

1
2
3 **ORDINANCE**
4 **NUMBER 2025-7**
5

6 **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**
7 **AMENDING THE ZONING MAP ATLAS BY REZONING**
8 **CERTAIN REAL PROPERTY CONSISTING OF**
9 **APPROXIMATELY 17.5 ACRES (PARCEL ID NUMBERS**
10 **0091800000, 0091800300 AND 0091800100) LOCATED AT**
11 **6750 and 6850 NW 100TH STREET AND 9851 NW COUNTY**
12 **ROAD 345, CHIEFLAND, FLORIDA, FROM URBAN**
13 **SINGLE-FAMILY RESIDENTIAL (R-1) TO**
14 **NEIGHBORHOOD COMMERCIAL (C-2); PROVIDING**
15 **DIRECTIONS TO THE COUNTY MANAGER; PROVIDING A**
16 **SEVERABILITY CLAUSE; PROVIDING A REPEALING**
17 **CLAUSE; PROVIDING FOR EXCLUSION FROM**
18 **CODIFICATION; 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;
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**, the County is required by Section 163.3202, Florida Statutes, to adopt
33 and enforce land development regulations that are consistent with and implement the
34 Comprehensive Plan;
35

36 **WHEREAS**, the County Land Development Code (Chapter 50 of the County Code
37 of Ordinances) establishes zoning districts and a Zoning Map to implement the
38 Comprehensive Plan;
39

40 **WHEREAS**, if adopted, this ordinance will amend the Zoning Map by rezoning the
41 property that is the subject of this Ordinance;
42

43 **WHEREAS**, upon petition of the property owner (Petition No. CZ 25-01), the
44 County Planning Commission acting as the Local Planning Agency pursuant to the

authority granted in Sec. 50-55 of the County Code and Section 163.3174, Florida Statutes, held a public hearing on June 2, 2025, and voted to recommend approval of this rezoning;

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

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

WHEREAS, after due consideration at the public hearing, the County Commission finds that the rezoning of the subject property will be consistent with the County's Comprehensive Plan when the amendment to the Future Land Use Map adopted by Ordinance Number 2025-6 becomes effective as provided therein.

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

SECTION 1. The Zoning Map Atlas of Levy County is amended by rezoning the following property from **Urban Single-Family Residential (R-1) to Neighborhood Commercial (C-2)**:

Parcel ID Number 1426400000 described as follows: E ½ of the NW ¼ of the NW ¼ of Section 2, Township 12 South, Range 14 East, Levy County, Florida; LESS: SE ¼ of the NW ¼ of the NW ¼ of Section 2, Township 12 South, Range 14 East, Levy County, Florida; and LESS: Two and one-half (2 ½) acres in the NW corner of the NW ¼ of the NE ¼ of the NW ¼ of the NW ¼ of Section 2, Township 12 South, Range 14 East, Levy County, Florida.

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

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

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

SECTION 2. The County Manager or designee is authorized and directed to make the necessary changes to the Zoning Map 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 amendment to the Zoning Map shall not become effective until the amendment to the Future Land Use Map of the Comprehensive Plan adopted by Ordinance Number 2025-6 becomes effective as provided therein.

PASSED AND ADOPTED July _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA

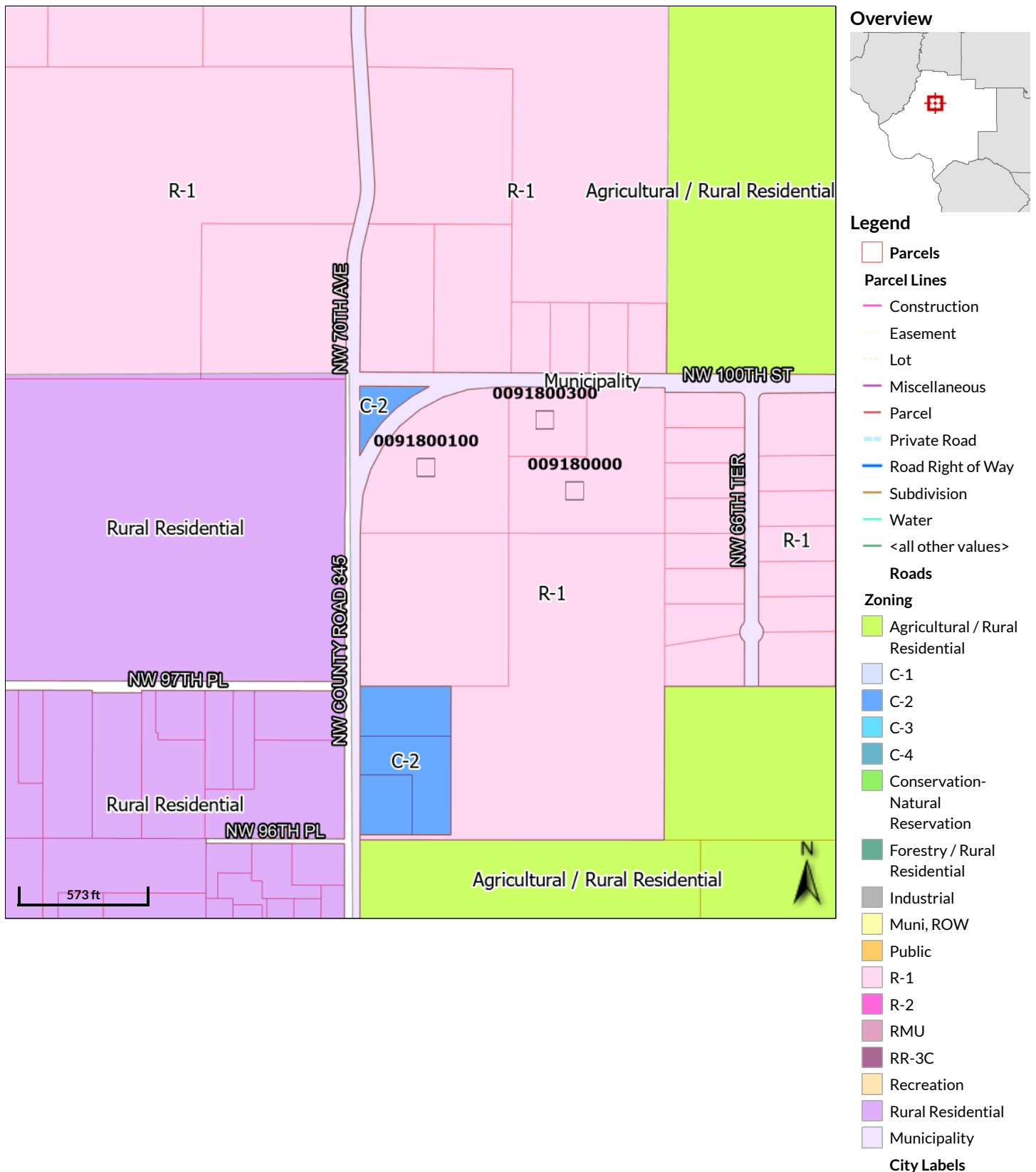
Desiree Mills, Chair

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



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. All data is subject to change.

Date created: 6/16/2025

Last Data Uploaded: 6/13/2025 7:41:09 PM

Developed by  **SCHNEIDER**
GEOSPATIAL