1 2 3 4 5 6 7	ORDINANCE NUMBER 2022-1	
8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE ZONING MAP ATLAS BY REZONING CERTAIN REAL PROPERTY CONSISTING OF 60 ACRES MORE OR LESS GENERALLY LOCATED AT THE INTERSECTION OF NE 172 <sup>ND</sup> COURT AND NE 35 <sup>TH</sup> STREET, WILLISTON, FLORIDA FROM FORESTRY RURAL RESIDENTIAL (F/RR) TO SINGLE FAMILY (RR-2); PROVIDING DIRECTIONS TO THE COUNTY COORDINATOR; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR EXCLUSION FROM CODIFICATION; PROVIDING DIRECTIONS TO THE CLERK AND PROVIDING AN EFFECTIVE DATE.	
24	WHEREAS, Section 163.3167, Florida Statutes, requires the Levy County to	
25	maintain a Comprehensive Plan to guide the future development and growth of the County;	
26	and	
27	WHEREAS, Section 163.3177(6), Florida Statutes, requires the County	
28	Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map	
29	that designates the future general distribution, location, and extent of the uses of land for	
30	residential, commercial, industry, agriculture, recreation, conservation, education, public	
31	facilities, and other categories of the public and private uses of land, with the goals of	
32	protecting natural and historic resources, providing for the compatibility of adjacent land	
33	uses, and discouraging the proliferation of urban sprawl; and	

1	WHEREAS, the County is required by Section 163.3202, Florida Statutes, to adopt		
2	or amend and enforce land development regulations that are consistent with and		
3	implement the Comprehensive Plan and that are combined and compiled into a single land		
4	development code for the County; and		
5	WHEREAS, the County Land Development Code (Chapter 50 of the County Code		
6	of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land		
7	development regulations on specific classifications of land within the County; and		
8	WHEREAS, upon petition of the property owner (Petition No. CZ 21-05), the County		
9	Planning Commission which acts pursuant to the authority granted in Sec. 50-55 of the		
10	County Code and which acts as the Local Planning Agency pursuant to Section 163.3174,		
11	Florida Statutes, held a public hearing on December 6, 2021, and voted to recommend		
12	approval of Petition No. CZ 21-05; and		
13	WHEREAS, this ordinance will amend the Zoning Map Atlas by rezoning the		
14	property that is the subject of Petition No. CZ 21-05; and		
15	WHEREAS, at least ten days' notice has been given once by publication in a		
16	newspaper of general circulation notifying the public of this proposed ordinance and public		
17	hearing to be held by the County Commission; and		
18	WHEREAS, the public hearing was held pursuant to the notice described above at		
19	which hearing the parties in interest and all others had an opportunity to be and were, in		
20	fact, heard; and		
21	WHEREAS, the County Commission finds that the rezoning of the subject property		
22	is consistent with the Comprehensive Plan; and		

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**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Levy County, Florida:

**SECTION 1.** The Zoning Map Atlas of Levy County is amended by rezoning the 3 following property from Forestry Rural Residential (F/RR) to Single Family Residential (RR-4 5 2): The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  AND the Southeast  $\frac{1}{4}$  of the 6 Northwest 1/4, of Section 2, Township 13 South, Range 18 East, Levy County, Florida. 7 8 LESS and EXCEPT that portion described in Official Records Book 253, Page 13, of the Public Records of Levy County, Florida. 9 10 The location of the property is shown on Exhibit A for visual reference. In the event 11 of conflict or inconsistency, the legal description above shall prevail over Exhibit A. 12 **SECTION 2.** The County Coordinator or designee is authorized and directed to 13 make the necessary changes to the Zoning Map Atlas to comply with this ordinance. 14 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this 15 16 ordinance or the application hereof to any person or circumstance is held invalid or 17 unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or 18 application, and to this end the provisions of this ordinance are declared severable. 19 20 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the 21 extent of such conflict hereby repealed. 22 **SECTION 5.** This ordinance shall not be codified in the Code of Ordinances of Levy

23 County, Florida.

1	SECTION 6. In accordance wi	th Section 125.66, Florida Statutes, the Clerk to the
2	Board of County Commissioners is	directed to file this ordinance with the Florida
3	Department of State within 10 days after adoption and upon such filing, this ordinance sha	
4	become effective.	
5	PASSED AND DULY ADOPTED this 4th day of January, 2022.	
6 7 8 9 10		BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA
11 12 13 14 15 16 17	<b>ATTEST</b> : Danny J. Shipp, Clerk of Circuit Court and Ex-Officio Clerk to the Board of County Commissioners	, Chair
18 19 20 21 22	Danny J. Shipp, Clerk	APPROVED AS TO FORM AND LEGAL SUFFICIENCY
2 2222223333333333444444444445		Nicolle M. Shalley, County Attorney



NEMENNAY BIAS NE 40TH ST NESTARL NE STRAND @ NE SERVICE Rezone from F/RR to RR-2 NE WORKDAY NE SEOUHAVE NE SETH ST NESSTHST

NE VERNDAVE

Exhibit A