

45 **WHEREAS**, on September 16, 2025, the Levy County Commission voted to direct
46 that the County Attorney bring back an Ordinance amending the Comprehensive Plan
47 and to conduct a public hearing to approve Petition No. SSA 25-02;

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49 **WHEREAS**, on December 16, 2025, the Levy County Commission held a public
50 hearing to adopt the Ordinance and approve Petition No. SSA 25-02;

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

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

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

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

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67 **Section 1.** The Future Land Use Map of the Levy County Comprehensive Plan is
68 amended by changing the future land use category of the following property from **Urban**
69 **Low Density Residential (ULDR) to Commercial (C).**

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71 **Parcel ID Number 051500010A:** A parcel of land in the Northwest ¼ of Section 9,
72 Township 13 South, Range 19 East, Levy County, Florida being a portion of that property
73 described in Official Records Book 181, Page 403, Public Records of Levy County,
74 Florida and being further described as follows:

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76 For a point of reference, commence at the Northwest corner of Section 9, Township 13
77 South, Range 19 East, Levy County, Florida; thence S 89°17'59" E along the centerline
78 of Levy County Road No. C-316 (L.C.R. #C-316), 1529.55 feet; thence S 00°16'51" E
79 40.01 feet to the South right of way line of said L.C.R. #C-316 and the Point of Beginning
80 (P.O.B.); thence S 89°17'59" E along said South right of way line, 382.30 feet to the P.C.
81 of a curve concave to the Southwest having a radius of 200 feet; thence Southeasterly
82 along the arc of said curve through a central angle of 52°17'24", 182.53 feet to the P.T.
83 of said curve, said point being on the Westerly right of way line of U.S. Highway 27-A
84 (S.R. 500); thence S 37°00'35"E along said right of way line 1073.72 feet to an
85 intersection with the East line of the Northwest ¼ of said Section 9, thence S 00°16'51" E
86 along said East line 1560.77 feet to the maintained North right of way line of L.C.R. #520;

87 thence N 89°22'54" W along said maintained right of way line and an old fence, 1181.37
88 feet; thence N 00°16'51" W 2489.70 feet to close on the Point of Beginning. Less any
89 portion lying within Road Rights of Way.

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91 **LESS AND EXCEPT** THOSE PORTIONS THEREOF CONTAINED IN ORDER OF
92 TAKING RECORDED IN OFFICIAL RECORDS BOOK 558, PAGE 883, PUBLIC
93 RECORDS OF LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
94 AS FOLLOWS:

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96 Part "A" - A parcel of land in the Northwest Quarter of Section 9, Township 13 South,
97 Range 19 East, Levy County, Florida, being more particularly described as follows:

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99 Commencing at the Northwest corner of Section 9, Township 13 South, Range 19 East;
100 thence run S 89°56'10" E, along the North line of the Northwest Quarter of said Section 9,
101 a distance of 1,796.27 feet; thence departing said North line run S 36°57'27" E, a distance
102 of 77.85 feet to a point on the South Right-of-Way line of County Road C-316 for a Point
103 of Beginning; thence run S 89°14'51" E along said Right of Way line, a distance of 68.68
104 feet to the point of curvature of a curve concave Southwesterly having a central angle of
105 52°17'24", and a radius of 200.00 feet; thence run Southeasterly along the arc of said
106 curve, a distance of 182.53 feet to the point of tangency, said point being on the Westerly
107 Right-of-Way line of State Road No. 500; thence S 36°57'27" E along said Right-of-Way
108 line, a distance of 1,073.96 feet to a point on the East line of the Northwest Quarter of said
109 Section 9; thence S 00°13'38" E along said East line, a distance of 220.72 feet; thence
110 departing said East line run N 36°57'27" W a distance of 1451.08 feet to the Point of
111 Beginning.

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113 Part "B" - A parcel of land in the Northwest Quarter of Section 9, Township 13 South,
114 Range 19 East, Levy County, Florida, being more particularly described as follows:

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116 Commencing at the Northeast corner of the Northwest Quarter of Section 9, Township 13
117 South, Range 19 East; thence run S 00°13'38" E along the East line of said Northwest
118 Quarter, a distance of 1,220.74 feet; for a Point of Beginning; thence continue
119 S 00°13'38" E a distance of 382.20 feet; thence departing said East line, run N 24°41'29"
120 W, a distance of 96.59 feet; thence S 49°30'15" W, a distance of 109.82 feet; thence
121 S 60°41'05" W, a distance of 168.23 feet; thence S 80°51'53" W, a distance of 461.43 feet;
122 thence N 83°56'48" W, a distance of 81.89 feet; thence N 64°33'05" W, a distance of
123 247.73 feet; thence N 29°28'20" W, a distance of 171.12 feet; thence N 08°07'04" E, a
124 distance of 132.84 feet; thence N 58°35'59" E, a distance of 293.74 feet; thence N
125 87°40'40" E, a distance of 800.22 feet; thence S 36°57'27" E, a distance of 74.65 feet to
126 the Point of Beginning.

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128 **LESS AND EXCEPT:** Westbrook Farms, according to the plat thereof, as recorded in Plat
129 Book 12, Page 13, of the Public Records of Levy County, Florida.

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

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Section 2. The County Manager, or designee, is authorized and directed to make the necessary changes to maps and other data in the Levy County Comprehensive Plan in order to comply with this Ordinance.

Section 3. If any word, phrase, clause, paragraph, section, or provision of this Ordinance or the application hereof to any person or circumstance is held invalid or 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 application, and to this end the provisions of this Ordinance are declared severable.

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

Section 5. This Ordinance shall not be codified in the Code of Ordinances of Levy County, Florida.

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

PASSED AND DULY ADOPTED DECEMBER ____, 2025.

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

Desiree Mills, Chair

ATTEST: Clerk of Circuit Court
and Ex-Officio Clerk to the Board

Matt Brooks, Clerk

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Approved as to form and legal sufficiency

Heather J. Encinosa, Interim County Attorney