

1 land planning agency and other reviewing agencies was previously heard before the Levy
2 County Planning Commission on January 6, 2020, and was recommended for transmittal to
3 such agencies; and

4 **WHEREAS**, the issue of transmittal of Application LSA 19-02 to the state land
5 planning agency and other reviewing agencies was previously heard before the Board on
6 February 4, 2020, with a decision by the Board to transmit Application LSA 19-02 to such
7 agencies; and

8 **WHEREAS**, after due consideration, the Board finds that the proposed amendments
9 are consistent with the Levy County Comprehensive Plan, that the requirements of Chapter
10 163, Florida Statutes, have been met as they relate to this Application, and that it is in the
11 best interests of the County to approve Application LSA 19-02.

12 **BE IT ORDAINED** by the Board of County Commissioners of Levy County, Florida:

13 Section 1. Approval. The following amendment to the Future Land Use Map of the
14 Levy County Comprehensive Plan be and hereby is approved:

15 Application LSA 19-02 by applicant, Thomas C. Reaves, Jr., requesting
16 amendment to the Future Land Use Map of the Levy County Comprehensive
17 Plan from Forestry/Rural Residential (F/RR) to Agricultural/Rural Residential
18 (A/RR) for 40 acres more or less for the property described in Exhibit "A"
19 attached hereto and incorporated herein.
20

21 Section 2. Exclusion from Codification. This ordinance shall not be included in the
22 Code of Ordinances of Levy County, Florida. This ordinance shall have all legal force and
23 effect as a duly adopted ordinance of Levy County, Florida.

24 Section 3. Effective date. The effective date of this Levy County Comprehensive
25 Plan Amendment shall be thirty-one (31) days after the state land planning agency notifies
26 the County that the Comprehensive Plan Amendment package is complete; provided this

1 ordinance has been filed in the Office of the Secretary of State, State of Florida; and,
2 provided further, that this Comprehensive Plan Amendment has not been challenged
3 pursuant to Section 163.3184(5), Fla. Stat. No development orders, development permits,
4 or land uses dependent on this Comprehensive Plan Amendment may be issued or
5 commenced before it has become effective. If this Comprehensive Plan Amendment is
6 timely challenged pursuant to Section 163.3184(5)(a), Fla. Stat., then the effective date of
7 this Comprehensive Plan Amendment shall be the date the state land planning agency or
8 the Administrative Commission issues a final order determining the adopted
9 Comprehensive Plan Amendment in compliance, or ninety-one (91) days after a
10 recommended order for compliance is issued by an administrative law judge and the state
11 land planning agency fails to act on such order within ninety (90) days after issuance. If a
12 final determination of noncompliance is issued by the Administration Commission, this
13 Comprehensive Plan Amendment may nevertheless be made effective by adoption of a
14 resolution affirming its effective status, a copy of which resolution shall be sent to the state
15 land planning agency.

16 Section 4. Transmittal. County staff is hereby directed to forward a certified copy
17 of this ordinance and its attachments to the state land planning agency and any other
18 reviewing agencies or local governments that provided timely comments to the transmittal
19 of the Application.

20 **PASSED AND DULY ADOPTED** this 21st day of April, 2020.

21
22 BOARD OF COUNTY COMMISSIONERS
23 OF LEVY COUNTY, FLORIDA
24

25
26 _____
27 Matt Brooks, Chair
28

1 **ATTEST:** Danny J. Shipp, Clerk of
2 the Circuit Court and Ex Officio Clerk
3 to the Board of County Commissioners
4

5
6 _____
7 Danny J. Shipp

8 APPROVED AS TO FORM
9 AND LEGAL SUFFICIENCY:

10
11 *Anne Bast Brown*
12 _____
13 Anne Bast Brown, County Attorney

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15 z:\ord\compplan.amend.lgyscale.reaves.final
16 LR 2019-098
17 4/3/20
18

LEGAL DESCRIPTIONS

PARCEL "A" (O.R. BOOK 1444, PAGE 812):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'28" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°54'28" E ALONG SAID NORTH LINE, A DISTANCE OF 1297.35 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN S 00°28'82" W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 682.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 682.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'28" W, ALONG SAID SOUTH LINE OF THE NORTH 682.50 FEET, A DISTANCE OF 1280.37 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N 01°02'11" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 682.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "A" CONTAINS 19.60 ACRES (853,872 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

PARCEL "B" (O.R. BOOK 1444, PAGE 814):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'28" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55); THENCE RUN S 01°02'11" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 682.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 682.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'11" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 201.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 5799.578 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY AND THROUGH A CENTRAL ANGLE OF 04°34'55" A DISTANCE OF 483.80 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°14'17" W 463.67 FEET); THENCE RUN S 88°00'04" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 1271.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 00°28'52" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 682.53 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 682.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N 88°54'28" W, ALONG SAID SOUTH LINE OF THE NORTH 682.52 FEET, A DISTANCE OF 1280.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "B" CONTAINS 19.44 ACRES (848,757 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.