



Levy County Planning Commission

AGENDA

Regular Meeting
April 27, 2026
5:45 PM

I. CALL TO ORDER

II. ROLL CALL – Administrative Assistant

III. APPROVAL OF MINUTES

IV. Swearing In and Ex-Parte Communication

V. NEW BUSINESS

1. **QUASI-JUDICIAL PETITION NO. TA 26-01:** A request by Walker Bullock, as agent, and David Howard and Gordon Howard, as owners, for a Text Amendment to Sections 50-1 Definitions of the Land Development Code of Levy County to add “Private Recreation Uses” definition and update corresponding sections to support added use. Private recreation use means recreational facilities, structures and land that are owned and operated by a non-government entity and used for kayaking, shotgun sports (no lead shot), zip line activities and other similar recreational uses.
2. **QUASI-JUDICIAL PETITION NO. TA 26-02:** A request by Levy County, for a Text Amendment to Section 50-700 General Use Table, of the Land Development Code of Levy County for a chart amendment to add Retail Store 15,000 sq. ft. or more and make corrections for Solar facilities use according to Florida Statute 163.3205.

VI. PUBLIC COMMENT

VII. UPDATES

ADJOURN

Should any agency or person decide to appeal any decision made by the Board with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, person needing a special accommodation or an interpreter to participate in the proceeding should contact the County Clerk’s Office at (352) 486-5266, or the Office of the Board of County Commissioners at (352) 486-5217, at least two (2) days prior to the date of the meeting. Hearing-impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).



Levy County Planning Commission Agenda Item Summary Form

1. **Name and Title:** Bernard (Bo) Cox, Building Official
2. **Department:** Development Services
3. **Meeting Date:** Monday, April 27, 2026
4. **Requested Action:**

QUASI-JUDICIAL **PETITION NO. TA 26-01:** A request by Walker Bullock, as agent, and David Howard and Gordon Howard, as owners, for a Text Amendment to Sections 50-1 Definitions of the Land Development Code of Levy County to add "Private Recreation Uses" definition and update corresponding sections to support added use. Private recreation use means recreational facilities, structures and land that are owned and operated by a non-government entity and used for kayaking, shotgun sports (no lead shot), zip line activities and other similar recreational uses.

5. **Cost & Funding Source:**
N/A

6. **Justification of Request:**
Walker Bullock requests an amendment to sections 50-1 Definitions of the Land Development Code, to better define private recreation uses.



Land Development Code Text Amendment Checklist

Incomplete application packets will not be accepted.

TO BE SUPPLIED AT THE TIME OF SUBMISSION:

12 paper application packets and 1 electronic version containing the following, to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.

- This Checklist:** Please ensure checklist is complete and all items are in the specified order.
- Land Development Code Amendment application**
- Agent Authorization**
- Proposed revised Land Development Code language (in required strike through/italicized format)**
- All required data/analysis as indicated on the Pre-Application Meeting form (if applicable)**
- Written Statement:** At a minimum, the written statement must include the information below. Applications that fail to address each item below will not be processed.
 1. The reason why said regulation(s) should be amended, supplemented, or deleted;
 2. Any public purpose that the amendment would serve;
 3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident.
 4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan.
 5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by Levy County.

additional fees may be due for the costs of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Land Development Code Text Amendment Application

additional fees may be due for the costs of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Petition Number: _____ Amendment Fee Paid: _____
Submittal Date: _____ Acceptance Date: _____

Applicant Information

Applicant(s)/Agent(s) Name Walker W. Bullock
Address 1000 NE 6th Blvd., Williston, FL 32696
Phone 352-528-4060 Email Walker@BullLawFlorida.com

Owner Information

Owner(s) Name David Howard, Gordon Howard
Address P.O. Box 279, Cedar Key, FL 32625
Phone 352-222-5887 Email DAH19691@outlook.com

Request

Land Development Code Section(s) proposed to be amended:
Article I, Sec 50-1 Definitions
Article XIII, Sec 50-700 Zoning District Use Table

OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

[Signature] Date 2/26/26
Owner(s) Signature

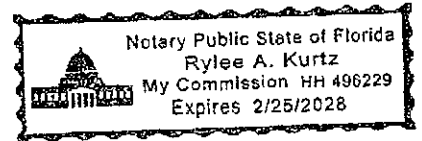
[Signature] Date 2/26/26
Owner(s) Signature



STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was
acknowledged before me by means of physical presence or online notarization this 20th day of
February, 20 20. Individual identified by: Personal Knowledge Satisfactory
Evidence: Type: FL DL

Rylee A. Kurtz
Signature of Notary Public - State of Florida

Stamp:



CERTIFICATION

The undersigned has read and understands the application, and has received, read, and understands the instructions & submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners and their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

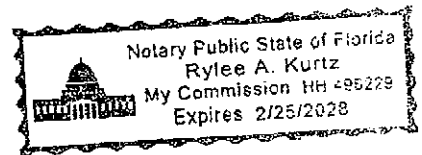
WLB
Owner/Agent Signature

2/16/26
Date

STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was
acknowledged before me by means of physical presence or online notarization this 20th day of
February, 20 20. Individual identified by: Personal Knowledge Satisfactory
Evidence: Type: _____

Rylee A. Kurtz
Signature of Notary Public - State of Florida

Stamp:



**LEVY COUNTY LAND DEVELOPMENT CODE
TEXT AMENDMENT APPLICATION**

Request to Add "Private Recreation Use" as a Permitted Use in the Forestry/Rural Residential (F/RR) Zoning District and to Add a Definition in Article I

This submission is a text amendment application to the Levy County Land Development Code seeking a county-wide amendment to zoning regulations (i) to add a defined term, "Private recreation use," and (ii) to add "Private recreation use" to the zoning district use table as a permitted use in the Forestry/Rural Residential (F/RR) zoning district.

1. Applicant, Authorized Agent, and Summary of Requested Amendments

1.1 Applicant and Agent

- **Owner/Applicant:** David Howard, Gordon Howard
- **Authorized Agent:** Walker W. Bullock, Bullock Law Firm, PLLC
1000 NE 6th Blvd., Williston, FL 32696
Walker@BullLawFlorida.com, Office@BullLawFlorida.com
Ph: (352) 528-4060 Fax: (352) 354-8115

1.2 Summary of Requested Text Amendments

1. **Amend Article I, Sec. 50-1 (Definitions)** to add a definition for "Private recreation uses."
2. **Amend Article XIII, Division 3, Subdivision II, Sec. 50-700 (Zoning District Use Table)** to add "Private recreation use" as a **Permitted Use** in the **Forestry/Rural Residential (F/RR)** zoning district.

2. Proposed Code Text

2.1 Article I - Add Definition of "Private Recreation Use"

Proposed new definition (clean text):

Private recreation use means recreational facilities, structures, and land that are owned and/or operated by a non-government entity and used for kayaking,

shotgun sports (with the express prohibition of any use of lead shot), zipline activities, and other similar recreational uses. Such uses may be open to the public on a fee, reservation, membership, or similar lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use shall be permitted.

2.2 Article XIII - Zoning District Use Table (Section 50-700 et seq.)

Proposed new use-table entry:

- **Use:** Private recreation use (as defined).
- **Zoning District:** Forestry/Rural Residential (F/RR).
- **Status:** P (Permitted Use).

2.3 See attached table containing the proposed text amendment.

3. Required Criterion 1: Reason the Regulation(s) Should Be Amended, Supplemented, or Deleted

Levy County's zoning framework provides that any use not listed as permitted, conditional, special exception, temporary, or accessory is prohibited in the zoning district. The County's use table also expressly subjects all uses other than single-family dwellings to staff site plan review. As described in the request, the Levy County Land Development Code does not expressly list kayaking facilities, shotgun sports (with a non-lead requirement), zipline activities, or similar private recreation uses as permitted or available by special exception in any zoning district. Accordingly, a text amendment is necessary to (a) create a clear category the County can administer consistently, (b) avoid inconsistent and unpredictable determinations regarding whether such activities are "similar" to an existing listed use, and (c) authorize a category of use to the use table that would benefit residents and visitors of Levy County by authorizing activities that are consistent with the rural forestry goals and objectives set out in the Comprehensive Plan.

4. Required Criterion 2: Public Purpose Served by the Proposed Amendment

The Future Land Use Element definition of the Forestry/Rural Residential category expressly contemplates resource based and/or non-spectator based recreational uses alongside forestry uses. The proposed "Private recreation use" category is intended to capture and regulate private recreation activities of the type described in this application in a manner consistent with that plan direction, rather than leaving such uses unaddressed or treated inconsistently. The proposed permitted uses would provide the public with opportunities to use and enjoy Levy County's scenic privately owned forested areas in a manner that preserves the character of those areas, while also generating jobs and revenue that would benefit the county and its residents.

5. Required Criterion 3: County-Wide Applicability (Not a Parcel-Specific Accommodation)

As stated above, Levy County's zoning framework provides that any use not listed as permitted, conditional, special exception, temporary, or accessory is prohibited in the zoning district, and the Levy County Land Development Code does not expressly list the permitted uses requested in this application in any zoning district. Therefore, an application for zoning change, special use permit, or other single-parcel use would not be appropriate.

Additionally, a county-wide text amendment promotes consistent administration and equal treatment by establishing a single, clearly defined category and corresponding review/enforcement standards for all F/RR lands, instead of relying on parcel-by-parcel discretionary interpretations.

6. **Required Criterion 4: Consistency with the Levy County Comprehensive Plan (Specific Goals, Objectives, Policies)**

(Emphasis added throughout)

6.1 Conservation Element Goals, Objectives, and Policies

The proposed private recreation use category, as defined herein, is consistent with Conservation Element of the Levy County Comprehensive Plan. The stated goal of this element is to “[p]rotect, 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 4 of the Conservation Element sets the goal to “[e]ncourage 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.”

6.2 Economic Element Goals, Objectives, and Policies

The proposed private recreation use category, as defined herein, is consistent with Economic Element of the Levy County Comprehensive Plan. The stated goal of this element is to “[p]romote 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 4 of the Economic Element sets the goal to “[e]ncourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in Levy County.”

Objective 4 of the Economic Element adds additional policies, in relevant part:

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

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

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.

6.3 Future Land Use Element Goals, Objectives, and Policies

The Future Land Use Element defines Forestry/Rural Residential as “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 density rural development, spatially separated from forestry uses.”

Policy 3.7 of the Future Land Use Element further states, in relevant part:

“**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:

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.”

6.4 Recreation and Open Space Element Goals, Objectives, and Policies

The stated goal of the Recreation and Open Space Element is to “[m]aintain and improve activity and resource based recreation facilities and open space systems to meet the future needs of residents in Levy County.”

Objective 2 of the Recreation and Open Space Element specifically addresses the establishment of private recreational property use:

“Objective 2 Public and Private Recreation

Coordinate public and private resources to meet the County’s recreational needs based on population growth and the demands generated by new development.”

Policy 3.6 of the Recreation and Open Space Element goes on to say:

“Policy 3.6 The County endorses the acquisition and development of natural areas that will continue to improve the quality of resource-based recreation opportunities throughout the County. The County is generally opposed to, and does not support, efforts to place large acreage in public ownership with no plans for public utilization.”

The sections of the Comprehensive Plan referenced above clearly show an intent to create a policy that encourages and supports recreational activities on rural forestry lands. The permitted uses requested in this application are specifically aligned with the goals of the Comprehensive Plan as they would cause minimal adverse impact on the forested areas while also facilitating opportunities for residents and visitors of Levy County to enjoy the county's scenic woodlands, all while generating revenue for local businesses and the county.

7. Required Criterion 5: Statistics, studies, background data, and/or analysis; Enforcement

The proposed text amendment to add "private recreation use" as a permitted use in the Forestry Rural Residential zoning district, and to include a corresponding definition in Article I of the Levy County Land Development Code, is supported by the following statistics, studies, background data, and analysis.

Background and Justification

Levy County is characterized by its rural, low-density character, with the F/RR district specifically intended for low-density residential development and emphasizing preservation of natural resources, open space, and rural lifestyles.

The county's natural resources such as rivers, springs, preserves, and wildlife refuges support ample opportunity for outdoor recreation. Private, non-governmental operations can complement public resources by providing controlled, low-impact recreational opportunities on private parcels without necessitating public funding or infrastructure expansion. The proposed uses (kayaking, non-lead shotgun sports, ziplines, and similar activities) align with low-intensity, resource-

compatible recreation that fits the rural context, avoids urban-style commercial intensity, and promotes environmental stewardship.

Supporting Data and Analysis

Outdoor recreation is a major economic driver statewide. Studies indicate it generates tens of billions in annual economic impact, supporting hundreds of thousands of jobs. For example, Florida's outdoor recreation economy contributes significantly through visitor spending on activities like paddling, trails, and adventure pursuits, with private enterprises playing a key role in meeting demand, especially in rural areas. Private providers often fill gaps in tourist-generated recreation, boosting local employment, income, and tax revenues without heavy reliance on public facilities. In rural counties like Levy, such uses can enhance economic diversification, attract visitors, and support related businesses while maintaining rural character.

Levy County promotes itself as a destination for nature-based tourism and community input highlights demand for more recreation options. Expanding private recreation on suitable large parcels in F/RR zones can meet this demand, encourage low-impact tourism, and align with other nature-based recreational initiatives.

The amendment promotes compatible, low-density recreational uses that enhance property values, support rural economic goals, and preserve the district's forestry/residential character by limiting scale and intensity.

Supporting Sources:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/levyfl-meet-b70535e85e1e46849c6f43a08335ab9b/ITEM-Attachment-001-48fe814bb9364e098be159ae8b5cc6a4.pdf>

<https://1000fof.org/wp-content/uploads/2025/05/Levy-County-Report.pdf>

<https://www.visitlevy.com/>

https://floridadep.gov/sites/default/files/Appendix%20C_0.pdf

Enforcement by Levy County

Levy County will enforce the amended regulations through standard mechanisms in the Land Development Code:

Permitting and Site Plan Review. As a permitted use in F/RR, proposals will undergo zoning compliance review, building permitting, and site plan approval when applicable to ensure compliance with the county's regulations.

Code Enforcement. The County's Code Enforcement Division will monitor compliance via complaints and/or observed violations.



Levy County Board of County Commissioners

PO Box 310, Bronson, Florida, 32621

310 School Street, Bronson, Florida, 32621

Phone: 352.486.5218

LEVY COUNTY

Planning and Zoning Department

Date: April 27, 2026

From: Bernard Cox III, Development Director

Case: Text Amendment, TA 26-01

Applicant: David Howard & Gordon Howard – Walker W. Bullock (Agent)

Subject: Proposed Added Use to Current Use Table and Supporting Sections in the Levy County Land Development Codes.

Commissioners

Charlie Kennedy, District 1

Rock Meeks, District 2

Desiree Mills, Chair, District 3

Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5





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Standards for Review of Land Development Text Amendments

Article II. – Administration

Division 2. Planning Commission

Sec. 50-55 – Powers, duties, and authority (a) (1) d *Review proposed land development regulations and land development codes or amendments thereto, and make recommendations to the board of county commissioners as to consistency of the proposal with the adopted comprehensive plan or element or portion thereof.*

The proposed Land Development Code Text Amendment is consistent with the Comprehensive Plan, specifically Economic Element 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.*

The request text amendment to the Levy County Land Development Code seeking a county-wide amendment to zoning regulations (i) to add a defined term, “Private recreation use” and (ii) to add “Private recreation use” to the zoning district use table as a permitted use in the Forestry/Rural Residential (F/RR) zoning district.

Application Overview

The applicant is requesting a Text Amendment to the Land Development Codes (LDC). This request includes three sections of the LDC as follows:

- Sec. 50-1 Definitions
- Sec. 50-732 Reserved

The applicant is requesting the proposed use be allowed as follows:

- Amend Article I, Sec. 50-1 (Definition) to add a definition for “Private recreation uses”.
- Amend Article XIII, Division 3, Subdivision II, Sec. 50-700 (Zoning District Use Table) to add “Private recreation use” as a Permitted Use in the Forestry/Rural Residential (F/RR) zoning district.

The proposed text amendment in its entirety is attached as Exhibit A.

Staff Analysis

Planning staff reviewed the proposed text amendment to determine if it meets the following criteria:

1. The proposed text amendment is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan.
2. The proposed text amendment implements the best planning practices for Levy County.
3. The proposed text amendment is consistent with the intent of any applicable zoning district.

After review and consideration staff finds the following:

1. The definitions included in the proposed text amendment application are comprehensive and complete.
2. The proposed use and definition for **Private recreation use** means recreational facilities, structures and land that are owned and/or operated by a non-government entity and used for kayaking, shotgun sports (with the express prohibition of any use of lead shot), zipline activities and other similar recreational uses. Such uses may be open to the public on a fee, reservation, membership or similar lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use shall be permitted.
3. The use is proposed only for the Forestry/Rural residential (F/RR) zoning district. Not as in the case of the public recreation uses that is allow in the F/RR, A/RR, RR, R-1, R-2 and RR-3C zoning districts.

Forestry/rural residential (F/RR) district. The county's existing land use map and the future land use map designate certain lands used (now and in the future) for forestry purposes. Forestry products are an important segment of the county's economic base and, as such, require protection from incompatible uses. It is recognized that forestry operations require prescribed burns, herbicides and pesticides, and heavy equipment, all of which are generally incompatible with residential, commercial and most public uses, and thus forestry lands must be protected from encroachment by



such uses. Likewise, separation of forestry uses from those other uses limits exposing residents, businesses and the public to the hazards associated with wildfires, smoke, dust, fumes and exposure to chemicals. As such, the F/RR district is intended to allow only very low-density residential development that is spatially separated from the predominant land use in the district - commercial forests. Residential density is limited to one dwelling per 20 (or more) acres.



Staff Proposed Land Development Code Amendment

If the Board of County Commissioners is inclined to add the requested text amendment at this time, staff has provided the following text amendment that is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan, implements the best planning practices for Levy County and is consistent with the intent of any applicable zoning district.

Chapter 50 – LAND DEVELOPMENT CODE

Article I – IN GENERAL

Sec. 50-1. – Definitions

Principal use means the primary use for which land or a building is used.

Private recreation uses mean recreational facilities, structures and land that are owned and/or operated by a non-government entity and used for kayaking, shotgun sports (with the express prohibition of any use of lead shot), zipline activities and other similar recreational uses. Such uses may be open to the public on a fee, reservation, membership or similar lawful basis. Customary accessory structures and uses incidental and necessary to the principal recreational use shall be permitted.

Public recreational uses mean recreational facilities, structures and land that are owned and/or operated by a governmental agency and open to the public, including parks and picnic areas, noncommercial playgrounds, boat ramps, fishing piers, tennis courts, walking/hiking trails and facilities, greenways, trail heads and other similar recreational uses.



Planning Commission Recommendations

The Levy County Planning Commission heard Application TA 26-01 on April 27, 2026. The Commission recommends the following:

-

NOTICE OF PLANNING COMMISSION PUBLIC MEETING

Public hearings on the petitions described below will be conducted by the Levy County Planning Commission on Monday, April 27, 2026 at 5:45 p.m. or as soon thereafter as the matter be heard during the course of action. Said hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida.

PETITION NO. TA 26-01: A request by Walker Bullock, as agent, and David Howard and Gordon Howard, as owners, for a Text Amendment to Sections 50-1 Definitions of the Land Development Code of Levy County to add "Private Recreation Uses" definition and update corresponding sections to support added use. Private recreation use means recreational facilities, structures and land that are owned and operated by a non-government entity and used for kayaking, shotgun sports (no lead shot), zip line activities and other similar recreational uses.

PETITION NO. TA 26-02: A request by Levy County, for a Text Amendment to Section 50-700 General Use Table, of the Land Development Code of Levy County for a chart amendment to add Retail Store 15,000 sqft or more and make corrections for Solar facilities use according to Florida Statute 163.3205.

In accordance with Section 286.0105, Florida Statutes, should any agency or person decide to appeal any decision made with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based"; and "In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact the Office of the Board of County Commissioners at (352) 486-5218, at least two (2) days prior to the date of the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD)

Copies of said petitions and subsequent staff reports (if applicable) will be available for review, by appointment, at the Levy County Planning and Zoning Department, 310 School Street Bronson, FL 32621. For information call 352-5198-1. Interested parties may appear at the meeting and be heard regarding the proposed petitions.

Published April 17, 2026.



Levy County Planning Commission Agenda Item Summary Form

1. **Name and Title:** Bernard (Bo) Cox, Building Official
2. **Department:** Development Services
3. **Meeting Date:** Monday, April 27, 2026
4. **Requested Action:**

QUASI-JUDICIAL **PETITION NO. TA 26-02:** A request by Levy County, for a Text Amendment to Section 50-700 General Use Table, of the Land Development Code of Levy County for a chart amendment to add Retail Store 15,000 sq. ft. or more and make corrections for Solar facilities use according to Florida Statute 163.3205.

5. **Cost & Funding Source:**

N/A

6. **Justification of Request:**

This is a request for a Text Amendment to Section 50-700 General Use Table, of the Land Development Code of Levy County for a chart amendment to add Retail Store 15,000 sq. ft. or more and make corrections for Solar facilities.

Sec. 50-700. Generally; use table.

This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).

Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:

- (1) Hours of operation (including hours for service and deliveries);
- (2) Building and site arrangement relative to the neighboring permitted uses;
- (3) Types of vehicles used and parking requirements;
- (4) The number of vehicle trips generated; and
- (5) Whether the activity is likely to be found independent of the other activities on the site.

Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.

All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR-3C	C-1	C-2	C-3	C-4	I	RMU	PF	REC	NR-CON
	In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception														
Agriculture															
Agricultural operation, bona fide	P	P	P				P	P	P	P					
Agricultural operation, intensive (50-756)	SE	SE													
Animals (not agriculture)															
Veterinary offices with outdoor pens, kennels or runs - ¹ if located adjacent to property zoned RR, R-1, R-2 or RR-3C (50-727)		P					CU ¹ P	CU ¹ P	CU ¹ P	CU ¹ P		CU ¹ P			
Lodging															
Bed and breakfast inn								P							
Recreational vehicle (RV) park/campground (50-758)									SE	SE					
Hotel or Motel										P					
Intensive Commercial and Industrial															
Manufacturing, assembly, processing, packaging, storage and distribution of products without emissions of odor, noise, dust, smoke, vibration or light								P	P	P	P				
Warehouses, including offices and showrooms								P	P	P	P				
Wholesale distribution centers									P	P	P				
Mining (50-759)	SE	SE	SE												
Construction contractors/trades offices with storage and equipment yard									P	P	P				
Junkyard, scrapyard, recycling facility (50-730)									CU	CU	CU				
Permanent sawmill or wood chipper (50-728)	CU	CU							CU	CU	CU				
Portable sanitation services (50-732)									CU	CU	CU				
Self-storage, RV/boat storage facilities								P	P	P	P				
Automotive paint and body (50-721)									CU	CU	CU				
Public Services															

Created: 2025-12-03 08:49:29 [EST]

(Supp. No. 27, Update 1)

Educational facilities (50-757)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Adult or child care facility							P	P	P	P						
Hospital								P	P	P				P		
Assisted living facility or nursing home (50-734)								CU	CU	CU						
Place of religious assembly, civic organization or membership club, indoor uses only (50-731)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU						
Place of religious assembly, civic organization or membership club, with outdoor uses (50-760)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE						
Government offices and facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery (50-724)	CU	CU														
Recreation																
Public recreation uses ¹ restricted to passive, resource based recreation	P	P	P	P	P	P								P	P	p ¹
<u>Private recreation uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								<u>P</u>	<u>P</u>	<u>p¹</u>
Fishing camp or club	P	P														P
Hunting camp or club	P	P														P
Residential																
Dwelling, single-family ¹ in RR-3C? only homes built to Florida Building Code, no mobile or manufactured homes	P	P	P	P	P	P ¹	P	P	P	P						
Community residential home (small) (50-729)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU						
Community residential home (large) (50-729)					CU		CU	CU	CU	CU						
Adult or child care home	P	P	P	P	P	P	P	P	P	P			P			
Sales and services																
Restaurant (food and/or beverages) (if serves alcoholic beverages refer to Chapter 6)									P	P	P		P			
Retail (15,000 sq ft or less)									P	P	P		P			
<u>Retail (15,000 sq ft or more)</u>										<u>P</u>	<u>P</u>	<u>P</u>				
Sales or service of oil, gasoline, diesel, liquid petroleum, bottled gas or fuel storage and distribution (50-723)										CU	CU	CU	CU			

Food processing, such as butcher, custom processing and wrap services, cold storage - no live animals on premises	P	P							P	P	P	P	P			
Funeral homes with chapel (no crematorium)								P	P	P	P					
Personal services, such as barber, hair salon, nail salon, tattoo, piercing, gym, massage therapist								P	P	P	P		P			
Automotive sales, service and/or repair (excluding paint and body) (50-722)										CU	CU	CU				
Manufactured and modular home sales and service (50-733)										CU	CU	CU				
Professional services offices, such as attorney, architect, medical, engineer, title, financial, insurance, management, real estate, veterinarian without outdoor pens, kennels or runs								P	P	P	P		P			
Transportation																
Bus or truck terminal, truck stop, trucking company (must be located on State or Federal Highway)												P				
Utilities																
Communications towers and antenna (50-725)	CU	CU	CU						CU	CU	CU	CU		CU	CU	
Electric generating facilities (50-761)	SE	SE														
Essential public utility services note: county may have additional requirements for facilities on county owned property or county right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar facilities (50-726)	CU	CU	CU						CU	CU	CU	CU				

Notes to Use Table:

Pursuant to Article IV, Section 9 of the Florida Constitution, the keeping of captive wildlife is regulated exclusively by the Florida Fish and Wildlife Conservation Commission (FWC). Any captive wildlife kept in the county must meet all FWC requirements. For the purpose of county zoning district use regulations, the county looks only at the use of the animal (regardless of the type or



species of animal). For example, the use of an animal as a personal pet is allowed in any zoning district. The use of an animal for commercial agricultural purposes is allowed in a bona-fide or intensive agricultural operation in the zoning districts that allow that use. In contrast, the use of an animal in a laboratory is prohibited because laboratories are prohibited.

(Ord. No. 2023-9, § 11, 12-5-2023; Ord. No. 2025-5, § 2, 9-2-2025)

NOTICE OF PLANNING COMMISSION PUBLIC MEETING

Public hearings on the petitions described below will be conducted by the **Levy County Planning Commission on Monday, April 27, 2026 at 5:45 p.m.** or as soon thereafter as the matter [redacted] be heard during the course of action. Said hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida.

PETITION NO. TA 26-01: A request by Walker Bullock, as agent, and David Howard and Gordon Howard, as owners, for a Text Amendment to Sections 50-1 Definitions of the Land Development Code of Levy County to add "Private Recreation Uses" definition and update corresponding sections to support added use. Private recreation use means recreational facilities, structures and land that are owned and operated by a non-government entity and used for kayaking, shotgun sports (no lead shot), zip line activities and other similar recreational uses.

PETITION NO. TA 26-02: A request by Levy County, for a Text Amendment to Section 50-700 General Use Table, of the Land Development Code of Levy County for a chart amendment to add Retail Store 15,000 sqft or more and make corrections for Solar facilities use according to Florida Statute 163.3205.

In accordance with Section 286.0105, Florida Statutes, should any agency or person decide to appeal any decision made with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based"; and "In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact the Office of the Board of County Commissioners at (352) 486-5218, at least two (2) days prior to the date of the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD)

Copies of said petitions and subsequent staff reports (if applicable) will be available for review, by appointment, at the Levy County Planning and Zoning Department, [redacted] School Street Bronson, FL 32621. For information call 3 [redacted] 5-5198. Interested parties may appear at the meeting and be heard regarding the proposed petitions.

Published April 17, 2026.