



CHANGE OF ZONING APPLICATION
LEVY COUNTY, FLORIDA

Filing Date: _____
Amount of Fee: \$ 600.00

Petition Number CZ 21-05
Validation Number _____

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:

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

Applicant's Name STELL BLD, LLC Owner's Name _____
 Address 1982 N.W. Hwy 335 Address _____
WILLISTON Zip Code 32696 _____ Zip Code _____
 Phone No. () 843-7141 Phone No. () _____
352

II PARCEL INFORMATION

| Parcel Number (s) | Section/Township/Range | Acreage |
|------------------------|------------------------|-----------|
| 1. <u>04349-000-00</u> | <u>2-13-18</u> | <u>60</u> |
| 2. _____ | _____ | _____ |
| Total Acreage | | <u>60</u> |

Subdivision name (if applicable): N/A

Legal Description: Provide most current deed. See required attachments.

III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: ULDR

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and the area described above be changed from the present FR2 district to RR-2 district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning

RESIDENTIAL

_____ (*Use additional sheets if needed)

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

RESIDENTIAL (VACANT LAND)

Directions to the Property: (Please start directions from a State or County Road): 2 MILES WEST OF KILLISTON ON U.S. 27; LEFT ON NE 172ND CT. FOR 1/2 MILE. SUBJECT PROPERTY ON LEFT

IV. 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.

Property Description

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Legal Description.** The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- 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.

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

- Property Appraiser's Parcel Map.**
 1. Identify the proposed site clearly using a color or pattern.
 2. 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.

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3. Identify the FLUM designation and zoning classifications for those properties identified by question #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.

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.
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V. 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.

VI. 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.

VII. APPLICATION INSTRUCTIONS

- (a) 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.
- (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.**

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- (d) 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.
- (e) **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.**
- (f) Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- (g) 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.
- (h) 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.
- (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) 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.

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VIII. 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).

| | |
|----------------------------------|--------------------------|
| <u>SHALL PONDS, LLC</u> | |
| Owner of Record | Owner of Record |
| Name: <u>KLODE BILLOCK</u> | Name: <u>KEVIN BOYER</u> |
| Address: <u>19001 NW Hwy 335</u> | Address: _____ |
| <u>WILLISTON</u> | <u>SDMTR</u> |
| <u>32646</u> | |
| Phone: _____ | Phone: <u>843-7141</u> |
| | <u>352</u> |

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.

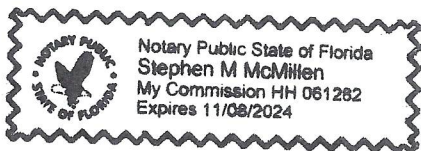
10-5-21
Date _____ Owner Signature _____

STATE OF FLORIDA
COUNTY OF LEVY _____ Owner Signature _____

Sworn to and scribed before me this 5TH Day of SEP OCT 20 21, by (name)
STEPHEN M. McMILLEN

Signature - Notary Public

Personally known Identification Expiration Date 11-8-24



**APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA**

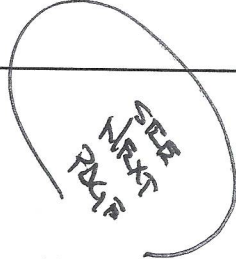
AGENT VERIFICATION (if applicable)

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.

_____ Date

_____ Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF _____

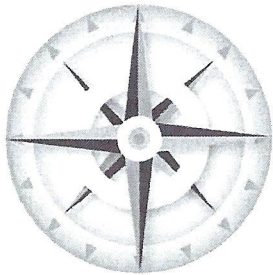


Sworn to and scribed before me this _____ Day of _____ 20____, by (name)

_____ Signature - Notary Public

Personally known _____ Identification Expiration Date _____

| | |
|-------------------------|--|
| Office Use Only: | <i>PC Public Hearing Date</i> _____ |
| | <i>Recommendation: Approval</i> _____ <i>Denial</i> _____ |
| | <i>BOCC Public Hearing Date</i> _____ <i>BOCC Action</i> _____ |
| | <i>Ordinance Number</i> _____ <i>Adoption Date</i> _____ |



McMillen Surveying, Inc.

444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

September 28, 2021

State of Florida
County of Levy

We, Wade Bullock and Ken Boyer, authorized representatives of Shell Pond, LLC, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Rezoning Process** upon Parcel 04349-000-00 on the following parcel lying in Section 2, Township 13 South, Range 18 East, Levy County, Florida:

Part of Parcel ID# 04349-000-00, Williston.



Wade Bullock Date: _____

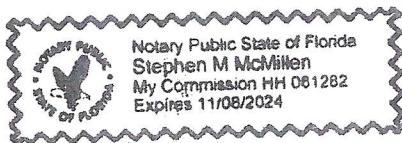


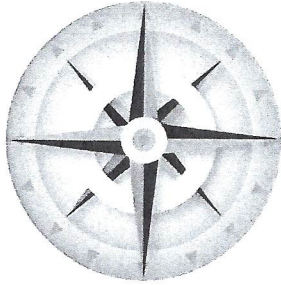
Ken Boyer Date: _____

Notary Public, State of Florida
At Large



My Commission Expires: 11-8-24





McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

Mobile: 352 538-2929

steve@mcsurveying.com

Ref: Rezoning of Parcel 04349-000-00, Levy County

October 11, 2021

To whom it may concern:

Currently, the 58-acre Subject Property is zoned FRR which only allows for 20-acre lots. Surrounding the site is a mixture of 1.25, 10 and larger acre parcels. We are asking to rezone Subject Property so we can submit the proposed Preliminary Plat of Levy Farms, which will include four 10 acre lots.

Sincerely,

Stephen M. McMillen, P.S.M.
Professional Surveyor & Mapper

✓R

Prepared by:
Nicole Rappaport, an employee of
Atlas Title & Escrow Services, LLC,
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

File Number: 650521WHISKEY

\$279300

Warranty Deed

This Indenture, made , August 6, 2021 A.D. Between **WHISKEY BENT LAND COMPANY, LLC**, a Florida **Limited Liability Company**, whose post office address is: 153 Treebark Court, Havana, Florida 32333, Grantor and **SHELL POND, LLC**, a **Limited Liability Company** whose post office address is: 19801 NW Hwy 335, Williston, Florida 32696, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to wit:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, AND the Southeast 1/4 of the Northwest 1/4, Section 2, Township 13 South, Range 18 East, Levy County, Florida.

LESS AND EXCEPT that portion described in Official Records Book 253, Page 13, of the Public Records of Levy County, Florida.

Subject to taxes for the current year, covenants, restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, of record, if any.

Parcel Identification Number: **0434900000**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

WHISKEY BENT LAND COMPANY, LLC

Signed and Sealed in Our Presence:

By: John C Partin, IV
John C Partin, IV
Its: Authorized Member

By: Angela Partin
Angela Partin
Its: Authorized Member

Erin H Clark
Witness Print Name: Erin H Clark

Christina Powell
Witness Print Name: Christina Powell

State of Florida
County of

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 6th day of August, 2021, by John C Partin, IV and Angela Partin, the Authorized Members of WHISKEY BENT LAND COMPANY, LLC. He/She is personally known to me or has produced driver license as identification.



Jennifer L Briggs (Seal)
Notary Public
Notary Printed Name: Jennifer L Briggs
My Commission Expires::
11/24/2024

Summary

Parcel ID 0434900000
 Location Address
 Neighborhood 05.00 (5)
 Legal Description* 02-13-18 0060.00 ACRES S1/2 OF NE1/4 OF NW1/4 & SE1/4 OF NW1/4 OR BOOK 1598 PAGE 80 LESS PIT NO 4 ORB 253 PG 13
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use Code TMBR 2 (5500)
 Subdivision N/A
 Sec/Twp/Rng 02-13-18
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 60.000
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Shell Pond LLC 100%
 Mailing Address 19801 NW HWY 335
 WILLISTON, FL 32696

Valuation

| | 2021 Preliminary Value |
|----------------------|------------------------|
| | Summary |
| Building Value | \$0 |
| Extra Features Value | \$0 |
| Market Land Value | \$316,800 |
| Ag Land Value | \$14,860 |
| Just (Market) Value | \$316,800 |
| Assessed Value | \$14,860 |
| Exempt Value | \$0 |
| Taxable Value | \$14,860 |
| Cap Differential | \$0 |
| Previous Year Value | \$252,000 |

Exemptions

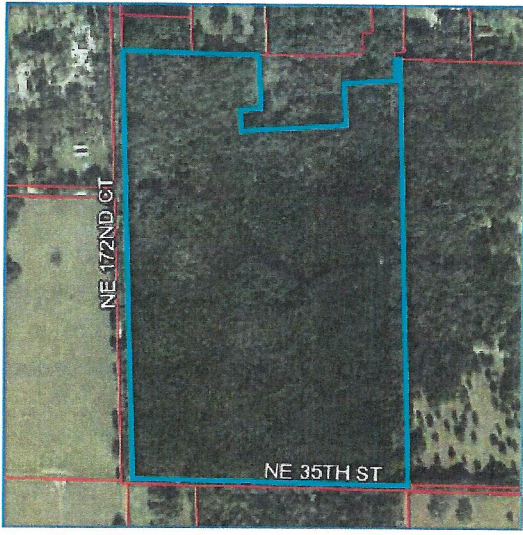
Homestead ⇅ 2nd Homestead ⇅ Widow/er ⇅ Disability ⇅ Seniors ⇅ Veterans ⇅ Other ⇅

Land Line

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|------------------|-------|-------|------------------|-----------|------------|
| TIMBER I | 0 | 0 | 10 | AC | \$4,000 |
| TIMBER II | 0 | 0 | 30 | AC | \$9,060 |
| HARDWOOD/CYPRESS | 0 | 0 | 20 | AC | \$1,800 |
| VAC LAND | 0 | 0 | 60 | AC | \$316,800 |

Sales

| Sale Date | Sale Price | Instrument | | Qualification | Vacant/Improved | Grantor | Grantee |
|-----------|--------------|------------|------------------------|---------------|-----------------|-------------------------------|-------------------------------|
| | | Type | Book Page | | | | |
| 8/6/2021 | \$279,300.00 | WD | <u>1598</u> <u>80</u> | Q | V | WHISKEY BENT LAND COMPANY LLC | SHELL POND LLC |
| 10/8/2020 | \$100.00 | WM | <u>1556</u> <u>460</u> | U | V | PARTIN CALVIN L-TTEE-ET AL | WHISKEY BENT LAND COMPANY LLC |
| 8/31/2020 | \$100.00 | QM | <u>1556</u> <u>420</u> | U | V | PARTIN JOHN C III | WHISKEY BENT LAND COMPANY LLC |
| 11/9/2018 | \$100.00 | WM | <u>1474</u> <u>965</u> | U | V | HOLMES MARY A | CHUNK POND LLC |
| 11/4/2017 | \$100.00 | WM | <u>1438</u> <u>569</u> | U | V | PARTIN JOHN C IV | WHISKEY BENT LAND COMPANY LLC |
| 9/24/2015 | \$0.00 | DC | <u>1368</u> <u>80</u> | U | V | PARTIN JOHN C III | PARTIN JOHN C IV |
| 9/24/2015 | \$100.00 | QM | <u>1366</u> <u>853</u> | U | V | PARTIN JOHN C III | PARTIN JOHN C IV |
| 11/1/2010 | \$100.00 | WM | <u>1215</u> <u>720</u> | U | V | PARTIN CORA ADLINE | PARTIN JOHN C III -ET AL |
| 3/12/2010 | \$100.00 | WM | <u>1194</u> <u>184</u> | U | V | STEVENS E ANN | SANDY GAP LAND COMPANY |
| 2/24/2010 | \$100.00 | WM | <u>1191</u> <u>826</u> | U | V | PARTIN CORA ADLINE | PARTIN JOHN C III -ET AL |



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County 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.

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[Last Data Upload: 10/4/2021, 7:36:17 PM](#)

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.150



E 42ND PL

1ST ST

DRIVEWAY

NE 178TH AVE

NE HIGHWAY 27 ALT
NE HIGHWAY 27 ALT

BLUE
HATCHED

PL

NE 12ND ST

NE 35TH ST

NE 130TH AVE

RESIDENTIAL

RESIDENTIAL



0434900000

SHELL POND LLC

Property Use 5500 - TIMBER II

60.00 Acres Value \$14,860

Sale Date 8/6/2021 Sale Price \$279,300

View: [Report](#) | [Google Maps opens in a new tab](#)

NE 172ND CT

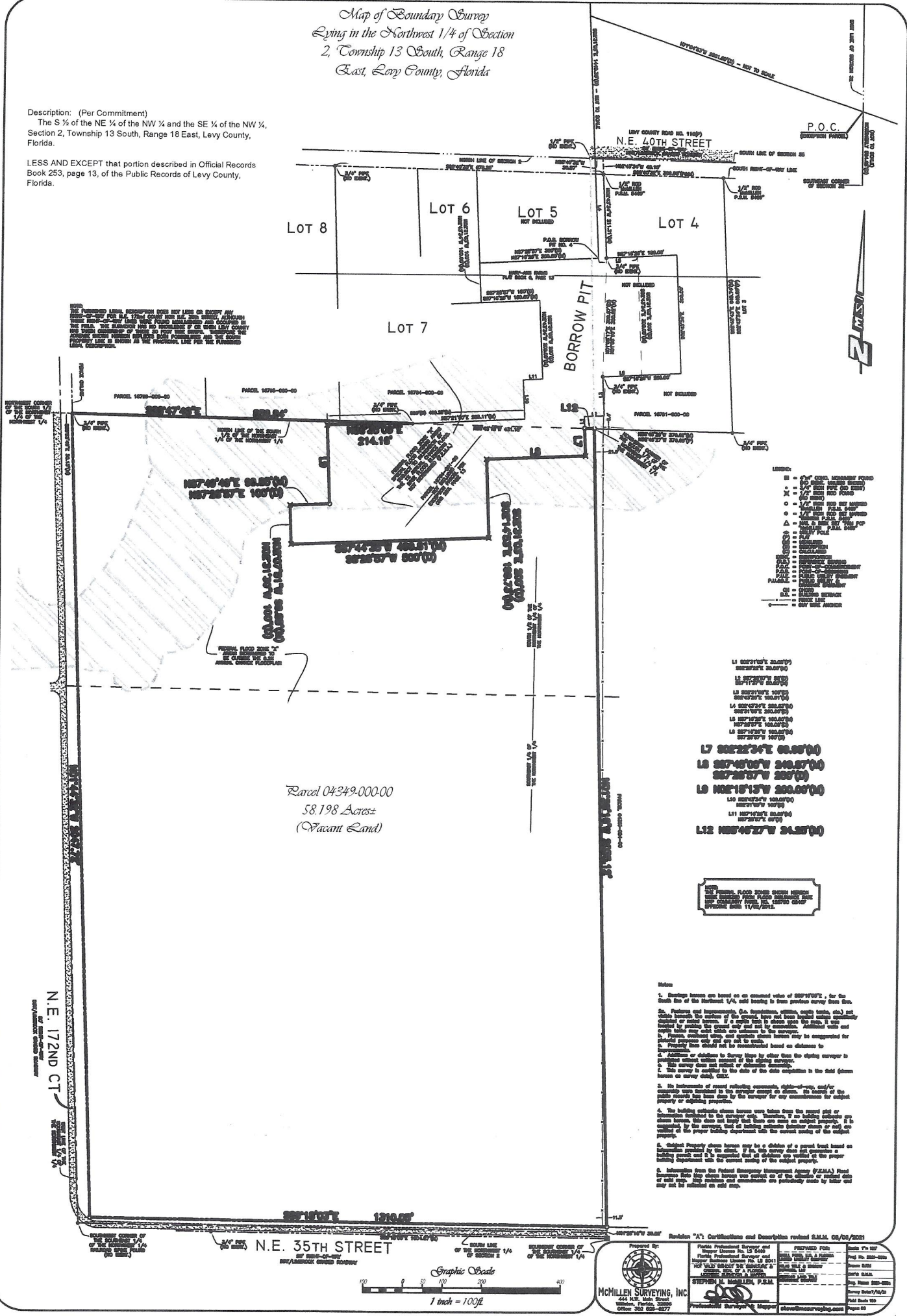
NE 35TH ST

Map of Boundary Survey
Lying in the Northwest 1/4 of Section
2, Township 13 South, Range 18
East, Levy County, Florida

Description: (Per Commitment)

The S 1/2 of the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 2, Township 13 South, Range 18 East, Levy County, Florida.

LESS AND EXCEPT that portion described in Official Records Book 253, page 13, of the Public Records of Levy County, Florida.



Ravel 04349-00000
58.198 Acres±
(Vacant Land)

- LEGEND
- 1/4\"/>

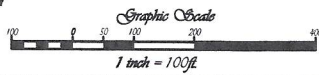
- L1 S87°15'00\"/>

THE FLOOD PLAIN ZONE MAPS WERE PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND ARE AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT 11/02/2012.

Notes

1. Boundary lines are based on an assumed value of S87°15'00\"/>
2. Features and improvements (i.e., boundaries, walls, walls, etc.) are shown in accordance with the survey. They are not shown unless specifically shown or noted. If a wall line is shown on the map, it is assumed to be the center line and not the outside edge. If a wall line is shown on the map and the survey shows the wall line is not shown, the wall line is assumed to be the center line and not the outside edge.
3. All distances are in feet and are rounded to the nearest foot. All bearings are in degrees, minutes, and seconds and are rounded to the nearest second.
4. All distances are in feet and are rounded to the nearest foot. All bearings are in degrees, minutes, and seconds and are rounded to the nearest second.
5. The survey was conducted by the surveyor in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403.
6. The survey was conducted by the surveyor in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403.
7. The survey was conducted by the surveyor in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403.
8. The survey was conducted by the surveyor in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403.
9. The survey was conducted by the surveyor in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403, and the Florida Board of Professional Surveyors, Chapter 403.

N.E. 172ND CT



McMillen Surveying, Inc. 444 N. Main Street, Panama City, FL 32380
 Prepared By: Stephen H. McMillen, P.S.M.
 Date: 02/02/2012
 Project: Ravel 04349-00000
 Scale: 1 inch = 100 feet
 Sheet: 1 of 1

LOOKING EAST



LOOKING NORTH



LOOKING WEST



2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000056649

Entity Name: SHELL POND, LLC

Current Principal Place of Business:

19801 NW HWY 335
WILLISTON, FL 32696

Current Mailing Address:

19801 NW HWY 335
WILLISTON, FL 32696 US

FEI Number: 27-0352466

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BOYER, KENNEDY GSR
19801 NW HWY 335
WILLISTON, FL 32696 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

| | | | |
|-----------------|--------------------|-----------------|--------------------|
| Title | MGRM | Title | MGRM |
| Name | BOYER, KENNEDY GSR | Name | BULLOCK, ROBERT W |
| Address | 19801 NW HWY 335 | Address | 505 SW 7TH STREET |
| City-State-Zip: | WILLISTON FL 32696 | City-State-Zip: | WILLISTON FL 32696 |

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KENNEDY BOYER

MGRM

04/12/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date