

2A

The January 18, 2024 meeting of the Rainbow Lakes Advisory Committee was called to order by Chairman Dallas Seveland. Other committee members present were, Allen McKay, Dan Wilshusen, Katherine Bryant, Paula Gawlik, George Shaver. Gary Levit was absent. Guests present were Tracy Straub, ACA Marion County; Katie Freeman, MSTU Operations Manager; Katy Burton, MSTU Recreation Manager. There were 20 people in attendance. The meeting was opened with invocation followed by the Pledge of Allegiance.

### **Election of Chair and Vice Chairman**

Dallas Seveland five (5) votes Chairman, Allan McKay four (4) votes Vice Chairman.

### **Agenda Item Public Comment (1):**

### **Approval of Minutes (2A) November 16, 2023:**

Motion made by Shaver, seconded by McKay to accept minutes November 16, 2023. Motion carried.

### **Committee Reports (3):**

**Building & Grounds:** Bryant reported the Clubhouse no progress on roof. Fire Station II not being used. Received several complaints concerning cutting road side weeds. Concern residents regarding port-a-potties being dumped over after construction projects are completed.

**Code:** Shaver nothing to report.

**Levy County:** Wilshusen reported four (4) open code enforcement violation cases. Would like SE 114<sup>th</sup> PL to SE 100<sup>th</sup> to be reviewed for potholes. Is the community clean-up a personal spring clean out or a community clean-up at large? Burton, responded it's a community clean-up on February 3, 2024. Solid waste is bringing dumpsters and a clean-up crew to focus on high problem areas. Seveland, asked who is paying for the dumpsters? Burton, responded sponsored by Solid Waste. Wilshusen, stated I have a few questions regarding maintenance and roads. Do we need a contractor to do needed work on the main entrance from Hwy 41? Still don't have a proposal or bids. Why is the revenue going to general government and not to recreation? Seveland, responded when is the budget workshop? Spicuzza, responded March 10, 2024. Discussion followed.

**Public Safety:** McKay reported no fire statistics to report. Community patrol project has been postponed until February meeting.

**Recreation:** Gawlik reviewed recreation programs and events. Recreation Leader position still open.

**Roads:** Levit absent

### **Committees/Guests (4):**

Lt. Mike Mongeluzzo MCSO - Absent

### **Consent (5): None**

### **Old Business (6):**

(6A) Levy County Ordinance 2022-21– Wilshusen stated he has the new signed zoning ordinance for Levy County that matches Marion County. Wilshusen asked who do I send documents to? Spicuzza, responded email it to the District Office.

(6B) RL Blvd Median– Seveland asked did a bid go out for contracting landscaping, maintenance of the first island and the brick wall? Has the General Services Maintenance Supervisor sent this out for bid? Spicuzza, responded not to my knowledge. Freeman, responded Procurement had changed the bidding process. Bids have to go in front of a purchasing board. Discussion followed.

(6C) Crime Watch– Seveland reported public workshop January 31, 2024 at 6:30pm. McKay, encourage the public to get involved.

(6D) Station II usage– Seveland stated its not advisable to move forward making any decisions. Other recreational buildings need repair and renovation. Further discussion at the next meeting February 15, 2024.

(6E) Broadband– Burton stated still waiting on an update and contract information. Wilshusen, asked do we have that contract signed? Burton, I will check on the contract.

### **New Business/Board Items (7)**

(7A) Clubhouse Roof- Seveland stated should replacing the roof move forward? Would like a complete engineer report and cost analysis for the building including asbestos removal. Gawlik, asked if you take the building away where will the clubs meet? Seveland responded they will meet at the Community Center. Spicuzza, asked what would you do with the generator that powers the building? That building was chosen as an after-storm building. What building will take that over? Seveland, responded that would be an investigated in an engineer report. Spicuzza, stated the building is not a registered with FEMA. It was a decision made by the Advisory Board for an after-storm meeting area. Discussion Followed. Motion made by Wilshusen, seconded by McKay to get a cost study of the rehabilitation of the Clubhouse versus the demolition of the Clubhouse. Motion carried.

(7B) Recreation Committee Proposal - Seveland stated need to discuss and make a motion to approve the recreation committee proposal. If approved I will nominate people to the recreation committee. McKay, responded problem in getting volunteers for events. Motion made by Wilshusen, seconded by McKay to approve recreation committee. Motion carried. Seveland, appointed the following people to the recreation committee Marci McKay, Anthony Harting, Ellen Bollas, Barbara Ellison, and Keith Kane.

### **General Public Comment (8):**

(8A) Marci McKay (2 minutes) - Blue Gill – Question regarding the Community Yard sale. Is it just for yard sale items? Spicuzza, responded yes just for yard sale stuff. Is the craft fair going to be in the spring? Spicuzza, responded in the fall.

(8B) Carole Van Orden (2 minutes) – Peach Blossom – Concern with all the ATV's on the road what's the law regarding them on the road? Seveland, responded they are illegal the Lieutenant can answer those questions but he is absent tonight.

(8C) Marlene Ecklyn (2 minutes) – 136<sup>th</sup> Terrace – Are cars allowed to be on land without license plate? There's also a well and green container I believe there are people living there. Another one that is fenced in with a RV and a big hole. Seveland, asked where is this. Ecklyn, responded between 129<sup>th</sup> and 130<sup>th</sup>. Other one is on 130<sup>th</sup> CT. Wilshusen, responded these properties are both in Levy County. Dave Bantin and I have been discussing about these property owners. Discussion followed.

### **Announcement (9):**

The George Pugliese Field at Seacliff Park dedication - March 26, 2024 at 10:00am. A plaque and a new sign. March 26, 2024 is also George Pugliese birthday.

Advisory Board Workshop (Crime Watch) January 31, 2024 6:30pm in the Community Center.

Seveland announced the next meeting will be on February 15, 2024, at 6:30pm in the Community Center.

Meeting adjourned at 7:56pm.

3

**Rainbow Lakes Estates  
Advisory Board Meeting Report  
G. Dallas Seveland - Board Chairman  
January 18, 2024**

**FIVE MINUTE ANNOUNCEMENT**

If you did not contact the District Office to sign up to speak on an agenda item or during the public comment portion of tonight's meeting, please sign up at the door now and you will be allotted 2 minutes to speak. Those who did contact the District Office prior to 5 pm last Friday will be allotted 5 minutes. Please silence all electronic devices and find seats now.

**INTRODUCTION**

On behalf of the Rainbow Lakes Estates Advisory Board welcome to the January 18, 2024, Advisory Board Meeting.

As a courtesy to others please, silence your cell phones and other electronic devices. If you need to take a call, please step outside. Talking or outbursts from the audience during the meeting will not be permitted. Please take seats if they are available.

**Agenda and Public Comment**

Scheduled requests will be allotted 5 minutes. If you signed up at the door to speak you will be granted 2 minutes. If you have a non-agenda item to discuss you may do so during the general public comment portion towards the end of the meeting. No additional time will be allotted.

**Board Members & Guests**

If you wish to specifically call upon and speak with an individual in the audience during the meeting, please address the chair first. You do not need to address the chair to speak to other board members or to anyone from the public who is addressing the board during the Agenda or General Public Comment portions of the meeting. This board does not allow in the past nor will it allow in the future personal attacks or insults against Rainbow Lakes Estates Staff, Advisory Board Members or Community Volunteers. Please keep your comments appropriate.

**Invocation**

Holy One, known by many names and beyond all names, Thank You for every seat that has been filled here, today. For each mind and heart that fills the presence of this room, we Thank You. Only You truly know what we are setting out to accomplish today. We have an idea, a vision, hints, and daily instructions. We have talents, abilities, and time to work. However, only You can see in perfect detail the end of every beginning. Every project, every season, every life. Nothing is ever in vain, for even mistakes and missteps are used for good. Your righteousness

transcends all our efforts and understanding. Forgive us for our pride. The pride that puffs us up and the pride that threatens to unqualify us. Strengthen our confidence in who You have made us to be. Set us free from comparison in order to work together efficiently.

Bless this meeting today, all those present, all the residents, volunteers and employees of Rainbow Lakes Estates as well as the lives of those we will encounter afterward. Ready us to make every moment count.

Amen

### **Pledge of Allegiance**

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

### **Roll Call**

### **Approval of Minutes**

### **Chairman and Vice Chairman Election**

2A. Approval of Minutes for November 16, 2023 – Any questions concerning these minutes if not motion and second needed to vote and approve.

### **Advisory Committee Reports**

Chairman: G. Dallas Seveland

Vice Chairman/Levy County Representative: Dan Wilshusen

Roads Representative: Gary Levit

Building & Grounds Representative: Kathy Bryant

Code Enforcement Representative: George (Chris) Shaver

Public Safety Representative: Allan (George) McKay

Recreation Representative: Paula Gawlik

### **SPECIAL COMMITTEE GUESTS**

Tracy Straub – Marion County Assistant County Administrator

Lieutenant Mike Mongeluzzo - Marion County Sheriff's Office

- I requested that Recreation Leader Robert Howard attend tonight's meeting so that board members and residents may get a deeper understanding of how the recreation department is operated and his ideas on the direction the department is heading.

## **AGENDA PUBLIC COMMENT**

Please state and spell your name for the record.  
You are also required to give your full address.

## **CONSENT**

## **OLD BUSINESS**

1. **6A. Levy County Proposed Land Use Code Amendment Ordinance 2022-2** -It is my understanding that the zoning changes for Levy County portion of RLE have been changed to match those of Marion County I now defer to our Levy County Representative Dan Wilshusen for confirmation.
2. **6B. RL Blvd Median Islands** – At our November meeting the majority of this board showed no interest in pursuing this project at this time. I assume that this is still the case, and this issue is closed at this time with the hope that it will be revisited at some point in the future. What has now come to the forefront is that our budget for last year called for contracting out the landscaping and maintenance of the first island and the brick entrance walls, this was included in our budget that went into effect on October 1, 2023. It is now mid-January 2024 has our GSM Supervisor sent this project out for bid and if not why. If it has gone out for bid was the contract awarded and what are the plans for the re-landscaping and maintenance.
3. **6C. Crime Watch** – Plans for creating an independent RLE Citizens Patrol and Services Organization are moving forward. There is a public workshop scheduled for Wednesday January 31, 2024, at 6:30 PM so this board may hear from residents and what they wish this new organization to achieve. I now defer to our Public Safety Representative Allan McKay for any additional input.
4. **6D. Former RLEVFD Fire Station II** – During our November 2023 meeting possible future uses for this building were discussed by this board, one potential idea being converting the building into a cross fit facility. At this time, I do not believe it is advisable to move forward with making any final decisions concerning the use of this structure. My concern is the cost of any endeavor currently due to the fact our other recreational buildings and facilities are in need of repairs and or renovations including the fact that some portions of these buildings are being used for improper storage of items completely unrelated to the building's usage. It is my belief we need to target and address these and other issues before making any decision on an additional recreation facility. At this point I will ask other board members their thoughts and then reschedule this issue for discussion at our February 15<sup>th</sup> board meeting.
5. **6E. Broadband** – This subject is open to board discussion and input from our Marion County officials.

## **NEW BUSINESS**

6. **7A. Clubhouse Roof** – The issue at hand is should we move forward with replacing the roof on the clubhouse which has an approximate cost of Twenty-Five Thousand Dollars (\$25,000.00). As we are fully aware the clubhouse has had major issues over the past several years prompting it to be shut down for most of that time. Issues such as the roof, sinkholes, water pipes along with other issues. Additionally, the building does have asbestos within it. The clubhouse is one of the oldest buildings within RLE and completely out of date for today's standards. It houses showers that have not been used in decades and the rest rooms are not ADA compliant. I believe what needs to be done is a complete engineers' report and cost analysis for the building to bring it completely up to standards and codes including asbestos removal as well as consideration of demolishing the building and the costs that would incur. If demolition were the chosen option a possible reuse of the location could be a steel roofed open pavilion possibly with restroom facilities that could be used for many public RLE events as well as rental possibilities for private functions. Something of this sort could be a welcome addition to the park and lake. I would like a discussion to follow and to then request a motion and vote to investigate the costs as I have mentioned so that we may be fully informed.
7. **7B. Recreation Committee Proposal** – Discussion, motion, and vote on the proposal to create a recreation committee. If this board approves this proposal, I will immediately nominate the following people to the recreation committee and ask for a vote of approval for each.
- Marci Mckay
  - Anthony Harting
  - Ellen Bollas
  - Barbara Ellison
  - Keith Kane Levy County resident.

## **PRIOR MEETING UPDATES**

8. **The George Pugliese Field at Seacliff Park** - Has there been any progress with arranging an event for the dedication? Might I suggest that something be arranged for the spring of this year such as April or May so that invitations to County Officials, RLE Staff, Advisory Board Members as well as other residents be sent out.

## **GENERAL PUBLIC COMMENT**

Please state and spell your name for the record.  
You are also required to give your full address.

## **ANNOUNCEMENTS**

- Do any board members or board guests have anything they would like to announce?
- An Advisory Board Workshop to consider creating an independent RLE Citizens Patrol and Services Organization will be held right here in the Community Center on Wednesday January 31, 2024, at 6:30 PM
- Our next Advisory Board meeting will be held on Thursday, February 15<sup>th</sup>, 2024, at 6:30 PM here in the community center.
- Meeting Adjourned.

**Advisory Board Meeting Report for January 18, 2024****Prepared by A. George Mckay, Rainbow Lakes Estates Public Safety Liaison**

Mr Chairman, It has been several months since our last meeting and a great deal has occurred. Rainbow Lakes Estates is growing in population and as such the safety of our residents is my primary concern.

1. The increased population is also adding to the traffic load on the major entrance/exit Rainbow Lakes Blvd. A bad accident happened last week at the entrance from Route 41. I have contacted FDOT and requested a review of the U.S. 41 RLE Blvd intersection for possible installation of a traffic light. I received confirmation that a study will be in process shortly.
2. It was requested of me to draw up a Proposal for the Community Patrol project for this meeting. Due to not being able to meet with all of the volunteers prior to this meeting I have decided to postpone this until the February meeting. We are meeting with all of them on Jan 31 at 6:30 for the express purpose of getting their input as to how they want the group to function and its goals. I look forward to this meeting and we will try to answer all of their concerns and questions. At this time there are 150 brand new Explorers awaiting fitment of Police equipment and radios. The old vehicles will be replaced and then either auctioned off or moved to other County functions - Crime Watch and so forth. I continue to pursue 2 of these surplus SUV's for our use. As I have previously reported we cannot borrow money to purchase new vehicles. This money must be budgeted and approved by this board and the Marion County Board of Commissioners and this would take until late this year to accomplish. I have Katy Burton working on this for us and when I receive more information I will report it.
3. I want to thank Dave Sheldon and all the volunteers for their dedication and service to our Community and let them know they are very important to this board and myself in particular.
4. Fire statistics are not available due to the retirement of one Chief and the resignation of the CIS Manager. We will try this again when staff is up to speed.



Rainbow Lakes Estates

Recreation Liasion

Advisory Board Meeting

Report

Position items:

1. RLE Family Game Night is from 4 to 8pm in the Youth Center for people who are members of the Youth Center. They will be the 3<sup>rd</sup> Wed. of each month.
2. Joker Wild card games in the Community Center will be every Wed. from 1:00 to 3:30pm. Free
3. Tater Tot Tues. will be in the Community Center every Tues. from 10am to noon. Free
4. RLE Plant Swap will be in the ~~Community~~<sup>Youth</sup> Center from 6 to 7pm. The date was moved to 1/~~24~~<sup>23</sup>/24 because of the weather on the 16<sup>th</sup>. They will usually be on the 3<sup>rd</sup> Tues. of each month. Free
5. Open Mic Poetry Reading will be the 2<sup>nd</sup> Tues. of each month in the Community Center from 5 to 7pm. Free
6. Chip and Drift Shuffleboard - Mondays from 10am to 12noon on the shuffleboard court. Free
7. Sling Em Horseshoe every Thurs. from 10am to 12noon at the RLE Horseshoe pit.
8. Pickleball every Mon. and Thurs. at 8am at Sea Cliff Park.
9. RLE Fiber Craft Society meets the 2<sup>nd</sup> and 4<sup>th</sup> Saturday of each month from 1 to 3pm in the Creative Arts Building. Call Jennifer Cocca, 352-322-9682, for more information.
10. RLE Book Club – Call Kelly Thompson 954-483-3633 or Leah Grace 904-705-5830 for more information.
11. Women's Community Club meets the 3<sup>rd</sup> Wednesday of each month at 10am at the parking lot of the Community Center to go to a restaurant for lunch. Call Nancy Krauss, 352-489-1490 for more information.

12. RLE Garden Club meets the 3<sup>rd</sup> Thursday of each month at 1:30 in the Community Center. Call Shaaron Zeltakalns, 352-489-7586, for more information.
13. Dominoes Club meets every Friday at 7pm In the Community Center. Call Angel Colon, 352-229-0753, for more information.
14. Poker Club meets every Monday and Thursday from 11am to 3pm in the Creative Arts Center. Call Larry Hoffman, 352-208-8766 for more information.
15. Pins and Needles Stitchers meets every Monday from 10am to 2pm in the Creative Arts Center. Email Marci McKay, [mmckay15@gmail.com](mailto:mmckay15@gmail.com), for more information.
16. The Meet and Eat Spaghetti dinner is 1/26/24 at 6pm in the Community Center. RLE residents only, please bring FL driver's license to prove RLE residency. ~~50/50 raffle~~
17. The RLE Youth Center is open Wednesday from 4 to 8 and Friday from 4 to 8. Volunteers are needed to help out. A level 2 background check is necessary, which RLE will pay for.
18. The part time recreation leader position is still open if you or anyone you know might be interested in the job.
19. The RLE Community Yard Sale will be February 10 from 8am to 2pm. RLE residents can set up their items in one space in the Community Center parking lot for free. To sign up, call 352-465-0630 or email [Rainbow.Lakes@marionfl.org](mailto:Rainbow.Lakes@marionfl.org).
20. Fourth Annual Glow Hunt will be March 29 at 7pm at the Community Center Complex.

**RAINBOW LAKES ESTATES**  
**BUILDINGS AND GROUNDS LIASION**  
**Advisory Board Meeting**  
**1/18/2024 REPORT**

**The Clubhouse, near the dock: Apparently there has been no progress on the building. We are awaiting a new plan.**

**Fire station 2, that is no longer being used, is awaiting a decision on a new purpose for the building. It is open to further discussion.**

**I received several calls from residents concerning the lack of cutting weeds along the roads and especially at the corners. This increases the risk of accidents. We need to have a plan for this coming growing season as we currently only have 2 maintenance workers.**

**Another concern is port-a-potties laying on their sides after the connected projects are completed.**

**Residents are also concerned that it represents a lack of pride in our area.**

**Thank you to the folks who called to chat with me about their concerns.**

*K. Beckett*

## Rainbow Lakes Estates MSD Advisory Board Report-

Levy County Representative: Dan Wilshusen

Items to report on:

1.) Code Enforcement-

We still have 4 open code enforcement violation cases. All have been reported to Levy County code enforcement and they have been working on these. Dave Barton was going to be here to give an update on the changes occurring with Levy County Code Enforcement. However, he had to attend a funeral. He is going to try and make the next meeting.

2.) Roads Maintenance:

Please take a drive on SE 125<sup>th</sup> Ct. The foot of the road has been filled in and it seems to be holding. (This was work I had asked to be done at a couple prior meetings.) However, I would like them to drive and review the whole road from SE 114<sup>th</sup> Pl to SE 100<sup>th</sup> to see if we can fill a couple more areas. We are not talking about a great deal of work, and I am not asking for a re-pavement of this road just some general maintenance.

3.) Community Clean Up Question:

I thought what was approved by this board was a clean-up of the community at large. Not the personal spring clean out that was advertised.

4.) Current Financial Reports:

Maintenance and Roads all seem to make sense with a few questions. 1.) Being a contractor to do the needed work on the main entrance from HWY41. However, to date we still do not have a proposal or bids.

But I see the expenses for maintenance items for the fitness center coming from recreations budget, but I do not see the revenues from memberships. All revenues for the Fall Festival were credited to General Government, although recreation paid for all the expenses. We need to look at cost allocation in the future. Not all revenues belong to General Government.

General Government is collecting Fitness Center Memberships, Boat Decals, and Club Fees, but Recreation is paying for all the event expenses. I do understand that the rental of the buildings falls under General Government but some of the spaces that were rented were outside and those revenues should have been posted to recreation.

Deputy Clerk Katie

**ORDINANCE NUMBER 2023-9**

**AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING CHAPTER 6 RELATED TO ALCOHOLIC BEVERAGES, CHAPTER 22 RELATED TO PROHIBITED BUSINESSES, CHAPTER 50 (LAND DEVELOPMENT CODE) RELATED TO ZONING DISTRICT USE REGULATIONS AND APPENDIX B RELATED TO FEES, RATES AND CHARGES, ALL BEING WITHIN THE COUNTY CODE OF ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING DIRECTIONS TO THE CLERK AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 1, Article VIII of the Florida Constitution and Chapter 125, Florida Statutes, vest the Board of County Commissioners of Levy County, Florida (the "Board") with the authority to adopt county ordinances that are not inconsistent with state general or special law and provide the required procedures to adopt such ordinances;

**WHEREAS**, in 1990, the Board adopted the Levy County Comprehensive Plan pursuant to the provisions of Chapter 163, Florida Statutes, which Comprehensive Plan has been amended through adoption of subsequent ordinances (the "Comprehensive Plan");

**WHEREAS**, in 1991, the Board adopted the Levy County Land Development Regulations, now codified as Chapter 50 titled "Land Development Code" of the Code of Ordinances of Levy County to implement the Comprehensive Plan and to provide regulations governing the development of land within the County;

**WHEREAS**, by adoption of Ordinance Number 2022-3 on February 8, 2022, the County adopted a Zoning Map Atlas to place zoning district designations on all real property within the unincorporated area of the County;

**WHEREAS**, with adoption of the Zoning Map Atlas, County staff and the Board have been engaged in reviewing and updating the County's Land Development Code;

**WHEREAS**, this proposed ordinance focuses on the uses allowed in the zoning districts;

**WHEREAS**, as required by Part II of Chapter 163, Florida Statutes and Section

Note: deletions shown ~~stricken~~, additions shown underlined

<b>Residential Districts</b>	
<b>RR</b>	<b>Single-Family Residential, Rural</b>
<b>R-1</b>	<b>Single-Family Residential, Urban</b>
<b>R-2</b>	<b>Single-Family Residential, Urban</b>
<b>RR-3C</b>	<b>Single-Family, Exclusive</b>
<b>RMU</b>	<b>Rural Mixed Use</b>
<b>Commercial Districts</b>	
<b>C-1</b>	<b>Exclusive Office</b>
<b>C-2</b>	<b>Neighborhood Commercial</b>
<b>C-3</b>	<b>Moderately Intensive Commercial</b>
<b>C-4</b>	<b>Highway Commercial</b>
<b>Industrial Districts</b>	
<b>I</b>	<b>Industrial</b>
<b>Special Purpose Districts</b>	
<b>PF</b>	<b>Public and Institutional Facilities</b>
<b>REC</b>	<b>Recreation</b>
<b>NR-CON</b>	<b>Natural Resources and Conservation</b>
<b>PUD</b>	<b>Planned Unit Development</b>

The intent of each zoning district is as follows:

*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.

Note: deletions shown stricken, additions shown underlined

1 *Agricultural/rural residential (A/RR) district.* The conservation element and the land  
2 use element within the county comprehensive plan have established objectives  
3 and policies to protect agriculturally productive lands. Agricultural products (crops  
4 and livestock) are an important segment of the county's economic base, and as  
5 with forestry operations, agricultural operations use herbicides and pesticides, and  
6 generate noise, dust and waste products. As such, the A/RR district is intended to  
7 provide for the continued viability of agribusiness in the county while permitting  
8 low-density residential land uses that are compatible with the predominant land  
9 use in the district - commercial farming. Residential density is limited to one  
10 dwelling per 10 (or more) acres.

11 *Single-family residential, rural (RR) district.* The RR district is intended to provide  
12 locations for single-family residential use on rural lots, usually without central water  
13 or sewer systems, at a net density of one unit dwelling per three (or more) acres.  
14 The RR district is intended to serve as a transition area between agricultural uses  
15 and higher-density residential/urban districts.

16  
17  
18 *Single-Family Residential, Urban (R-1 and R-2) districts.* The R-1 and R-2 districts  
19 are is intended to provide locations for single-family residential use at net densities  
20 of one unit dwelling per one (or more) acre. The R-1 and R-2 districts are is  
21 intended to provide a transition between RR, R-2, and Commercial R-3 zoning.

22  
23 *Single-Family Residential, Urban (R-2) districts.* The R-2 district is intended to  
24 provide locations for single-family and duplex dwellings at net densities of up to 5  
25 dwellings per one (or more) acre. The R-2 district is intended to provide a transition  
26 between R-1 and municipal development.

27  
28 *Single-family, exclusive, no-mobile-homes (RR-3C) district.* The RR-3C district is  
29 intended to provide continuity of zoning between Levy County and Marion County  
30 within the area known as the Rainbow Lakes Estates Municipal Service District  
31 (created by a Special Act of the Florida Legislature set forth in Chapter 2001-293,  
32 Laws of Florida). Within this district, only conventional site-built or modular single-  
33 family dwellings built to the Florida Building Code are allowed; manufactured  
34 homes and mobile homes are prohibited.

35  
36 ~~*Multifamily residential, urban (R-3) district.* The R-3 district is intended to provide~~  
37 ~~relatively high intensities of development for residential use that is served by~~  
38 ~~central water and sewer.~~

39  
40 *Exclusive office (C-1) district.* The C-1 district is intended for commercial offices  
41 for professional service types of businesses.

42  
43 *Neighborhood commercial (C-2) district.* The C-2 district is intended to allow an  
44 intensity of use and types of uses that are compatible with, and directed primarily  
45 at serving, the surrounding neighborhood.

Note: deletions shown strikethrough, additions shown underlined

jd) New or Transfer of Alcohol <u>Beverage</u> Package-Sales License	\$25.00
ke) Equitable Estoppel Certificate	\$300.00
<b>14 12. Unity of Title</b>	
a) Application for Unity of Title	\$75.00
b) Application for Release of Unity of Title	\$150.00

1  
2 **SECTION 20.** The provisions of Sections 1 through 19 of this ordinance shall become  
3 and be made a part of the Levy County Code, and the sections of this ordinance may be  
4 renumbered or relettered and the word "ordinance" may be changed to "section," "article,"  
5 "regulation," or other appropriate word or phrase in order to accomplish the codification.  
6

7 **SECTION 21.** It is declared to be the intent of the Board that if any section, subsection,  
8 sentence, clause, phrase, portion or provision of this Ordinance is for any reason declared  
9 or held invalid or unconstitutional by any court of competent jurisdiction, such section,  
10 subsection, sentence, clause, phrase, portion or provision shall be deemed a separate,  
11 distinct and independent provision, and the remainder of this Ordinance shall not be  
12 affected by such declaration or holding.  
13

14 **SECTION 22.** All ordinances or parts of ordinances and all resolutions or parts of  
15 resolutions of Levy County in conflict herewith are hereby repealed to the extent of such  
16 conflict  
17

18 **SECTION 23.** In accordance with Section 125.66, Florida Statutes, the Clerk to the Board  
19 of County Commissioners is directed to file this ordinance with the Florida Department of  
20 State within 10 days after adoption at the Second Public Hearing and upon such filing,  
21 this ordinance shall become effective.  
22

23 APPROVED ON FIRST READING on November 7, 2023.

24 ADOPTED AT SECOND READING on December 5, 2023.  
25


26 BOARD OF COUNTY COMMISSIONERS  
27 OF LEVY COUNTY, FLORIDA

28   
29 \_\_\_\_\_  
30 Matt Brooks, Chairman  
31

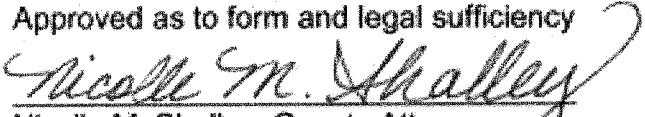
Note: deletions shown stricken, additions shown underlined



1 ATTEST: Danny J. Shipp, Clerk of  
2 the Circuit Court and Ex-Officio Clerk  
3 to the Board of County Commissioners

4   
5 \_\_\_\_\_  
6 Danny J. Shipp



7 Approved as to form and legal sufficiency  
8   
9 \_\_\_\_\_  
10 Nicolle M. Shalley, County Attorney

Note: deletions shown ~~stricken~~, additions shown underlined