Creating a Vision for Future Development in the Levy County Springs Protection Zone

NRLI Class IX
Practicum Report
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Presentation Overview

• Practicum purpose

• Background and situation summary
  • subject area
  • growth management in Levy County

• Practicum process
Purpose of Practicum

Create a vision for future growth and development in the Fanning Springs Municipal Service District area located within the Levy County Springs Protection Zone.
Builds On Class VIII Practicum: Future Scenario Exercise

- Scenario used imagination and appeal of stories
- Revealed consequences of actions on future of springs
Importance of Springs Protection

• Windows to our drinking water

• Direct tie to economic development

• Realization of need for comprehensive approach to protection of springs
Situation Summary

• How to balance “growth and development” while protecting our natural resources

• A city with plans to increase infrastructure capacity

• Within a unique and fragile ecosystem in area designated for increased growth and development on Levy County’s Future Land Use Map
Proximity to Springs
Levy County Growth Management

- Eight municipalities
- Population: 40,817
- >600k acres conservation
City of Fanning Springs cont’d

- Population 607
- 24% increase population
- U.S. 19/98 commercial corridor
Levy County Growth Management

• The Comprehensive Plan
  • legal document
  • Future Land Use Map

• Land Development Code
  • implements comp plan
Growth Management: Future Land Use Map

- Municipal Service Districts
- 70% F/RR and A/RR
- Spring Protection Zone includes City Fanning Springs
City of Fanning Springs Municipal Service District (MSD)
Purpose of Municipal Service Districts

• Area where “urban” services are provided or planned

• Commercial, industrial & increased residential densities permitted

• Intended for “urban” expansion
“Urban” is Relative
City of Fanning Springs MSD

• Rural character
• Low population
• Agricultural uses
• Platted subdivisions
Practicum Process: Steps

• Collaboration NRLI class VIII
• Invite key stakeholders
• Conduct visioning workshop May 2010
• Record findings & present Levy County BOCC
Key Stakeholders Identified

• Agricultural interests, economic development, tourism, building & development, Fanning Manatee Springs working group

• Local experts & officials, state, regional, university
Meeting Location Identified

• City of Fanning Springs city hall
• Good food and drinks
• Familiar location
Workshop Overview

• Introduce Fanning/Manatee springs working group accomplishments and practicum results

• Provide overview of springs and growth management and inherent conflicts between natural and built environments

• Administer visual preference survey (VPS)

• Hold Strengths, Weaknesses, Opportunities and Threats (SWOT) Exercise
The Visual Preference Survey

• Invite participants to think about growth and the environment and how we grow.

THIS?

OR

THIS?
The Visual Preference Survey cont’d

• Survey is anonymous, fun, can build trust, camaraderie & increase comfort level

THIS ?

OR

THIS ?
Strengths, Weaknesses, Opportunities and Threats (S.W.O.T.)

• Assign groups (environmental, agricultural...)

• List their SWOTs development in MSD/SPZ

• Reveal SWOTs from all groups
Facilitate SWOT Discussion

• Group present list of SWOTs

• Use SWOT to identify reasons for conflict, areas of common interest, reveal resources/partnerships/limitations

• Ranking of SWOTS using NRLI skills to build consensus
Create Report on Findings

• Results from visual preference survey

• Ranking of SWOTs

• Combine for report and presentation
Present Findings

• Levy County Board of County Commissioners

• City of Fanning Springs