

44 authority granted in Sec. 50-55 of the County Code and Section 163.3174, Florida
45 Statutes, held a public hearing on November 17, 2025, and voted to recommend denial
46 of this rezoning;

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

51
52 **WHEREAS**, the public hearing was held pursuant to the notice described above
53 at which hearing the parties in interest and all others had an opportunity to be heard; and
54

55 **WHEREAS**, after due consideration at the public hearing, the County Commission
56 finds that the rezoning of the subject property will be consistent with the County's
57 Comprehensive Plan when the amendment to the Future Land Use Map adopted by
58 Ordinance Number 2025-_____ becomes effective as provided therein.

59
60 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
61 of Levy County, Florida:

62
63 **SECTION 1.** The Zoning Map Atlas of Levy County is amended by rezoning the
64 following property from **Urban Single-Family Residential (R-1) to Moderately Intensive**
65 **Commercial (C-3):**

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67 For a point of reference, commence at the Northwest corner of Section 9, Township 13
68 South, Range 19 East, Levy County, Florida; thence S 89°17'59" E along the centerline
69 of Levy County Road No. C-316 (L.C.R. #C-316), 1529.55 feet; thence S 00°16'51" E
70 40.01 feet to the South right of way line of said L.C.R. #C-316 and the Point of Beginning
71 (P.O.B.); thence S 89°17'59" E along said South right of way line, 382.30 feet to the P.C.
72 of a curve concave to the Southwest having a radius of 200 feet; thence Southeasterly
73 along the arc of said curve through a central angle of 52°17'24", 182.53 feet to the P.T.
74 of said curve, said point being on the Westerly right of way line of U.S. Highway 27-A
75 (S.R. 500); thence S 37°00'35"E along said right of way line 1073.72 feet to an
76 intersection with the East line of the Northwest ¼ of said Section 9, thence S 00°16'51" E
77 along said East line 1560.77 feet to the maintained North right of way line of L.C.R. #520;
78 thence N 89°22'54" W along said maintained right of way line and an old fence, 1181.37
79 feet; thence N 00°16'51" W 2489.70 feet to close on the Point of Beginning. Less any
80 portion lying within Road Rights of Way.

81
82 **LESS AND EXCEPT** THOSE PORTIONS THEREOF CONTAINED IN ORDER OF
83 TAKING RECORDED IN OFFICIAL RECORDS BOOK 558, PAGE 883, PUBLIC
84 RECORDS OF LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
85 AS FOLLOWS:

86

87 Part "A" - A parcel of land in the Northwest Quarter of Section 9, Township 13 South,
88 Range 19 East, Levy County, Florida, being more particularly described as follows:
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90 Commencing at the Northwest corner of Section 9, Township 13 South, Range 19 East;
91 thence run S 89°56'10" E, along the North line of the Northwest Quarter of said Section 9,
92 a distance of 1,796.27 feet; thence departing said North line run S 36°57'27" E, a distance
93 of 77.85 feet to a point on the South Right-of-Way line of County Road C-316 for a Point
94 of Beginning; thence run S 89°14'51" E along said Right of Way line, a distance of 68.68
95 feet to the point of curvature of a curve concave Southwesterly having a central angle of
96 52°17'24", and a radius of 200.00 feet; thence run Southeasterly along the arc of said
97 curve, a distance of 182.53 feet to the point of tangency, said point being on the Westerly
98 Right-of-Way line of State Road No. 500; thence S 36°57'27" E along said Right-of-Way
99 line, a distance of 1,073.96 feet to a point on the East line of the Northwest Quarter of said
100 Section 9; thence S 00°13'38" E along said East line, a distance of 220.72 feet; thence
101 departing said East line run N 36°57'27" W a distance of 1451.08 feet to the Point of
102 Beginning.
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104 Part "B" - A parcel of land in the Northwest Quarter of Section 9, Township 13 South,
105 Range 19 East, Levy County, Florida, being more particularly described as follows:
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107 Commencing at the Northeast corner of the Northwest Quarter of Section 9, Township 13
108 South, Range 19 East; thence run S 00°13'38" E along the East line of said Northwest
109 Quarter, a distance of 1,220.74 feet; for a Point of Beginning; thence continue
110 S 00°13'38" E a distance of 382.20 feet; thence departing said East line, run N 24°41'29"
111 W, a distance of 96.59 feet; thence S 49°30'15" W, a distance of 109.82 feet; thence
112 S 60°41'05" W, a distance of 168.23 feet; thence S 80°51'53" W, a distance of 461.43 feet;
113 thence N 83°56'48" W, a distance of 81.89 feet; thence N 64°33'05" W, a distance of
114 247.73 feet; thence N 29°28'20" W, a distance of 171.12 feet; thence N 08°07'04" E, a
115 distance of 132.84 feet; thence N 58°35'59" E, a distance of 293.74 feet; thence N
116 87°40'40" E, a distance of 800.22 feet; thence S 36°57'27" E, a distance of 74.65 feet to
117 the Point of Beginning.
118

119 **LESS AND EXCEPT:** Westbrook Farms, according to the plat thereof, as recorded in
120 Plat Book 12, Page 13, of the Public Records of Levy County, Florida.
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122 **SECTION 2.** The County Manager or designee is authorized and directed to make
123 the necessary changes to the Zoning Map to comply with this Ordinance.
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125 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this
126 Ordinance or the application hereof to any person or circumstance is held invalid or
127 unconstitutional, such finding will not affect the other provisions or applications of this
128 Ordinance that can be given effect without the invalid or unconstitutional provision or
129 application, and to this end the provisions of this ordinance are declared severable.
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