



Change of Zoning Levy County, Florida

RECEIVED
OCT 14 2021
Levy County
Development Dept.

Hover form fields for instructions.

Filing date _____ Petition number CZ-21-06 Validation number _____ Amount of fee \$600.00

To the Levy County Planning Commission

A Change of Zoning is intended to provide for a land use change and activities not permitted "By Right" or as a "Special Exception" in the applicable zoning district. The proposed use or activity must meet the standards below. [Source: Levy County Code of Ordinances, Section 50-664].

Application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of the Florida Statutes, as amended, and the Levy County Zoning Ordinance petitioning for a Change of Zoning on the following described property.

1. Applicant & Owner Information

Applicant

JAMES AND JILLWESTBROOK (979) 561-6432 jillrwest@aol.com
Name Phone Email

21431 NE 25th Street Williston FL 32696
Mailing address Street City State ZIP Code

Owner

JAMES AND JILL WESTBROOK (979) 561-6432 jillrwest@aol.com
Name Phone Email

21431 NE 25TH STREET WILLISTON FL 32696
Mailing address Street City State ZIP Code

2. Parcel Information

Parcel number(s)	Section/township/range	Acreage
0515-0004-00	9-13-19	13.63
05150-004-0A	9-13-19	10.41
Total acreage		24.04

Subdivision name _____ Provide the most current deed. See required attachments.
Legal description _____

3. Change of Zoning & Land Use Information

FRR - Rural ag use one home per 20 acres.

Current land use

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and that the area described above be changed in accordance with the information below.

Present district FRR New district ~~ARR~~ RR-2

Requested use, activities, and development associated with the proposed change of zoning

Requesting to split 24.04 acres into two parcels with one home per parcel. For rural ag use.

Current (actual) use and improvements on the property (e.g., single family home, well and septic, pole barn, etc.)

Current 24.04 acres used as horse and hay farm with a single family home, well , septic, pole barn, ag accessory building with storage and climate controlled farm office and tack room.

Directions to the property (start from a County or State road)

Hwy 27 south from Williston toward Ocala, pass NE 30th (316 & 121) to first limerock road to right. First place on right.

4. 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 application and supporting documents along with 24 copies of the same to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

A. Property description

1. Property Deed: The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
2. Legal Description. The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
3. 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. Additional photos showing relevant information may also be included.

B. Maps

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

1. Property Appraiser's Parcel Map

- Identify the proposed site clearly using a color or pattern.
- Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.
- Identify the FLUM designation and zoning classifications for those properties identified in section 2.

2. 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.

C. 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 Change of Zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

5. Additional Written & Mapping Documentation

Additional Written and Mapping Documentation is required for proposed Change of Zonings that may have impacts that exceed those uses permitted by right in the inapplicable Zoning Districts. Confirm with the Development Department whether or not the proposed may require additional documentation.

6. 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, objectives and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

7. Application Instructions

- An application for a Change of Zoning must be accompanied with a fee of \$600.00. Please note, the application fee may be subject to change. Confirm fee at the time of application. Note: All copies must be bound and collated.
- 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.
- 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.
- The minimum criteria for the applicable zoning district must be met uniformly for every change of zoning. These standards are not exclusive of any other standards which may be established by the Planning Commission due to particular circumstances which are unique to the property for which the change of zoning is being requested.
- Change of Zoning applications are processed once a month. Applications received and found complete by the first day of the month will tentatively be scheduled, advertised and presented at the public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.
- Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- Applications may be submitted as follows:
 - In Person:
Levy County Development Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
 - By Mail:
Levy County Development Department, Post Office Box 672, Bronson, Florida, 32621.
- With approval by the Development Director, this office will prepare 2 posters (Notice of Land Use Action) and place them on the subject property approximately 2 weeks prior to the public hearing.
- 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.
- It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and the Board of County Commissioners. 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.

8. 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).

Owner of record

JAMES WESTBROOK 9795616432 jillrwest@aol.com
Name Phone Email

21431 NE 25th Street Williston FL 32696
Mailing address Street City State ZIP Code

Owner of record

JILL WESTBROOK 9795616432 jillrwest@aol.com
Name Phone Email

21431 NE 25th Street Williston FL 32696
Mailing address Street City State ZIP Code

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

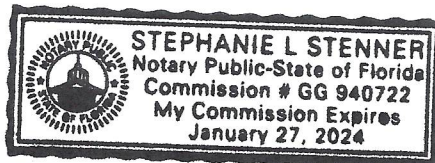
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Jill Westbrook
Owner signature & date

STATE OF FLORIDA, COUNTY OF ~~LEVY~~ ALACHUA

Sworn to (or affirmed) and subscribed before me this day, September 21, 2021

by Jill Westbrook who is personally known or produced _____



Notary seal

Steph L. Stenner
Notary public signature

8. 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).

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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.

James Westbrook 9/24/21
Owner signature & date

^{Wisconsin}
STATE OF ~~FLORIDA~~, COUNTY OF ~~LEVY~~ ^{OUTGAMING}

Sworn to (or affirmed) and subscribed before me this day, 09/24/2021

by James Westbrook who is personally known or produced NOTARY
~~Alonso Perez~~



Notary seal

[Signature]
Notary public signature

8. Certification (cont'd)

Agent verification (if applicable)

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

Authorized agent signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day, _____

by _____ who is personally known or produced _____

Notary seal

Notary public signature

Office Use Only

PC public hearing date _____ Recommendation Approval Denial

BOCC public hearing date _____ BOCC action _____

Ordinance number _____ Adoption date _____

Print Form

September 27, 2021

Change of Zone Application — Cover Letter

James and Jill Westbrook
21431 NE 25th Street
Williston FL 32696

Levy County Development Department
622 East Hathaway Ave
Bronson, FL

To Whom It May Concern,

We wish to divide our 24.04-acre property into two parcels. This includes our two parcel ID numbers: #05150-004-00 and 05150-004-0A. We are requesting a zoning change to RR-2.

While the Land Use of ULDR/Urban Low Density Residential allows for 1-acre minimums, our intent is to plat two 10ac MOL parcels which is compatible with the current neighborhood and will maintain the values of the surrounding properties. With RR-2 zoning, we will be able to accomplish this goal; the default FRR/Forestry Rural Residential zoning restricts us from accomplishing this.

Our 24-acre property is currently zoned one house per twenty acres, while neighboring properties have home with less land.

For example: Directly across the road is one mobile home on ten acres of pasture and woods. The driveway directly across from our barn drive leads to a 19.04-acre property with a house, pool house and barn.

The next property across from us to the west is a ten-acre parcel with a house, additional in-law suite, barn and outbuildings.

There is also a life lease that was originally a family split on one acre with a mobile home directly south of the west end of our parcel.

Further down the road is a newer home built on fifteen acres, with a barn, and barn apartment.

We would appreciate the consideration to change the zoning to allow the 24.04 acres to become two parcels with a second buildable lot. Thank you.

Best Regards,

James and Jill Westbrook

28-1295.70
1314.20

FILE# 430563
Levy County, FLORIDA
RCD Jul 30 2004 04:32
Danny J. Shipp., CLERK
DEED DOC STAMPS 1295.70
07/30/04 ~~MYC~~ Deputy Clk

copy

Prepared by and return to:
Norm D. Fugate, P.A.
P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 1535

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of July, 2004 between Chul Soo Kim and Hee Sook Kim, husband and wife whose post office address is 13930 SW 34th Terrace Road, Ocala, FL 34473, grantor, and James W. Westbrook and Jill R. Westbrook, husband and wife whose post office address is 4406 Sand Creek Blvd., Jordan, MN 55352, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

A parcel of land in the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 851, page 940, and being more particularly described as follows:

For a Point of Reference, commence at the SE corner of the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida; thence N 00°13'38" W, along the East line of said NW 1/4, a distance of 16.50 feet, to the North maintained right of way line of NE 25th Street (Levy County Road No. 520), also being the SE corner of that property described in Official Records Book 851, page 940 and the Point of Beginning; thence continue N 00°13'38" W, along said East line of NW 1/4 and East line of last said property, a distance of 957.98 feet, to the SE corner of that certain D.O.T. Water Storage Area described in Official Records Book 851, page 941 as Part 'B'; thence, departing said East line, run N 24°41'29" W, along the South boundary of said Water Storage Area until otherwise stated, a distance of 96.59 feet; thence S 49°30'15" W, 109.82 feet; thence S 60°41'05" W, 168.23 feet; thence S 80°51'53" W, 461.43 feet; thence N 83°56'48" W, 81.89 feet; thence N 64°33'05" W, 247.73 feet; thence, departing said South boundary, run S 89°46'30" W, 149.90 feet, to the West line of said property described in O.R. Book 851, page 940; thence S 00°13'30" E, along said West line, 919.38 feet, to said North maintained right of way line; thence S 89°19'31" E, along said maintained right of way line, 1181.37 feet, to close on the Point of Beginning.

Parcel Identification Number: 05150-001-0A (portion of)

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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; that the grantor hereby fully 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, 2003.

copy

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie L. Rich
Witness Name: Stephanie L. Rich

Chul Soo Kim (Seal)
Chul Soo Kim

Janice A. Fugate
Witness Name: JANICE A. FUGATE

Hee Sook Kim (Seal)
Hee Sook Kim

Stephanie L. Rich
Witness Name: Stephanie L. Rich

Jennifer L. Murden
Witness Name: Jennifer L. Murden

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by Chul Soo Kim and Hee Sook Kim, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Stephanie L. Rich
Notary Public

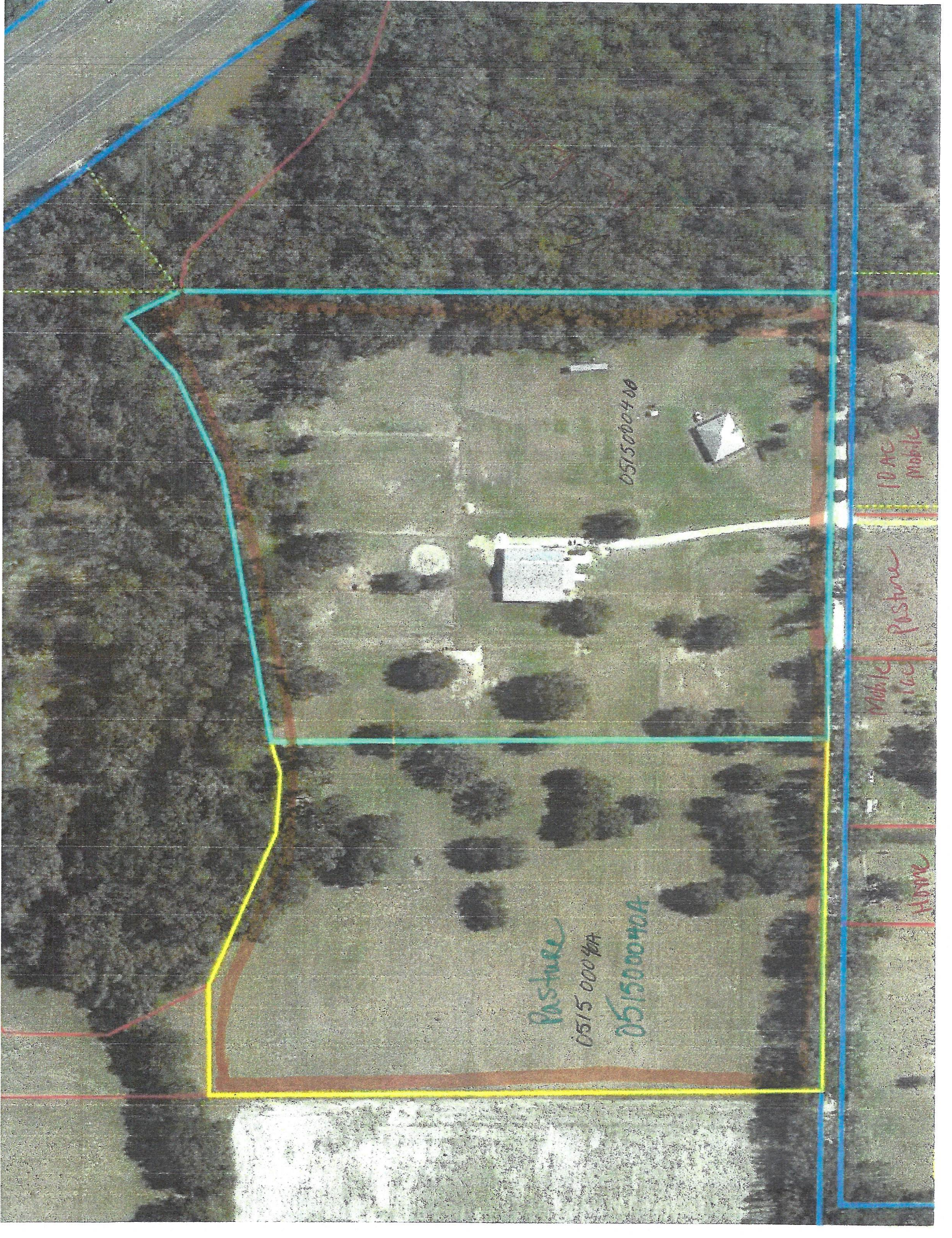


Stephanie L. Rich
MY COMMISSION # DD077231 EXPIRES
December 9, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Printed Name: Stephanie L. Rich

My Commission Expires: December 9, 2005

BOOK 900 PAGE 91



Pasture
0515 000 40A

051500040A

0515000400

10 AC
Mobile

Mobile
100
Pasture

HOME



NE HIGHWAY 27
NE HIGHWAY 27

NE 25TH ST

NE 212TH CT

Stake
area

Home
Pasture
- Barn

Home
Pasture
- Barn

Home
Pasture
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Home
Pasture
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Home
Pasture
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Home
Pasture
- Barn

Crapland

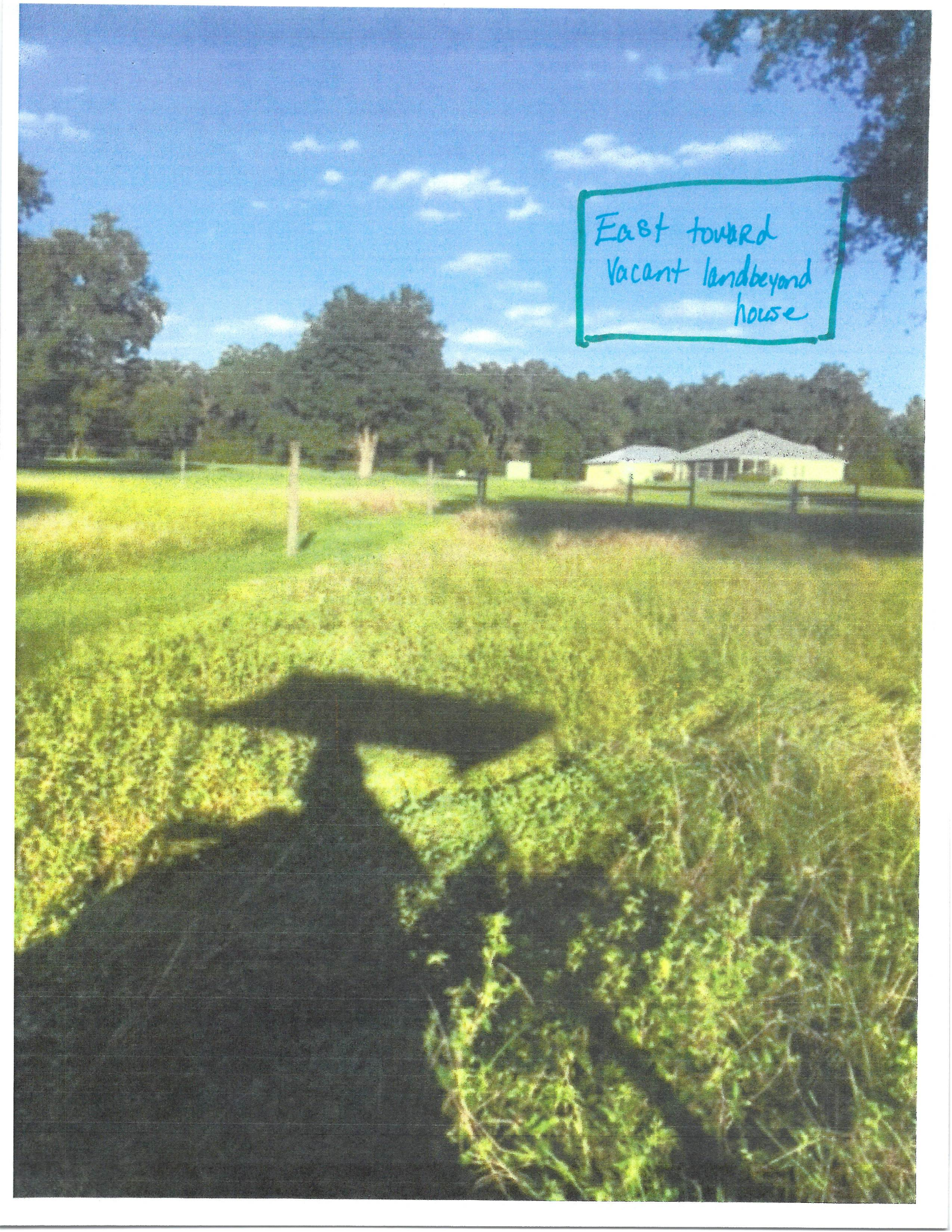
Crapland

Home + Pasture

Home + Pasture

Home + Pasture

Home + Pasture

A photograph of a rural landscape. In the foreground, there is a field of tall, green grasses. A dark shadow is cast across the grass from the bottom left. In the middle ground, a white house with a grey roof is visible, surrounded by a fence. The background consists of a dense line of trees under a blue sky with scattered white clouds. A handwritten note in blue ink is located in the upper right corner of the image.

East toward
vacant land beyond
house

Looking West to far
property line at fence row

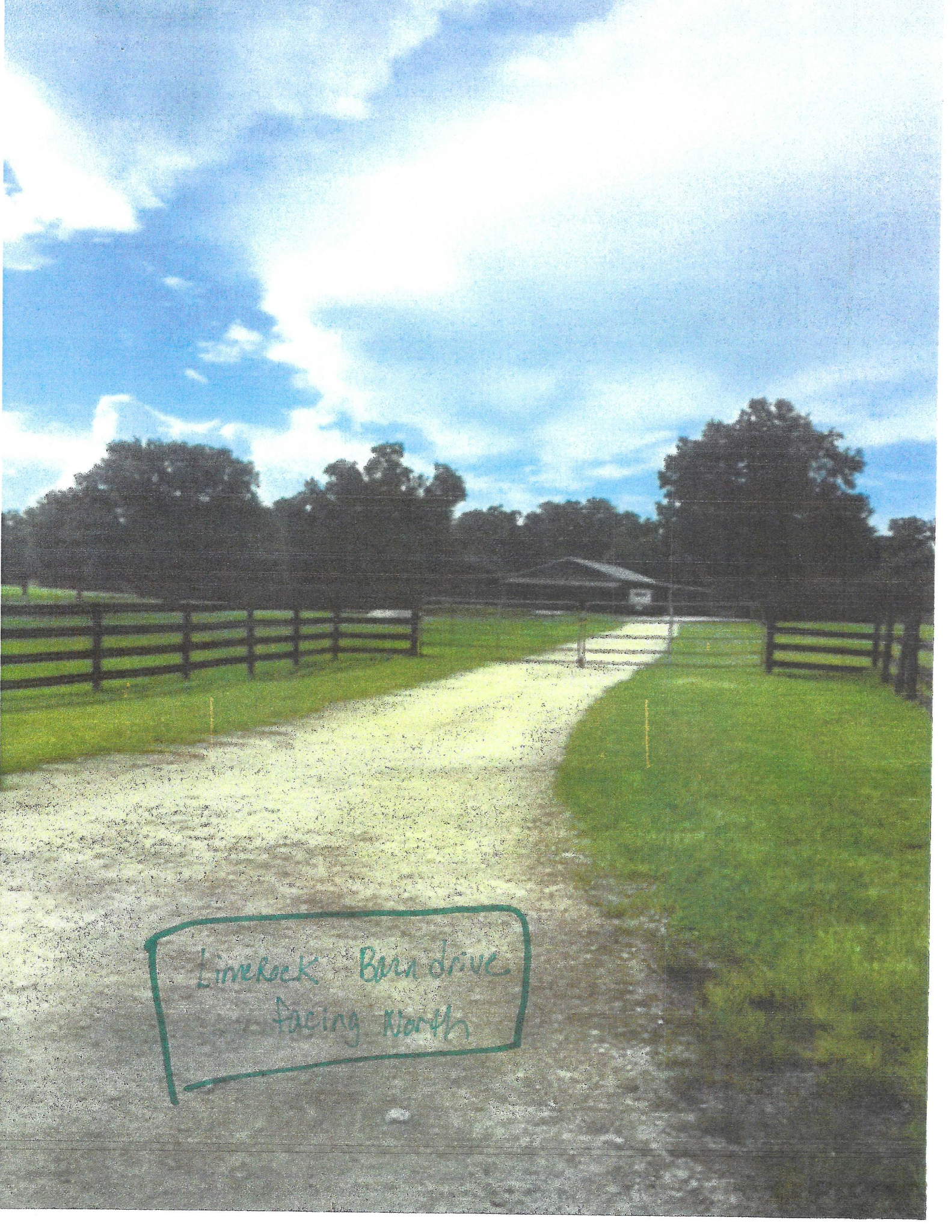


Northview
Stable to Retention area

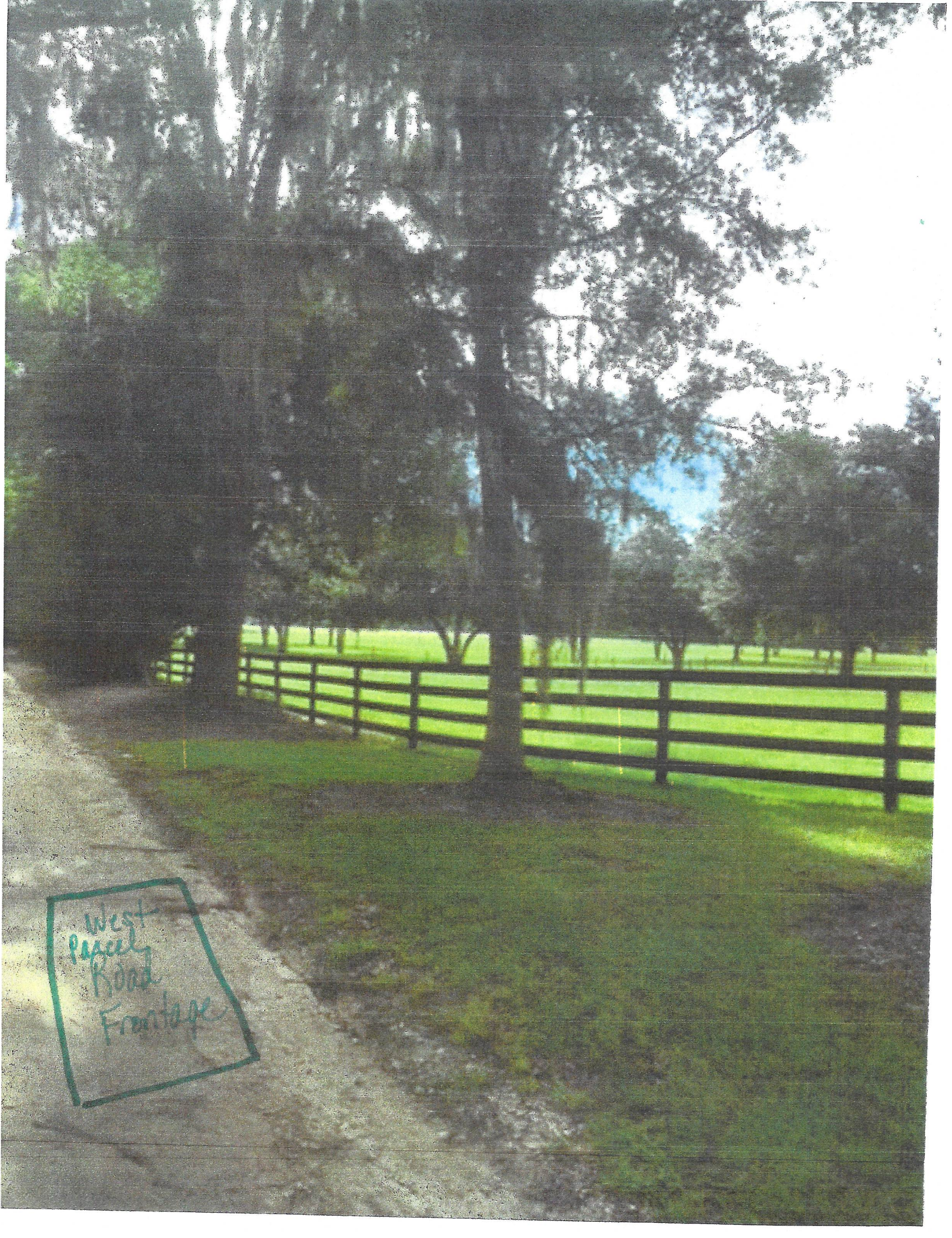


View from North
corner to Road
looking South





Linebeck Barn drive
facing North



West
Parcel
Road
Frontage

Road Facing East

