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3                                   **ORDINANCE**  
4                                   **NUMBER 2025-6**  
5

6                   **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**  
7                   **AMENDING THE FUTURE LAND USE MAP OF THE LEVY**  
8                   **COUNTY COMPREHENSIVE PLAN BY CHANGING THE**  
9                   **LAND USE CATEGORY OF APPROXIMATELY 17.5**  
10                  **ACRES (PARCEL ID NUMBERS 0091800000, 0091800300**  
11                  **AND 0091800100) LOCATED AT 6750 AND 6850 NW 100<sup>TH</sup>**  
12                  **STREET AND 9851 NW COUNTY ROAD 345 CHIEFLAND,**  
13                  **FLORIDA, FROM URBAN LOW DENSITY RESIDENTIAL**  
14                  **(LDR) TO COMMERCIAL (C); PROVIDING DIRECTIONS**  
15                  **TO THE COUNTY MANAGER; PROVIDING A**  
16                  **SEVERABILITY CLAUSE; PROVIDING A REPEALING**  
17                  **CLAUSE; PROVIDING FOR EXCLUSION FROM**  
18                  **CODIFICATION; AND PROVIDING DIRECTIONS TO THE**  
19                  **CLERK AND PROVIDING AN EFFECTIVE DATE.**  
20

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

24                  **WHEREAS**, in accordance with Section 163.3177(6), Florida Statutes, the County  
25 Comprehensive Plan includes a Future Land Use Element with a Future Land Use Map  
26 that designates the future general distribution, location, and extent of the uses of land for  
27 residential, commercial, industry, agriculture, recreation, conservation, education, public  
28 facilities, and other categories of the public and private uses of land, with the goals of  
29 protecting natural and historic resources, providing for the compatibility of adjacent land  
30 uses and discouraging the proliferation of urban sprawl;  
31

32                  **WHEREAS**, if adopted, this Ordinance will amend the Future Land Use Map by  
33 changing the land use category of the property that is the subject of this Ordinance;  
34

35                  **WHEREAS**, this amendment to the Future Land Use Map involves a use of 50  
36 acres or fewer and qualifies as a small-scale development amendment per Section  
37 163.3187, Florida Statutes;  
38

39                  **WHEREAS**, upon petition of the property owner (Petition No. SSA 25-01), the  
40 County Planning Commission acting as the Local Planning Agency pursuant to the  
41 authority granted in Sec. 50-55 of the County Code and Section 163.3174, Florida  
42 Statutes, held a public hearing on June 2, 2025, and voted to recommend approval of this  
43 Future Land Use Map amendment;

44       **WHEREAS**, at least five days' notice has been given once by publication in a  
45 newspaper of general circulation notifying the public of this proposed Ordinance and a  
46 public hearing to be held by the County Commission;  
47

48       **WHEREAS**, the public hearing was held pursuant to the notice described above  
49 at which hearing the parties in interest and all others had an opportunity to be heard; and  
50

51       **WHEREAS**, after due consideration at the public hearing, the County Commission  
52 finds that this proposed amendment to the Future Land Use Map is consistent with the  
53 Levy County Comprehensive Plan and that the requirements of Chapter 163, Florida  
54 Statutes, have been met.  
55

56       **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners  
57 of Levy County, Florida:  
58

59       **Section 1.** The Future Land Use Map of the Levy County Comprehensive Plan is  
60 amended by changing the land use category of the following property from **Urban Low**  
61 **Density Residential (LDR) to Commercial:**  
62

63       **Parcel ID Number 0091800000 described as follows:** E ½ of the NW ¼ of the NW ¼  
64 of Section 2, Township 12 South, Range 14 East, Levy County, Florida; LESS: SE ¼ of  
65 the NW ¼ of the NW ¼ of Section 2, Township 12 South, Range 14 East, Levy County,  
66 Florida; and LESS: Two and one-half (2 ½) acres in the NW corner of the NW ¼ of the  
67 NE ¼ of the NW ¼ of the NW ¼ of Section 2, Township 12 South, Range 14 East, Levy  
68 County, Florida.  
69

70       **Parcel ID Number 0091800300 described as follows:** Two and one-half (2 ½) acres  
71 in the Northwest corner of the NW ¼ of the NE ¼ of the NW ¼ of the NW ¼ of Section  
72 2, Township 12 South, Range 14 East, Levy County, Florida.  
73

74       **Parcel ID Number 0091800100 described as follows:** The NW ¼ of the NW ¼ of the  
75 NW ¼ of Section 2, Township 12 South, Range 14 East, Levy County, Florida, LESS  
76 AND EXCEPT the North and West 40 feet thereof lying Northwest of the Northwesterly  
77 right of way line of State Road 345.  
78

79       The location of the property is shown on **Exhibit A** for visual reference. In the event of  
80 conflict or inconsistency, the legal description above shall prevail over **Exhibit A**.  
81

82       **Section 2.** The County Manager, or designee, is authorized and directed to make  
83 the necessary changes to maps and other data in the Levy County Comprehensive Plan  
84 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 JULY \_\_\_\_, 2025.**

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

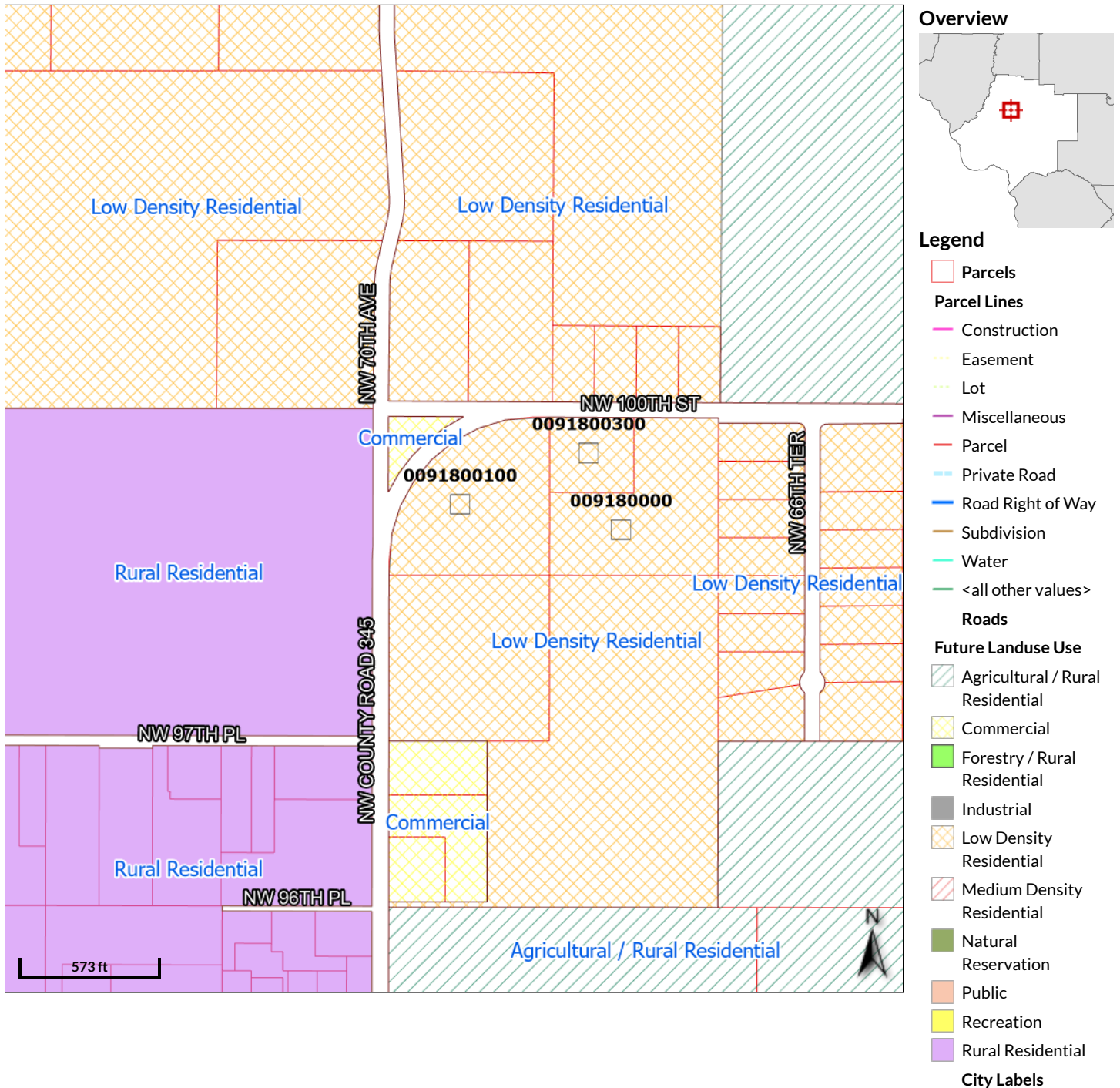
\_\_\_\_\_  
Desiree Mills, Chair

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

\_\_\_\_\_  
Matt Brooks, Clerk

Approved as to form and legal sufficiency

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



#### Land Use and Zoning Search

The Planning and Zoning Department makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Please contact the Planning and Zoning Department with any questions regarding the Land Use or Zoning on your property and please include your parcel ID. [LCPZ@levycounty.org](mailto:LCPZ@levycounty.org). All data is subject to change.

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