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**ORDINANCE  
NUMBER 2022-18**

**AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE LEVY COUNTY COMPREHENSIVE PLAN BY CHANGING THE LAND USE CATEGORY OF APPROXIMATELY 5 ACRES (A PORTION OF PARCEL ID 0433100100) LOCATED ON NE HWY 27 ALT, WILLISTON, FLORIDA, AS MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE FROM URBAN MEDIUM DENSITY RESIDENTIAL (UMDR) TO COMMERCIAL (C); PROVIDING DIRECTIONS TO THE COUNTY COORDINATOR; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING DIRECTIONS TO THE CLERK AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 163.3177(6), Florida Statutes, requires the County Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses and discouraging the proliferation of urban sprawl; and

**WHEREAS**, in compliance with State law, the County maintains a Future Land Use Map as part of the County’s Comprehensive Plan;

**WHEREAS**, if adopted, this ordinance will amend the Future Land Use Map by changing the land use category of the property that is the subject of this ordinance; and

44           **WHEREAS**, this amendment to the Future Land Use Map involves a use of 50  
45 acres or fewer and qualifies as a small-scale development amendment per Section  
46 163.3187, Florida Statutes; and

47  
48           **WHEREAS**, upon petition of the property owner (Petition No. SSA 22-02), the  
49 County Planning Commission which acts pursuant to the authority granted in Sec. 50-55  
50 of the County Code and which acts as the Local Planning Agency pursuant to Section  
51 163.3174, Florida Statutes, held a public hearing on October 3, 2022, and voted to  
52 recommend approval of this Future Land Use Map amendment; and

53  
54           **WHEREAS**, at least five days' notice has been given once by publication in a  
55 newspaper of general circulation notifying the public of this proposed ordinance and a  
56 public hearing to be held by the County Commission; and

57  
58           **WHEREAS**, the public hearing was held pursuant to the notice described above  
59 at which hearing the parties in interest and all others had an opportunity to be heard; and

60  
61           **WHEREAS**, after due consideration at the public hearing, the County Commission  
62 finds that this proposed amendment to the Future Land Use Map is consistent with the  
63 Levy County Comprehensive Plan and that the requirements and conditions of Chapter  
64 163, Florida Statutes, have been met.

65  
66           **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners  
67 of Levy County, Florida:

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69           **Section 1.** The Future Land Use Map of the Levy County Comprehensive Plan is  
70 amended by changing the land use category of the following property from **Urban**  
71 **Medium Density Residential (UMDR) to Commercial (C)**:

72  
73           A portion of Parcel ID 0433100100 described as follows:  
74  
75           The West ½ of the NW ¼ of the SW ¼ of the NE ¼ of Section 1, Township 13 South,  
76 Range 18 East, Levy County, Florida.

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

80  
81           **Section 2.** The County Coordinator, or designee, is authorized and directed to  
82 make the necessary changes to maps and other data in the Levy County Comprehensive  
83 Plan in order to comply with this ordinance.

84 **Section 3.** If any word, phrase, clause, paragraph, section, or provision of this  
85 ordinance or the application hereof to any person or circumstance is held invalid or  
86 unconstitutional, such finding will not affect the other provisions or applications of this  
87 ordinance that can be given effect without the invalid or unconstitutional provision or  
88 application, and to this end the provisions of this ordinance are declared severable.

89  
90 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the  
91 extent of such conflict hereby repealed.

92  
93 **Section 5.** This ordinance shall not be codified in the Code of Ordinances of Levy  
94 County, Florida.

95  
96 **Section 6.** In accordance with Section 125.66, Florida Statutes, the Clerk to the  
97 Board of County Commissioners is directed to file this ordinance with the Florida  
98 Department of State within 10 days after adoption and upon such filing, this ordinance  
99 shall become effective. However, the effective date of this Levy County Comprehensive  
100 Plan Amendment, if not timely challenged, will be thirty-one (31) days after adoption. If  
101 this Comprehensive Plan Amendment is timely challenged pursuant to Section  
102 163.3187(5)(a), Florida Statutes then the effective date of this Comprehensive Plan  
103 Amendment shall be the date the state land planning agency or the Administrative  
104 Commission issues a final order determining the Amendment to be in compliance with  
105 Chapter 163, Florida Statutes. No development orders, development permits, or land  
106 uses dependent on this Comprehensive Plan Amendment may be issued or commenced  
107 before it has become effective.

108  
109 **PASSED AND DULY ADOPTED** this \_\_\_\_\_ day of November, 2022.

110  
111 **BOARD OF COUNTY COMMISSIONERS**  
112 **OF LEVY COUNTY, FLORIDA**

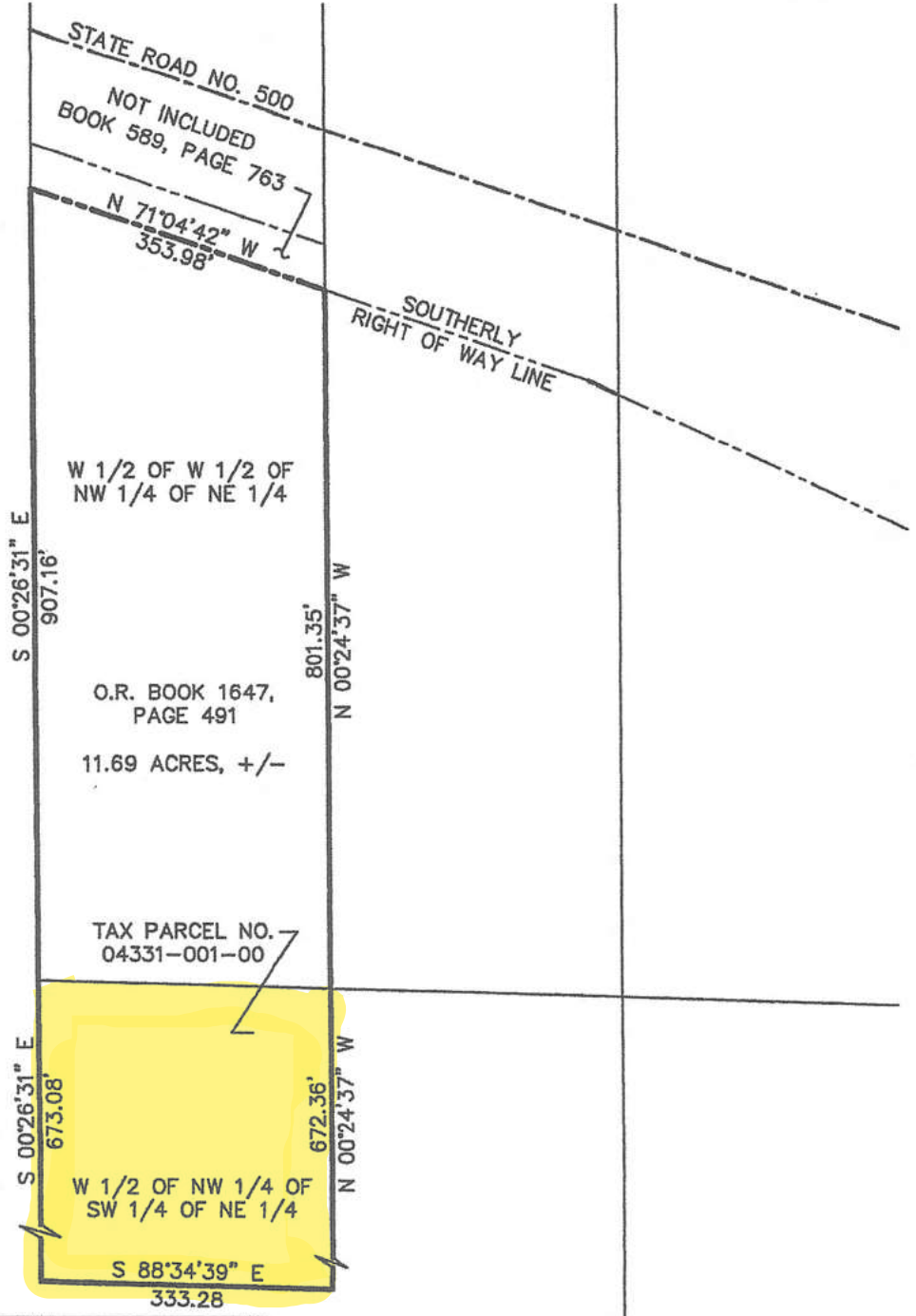
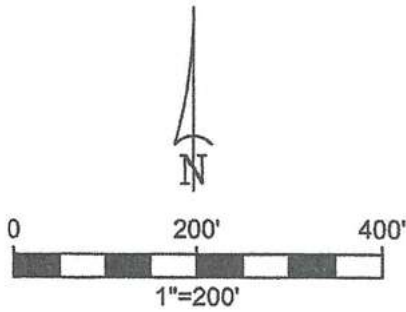
113  
114  
115 \_\_\_\_\_  
Russell Meeks, Jr., Chairman

116 ATTEST: Danny J. Shipp, Clerk of  
117 Circuit Court and Ex Officio Clerk to  
118 the Board of County Commissioners

119  
120 \_\_\_\_\_  
121 Danny J. Shipp, Clerk

122 Approved as to form and legal sufficiency

123  
124 \_\_\_\_\_  
Nicolle M. Shalley, County Attorney



**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	8/17/22	2022-117			

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF THE W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4  
 AND THE W 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 OF  
 SECTION 1, TOWNSHIP 13 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA

**FOR:** INFINITY PINK HOLDINGS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
 MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
 SECTION 472.027 (2022), FLORIDA STATUTES.

By: **ROBERT W. GRAVER** P.S.M. 4239

Corporate Authorization  
 No. LB 2389



eda consultants inc.

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