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November 9, 2016

TO: Clearinghouse Committee
FROM: Scott R. Koons, AICP, Executive Director *SRK*
SUBJECT: Meeting Scheduled for November 16, 2016, at 3:30 p.m.

Several Committee-level review items were recently received by the Council which require action prior to the next regularly-scheduled Council meeting.

Council procedures allow the Clearinghouse Committee to act on behalf of the Council in the review of local government comprehensive plan amendments which must be acted on prior to the next regularly scheduled meeting of the Council.

Therefore, there will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on November 16, 2016. The meeting will be held at the North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville, Florida, beginning at 3:30 p.m.

It is procedurally acceptable to conduct the meeting by telephone with those of you who have longer distances to drive to Gainesville. We would, however, request that those members located near Gainesville to attend in person.

For those attending by telephone conference call, please dial 888.670.3525 at 3:30 p.m. on the day of the meeting.

Enter conference code number 5386341358, then #.

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by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.



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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

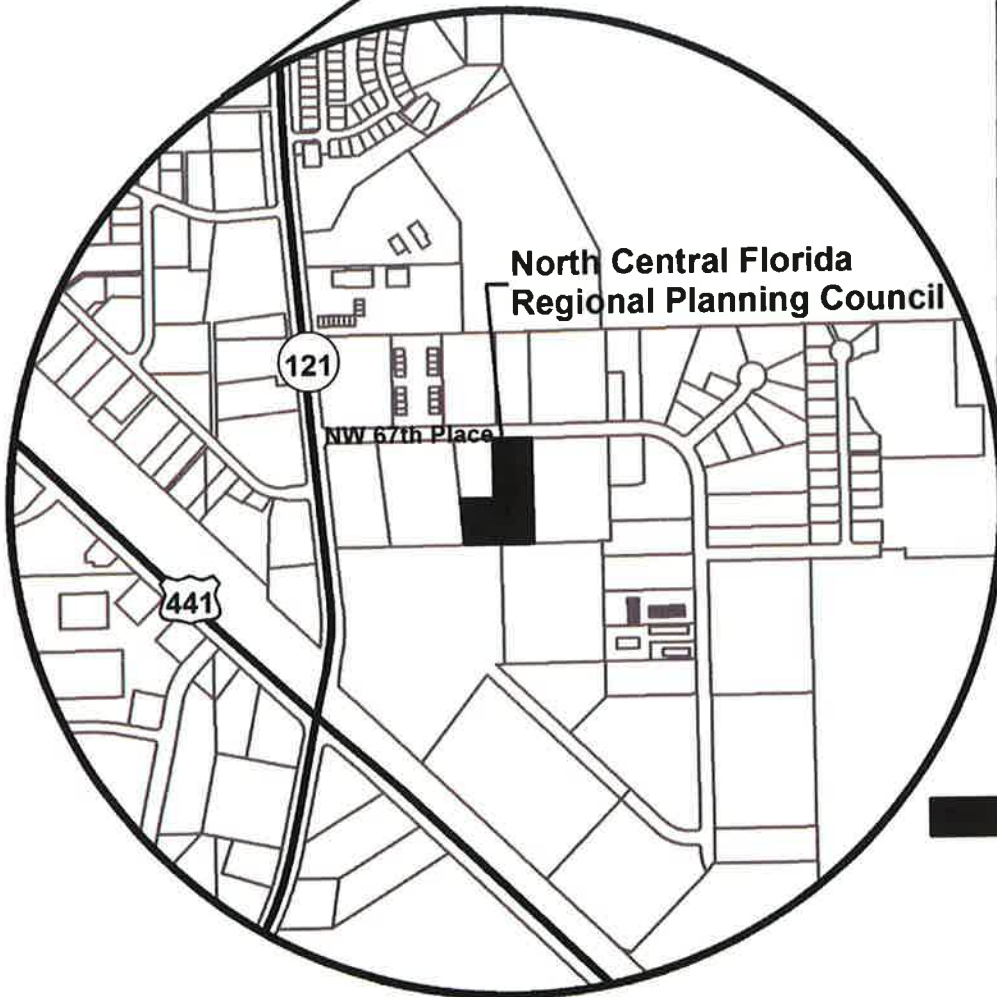
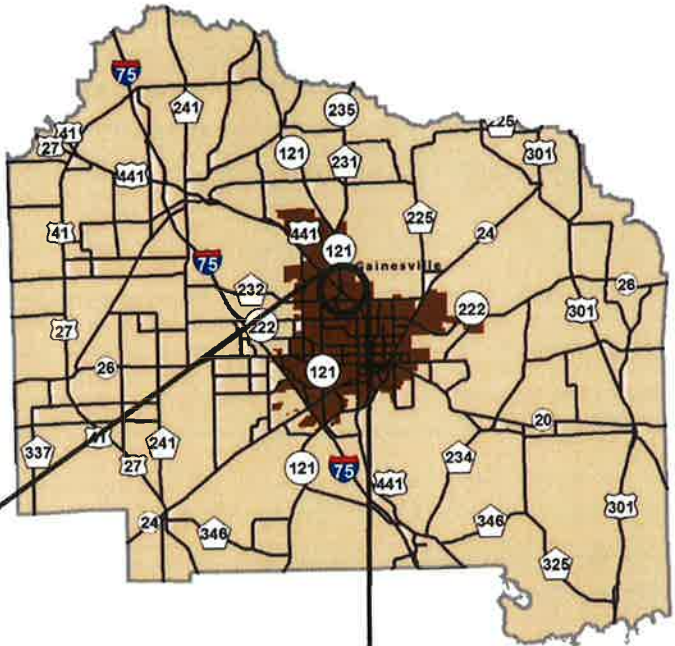
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **November 16, 2016**. The meeting will be held at the **North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville**, beginning at **3:30 p.m.**

(Location Map on Back)

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by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

**North Central Florida
Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603**

Directions: From the intersection of State Road 121 (also known as Northwest 34th Street) and U.S. Highway 441 (also known as Northwest 13th Street) in the City of Gainesville head North onto State Road 121 (also known as Northwest 22nd Street), travel approximately 1,000 feet to NW 67th Place, turn right (East) onto NW 67th Place, travel approximately 1,000 feet and the North Central Florida Regional Planning Council is on the right.



1 inch = 1,000 feet

 North Central Florida Regional Planning Council





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AGENDA

CLEARINGHOUSE COMMITTEE

North Central Florida Regional Planning Council Office
Gainesville, Florida

November 16, 2016
3:30 p.m

	<u>PAGE NO.</u>
I. APPROVAL OF THE OCTOBER 27, 2016 MEETING MINUTES	5
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#3- Levy County Comprehensive Plan Draft Amendment (DEO No. 16-1ER)	9
#4- Columbia County Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)	91
#5 - Marion County Comprehensive Plan Adopted Amendment (DEO No. 16-5ESR)	97
#6 - Marion County Comprehensive Plan Draft Amendment (DEO No. 16-6ESR)	103

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

October 27, 2016
6:00 p.m.

MEMBERS PRESENT

Jim Catron
William Hunter
James Montgomery, Chair
Patricia Patterson
Larry Sessions, Vice-Chair
Helen Warren

MEMBERS ABSENT

Beth Burnam
Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Chair Montgomery at 6:00 p.m.

I. APPROVAL OF THE SEPTEMBER 22, 2016 MEETING MINUTES

ACTION: It was moved by Commissioner Patterson and seconded by Commissioner Sessions to approve the September 22, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#127 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)

Mr. Dopp stated the staff report finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments. Mr. Dopp noted that the Council received a letter on October 25, 2016 from the Alachua County Board of County Commissioners noting adverse impacts may occur to unincorporated areas of the County located near the subject property of the amendment. Mr. Dopp noted that the County letter also expressed concerns regarding potential adverse impacts to wetlands and water quality within nearby unincorporated areas. Mr. Dopp recommended amending the staff report to note the concerns raised by the County and to recommend that the City include the policies recommended by the County in the City comprehensive plan.

ACTION: It was moved by Commissioner Warren and seconded by Commissioner Sessions to amend the staff report to state that adverse impacts may occur within the unincorporated area of Alachua County with regards to land use compatibility as well as environmental impacts as a result of the amendment and that the City should consider adding policies recommended by the County to the City Comprehensive Plan. The motion carried unanimously.

The meeting adjourned at 6:15 p.m.

James Montgomery, Chair

12/8/16

COMMITTEE-LEVEL ITEMS

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 11/16/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 3
Local Government: Levy County
Local Government Item No.: None
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 11/18/16

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The County item consists of evaluation amendments to all elements of the County Comprehensive Plan (See attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The County Comprehensive Plan amendment includes an updated map of Environmentally Sensitive Lands as well as an updated Wetlands map. These maps are consistent with the mapped Natural Resources of Regional Significance contained in the Withlacoochee Strategic Regional Policy Plan. The maps aid in identifying regional resources located within the County in order to prevent and/or mitigate significant adverse impacts to regionally important resources. Additionally, the County Comprehensive Plan contains goals and policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance contained in the Withlacoochee Strategic Regional Policy Plan.

The County is bisected by the following roads which are identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility: U.S. Highways 19, 27, Alternate 27, 41, 98 and 129 as well as State Roads 24, 40, 121, 337, 464 and 500. Since the amendment retains transportation level of service policies, significant adverse impacts are not anticipated to occur to the Regional Road Network.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes <u> X </u>	No <u> </u>
Not Applicable	<u> </u>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Transportation Systems**
Access Point and Driveway Standards

- Objective 2 Coordination with the Future Land Use Map**
Road Level of Service

- Objective 3 Intergovernmental Coordination / Transportation Planning**
Williston Airport
Cedar Key Airport Master Plan
Suncoast Parkway II
~~Florida Intrastate Highway~~ Strategic Intermodal System (FIHSSIS)
Designation
~~FIHSSIS~~ Level of Service
Transportation Disadvantaged

- Objective 4 Right- of - Way Preservation**
Section Line Right- of- Way
Typical Road Construction Standards
~~FIHSSIS/Right- of -Way~~ Preservation
Concurrency Management/~~FIHSSIS~~

Goal: Maintain a safe and efficient Levy County transportation network for all users and provide by providing adequate transportation facilities to and ensure ensuring that county roadways operate at above acceptable adoptable level of service standards in the future.

Objective 1 Transportation Systems

Provide for a safe, ~~convenient~~ and efficient motorized and non-motorized transportation system through appropriate access, satisfactory design standards, and maintenance of infrastructure.

Access ~~point~~ Point and Driveway Standards

Policy 1.1 Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows:

Functional Class	Access Management Class	Minimum Connection Spacing [Streets & Driveways]	
		Over 45 MPH	Under 45 MPH
Principal Arterials	2	1,320	660
Minor Arterials	4	660	440
Major Collectors	6	440	245
Minor Collectors	6	440	245
Local Street	7	125	125

For direct connection to state and federal highways, the Florida Department of Transportation (FDOT) Access Management Rule in Chapter 14-97, Florida Administrative Code, is adopted by reference. Where a conflict develops, the more restrictive standard shall apply.

On County roads, the Design design criteria and construction standards for turning lanes, aprons, radii and other features, including bike lanes and sidewalks, will be incorporated into the subdivision regulations, Land and Development development Regulations regulations, and a public works manual. On state roads, FDOT design criteria and construction standards shall apply. The applicant or representative applying for an access permit on a road shall secure the appropriate County or FDOT driveway permit and follow the County's or FDOT's respective procedures.

Policy 1.2 The adopted Levy County Land Development Regulations Code will require shared [dual] access and cross-access agreements as a precondition to issuing development permits for the highway frontage of pre-platted subdivisions.

Policy 1.3 All development proposals shall include provision for safe and ~~convenient~~ efficient on-site traffic flow, both pedestrian and vehicular, and provide for adequate internal traffic circulation and vehicular parking. Minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii, bike lanes, sidewalks and construction materials shall be adopted as a part of the Levy County S-subdivision R regulations, and/or public works manual, as appropriate.

Policy 1.4 In planning for new or improved transportation facilities, the County will consider ~~the need for~~ incorporating bicycle and pedestrian ways for the purpose of connecting residential areas to recreational areas, schools and shopping areas within neighborhoods and communities.

The County may provide or require the provision of bicycle/pedestrian facilities through the Levy County Land Development Regulations Code. Site and locational needs will be assessed by the Development Department, and costs will be estimated by the Road Department.

Policy 1.5 A priority listing for re-surfacing collector highways will be developed annually. The list will be used for general planning purposes and will be ~~subject to revisions~~ revised that may result because of according to available funding the lack of funds or emergency situations emergencies.

Roadways will be ranked in part based on current and projected traffic volumes, ~~level of deficiency, improving safety with supporting crash data, maintenance traffic accident data and the enhancement value of the roadway in maintaining and improving the safety,~~ efficiency efficiency, and function of the County's Transportation transportation system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

Policy 1.6 The County will consider the establishment of special taxing districts (i.e., MSTU Municipal Service Taxing Unit (MSTU), ~~MSTD~~ Municipal Service Taxing District (MSTD) and other methods ~~including, the establishment of an impact fee program,~~ to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

Policy 1.7 The County will maintain the existing system of collectors, and continue to widen ~~those~~ pavements which do not meet minimum width standards.

Objective 2 Coordination with the Future Land Use Map

Coordinate the development of a traffic circulation system with planned growth areas shown on the Future Land Use ~~map~~ Map series to promote compact contiguous development pattern.

Policy 2.1 The County will utilize the adopted ~~Existing Highway~~ Functional Classification Map showing the arterial, collector and local street system in ~~the development of~~ developing an efficient and safe roadway network ~~of major roadway in the County.~~

Road Level of Service

Policy 2.2 The peak hour level of service (LOS) standard for County and non-~~Intrastate State~~ SIS roads is "C"; ~~New~~ development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County's proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

Transportation facilities needed to serve new development shall be in place and able to serve new development at the time a development permit, or its functional equivalent, is issued, or if the transportation facilities and services to be provided are the subject of a binding, executed contract for construction of the facilities or services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Levy County Land Development Regulations Code.

Concurrency management mechanisms will be developed to ensure that the efficiency of the transportation system is maintained and protected from avoidable degradation of the adopted Level of Service along roadways under the County's jurisdiction. No land use change or development project shall be approved if the projected impacts indicate that the level of service will fall below the adopted Level of Service "C".

Policy 2.3 Through the Levy County ~~S~~ subdivision R regulations, and consistent with Chapter 177, ~~F.S.~~ Florida Statutes, the County shall implement road access and design requirements to promote the safe and orderly development of transportation networks for current and future land use needs. The County will continue to review and revise subdivision standards to ensure that adequate infrastructure is provided by residential developments.

Policy 2.4 The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and

rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

The Levy County Land Development Regulations shall establish minimum standards for curb cuts, setbacks, frontage roads, bike lanes, sidewalks and access according to functional classification of the roadway using Rules 14-96 and 14-97, F.A.C. as ~~a~~ guidelines.

Policy 2.5 In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

Objective 3 Intergovernmental Coordination / Transportation Planning

Coordinate with the plans and programs of appropriate metropolitan planning organizations, public transportation authority, transportation disadvantaged programs, adjacent counties, ~~R~~ resource ~~P~~ planning and ~~M~~ management ~~plans~~ programs prepared pursuant to Chapter 380, Florida Statutes and the Florida Department of Transportation's (FDOT) 5-Year Transportation Plan.

Williston Airport

Policy 3.1 The County will coordinate planning and development with the City of Williston to improve the Williston Municipal Airport.

Cedar Key Airport Master Plan

Policy 3.2 The adopted Cedar Key / George T. Lewis Airport Master Plan recommendations will be implemented in accordance with budgetary constraints and the availability of financial assistance from state and federal sources. Relocation alternatives will be considered as a means of determining the feasibility of reducing County infrastructure in a Coastal High Hazard area.

Suncoast Parkway II

Policy 3.3 The County will coordinate with Citrus County, Florida's Turnpike Enterprise and the FDOT ~~during and after the future extension of the Suncoast Parkway on the activities of Suncoast Parkway II~~ and its impact on Levy County. ~~When the Suncoast Parkway is identified in the FDOT 5 year Work Program,~~ the County will monitor its the progress of the Suncoast Parkway II , both during and after completion, and evaluate its impact on county transportation systems, land use, and demands on public services.

Florida Intrastate Highway Strategic Intermodal System (FHSSIS) Designation

Policy 3.4 ~~The County designates U.S. Highway 19, and U.S. Highway 27, and U.S. Alternative Highway #27Alt./S.R. 500 are designated as Florida Intrastate Highway Strategic Intermodal System (SIS), Rural Principal Arterial corridors. These FHSS SIS corridors shall be~~ are shown on the County's ~~Existing Highway Functional Classification Map.~~

Future additions or deletions to the designated ~~FHSS~~ SIS corridor plan shall be coordinated with the Florida Department of Transportation to ensure adequate right-of- way protections and acquisition, access management and the provision of traffic signals.

Florida Strategic Intermodal Strategic Intermodal System (SIS Highways)

Policy 3.85 The County shall consult with the Florida Department of Transportation when proposed Comprehensive Plan Amendments affect facilities on the Strategic Intermodal system. The Florida SIS highways in Levy County include U.S. 19, U.S. 27, and U.S. Alternative Highway 27 /S.R. 500.

FHHS SIS Level of Service

Policy 3.56 The County Florida Intrastate Highway Strategic Intermodal System roads within the County shall have the following LOS standard: as defined by with Chapter 338.001, F.S. and consistent with Rule 14-94, LOS Standards for FHHS, F.A.C.

Segment	Functional Class	LOS Standard	Access Management Standard
US 19 Principal	Arterial/Rural	<u>B C</u>	<u>FHHS SIS 4</u> lanes/divided Controlled Access
US 27/U.S. Alt27 Alt/SR 500	Principal Arterial/Rural	<u>B C</u>	<u>FHHS SIS 4</u> lanes/divided Controlled Access

Policy 3.67 All access to state roads shall be consistent with ~~The~~ the Florida Department of Transportation’s Access Plan (Rules 14-96, Access Permitting Process and 14-97, Access Standards, F.A.C.). FDOT design criteria and construction standards shall apply. The applicant or representative applying for an FDOT access permit shall secure the appropriate FDOT driveway permits and follow the FDOT’s procedures.

Transportation Disadvantaged

Policy 3.78 The County shall support the provision of transportation services to the transportation disadvantaged, and will continue to vigorously pursue state and federal grant programs to support both operating and capital funding.

Objective 4 Right of Way Preservation

Provide for the protection of existing and future rights-of-way from building encroachment.

Section Line Right- of- Way

Policy 4.1 All ~~planned~~ new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to ~~the any~~ required setback adopted by the ~~Zoning Ordinance Schedule II, Lot, Yard and Height Regulations~~ County Land Development Code. On the existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

- a. ½ the minimum right-of-way required by the Levy County Land Development Regulations Code for setbacks;
- b. FHHS SIS roads shall include an additional fifty (50) feet on each side of the setback centerline for the purpose of future right-of-way and frontage road needs;
- c. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as adopted in the Levy County Land Development Regulations Code as a condition to receiving any development approval or zoning change.

Typical Road Construction Standards

Policy 4.2 County minimum road construction standards are adopted by reference to the then current version of the following manuals of the Florida Department of Transportation: *Standard Specifications for Road and Bridge Construction*, and *Design Standards for Design, Construction, Maintenance and Utility Operations on State Highway System*, and *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. In the event that an inconsistency should develop between the adopted Levy County Land Development Regulations Code and Plan policies and the Florida Department of Transportation standards, the more restrictive standard shall prevail.

FHHS SIS/ Right of Way Preservation

Policy 4.3 Preserve the functional integrity of the Florida Intrastate Strategic Intermodal Highway System (SIS); road segments in the County, ~~defined as all of U.S. 19, Alternate U.S. 27, and U.S. 27.~~ Adequate right-of-way shall be provided for by all development. As used here, "provided for" means a right-of-way reservation.

Policy 4.4 The County will coordinate with the Florida Department of Transportation to ensure that the ~~Levels~~ levels of ~~Service~~ service on the principal arterial system remain at or above the adopted level "C" LOS C; and, that as a result, no moratoria on growth and development become necessary.

Concurrency Management / FHHS SIS

Policy 4.5 The County shall review all development proposals to ensure consistency with State Strategic Intrastate Highway Intermodal System Level ~~Level~~ level of ~~Service~~ service standards established by the Florida Department of Transportation. ~~by rule.~~

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Coastal Resource Protection**
Coastal Resource Protection
Endangered and/or Pristine Coastal Marsh Habitats

- Objective 2 Barrier Islands**

- Objective 3 Beach and Dune Protection**

- Objective 4 Historic and Archaeological Site Protection in the Coastal Zone**

- Objective 5 Coastal Resources Protection/ Development Impacts**
Water Withdrawals
Dredge and Fill
Roads, Pipelines and Utilities
Sewage Treatment
Insect Control

- Objective 6 Estuarine Water Quality**

- Objective 7 Shoreline Protection**

- Objective 8 Water Dependent Uses**

- Objective 9 Public Access to Beach and Shorelines**
Marina, Commercial and Sport Fishery Location.
Marina Plan Requirements
New Marinas Siting Criteria
Manatee Protection

- Objective 10 Infrastructure in the Coastal Zone**

- Objective 11 Solid Waste Disposal**

- Objective 12 Hazard Mitigation**

- Objective 13 Hurricane Evacuation**

- Objective 14 Redevelopment**

Goals:

Properly manage growth and development in coastal areas to: protect, maintain and enhance the natural function and environmental quality of existing coastal and estuarine resources; mitigate hazards and reduce the potential loss of life and property from natural disaster; and ensure adequate public access to the shoreline to provide economic, recreational and natural benefits from the County's coastal resources.

Objective 1 Coastal Resource Protection

Recognize and conserve the unique environmental characteristics of the Levy County Coastal Zone through land use planning and the implementation of ~~L~~and ~~D~~evelopment ~~R~~egulations that protect marine life and coastal habitats from the adverse impacts of growth and development.

Coastal Resource Protection

Policy 1.1 The Levy Coastal Zone encompasses areas within the Coastal High Hazard Area (CHHA). The County shall discourage incompatible future growth in the Coastal Zone and limit development of environmentally sensitive lands including, but not limited to, coastal marshes, wetlands, mangroves, and marine grass beds, as set forth in Conservation, Future Land Use and Capital Improvements Elements of the Plan.

Policy 1.2 Recreational activities within the Coastal Zone shall be limited to access purposes.

Policy 1.3 Coastal marshes and wetlands disturbed by development shall be restored to an area and condition equal or greater than the original state.

Policy 1.4 Levy County ~~L~~and ~~D~~evelopment ~~R~~egulations shall require that endangered and/or pristine coastal marsh habitats are buffered from development impacts through coastal setback standards and open space requirements.

Policy 1.5 The scenic beauty of the Coastal Zone shall be conserved, protected and enhanced through the implementation and enforcement of ~~L~~and ~~D~~evelopment ~~R~~egulations. Clustered and Planned Unit Development shall be encouraged in coastal areas to conserve natural landscape, preserve open space and to provide for the dedication of recreational land along shorelines.

Policy 1.6 Underground utilities shall be encouraged to maintain and enhance the aesthetic quality of the Coastal Zone.

Endangered A and/or Pristine Coastal Marsh Habitats

Policy 1.7 Endangered and/or pristine coastal marsh habitats shall be preserved in a natural state.

Policy 1.8 Endangered and/or pristine coastal marsh habitats shall be identified and protected from development activities. ~~The~~ Levy County shall coordinate the review of proposed development with appropriate State and Federal agencies to assist in the identification and management of coastal resources.

Policy 1.9 Endangered species that frequent the existing grass beds and adjacent waters, such as the Manatee, shall be protected and their habitats maintained to provide an ecological sanctuary for these forms of wildlife.

Policy 1.10 ~~The~~ Levy County endorses ~~F~~-federal and ~~S~~state programs to protect, restore and establish ecological sanctuaries in coastal areas to protect endangered species and habitats including the Manatee, where the establishment of those areas does not conflict with County interests and do not require local funds.

Policy 1.11 ~~The~~ Levy County recognizes the environmental value of mangroves, grass beds and adjacent aquatic water as nesting and feeding grounds for American Bald Eagles in the region and endorses actions by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission and Florida Department of Environmental Protection to protect and enhance significant wildlife habitats.

Objective 2 Barrier Islands

Ensure that all future development on barrier islands does not alter or adversely impact the natural functions and environmental quality of coastal resources.

Policy 2.1 Adequate public facilities and support services shall be available or provided at the adopted level of service standards prior to allowing development on offshore islands.

Policy 2.2 The County shall prepare and consider for adoption a barrier island hazard mitigation plan to address the special needs and consideration for these areas.

Policy 2.3 As part of an ongoing coastal management program, the feasibility of designating selected offshore islands as "geographic areas of particular concern" shall be explored.

Policy 2.4 Development of Coastal High Hazard Areas, including barrier islands, will not be encouraged or supported by publicly funded construction of infrastructure.

Policy 2.5 To be consistent with the need to direct population concentrations away from coastal high-hazard areas, privately-owned islands with no land area above the 100-year flood elevation shall be limited to one (1) dwelling unit per island.

Objective 3 Beach and Dune Protection

Adopt ~~L~~and ~~D~~evelopment ~~R~~egulations that protect beaches or dunes, establish construction standards which minimize the impacts of man-made structures on beach or dune systems and restore altered beaches or dunes.

Policy 3.1 The Levy County Land Development Code will provide coastal construction setback guidelines and standards for construction near or on the shoreline.

Policy 3.2 Development plans shall show the exact locations of beaches or dunes and the coastal construction setback. The developer will document proposed measures to protect these resources.

Policy 3.3 Recreational facilities and infrastructure shall be constructed to minimize impacts to beaches and dunes. To the maximum extent possible, structures, signage and parking areas will be away from the environmentally sensitive portions of the site.

Policy 3.4 Beaches and dunes will be preserved and/or protected from development through the provision in the ~~L~~and ~~D~~evelopment ~~R~~egulations for open space and recreation lands.

Objective 4 Historic and Archaeological Site Protection in the Coastal Zone

Provide for protection, preservation, or sensitive reuse of historic resources by requiring all proposed development to address historic and archaeological preservation.

Policy 4.1 Preserve, protect and allow public access and display of sites important to Florida's and the Levy Coastal Zone's history and archaeology, by identifying one hundred percent (100%) of such sites and preserving, protecting and providing access to one hundred percent (100%) of such sites.

Policy 4.2 Threshold criteria and performance standards for proposed development within the vicinity of historic and archaeological sites will be prepared and considered for adoption, as a means of assuring that such sites and artifacts are not destroyed. As considered appropriate and necessary by the County, development approval will be conditioned upon performance of at least some degree of archaeological salvage excavation of historical resources, or will even require historic preservation of major sites.

Policy 4.3 Known archaeological and historic sites, as shown on the Florida Master Site File, located within proposed development ~~should~~ **must** be incorporated into "greenbelt", open space, or other low intensity activity areas that will protect the physical and informational integrity of these resources.

Objective 5 Coastal Resources Protection/ Development Impacts

Land ~~D~~development ~~R~~regulations will be adopted and utilized to limit both specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, springs and springheds, karst features, wildlife habitat, living marine resources and beach and dune systems.

Policy 5.1 Zoning and ~~S~~subdivision regulations shall incorporate provisions to ensure the protection of water quality by limiting or eliminating activities that may cause saltwater intrusion, soil erosion or serve as point and non-point pollution sources.

Water Withdrawals

Policy 5.2 Formally request each Water Management District to restrict or prohibit inter-county water transfers, via a vote by the Commissioners on a resolution to that effect.

Policy 5.3 Prohibit activities that are known to cause saltwater intrusion into the Levy County freshwater aquifer.

Policy 5.4 The County will, through the land use plan and Future Land Use map, provide for relatively low density throughout most of the Coastal Zone as a means of minimizing the consumptive use of water.

Policy 5.5 The Commission will oppose inter-county water transfers which might cause saltwater intrusion.

Policy 5.6 The County will support, through the Standard Plumbing Code, efforts by the Water Management Districts to implement water conservation through reductions in per capita use.

Dredge and Fill

Policy 5.7 Dredge and fill activities in the Coastal Zone shall be limited primarily to maintenance dredging. Additional activities may be considered by the County and if supported by the U.S. Army Corps of Engineers. Prior permitting by the appropriate regulatory agencies and the County shall be required as a part of adopted Land Development Regulations.

Policy 5.8 Dredge and fill activities within the coastal area shall be regulated to ensure that necessary activities pose the least possible adverse environmental, social and economic impacts. As defined here, "necessary" means dredging existing navigation channels or filling to reconstruct eroded uplands where such erosion threatens public infrastructure.

Policy 5.9 Development which requires dredging, filling and/or artificial waterways will be permitted based on the following criteria:

- a. It is necessary or beneficial to the management of coastal submerged lands and aquaculture industry;
- b. It is required maintenance to protect the public health, safety and welfare.

The County shall coordinate the review of proposed dredge and fill activities with the Florida Department of Environmental Protection to ensure that the public benefits derived from the development will outweigh the adverse environmental impacts.

Roads, Pipelines and Utilities

Policy 5.10 Provide appropriate services to applicable areas of the coastal zone that ultimately reduce undesirable second and third order consequences such as pollution and excessive run-off from roadways, high maintenance costs for local governments and long-term destruction of natural resources.

Policy 5.11 The County will meet needs for pipelines, transportation and utilities while minimizing adverse social and environmental impacts associated with providing these services, i.e. e.g. avoiding wetlands where possible, elevating roadways, or mitigating loss of ecosystems, as examples.

Policy 5.12 Public access to coastal areas will be improved to enhance the use and provide more recreational opportunities while upholding the rural character of the area. Actions to implement this policy may include, but not be limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.

Policy 5.13 Utility and transportation service corridor analyses in undeveloped areas shall consider suitability of adjacent lands for urbanization where possible, with routing being designed to influence growth into favorable areas and away from ecologically sensitive areas.

Policy 5.14 Energy-related facilities such as power plants, solar collectors, or nuclear power source shall not disrupt environmental areas existing in the Coastal Zone, and further, should minimize the installation of transmission or reception lines that may impact existing aquatic systems.

Sewage Treatment

Policy 5.15 Insure that water quality and marine resources are not degraded through improper sewage treatment.

Policy 5.16 Septic tanks shall be planned for use only in low density areas where central collection and treatment facilities are not feasible and soils are suitable for such use.

Policy 5.17 For urban subdivisions and high density use areas, septic tanks shall not be considered as a long-range answer to sewage disposal and should be replaced with a central system as soon as possible.

Policy 5.18 The County will request that the appropriate Water Management District, Levy County Health Department or Florida Department of Environmental Protection recommend increased minimum setbacks from surface waters, or elevations above the water table, that can be adopted by the County for use within the 100-year floodplain.

Policy 5.19 The Development Department will distribute septic tank operating and maintenance instructions to owners of such systems as the instruction become available from the local health department or the state.

Policy 5.20 All non-residential development within the Spring Protection Zone (SPZ), and all residential development with a density greater than one dwelling unit per three (3) acres proposed for location within the SPZ, shall be required to provide a high level of wastewater treatment ~~by 2015~~ in accordance with Objective 6 and policies 6.1, 6.2, and 6.3 of the Springs Protection Element.

Insect Control

Policy 5.21 Minimize conflicts between mosquito/arthropod control projects and resource management while providing necessary control of target species.

Policy 5.22 All projects requiring water management and/or habitat modification, or pesticide usage shall be referred to, reviewed by, approved by, and regulated by the appropriate state, federal or regional agency.

Objective 6 Estuarine Water Quality

Maintain or improve estuarine environmental quality.

Policy 6.1 The County will support state and federal regulatory agencies as they implement programs to improve estuarine environmental quality, through land use regulations, ordinances or resolutions, and local funding if available.

Policy 6.2 Land ~~D~~development ~~R~~regulations within the watersheds which feed the estuaries will incorporate provisions to protect water quality and quantity. Examples may include regulating stormwater run-off, vegetation removal, septic tanks and road construction.

Policy 6.3 One Commissioner shall be appointed by the Chairman to serve as liaison to Dixie and Citrus Counties, for the purpose of estuarine protection.

Objective 7 Shoreline Protection

Minimize adverse impacts of shoreline modification structures on existing shorelines.

Policy 7.1 Shoreline modification shall be set at or landward of the mean high water line except where provided by state law and/or the adopted coastal construction setback line.

Policy 7.2 Shoreline modification and construction will be regulated through appropriate County ordinances and regulations to protect water quality, natural habitats or adjacent shore areas. These regulations may include, but not be limited to, such examples as subdivision drainage, stormwater run-off, and retention standards; limitations on shoreline modifications.

Policy 7.3 The County shall, where appropriate, consult federal and state agencies in developing and implementing comprehensive plans for stabilization, modification or restoration of coastal shorelines.

Policy 7.4 All proposed shoreline uses shall meet the following criteria:

- a. The proposed land use must be compatible with all adjoining land uses.
- b. Upland support services shall be available and adequate to serve the proposed use at or above minimum acceptable service levels.
- c. A hurricane contingency plan shall be provided by any non-residential use.
- d. Ownership shall be documented.
- e. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of water quality, water depth, marshes and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
- f. Availability for public use and access shall be documented.
- g. A market analysis shall document both the economic need and economic feasibility.

Objective 8 Water Dependent Uses

Provide criteria or standards for prioritizing shoreline uses, giving priority to water dependent uses adopted as part of the land development regulations.

Policy 8.1 The land development regulations shall establish performance standards to prioritize shoreline uses based on the following standards:

- a. Water dependent uses that conserve or enhance natural resource management and/or provide facilities or services that are in the public interest (i.e., economically valuable, recreation, infrastructure).
- b. Water related uses that are accessory or enhance water dependent uses stated in Policy 8.1(a).
- c. All other water dependent and water related uses.

Policy 8.2 Subdivision regulations and controls on projected growth shall be reviewed and improved to assist in maintaining the natural quality and coastal character in the Coastal Zone.

Policy 8.3 The County will support the preservation, continued maintenance and additional acquisition of park and recreational lands.

Policy 8.4 The Development Department will monitor and evaluate existing and potential development trends through the drafting and compiling of composite suitability maps. These maps will be updated and made readily available for land use decisions and forecasts.

Policy 8.5 Water dependent industrial and/or commercial uses shall be developed in a manner that minimizes conflict with natural areas and is consistent with applicable local, state and federal regulations.

Policy 8.6 A minimum construction setback line of seventy-five (75) feet will be maintained on any land adjoining surface water including rivers and the Gulf of Mexico. Water dependent structures such as boats, wharfs, marinas, etc., will be exempt from this setback requirement.

Objective 9 Public Access to Beach and Shorelines

Increase the amount of public access to the beach or shorelines consistent with estimated public need and with the character and capacity of the land.

Policy 9.1 The County will seek to increase public access opportunities at locations owned or controlled by Levy County by providing paved roads, off-street parking, and through additional land acquisition.

Policy 9.2 Maintain, and improve recreational facilities (included but not limited to parking, roadways, etc.) to provide adequate public access to beaches and shoreline based on adopted level of service standards.

Policy 9.3 Private development along the shoreline shall provide for public access to that shoreline.

Policy 9.4 The County will seek to build new or expanded user-oriented facilities on lands owned or managed by other political jurisdictions where such lands offer the potential for increased public access, and will see that they are constructed and operated in ways that avoid interference with the area's natural functions and promote awareness of them.

Marina, Commercial and Sport Fishery Location.

Policy 9.5 Private and public marinas and commercial and sport fishing facilities shall be located and designed to ensure accessibility, use and expansion are adequate and do not serve to degrade the surrounding coastal ecosystems.

Policy 9.6 Local ordinances will designate the appropriate locations and performance standards for water-related commercial and recreational facilities, to include but not be limited to, building setbacks and lot coverage.

Policy 9.7 Public and private marina facilities shall be located in areas where maximum physical advantage exist and where least dredging and filling will be required. All applicants for new or expanded marinas and commercial or sport fishery facilities shall document provisions for manatee protection as specified in Regional Policies 10.2.1.1 and 10.2.2.2.1.

Policy 9.8 Extended facility construction shall avoid destruction of marsh areas, shellfish beds and submerged grasses.

Policy 9.9 New marinas shall not be allowed in or immediately adjacent to the following sensitive areas:

- * Aquatic Preserves.
- * Class II Waters approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting.
- * Outstanding Florida Waters.
- * Marine Sanctuaries.
- * Estuarine Sanctuaries.
- * Areas of essential manatee habitat, as determined by FDEP.

Policy 9.10 Marinas must have sufficient upland area for all non- water-dependent uses, such as, but not limited to, parking areas, signage, outbuildings and other accessory structures. Dredging and filling of wetlands or open water in order to accommodate uses which are not water-dependent shall not be allowed. Exceptions may be granted in cases shown to be overwhelmingly in the public interest, such as the presence of sensitive upland natural systems.

Policy 9.11 Marina facilities shall be located where maximum physical advantage for flushing and circulation exists, where the least dredging and maintenance are required, and where marine and estuarine resources will not be significantly affected by dredging, filling, or secondary impacts of the project.

Policy 9.12 Cumulative effects of several marinas and/or boat ramps in one area shall be considered in the review of proposed marina projects.

Marina Plan Requirements

Policy 9.13 New and expanded marina plans shall address and document consistency with the following standard and guidelines:

- a. **Sewage Facilities** - Marinas must provide adequate capacity to handle sewage, either by means of on site pump out and treatment facilities or connection to a treatment plant. Applicants shall document the availability and capacity of the above sewage facilities to handle the anticipated volume of wastes and meet the following criteria, as applicable:
 - 1. Marinas with fueling facilities shall provide pump out facilities of each fuel dock.
 - 2. Marinas which serve live-aboards or overnight transient traffic shall provide direct connections to municipal sewage collection systems at every live-aboard and transient slip.
- b. **Spill Contingency Plan** - All applicants shall provide documentation of their capability to respond as rapidly and effectively as possible to contain any spills of petroleum or other hazardous materials. Documentation shall be in the form of a spill contingency plan which includes:

1. A list of clean-up equipment and where it will be stored; fuel pump operation and emergency shutdown procedures;
 2. Spill containment and removal procedures; and, a description of the training which will be provided to marina personnel who will operate the pumps and deploy clean up equipment.
- c. **Water Quality Monitoring Program** - Applicants shall demonstrate compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the Florida Department of Environmental Protection (FDEP).
- d. **Environmental Assessment** - Grassbeds and other submerged habitat deemed valuable by FDEP will be subject to protection regardless of their size.
- e. **Mitigation and/or Restoration Plan** - In reviewing applications for new or expanded docking facilities, ways to improve, mitigate or restore adverse environmental impacts caused by previous activities shall be explored. This may include shallowing dredge areas, restoring wetland or submerged vegetation, or marring navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed or expanded facilities.
- f. **Access** - Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits, manatee area warnings and other applicable regulations.
- g. **Stormwater Run-off/ Water Quality Protection** - All new and expanded marinas must provide treatment of stormwater run-off from upland areas to the extent necessary to ensure that State Water Quality Standards are met at the point of discharge to waters of the state. In addition, all requirements of the Water Management Districts and Florida Department of Environmental Protection shall be met.

Marina Design -

- h. **Erosion Control** - Marina design shall incorporate natural wetland vegetative buffers whenever possible near the docking area and in ingress/egress areas for erosion and sediment control, run-off purification and habitat purposes.
- i. **Water Circulation and Quality** - Marina facilities shall be designed to maximize the water quality benefits of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a preferred consideration when expanding or upgrading existing facilities. However, any buffer zone established by FDEP's Shellfish Environmental Assessment Section shall be maintained.

New Marinas Siting Criteria

Policy 9.14 New marinas shall only be located in areas having:

- a. Adequate depths of ingress and egress with no dredging of productive submerged (vegetated or unvegetated) areas.
- b. A minimum water depth of four (4) feet mean low water shall be required. Greater depth shall be required for those facilities designated for or capable of accommodating boats having greater than a three foot draft. These depth requirements shall apply to the area

between the proposed facility and any natural or other navigation channel, inlet, or deep water. Where necessary, marking of navigational channels may be required.

Policy 9.15 Boat maintenance activities in new or expanded marina sites shall be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Run-off from boat maintenance activities must be collected and treated prior to discharge.

Policy 9.16 Open wet slips shall be preferred to covered wet slips in marina design to reduce shading of water bodies which results in lowered biological productivity.

Manatee Protection

Policy 9.17 Marinas shall not be permitted in areas which have been determined by FDEP and U.S.F.W. to be critical to the survival of the endangered manatee. These areas can include, but are not limited to, manatee sanctuaries, feeding areas or areas which have been identified in FDEP or U.S.F.W.S. manatee recovery plans.

Policy 9.18 The West Indian manatee shall be afforded protection from boating activities which may have an adverse impact upon the species. The following criteria apply in the implementation of this policy:

- * Marina operators shall undertake the following manatee protection measures in areas where manatees are known to occur:
- * Implement and maintain a manatee public awareness program (in consultation with FDEP and Florida Fish and Wildlife Conservation Commission) which will include the posting of signs to advise boat users that manatees are an endangered species which frequent the waters of the region's estuaries and lagoons and the provision of manatee literature at conspicuous location;
- * Declare the waters in and around marinas as "idle speed" zones; and,
- * Post telephone number(s) to report an injured manatee.

Policy 9.19 A comprehensive study of the need for additional public and private marinas shall be conducted by the county by ~~2010~~ 2018.

Policy 9.20 Commercial/residential marinas and commercial/industrial marinas within the coastal zone shall be inspected annually by the County Health Department and results of these inspections shall be coordinated with other agencies. Inspection of commercial marinas shall occur as part of the business license renewal procedure. Items to be inspected and reviewed shall include the following:

- * Pump out facilities/marine sanitation devices;
- * Compliance with power/sailboat mix, if required;
- * Spill prevention, control, containment, and cleanup plans;
- * Waste collection and disposal methods;

- * Required fire fighting equipment; and,
- * The inspection program shall include regular inspections of Marine Sanitation Devices [M.S.D.] in marinas with live-aboards to ensure compliance with Federal Standards. Live-aboards at marinas shall be inspected to ensure that the M.S.D. is present and operational.

Objective 10 Infrastructure in the Coastal Zone

Establish standards for levels of service, areas of service and phasing of infrastructure in the coastal area.

Policy 10.1 Levels of service for coastal infrastructure shall be provided consistent with guidelines set forth in the Capital Improvement Element, and include, but not be limited to:

Source	Type of Facility	Level of Service Standard
Transportation Element	County Roads	FDOT Standard "C"
Potable Water (Infrastructure sub-element)	Residential	150 gallons per capita per day
	Non-Residential	Equivalent to a residential unit and consistent with jurisdictional level of service standard
Sanitary Sewer (Infrastructure Sub-Element)	Residential	100 gallons per capita per day
	Non-Residential	Equivalent to a residential unit and consistent with jurisdictional level of service standard
Solid Waste (Infrastructure Sub-Element)	Residential	2.8 pounds per capita per day
	Non-Residential	Equivalent to a residential unit
Drainage (Infrastructure Sub-Element)	Quantity	Consistent with applicable Water Management District standards
	Quality	Consistent with applicable Water Management District standard
Recreation and Open Space Element	Public Parks and Recreation	Two (2) acres per one thousand (1,000) persons
	Neighborhood Parks and Recreation	Two (2) acres per one thousand (1,000) persons
	Community Parks and Recreation	Three (3) acres per one thousand (1,000) persons
	Open Space	One hundred (100) acres of open space per one thousand (1,000) persons

**SPRINGS PROTECTION ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

Element Guide:

Objective 1	Springs Protection Zone
Objective 2	Future Land Use Map Amendments
Objective 3	Development Design Standards
Objective 4	Site Plan and Plat Review
Objective 5	Stormwater Management
Objective 6	Wastewater Treatment
Objective 7	Intergovernmental Coordination
<u>Objective 8</u>	<u>Outstanding Florida Springs Priority Focus Areas</u>

Goal 1: Protect 1st and 2nd magnitude springs and springshed areas as fragile resources necessary for sustaining the community's quality of life.

Objective 1 Springs Protection Zone (SPZ)

Protect 1st and 2nd magnitude springs through the designation of the Fanning, Fanning/Manatee, and Manatee Springsheds as the Springs Protection Zone (SPZ) as depicted in the Levy County Springs Protection Element Map and the implementation of the following policies.

Policy 1.1 Evaluate the commercial and industrial zoning districts within the SPZ and limit those land use activities that pose a significant threat to the springs. Land Use activities that pose a threat to springs shall include, but not be limited to, the following activities:

- a. All industrial uses;
- b. Quarrying, mining and processing of raw materials;
- c. Gas stations;
- d. Spray fields, land spreading of bio-solids; and
- e. Concentration of onsite sewage treatment and disposal units of intensity greater than one dwelling unit per three acres.

Policy 1.2 Where avoidance of impacts through the limitation of land use activities is not feasible, implement strategies and design standards in the land development regulations that will minimize the impact of use and development within the SPZ.

Policy 1.3 Mitigation of development impacts may include design techniques, location requirements, additional buffering requirements or other site design standards.

Objective 2 Future Land Use Map Amendments

Proposed amendments to the Future Land Use Map (FLUM) within the SPZ shall meet the criteria in the following policies:

Policy 2.1 Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

Policy 2.2 Demonstrate that the proposed land use category will be developed consistent with conservation or clustering design techniques.

Objective 3 Development Design Standards

Development within the SPZ shall meet the design standards as set forth below:

Policy 3.1 Residential development within the SPZ, resulting in 25 dwelling units or more, shall be clustered, based on conservation subdivision design standards, with the exception of development within the Agricultural / Rural Residential or Forestry / Rural Residential. Conservation subdivision designs shall include:

- a. clustering of units on small lots;
- b. establishment of open space, which shall be connected whenever possible;
- c. central water and sewer treatment facilities that can be connected to the regional system within a Municipal Service Districts as soon as available; and
- d. Minimal site disturbance,-
- e. consideration of conflicts with abutting land containing active agricultural uses.

Policy 3.2 Development shall be setback from springs, spring runs, and karst features as shown below:

Feature	Minimum Setback (feet)
Springs	300
Spring runs	150
Sinkholes with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Caves	300, measured on the surface from the outside wall of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, measured from the drainage divide

Variations from the prohibitions against construction of structures within the above development setbacks from springs, spring runs and karst features may be allowed only when, owing to the special shape, size, or physical features, the setback would result in the preclusion of all reasonable use of the subject property. When a variance is permitted, encroachment into the setback will be limited to the minimum needed to allow for reasonable use of the parcel.

Policy 3.3 The required setback described in Policy 3.2 shall retain all natural vegetation within the setback area.

Policy 3.4 Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Policy 3.2, an allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features identified in Policy 3.2, and further that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

Policy 3.5 Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

Policy 3.6 Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces constructed on pervious surfaces.

Policy 3.7 Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- a. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- b. Directing flows from paved areas to vegetated areas;
- c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- d. Breaking up flow directions from large paved surfaces.

Policy 3.8 Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment.

Policy 3.9 Landscaping standards within the SPZ shall limit plant materials to native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also require retention of existing native species rather than planting new vegetation.

Policy 3.10 The minimum open space ratio for all development, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential categories within the SPZ, is twenty (20) percent. All open space shall be contiguous with protected open space on adjacent parcels to the maximum extent feasible.

Policy 3.11 Drainage for streets and roads within the SPZ shall be through roadside swales and berms whenever possible. Curb and gutter design shall be discouraged.

Policy 3.12 In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, special design and best management practices (BMPs) shall be instituted for all development in the SPZ.

Policy 3.13 Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development.

- a. Avoid or minimize the removal of existing trees and vegetation;
- b. Minimize soil compaction by delineating the smallest disturbance area feasible; and
- c. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Objective 4 Site Plan and Plat Review

All development in the SPZ, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential land use categories shall undergo site plan or subdivision plat review in accordance with the following policies prior to receiving development approval.

Policy 4.1 An analysis of the site to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer, is required to be submitted with a subdivision plat or site plan to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to Fanning Springs and Manatee Springs.

Policy 4.2 All development shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*. (Florida Department of Environmental Protection, September 2, 2003).

Objective 5 Stormwater Management

The volume, recharge, and treatment of stormwater runoff within the SPZ, in all land use categories, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential, shall be designed to provide protection to the springs and springsheds.

Policy 5.1 Substantial redevelopment projects shall comply with the standards for stormwater runoff that apply to new development. Substantial redevelopment shall be based upon the value and amount of cumulative improvements to the site.

Policy 5.2 Best Management Practices (BMPs) shall be used in combination as part of a BMP treatment train to protect water quality and minimize flooding within the SPZ. Best management practices shall be used in the design of stormwater management facilities and systems within the SPZ. The following stormwater BMPs shall be instituted to reduce nitrate loading within the SPZ:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.

- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.
- c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management.
- d. Developments within the SPZ shall utilize the St. Johns River Water Management District karst sensitive criteria found in ~~SJRWMD Rule 40C 41.063 (7)(a) ERPS – Surface Water Management Basin Criteria and SJRWMD Rule 40C 42, Part II Criteria for Evaluation, Section 9.11 Sensitive Karst Area Basin Design Criteria. Environmental Resource Permit Applicant Handbook, Volume II, Part VI, Section 13.6.~~
 - i. Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, and any man-made alterations to the land that result in a direct connection to the aquifer and stream-to-sink feature, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional using a professionally acceptable methodology for suitability of water retention using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer, to include any man-made alterations to the land. If connections are determined to exist, the depression, or man-made alteration to the land, shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement.
 - ii. All development approval by the County shall require the applicant to submit to the County a copy of the Environmental Resource Permit (ERP) issued by the appropriate water management district or DEP stormwater permit and the National Pollutant Discharge Elimination System (NPDES) notice of intent to be covered by the construction generic permit prior to any land clearing when required (FAC 62-621.300).
 - iii. Sensitive karst features will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein. Based on data and analysis submitted with the comprehensive plan amendment, sensitive karst features in the SPZ are defined as sinkholes with a direct connection to the aquifer and spring-to-sink systems and solution pipes.
 - iv. All components of the stormwater treatment and management system shall be in common ownership and shall be maintained by the responsible legal entity identified in the water management district or the DEP stormwater permit.
 - v. The studies required in item (d)(i) above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock.

ECONOMIC ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Economic Development Strategies**
Economic Development Agency
Marketing program
Incentives
- Objective 2 Support Educational and Job Training Programs**
- Objective 3 Planning and Development**
Future Development
Development Services
- Objective 4 Protection of Rural and Environmental Quality**
Resource and Cultural Based Recreational Development and Activities
Environmental Protection

Goal:

Promote the growth of a strong, stable and prosperous economy through public and private economic development initiatives that preserves and enhances a high quality of life for the residents while protecting the natural, recreational, historical and cultural resources of the County.

Objective 1 Economic Development Strategies

Develop strategies and support programs that promote a diversified economic base, create high paying jobs, enhance educational and vocational job training opportunities, support existing business and industry and encourage the relocation of new business and industry.

Economic Development Agency

Policy 1.1 The County shall designate an umbrella agency to coordinate the economic development activities in the public and private sectors. The County will support the economic development agency with adequate services and monies, subject to the availability of funds.

Marketing program

Policy 1.2 The County, through its designated economic development agency, shall develop a marketing program which shall include:

- a. A centralized database containing a profile of local and regional demographic and workforce characteristics, and an inventory of available commercial, industrial, agricultural lands, buildings, and infrastructure;
- b. County promotional packet including a labor market survey, statistics on the wage rates, available compensation packages, training and job skill of the County;

- c. A list of targeted industries, including the identification of local business and industry expansion opportunities;
- d. An inventory of funding sources to assist existing business and industry and to encourage the new business and industry to relocate in the County;
- e. Any other information that would be helpful to a business considering expansion or relocation.

Incentives

Policy 1.3 To attract desirable new business and industry, economic development incentives may include ing the following: ~~I~~ industrial ~~D~~ development ~~R~~ revenue ~~B~~ bond (IRB); ~~T~~ tax incentive; ~~T~~ tax ~~I~~ increment ~~F~~ financing (TIF) and; ~~A~~ ad valorem tax relief inducement to new business during start-up, may be granted.

Policy 1.4 The County shall continue to develop and support programs to ensure that adequate infrastructure, efficient transportation networks, and a sufficient amount of land is available to meet the current and future need for existing businesses and industry.

Policy 1.5 The County shall encourage the expansion of the wholesale trade and manufacturing sectors in the County.

Objective 2 Support Educational and Job Training Programs

Broaden the range of job opportunities and the employment base through support of educational and workforce development programs and initiatives.

Policy 2.1 ~~The~~ Levy County will support, through the Levy County School Board, plans to market vocational/technical education to elementary and secondary school children.

Policy 2.2 The County will encourage state officials to increase funding for all levels of education.

Objective 3 Planning and Development

Facilitate economic development through the provision of public facilities and development services, land use planning, intergovernmental coordination and cooperative efforts between the public and private sectors.

Future Development

Policy 3.1 Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquacultural, commercial and industrial land uses.

Policy 3.2 Identify and pursue State and Federal funding sources to provide and improve infrastructure in areas of growth and/or are necessary to protect the natural resources.

Policy 3.3 Direct and encourage commercial and industrial development in locations that are highly accessible and have adequate infrastructure to serve existing and future needs.

Policy 3.4 All applications for large scale comprehensive plan amendments shall contain ~~an~~ economic a fiscal impact analysis ~~obtained by using the Florida Department of Community Affairs (DCA) Fiscal Impact Analysis Model (FIAM) using a methodology approved by the Levy County Planning Department.~~

Development Services

Policy 3.5 Develop methods to improve development services through the streamlining of planning, zoning and permitting issues and processes.

Policy 3.6 Coordinate plans review and permitting with appropriate agencies to improve the efficiency of the development review process and reduce the amount of time taken to achieve approval.

Policy 3.7 Develop and implement buffering and landscape standards through the Levy County ~~L~~ land ~~D~~ development ~~R~~ regulations, to promote compatibility between Commercial/Industrial uses and other land uses.

Objective 4 Protection of Rural and Environmental Quality

Encourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in ~~the~~ Levy County.

Policy 4.1 Preserve the rural quality of life through the coordination of land use and development plans for areas adjacent to municipalities and other ~~C~~counties. Proposed land use and development plans will be reviewed to ensure consistency with other local Comprehensive Plans, promote the efficient use of public facilities and develop compatible land use patterns.

Policy 4.2 ~~The~~ Levy County will provide multiple options for agricultural, aquacultural, industrial and recreation related development through the Land Development Regulations.

Policy 4.3 ~~The~~ Levy County will consider methods to increase the tax base and defray the cost of infrastructure to support growth including, but not limited to, a ~~T~~ tourist ~~D~~ development ~~T~~ tax ~~R~~ referendum.

Policy 4.4 The County shall encourage the use of innovative methods of financing infrastructure and services wherever possible ~~in order~~ to minimize the current and future tax burden, while providing environmentally sound infrastructure.

Resource and Cultural Based Recreational Development and Activities

Policy 4.5 Develop a plan to market recreational, historical and cultural resources at a local, regional and national level.

Policy 4.6 ~~The~~ Levy County, in coordination with municipalities and Chambers of Commerce, shall encourage promotion activities for civic festivals to attract tourists.

Environmental Protection

Policy 4.7 Growth and development plans will be coordinated with appropriate regulatory and non-regulatory agencies to protect the quality of natural resources.

Policy 4.8 Promote eco-tourism through the development and improvement of public recreational opportunities and recreational initiative including, but not limited to, the Tri-County Nature Coast Greenway.

Policy 4.9: Levy County will continue to work with local, state and federal agencies including, but not limited to, the United States Department of Agriculture to promote new or expanding agri-tourism business ventures. Such projects could include farm tours and agricultural-based attractions.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1** **Growth Guidelines for Future Land Uses Categories**
Future Land Use Map Series Categories
Mixed Use Development/ Commercial Development Guidelines
Family Homestead Exemption

- Objective 2** **Future Growth Areas**
Concurrency
School Siting Guidelines
Development Standards

- Objective 3** **Innovative Land Development Regulations**
Open Space and Agricultural Land Protection
Complementary Mixed Land Use Development
Home Occupation
Development Controls

- Objective 4** **Coastal Area**

- Objective 5** **Redevelopment**

- Objective 6** **Non-Residential Uses in Rural Areas**
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- Objective 7** **Natural and Historical Resources**

- Objective 8** **Intergovernmental Coordination**

- Objective 9** **~~Monitoring and~~ Evaluation of the Comprehensive Plan**

- Objective 10** **Compatibility**

- Objective 11** **Amendments to the Future Land Use Map**

- Objective 12** **Compatibility of lands adjacent to an airport**

Goal:

To promote complementary development patterns that are efficiently served by public facilities and services to support growth, while providing for the protection and enhancement of the county’s rural character and unique natural qualities.

Objective 1 ~~Growth~~ Guidelines for Future Land Uses Categories

~~Discourage the proliferation of urban sprawl by establishing a clear separation between urban and rural land uses, while providing for complementary and supportive mixed uses and innovative compact development design.~~

Establish land use categories that allow sufficient acreage for residential, commercial, office, mixed-use, industrial, education, agricultural, recreation, conservation and public and institutional uses while establishing a clear separation between urban and rural land uses.

~~Future Land Use Map Series Categories~~

Policy 1.1 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), and Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted ~~Land Development~~ and ~~Zoning~~ regulations will provide specific boundary guidelines and standards, where appropriate.

Policy 1.2 Land use categories on the Future Land Use Map shall be defined as follows:

Policy 1.1 **Municipal Service District (MSD):** Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities are allowed and urban services, such as central water, central sewer, police protection, fire protection, solid waste collection, streets, drainage facilities, schools and recreational facilities and services are provided, or encouraged to support development. Within a Municipal Service District, only the following land uses categories shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Public and Institutional Facilities, Historic Resources, Conservation, Natural Reservation, Recreation, Commercial and Industrial. Public schools are allowed within any land use category that falls within the Municipal Services District.

~~**Policy 1.2** The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic~~

~~and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted Land Development and Zoning regulations will provide specific boundary guidelines and standards, where appropriate. Categories on the Future Land Use Map shall be defined as follows:~~

Urban Low Density Residential (up to one unit per acre, maximum 2 with water and sewer)

This land use category shall allow for areas that are predominantly single family residential uses and accessory and supportive uses to residential development. The maximum residential density is one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Urban Medium Density Residential (up to 5 units per acre)

This land use category provides for areas that are predominantly for residential uses consisting of single family and multi-family residential uses and accessory and supportive uses to residential development. The maximum density is five (5) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Urban High Density Residential (up to 12 units per acre)

This land use category provides for areas that are predominantly for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum residential density is twelve (12) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Rural Commercial Node

~~This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel trips for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood~~

~~Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series by December 2008.~~

~~The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads (non FHS or SHS) only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.~~

~~All Rural General Commercial classifications shall be characterized by the following criteria: located on FHS SIS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.~~

~~Within a node, the minimum lot size for commercial development is one-fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.8.~~

Commercial

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

Industrial

This land use category provides for industrial uses ranging from light manufacturing to intensive activities and supportive uses including accessory/subordinate commercial uses. Industrial land uses are described by levels of intensity of either Light Industry or Heavy Industry. This land use is permitted within an MSD. The minimum lot size is one (1) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Rural Commercial Node

This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel trips for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.

All Rural General Commercial classifications shall be characterized by the following criteria: located on SIS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and

existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.7.

Forestry/Rural Residential

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low ~~rural~~ density rural development, spatially separated from forestry uses. The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989. Public schools are permitted within this category.

Agricultural/Rural Residential

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low ~~rural~~ density rural development. The maximum residential density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category.

Rural Residential

This category provides for rural low density single family residential use, accessory and supportive uses to rural residential development, and limited agricultural uses. The maximum residential density is one (1) dwelling unit per 3 acres. Minimum Parcel size is three (3) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category.

Recreation

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses and spectator sport facilities. The minimum parcel size is five (5) acres. The maximum lot coverage is ten percent (10%). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Conservation

This category provides for the conservation of natural resources and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. For public lands, development and activities shall be limited to resource based recreation access purposes. Private lands within designated Conservation areas are not precluded from development.

However, proposed plans for residential development, lying within a riverine flooding areas; or coastal flooding areas shall be permitted consistent with the following density standards:

a. Riverine and Coastal Flooding Areas in Municipal Service Districts - The maximum Residential Density is as follows:

	10-Year Flood	100-Year Flood	No Flood
No Central Services	One (1) dwelling unit per twenty (20) acres *	One (1) dwelling unit per twenty (20) acres	One (1) dwelling unit per twenty (20) acres
Centralized Water and Septic	One (1) dwelling unit per twenty (20) acres **	One (1) dwelling unit per acres **	Two (2) dwelling units per acres
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling units per acres	Six (6) dwelling units per acres

* Septic Tanks are prohibited

**Alternative sewage disposal system may be permitted as allowed by appropriate regulatory agencies

- Note:
1. Central sewer is not allowed by this Comprehensive Plan unless provided by a municipality, special districts or within municipal service districts or Rural Commercial Nodes, as provided in the Infrastructure Element.
 2. Gross acreage for all developments shall be calculated using usable uplands and wetlands, excluding jurisdictional wetlands, open water or submerged lands.

b. Riverine and Coastal Flood Areas in Rural Areas - The County has designated all riverine and coastal floodplains in the County as "Conservation Areas." The maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, Florida Statutes.

Natural Reservation

This category provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. Park facilities and services, agricultural/ forestry uses and passive recreational activities

and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not be limited to, walking trails and trailhead facilities, primitive camping sites and hunting/fishing activities. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis.

Public Use and Institutional Facilities

This category provides for public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, ~~public~~ utilities (including gas, water, and electric, water power, well houses, electric utility poles, transmission towers and electric substations, power generating facilities, sewerage, telephone facilities, utility poles and street lighting, cable services, and other similar equipment necessary for the furnishing of adequate services), public potable water wells, ~~the~~ County airport and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other ~~public~~ institutional facilities (churches, public clubs, health centers, hospitals and facilities for the care of the aged and infirm, and cemeteries). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. The minimum lot size is one-fourth (1/4) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

At the approximately 3,100 acre ~~Progress Energy~~ site owned by Florida Power Corporation DBA Progress Energy Florida, Inc. c/o Duke Energy Center ~~proposed for designation~~ designated on the Future Land Use Map as “Public and Institutional Facilities Use” no more than two (2) nuclear generating units with a maximum capacity of 3,000 megawatts shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. Maximum full-time employment operations shall not exceed 1,500 individuals without an additional comprehensive plan amendment.

The minimum tract size for electric generating facilities shall be 2,500 acres, and a comprehensive plan amendment will be required for any such facility in order to establish an intensity standard.

Historic Resources Land Use

This category provides for the designation of historic buildings and districts, archaeological, and prehistoric sites or other culturally significant sites that have been designated with special protective status by the County. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Additional Guidelines for Residential Land Use Categories - Supportive non residential uses are those uses that are functionally related to the social, cultural, economic and institutional character of an established community and may be permitted in residential and rural residential

land use categories to promote traditional neighborhood design development. The overriding intent of this policy is to allow uses that serve the immediate residential areas, reduce trip length and encourage non-automotive travel.

These uses are limited to low intensity land usage and land coverage so as to ensure that these uses maintain an appearance that readily blends with adjacent residential lands. The maximum floor area ratio is .35 for all non-residential uses in residential districts to ensure compatibility. For allocation purposes these uses will apply to the residential land use category.

Supportive residential uses include: neighborhood level recreational facilities such as parks and playgrounds and other uses that complement the County's recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges/community centers. Allowable neighborhood commercial use shall be limited to professional offices and limited personal retail services utilizing existing residential structures. New construction for the purpose of neighborhood commercial use shall be permitted by means of the Special Exception process in order: to ensure compatibility with adjacent residential uses and; to regulate the number and location of the uses. All neighborhood commercial uses must be located along a paved collector road or minor arterial.

~~**Policy 1.3** Expansion of a municipal service district (MSD) shall require a Large Scale Comprehensive Plan amendment and demonstration of the following, as applicable:~~

- ~~_____ a. Additional land use required at urban densities and intensities to meet the needs of development within Levy County;~~
- ~~_____ b. Lands within the existing MSD are not capable or suitable for the type of urban development proposed, with resulting need for additional land to meet the existing need for urban development;~~
- ~~_____ c. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;~~
- ~~_____ d. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;~~
- ~~_____ e. Facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded MSD;~~
- ~~_____ f. Expansion of an MSD area does not result in a negative impact on environmentally sensitive lands or natural resources;~~
- ~~_____ g. other lands are proposed for removal from the MSD, resulting in no net change in the amount of additional land to be designated within the MSD area to maintain an adequate supply of urban land.~~

~~**Policy 1.4** The County shall review and assess the boundaries of each MSD during the Evaluation and Appraisal Report process or periodically, in coordination with the appropriate municipality, and may amend MSD boundaries based on the criteria established in Policy 1.3.~~

Policy 1.53 The County encourages incremental development of MSD's that radiate outward from the municipal limits. Future land use map amendments that propose higher densities and intensities of development at the edge of an MSD boundary, as opposed to radiating outward from the municipal limit, shall be discouraged by the County and will be subject to review for compatibility and the efficient provision of services.

Policy 1.64 Urban residential densities, defined herein as any development with a gross density of greater than two (2) dwelling units per acre, will be permitted only within the Municipal Services District.

Policy 1.75 Rural residential densities, defined herein as any development with a gross density of one (1) dwelling unit per three (3) acres, will be permitted only within the rural residential areas. Density bonuses may be allowed consistent with Planned Unit Development (PUD) guidelines in Policy 3.3 and 3.4 of this element.

Policy 1.86 Numerous unincorporated but locally-recognized and named established communities exist throughout the County. These communities shall be recognized on the Future Land Use Map as ~~and include:~~ Fowler's Bluff, Camp Azalea, Rosewood/Sumner, Gulf Hammock, Morriston, Montbrook and Raleigh. Maps of the boundaries of these communities shall be provided within the zoning map series by December ~~2008~~ 2017. Each of these established communities contains extensive platted subdivisions, some of which by size may be smaller than generally allowed by this plan and its implementing Land Development ~~Regulations~~. These existing platted subdivisions are expressly exempt from the parcel sizes required for new subdivisions, but shall none-the-less be required to comply with all lot coverage and setback requirements applicable to the new subdivisions. Within these established communities, the County will allow existing and new commercial development to serve the needs of the local community, and existing commercial use shall be deemed conforming. With the exception of Fowler's Bluff, new development in these unincorporated communities shall conform to the land use categories and density standards adopted for the contiguous unincorporated area. Fowler's Bluff, which has a central water system, is designated as a "Rural Residential" community, with a maximum density of two dwelling units per acre.

Policy 1.97 Rural Commercial Nodes (RCN) shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot that would not be developable due to residential density limitations. The maximum acreage of a Rural Commercial Node shall not exceed that provided in Policy 1.2. Where a property fronts two roads of different functional classification, access from the site will be from the lower

classified road, to the maximum extent possible and designed to ensure there is no interference with the operation of the intersection.

Nodes may be established at intersections of collector roadways or collector/minor arterial roadways; or frontage on a County or State maintained roadway and in locations that meet one or more of the following criteria:

- a. Where there are one or more existing active businesses;
- b. Within a 1/4 mile of a locally recognized communities;
- c. Within a three-mile service area, a minimum of 50% of the parcels are developed or there are one or more vested subdivisions.

Policy 1.408 The Commercial Future Land Use Map designation shall be limited to Municipal Service Districts, as well as the areas designated as Gulf Hammock, Lebanon Station and Rosewood/Sumner on the Future Land Use Map ~~s~~-Series.

Policy 1.419 The County shall promote industrial and commercial development, as provided within the Economic Element and the Future Land Use Element. This is accomplished by the Future Land Use Map Series and policies which provide for commercial and industrial development in appropriate locations and according to performance criteria which discourage urban sprawl, manage access and require that facilities and services are available at the time development takes place.

Mixed Use Development/Commercial Development Guidelines

Policy 1.4210 Along principal arterials, commercial development within Planned Unit Developments (P.U.D.s) may be permitted based on the following criteria:

- a. Commercial uses may be approved in residential P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved dwellings in the P.U.D. (Dwelling units per acre shall not exceed the densities established for the land use category in which the P.U.D. is located.)
- b. For non-residential P.U.D.'s, such as industrial, recreational or agri-business, the amount of commercial land area is limited to the lesser of either:
 - 1. Ten (10) acres per one hundred (100) acres of principal use; or,
 - 2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area.
 - 3. In addition, the principal uses in non-residential P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.
- c. Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to, ~~{and shall not exceed}~~ the percentage of building permits

that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc.

- d. Commercial uses within P.U.D.'s shall be located not less than one (1) mile from a commercial node which is shown on the Future Land Use Map, and shall be located not less than one (1) mile from other commercial land uses within P.U.D.'s, unless the other commercial uses are immediately adjacent. "Immediately adjacent" shall include commercial uses which would be adjacent except for an intervening right-of-way.
- e. Commercial uses within P.U.D.'s shall be located on local roads within the interior of the P.U.D., or at the intersection of collector or arterial roads and a major access road to the P.U.D.
- f. Commercial uses within P.U.D.'s shall not have direct access to arterial roads. All such access shall be from local or collector roads, and any direct access to collector roads shown on ~~Map 2-1 of the Traffic Circulation~~ Transportation Circulation Element map series shall be located to meet Florida Department of Transportation standards.
- g. Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the ~~principle~~ principal use(s), and shall not be dependent on the flow of traffic on the arterial system

Policy 1.4311 Proposed Planned Unit Developments shall provide a clustered development design and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used herein, "internal" specifically excludes access to non-highway oriented commercial development directly from or to any arterial road as functionally classified by this plan.

Policy 1.4412 The expansion of industrial land uses will be encouraged. Mining operations will be permitted as special exceptions in manufacturing and agricultural and forestry areas.

Family Homestead Exemption

Policy 1.4513 Pursuant to the authority of ~~Ch. section~~ Florida Statutes, 163.3179, a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of a person who conveyed a parcel of land to said individual, may be used solely for a residence by said individual, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any individual. The adopted Land Development ~~Regulations Code, Chapter 50, Zoning~~, will establish the performance standards to implement this policy.

Objective 2 Future Growth Areas

Coordinate future growth and encourage development in areas based upon the availability of public facilities and services and the topography, soil conditions through the implementation and enforcement of Land Development Regulations.

Concurrency

Policy 2.1 Densities and intensities of use will be coordinated with the availability of public facilities and services. High density residential development will be encouraged in areas where the extensions of existing urban services (water and sewer) are available and meet established level of service standards.

Policy 2.2 Development orders and permits shall be contingent on the availability/capacity of facilities and services necessary to serve the proposed development. Public facilities and services shall be available and provided concurrent with the impact of development. Proposed development will be reviewed to ensure that level of service standards are met and consistent with standards adopted in the Capital Improvements, Infrastructure, Transportation Circulation, Public School Facilities and Recreation and Open Space Elements.

Policy 2.3 The Land Development, Zoning and Subdivision Regulations shall require that a proposed development provides safe and convenient on-site traffic flow and off-street parking.

School Siting Guidelines

Policy 2.4 ~~Public schools are limited in location to the Municipal Service Districts adopted as a part of the Future Land Use Map series. Public schools are permitted as a matter of right within all residential, A/RR and F/RR land use categories as depicted on the Future Land Use Map.~~ To be considered in designated commercial land use categories, a proposed school site must be functionally related to surrounding land uses and development, in close proximity to the municipal boundary (city limits), and not in environmentally sensitive areas or flood-prone areas.

Development Standards

Policy 2.5 The County will ensure the provision of adequate public facilities through Zoning Ordinances and Subdivision Regulations that will require that proposed developments provide suitable land area for utilities including, but not limited to, water, sewer, public schools, solid wastes and drainage.

Policy 2.6 The County will regulate development within all areas subject to flooding. The adopted Floodplain Maintenance Ordinance shall limit and provide design criteria for land within the 100 year flood zone. Methods including: zoning and subdivision regulations, development clustering incentives and requirements for open space shall be used to minimize adverse development impacts.

Policy 2.7 Potable water wellfields will be protected by requiring contiguous development (located within 660 feet) to either be very low residential density or served by central sewer and consistent with Conservation Element; Policy 6.8.

Objective 3 Innovative Land Development Regulations

Encourage the use of innovative land development regulations that promote complementary mixed land uses, compatible development and protect natural resources.

PUD

Policy 3.1 Innovative land use development patterns, including P.U.D.'s and cluster zoning shall be permitted and encouraged. Land Development Regulations shall establish standards for cluster subdivisions.

Open Space and Agricultural Land Protection

Policy 3.2 Open space will be required to be provided within all residential and mixed use development through lot coverage requirements in the Levy County Land Development Regulations Code and the requirement for usable open space as contained within the Subdivision Regulations. Open space shall be defined as undeveloped land which is free of structures and equipment except that incidental to the land's open space uses. Open space can include, but may not be limited to, the use of land for flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation and areas for agricultural operations. All residential development within the Rural Residential (one dwelling unit per 3 acres) Future Land Use designation will be required to preserve open space according to the following criteria:

- a. Tracts over 100 acres must retain 40% open space;
- b. Tracts over 40 and up to 100 acres must retain 30% open space.

Policy 3.3 Agricultural areas will be protected from the encroachment of incompatible development. Residential subdivisions will be discouraged in areas designated primarily for agricultural land use. Development shall be limited to a minimum tract size of at least ten (10) acres. As an incentive to conserve the use of land for agricultural purposes and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Regulations Code, shall receive a density bonus of one (1) dwelling unit per five (5) acres from the undeveloped portion of the same common ownership to be utilized for agriculture and/or open space use, excluding wetlands.

Policy 3.4 Commercial forestry areas will be protected from the encroachment of incompatible development. Residential subdivisions will be discouraged in areas designated for primarily commercial forestry use. Development shall be limited to a minimum tract size of twenty (20) acres. As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Regulations Code, shall receive a density

bonus of one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.

Policy 3.5 Future Land Use Map amendments proposing a change in land use to the Rural Residential (RR-one dwelling unit per 3 acres) designation shall meet the following minimum criteria:

- a. The property must have direct access to a county paved roadway, or a state road;
- b. The property must be located within five (5) miles of a public school (or 2 miles of a school bus route);
- c. The property must be located within a five (5) mile radius of a municipality or Rural Commercial Node;
- d. The property must be located within one (1) mile of property with the Rural Residential land use designation or a pre-existing subdivision of 20 or more lots of the same or higher density;
- e. The density of one (1) dwelling unit per three (3) acres is compatible with the surrounding land uses.
- f. The minimum parcel size for consideration of densities up to one (1) dwelling unit per three (3) acres is 20 acres. Parcel sizes of less than 20 acres shall be considered only when located adjacent to property with an existing Rural Residential future land use map designation

Policy 3.6 Transfer of development R rights or R rural L land S stewardship methods shall be reviewed and evaluated in the future for feasibility in Levy County for the preservation of agricultural lands.

Complementary Mixed Land Use Development

Policy 3.7 Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” to rural and/or agricultural land uses may be permitted in the rural areas of the County. “Functionally related” uses are those activities and development which are consistent with one of the following guidelines and development requirements:

- a. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:
 - 1. Maximum lot size shall be three (3) acres; and
 - 2. Maximum Floor Area Ratio shall be .35.
- b. Provide for community facilities related to the social and institutional character of the area. These uses include, but are not limited to, churches, community lodges/centers and daycare centers. The following development requirements shall apply:

1. Maximum lot size shall be three (3) acres; and
 2. Maximum Floor Area Ratio shall be .35.
- c. Complement and support the recreation and open space system within rural areas of the county, the intent of which is that the proposed use is not the attraction or destination, rather, but a supporting use that complements the existing recreation and/or open space system within rural areas of Levy County. These uses include, but are not limited to, resource based recreational facilities and amenities such as trail head services and bed and breakfast establishments, excluding hotels and motels. Recreational vehicle parks and camp grounds may be considered by the special exception permit review process when consistent with the following minimum criteria:

The RV park and or campground is located in close proximity to the natural resource or openspace(s) it is intended to complement or support;

Access to the RV park is required from a roadway classified as a major collector, collector, minor arterial or principal arterial;

The parcel proposed for development is a minimum of five (5) acres in area;

The ratio of RV spaces and/or camp sites does not exceed eight (8) spaces per acre;

A minimum area equal to 25% of the total project area is provided as open space and may only be used for passive recreational use. This area shall consist of usable uplands;

Adequate setbacks, screening and buffering are provided between the project area, adjacent non-recreational land uses and public roadways as required by the land development code or deemed appropriate during the special exception review process; and

Accessory uses associated with the RV park, as well as commercial or retail uses, are to be located internal to the park and be of a scale and location as to primarily serve the needs of the guests.

Proposed developments shall be reviewed to ensure such development is compatible with surrounding land uses, are not adverse to the public interest and are consistent with the other provisions and requirements in the Comprehensive Plan. Activities that may generate potential nuisances such as noise, odor, dust, off-site glare, substantial traffic, may be permitted by the Special Exception permit process.

Home Occupation

Policy 3.8 Home occupations, as an accessory and subordinate use of a primary residence, may be permitted to provide for citizens, including handicapped and aged, and other conditions which would limit persons from the workplace. Home occupations may be permitted based on standards and criteria in the Levy County Land Development Regulations Code that protect the surrounding residential development from adverse impacts to the character of neighborhoods or from activities that would endanger the health and safety of the residents of the neighborhood.

In no case, may a home occupation exceed thirty percent (30%) of the living area, conduct on premise retail sales; retain outdoor storage; create objectionable noise, fumes, odors, dust, vibration, electrical interference detectable to the normal senses off the lot; generate traffic in excess of ten vehicles per day, and/or store or generate hazardous waste.

Development Controls

Policy 3.9 Regulations for buffering of incompatible land uses shall be set forth in the land development, Z zoning and S-subdivision R regulations.

Policy 3.10 Levy County will adopt sign regulations as a part of the L-land D-development R-regulations. These regulations will specify the acceptable types, sizes, locations and other controls essential to the protection of the public health, safety and general welfare.

Objective 4 Coastal Area

Population concentrations shall be directed away from known Coastal High-Hazard Areas and wetland systems through the designation of Conservation areas and coordination with the appropriate local or regional hurricane evacuation plan. Coastal High-Hazard Areas shall include all lands in the category 1 evacuation zones.

Policy 4.1 Local Hazard Mitigation plans, including the County Hurricane Evacuation Plan, shall be updated annually by the Emergency Management Director to identify needs and ensure adequate services for those population densities proposed on the Future Land Use Map.

Policy 4.2 Land D-development R-regulations shall provide for the orderly and well-planned development of hurricane evacuation corridors in order to preserve the safe and efficient traffic circulation on the roadway. This shall include at a minimum, site plan review of all development which would exceed low density standards for residential development and all commercial development. This review shall give special consideration to traffic circulation and access issues, stormwater drainage and flood protection and the provision of public services and facilities.

Policy 4.3 The County shall coordinate the review of proposed development within Coastal High Hazard areas with appropriate governments and regulatory agencies. Development review procedures and processes will be prepared and considered for adoption to enhance coordination and mitigate potentially adverse impacts of future development and redevelopment activities along hurricane evacuation routes.

Objective 5 Redevelopment

Encourage the redevelopment and revitalization of blighted areas through the implementation of housing programs and ~~L~~ land development ~~R~~ regulations directed toward the elimination of substandard housing.

Policy 5.1 The County will use the State Housing Initiative Partnership guidelines to improve the housing stock and provide housing for very low, low and moderate income households by administering services for:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. Emergency home repair for the elderly.

Policy 5.2 The County will use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance with those standards adopted in the ~~r~~ Recreation and Open Space, utilities Infrastructure and ~~t~~ Transportation Circulation elements of this ~~p~~ Plan.

Policy 5.3 The County shall use the remedial provisions of the standard building code and consider adoption of a standard code addressing substandard housing.

Policy 5.4 The County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the ~~Standard~~ Florida Building Code and land development Zoning Regulations.

Policy 5.5 The County will continue to enforce appropriate regulations regarding ~~the creation of~~ illegal junkyards.

Policy 5.6 The County will coordinate rehabilitation and/or demolition programs with the ~~Levy County Housing Authority~~ North Central Florida Regional Housing Authority to further efforts to eliminate substandard housing.

Policy 5.7 The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Policy 5.8 An exception to the ~~density~~ standards in this plan is allowable for affordable housing, as a means of reducing land and infrastructure costs, as follows: ~~(Basis: AHI #6)~~

- a. The minimum lot size is reduced to 3,000 square feet for single family districts within a MSD and with both central sewer and central water available, with a commensurate reduction in lot width to 30 feet and lot depth to 70 feet.

- b. There is no minimum lot size for affordable housing constructed as in single-family residential districts.

The exceptions above ~~applies~~ apply to lot size. No exception to the number of dwelling units per acre in the various Future Land Use categories may be granted.

Policy 5.9 The Development Department Director may grant an administrative variance to the front yard setback requirements for affordable housing if it is necessary to allow infill development to conform to the setbacks of existing homes on either side, even if those setbacks are nonconforming. (~~Basis AHH #8~~).

Objective 6 Non-Residential Uses in Rural Areas

Reduce the number and intensity of non-residential uses in the rural areas that are inconsistent with the community's character and future land uses by encouraging the conversion of these uses to less intense and more compatible uses.

Rural Commercial Development

Policy 6.1 The County will provide for traditional neighborhood development in the rural areas of the County. The overriding intent of this policy is to: 1) promote the redevelopment of inconsistent non-residential development to uses that support rural population concentrations; 2) discourage urban sprawl; and 3) provide a timing mechanism for the establishment of Rural Commercial Nodes.

Limited rural commercial uses to serve the established communities identified in Policy 1.86, may be allowed by the Special Exception permit process and include neighborhood level business (~~i.e.~~ e.g., convenience stores, two pump gas station, barber/beauty shop) to support the personal and retail needs of rural communities and reduce the length and number of trips on the roadway generated by traveling to urban areas. Limited rural commercial uses shall be subject to the following development requirements:

1. Maximum lot size shall be three (3) acres; and
2. Maximum Floor Area Ratio shall be .35.

Policy 6.2 Allowable rural commercial uses will be encouraged to utilize existing residences for professional offices and to provide for low intensity neighborhood retail services. New structures and non-office commercial uses may be permitted and shall be consistent with the following guidelines and criteria.

a. Development and Location Guidelines:

1. Proposed development shall provide landscaping and buffering to blend with existing uses and generally be limited to services/retail uses that serve the needs of immediate neighborhood(s);

2. The site must be highly accessible to adjacent residential areas. ~~The applicant shall document the demonstrated need for the proposed development.~~
3. The applicant shall document the demonstrated need for the proposed development.

b. Access and Spacing Criteria:

1. The site must have paved frontage and be located along a collector or minor arterial roadway. Access at an intersection shall be from the lower classified roadway to the maximum extent possible.
2. Establishment of new development shall be approved based on the following spacing requirements to encourage compact contiguous development and discourage urban sprawl development patterns.
 - a. Proposed development/uses shall not exceed a spacing distance of 1320 feet from an existing business(s); or
 - b. If the location is beyond 1320 feet of existing business (s), proposed development shall not be approved within six (6) miles of an established business.

c. General Provision:

1. Proposed development shall be consistent ~~to~~ with development standards and guidelines in the Comprehensive Plan and ~~Land Development~~ Regulations;

The intent is that all commercial uses are contained within a 1/4 mile parameter and conform to Rural Commercial node standards. At the time three businesses are established within a 1/4 mile radius, the County may consider the establishment of a rural commercial node.

Policy 6.3 Existing and continually active commercial and industrial land uses, as of January 23, 1990, located outside designated Municipal Service Districts shall be recognized as conforming rural commercial (CRC) uses.

Policy 6.4 The County will encourage redevelopment of conforming rural commercial (CRC) uses to developments and activities that are consistent with the Future Land Use map series.

- a. Changes in the primary use of these properties shall be limited to uses of equal or less intensity as provided in the ~~Zoning~~ land development ~~Regulations~~.

- b. Expansion and/or change of use of conforming rural commercial or industrial uses shall only be allowed on the developed parcel of record and shall meet all current development and buffering standards.
- c. Re-establishment of a use that is inconsistent with the Future Land Use map series, which has been abandoned or discontinued for a period of one (1) year shall be prohibited.

Policy 6.5 The County will identify non-residential uses that are inconsistent with the Future Land Use map series and use tracking procedures to ensure that change of uses, expansions and modifications are consistent with Policy 6.4.

Objective 7 Natural and Historical Resources

Ensure that natural and historical resources are protected from the adverse impacts of development.

Policy 7.1 The County supports the State acquisition of environmentally unique or endangered areas, specifically those areas that will be accessible to the public. Resource-based and/or activity-based recreation areas plans by the County and/or State will be developed to provide maximum access and utilization by the public.

~~Specific actions taken by the County include the designation of certain privately owned lands for public acquisition on the Future Land Use Map. Future actions will include, but are not limited to, providing a review and recommendation on resource management plans and revisions to state or district ownership.~~

Policy 7.2 The Levy County Land Development Regulations Code shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to, vegetative land cover mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

Policy 7.3 Rural residential development proposed contiguous to the Cedar Key Scrub State Reserve, Manatee Springs State Park and the Wacassassa River shall trigger an automatic request for a review and comment by all affected Federal, State, Regional and Special District agencies prior to approval by the County.

Policy 7.4 The County will coordinate the review of proposed development plans in environmentally sensitive areas with the appropriate resource management agency and where appropriate, with adjacent cities, counties, special districts, and the Regional Planning Council.

Policy 7.5 Historic resources shall be protected by designation as historic sites by the State or the County.

Policy 7.6 Adaptive re-use of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

Objective 8 Intergovernmental Coordination

Coordinate the Levy County Comprehensive Plan with the River Basin Resource Planning and Management Programs via formal intergovernmental agreements.

Policy 8.1 The County will prepare draft intergovernmental agreements establishing a mechanism to enhance the coordination of plans to manage and protect of natural resources with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWWMD). Final agreements will be adopted by resolution by the County.

Policy 8.2 The Levy County Comprehensive Plan will be reviewed and revised as necessary to ensure consistency with changes in Water Management District plans and their plans for the various basins.

Objective 9 Monitoring and Evaluation of the Comprehensive Plan

~~By the year 2012, establish a land use database to monitor and project population growth and development needs over the five and ten year planning periods.~~

Evaluation and appraisal of the Levy County Comprehensive Plan at least once every 7 years, consistent with the schedule published by the Florida Department of Economic Opportunity.

~~**Policy 9.1** The 2006 Levy County Evaluation and Appraisal Report shall serve as an appendices to the Levy County Comprehensive Plan adopted in 1990. The 2006 EAR shall provide the baseline data and analysis and basis for evaluation of the Comprehensive Plan for the next five and ten year planning periods. Data and analysis resulting from the Evaluation and Appraisal process shall serve as updates and appendices to previous Levy County Comprehensive Plan Data and Analysis sections.~~

Policy 9.2 The future land use plan shall be based upon surveys, studies, and data regarding the area. Criteria shown in Policy 11.1 shall be used, as applicable, as the basis for the countywide allocation of lands for residential and non-residential land use categories.

Policy 9.3 The County shall review and assess the boundaries of each Municipal Service District (MSD) during the Evaluation and Appraisal Report process or periodically, in coordination with the appropriate municipality, and may amend MSD boundaries based on the criteria established in Policies 11.1 and 11.2.

~~**Policy 9.2** Adopted population projections will provide the basis for indicating Countywide allocation and needs for residential and non-residential land use categories. An assessment of projected needs, existing development patterns, development potentials, including environmental suitability and constraints, and the availability of public facilities shall be used as the basis for the appropriate addition and reduction in allocation of land use categories shown on the Future Land Use Map series.~~

~~**Policy 9.3** Use the land use database and monitoring procedures to measure the rate of development by Future Land Use categories as identified in Policy 1.2 and to ensure that the level of service standards in the Plan are maintained.~~

~~**Policy 9.4** By the year 2012, the County shall use the subdivision study of platted and vested subdivisions to assess and to accurately determine the residential land use allocations for a five and ten year planning time frame.~~

Objective 10 Compatibility

The County shall strive to ensure compatibility between existing active agricultural lands and new subdivisions with a density greater than one dwelling unit per 5 acres.

Policy 10.1 All new subdivisions proposed to be developed adjacent to agricultural land uses or existing agricultural operations shall provide design elements on the plat to mitigate the potential for nuisances caused by either use. Such design elements may include: larger lots than the minimum required for the land use designation, increased setbacks along the boundary abutting the agricultural land use, provision of a non-deciduous vegetative screening, and an interior road system designed to direct traffic away from intensive farming operations.

Policy 10.2 The determination of the appropriate setback distance, the adequacy of the methods proposed for screening and buffering between the agricultural land use and the development, and the design of the interior road system will be directly related to the agricultural land use designation or the type of existing agricultural activity that is carried out on the land adjacent to the new development. Such design elements shall be shown in detail on the preliminary plat offered for review by the planning commission, and subsequently approved or denied by the board of county commissioners.

Policy 10.3 The County, through its land development ~~code~~ regulations, shall require minimum setbacks and screening and buffering for all new subdivisions and developments abutting active agricultural lands or other incompatible land uses. These regulations shall address potential off-site impacts such as noise, dust, light, and stormwater run-off issues associated with the characteristics of the new development.

Objective 11 Amendments to the Future Land Use Map

Establish the basis and evaluation criteria for future land use map changes.

Policy 11.1 The County will review proposed changes to the Future Land Use Map by using the following evaluation criteria:

1. Consistency with the Levy County Comprehensive Plan.
2. An analysis of the amount of land required to accommodate anticipated growth
3. The projected permanent and seasonal population of the area.
4. The character of undeveloped land, soils, topography, natural resources, and historic resources on site.
5. The availability of water supplies, public facilities, and services.
6. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
7. The compatibility of uses on lands adjacent to an airport as defined in Section 330.35, Florida Statutes, and consistent with Section 333.02, Florida Statutes.
8. The discouragement of urban sprawl as defined in Section 163.3164, Florida Statutes, and consistent with the indicators in Section 163.3177(6)(a)9., Florida Statutes.
9. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
10. The need to modify land uses and development patterns within antiquated subdivisions as defined in Section 163.3164, Florida Statutes.

Policy 11.2 In addition to the evaluation criteria stated in Policy 11.1, expansion of a municipal service district (MSD) shall be in the form of a large-scale land use amendment that demonstrates the following, as applicable:

4. The additional land use acreage is required at urban densities and intensities to meet the needs of development within Levy County;
5. Lands within the existing MSD are not capable or suitable for the type of urban development proposed, with resulting need for additional land to meet the existing need for urban development;
6. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
7. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
8. Expansion of an MSD area does not result in a negative impact on environmentally sensitive lands or natural resources;
9. Other lands are proposed for removal from the MSD, resulting in no net change in the amount of additional land to be designated within the MSD area to maintain an adequate supply of urban land.

Objective 12 Compatibility of Lands Adjacent to an Airport

Achieve the compatibility of lands adjacent to the George T. Lewis Airport through land development regulations and coordination with surrounding jurisdictions.

Policy 12.1 Levy County shall use the George T. Lewis Airport Master Plan as the future land use guide for development in and around the airport.

Policy 12.2 The Levy County Land Development Code shall include regulations concerning airport zones, airport height limitations and airport land use restrictions.

Policy 12.3 Levy County shall coordinate with Cedar Key on new development or redevelopment at the airport to ensure compatibility with surrounding land uses.

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Air Quality**
Open Space and Tree Protection

- Objective 2 Natural Resource Protection**
Environmentally Sensitive Lands
Natural Reservations
Unique Vegetative Communities/ Multi-Jurisdictional

- Objective 3 Soils, Minerals and Native Vegetative Communities**
Land Use and Natural Resource Map Series
Mineral Resources and Mining

- Objective 4 Forestry / Wildlife Habitat Conservation**
Forest Lands
Saw timber Production
Tree Ordinance
Development / Plat Review
Forest Management

- Objective 5 Endangered and Threatened Wildlife**
Wildlife Habitat Management
Wildlife Assessment and Management Plan

- Objective 6 Protect the Quality and Quantity of Current and Projected Water Sources**
Wellfield Protection
Aquifer Protection
Freshwater and Environmentally Sensitive Coastal Areas

- Objective 7 Fisheries and Marine Habitat**
Waterfront Development Guidelines

- Objective 8 Aesthetics**

- Objective 9 Hazardous Waste**

- Objective 10 Wildfire Mitigation**

Goal:

Protect, conserve, enhance, or appropriately use the County’s natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

Objective 1 Air Quality

Protect and maintain the air quality for the benefit of all citizens by meeting or exceeding State Air Quality Standards.

Open Space and Tree Protection

Policy 1.1 Enhance air quality by preserving trees, natural vegetation and open spaces through provisions in the Land Development Regulations for tree preservation, buffering, and recreation and open space.

Policy 1.2 Discourage industry that produces heavy air emissions from locating within the eCounty.

Policy 1.3 Coordinate the review of proposed developments or activities that may have an adverse impact on air quality with appropriate agencies (i.e., EPA, DEP) to ensure that State and Federal air quality standards are met.

Objective 2 Natural Resource Protection

Maintain and enhance the environmental, economic and recreational quality of the County by conserving and protecting environmentally sensitive lands, ecological systems, and Natural Reservations.

Environmentally Sensitive Lands (ESL)

Policy 2.1 Environmentally sensitive lands shall be designated and shown on the Future Land Use map series as an overlay zone based on the following criteria. ESLs shall include:

- a. Tide-influenced salt marshes, mangroves, shorelines and barrier/offshore islands.
- b. Historic and archaeological sites.
- c. State and federal preserves, refuges and wildlife management areas, including the Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.
- d. Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones and along the Suwannee, Wacassassa and Withlacoochee Rivers, and each of the rivers and spring-fed tributaries.
- e. County, Regional and/or State recreation areas.
- f. Wellhead Protection Areas.
- g. The 10 and 100-year floodplain.
- h. Coastal and Riverine Flooding Areas as defined in Future Land Use Element, Policy 1.2-Conservation Land Use.

- i Coastal High Hazard areas (area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model).

Policy 2.2 Environmentally Sensitive Lands designated shall be protected using the following guidelines and standards:

- a. Identifying ESL on the Future Land Use map series.
- b. Coordinating the review of proposed residential and non-residential development within or adjacent to ESL areas with the appropriate state resource agencies. Protective measures and mitigation, if applicable, shall be documented by the developer and approved by the appropriate regulatory agency prior to the issuance of County development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.
- c. Limiting land uses in floodprone areas (i.e., 100 year floodplain) to rural/low density residential, agricultural uses and non-residential uses consistent with Conservation Element Policies including, but not limited to, Policy 3.1 and 6.1 and Future Land Use Element 1.2;
- d. Require that proposed Planned Units of Developments (PUDs) within ESL areas meet or exceed standards established in Chapter 380.061 and ~~Rule 9J-28~~, Florida Quality Development.

Unique Natural Areas / Suwannee River System Protection

Policy 2.3 Unique natural areas within the 100-year floodplain adjacent to the Suwannee River system shall be identified and protected. The identification of unique natural areas shall be based on the best available information, including but not limited to, vegetative land cover mapping, resource investigations, and site investigations. Long range strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies. The review of proposed development shall be coordinated with the Suwannee River and Southwest Florida Water Management Districts.

Policy 2.4 County-owned facilities within the 100-year floodplain of the Suwannee River system shall be maintained in a manner that prevents any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.

Natural Reservations

Policy 2.5 The County will coordinate land use plans and the review of proposed developments adjacent to Natural Reservations with appropriate resource management agencies. Notification of requests to increase density or intensity on parcels that are abutting lands designated with the Natural Reservation Future Land Use Map designation, or abutting lands which have been acquired by government or non-profit agencies and are managed for the purpose of conservation, shall be provided to the entity responsible for the management of the land. Comments shall be requested related to the impact of the proposed development on the presence of listed species of plants, animals, natural community type, hydrological impacts, land management requirements, prescribed burning and recreational use.

Policy 2.6 Land Development Regulations shall be developed and used to promote compatibility with adjacent land uses and to minimize the impact of development on the natural resources in the area. For all properties abutting Federal or State Wildlife Management Areas and Federal or State Forests within Natural Reservation (NR) areas, the County will require a minimum 100-foot naturally vegetated buffer, in which structures are prohibited. Uses within the 100-foot naturally vegetated buffer will be limited to agriculture, silviculture, and passive uses such as footpaths, hunting and horseback riding. Variances from the prohibitions against construction of structures within the 100-foot buffer may be allowed only when, owing to the special shape, size or physical features, such as the presence of wetlands, the buffer would result in the preclusion of all reasonable use of the parcel. When a variance is permitted, encroachment into the buffer will be limited to the minimum needed to allow for reasonable use of the parcel. No variances will be granted allowing impacts to wetlands or listed species habitat within the buffer.

Policy 2.7 State, or federal, regional or local government, and non-profit agency acquisitions of public/park lands will be designated as Natural Reservation on the Future Land Use Map through a Future Land Use Map amendment or the EAR-based Evaluation and Appraisal amendment process.

Policy 2.8 Measures such as, the regulation of density, buffering, setback and open space requirements will be utilized to protect existing property designated Natural Reservation from encroachment by incompatible land use. Development on property abutting lands designated on the Future Land Use Map as Natural Reservation or lands which have been acquired and are managed by a government agency for the purpose of conservation, shall exhibit best environmental management practices such as designing in the context of the natural features of the landscape (including the consideration of topographic and stormwater features, existing vegetation, and soil types), to avoid and minimize adverse environmental and visual impacts. The major criteria for approval shall be the continued functioning, with the minimum disturbance, of the ecosystem that the development is impacting.

Policy 2.9 Septic tanks and drainfields shall be sited in a manner to protect Natural Reservation areas, and lands that have been acquired by and are managed by a government or non-profit agency for the purpose of conservation, from the discharge of improperly treated effluent. The use of advanced secondary treatment systems may be required in environmentally sensitive lands areas, when determined by the Board of County Commissioners to be necessary for the protection of environmental health and ecosystems.

Policy 2.10 Management Plans shall be prepared and implemented for environmentally sensitive areas within county-owned or controlled Natural Reservation areas.

Unique Vegetative Communities/ Multi-Jurisdictional

Policy 2.101 The County will assist regulatory agencies in protecting unique vegetative communities located within the various jurisdictions by regulating land uses contiguous to the unique communities.

Policy 2.112 The County will develop intergovernmental agreements to help protect, conserve, or preserve identified unique vegetative communities in contiguous municipalities or counties.

Objective 3 Soils, Minerals and Native Vegetative Communities

Conserve and protect native vegetative communities, mineral resources, farm and forest lands, and preserve the natural drainage functions of the soils through the appropriate use of land.

Policy 3.1 Development proposals will be reviewed to ensure that environmentally sensitive features of the land are protected and impacts to wetlands are avoided, minimized, or mitigated commensurate with the quality of the wetlands system affected. Impacts to “high quality” wetlands on site will be limited to development of necessary improvements consistent with plans approved by state and federal regulatory agencies, for which no practicable alternative location exists, and mitigation shall be required consistent with conditions imposed by the regulatory agencies. High quality wetlands are herein defined as undisturbed wetlands or wetland that contain significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soils suitability and limitations, potential impact to surface and groundwater flow and quality and a floodplain assessment shall be reviewed prior to issuance of any development approval.

The methods used to protect sensitive features of the land and to address physical and environmental limitation of the land shall be documented by the developer prior to the issuance of development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Land Use and Natural Resource Map Series

Policy 3.2 A Land Use and Natural Resource Map series, showing county-wide environmental resources, locally important farm and forestry land, mineral resources, karst features, springs and the Springs Protection Zone (SPZ) and Future Land Use information shall be utilized in the review of proposed developments. The Developer shall document potential impact to these resources and methods used to protect, conserve and preserve them.

The map series will show the following characteristics:

- a. Natural Resources - Soil types, native vegetative communities, mineral resources and, geologic surface water and groundwater information.
- b. Land Use Information - Areas designated for urban and rural development. Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands.
- c. Development Potential - A composite map illustrating the suitability and limitations for various types of land use and development including, but not limited to agricultural, residential, non-residential uses.

Soils

Policy 3.3 The County will continue its support of the Levy County Soil and Water Conservation District (SWCD), and the Institute of Food and Agricultural Sciences (IFAS) and its Cooperative Extension Service.

Policy 3.4 The *Soil Survey of Levy County* will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics and constraints will be one of the determining factors in land use changes that involve the increase of intensity and density.

Policy 3.5 The review of proposed development will be coordinated with the County Agricultural Extension service, SWCD and other appropriate agencies to ensure that agricultural resources are protected.

Mineral Resources, Mining and Excavation

Policy 3.6 Areas identified as containing commercially valuable mineral resources suitable for extraction will be conserved and protected from the encroachment of incompatible land uses and development. Land ~~D~~development ~~R~~regulations and Future Land Use plans will be used to enhance compatibility among existing uses and future development in the area.

Policy 3.7 A buffer shall be required to physically separate mining operations and adjacent land uses to protect the public health, safety and welfare and to preserve the character of the area. The buffer shall be provided to minimize the impact of dust, noise, traffic and other undesirable impacts associated with mining activities.

Policy 3.8 Environmentally Sensitive Lands including, but not limited to, coastal resources and designated areas of critical state concern, will be protected from mining operations.

Policy 3.9 Promote the restoration and future use of mined or excavated lands through ~~L~~land ~~D~~development ~~R~~regulation reclamation standards.

Policy 3.10 The County will develop performance standards that will permit the monitoring and early detection of water contamination or excessive run-off into adjacent areas resulting from mining, agricultural or construction excavations.

Policy 3.11 Excavated slopes will be protected from erosion by:

- a. Immediate establishment of vegetative cover, terraces, mulches or a combination of these practices as appropriate, on excavated slope areas.
- b. Preservation of dense vegetative stands adjacent to excavation and site stripping activity to prevent water run-off.

Policy 3.12 Encourage the use of rejuvenation practices for managed forested lands to reduce or eliminate excessive water run-off or water contamination problems.

Policy 3.13 Run-off from excavation or construction sites shall be required to have the same volume, rate of flow and equal or improved quality relative to pre-development and ambient conditions.

Policy 3.14 All excavation activities, inclusive of pumping, will employ water conservation practices.

Objective 4 Forestry / Wildlife Habitat Conservation

Encourage the long-term conservation and proper management of forest lands in the County to ensure a continuous yield of forest products, habitats for wildlife, forest associated recreation, aesthetics, clean air and clean water.

Forest Lands

Policy 4.1 The County shall protect, conserve and encourage the continued productivity of forestry activities, discourage the encroachment of incompatible activities and promote compatibility among forestry and other uses by:

- a. Limiting the densities and intensities of future growth in areas predominately used for forestry/agriculture.
- b. Providing Subdivisions standards including, but not limited to, buffering, setback and clustering requirements.

Saw timber Production

Policy 4.2 Encourage the use of state legislated incentives and assistance to private landowners through forest management programs that promote compatible mixed uses, aesthetics, and lengthened timber rotation as a means of sustaining saw timber production.

Tree Ordinance

Policy 4.3 Unique or endangered native vegetation that will be adversely impacted or destroyed by proposed development shall be protected and conserved through tree preservation and open space requirements in the Land Development Regulations.

Development/Plat Review

Policy 4.4 Forestry resource managers will be consulted in the review of proposed developments that are adjacent to public and/or private lands actively used for silviculture. Comments and concerns from the forestry managers will be addressed during the plat review process.

Policy 4.5 Native vegetative communities and agricultural/forestry lands shall be preserved, to the maximum extent possible, through the provision of open space, lot coverage and public dedication requirements for residential and mixed use development.

Forest Management

Policy 4.6 The State of Florida’s *Silvicultural Best Management Practices* guideline and standards shall be followed in all forest management activities.

Policy 4.7 The County will protect lives and property from wildfires on unmanaged lands. In conjunction with the appropriate state, federal and regional agencies and property owners, Levy County shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices, including the use of prescribed burns and the control of invasive exotics. To further the effectiveness of these practices, requirements shall be included in the Land Development Regulations to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property. The Board may authorize and/or request prescribed burning by the Division of Forestry, in accordance with the State of Florida’s *Silvicultural Best Management Practices* guidelines and rules.

Objective 5 Endangered and Threatened Wildlife

The County, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection, shall identify the locations of, and protect endangered and threatened wildlife species.

Policy 5.1 The County shall regulate development and prohibit activities known to adversely affect the survival of endangered and threatened wildlife.

Wildlife Habitat Management

Policy 5.2 The habitat of any threatened or endangered species shall be managed to ensure survival of that species, with a population equal to or greater than existed prior to development. Mitigation activities shall sustain or increase the carrying capacity of that habitat in accordance with a State approved management plan (i.e., FDEP and FWC).

Policy 5.3 A portion of the land area in each subdivision or planned unit development that includes habitat for any listed, threatened or endangered species will preserve or restore native wildlife habitat. An adequate amount of land will be provided to support viable population of plant and animal species, including endangered and threatened species.

Wildlife Assessment and Management Plan

Policy 5.4 A wildlife assessment and protection plan, when applicable, will be required for proposed subdivisions and planned unit developments. Proposed development requests shall be referred to the appropriate regulatory agency to identify and ensure protection of threatened and endangered species and habitats.

Policy 5.5 The County shall request assistance from the Florida Department of Environmental Protection (FDEP) and Florida Fish and Wildlife Conservation Commission (FWC) in the development of wildlife management plans to protect and preserve identified endangered wildlife and species of special concern.

Objective 6 Protect the Quality and Quantity of Current and Projected Water Sources

Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

Policy 6.1 Any activities known to adversely affect the quality and quantity of water sources will be prohibited by the County through adopted local ordinances and rules.

Policy 6.2 The County will coordinate plans for growth and development with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWFWMD) to protect the hydrological characteristics of the area. A development review process shall be developed to enhance the coordination and use of technical assistance services available to the County from the Water Management Districts.

Policy 6.3 Standards and criteria in the Land Development Regulations for potable wells, cones of influence and water recharge areas shall be used to protect the quality of existing and future potable water resources from contamination.

Policy 6.4 Natural groundwater recharge areas, wellfield protection areas and surface waters shall be protected from activities, such as, inadequate stormwater management, inappropriate use of septic tanks, intense development in karst sensitive areas and inappropriate densities and intensities of development in areas identified environmentally sensitive land.

Policy 6.5 Large volume withdrawals of groundwater that could result in significant adverse impacts on potable water supply and natural ecosystems due to cone of depression effects shall be evaluated for their effect on municipal wellfield supplies and natural ecosystems before being permitted. Development shall only occur when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water resources or the natural ecosystem.

Policy 6.6 The County supports the philosophy of “local sources first” and shall seek to protect its water resources from being exported to other regions of the state through several strategies, including:

1. Participating in the development of the five-year work plans of the Suwannee River and Southwest Florida Water Management Districts;
2. Requesting to receive notice of any applications for the transfer of the County’s waters, and advocating for water reuse and the development of alternate supply sources by such applicants;
3. ~~Considering the establishment~~ participating in ~~of~~ a regional water supply authority pursuant to section ~~373.1962~~ 373.713 F.S. and;
4. Support appropriate legislation regarding consumptive use permitting and exercising vigilance through the County’s legislative delegation.

Wellfield Protection

Policy 6.7 Prior to the issuance of development approval, proposed developments that require water withdrawals exceeding 100,000 g.p.d. from the Floridan aquifer shall be reviewed to ensure that the impacts of this development will not adversely impact the public interest and the environment.

The County will coordinate the review of proposed developments with the appropriate Water Management District to determine and/or identify potential impacts to:

- a. Surrounding land uses;
- b. Environmental quality;
- c. Public health, safety and welfare.
- d. Minimum flows and levels.

Policy 6.8 The ~~L~~land ~~D~~development ~~R~~regulations shall contain wellfield protection standards to protect public potable water wells from point and non-point source pollution or contamination. To protect the public potable water supply from possible contamination, the County shall establish wellhead protection zones (WHPZ) for existing and future community water systems. Primary and secondary protection zones shall be designated and allowable uses are listed below:

- I. **Primary WHPZ.** This zone is defined as lands within a 200-foot radius of the wellhead.

- A. Allowable uses - existing residential uses, facilities and uses functionally related to the water supply system, open space, parks and playgrounds. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
- B. Prohibited uses - Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are existing residential uses or uses accessory to existing residential uses, playing courts, open-air shelters and other similar recreation facilities. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
- II. **Secondary WHPZ.** This zone is defined as lands within a 660-foot radius of the wellhead.
- A. Allowable uses: residential uses served by central sewer facilities, uses functionally related to the water supply system, open space, parks and playgrounds.
- B. Prohibited uses -
1. Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are accessory to residential uses, playing courts, open-air shelters and other similar recreation facilities.
 2. Septic systems except for lots or parcels created on or before December 31, 1989.
 3. Any man-made retention area except for stormwater treatment facilities.
 4. The production, handling and/or storage of hazardous waste/materials.
 5. Junkyard or salvage operations.
 6. Effluent spray fields.
 7. Landfills, sludge disposal sites or animal waste holding pond.
- III. **New Wellfields** - Prior to development of any proposed wellfield, drawdown tests will be conducted by the applicant for the purposes of establishing the extent of the cone of depression. No wellfields may be developed that would include any of the prohibited uses listed above within identified cones of influence and/or within primary and secondary WHPZ.

- IV. Existing Wellfields** - Existing uses within the WHPZs that violate the provisions of this policy shall be reviewed and evaluated in coordination with the Water Management Districts to determine any risk to the health, safety and welfare from contamination of the water source. Remedial actions, when required, shall be identified and coordinated with the Water Management District at the conclusion of the review and evaluation.

Policy 6.9 Soil tests shall be required for all proposed developments prior to the issuance of septic tank permits, approval of sewer treatment plants, or approval of solid waste disposal sites.

Policy 6.10 Developers shall obtain all permits required by the Florida Department of Environmental Protection, the Suwannee River Water Management District or the Southwest Florida Water Management District prior to the issuance of a development permit, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Policy 6.11 New developments meeting a specified threshold size and will be required to evaluate geologic hazards on-site prior to development.

Policy 6.12 Emergency conservation measures will be mandated to minimize the impacts of drought and protect the supply of potable water, upon request from the Southwest Florida Water Management District and the Suwannee River Water Management District. When deemed necessary, the County will consider developing an emergency water conservation plan and level of service (LOS) for use in establishing water conservation targets and measuring the effectiveness of water conservation initiatives.

Aquifer Protection

Policy 6.13 Aquifer Recharge Areas will be protected from development impacts through ~~L~~land ~~D~~development ~~R~~regulations to regulate filling and establish imperious lot coverage and stormwater management standards. The retention of soils and covering vegetation to filter water and recharge the aquifer shall be encouraged for proposed development sites.

Policy 6.14 Innovative site design and construction materials (i.e. permeable ~~P~~paving blocks and other paving alternatives) which retain soil permeability will be encouraged through density bonuses or other incentives.

Policy 6.15 Preservation of open space lands shall be encouraged in areas of high natural recharge, wetlands areas, and in areas identified as Environmentally Sensitive Land.

Freshwater and Environmentally Sensitive Coastal Areas

Policy 6.16 Development in a natural freshwater, wetland and environmentally sensitive coastal areas will be prohibited or regulated to protect and preserve those areas strongly dependent on natural hydrologic processes. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

Policy 6.17 Through coordination and technical assistance from the water management districts in the development review process, water quality and quantity shall be addressed and protected. The owner/developer of any site shall be responsible for the management of runoff in a manner that the volume of runoff does not exceed pre-development conditions.

Objective 7 Fisheries and Marine Habitat

Preserve, protect and enhance the coastal marine systems along the County's coastline and provide waterfront development guidelines.

Waterfront Development Guidelines

Policy 7.1 The County will regulate dredging, waterfront development, filling, construction of roads and similar activities with proximity to coastal estuaries, grass beds, hammocks or salt marsh by enforcing Land Development Regulations.

Policy 7.2 The County will protect off-shore fishing beds from poor water quality and from the adverse impact of development using shoreline development standards set forth in the Coastal Management Element.

Policy 7.3 The County will continually review and improve the Zoning and Subdivision Regulations to protect and conserve the natural functions of existing soils, commercially important fish or shellfish locations, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands, estuarine marshes, freshwater beaches and shores and marine habitats. In addition, developers shall document measures taken to protect coastal resources and environmentally sensitive lands on site for proposed developments.

Policy 7.4 The County will continually review F.D.E.P. pollution studies and consider for adoption, recommended standards and guidelines to prevent or reduce water pollution.

Policy 7.5 The County will protect and preserve coastal resources through the implementation of standards and guidelines in the Coastal Management Element of this Plan.

Policy 7.6 The County encourages and supports the preservation of working waterfronts, as defined in s. 342.07, F.S.

Objective 8 Aesthetics

Protect and preserve the natural beauty and enhance the appearance of communities in the County through cooperative efforts of County, Municipal and private entities.

Policy 8.1 Maximize open space and improve aesthetics through the implementation of the Planned Unit Development (P.U.D.) Ordinance.

Policy 8.2 Funding sources will be investigated for joint County and City municipal beautification projects. Public education programs to promote environmental awareness shall also be encouraged.

Policy 8.3 The County will consider for adoption, codes, ordinances and regulations addressing the issues of signs, noise, dust, smoke, odor, landscaping, tree preservation, and other methods to enhance compatibility between adjacent uses.

Policy 8.4 The County will prepare and adopt a Landscape Ordinances to promote compatibility between residential and non residential land uses. On-site preservation of valuable shade and ornamental trees shall be encouraged to improve the appearance of the development site.

Objective 9 Hazardous Waste

Protect natural resources through the development and adoption of ordinances to provide standards and guidelines for hazardous waste management.

Policy 9.1 The County will incorporate provisions contained in the Hazardous Waste Management Plan into local ordinances.

Policy 9.2 Natural resources shall be protected from hazardous wastes, through implementing the hazardous waste assessment recommendations and through policies contained in the Solid Waste Sub-Element of the Infrastructure Element.

Objective 10 Wildfire Mitigation

Protect life, property, and the economy by eliminating or minimizing the present and future vulnerability to wildfire hazards.

Policy 10.1 Areas of high fire potential and populations in Levy County shall be identified, as adopted and mapped in the Levy County Local Mitigation Strategy, based on plant community type and development stage, canopy cover, hydrology, soils, slope and elevation. Mapping shall be reviewed annually and updated as necessary in response to changing fuel conditions and fire occurrence.

Policy 10.2 The County shall work with the Division of Forestry to educate the public, especially those at high risk from wildfires, and make them aware of proactive steps they can take to mitigate wildfire damage.

Policy 10.3 The County shall advance the directives and policies of local emergency management operational plans and the Levy County Local Mitigation Strategy.

Policy 10.4 Residential subdivisions in areas identified as high fire potential shall comply with the following minimum standards:

a. Complete and implement a wildfire mitigation plan specific to that subdivision, subject to review and approval by the Florida Division of Forestry, which shall be incorporated as part of the development plan or subdivision plat. The mitigation plan shall address the following:

1. The characteristics of the site and wildfire hazard rating for the site.
2. Specific recommendations for reducing the wildfire risk before and after development.
3. Incorporation of wildfire mitigation features into the development design, as applicable or required by the land development code, such as: defensible project perimeters; interior project fuel breaks; individual site defensible space; landscaping guidelines and plant material suggestions; placement of structures.
4. Review of landscaping and building plans for wildfire mitigation features.

5. Review of factors related to emergency response, such as: water supply; proximity to fire protection services; emergency access and infrastructure; and fuel management zones (greenspace) and vegetation maintenance.

b. Provide at least two ingress-egress routes.

c. Structures shall be designed to minimize the potential for loss of life and property from wildfire, through requirements in the land development regulations for outdoor sprinkler systems; fire-resistant building materials or treatments, landscaping with appropriate vegetation species, and site design practices such as fuel breaks and defensible space.

d. Streets, roads, driveways, bridges, culverts, and cul-de-sacs shall be designed to assure access by firefighting equipment, providing for weight class, cornering, turnaround and overhead clearance.

Policy 10.5 The County shall consider wildfire hazard when reviewing land use amendments for increases in density.

Policy 10.6 Residential subdivisions for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed fire, shall not be authorized in areas of high wildfire potential.

Policy 10.7 The County will explore the adoption of firewise building code requirements in high risk fire areas to reduce wildfire risk.

Policy 10.8 Cluster development will be encouraged in areas identified as high fire potential.

**SPRINGS PROTECTION ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

Element Guide:

Objective 1	Springs Protection Zone
Objective 2	Future Land Use Map Amendments
Objective 3	Development Design Standards
Objective 4	Site Plan and Plat Review
Objective 5	Stormwater Management
Objective 6	Wastewater Treatment
Objective 7	Intergovernmental Coordination
<u>Objective 8</u>	<u>Outstanding Florida Springs Priority Focus Areas</u>

Goal 1: Protect 1st and 2nd magnitude springs and springshed areas as fragile resources necessary for sustaining the community's quality of life.

Objective 1 Springs Protection Zone (SPZ)

Protect 1st and 2nd magnitude springs through the designation of the Fanning, Fanning/Manatee, and Manatee Springsheds as the Springs Protection Zone (SPZ) as depicted in the Levy County Springs Protection Element Map and the implementation of the following policies.

Policy 1.1 Evaluate the commercial and industrial zoning districts within the SPZ and limit those land use activities that pose a significant threat to the springs. Land Use activities that pose a threat to springs shall include, but not be limited to, the following activities:

- a. All industrial uses;
- b. Quarrying, mining and processing of raw materials;
- c. Gas stations;
- d. Spray fields, land spreading of bio-solids; and
- e. Concentration of onsite sewage treatment and disposal units of intensity greater than one dwelling unit per three acres.

Policy 1.2 Where avoidance of impacts through the limitation of land use activities is not feasible, implement strategies and design standards in the land development regulations that will minimize the impact of use and development within the SPZ.

Policy 1.3 Mitigation of development impacts may include design techniques, location requirements, additional buffering requirements or other site design standards.

Objective 2 Future Land Use Map Amendments

Proposed amendments to the Future Land Use Map (FLUM) within the SPZ shall meet the criteria in the following policies:

Policy 2.1 Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

Policy 2.2 Demonstrate that the proposed land use category will be developed consistent with conservation or clustering design techniques.

Objective 3 Development Design Standards

Development within the SPZ shall meet the design standards as set forth below:

Policy 3.1 Residential development within the SPZ, resulting in 25 dwelling units or more, shall be clustered, based on conservation subdivision design standards, with the exception of development within the Agricultural / Rural Residential or Forestry / Rural Residential. Conservation subdivision designs shall include:

- a. clustering of units on small lots;
- b. establishment of open space, which shall be connected whenever possible;
- c. central water and sewer treatment facilities that can be connected to the regional system within a Municipal Service Districts as soon as available; and
- d. Minimal site disturbance,,-
- e. consideration of conflicts with abutting land containing active agricultural uses.

Policy 3.2 Development shall be setback from springs, spring runs, and karst features as shown below:

Feature	Minimum Setback (feet)
Springs	300
Spring runs	150
Sinkholes with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Caves	300, measured on the surface from the outside wall of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, measured from the drainage divide

Variations from the prohibitions against construction of structures within the above development setbacks from springs, spring runs and karst features may be allowed only when, owing to the special shape, size, or physical features, the setback would result in the preclusion of all reasonable use of the subject property. When a variance is permitted, encroachment into the setback will be limited to the minimum needed to allow for reasonable use of the parcel.

Policy 3.3 The required setback described in Policy 3.2 shall retain all natural vegetation within the setback area.

Policy 3.4 Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Policy 3.2, an allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features identified in Policy 3.2, and further that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

Policy 3.5 Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

Policy 3.6 Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces constructed on pervious surfaces.

Policy 3.7 Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- a. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- b. Directing flows from paved areas to vegetated areas;
- c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- d. Breaking up flow directions from large paved surfaces.

Policy 3.8 Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment.

Policy 3.9 Landscaping standards within the SPZ shall limit plant materials to native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also require retention of existing native species rather than planting new vegetation.

Policy 3.10 The minimum open space ratio for all development, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential categories within the SPZ, is twenty (20) percent. All open space shall be contiguous with protected open space on adjacent parcels to the maximum extent feasible.

Policy 3.11 Drainage for streets and roads within the SPZ shall be through roadside swales and berms whenever possible. Curb and gutter design shall be discouraged.

Policy 3.12 In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, special design and best management practices (BMPs) shall be instituted for all development in the SPZ.

Policy 3.13 Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development.

- a. Avoid or minimize the removal of existing trees and vegetation;
- b. Minimize soil compaction by delineating the smallest disturbance area feasible; and
- c. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Objective 4 Site Plan and Plat Review

All development in the SPZ, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential land use categories shall undergo site plan or subdivision plat review in accordance with the following policies prior to receiving development approval.

Policy 4.1 An analysis of the site to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer, is required to be submitted with a subdivision plat or site plan to evaluate the vulnerability of the development sites to leaching of nitrates into groundwater and subsequent transmission to Fanning Springs and Manatee Springs.

Policy 4.2 All development shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*. (Florida Department of Environmental Protection, September 2, 2003).

Objective 5 Stormwater Management

The volume, recharge, and treatment of stormwater runoff within the SPZ, in all land use categories, with the exception of Agricultural / Rural Residential and Forestry / Rural Residential, shall be designed to provide protection to the springs and springsheds.

Policy 5.1 Substantial redevelopment projects shall comply with the standards for stormwater runoff that apply to new development. Substantial redevelopment shall be based upon the value and amount of cumulative improvements to the site.

Policy 5.2 Best Management Practices (BMPs) shall be used in combination as part of a BMP treatment train to protect water quality and minimize flooding within the SPZ. Best management practices shall be used in the design of stormwater management facilities and systems within the SPZ. The following stormwater BMPs shall be instituted to reduce nitrate loading within the SPZ:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.

- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.
- c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management.
- d. Developments within the SPZ shall utilize the St. Johns River Water Management District karst sensitive criteria found in ~~SJRWMD Rule 40C 41.063 (7)(a) ERPS—Surface Water Management Basin Criteria and SJRWMD Rule 40C 42, Part II Criteria for Evaluation, Section 9.11 Sensitive Karst Area Basin Design Criteria. Environmental Resource Permit Applicant Handbook, Volume II, Part VI, Section 13.6.~~
 - i. Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, and any man-made alterations to the land that result in a direct connection to the aquifer and stream-to-sink feature, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional using a professionally acceptable methodology for suitability of water retention using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer, to include any man-made alterations to the land. If connections are determined to exist, the depression, or man-made alteration to the land, shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement.
 - ii. All development approval by the County shall require the applicant to submit to the County a copy of the Environmental Resource Permit (ERP) issued by the appropriate water management district or DEP stormwater permit and the National Pollutant Discharge Elimination System (NPDES) notice of intent to be covered by the construction generic permit prior to any land clearing when required (FAC 62-621.300).
 - iii. Sensitive karst features will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein. Based on data and analysis submitted with the comprehensive plan amendment, sensitive karst features in the SPZ are defined as sinkholes with a direct connection to the aquifer and spring-to-sink systems and solution pipes.
 - iv. All components of the stormwater treatment and management system shall be in common ownership and shall be maintained by the responsible legal entity identified in the water management district or the DEP stormwater permit.
 - v. The studies required in item (d)(i) above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock.

Sensitive karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features shall be protected from untreated run off.

Objective 6 Wastewater Treatment

All non-residential development and all residential development with a density greater than one dwelling unit per three (3) acres, proposed for location in the SPZ, shall provide a high level of wastewater treatment ~~by 2015~~ in accordance with the following policies:

Policy 6.1 Levy County shall implement a program within the SPZ to require installation of a sewage treatment system that achieves a treatment standard for nitrogen of 10mg/l, including performance-based septic tank systems, or other system that achieves the standard, for effluent disposal, where central sewer is not available.

Policy 6.2 All development within the SPZ shall connect to central wastewater treatment facilities within one year of when facilities become available, as available is defined in Chapter 381.0065 Florida Statutes.

Policy 6.3 Evaluate the potential for installation of lines for reused water for developments that are located within the Municipal Service Districts within the designated (SPZ), and implement a program when a reused water system is determined to be feasible.

Objective 7 Intergovernmental Coordination

Coordinate with local governments throughout the springs and springshed areas to ensure a consistent approach to springs, springshed, and aquifer protection.

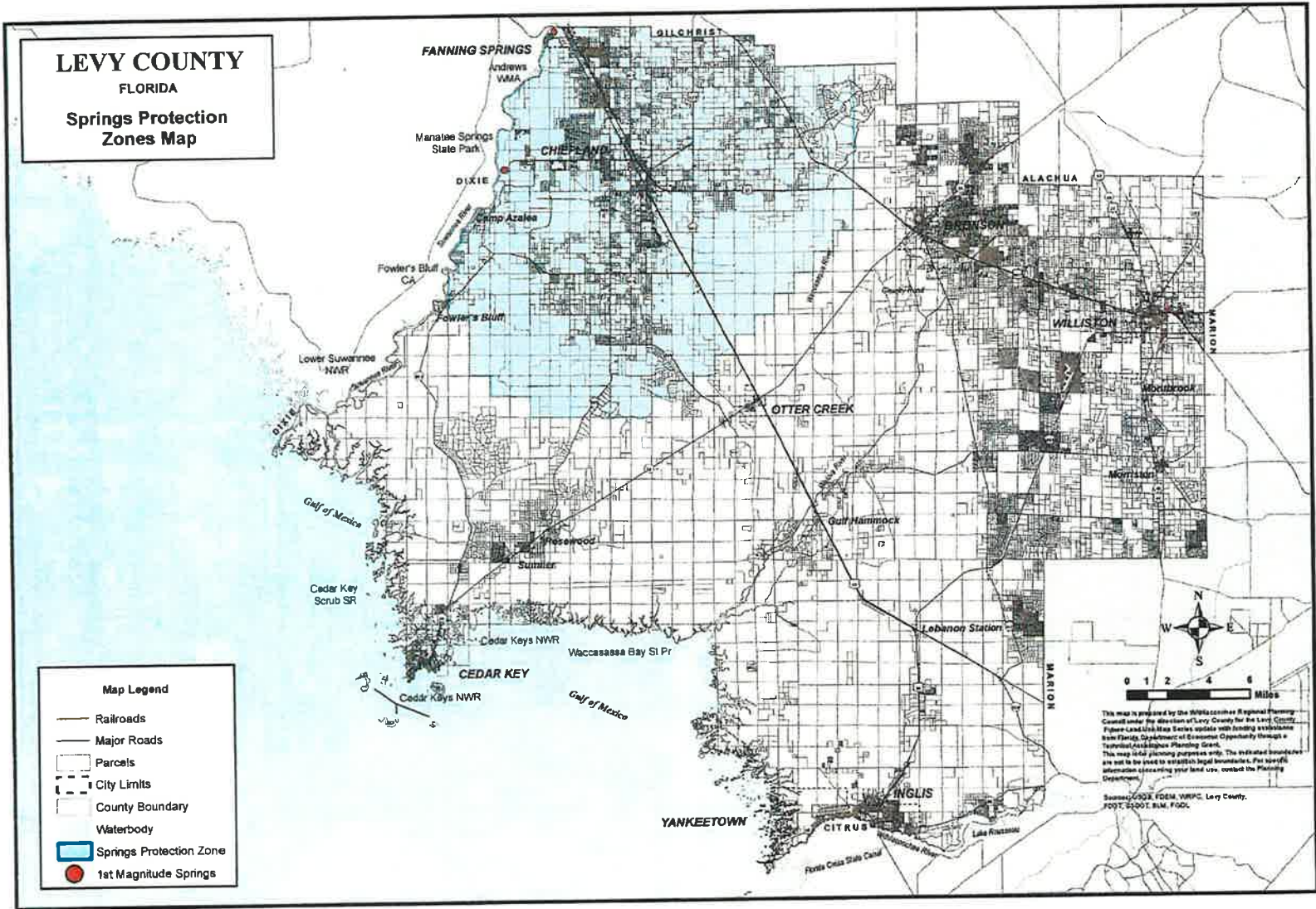
Policy 7.1 The County shall consider an interlocal agreement that specifies responsibilities for land development regulation, stormwater management, and other matters that impact the springs and springsheds. The interlocal agreement containing joint strategies for springs protection shall be implemented by all local governments within a springshed.

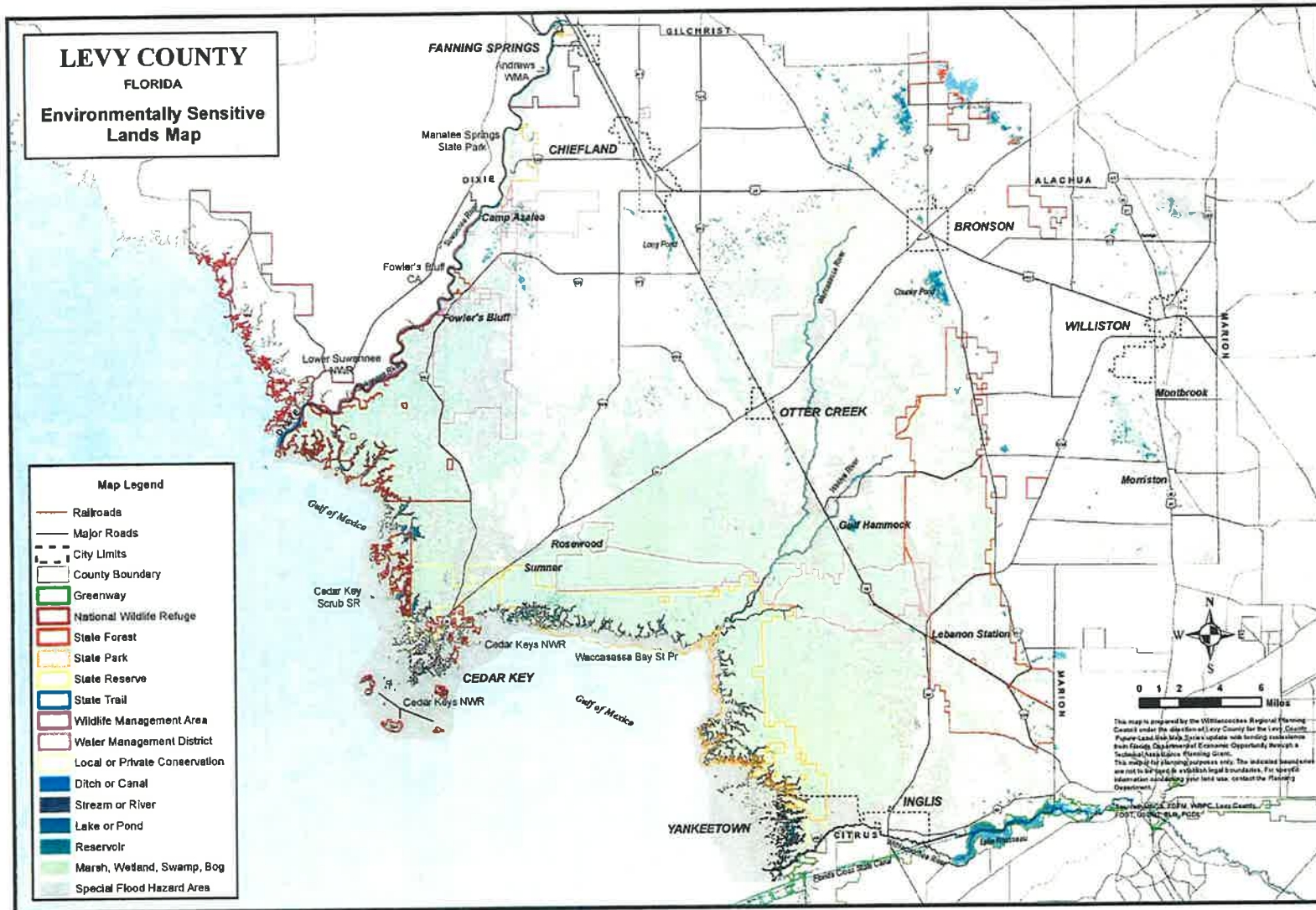
Policy 7.2 Levy County shall consider the creation of a joint development review board to be composed of representatives from all local governments within the identified springsheds, as well as affected regional and state agencies.

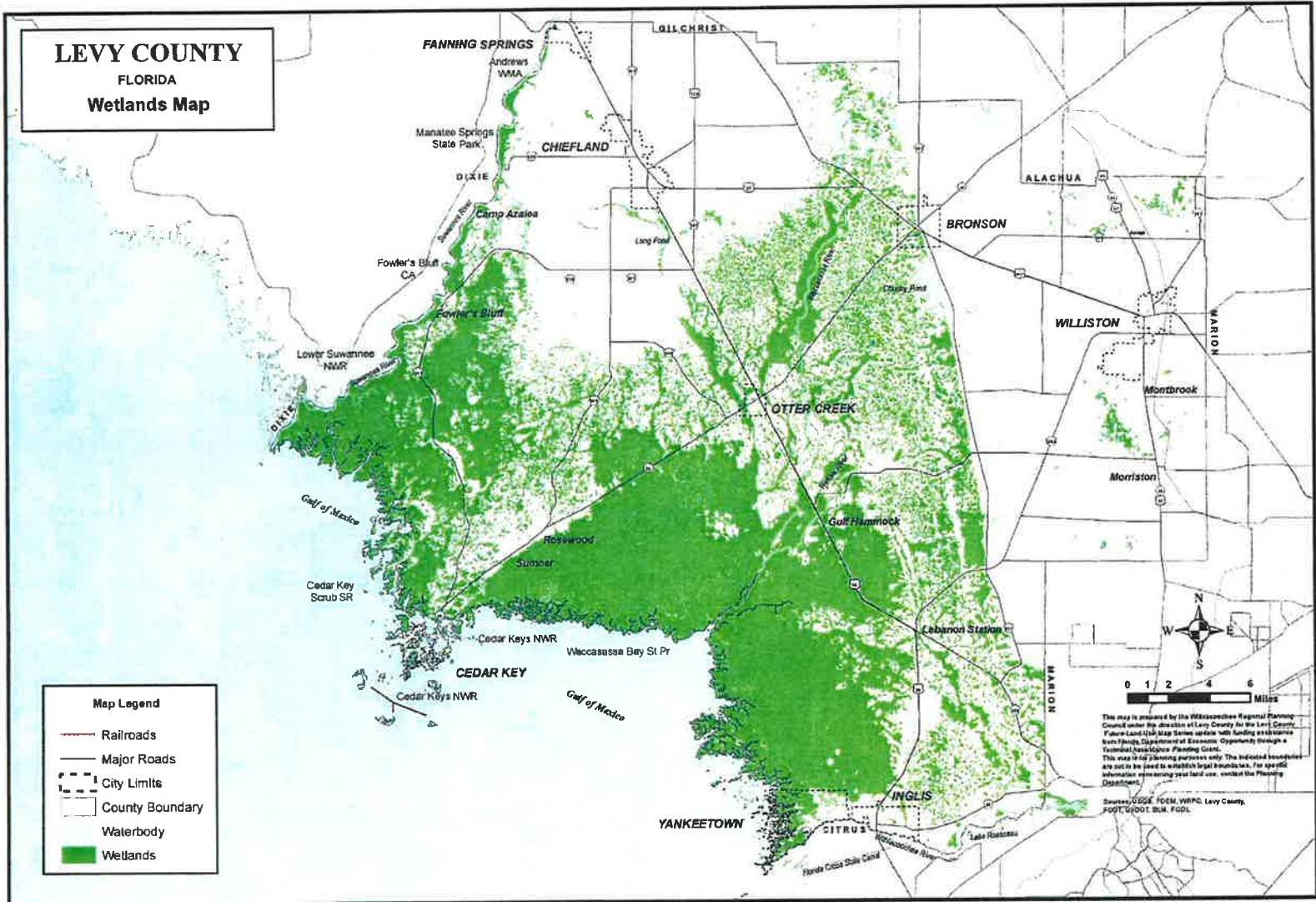
Objective 8 Outstanding Florida Springs Priority Focus Areas

Levy County will continue to protect the most vulnerable areas of identified Outstanding Florida Springs.

Policy 8.1 Levy County will coordinate with the Florida Department of Environmental Protection and the water management districts to protect the priority focus areas for identified Outstanding Florida Springs (Manatee and Fanning Springs).







**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FI
Review Date: 11/16/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 4
Local Government: Columbia County
Local Government Item Nos.: CPA 16-02
State Land Planning Agency Item No.: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 11/18/16

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment modifies the text of Future Land Use Element Policy I.3.3.3, which applies to both Urban Development Areas and Rural Areas, to increase the maximum allowable floor area for individual outlets and establishments which are Neighborhood Commercial uses from 5,000 square feet to 10,000 square feet (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

Multiple Natural Resource of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan, are located within the County. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment as it does not result in an increase in allowable uses or intensities of use. The 0.25 floor area ratio which applies to Neighborhood Commercial uses remains in effect.

Several Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan, are located within the County. Significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment as the amendment does not result in an increase in allowable uses or intensities of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	_____X_____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

ORDINANCE NO. 2016-20

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 16-02, BY CHW, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.3.3 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the Board of County Commissioners to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners held the required public hearing, with public notice having been provided, pursuant to the procedures established in Sections 163.3161 to 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 16-02, by CHW, to amend the text of the Comprehensive Plan, Policy I.3.3 of the Future Land Use Element of the Comprehensive Plan, is hereby amended to read, as follows:

Policy I.3.3

The county shall continue to have a neighborhood commercial district to provide small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the county. Neighborhood commercial activities are not shown on the future land use plan map; rather, these commercial activities should be accommodated throughout the county as market forces determine the need, according to the following criteria.

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers, financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio;
2. Neighborhood commercial uses shall be located at the intersection of an arterial or collector road with any other road;
3. Floor area for each individual outlet or establishment shall not exceed 10,000 square feet;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage;
5. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio; and,
6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida

Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Planning and Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-6508.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 18th day of August 2016.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this 20th day of October 2016.

Attest:

BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA


P. DeWitt Cason, County Clerk


Bucky Nash, Chair

RESOLUTION NO. PZ/LPA CPA 16-02

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 16-02, BY CHW, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTION 163.3161 THROUGH 163.3248 FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.3.3 OF THE FUTURE LAND USE ELEMENT; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the Columbia County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, empowers the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, CPA 16-02, by CHW, to amend the text of the Comprehensive Plan, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that Policy I.3.3 of the Future Land Use Element of the Comprehensive Plan, be amended to read, as follows:

Policy I.3.3

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 11/16/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 5
Local Government: Marion County
Local Government Item No.: 2016-L05
State Land Planning Agency Item No: 16-5ESR

Date Mailed to Local Government and State Land Planning Agency: 11/18/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 20 acres on the Future Land Use Plan Map from Rural Land (up to 1 dwelling unit per 10 acres) to Commercial (up to 6 dwelling units per acre or 871,000 square feet of non-residential development).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property of the amendment is located within one-half mile of U.S. Highway 441, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan.

The local government data and analysis report indicates that the nearest segment of U.S. 441 is not anticipated to meet minimum level of service standard should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts may occur to U.S. 441 as a result of the amendment.

The Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan, is located underneath the subject property. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance. The County Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the Natural Resource of Regional Significance.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

Significant adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	_____X_____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Photographs:



View of subject property looking south from above SE 147th PL.



View looking north at Lexington Park residential development.



View looking north at Lexington Park Entrance.

CURRENT FUTURE LAND USE DESIGNATION



FUTURE LAND USE DESIGNATION

UGB

Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
		Municipality

PROPOSED FUTURE LAND USE DESIGNATION



CURRENT ZONING

Zoning Classifications

- A-1 General Agriculture
- A-2 Improved Agriculture
- A-3 Residential Agricultural Estate
- RR-1 Rural Residential
- R-E Residential Estate
- R-1 Single-Family, Detached
- R-2 One-and Two-Family, Detached
- R-3 Multiple Family, Detached
- R-4 Residential Land Use
- MH Manufactured Housing
- PMH Mobile Home Park
- P-RV Recreational Vehicle Park
- RR Recreational Resort
- RAC Rural Club, Center
- R-O Residential Office
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Special Business
- B-1 Regional Business
- B-C Nea., Business
- RC-1 Rural Commercial
- RI Rural Industrial
- II-1 Light Industrial
- II-2 Heavy Industrial
- IC Industrial Complex
- G-U Government Use
- R-PUD Residential Planned Unit Development
- PUD Planned Unit Development



PLANNING DIVISION ANALYSIS – FLUM AMENDMENT

BACKGROUND/EXISTING CONDITIONS

The site is ±20 acres, lying just south of SE 147th PL and west of US HWY 441. Access is from SE 84th Ter., on the west side of the property. The applicant is requesting to change the future land use designation from Rural Land to Commercial. The proposed use is RV and boat storage to be used in conjunction with a recently approved RV and boat storage facility north of, and adjacent to, the subject parcel (160501SU). The applicant has submitted concurrent Rezoning (160610Z) and Special Use Permit (160611SU) applications for the site.

Current use of the site is planted pines.

ADJACENT PROPERTY CHARACTERISTICS				
Direction		FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	W	Rural Land	A-1 (General Agriculture)	SFR/field/pasture
	E	Commercial	B-2 (Community Business)	field/pasture
S	W	Rural Land	A-1 (General Agriculture)	SFR/vacant acreage tracts
	E	Commercial	B-2 (Community Business)	Hwy 40/Horse Farm
E	N	Commercial	B-2 (Community Business)	Hamlet at Sherman Oaks
	S	Commercial	B-2 (Community Business)	SFR/farm
W	N	Rural Land	A-1 (General Agriculture)	SFR/vacant acreage tracts
	S	Rural Land	A-1 (General Agriculture)	Vacant acreage tracts

PROPOSED DEVELOPMENT CONTEXT

The proposed Commercial future land use designation will provide for services to support the neighboring, medium and high density residential properties in the area. The immediate use as an RV and boat storage facility is planned to be low-impact, and will be subject to the provisions of the Land Development Code. Access to the site will be from SE 147th PL, rather than the existing access point from SE 84th Ter.

expansions are initiated, and participation by the final developer through development agreements and/or partnerships are permitted by the Marion County Land Development Code.

Stormwater/Drainage: The site does not include formally designated 100-Year Flood Plain. All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address and discourage on-site flooding issues and concerns on-site and off-site.

Recreation: Recreation facilities are not expected to be impacted by the proposed amendment; however, Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use when determined necessary by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

Transportation: Amendment 16-LO4 was analyzed using the Marion County Impact Fee Schedule as based on the Institute of Transportation Engineers Trip Generation Handbook, 9th Edition. The proposed ±20 acres of Commercial, with a maximum gross 120 DUs, or 871,2000 ft² of commercial space has the potential to generate approximately **1,292 daily trips (or 35,083 daily trips for commercial use)** and **111 or 16,085 PM peak hour trips** (See Amendment Trip Generation Table). SE 147th PL west of 441, based on the TPO 2014 Traffic Counts, has a current Volume to Capacity Ratio of **64.8% (3,700 of 14,200 trips)**. *Projections show that if the site is developed to capacity, it will not continue to operate within its applicable adopted level of service ("D"/"E")*. The property has legal access from SE 84th Ter. If approved, and through subsequent application processes, development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency review processes.

AMENDMENT TRIP GENERATION					
Scenario	Land Use	Acres	Potential Max Development	Daily Trips*	PM PK HR. Trips*
Existing	Rural	20	2 DU	21.5	1.9
Proposed	Residential	20	Commercial	35,085	16,085
			Residential 120 DU	1,292	111.5

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 11/16/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 6
Local Government: Marion County
Local Government Item No.: 2016-L05
State Land Planning Agency Item No: 16-6ESR

Date Mailed to Local Government and State Land Planning Agency: 11/18/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 65 acres on the Future Land Use Plan Map from Medium Residential (up to 4 dwelling units per acres) to High Residential (up to 8 dwelling units per acre (see attached map)).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property of the amendment is located within one-half mile of State Road 200, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan.

The local government data and analysis report indicates that the nearest segment of State Road may not meet minimum level of service standard should the subject property be developed to its maximum allowable intensity of use (see attached). Therefore, significant adverse impacts may occur to State Road 200 as a result of the amendment.

The Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan, is located underneath the subject property. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance. The County Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the Natural Resource of Regional Significance.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

Significant adverse extrajurisdictional impacts are not anticipated to occur to adjoining local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes <u> X </u>	No <u> </u>
Not Applicable	<u> </u>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

P&Z Recommendation
DENIAL (5-0)

Project Planner
Christopher D. Rison,
AICP, Senior Planner

Existing Use:
Vacant (pasture/forested)

Code Enforcement Actions On-site: None.

Development Eligibility (DUs) - CURRENT:

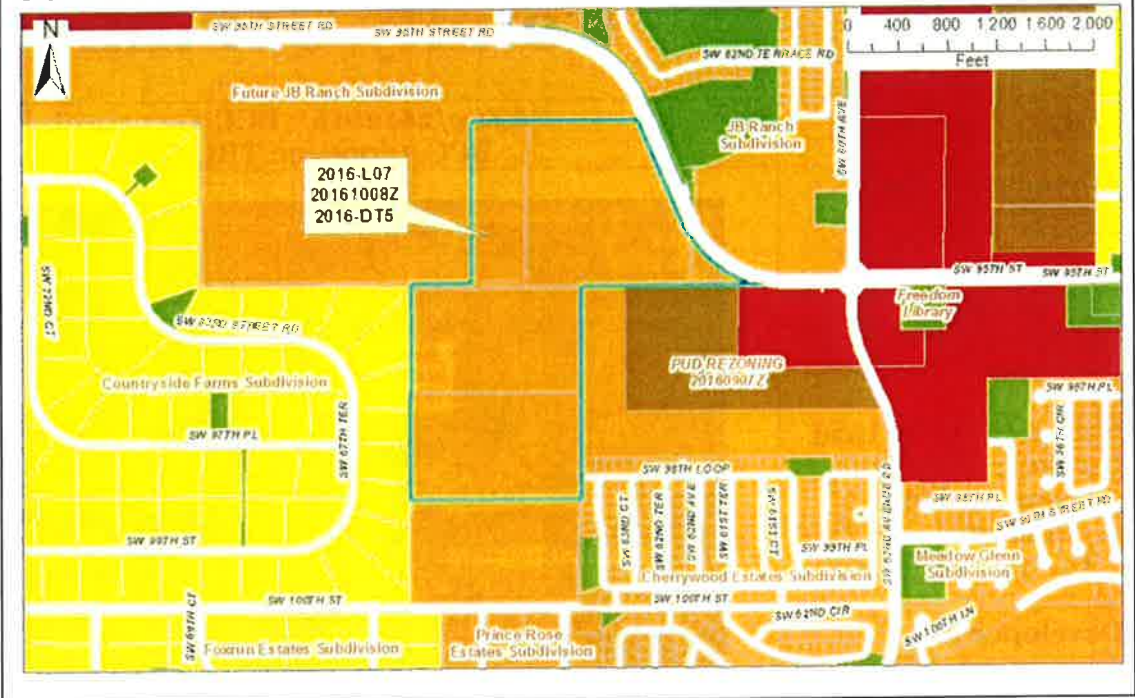
35699-004-00 and 35695-032-00 (pt)	260
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PROPOSED:

35699-004-00 and 35695-032-00 (pt)	520
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NET CHANGE: +260

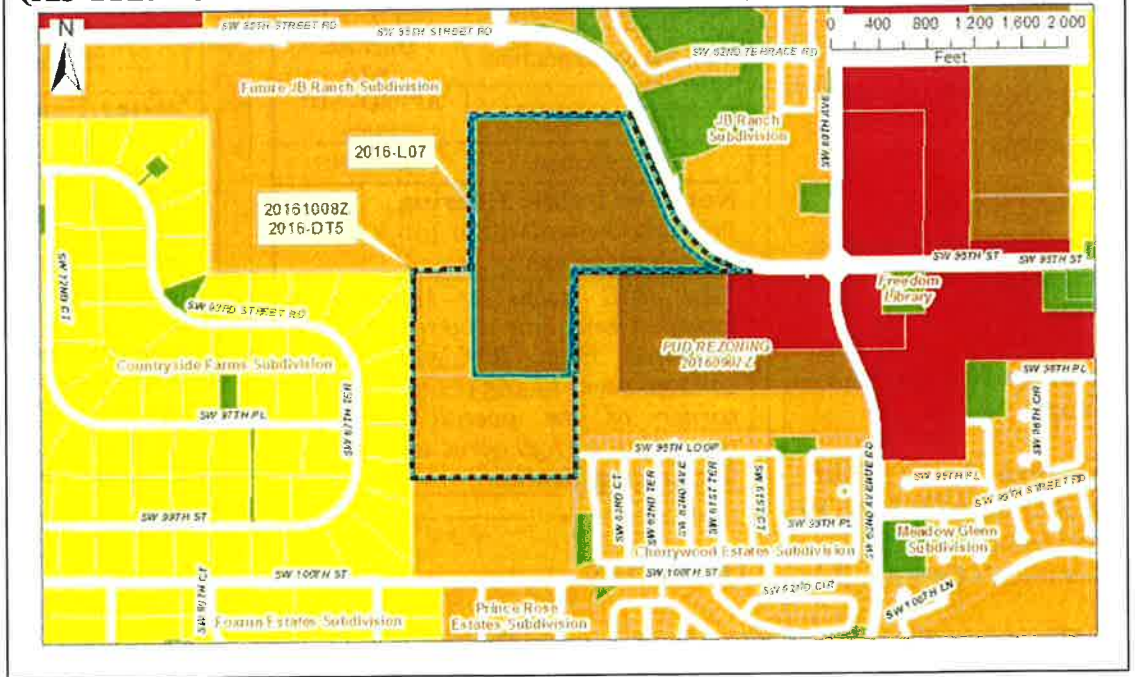
CURRENT FUTURE LAND USE DESIGNATION



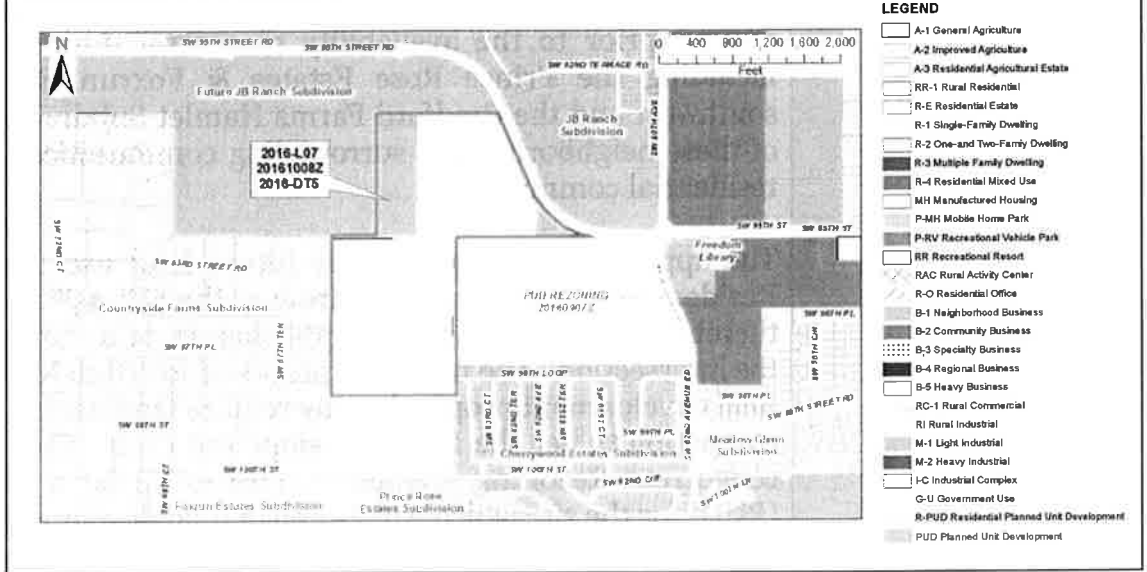
FUTURE LAND USE DESIGNATION

- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Urban Residential (8 - 16 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Preservation (N/A; N/A)
- Municipality

PROPOSED FUTURE LAND USE DESIGNATION (AS TRANSMITTED FOR AGENCY REVIEW)



CURRENT ZONING



PLANNING DIVISION ANALYSIS – FLUM AMENDMENT

BACKGROUND/EXISTING CONDITIONS

The site is currently pasture/field with a limited cattle operation and some forested areas totaling ±102.36 acres lying south and west of SW 95th Street Road and ¼ to ½ miles west of SW 60th Avenue and SW 62nd Avenue Road, respectively. The site is part of the “Hwy 200 Triangle” formed by SW Hwy 200, I-75, and the Cross Florida Greenway. The “Triangle” is approximately 10,583 acres in size, encompassing 16.5 square miles. The SW 95th Street and SW 60th Avenue intersection forms the major centrally located intersection within the “Triangle” and is situated to be a central towncenter/activity center node providing supporting services to the surrounding communities. Both roadways are currently designated Collector roadways, and SW 95th Street is a planned I-75 Interchange connection in the Ocala/Marion County Transportation Planning Organization (OMC TPO) Long-Range Transportation Improvement Plan (LRTP). With the future interchange development, SW 95th Street/SW 95th Street Road will likely be reclassified as an Arterial roadway. Reflecting the intersection’s activity center nature, a total of ±115 acres of Commercial land use area are currently designated on the NE, SE, and SW corners of the intersection.

The property is part of a larger area of undeveloped property lying between the SW 95th Street/SW 60th Avenue intersection and existing residential subdivisions lying to the south, east, and west. The Cherrywood Estates and Countryside Farms Subdivisions adjoin the site’s southeast and west boundaries respectively, along with future portions of the JB Ranch Subdivision to the north. East of the site is a mixed use designated property undergoing rezoning consideration as Zoning Application 20160907Z. South of the site is an undeveloped Medium Density Residential designated parcel that is also located on the north side of SW 100th Street’s undeveloped right-of-way.

Beyond the immediate surroundings, the area includes a large Commercial node, the focus of the “towncenter/activity center” which includes the existing Freedom Library. A series of residential communities then surround the

developer through development agreements and/or partnerships are permitted by the Marion County Land Development Code.

Stormwater/Drainage: The site includes designated 100-Year Flood Plain areas shared with adjoining properties. Development of the site will be required to address potential flood conditions with the completion of the improvements, potentially including reducing the intensity and density of development if such areas are proposed for actual development (e.g., residential units). All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address and discourage on-site flooding issues and concerns on-site and off-site.

Recreation: Recreation facilities are expected to be impacted by the proposed amendment; however, Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use when determined necessary by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

Transportation: Amendment **16-L07** was analyzed using the Marion County Impact Fee Schedule as based on the Institute of Transportation Engineers Trip Generation Handbook, 9th Edition. The proposed ±65 acres of High Residential, with a maximum gross 520 DUs, has the potential to generate approximately **3,432 daily trips** and **322 PM peak hour trips** (See Amendment Trip Generation Table). SW 95th St Rd, based on the TPO 2014 Traffic Counts, has a current Volume to Capacity Ratio of **15.52% (5,259 of 33,830 trips)**. *Projections show SW 95th St Rd continuing to operate within its applicable adopted level of service ("E").* The Amendment site's dominant access is SW 95th St Rd that overall extends east to west from SW 80th Avenue to SW 49th Avenue, and then connecting to I-75 in current long term plans. If approved, and through subsequent application processes, development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency review processes.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
SW 60 th Av	Collector	County	Paved	4	120'	20'
62 nd Av Rd	Collector	County	Paved	2.5	120'	40'
SW 95 th Street Rd	Collector	County	Paved	4	120'	0'