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6                   **ORDINANCE**  
7                   **NUMBER 2021-006**  
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9                   **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**  
10                  **APPROVING A REZONING FOR APPLICANT LEE**  
11                  **THOMAS, REZONING 4.67 ACRES MORE OR LESS**  
12                  **LOCATED IN SECTION 31, TOWNSHIP 12 SOUTH,**  
13                  **RANGE 19 EAST, LEVY COUNTY, FLORIDA, FROM**  
14                  **FORESTRY/RURAL RESIDENTIAL (F/RR) TO RURAL**  
15                  **RESIDENTIAL (RR), APPLICATION CZ 03-20;**  
16                  **PROVIDING FOR EXCLUSION FROM CODIFICATION;**  
17                  **PROVIDING AN EFFECTIVE DATE.**  
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20                  **WHEREAS**, in a public hearing held on March 3, 2021, the Board of County  
21                  Commissioners of Levy County, Florida ("Board"), reviewed Application CZ 03-20 which  
22                  requested a rezoning of 4.67 acres more or less from a Forestry/Rural Residential (F/RR)  
23                  zoning designation assigned pursuant to sections 50-644 and 50-662, Levy County Code,  
24                  from a Urban Medium Density Residential (UMDR) Future Land Use Map designation  
25                  contained in the Levy County Comprehensive Plan, to Rural Residential (RR), on property  
26                  owned by Lee Thomas, 4990 NE 195<sup>th</sup> Court, Williston, FL 32696, which property is  
27                  described in Exhibit "A" attached hereto and by this reference incorporated herein; and

28                  **WHEREAS**, the applicant, Lee Thomas, through his agent, Stephone M. McMillen,  
29                  seek a rezoning to subdivide and develop residential housing on the subject property; and

30                  **WHEREAS**, the Levy County Planning Commission conducted a public hearing on  
31                  Application CZ 03-20 on February 8, 2021, and found the Application to be consistent with  
32                  the Levy County Comprehensive Plan and recommended approval of the Application; and

1           **WHEREAS**, the Levy County Planning Commission conducted a public hearing on  
2 Application CZ 03-20 on February 8, 2021, and found the Application to be consistent with  
3 the Levy County Comprehensive Plan and recommended approval of the Application; and

4           **WHEREAS**, after due consideration, the Board of County Commissioners has found  
5 that the request is consistent with the Levy County Comprehensive Plan and has  
6 determined it to be in the best interest of the public to rezone the subject property from  
7 F/RR to RR.

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

10           **SECTION 1.** That the following application for a rezoning is hereby approved:

11           Application CZ 03-20 rezoning 4.67 acres more or less of property from a  
12 Forestry/Rural Residential (F/RR) zoning designation assigned pursuant to  
13 sections 50-644 and 50-662, Levy County Code, from a Urban Medium  
14 Density Residential (UMDR) Future Land Use Map designation contained in  
15 the Levy County Comprehensive Plan, to Rural Residential (RR) on property  
16 owned by Lee Thomas and Beverly A. Thomas, 4990 NE 195<sup>th</sup> Court,  
17 Williston, FL 32696, which property is described in Exhibit "A" attached  
18 hereto and by this reference incorporated herein.

19           **SECTION 2.** The zoning for this property shall run with the property and shall apply  
20 to any subsequent owners, heirs and assigns.

21           **SECTION 3.** This ordinance shall not be included in the Code of Ordinances of  
22 Levy County, Florida. This ordinance shall have all legal force and effect as a duly adopted  
23 ordinance of Levy County, Florida.

24           **SECTION 4.** This ordinance shall take effect upon filing in the Office of the  
25 Secretary of State, State of Florida.  
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**PASSED AND DULY ADOPTED** this 2<sup>nd</sup> day of March, 2021.

**BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

\_\_\_\_\_  
John Meeks, Chair

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

\_\_\_\_\_  
Danny J. Shipp, Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*Anne Bast Brown*  
\_\_\_\_\_  
Anne Bast Brown, County Attorney

z:\thomas.rezone.doc  
LR2021-006  
02/12/2021

## Exhibit "A"

Description: (by surveyor) - OVERALL

Lands described in O.R.B. 66, page 240, of the Public Records of Levy County, Florida; LESS and EXCEPT Lands described in Deed Book 57, page 27, said Public Records; LESS and EXCEPT Lands described in O.R.B. 1436, page 710, said Public Records; lying in Section 31, Township 12 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the East right-of-way line of U.S. Highway No. 41 and the North line of said Section 31, and run thence South  $86^{\circ}18'53''$  East, along said North line, a distance of 725.51 feet; thence South  $02^{\circ}33'52''$  West, a distance of 39.00 feet to the South right-of-way line of N.E. 50th Street and the Northeast corner of said O.R.B. 1436, page 710 and the Point-of-Beginning of the herein described parcel; thence continue South  $02^{\circ}33'52''$  West, a distance of 354.74 feet to the Southeast corner of said O.R.B. 1436, page 710; thence South  $87^{\circ}23'27''$  East, a distance of 591.08 feet to the West right-of-way line of N.E. 195th Court; thence North  $00^{\circ}07'18''$  West, along said West right-of-way line, a distance of 344.33 feet to the said South right-of-way line of N.E. 50th Street; thence North  $86^{\circ}18'53''$  West, along said South right-of-way line, a distance of 575.05 feet to the said Point-of-Beginning.

Containing 4.675 Acres, more or less.