



IE INFRASTRUCTURE CONSULTING & ENGINEERING

Levy County Planning Commission Meeting

Comprehensive Plan Data & Analysis Update

March 17, 2025



ICE Project Manager – Christopher Brimo, AICP

Chris.brimo@ice-eng.com

Ph: 813-8130-2211 (mobile)

Ph: 813-798-0646 (direct)

ICE Project Principal - Jerry Dabkowski, PE

Jerry.Dabkowski@ice-eng.com

Ph: 727-424-7427

ICE Project Planner – Luke Hutchinson

Luke.Hutchinson@ice-eng.com

Ph: 813-550-1109

ICE Sr. Engineer - Michael Schofield, PE

Michael.Schofield@ice-eng.com

Ph: 813-710-9440

David Boston, Ph.D., AICP (Amarach Planning)

DBoston@amarchps.com



Levy County Comprehensive Plan

- The Plan is a blueprint the Board of County Commissioners adopted to guide the development of future residential, commercial, and industrial land uses, conservation, and cultural and recreational amenities;
- It identifies infrastructure and growth demands to support the community's future physical and economic development;
- It contains a map of future land uses that address the physical elements in the area and covers a 10-year and 20-year planning horizon (2025-2035-2045); and
- It is designed to be a working document used by County officials, staff, and residents as a policy guide to direct community development decisions, assist with community infrastructure investment, and guide private development and business investment in the County.



Purpose of the Analysis

“Prepare draft amendments (“Plan Amendments”) to the Levy County (“County”) Comprehensive Plan to update the 10-year and 20-year planning periods, supported by updated data and analysis.”

The Data and Analysis Report addresses the inconsistencies identified by the Florida Department of Commerce regarding the County’s Evaluation and Appraisal amendments to the Comprehensive Plan, adopted by Ordinance No. 2023-10, which did not comply with Chapter 163.3177, Florida Statutes.



Demographics Update

Section 163.3177(1)(f)3, F.S. states the population shall be based on estimates and projections that are either published by the Office of Economic and Demographic Research (EDR) or based upon a professionally acceptable methodology.

Year	Averaged trendline estimates and projections	BEBR estimates and projections		
		Low	Medium	High
	Trendline			
2023	45,129		45,283	
2025	46,091	43,500	46,200	49,000
2030	47,287	43,500	48,300	53,200
2035	48,641	43,200	50,000	56,900
2040	50,170	42,500	51,400	60,200
2045	51,994	41,800	52,500	63,300
2050	54,238	41,000	53,600	66,100

Future Land Use

Annexations as of the 2017 Comprehensive Plan

City	Acres Annexed 2023
Bronson	0.64
Fanning Springs	0.50
Chiefland	19.27
Williston	5.54
Cedar Key	16.67
Inglis	8.22
TOTAL:	50.84



Future Land Use

Unincorporated Levy County Acreage by Future Land Use Category

Future Land Use Category	Acreage	Percentage	Density (Units/Acre)
Natural Resources and Conservation (NR-CON)	123,767	18.0%	0
Forestry/Rural Residential (F/RR)	291,888	42.4%	1U/20 acres
Agricultural/Rural Residential (A/RR)	223,130	32.4%	1U/10 acres
Rural Residential (RR)	27,127	4.0%	1U/3 acres
Urban Low-Density Residential (LDR)	12,920	1.9%	1U/1 acre
Urban Medium Density Residential (MDR)	1,281	0.2%	5U/1 acre
Commercial (C)	2,226	0.32%	N/A
Industrial (I)	629.66	0.09%	N/A
Recreation (REC)	160	0.02%	0
Public & Institutional Facilities (PF)	4,364	0.64%	0



Housing

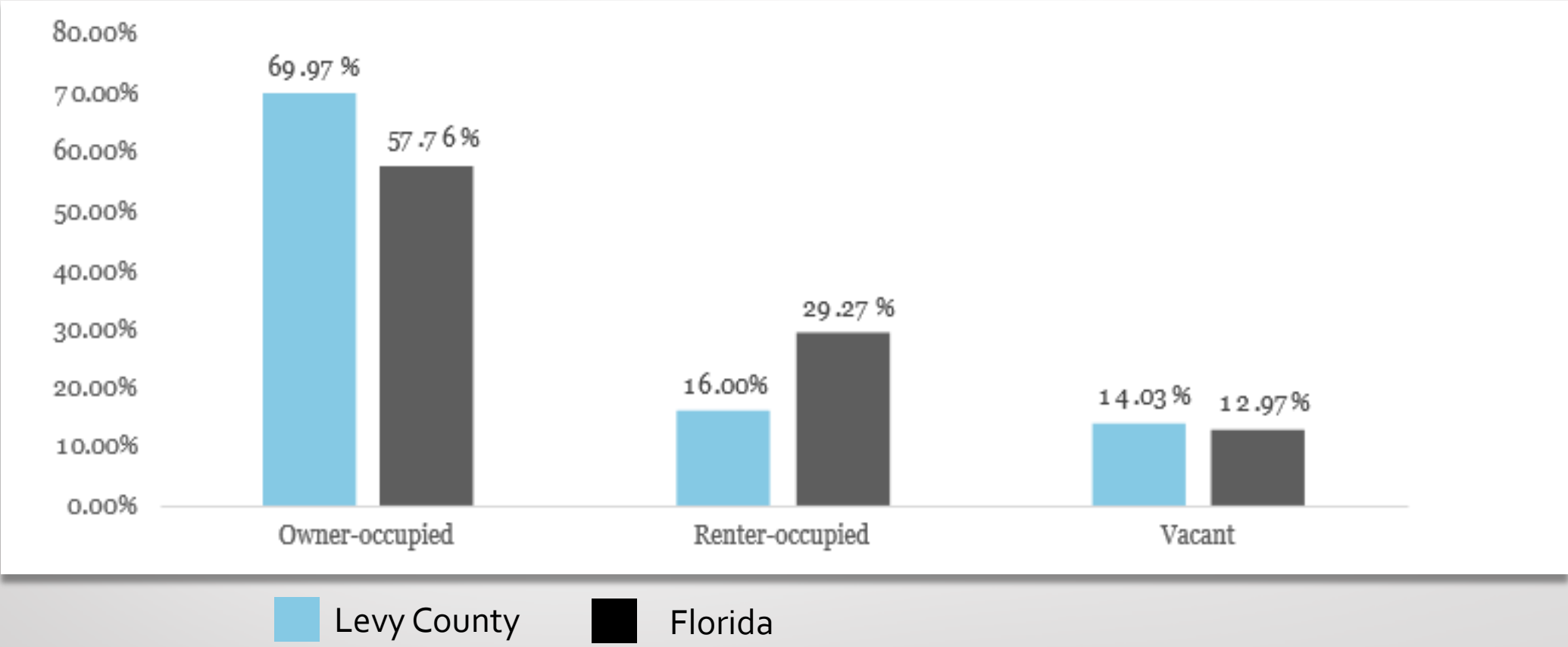
County Housing Characteristics

Housing type	Number of homes	Percent
Single-family detached	11,054	49.8%
Townhome	266	1.2%
Duplex	247	1.1%
Triplex or quadruplex	219	1.0%
Multifamily	647	2.9%
Mobile home	9,671	43.5%



Housing

County Housing Occupancy & Tenure



Transportation

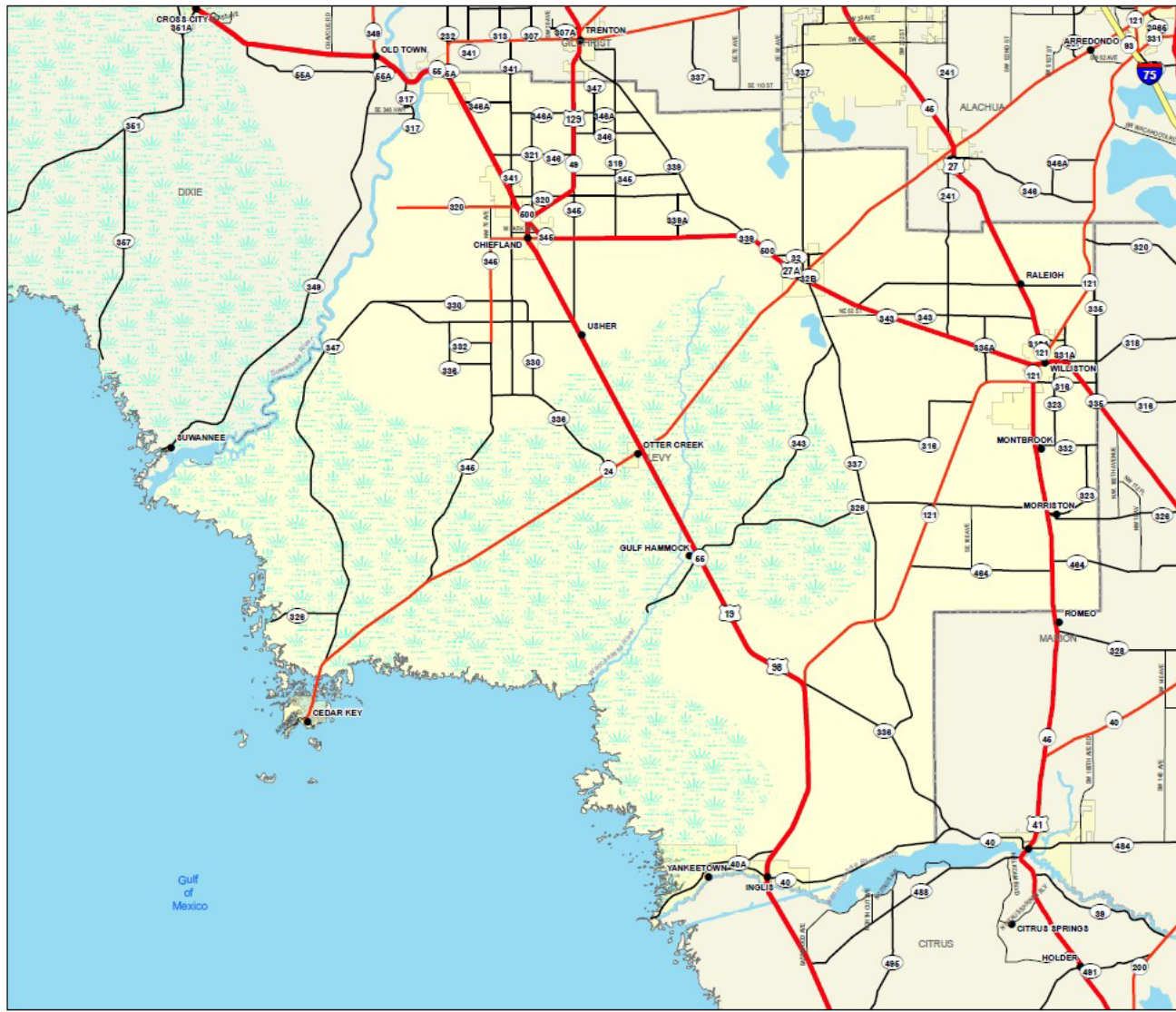
The adopted peak hour level of service (LOS) standard for County and non-strategic intermodal system (SIS) roads is LOS "C". There are two SIS-designated highways in Levy County, US 19/SR 55/US-19/US-98 and USA 27/SR 500/US ALT-27. Both SIS highways have an adopted LOS of "C".

Levy County does not have an established Metropolitan Planning Organization (MPO) or Transportation Planning Organization (TPO). Most roadway and transit improvement projects are funded through the Florida Department of Transportation (FDOT), District 2, 5-year Transportation Improvement Program.



Transportation

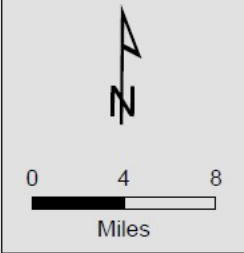
Levy County Transportation Network



Legend

- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Minor Roads
- Cities/Towns
- Urban Areas
- County Boundary
- Rivers
- Lake
- Swamp or Marsh

Produced in 2009 by the Florida Center for Instructional Technology (FCIT) using data from the Florida Department of Transportation.
 Projection: Albers Conical Equal Area



Transportation

Appendix D: Levy County LOS Report (sample)

ROADWAY_NO	ROADWAY_NAME	FROM	TO	CON_CLASS	AADT	NO_LANES	LANES	MAX_SERV_VOL_B	MAX_SERV_VOL_C	MAX_SERV_VOL_D	MAX_SERV_VOL_E	LOS
34580000	CR 337	SR-121	US-27A/HATHAWAY AVE	C2	2600	2	4		45800	55700		LOS C
34030000	SR 121	SR-55	CR-336	C2	1400	1	2	4600	8200	14000	28500	LOS B
34160000	CR 339			C2	2400	2	4		45800	55700		LOS C
34050001		GORE AT SR-55	GORE AT SR-121	C2	400	1	2		8200	14000		LOS C
34150000	SR 320	N/A	CR-341/NW 14TH ST	C3R	4300	1	2		19600	22400		LOS C
34030101	SR 121	GORE AT SR-121 NB	US-19 / US-98	C2	1100	1	2	4600	8200	14000	28500	LOS B
34070000	SR 24	CR-345	N/A	C2	1602	1	2	4600	8200	14000	28500	LOS B
34640000	CR 346	SR-55	US129/SR-49/NW 30 AV	C2	850	2	4		45800	55700		LOS C
34509000	CR 330	CR-347/NW 60 ST	CR-347/NW 60 ST	C2	550	2	4		45800	55700		LOS C
34020000	SR 49	CR-346A	GILCHRIST CO LINE	C2	6000	2	4	32000	45800	55700	63900	LOS B
34532001	CR 32	USA 27/SR500/HWTH RNE	SR-24	C2	2700	1	2		8200	14000		LOS C
34110000	SR 345	SE 4TH ST	N/A	C2T	1300	2	4		21800	31400		LOS C
34528000	CR 316	US-41/SR-45	CR-335/MARION CO	C2	5000	1	2		8200	14000		LOS C
34070000	SR 24	N/A	US-19/US-98/SR-55	C2	1700	1	2	4600	8200	14000	28500	LOS B
34544000	CR 343	US-27A/SR-500	CR-241/NE 150 AVE	C2	550	2	4		45800	55700		LOS C
34010000	SR 500	UNSIGNED	N/A	C2	17000	2	4	32000	45800	55700	63900	LOS B



Transportation



FDOT Context Classification System



Infrastructure – Potable Water

The per capita potable water usage was calculated at 107.5 gallons per day (GPD). This is below Levy County's adopted Level of Service (LOS) standard of 150 GPD per capita

Average Daily Flow (MGD)	70,833.75
Population (2023)	659
Daily per capita usage (GPD)	107.5

Year	2023	2025	2030	2035	2040	2045	2050
Population	45,129	46,091	47,287	48,641	50,170	51,994	54,238
Daily Flow (gpd)	70,833.75	72,343.69	74,220.91	76,346.13	78,746.02	81,608.94	85,131.09

Infrastructure – Sanitary Sewer

Population growth trends show that by 2045, wastewater demand will reach 1,07,7163 GPD. The per capita wastewater usage was calculated at 20.7 gallons per day (GPD). This is below Levy County’s adopted Level of Service (LOS) standard of 100 GPD per capita per day.

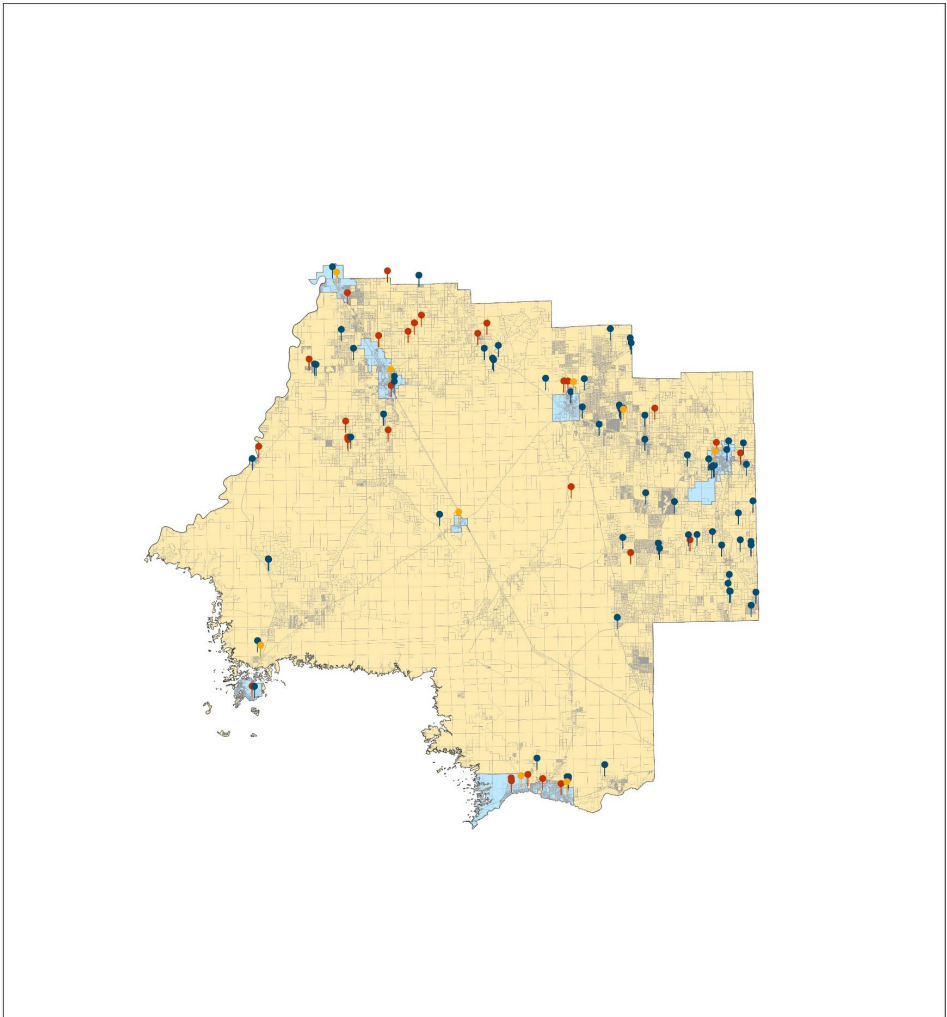
Average Daily Flow (MGD)	0.93494
Population (2023)	45129
Daily per capita Usage (GPD)	20.7

Year	2023	2025	2030	2035	2040	2045	2050
Population	45,129	46,091	47,287	48,641	50,170	51,994	54,238
Daily Flow (MGD)	0.93	0.95	0.98	1.01	1.04	1.08	1.12
Daily Flow (GPD)	934,940.20	954,870	979,647.60	1,007,698	1,039,375	1,077,163	1,123,652
Yearly Flow (MGY)	341.25	348.53	357.57	367.81	379.37	393.16	410.13



Infrastructure – Sanitary Sewer

Comprehensive Overview:
Water and Waste Facilities within Levy County, Florida, 2025

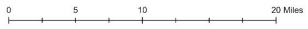


Legend

- Municipal Potable Water Facilities
- Solid Waste Facilities
- Wastewater Treatment Facilities
- Parcels
- Municipalities
- Levy County

Legend

- Municipal Potable Water Facilities
- Solid Waste Facilities
- Wastewater Treatment Facilities
- Parcels
- Municipalities
- Levy County



Infrastructure – Solid Waste

The per capita solid waste generation rate of 5.07 pounds per day, exceeds the county's adopted Level of Service (LOS) standard of 2.8 pounds per capita per day.

Future projections based on population growth suggest that by 2045, daily waste generation will increase to approximately 263,759.5 pounds (131.88 tons), further exceeding the county's adopted LOS threshold.

Average Daily Waste (pounds)	228,934.1918
Population (2023)	45,129
Daily per capita usage (pounds per day)	5.07

Year	2023	2025	2030	2035	2040	2045	2050
Population	45,129	46,091	47,287	48,641	50,170	51,994	54,238
Daily Waste (pounds per day)	228,934.2	233,814.3	239,881.5	246,750.2	254,506.6	263,759.5	275,143.1
Yearly Waste (tons)	41,780.49	42,671.11	43,778.37	45,031.9	46,447.45	48,136.12	50,213.61



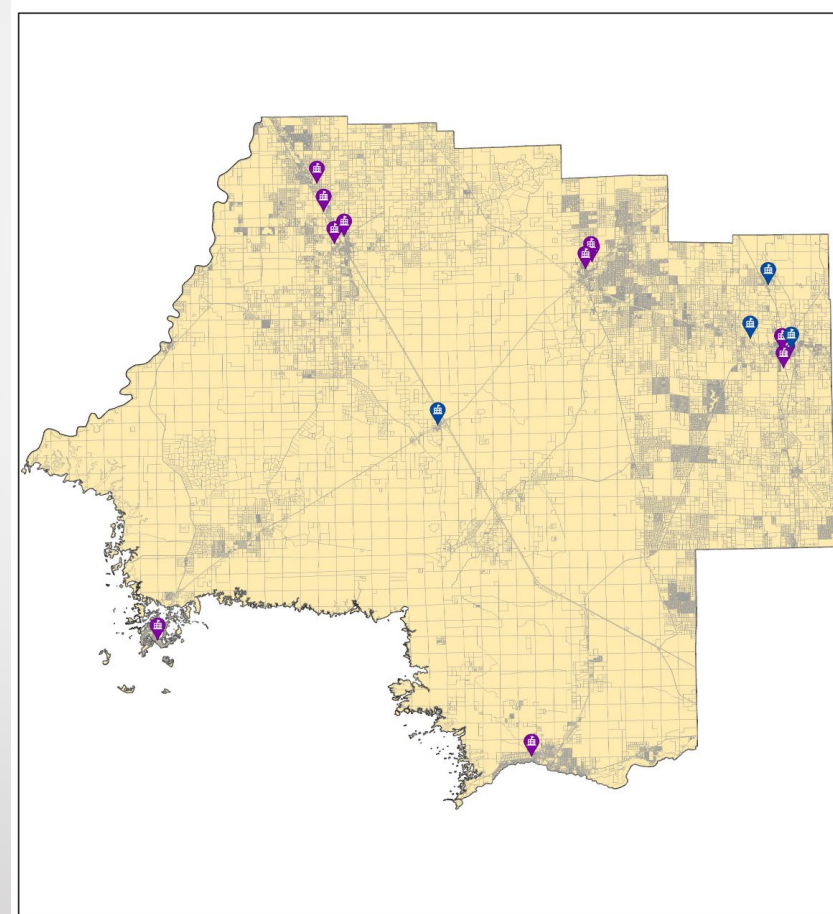
Levy County Schools





School Name	Address	City
Public Schools		
Levy District Office	480 Marshburn Dr.	Bronson
Bronson Elementary School	400 Ishie Ave.	Bronson
Bronson Middle/High School	8691 NE 90 TH St.	Bronson
Cedar Key High School	951 Whiddon Ave.	Cedar Key
Chiefland Elementary School	1205 NW 4 th Ave.	Chiefland
Chiefland Middle/High School	808 N Main St.	Chiefland
Joyce M. Bullock Elementary School	130 SW 3 rd St.	Williston
Levy Virtual School Franchise	480 Marshburn Dr.	Bronson
Nature Coast Middle School	6830 NW 140 th St.	Chiefland
Whispering Winds Charter School	2481 NW Old Fanning Rd.	Chiefland
Williston Elementary School	801 South Main St.	Williston
Williston Middle/High School	350 SW 12 Ave.	Williston
Yankeetown School	4500 Highway 40 W.	Yankeetown
Private Schools		
Creekside Christian School	171 SW 3 rd St.	Otter Creek
Vision Christian Academy	18680 NE 75 th St. County Rd. 335	Williston
Williston Central Christian Academy	225 SE 4 th St.	Williston
Williston Christian Academy	17531 US-27 Alt.	Williston







Levy County Schools


As of the 2023-24 school year, the Levy County School District serves approximately 5,629 students across 15 schools, resulting in an average student-teacher ratio of 19.21:1



-  Private Schools
-  Public Schools
-  Parcels
-  Levy County

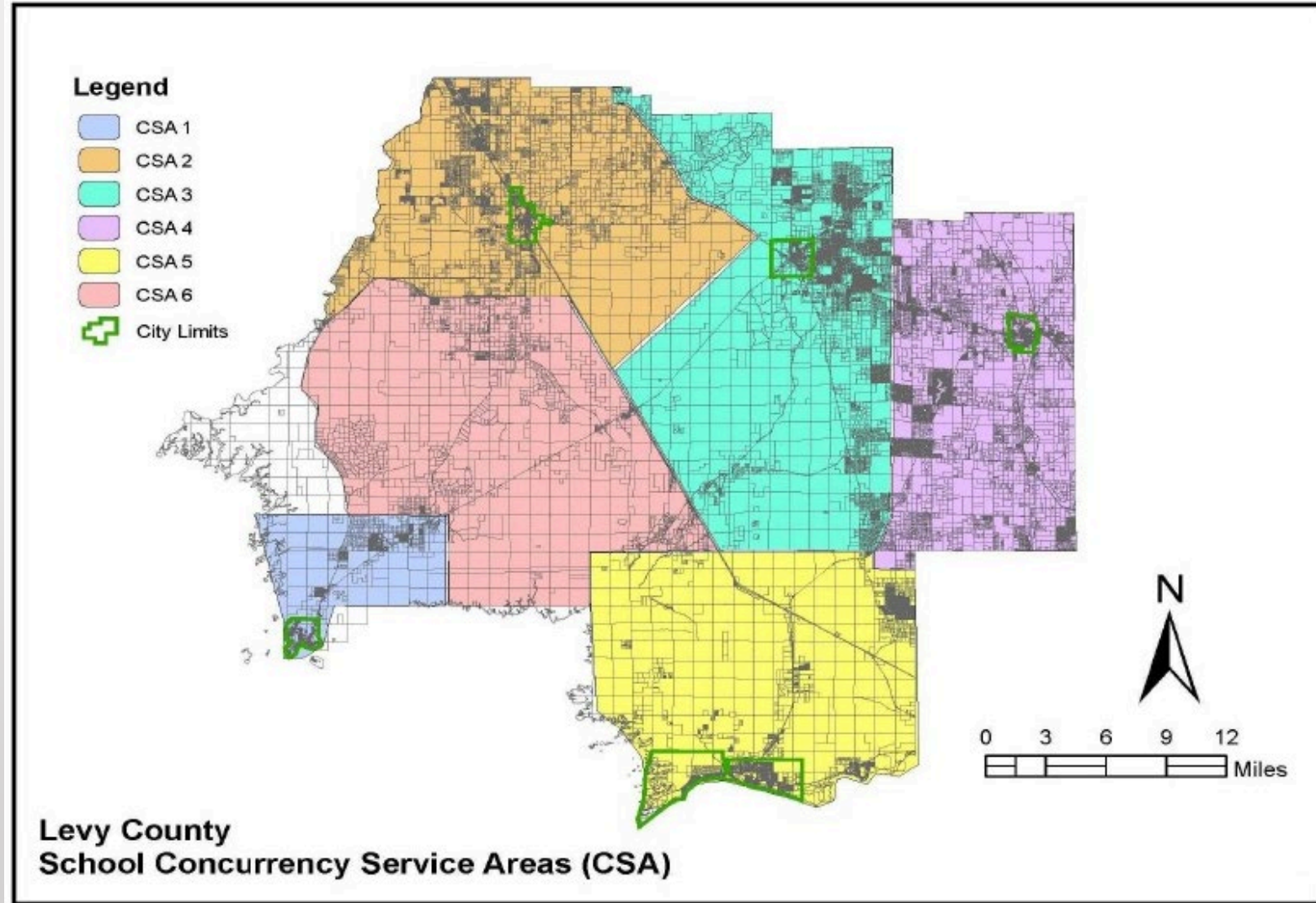
-  Private Schools
-  Public Schools
-  Parcels
-  Levy County

0 5 10 20 Miles



Levy County Schools

Levy County has established concurrency service areas to ensure school facilities can adequately support residential development.



Comprehensive Plan Amendments

The following Plan Elements have been amended to reflect the updated information

- Plan Introduction and identification of required Plan Elements
- Statement of compliance with Sections 163.3178 Florida Statutes
- Addition of updated population information

- **Future Land Use Element:**
 - Statement of compliance with Section 163.3177(6)(a);
 - Statement that the plan covers a 10-year and a 20-year planning horizon (2025-2035-2045)
 - Update the Future land Use Categories, removing Urban Medium Density Residential (MDR)
 - Objective 3: Deleting Home Occupations and adding Accessory Dwelling Units (ADU)
 - Policy 1.2 – Update Land Use Categories
 - Policy 1.6 – Deleted outdated references and certain specific standards
 - Policy 1.8 – Added designations for “historically rural commercial’ and US Hwy 19 Commercial
 - Policy 1.13 – amended for clarification
 - Policy 3.3 – Revised to remove residential development
 - Policy 3.4 – Revised to remove residential development



Comprehensive Plan Amendments

➤ Future Land Use Element:

- Policy 3.7 – Removed all non-agricultural functionally related uses.
- Policy 3.8 – Removed Home Occupations
- Policy 3.11 – Added Accessory Dwelling Units
- Objective 5 – Added “infill development”
- Policy 5.2 – Deleted in its entirety
- Policy 5.9 - Changed the Development Department to Planning & Zoning
- Policy 6.1 – Deleted in its entirety
- Policy 11.2 – Deleted item 9

➤ Transportation Circulation Element:

- Introductory Statement and statement that the plan covers a 10-year and a 20-year planning horizon (2025-2035-2045)
- Policy 3.3 – Suncoast Parkway II deleted
- Policy 3.9 – Addition of statement inconsistency of new turnpike proposals with certain FLUM categories
- Addition of Level of service definitions
- Addition of Transportation Network Map
- Addition of County LOS map



Comprehensive Plan Amendments

➤ Housing Element:

- Policy 1.4 – amended to remove mobile home parks and multi-family
- Policy 1.9 – Addition of flexible policies to promote housing affordability
- Policy 2.1 – Updated the status of the committee
- Objective 3 – Addition of Accessory Dwelling Units
- Policy 3.6 – Deleted permit fee waiver
- Policy 5.2 – Simplified to reflect Florida Statutes Ch. 419
- Policy 5.3 – Deleted in its entirety

➤ Infrastructure:

- Added updated information from the Data and Analysis report
Natural Drainage/Water Quality
- Policy 1.4 – Amended to reflect 'management'
- Objective 1 – Amended to 'identify'
- Policy 1.2 – Revised to address regulatory provisions
- Policy 1.3 – Revised to specify jurisdictional wetlands
- Policy 2.1 – Revised to reflect most recent version of model ordinance
- Policy 2.3 – Revised to reflect most recent version of the manual



Comprehensive Plan Amendments

➤ Infrastructure:

Solid Waste

- Policy 1.1 – Added yard waste
- Policy 1.8 – This will need to be revised to reflect projected LOS standard from the report

Potable Water

- Policy 3.3 – Amended to reflect revised department reference
- Policy 3.4 – Deleted in its entirety
- Policy 3.4 (new) – Revised to reflect additional department reference

Sanitary Sewer

- Policy 1.3 – Deleted in its entirety
- Policy 1.12 – Amended to replace travel trailer with recreational vehicle
- Addition of package treatment plant for 'non residential development'

➤ Conservation

- No changes to the goals, objectives, or policies

➤ Coastal management Element

- Deleted certain items related to Public Access to Beach and Shorelines
- Policy 5.19 – Amended responsible agency name
- Policy 8.4 – Revised responsible department names

Comprehensive Plan Amendments

➤ Coastal management Element:

- Policy 9.5 – 9.12 – Deleted all policies related to Marina, Commercial and Sport Fishery Location.
- Policy 9.13 – Deleted in its entirety (Marina Plan Requirements)
- Policies 9.14 – 9.16 – Deleted all policies related to New Marina Siting Criteria
- Policies 9.17 – 9.19 – Deleted in its entirety
- Policy 14.9 – Updated to reflect the most recent edition of the Florida Building Code
- Policy 14.19 – Updated to reflect the new responsible county departments and revised Suwanee River basin Management Action Plan
- Policy 14.22 – New policy to reinforce Perils of Flood policies
- Policy 14.23 – New Policy to encourage participation in NFIP community rating system
- Addition of storm surge/ flood risk map

➤ Recreation and Open Space:

- Addition of Levy County Facility Locations

➤ Capital Improvements:

- Policy 1.1 – Amendment will be needed to the solid waste LOS to reflect the data report
- Table 1: 5-year Schedule updated through Fiscal Years 2026-2027
- Addition of Appendix A – FDOT Transportation Improvement Program for Levy County

2025-2029



Comprehensive Plan Amendments

- **Intergovernmental Coordination:**
 - No changes to the goals, objectives, or policies

- **Public School Facilities:**
 - Addition of school names table
 - Deletion of existing public Schools - 2007 map
 - Addition of Concurrency Service Area (CSA) policies
 - Addition of CSA map

- **Property Rights:**
 - No changes to the goals, objectives, or policies

- **Economic:**
 - Policy 1.1 – Updated policy to reflect agency designation
 - Policy 4.3 – deleted in its entirety
 - Policy 4.4 – Deleted in its entirety
 - Policy 4.9 – Deleted in its entirety

- **Springs Protection:**
 - No changes to the goals, objectives, or policies



QUESTIONS?

THANK YOU

