

# 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

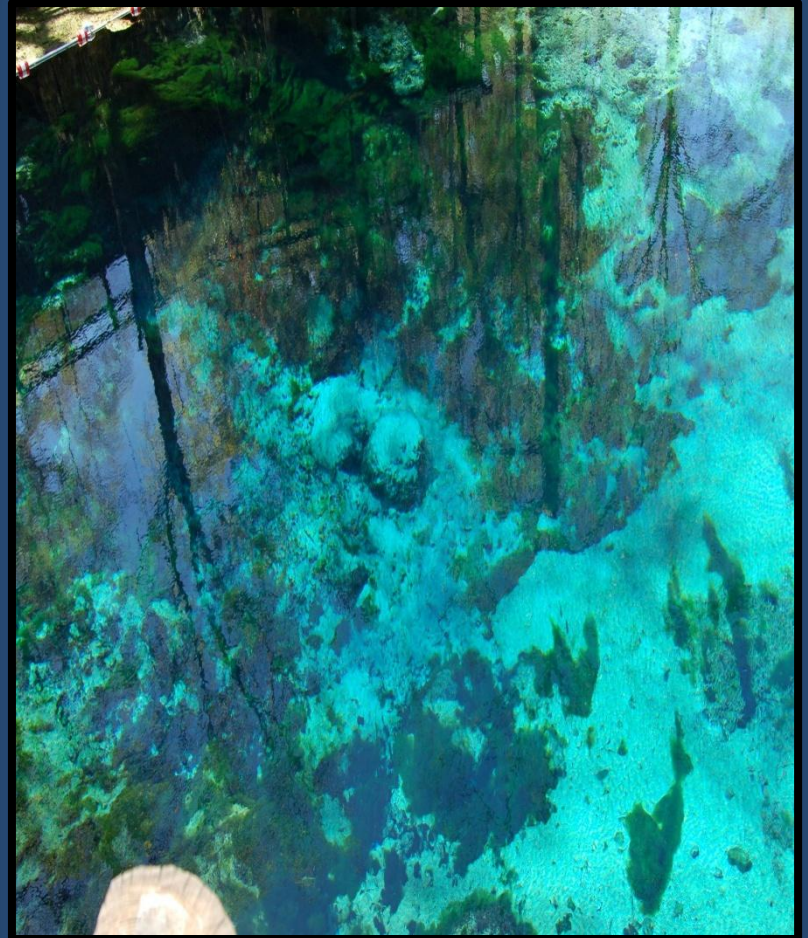
- Scenario used imagination and appeal of stories
- Revealed consequences of actions on future of springs





# 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

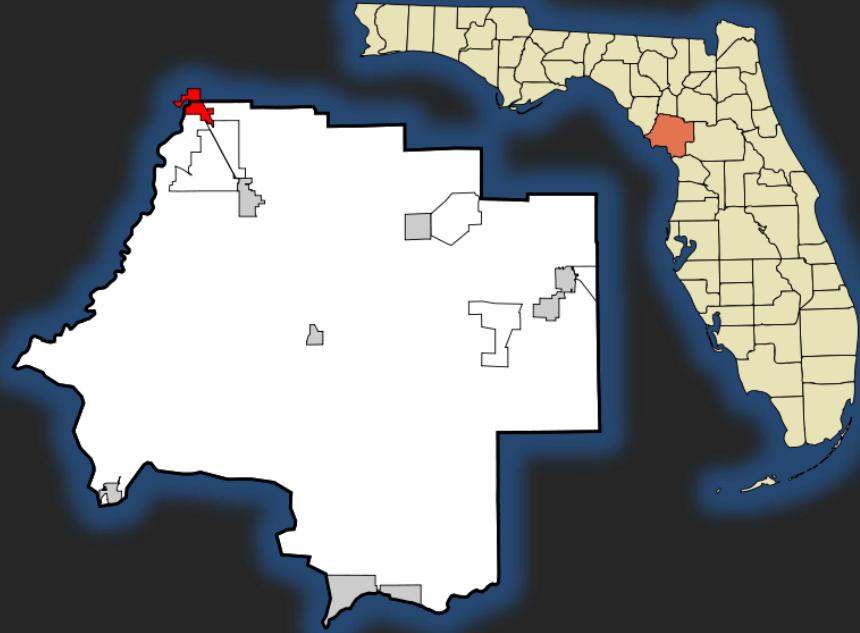
- How to balance “growth and development” while protecting our natural resources
- A city with plans to increase infrastructure capacity
- Within a unique and fragile ecosystem in area designated for increased growth and development on Levy County’s Future Land Use Map

# Proximity to Springs



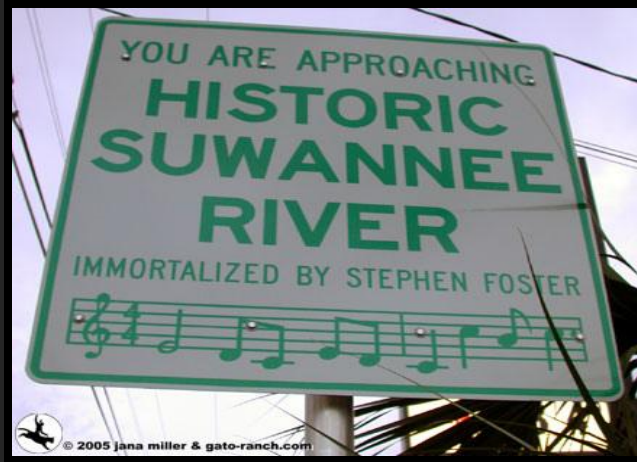
# Levy County Growth Management

- Eight municipalities
- Population: 40,817
- >600k acres conservation





# City of Fanning Springs



# City of Fanning Springs cont'd

- Population 607
- 24% increase  
population
- U.S. 19/98  
commercial corridor



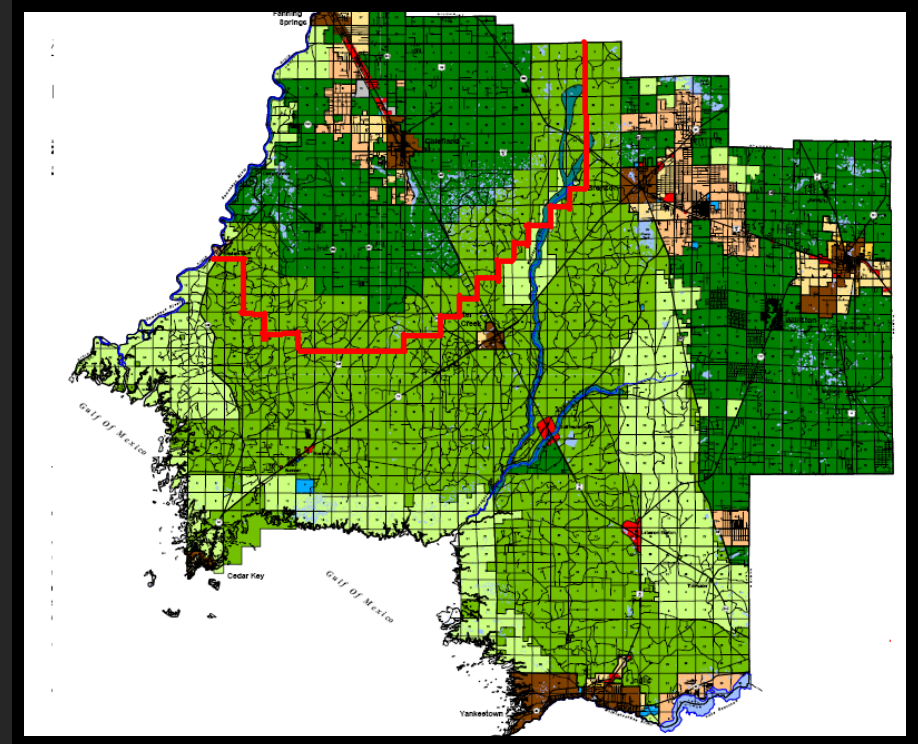
# Levy County Growth Management

- **The Comprehensive Plan**
  - legal document
  - Future Land Use Map
- **Land Development Code**
  - implements comp plan

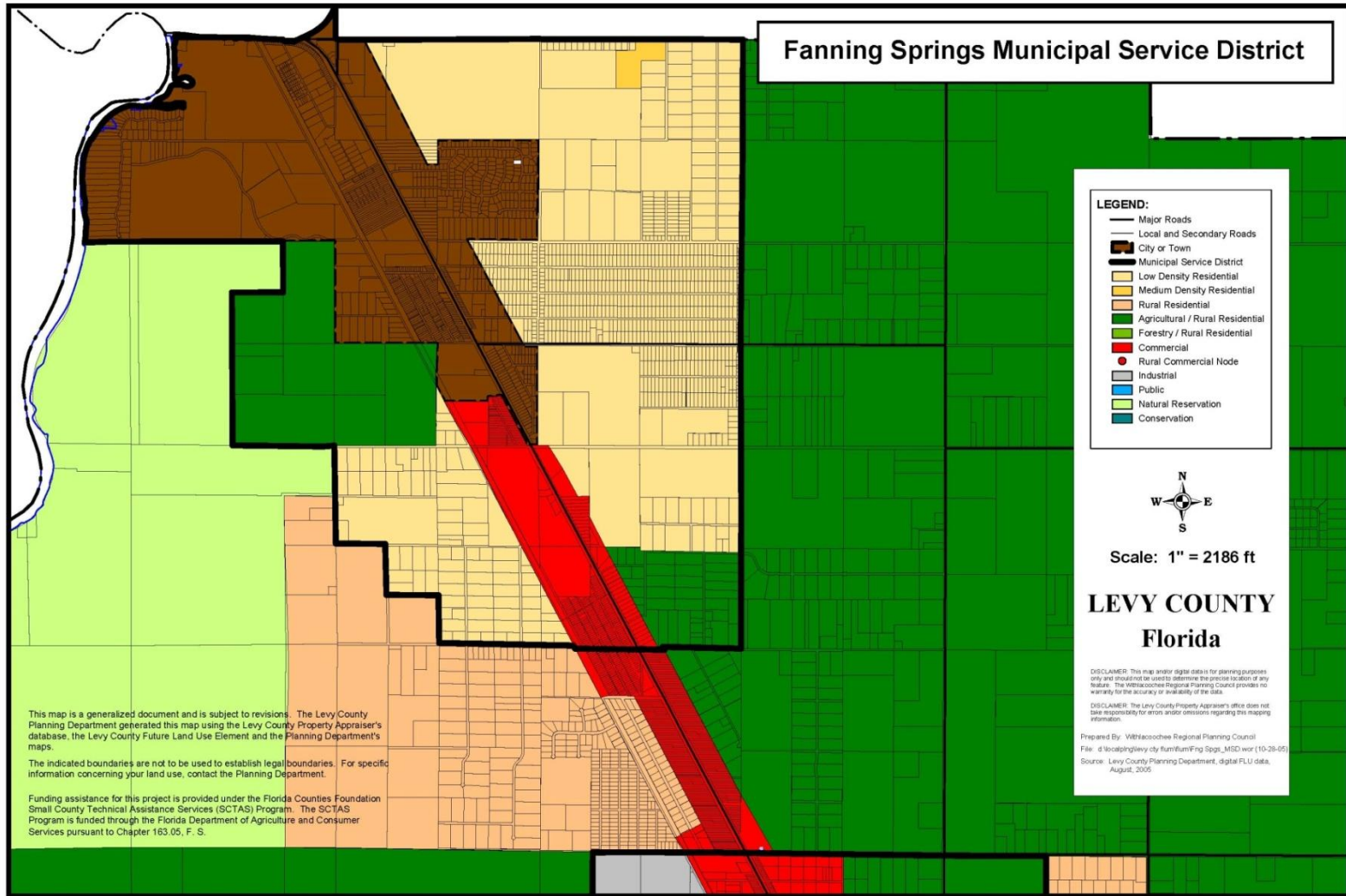


# Growth Management: Future Land Use Map

- Municipal Service Districts
- 70% F/RR and A/RR
- Spring Protection Zone includes City Fanning Springs



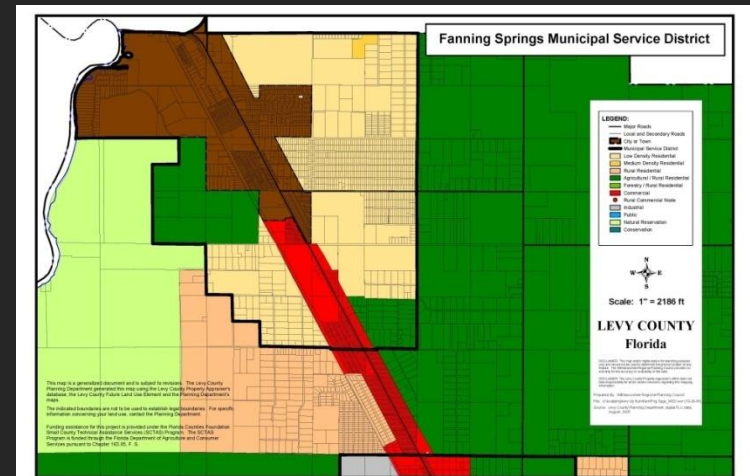
# City of Fanning Springs Municipal Service District (MSD)





# Purpose of Municipal Service Districts

- Area where “urban” services are provided or planned
- Commercial, industrial & increased residential densities permitted
- Intended for “urban” expansion

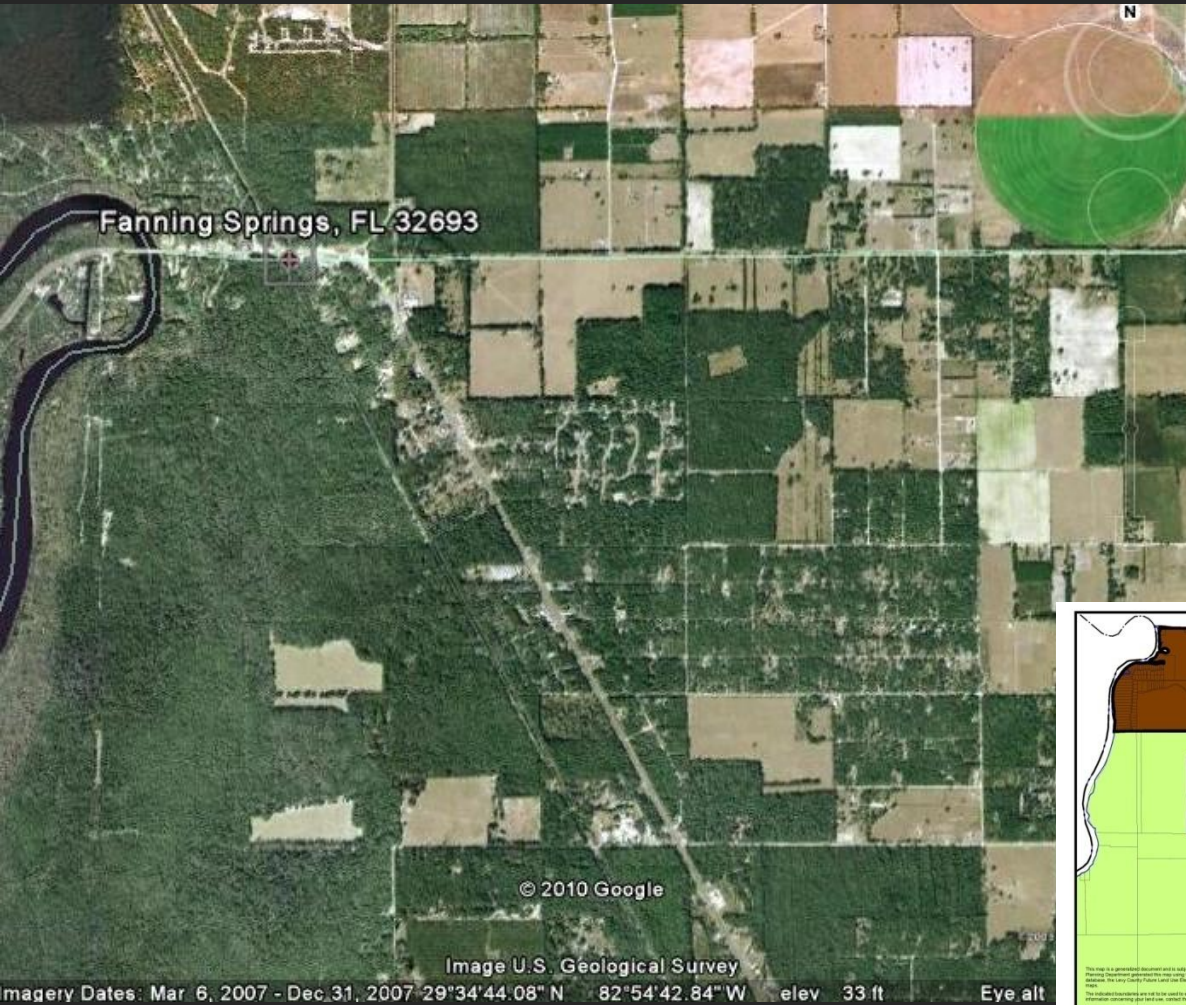


# “Urban” is Relative

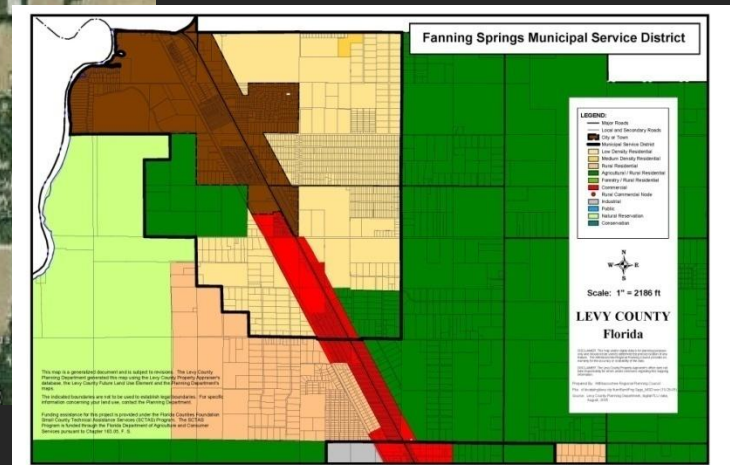




# City of Fanning Springs MSD



- 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 **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 ?



THIS ?



OR

# 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

# Questions / Comments

