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5                   **ORDINANCE**  
6                   **NUMBER 2026-04**  
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8                   **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**  
9                   **AMENDING THE ZONING MAP ATLAS BY REZONING**  
10                   **CERTAIN REAL PROPERTY CONSISTING OF**  
11                   **APPROXIMATELY 24.53 ACRES (PARCEL ID 0503700000)**  
12                   **GENERALLY LOCATED SOUTHEAST OF THE CITY OF**  
13                   **WILLISTON MUNICIPALITY BOUNDARY, WEST OF**  
14                   **LINCOLN HEIGHTS MOBILE HOME SUBDIVISION, IN**  
15                   **UNINCORPORATED LEVY COUNTY, FLORIDA, FROM**  
16                   **INDUSTRIAL (I) TO PUBLIC AND INSTITUTIONAL**  
17                   **FACILITIES (PF); PROVIDING DIRECTIONS TO THE**  
18                   **COUNTY COORDINATOR; PROVIDING A SEVERABILITY**  
19                   **CLAUSE; PROVIDING A REPEALING CLAUSE;**  
20                   **PROVIDING FOR EXCLUSION FROM CODIFICATION;**  
21                   **PROVIDING DIRECTIONS TO THE CLERK AND**  
22                   **PROVIDING AN EFFECTIVE DATE.**  
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24                   **WHEREAS**, Section 163.1367, Florida Statutes, requires Levy County to maintain  
25 a Comprehensive Plan to guide the future development and growth of the County;  
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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, industrial, agricultural, recreational, conservation, education,  
31 public facilities, and other categories of the public and private uses of land, with the goals  
32 of protecting natural and historic resources, providing for the compatibility of adjacent land  
33 uses, and discouraging the proliferation of urban sprawl;  
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35                   **WHEREAS**, the County is required by Section 163.3202, Florida Statutes, to adopt  
36 or amend and enforce land development regulations that are consistent with and  
37 implement the Comprehensive Plan and that are combined and compiled into a single  
38 land development code for the County;  
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40                   **WHEREAS**, the County Land Development Code (Chapter 50 of the County Code  
41 of Ordinances) establishes zoning districts to implement the Comprehensive Plan and  
42 land development regulations within specific zoning districts within the County;  
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44           **WHEREAS**, if adopted, this ordinance will amend the Zoning Map Atlas by  
45 rezoning the property that is the subject of this ordinance;

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47           **WHEREAS**, upon petition of the property owner (Petition No. CZ 26-01), the  
48 County Planning Commission, which acts pursuant to the authority granted in Sec. 50-55  
49 of the County Code, and which acts as the Local Planning Agency pursuant to Section  
50 163.3174, Florida Statutes, held a public hearing on May 20, 2026, and voted to  
51 recommend approval of this rezoning;

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53           **WHEREAS**, on June 2, 2026, the Board of County Commissioners conducted a  
54 Public Hearing to consider Petition No. CZ 26-01 and after reviewing and considering the  
55 Application, the presentations and other materials (if any) from the Applicant/Property  
56 Owner and other parties in favor of/opposition to the Petition, the County Planning Staff  
57 report and the recommendation of the County Planning Commission, and the Board  
58 directed the drafting of this Rezoning Ordinance;

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60           **WHEREAS**, at least ten days' notice has been given once by publication in a  
61 newspaper of general circulation notifying the public of this proposed ordinance and  
62 public hearing to be held by the County Commission; and

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64           **WHEREAS**, the public hearing on this Ordinance was held pursuant to the notice  
65 described above, at which the parties in interest and all others had an opportunity to be  
66 heard.

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

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71           **SECTION 1.** The Zoning Map Atlas of Levy County is amended by rezoning the  
72 following property located southeast of the City of Williston municipality boundary, west  
73 of Lincoln Heights mobile home subdivision, in unincorporated Levy County, Florida, from  
74 **Industrial (I)** to **Public and Institutional Facilities (PF)**: Parcel ID Number 0503700000  
75 described and depicted on **Exhibit "A"**.

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77           **SECTION 2.** The County Coordinator or designee is authorized and directed to  
78 make the necessary changes to the Zoning Map Atlas to comply with this ordinance.

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80           **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this  
81 ordinance or the application hereof to any person or circumstance is held invalid or  
82 unconstitutional, such finding will not affect the other provisions or applications of this

83 ordinance that can be given effect without the invalid or unconstitutional provision or  
84 application, and to this end the provisions of this ordinance are declared severable.

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86 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the  
87 extent of such conflict hereby repealed.

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89 **SECTION 5.** This ordinance shall not be codified in the Code of Ordinances of  
90 Levy County, Florida.

91  
92 **SECTION 6.** In accordance with Section 125.66, Florida Statutes, the Clerk to the  
93 Board of County Commissioners is directed to file this ordinance with the Florida  
94 Department of State within 10 days after adoption and upon such filing, this ordinance  
95 shall become effective.

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97 **PASSED AND ADOPTED** this 16<sup>th</sup> day of June, 2026.

98  
99 **BOARD OF COUNTY COMMISSIONERS**  
100 **OF LEVY COUNTY, FLORIDA**

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Tim Hodge, Chair

104 **ATTEST:**  
105  
106 \_\_\_\_\_  
107 Matt Brooks, Clerk of Circuit Court

108 Approved as to form and legal sufficiency:  
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110 \_\_\_\_\_  
111 Nikki Day, County Attorney