

**TOWN OF YANKEETOWN, FLORIDA  
ORDINANCE NO. 2022 – 01  
COMPREHENSIVE PLAN AMENDMENT**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA, ADOPTING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (“FLUM”) FROM CWD (COMMERCIAL WATER DEPENDENT) FUTURE LAND USE DISTRICT DESIGNATION TO FUTURE LAND USE DISTRICT DESIGNATION RHD (RESIDENTIAL HIGHEST) FOR A 6.82 ACRE PARCEL KNOWN AS REAL ESTATE PARCEL ID NO. 0313300000 & 0312300300 LOCATED AT ANCHORAGE AVENUE ON PROPERTY DESCRIBED AS LEGAL DESCRIPTION: 1.65 ACRES TRACT IN SW1/4 OF SE1/4 OR BOOK 476 PAGE 515 & 5.17 ACRES TRACT IN NW1/4 OF NE1/4 OR BOOK 476 PAGE 515 (PROPERTY APPRAISER LEGAL DESCRIPTION) OF LEVY COUNTY (OWNER/APPLICANT: ROBERT E. CUNNINGHAM); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town Council considered application for a small scale plan amendment to the Town of Yankeetown Comprehensive Plan, Future Land Use Map for property Parcel Id No. 0313300000 & 0312300300 located at Anchorage Avenue on property described as LEGAL DESCRIPTION: 0001.65 ACRES TRACT IN SW1/4 OF SE1/4 OR BOOK 476 PAGE 515 & 0005.17 ACRES TRACT IN NW1/4 OF NE1/4 OR BOOK 476 PAGE 515 (property appraiser legal description) of LEVY COUNTY, to change the future land use district designation from CWD (Commercial Water Dependent) to RHD (Residential Highest) future land use district on the Future Land Use Map (“FLUM”) of the Town of Yankeetown Comprehensive Plan; and

**WHEREAS**, the Town Council has determined in its legislative capacity that it is in the best interest of the public health, safety and welfare to approve the small scale amendments to the Town’s Comprehensive Plan Future Land Use Map (“FLUM”)

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council for the Town of Yankeetown, Florida as follows:

**Section 1. FINDINGS OF FACT.** The WHEREAS clauses set forth above are adopted herein as findings.

**Section 2. COMPREHENSIVE PLAN AMENDMENT.** The Future Land Use Map is hereby amended to adopt the following change to the Town of Yankeetown Comprehensive Plan, Future Land Use Map (FLUM) FUTURE LAND USE DISTRICT DESIGNATION OF PROPERTY PARCEL NO. 0313300000 & 0312300300 LOCATED at Anchorage Avenue, and described as, LEGAL DESCRIPTION:

1.65 ACRES TRACT IN SW1/4 OF SE1/4 OR BOOK 476 PAGE 515 & 5.17  
ACRES TRACT IN NW1/4 OF NE1/4 OR BOOK 476 PAGE 515

IS HEREBY AMENDED FROM future land use district designation CWD (Commercial Water Dependent) to future land use district designation RHD (Residential Highest) (*Exhibit “A” - Amended Future Land Use Map*).

**Section 3. SEVERABILITY:** If any section, paragraph, provision or term of this Ordinance, or any portion thereof, shall be determined by a Court of competent jurisdiction to be invalid, such decision shall not otherwise affect the validity of the remaining portions of this Ordinance that were not declared to be invalid.

**Section 4. REPEAL OF ORDINANCES:** Any ordinance in conflict herewith, to the extent of such conflict, is hereby repealed.

**Section 5. EFFECTIVE DATE:** This Ordinance shall become effective as provided by law.

**PASSED and DULY ADOPTED,** with a quorum present and voting this \_\_\_\_\_ day of

\_\_\_\_\_, 2022.

**TOWN OF YANKEETOWN, FLORIDA**

**By:** \_\_\_\_\_  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**Town Clerk**

**APPROVED AS TO FORM AND CONTENT FOR THE RELIANCE OF THE TOWN OF YANKEETOWN ONLY:**

\_\_\_\_\_  
**Attorney**