

**TOWN OF YANKEETOWN, FLORIDA  
ORDINANCE NO. 2022 – 02  
REZONING**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA, ADOPTING A REZONING MAP AMENDMENT FROM CWD (COMMERCIAL WATER DEPENDENT) ZONING DISTRICT DESIGNATION TO ZONING DISTRICT DESIGNATION RHD-1 (RESIDENTIAL HIGH DENSITY 1) 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: 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, a zoning map rezoning amendment to change from CWD (COMMERCIAL WATER DEPENDENT) zoning district designation to zoning district designation RHD-1 (RESIDENTIAL HIGH DENSITY 1) of the Town of Yankeetown Zoning Map; and

**WHEREAS**, the Town Council has determined in its legislative capacity that 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 Zoning Map is hereby amended to change to the Town of Yankeetown Zoning Map designation of real property PARCEL 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

from the CWD (COMMERCIAL WATER DEPENDENT) zoning district designation to zoning district designation of RHD-1 (RESIDENTIAL HIGH DENSITY - 1) on the Town of Yankeetown Zoning 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:**

1/7/2022 draft

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**Town Clerk**

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

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**Attorney**