

RECEIVED  
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SPECIAL EXCEPTION AMENDMENT APPLICATION BY: \_\_\_\_\_  
LEVY COUNTY, FLORIDA

Filing Date 7/30/2021 Petition Number SEA  
Fee \$600 (See fee schedule) Validation Number SEA-21-

TO THE LEVY COUNTY PLANNING COMMISSION:

Special Exceptions are intended to provide for land use and activities not permitted "By Right" in the applicable zoning district. Because a Special Exception is not normally permitted in a particular district, the burden is placed upon the applicant to document that the granting of the Special Exception Amendment will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Levy County Code of Ordinances, Section 50-796]

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Special Exception on the following described property:

I. **APPLICANT AND REQUEST INFORMATION:** Please print unless otherwise specified

Applicant's Name <u>Heather Hosfeld</u>	Owner's Name <u>JFos LLC</u>
Address <u>9137 Preston Rd</u>	Address <u>700 Desoto Ave</u>
Brooksville FL Zip Code <u>34601</u>	Brooksville FL Zip Code <u>34601</u>
Phone No. <u>(352) 279-1693</u>	Phone No. <u>(352) 799-0045</u>

II. **PARCEL INFORMATION:**

Parcel Number ( s )	Section/Township/Range	Acreage
1. <u>0284300000</u>	<u>36-15-16</u>	<u>102.130</u>
2. _____	_____	_____
		<b>Total Acreage:</b> <u>102.130</u>

Subdivision name (if applicable): N/A Lot \_\_\_\_\_ Block \_\_\_\_\_

Current Zoning: F/RR  A/RR  RR  Industrial   
C-1  C-2  C-3  C-4  RMU

Current Land Use: LDR  MDR  HDR  RCN  Commercial

Current Use (Actual) and Improvements on the Property: (i.e. Single-family home, well and septic, pole barn, etc....)

Requesting change in EMT/ Deputy Hours. Change of hours of operation. Allowing of  
Self Contained Camping

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Directions to the Property: (Please start directions from a State or County Road): US Highway 19

**III. TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

\*\*\* Upon completion of the above application, **please submit the original and 24 copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

**Property Description**

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Special Exception Amendment is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.
- Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view (see Application Photo Directions, attached). Additional photos showing relevant information may also be included.

**Maps:** All required maps and information can be obtained at the Levy County Property Appraiser's Office.

- Property Appraiser's Parcel Map.** Identify the proposed site clearly using a color or pattern.
- Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

**Documentation**

- Existing Conditions and Compatibility on Property adjacent to the proposed amendment site.** Provide a cover letter for this application which documents in writing how you believe the proposed Special Exception Amendment will be compatible with the adjoining development and the proposed zoning district where it is to be located.

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**Note:** The development department director or the board of county commissioners, or other provisions of this code, may require additional information to be included in any site plan submitted pursuant to this section.

**IV. Detailed Site Plan:** The developer shall submit a site plan of his proposed Special Exception Amendment to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger [subject to the Zoning Official's approval], showing the relationship of existing and proposed structures and uses to the parcel on which it is located. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-796, the following shall be required:

**1) Project identification:**

- (a) Title of project or development
- (b) Name of engineer, architect and developer
- (c) North point, scale, date and legal description of proposed site.

**2) Existing conditions:**

- (a) Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
- (b) A 1" equals 200' aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

**3) Proposed development plans:**

- (a) Location and dimensions of proposed uses, setbacks, structure heights, streets, parking and loading areas, docks, surface water areas, fire hydrants, sanitary and storm sewers, culverts, water mains and other underground structures.
- (b) Size of proposed lots or parcels.

**4) Tabulation of proposed development plans:**

- (a) Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets parking and open and enclosed storage areas.
- (b) Tabulations of total number of dwelling units by dwelling type within the project.
- (c) Proposed development schedule and phasing.
- (d) Square footage of floor area by type of structure.

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**V. Additional Written and Mapping Documentation is required for the specific proposed Special Exceptions listed in Schedule I in applicable Zoning Districts.** These uses include, but are not limited to, Mining, Excavation and Quarries, development in the Airport Overlay Zone, and Concentrated Commercial Farming Operations. Confirm with the Zoning Department whether the proposed use requested has additional requirements.

**VI. In order for a special exception amendment to be approved, the applicant must show that it meets the following criteria at a minimum and any other applicable requirements, criteria or standards as set forth in the Land Development Regulations.**

1. That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.
2. That the use is so designated, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.
5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.
6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

**VII. COMPREHENSIVE PLAN.** The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objective and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

1. Yes, the use is a special exception.
2. Yes, the use is designated, located, and proposed to be operated to protect the public health, safety, and welfare.
3. The use will not cause substantial injury to the property value in the neighborhood where it's located.
4. Yes, the property is suitable for the type of use being proposed.
5. Yes, there are trees along the property line and the property is located in a rural area with no immediate residences nearby.
6. Yes, there is adequate parking on property to sustain the proposed use. As for traffic, we also have the ability to expand our single line entrance in order to ensure the roadway is not blocked and no congestion of traffic.
7. The use conforms with all applicable regulations governing the district.
8. Yes, we believe that the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code.

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VIII. The Applicant states that she/he has read and understands the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Applicant's Signature Heather Heasfield Date 7.29.2021

**IX. APPLICATION INSTRUCTIONS:**

- (a) An application for a Special Exception Amendment must be accompanied with a fee as per the most recent fee schedule. Please note, application fees may be subject to change. Confirm fee at the time of application.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- (c) **All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**
- (d) The minimum criteria for the applicable zoning district must be met uniformly by every change of zoning. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the special exception is being requested.
- (e) Special Exception Amendment applications are processed once a month. Applications received the first day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first week of the month will not be scheduled for the following month.
- (f) Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:

In Person: Levy County Zoning Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.

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By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.

- (h) This office will prepare the poster and place it on the property involved in this request.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) The parties in interest shall appear at the hearings in person, by agent, or by attorney. [Levy County Land Development Code, Chapter 50, Section 798, Application Procedures] The Commission, at its discretion, may defer action, or take decisive action on any application.

**Additional Assistance:** If you require further information, please contact the Levy County Development Department at (352) 486-5203 or visit the above address in person.

**X. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

<b>Owner of Record</b> Name: <u>John Foster</u> Address: <u>700 Disoto Ave</u> <u>Brks Fl 34601</u> Phone: <u>352.799.0045</u>	<b>Owner of Record</b> Name: _____ Address: _____ Phone: _____
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No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

**OWNER VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

7.29.21  
Date \_\_\_\_\_  
  
Owner Signature \_\_\_\_\_

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**OFFICE USE ONLY:**

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Recommendation:    Approval        Denial   

BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action:    Approval        Denial   

Ordinance Number: \_\_\_\_\_ Adoption Date: \_\_\_\_\_

Notes, Instructions and Comments:

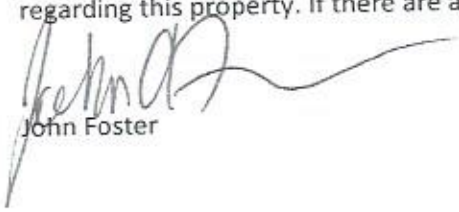


July 29, 2021

Re : Special Exception amendment Application

Parcel 0284300000

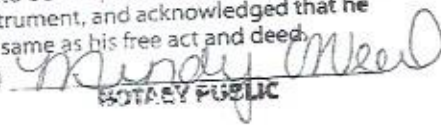
I John Foster give Heather Hosfeld permission to pull this amendment and answer any questions need in regarding this property. If there are any questions, please call me at 352-799-0045

  
John Foster

State of Florida  
County of Hernando  
On this 29 day of JULY 2021  
before me personally appeared

John A. Foster  
to me known to be the person who executed the  
foregoing instrument, and acknowledged that he  
executed the same as his free act and deed.

SEAL (signed)

  
NOTARY PUBLIC



July 27, 2021

**Levy County Planning Commission**

**Subject: Special Exemption Amendment**

It is with the intention of J Fos LLC, dba West Florida Off-Road Park, Inc., located in Levy County, to submit this Special Exemption needed to continue to operate our business successfully and within local county standards. We plan to submit all necessary documents needed by the county.

The first item is to change the hours of operation from the current documented times of 10:00 a.m. to sunset; to 8:00 a.m. to 10:00 p.m., which is the county ordinance .

The second item is to remove the intention of conducting a paintball park. We do not intend to follow through with this scenario.

The third item is to change the hours for any EMT staff. Currently, EMT staff are required to be on premise from the time the gate opens to the time the gate closes. We propose to only require EMT staff during peak hours or on an as needed basis, which would be discussed prior to each event with the Levy County EMS Director.

The fourth item is to change the hours and number of Police deputies that are needed for each event. Currently, Police deputies are required to have two off duty deputies on premise. We propose to have Police deputies on premise during peak hours of each event. Prior to each event the Police department will be notified of all details and how many deputies are needed and during which hours.

The fifth item is to allow self-contained camping on the property. The term self-contained in its most pure form simply means you have

everything you need to camp contained within your vehicle/camper/motorhome/pop up camper, and everything remains contained within your vehicle/camper/motorhome/pop up camper for the duration of your stay. This means you can essentially camp anywhere on premise without the need for any outside assistance or any facilities. In addition, self-contained camping will only be available during events. The benefits of having self-contained camping during events is to limit the number of citizens leaving the off-road park (some pulling trailers/campers) after consuming amounts of alcohol during the day which keeps the roads safe, prevents the levy county police department from having to possibly be called to an accident that happened after citizens have left the park, and it lets staff at West Florida Off-Road Park have peace of mind knowing all participants are safe within the park.

In updating these items listed, this in turn will contribute to the success of the park and will continue to bring revenue to the county and local establishments. If these items are approved by the County, we will submit all documents needed for proper permitting.

Thank you,



John Foster

INSTR # 683281, OR BK: 1584 PG: 21, Recorded 5/17/2021 2:44 PM  
Rec: \$10.00 Deed Doc: \$5,600.00 Danny J. Shipp, Clerk of the Circuit Court Levy FL Deputy Clerk UWILLIAMS

This instrument prepared by:  
Name: Bill Hudson  
Return to: Land Title of Citrus County, Inc.  
FILE NO. LT-35924  
Address: *VR* 109 NE 4<sup>th</sup> Street  
Crystal River, FL 34429  
Property Appraisers Parcel Identification Number(s):  
02843-000-00  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 13 day of May, 2021 by Off Road Parks of America, LLC, a Florida limited liability company whose street address is 301 7th Street N., Safety Harbor, FL 34695, hereinafter called the grantor, to J FOS, LLC, a Florida limited liability company whose street address is 700 DeSoto Ave., Brooksville, FL 34601 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LEVY County, State of FL, is:

A parcel of land lying in Section 36, Township 15 South, Range 16 East, Levy County, Florida, being more particularly described as follows:  
The Northeast 1/4 of the Northeast 1/4, less that portion lying East of U.S. Highway 19-98; the Southeast 1/4 of the Northeast 1/4 less that portion lying East of U.S. Highway 19-98; the Southwest 1/4 of the Northeast 1/4; the Southeast 1/4 less that portion lying East of U.S. Highway 19-98; also less therefrom the South 1,039.73 Feet thereof, all lying and being in Section 36, Township 15 South, Range 16 East, Levy County, Florida, less the State Road right-of-way.

LESS AND EXCEPT those parcels conveyed by Robert M. Wells and Rita Faye Wells, husband and wife, Sandra J. Fleming, in that certain Warranty Deed recorded September 23, 2002, in Official Records Book 803, Page 536, and re-recorded to correct the legal description therein on January 9, 2003, in Official Records Book 817, Page 506, and further re-recorded to correct the legal description therein on November 9, 2006, in Official Records Book 1045, Page 888, of the Public Records of Levy County, Florida.  
Together with that certain mobile home situate thereon.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31<sup>st</sup>, 2020. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*WSH*  
Signature  
William S. Hudson  
Printed Signature  
*Julia B. Hudson*  
Signature  
Julia B. Hudson  
Printed Signature

Off Road Parks of America, LLC, a Florida limited liability company

BY: *Theodore H. Kwalwasser*  
Theodore H. Kwalwasser, Manager

BY: *Jacob C. Kwalwasser*  
Jacob C. Kwalwasser, Manager

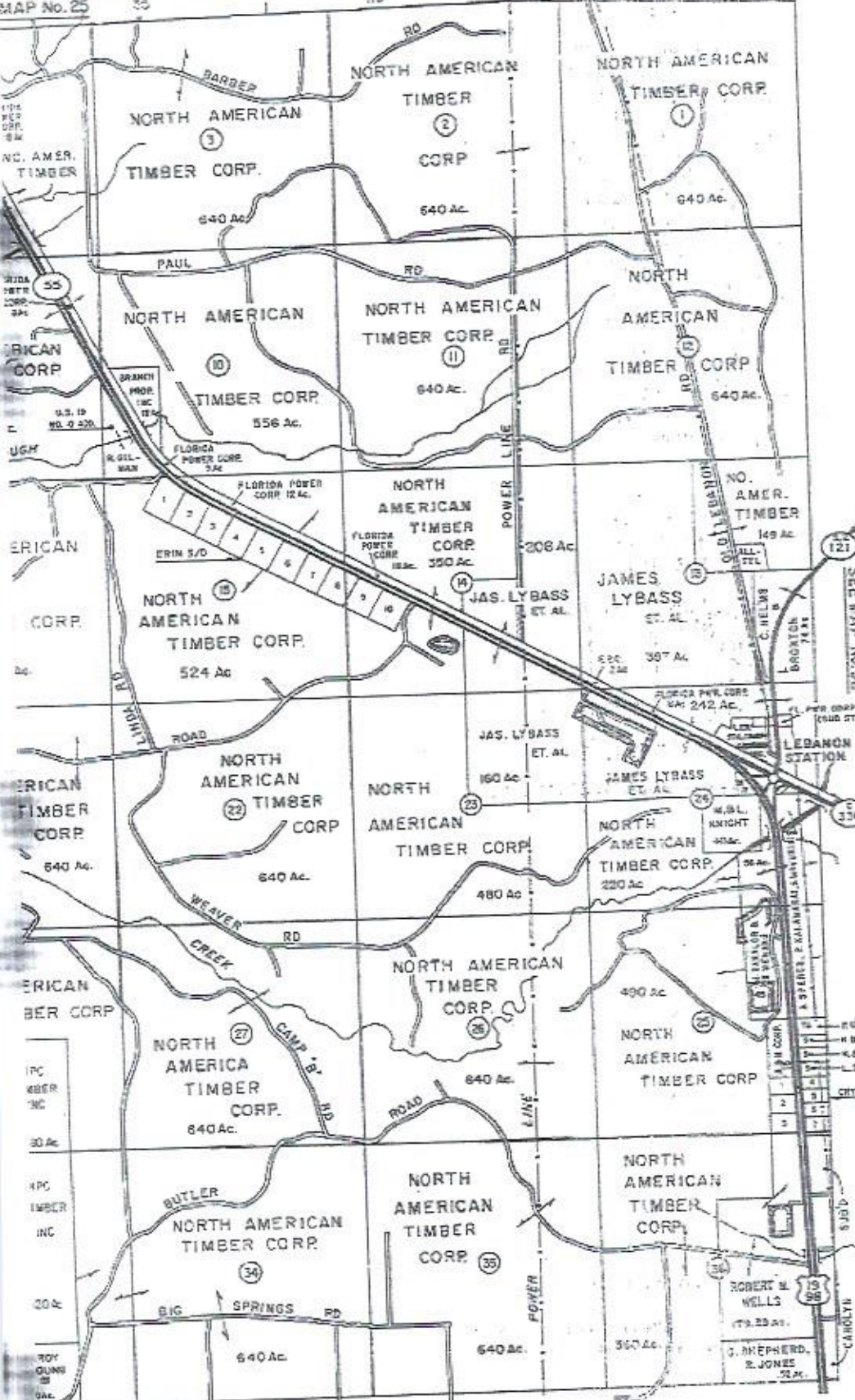
STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 13 day of May, 2021 by Theodore H. Kwalwasser, Manager of Off Road Parks of America, LLC, a Florida limited liability company and Jacob C. Kwalwasser, as Manager of Off Road Parks of America, LLC, a Florida limited liability company, who is personally known to me or who produced *VR* *VR* as identification and who did/did not take an oath.

*WSH*  
Notary Public  
My Commission Expires:

[seal]





**TWP. 15 S.**  
**RGE. 16 E.**  
 Levy County, Florida

## DESCRIPTION PARCEL A

Part of Section 35, Township 15 South, Range 16 East, Levy County, Florida, being more particularly described as follows:  
Commence at the Northwest Corner of the South 1039.73 feet of the East 1/2 of said Section 35, as marked by a 4"x4" concrete monument, I.D. #2979, thence N 00°39'32"W, along the west line of said East 1/2 of Section 35, a distance of 854.70 feet to the Point-of-Beginning; thence continue N 00°39'32"W, along the said west line, 891.89 feet to a set 5/8" rebar I.D. 2548 on the south right-of-way (R/W) line of Butler Road (a 50' R/W); thence S 81°03'32"E, along the said R/W line, 2139.87 to the west P/W line of U.S. Highway 19\98; thence S 04°18'37"E, along the said R/W line, 85.98 feet to the beginning of a curve concave to the southwest, having a radius of 28,336.79 feet and a central angle of 01°16'11"; thence southeasterly along the said R/W line and the arc of the said curve, 628.02 feet; thence leaving the said R/W line, N 87°27'06"W, a distance of 2153.02 feet to the Point-of-Beginning.  
CONTAINING: 38.63 acres.

## DESCRIPTION PARCEL B

Part of Section 36, Township 15 South, Range 16 East, Levy County, Florida, being more particularly described as follows:  
Beginning at the Northwest Corner of the South 1039.73 feet of East 1/2 of said Section 36, as marked by a 4"x4" concrete monument, I.D. #2979, thence N 00°39'32"W, along the west line of the East 1/2 of said Section 36, a distance of 864.70 feet; thence S 86°27'05"E, a distance of 2153.02 feet to the west R/W line of U.S. Highway 19\92 and the intersection with a nontangent curve concave to the southwest, having a radius of 28,336.79 feet and a central angle of 00°54'04" with a chord of S 02°35'44"E, 445.63 feet; thence southeasterly along the said R/W line and the arc of the said curve, 445.64 feet to the point of tangency; thence S 02°09'01"E, along the said R/W line, 249.60 feet to the north line of the said South 1039.73 feet of Section 36; thence leaving the said R/W line, S 89°01'40"W, along the said north line, a distance of 2168.81 feet to the Point-of-Beginning.  
CONTAINING: 38.63 acres.

**EXHIBIT "A"**



**Summary**

Parcel ID 0284300000  
 Location 7051 SE BUTLER RD  
 Address 13208 SE HIGHWAY 19  
 INGLIS 34449-  
 Neighborhood 05.00 (5)  
 Legal 36-15-16 0102.13 ACRES E1/2 OF NE1/4 LESS THAT PART EAST OF US 19 AND SW1/4 OF NE1/4 AND SE1/4- LESS THAT PART EAST OF HWY AND LESS 5  
 Description\* 1039.73 FT & LESS TRACTS SOLD- OR BOOK 1584 PG 21  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use MOBILE HOME (0200)  
 Code  
 Subdivision N/A  
 Sec/Twp/Rng 36-15-16  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 102.130  
 Homestead N  
 Ag No  
 Classification

[View Map](#)

**Owner**

Owner Name J Fos LLC 100%  
 Mailing Address 700 DESOTO AVE  
 BROOKSVILLE, FL 34601

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$31,300
Extra Features Value	\$12,455
Market Land Value	\$418,246
Ag Land Value	\$418,246
Just (Market) Value	\$462,001
Assessed Value	\$254,656
Exempt Value	\$21,663
Taxable Value	\$232,993
Cap Differential	\$207,345
Previous Year Value	\$281,384

**Exemptions**

Homestead       2nd Homestead       Widow/er       Disability       Seniors       Veterans       Other

**Building Information**

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	1216	Interior Flooring	CARPET
Conditioned Area	1216	Interior Wall	DRYWALL
Actual Year Built	1997	Heating Type	FORCED AIR DUCTED
Use	MOBILE HOME 1	Air Conditioning	CENTRAL
Exterior Wall	VINYL SIDING	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1216	1216
Total SqFt	1216	1216

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
POLE BARN F-2-A	0	50	48	0	2400
DU-C STORAGE	0	12	10	0	120
DU-C STORAGE	1	24	12	0	288

**Land Line**

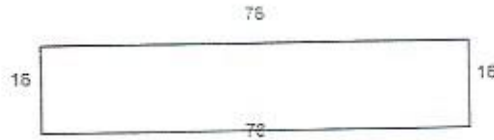
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	70	AC	\$369,600
VAC LAND	0	0	8.06	AC	\$5,320
50% Conservation Easement	0	0	24.07	AC	\$21,663

**Sales**

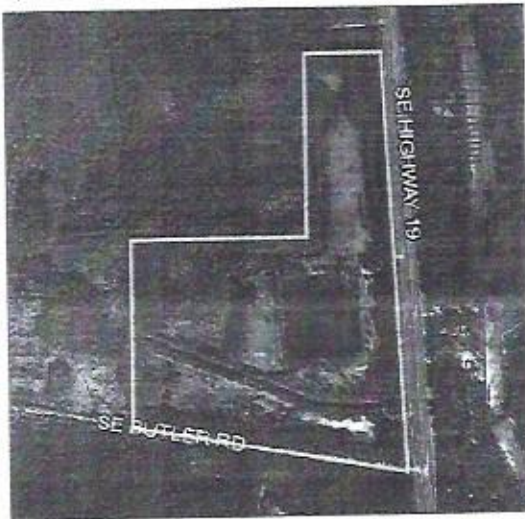
Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/13/2021	\$800,000.00	WD	<u>1584</u>	<u>21</u>	Q	I	OFF ROAD PARKS OF AMERICA LLC	J FOS LLC
8/4/2009	\$1,000,000.00	WD	<u>1171</u>	<u>196</u>	Q	V	WELLS ROBERT M & RITA F	OFF ROAD PARKS OF AMERICA LLC
6/1/2001	\$235,000.00	WD	<u>748</u>	<u>426</u>	Q	V	KING I LAMAR & BARBARA C	

**Building Sketch**

Room Type	Area
MOBILE HOME BASE	0



**Map**



No data available for the following modules: Photos.

User Privacy Policy  
 GDPR Privacy Notice

Last Data Upload: 6/24/2021, 7:21:53 PM







- Legend**
- Parcels
  - Roads
  - City Labels

<b>Parcel ID</b>	0284300000	<b>Physical Address</b>	7051 SE BUTLER RD	<b>Building Value</b>	\$31,300	<b>Last 2 Sales</b>			
<b>Property Use</b>	0200 - MOBILE HOME	<b>Mailing Address</b>	J FOS LLC	<b>Extra Feature Value</b>	\$12,455	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SW FLORIDA WT MG	<b>Address</b>	700 DESOTO AVE	<b>Market Land Value</b>	\$501,686	5/13/2021	\$800000	01	Q
<b>Acres</b>	102.13		BROOKSVILLE FL 34601	<b>Ag Land Value</b>	\$501,686	8/4/2009	\$1000000	01	Q
				<b>Just Value</b>	\$545,441				
				<b>Assessed Value</b>	\$254,656				
				<b>Taxable Value</b>	\$254,656				

Date created: 7/21/2021  
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Developed by Schneider GEOSPATIAL

### Detail by Entity Name

Florida Limited Liability Company  
J FOS LLC

#### Filing Information

**Document Number** L15000127207  
**FEI/EIN Number** N/A  
**Date Filed** 07/20/2015  
**State** FL  
**Status** ACTIVE

#### Principal Address

700 DESOTO AVE  
BROOKSVILLE, FL 34601

#### Mailing Address

PO BOX 10553  
BROOKSVILLE, FL 34603

#### Registered Agent Name & Address

FOSTER, JOHN  
700 DESOTO AVE  
BROOKSVILLE, FL 34601

#### Authorized Person(s) Detail

##### Name & Address

Title MGR

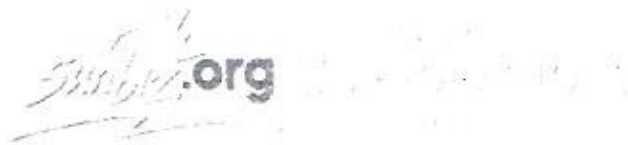
FOSTER, JOHN  
700 DESOTO AVE  
BROOKSVILLE, FL 34601

#### Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	02/13/2020
2021	04/22/2021

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<a href="#">07/20/2015 - Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



Department of State / Division of Corporations / Search Records / Search by Entity Name /

### Detail by Entity Name

Florida Profit Corporation  
WEST FLORIDA OFF-ROAD PARK INC

Filing Information

<b>Document Number</b>	P21000044994
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	05/11/2021
<b>Effective Date</b>	05/10/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

Principal Address

13208 SE HWY. 19  
INGLIS, FL 34449 UN

Mailing Address

P.O. BOX 10553  
BROOKSVILLE, FL 34603 UN

Registered Agent Name & Address

THE VRASPIR LAW FIRM PA  
5327 COMMERCIAL WAY  
A101  
SPRING HILL, FL 34606

Officer/Director Detail

**Name & Address**

Title P

SCALISE, MICHAEL J, JR  
15140 BAILEY HILL ROAD  
BROOKSVILLE, FL 34614

Title VP

HOSFELD, DARRIN  
9137 PRESTON ROAD  
BROOKSVILLE, FL 34601

Title S,T

FOSTER, JOHN A  
P.O. BOX 10553  
BROOKSVILLE, FL 34603

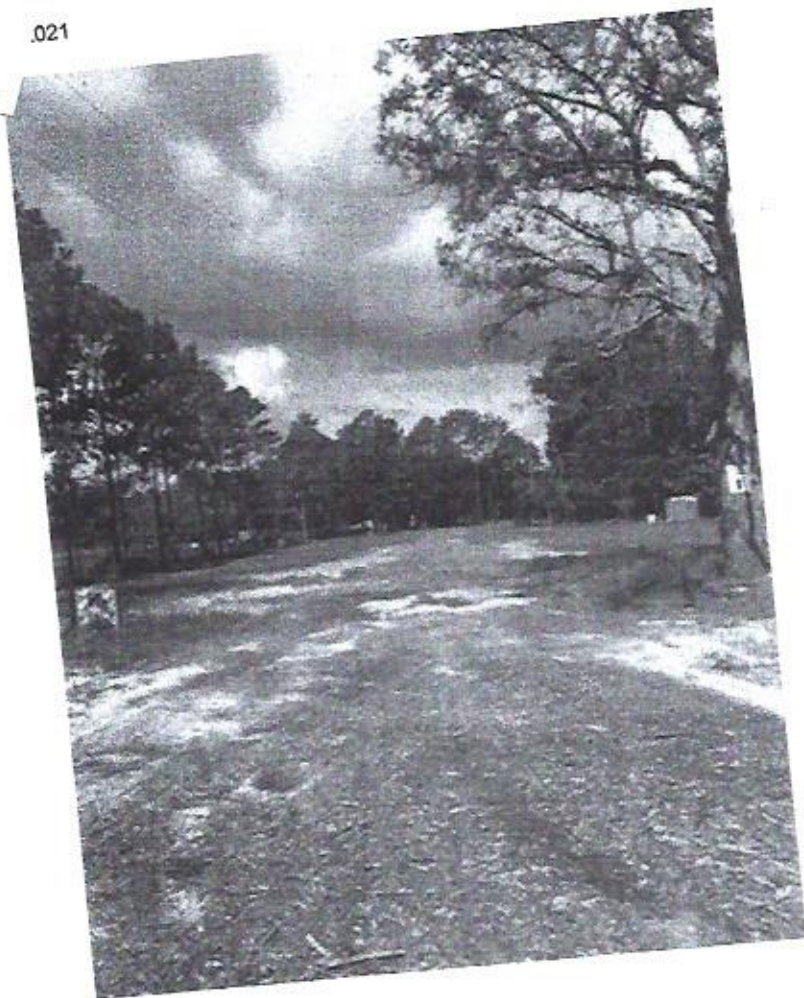
Annual Reports

**No Annual Reports Filed**

Document Images

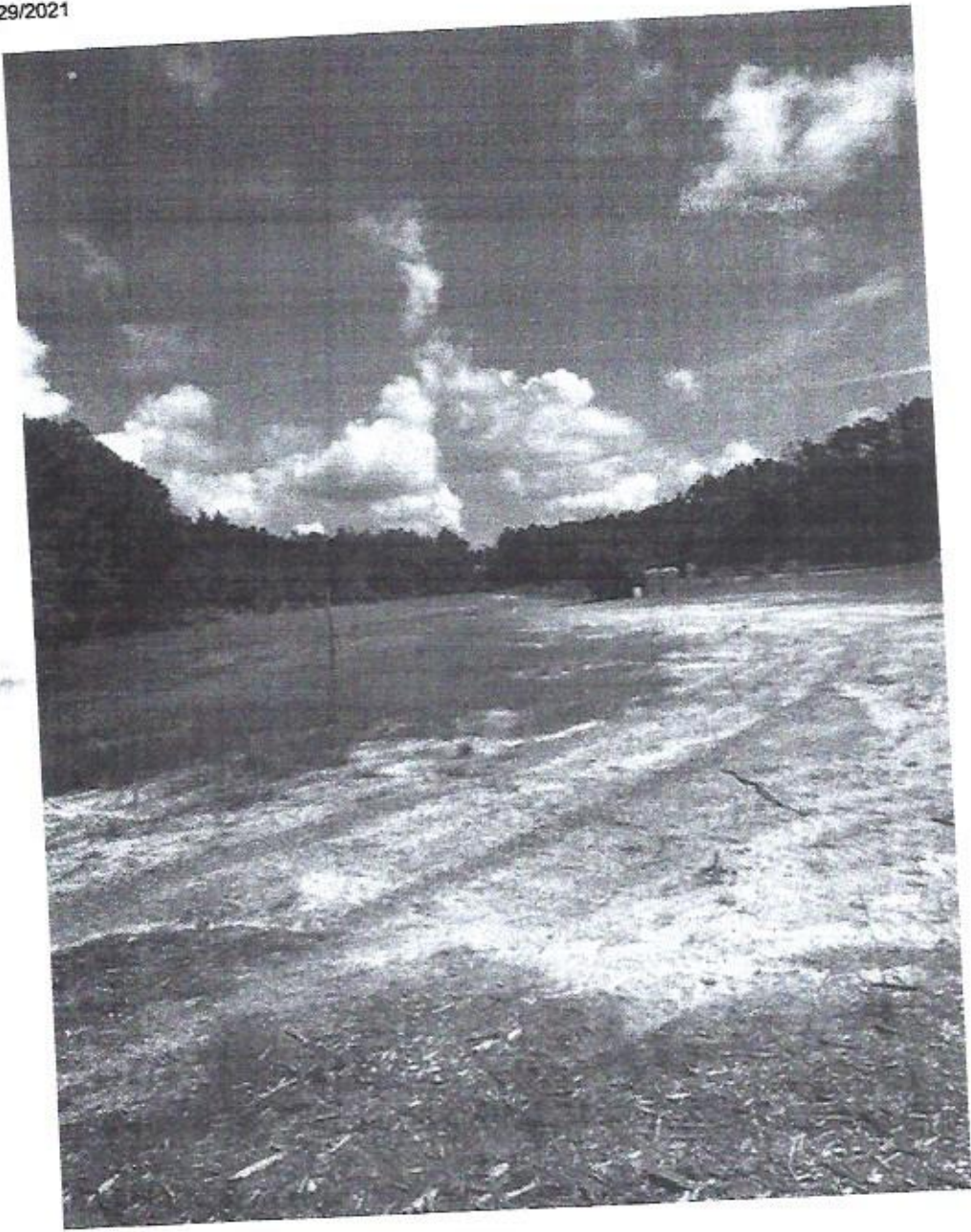
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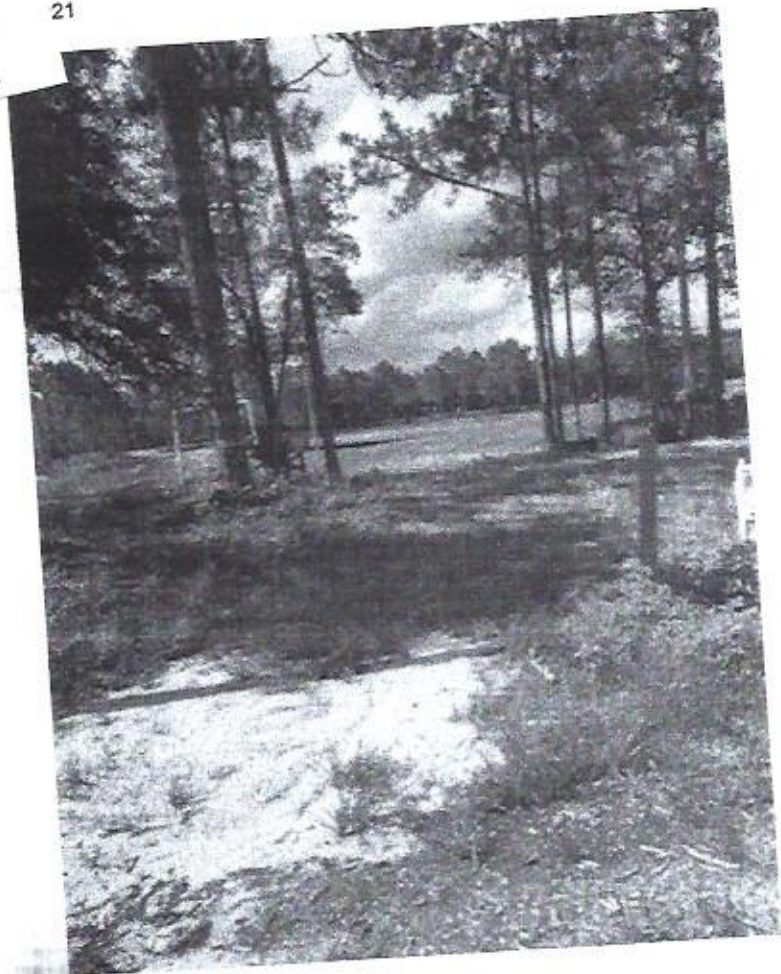


West

7/29/2021



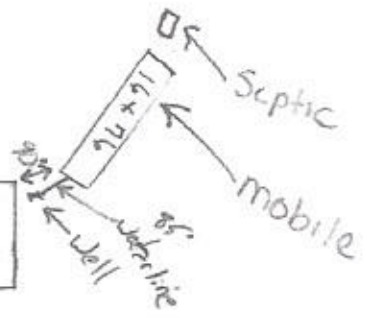
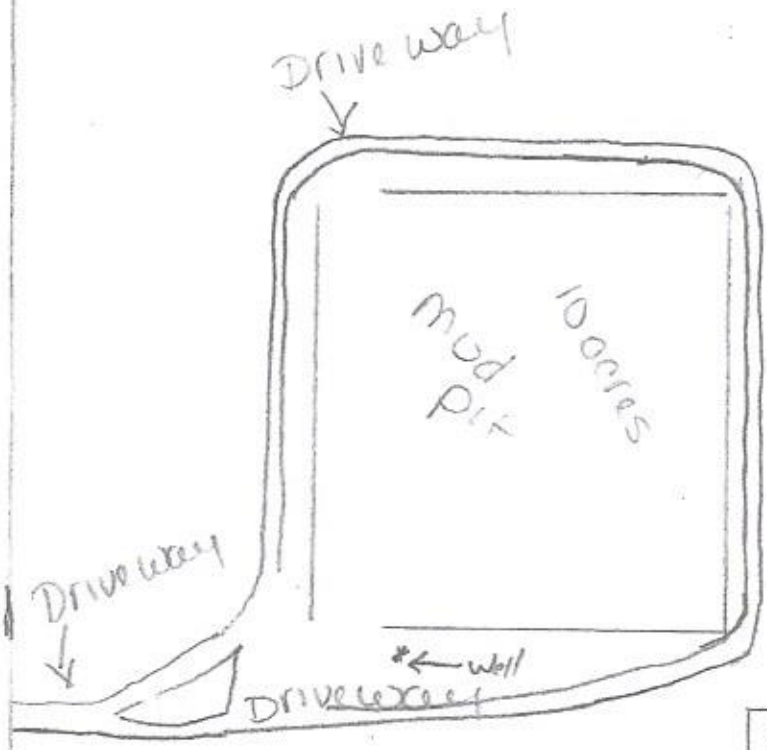
North



South

HWY 19/199

1325.04'



3249.01'

1329.34'

1325.05'

Basin

570.51