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4 **ORDINANCE**
5 **NUMBER 2025-11**
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7 **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**
8 **AMENDING THE ZONING MAP ATLAS BY REZONING**
9 **CERTAIN REAL PROPERTY CONSISTING OF**
10 **APPOXIMATELY .88 ACRES (PARCEL ID 0763600100)**
11 **LOCATED AT 11490 AND 11492 NW 115TH STREET,**
12 **CHIEFLAND, FLORIDA, THAT IS LOCATED WITHIN A**
13 **RURAL COMMERCIAL NODE, FROM**
14 **AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO RURAL**
15 **MIXED USE (RMU); PROVIDING DIRECTIONS TO THE**
16 **COUNTY MANAGER; PROVIDING A SEVERABILITY**
17 **CLAUSE; PROVIDING A REPEALING CLAUSE;**
18 **PROVIDING FOR EXCLUSION FROM CODIFICATION;**
19 **PROVIDING DIRECTIONS TO THE CLERK AND**
20 **PROVIDING AN EFFECTIVE DATE.**
21

22 **WHEREAS**, Section 163.3167, Florida Statutes, requires Levy County to maintain
23 a Comprehensive Plan to guide the future development and growth of the County;
24

25 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the County
26 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map
27 that designates the future general distribution, location, and extent of the uses of land for
28 residential, commercial, industry, agriculture, recreation, conservation, education, public
29 facilities, and other categories of the public and private uses of land, with the goals of
30 protecting natural and historic resources, providing for the compatibility of adjacent land
31 uses, and discouraging the proliferation of urban sprawl;
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33 **WHEREAS**, the County is required by Section 163.3202, Florida Statutes, to adopt
34 or amend and enforce land development regulations that are consistent with and
35 implement the Comprehensive Plan;
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37 **WHEREAS**, the County Land Development Code (Chapter 50 of the County Code
38 of Ordinances) establishes zoning districts and a Zoning Map to implement the
39 Comprehensive Plan;
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41 **WHEREAS**, if adopted, this ordinance will amend the Zoning Map by rezoning the
42 property that is the subject of this Ordinance;
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44 **WHEREAS**, upon petition of the property owner (Petition No. CZ 25-04), the
45 County Planning Commission acting as the Local Planning Agency pursuant to the
46 authority granted in Sec. 50-55 of the County Code and Section 163.3174, Florida
47 Statutes, held a public hearing on September 22, 2025, and voted to recommend
48 approval of this rezoning;

49
50 **WHEREAS**, at least ten days' notice has been given once by publication in a
51 newspaper of general circulation notifying the public of this proposed Ordinance and
52 public hearing to be held by the County Commission;

53
54 **WHEREAS**, the public hearing was held pursuant to the notice described above
55 at which hearing the parties in interest and all others had an opportunity to be heard; and

56
57 **WHEREAS**, after due consideration at the public hearing, the County Commission
58 finds that the rezoning of the subject property is consistent with the County's
59 Comprehensive Plan.

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

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64 **SECTION 1.** The Zoning Map Atlas of Levy County is amended by rezoning the
65 following property located in Rural Commercial Node Map Series #19 from
66 **Agriculture/Rural Residential (A/RR) to Rural Mixed Use (RMU):**

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68 **Parcel ID Number 0763600100 described as follows:** A portion of Springs Village Unit
69 No. 1, according to the plat thereof recorded in Plat Book 3, Page 36 of the Public Records
70 of Levy County, Florida, more particularly described as follows:

71
72 Commence at the Northwest corner of Springs Village Unit 1, according to the plat thereof
73 recorded in Plat Book 3, Page 36, Public Records of Levy County, Florida, thence run
74 East 50 feet to establish the Point of Beginning; thence continue East along South right-
75 of-way line of County Road 320, a distance of 225 feet; thence South 170 feet; thence
76 West 225 feet; thence North 170 feet to the Point of Beginning.

77
78 The location of the subject property is shown on **Exhibit A** for visual reference. In the
79 event of conflict or inconsistency, the legal description above shall prevail over Exhibit A.

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81 **SECTION 2.** The County Manager or designee is authorized and directed to make
82 the necessary changes to the Zoning Map Atlas to comply with this Ordinance.

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Exhibit "A" to Ord 2025-11

