

3. Change of Zoning & Land Use Information

Commercial (Proposed via Concurrent Application)
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 R-2 New district C-3

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

The property owner requests the proposed rezoning to C-3 in order to develop the property fronting US Highway 27 N. / NE Highway 41 as a commercial development in compliance with all Levy County zoning regulations.

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

The property is currently undeveloped.

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

From the intersection of US Highway 27 & US Highway 27 North / NE Highway 41, head north approximately 1.1 miles on N. Main Street (Highway 41). The project site is on the west side of the road.

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

Matthew Brooks (352) 601-1288 mgbrooks@yahoo.com
Name Phone Email

PO Box 848 Williston FL 32696
Mailing address Street City State ZIP Code

Owner of record

Angela Brooks PO Box 848 mgbrooks@yahoo.com
Name Phone Email

PO Box 848 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.

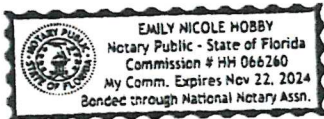
Owner verification

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.

Matthew G Brooks 6/20/22
Angela Brooks 6/20/22
Owner signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day, June 20, 2022
by Matthew G Brooks + Angela Brooks who is personally known or produced _____



Notary seal

Emily Nicole Hobby
Notary public signature

8. Certification (cont'd)

Agent verification (if applicable)

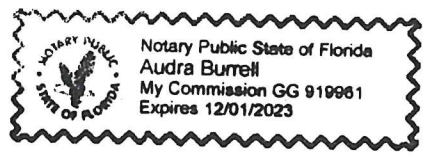
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

Clay Sweger 6/21/22
Authorized agent signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day, June 21, 2022

by Clay Sweger who is personally known or produced



Notary seal

Audra Burrell
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

Summary

Parcel ID 0475100000
 Location Address
 Neighborhood LAND NEAR MARION COUNTY (5.1)
 Legal Description* 30-12-19 0029.38 ACRES THAT PART OF SW1/4 LYING WEST OF HWY 41 -EXCEPT N 1775.37 FT OR BOOK 1623 PAGE 538 LESS ORB 1570 PAGE 969
 *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use PASTURE LAND 1 (6000)
 Code
 Subdivision N/A
 Sec/Twp/Rng 30-12-19
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 29.380
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Brooks Matthew 100%
 Brooks Angela 100%
 Mailing Address PO BOX 848
 WILLISTON, FL 32696

Valuation

	2022 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$3,840
Market Land Value	\$299,676
Ag Land Value	\$7,404
Just (Market) Value	\$303,516
Assessed Value	\$10,540
Exempt Value	\$0
Taxable Value	\$10,540
Cap Differential	\$704
Previous Year Value	\$191,152

Exemptions

Homestead 	2nd Homestead 	Widow/er 	Disability 	Seniors 	Veterans 	Other 
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Extra Features

Code Description	BLD	Length	Width	Height	Units
SHED-B	0	40	24	0	960

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE	0	0	29.38	AC	\$7,404
VAC LAND	0	0	29.38	AC	\$299,676

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
1/31/2022	\$400,000.00	WD	1623 538	Q	V	B & S LAND LLC	BROOKS MATTHEW
1/1/2005	\$325,000.00	WM	926 871	U	V	NEUBECK W H	

Map



No data available for the following modules: Building Information, 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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 6/20/2022, 7:25:15 PM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.201

PM
This instrument prepared by and return to:
Debi Bouchard
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file # : T-12347
Parcel I.D. #: 04751-000-00

General Warranty Deed

Made this 31st day of January, 2022, by

B & S LAND, LLC a Florida limited liability company,

whose address is 18251 NE 60th St., Williston, Florida 32696, hereinafter called the grantor, to

MATTHEW BROOKS and ANGELA BROOKS, husband and wife,

whose address is P. O. Box 848, Williston, Florida 32696, hereinafter called the grantee:

(Whenever used herein the term "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 of Ten Dollars, (\$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, Florida, viz:

The SW 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, lying West of U.S. Highway 27 and 41 (100 foot right of way), EXCEPT the North 1775.37 feet and EXCEPT road right of way and EXCEPT railroad right of way.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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, 2021.

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

Signed, sealed and delivered in our presence:

Debi Bouchard
Witness Printed Name Debi Bouchard

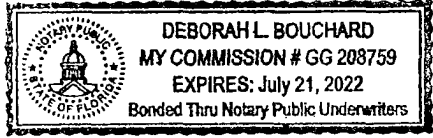
B & S LAND, LLC
18251 NE 60th St., Williston, Florida 32696
By: [Signature]
DAMON SANDLIN, Mgrm.

Anna K. King
Witness Printed Name Anna K. King

State of Florida
County of Levy

The foregoing instrument was acknowledged before me by means of (CHECK ONE): physical presence OR online notarization, this 31st day of January, 2022, by DAMON SANDLIN, Manager Member of B & S LAND, LLC a Florida limited liability company, who (CHECK ONE): is personally known to me OR produced _____ as identification.

Deborah L. Bouchard
Notary Public Signature
Print Name: _____
My Commission Expires: _____



LEGAL DESCRIPTION

A part of lands described in O.R.B. 926, page 871 of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Section and run thence South 89°13'04"East, along the South line of said Section, a distance of 1003.09 feet; thence North 00°46'56"East, a distance of 11.82 feet to the North right-of-way line of N.E. 50th Street (a.k.a. County Road No. 503) and the Point-of-Beginning of the herein described parcel; thence continue North 00°46'56"East, a distance of 890.59 feet to the South line of the North 1775.37 feet of said Southwest 1/4; thence South 88°54'08"East, along said South line, a distance of 338.66 feet to the West right-of-way line of U.S. Highway No. 41; thence South 15°07'43"East, along said West right-of-way line, a distance of 924.13 feet to the said North right-of-way line of N.E. 50th Street; thence North 89°13'04"West, along said North right-of-way line, a distance of 592.00 feet to the said Point-of-Beginning.

Containing 9.501 Acres, more or less.

*Map of Boundary Survey
Lying in the Southwest 1/4 of Section 30, Township 12
South, Range 19 East, Levy County, Florida*

- Notes:
- Bearings herein are based on an assumed value of x, for xx, said bearing is identical with the xxx of record.
 - Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
 - Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
 - Property lines should not be reconstructed based on distances to improvements.
 - Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
 - This survey does not reflect or determine ownership.
 - This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
 - Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
 - The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
 - Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
 - Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
 - BLANKET EASEMENT HOUSTON TEXAS GAS & OIL CORPORATION, SUBJECT PROPERTY D.B. 69, PG. 208, D.B. 70, PG. 116, D.B. 70, PG. 220 & ORB. 38, PG. 752.

Description: (per commitment)- OVERALL
The SW 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, Lying West of U.S. Highway 27 and 41 (100 foot right of way), Except the North 1775.37 feet and Except road right of way and Except railroad right of way.

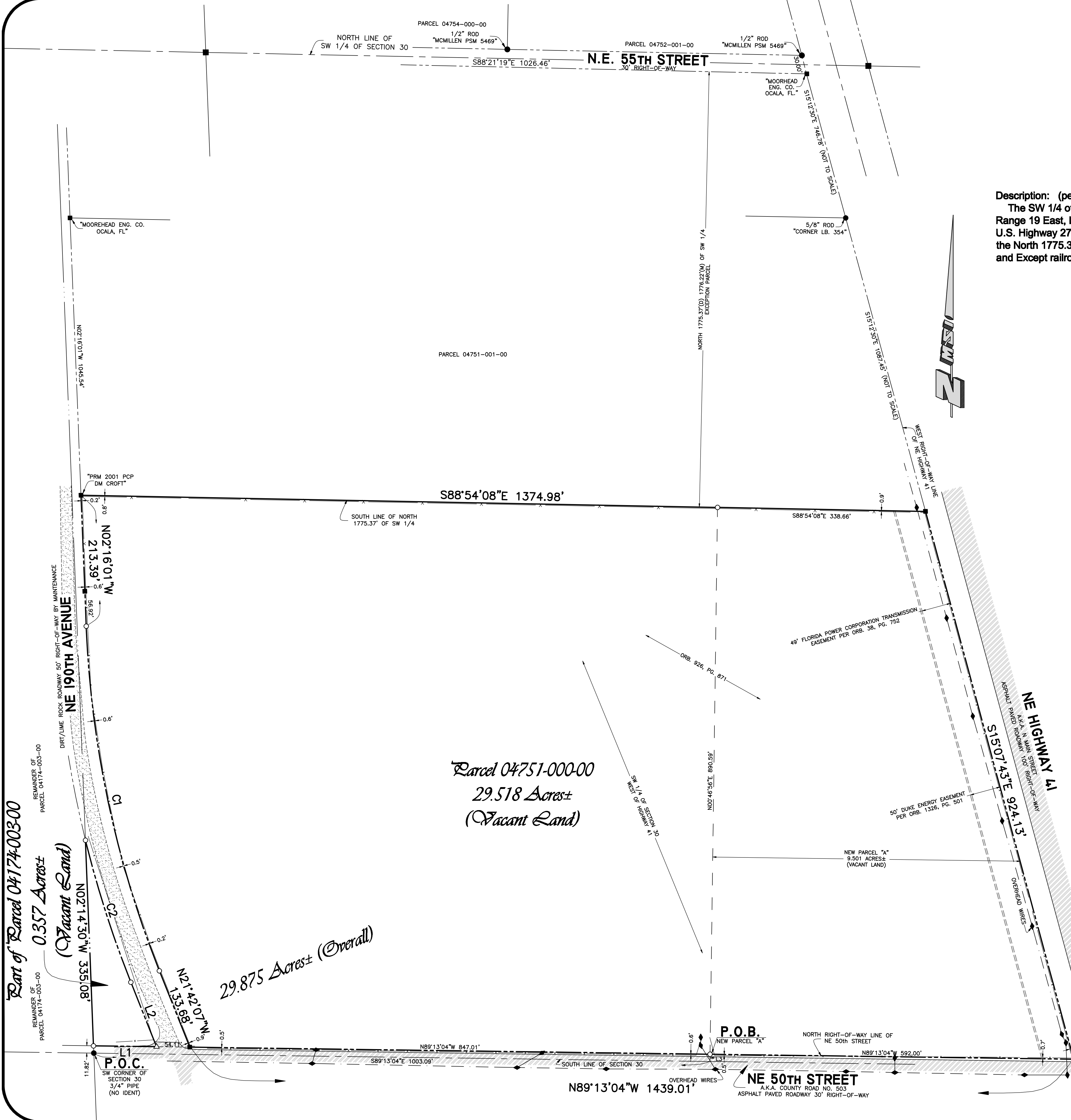
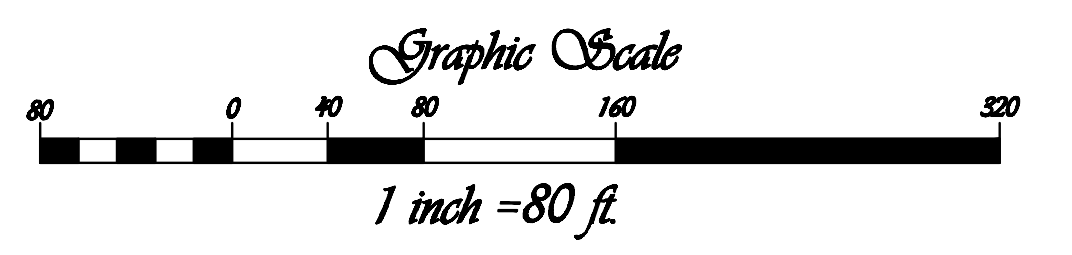
NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0240F, EFFECTIVE: 11/02/2012.

L1 N89°13'04"W 102.59'
L2 S21°42'07"E 112.98'
L3 N00°46'56"E 11.82'

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	1700.00'	576.65'	291.12'	19°26'06"	573.89'	S11°59'04"E
C2	1750.00'	242.97'	121.68'	7°57'18"	242.77'	S17°43'28"E

Description: (by surveyor) - Brooks Division, New Parcel "A"
A part of lands described in O.R.B. 926, page 871 of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; being more particularly described as follows:
Commence at the Southwest corner of said Section and run thence South 89°13'04"East, along the South line of said Section, a distance of 1003.09 feet; thence North 00°46'56"East, a distance of 11.82 feet to the North right-of-way line of N.E. 50th Street (a.k.a. County Road No. 503) and the Point-of-Beginning of the herein described parcel; thence continue North 00°46'56"East, a distance of 890.59 feet to the South line of the North 1775.37 feet of said Southwest 1/4; thence South 88°54'08"East, along said South line, a distance of 338.66 feet to the West right-of-way line of U.S. Highway No. 41; thence South 15°07'43"East, along said West right-of-way line, a distance of 924.13 feet to the said North right-of-way line of N.E. 50th Street; thence North 89°13'04"West, along said North right-of-way line, a distance of 592.00 feet to the said Point-of-Beginning.
Containing 9.501 Acres, more or less.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT UNLESS SHOWN)
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET MARKED
 - = MCMILLEN P.S.M. 5469
 - = 1/2" IRON ROD SET MARKED WITNESS P.S.M. 5469
 - △ = NAIL & DISK SET FROM PCP
 - △ = MCMILLEN P.S.M. 5469
 - ⊙ = UTILITY POLE
 - (P) = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - CH = CHORD
 - B.S. = BUILDING SETBACK
 - - - = FENCE LINE
 - - - - - = GUY WIRE ANCHOR



<p>Prepared By: www.mcsurveying.com or email us at info@mcsurveying.com</p>	<p>For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com</p>	<p>Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER</p>	<p>PREPARED FOR: MATTHEW BROOKS ANGE BROOKS DRUMMOND COMMUNITY BANK, ISKOVATKA LEVY ABSTRACT & TITLE COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY</p>	<p>Scale: 1" = 80' Proj. No. 2021-877a Drawn: C.W.C. Chk'd: S.M.M. Dwg. Name: 2021-877a Survey Date: 11/29/2021 Field Book: 188</p>
		<p>STEPHEN M. MCMILLEN, P.S.M.</p>	<p>steve@mcsurveying.com</p>	

Aerial Photograph



NE 190TH AVE

NE HIGHWAY 41

NE 51ST ST

NE 189TH TER

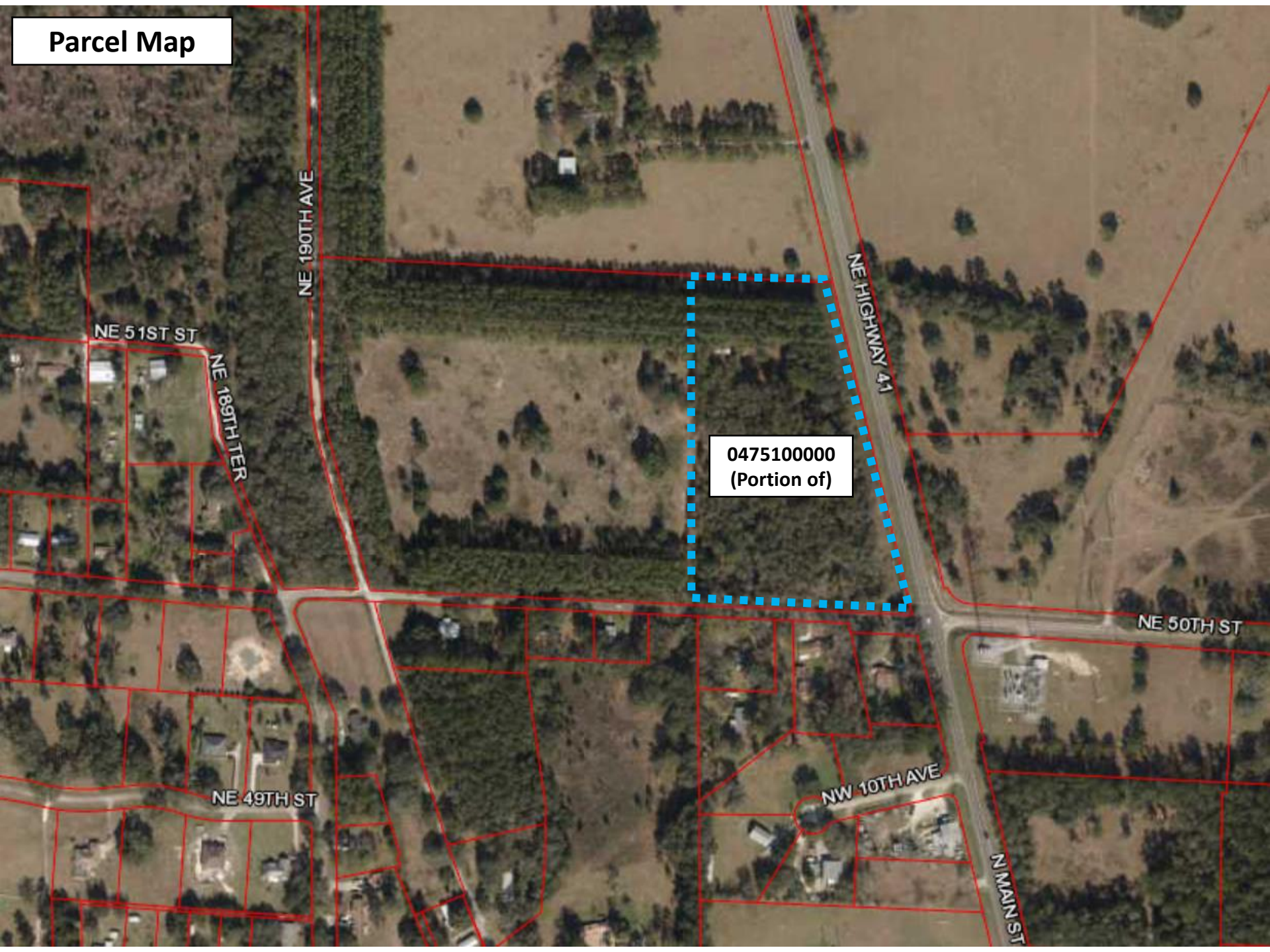
NE 50TH ST

NE 49TH ST

NW 10TH AVE

N MAIN ST

Parcel Map



0475100000
(Portion of)

NE 190TH AVE

NE 51ST ST

NE 189TH TER

NE HIGHWAY 41

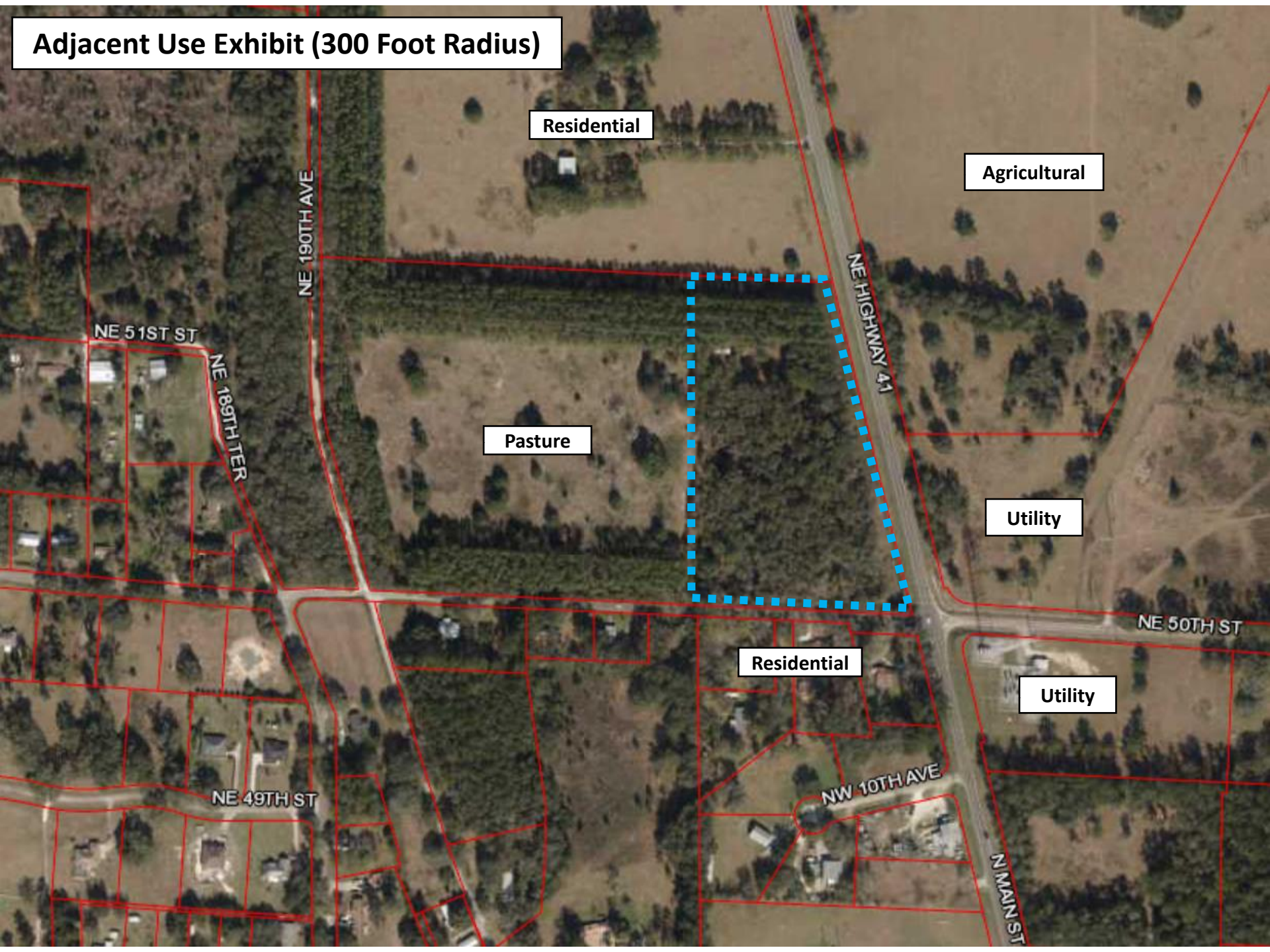
NE 50TH ST

NE 49TH ST

NW 10TH AVE

N MAIN ST

Adjacent Use Exhibit (300 Foot Radius)



Residential

Agricultural

Pasture

Utility

Residential

Utility

NE 190TH AVE

NE 51ST ST

NE 189TH TER

NE HIGHWAY 41

NE 50TH ST

NE 49TH ST

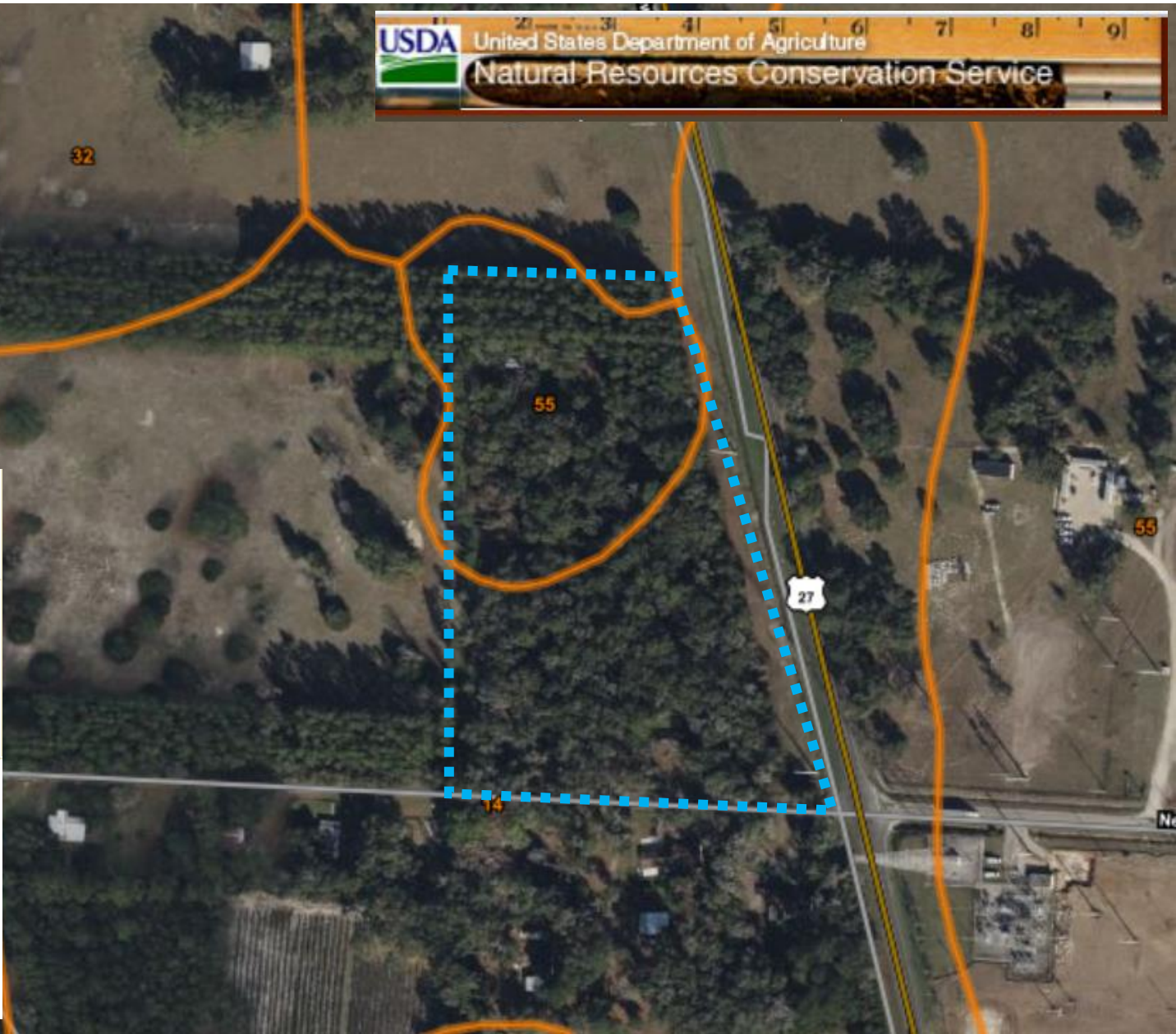
NW 10TH AVE

N WAIN ST

Soil Map



Map Unit Symbol	Map Unit Name
14	Shadeville-Otela complex, 1 to 5 percent slopes
55	Pedro-Jonesville-Shadeville complex, 0 to 5 percent slopes



View of Property at US Highway 41 / NE 50th St. Intersection



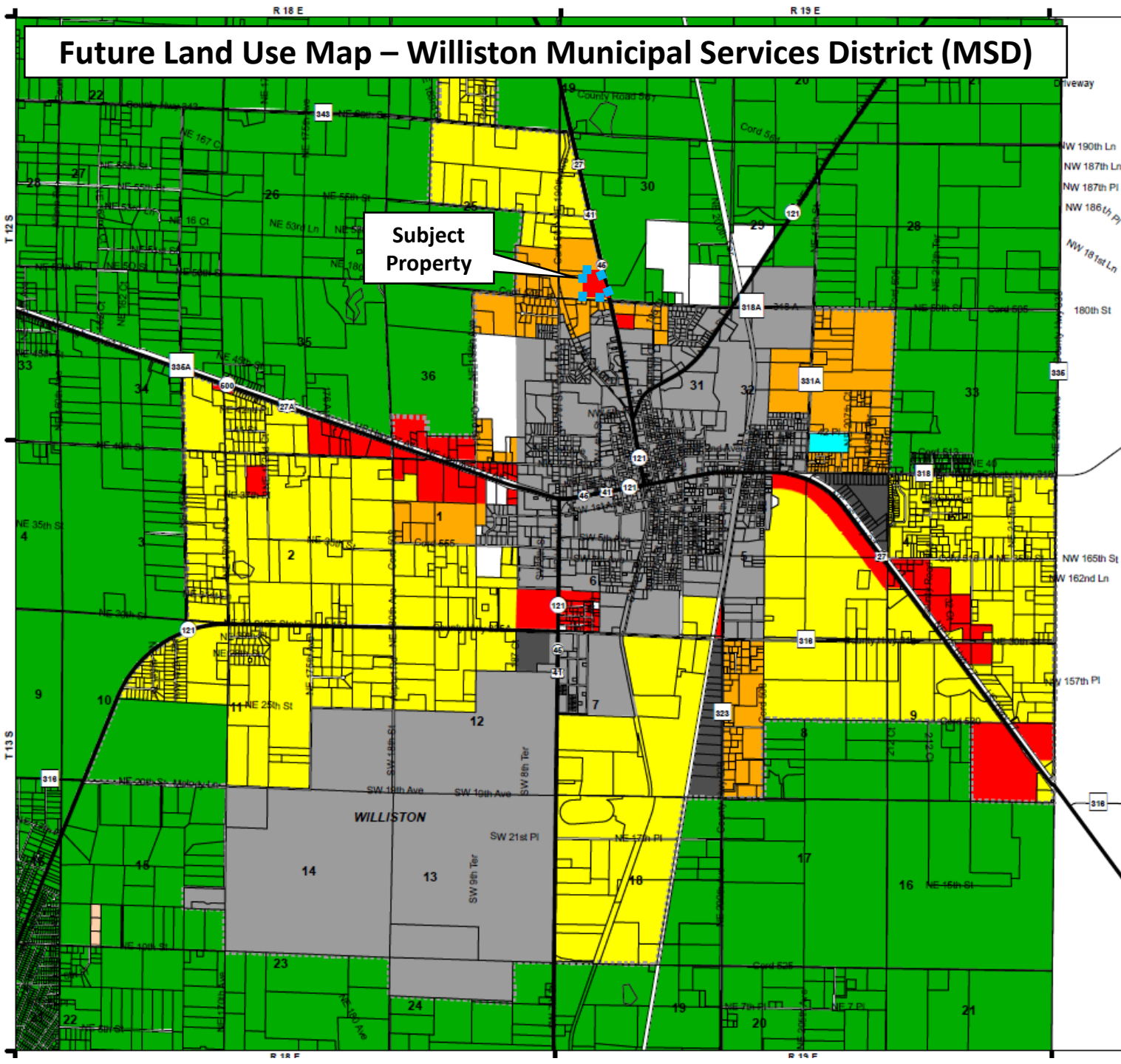
View of Property (On Left) Facing East along NE 50th St.



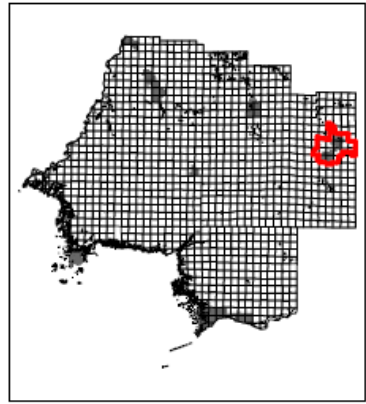
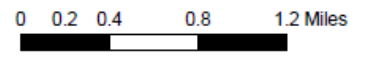
View from US 27 of Project Site Facing South (On Right)







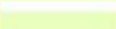











Future Land Use Map – Williston Municipal Services District (MSD)



- Municipal Service District
- Future Land Use**
 - NR: Natural Reservation
 - F/RR: Forestry/Rural Residential (1/20 ac)
 - A/RR: Agriculture/Rural Residential (1/10 ac)
 - RR: Rural Residential (1/3 ac)
 - ULDR: Urban Low Density Residential (1/1 ac)
 - UMDR: Urban Medium Density Residential (5/1 ac)
 - UHDR: Urban High Density Residential (12/1 ac) - none
 - C: Commercial
 - I: Industrial
 - CON: Conservation
 - PF: Public & Institutional Facility
 - REC: Recreation
 - Municipal
 - HR: Historic Resources - none
- Rural Commercial Node

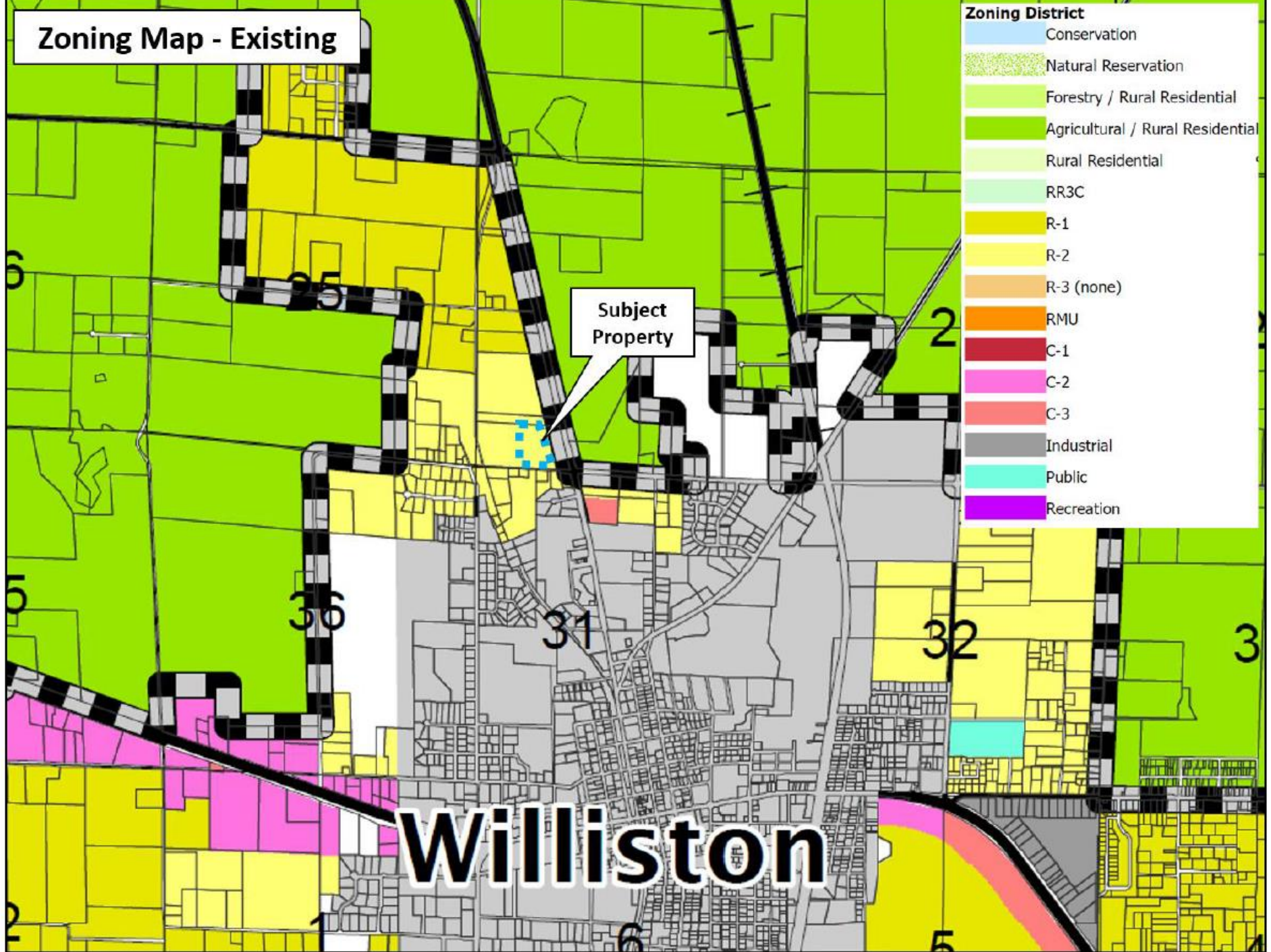


Zoning Map - Existing

Zoning District	
	Conservation
	Natural Reservation
	Forestry / Rural Residential
	Agricultural / Rural Residential
	Rural Residential
	RR3C
	R-1
	R-2
	R-3 (none)
	RMU
	C-1
	C-2
	C-3
	Industrial
	Public
	Recreation

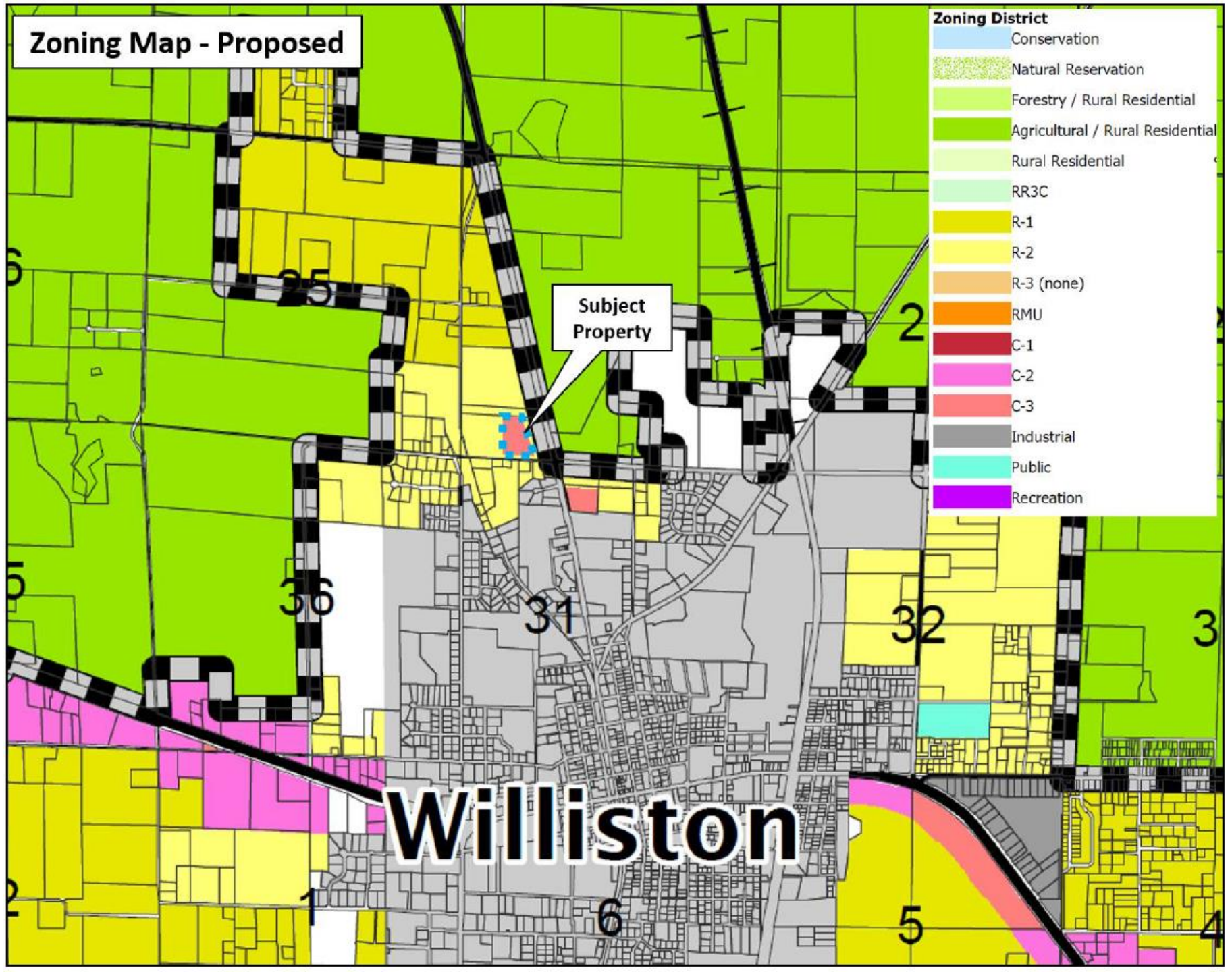
Subject Property

Williston



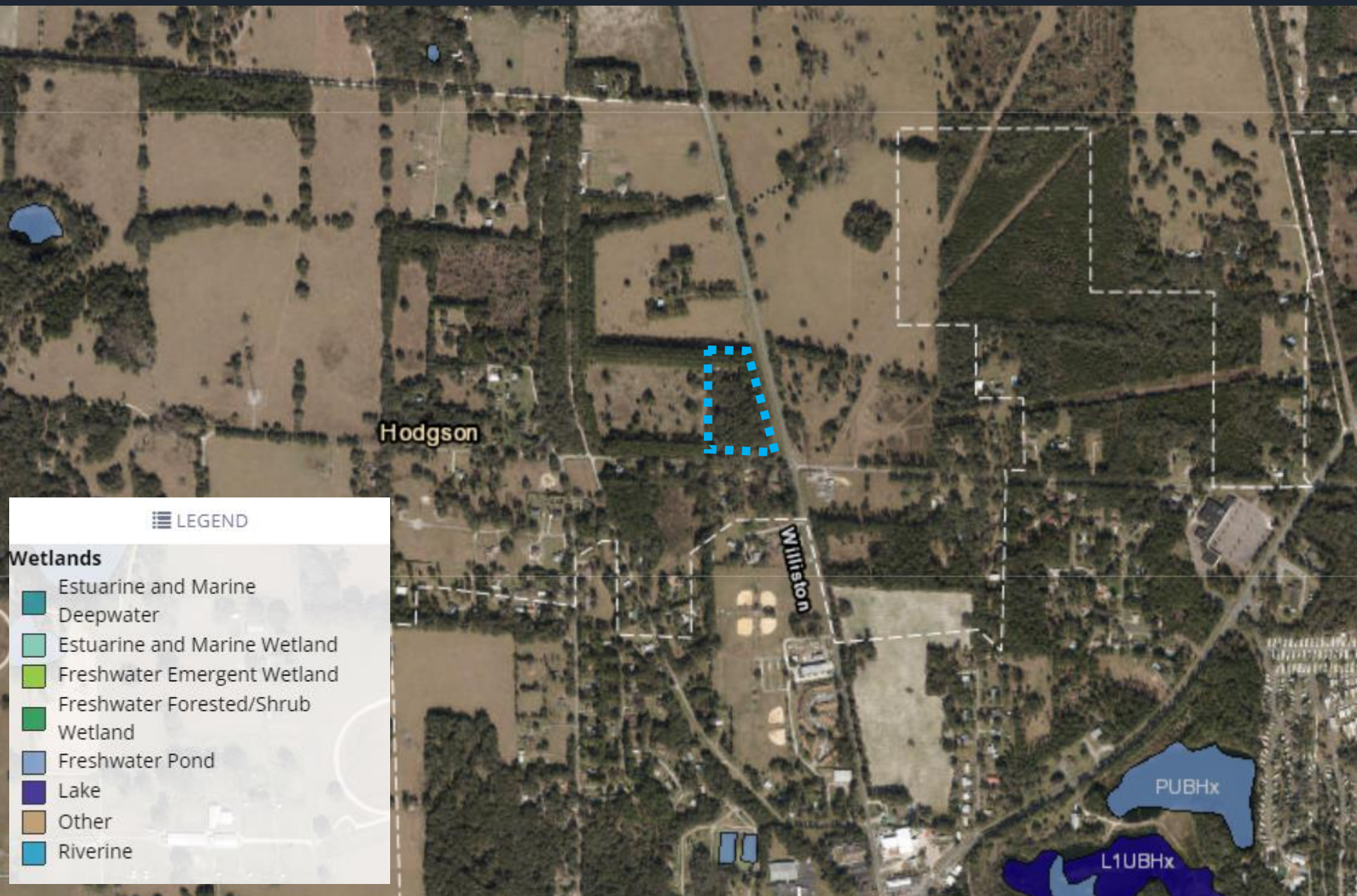
Zoning Map - Proposed

- Zoning District**
- Conservation
 - Natural Reservation
 - Forestry / Rural Residential
 - Agricultural / Rural Residential
 - Rural Residential
 - RR3C
 - R-1
 - R-2
 - R-3 (none)
 - RMU
 - C-1
 - C-2
 - C-3
 - Industrial
 - Public
 - Recreation



Subject Property

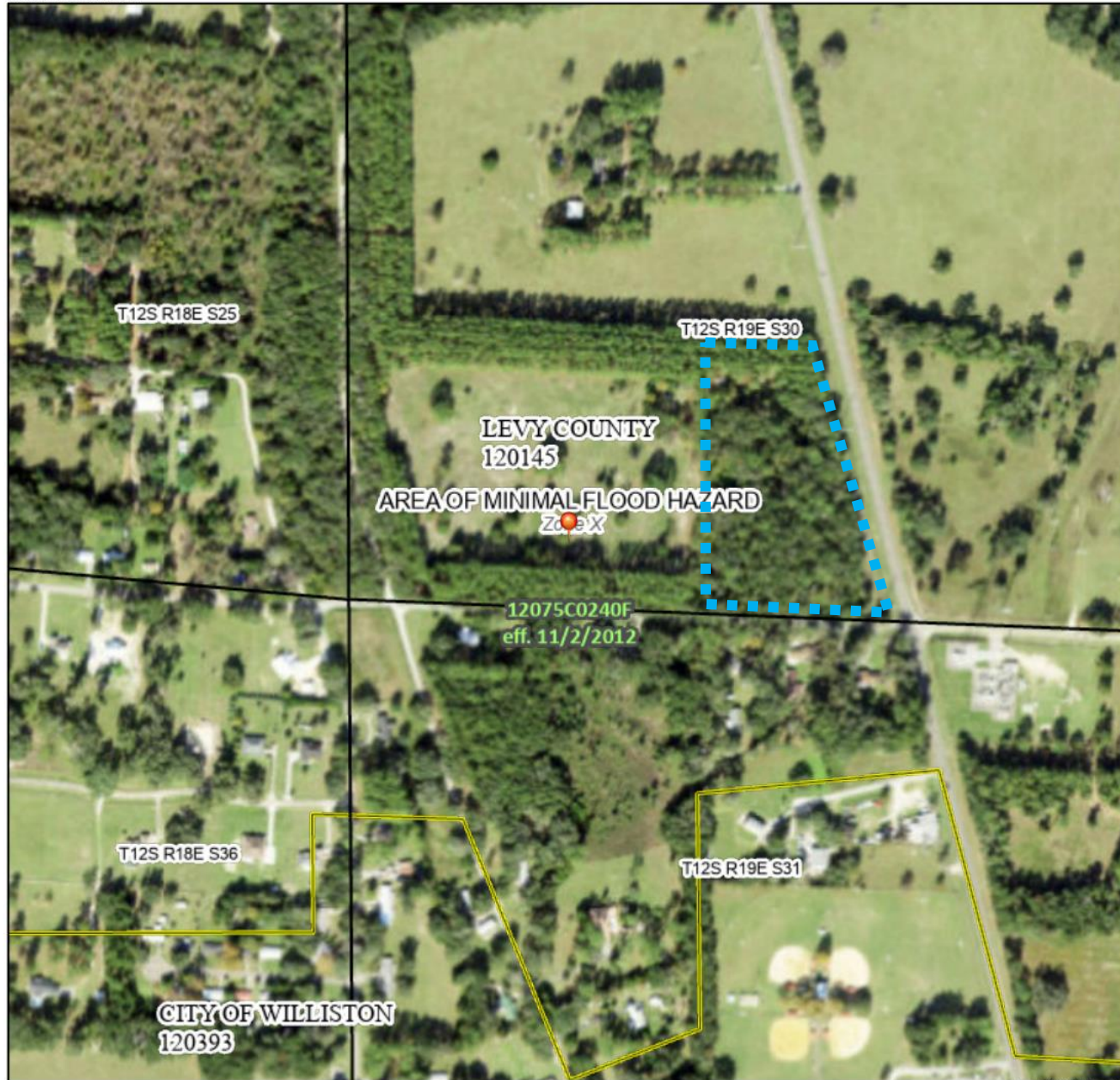
Williston



National Flood Hazard Layer FIRMette



82°27'34"W 29°24'31"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/21/2022 at 4:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Rezoning Application



Project Request: A proposed rezoning from R-2 to C-3.

Project Location: Tax Parcel Number 0475100000

Project Owner: Matthew & Angela Brooks

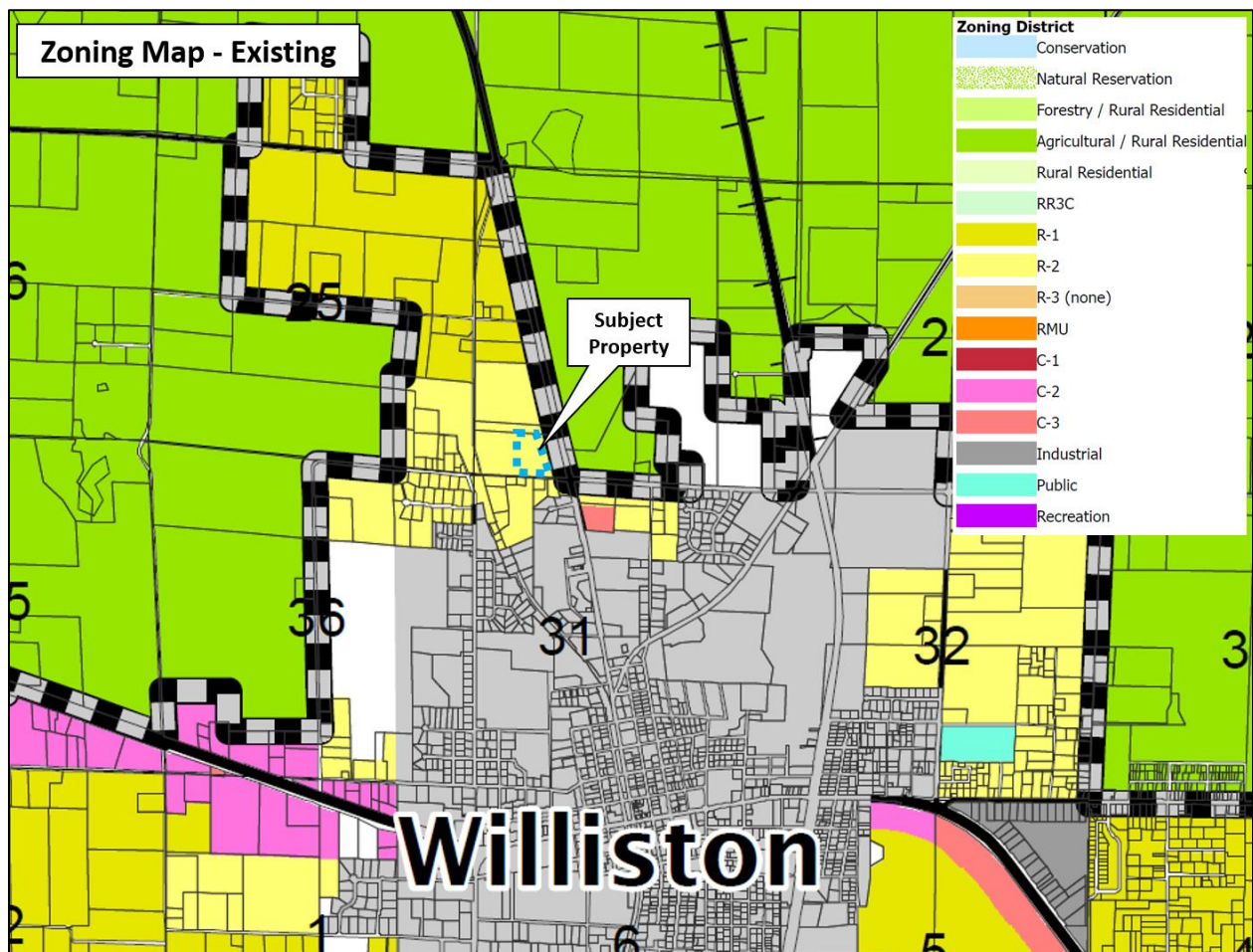
Report Date: June 22, 2022

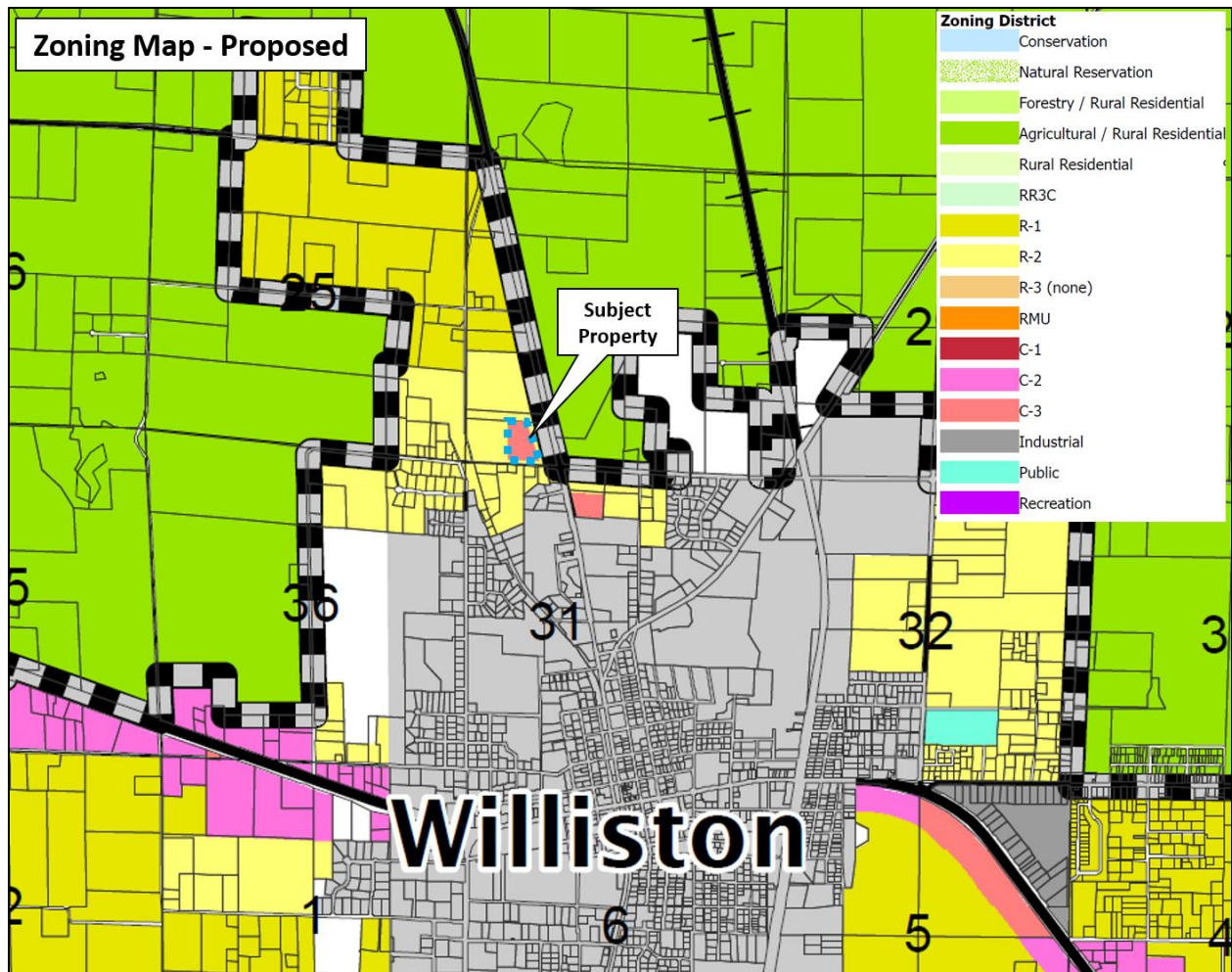
Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Project Background / Project Request

The owners of the subject property, Matthew & Angela Brooks, request approval of a zoning map change to the Levy County Zoning Atlas from R-2 residential to C-3 commercial on the easternmost approximately 9.5 acres lying within a portion of tax parcel number 0475100000 along the west side of US Highway 27 North in the Williston Municipal Service Area (MSD). The total property owned by the applicant is approximately 29.5 (+/-) acres in size. The remaining approximately 20 acres of the property lies to the west of the proposed zoning change area and is presently classified as R-2 zoning.

The proposed zoning map change (rezoning) is illustrated in the following two exhibits:





The subject property is located within the Williston Municipal Service District (MSD). Municipal Service Districts (MSDs) are established by the Comprehensive Plan and designated on the Future Land Use Map. The Comprehensive Plan provides for urban land uses within MSDs, which are intended for urban expansion and within which urban densities and intensities are allowed and urban services are provided or encouraged. The Commercial future land use category (and implementing C-3 zoning) is designated by the Comprehensive Plan as urban categories and are therefore appropriate when located within the MSD. Comprehensive Plan policies related to MSDs are provided in the 'Comprehensive Plan Consistency' section of this Report.

The applicant wishes to develop the subject property in the future with commercial uses that will serve the local population, provide opportunities for new jobs and expand the county's tax base and in order to do so, the land use designation must be changed to Commercial. Therefore, a request is being made to change the zoning of the property from R-2 to C-3.

Existing and Future Land Use Pattern and Compatibility

Existing Development Patterns	Existing Use	Future Land Use Designation
North	Residential	Urban Medium Density Residential (UMDR)
South	NE 50 th Street & Residential	Urban Medium Density Residential (UMDR)
East	US Highway 27 North & Undeveloped	Agricultural/Rural Residential (A/RR)
West	Undeveloped (Same Owner)	Urban Medium Density Residential (UMDR)



The subject property is abutting a state arterial highway to the east, is within 300 feet of the Williston city limits and within 500 feet of existing commercial property. Undeveloped land is located to the east and west and residential property to the north and south (on the other side of NE 50th Street). Surrounding properties to the north, west and south are located within the Williston Municipal Service District (MSD). Future commercial development on the subject property would also be required to comply with the Code requirements for building setbacks and landscape buffers to help ensure compatibility.

Impact on Adopted Level of Service Standards

Accessibility to Public Facilities

Road Access	US Highway 27 North
Fire Protection	> 1 mile (downtown Williston)
Police Protection	> 1 mile (downtown Willison)
Emergency Medical Service	> 1 mile
Nearest School	> 1 mile
Centralized water and sewer	> 1 mile to nearest connections

Infrastructure	Comprehensive Plan Element	Level of Service Standard
Solid Waste	Infrastructure Element Solid Waste sub/element Policy 1.5	The LOS standard is 2.8 lbs. per person per day or an equivalent residential unit (ERU) for non-residential development. The County uses the Tri-County Three Rivers Landfill in Union County, which has a projected 50-year time frame for capacity.
Parks and Recreation	Recreation and Open Space Element, Policy 1.2	This policy does not apply to commercial uses.
Centralized Sewer	Infrastructure Element	The property will be served with on-site septic service and therefore, will not affect any centralized sewer systems.

Potable Water	Infrastructure Element	The property will be served with on-site well service and therefore, will not affect any centralized potable water systems.
Drainage	Infrastructure Element, Stormwater Management sub-element, Policy 1.2 outlines design standards to address stormwater management systems addressing quantity and quality of stormwater runoff treatment.	Design standards for stormwater management systems to address quantity and quality of stormwater treatment is outlined in Policy 1.2 and is consistent with F.A.C. Rule 40B and 62-25.
Transportation	Transportation Circulation Element	County LOS standard for County and non-interstate roads is "C" in the Comprehensive Plan. See information below for LOS information.

Regarding traffic, the property has direct access to US Highway 27 North.

According to information provided by the Florida Department of Transportation; US Highway 27 North is operating at the required "B" level of service, which allows the existing 4,500 annual daily trips to maintain the "B" level service up to a total of 14,400 daily trips before the LOS drops to "C" (over three times the current average daily trip counts).

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing Average Annual Daily Traffic	Existing Level of Service	Reserved Capacity Trips for Previously Approved Development	Development Trips	Average Annual Daily Traffic With Dev	Level of Service with Development
US-27 N	4,500	B	0	2,214	6,714	B

a 2020 Average Annual Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 11th Edition.

Level of Service Handbook. Florida Department of Transportation, 2020.

Water, sewer, solid waste, parks and recreation, drainage and transportation level of services are anticipated to maintain the adopted level of service standards after the proposed zoning change.

Levy County Comprehensive Plan Policies

The following Comprehensive Plan policies apply to the proposed land use change application. The policies listed below with the applicant's consistency statements included.

Future Land Use Element:

Goal: Promote complimentary development patterns that are sufficiently served by public facilities and services to support growth, while providing protection and enhancement of the County's rural character and unique natural qualities.

Objective 1:

Discourage the proliferation of urban sprawl by establishing a clear separation between urban and rural land uses, while providing for complimentary and supportive mixed uses and innovative compact design.

Policy 1.1 Municipal Service District (MSD):

Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities.....Within a Municipal Service District, only the following land uses shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Commercial and Industrial.

Policy 1.2 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses and identify Overlay Zones. Urban Areas shall be delineated as Municipal Service Districts (MSD's).

Commercial (Future Land Use Designation): This category allows for commercial land uses...(and this land use is only permitted within a Municipal Service District.

Consistency: The subject property is located in the Williston Municipal Service District. Municipal Service Districts (MSD's) are established by the Comprehensive Plan and designated on the Future Land Use Map. The Comprehensive Plan provides for urban land uses within MSD's, which are intended for urban expansion and within which urban densities and intensities are allowed and urban services are provided or encouraged. The proposed C-3 commercial zoning category is an implementing zoning district for the commercial future land use designation, which is designated by the Comprehensive Plan as an urban land use category. Therefore, the proposed rezoning to C-3 is consistent with these policies.

Policy 1.5 The County encourages incremental development of MSD's that radiate outward from the municipal limits.

Consistency: The subject property is located within approximately 500 feet from existing

Commercial land within the MSD and 300 feet from the Williston city limits and is therefore consistent with this policy.

Policy 1.10 The Commercial Future Land Use designation shall be limited to Municipal Service Districts...

Consistency: The project site is located within the Municipal Service District and therefore, the proposed commercial zoning designation is consistent with this policy.

Infrastructure Element:

Objective 3 Discourage Urban Sprawl

Encourage compact urban development patterns and provide for the efficient use of existing public services and facilities in Municipal Service Districts.

Policy 3.2 The County will provide for higher density and intensity land uses within Municipal Service Districts and areas with existing public facilities, including special districts.

Sanitary Sewer Sub-Element

Objective 1 Discouraging Urban Sprawl

Encourage compact urban development patterns and provide for the efficient use of existing public facilities in Municipal Service Districts.

Consistency: The subject property is located within a Municipal Services District and not in the rural area as identified in the Comprehensive Plan and therefore, is consistent with the policies that discourage urban sprawl listed above.

Economic Element:

Policy 3.1 Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquaculture, commercial and industrial land uses.

Consistency: The proposed commercial zoning designation will support future development and expansion of an existing facility in an appropriate location within a Municipal Services District.

Summary

Comprehensive Plan Policies: The proposed rezoning is consistent with Comprehensive Plan policies related to the intensity of development within Municipal Service Districts (MSDs). A commercial zoning (C-3) at the proposed location is consistent with Future Land Use Element policies in regards to the appropriateness of commercial uses in the Municipal Services Districts

(MSD's). The project area is situated with access to US Highway 27 North, a state arterial highway and consequently, this proposed zoning amendment is consistent with the future land use map and development patterns within the area. In addition, new jobs are anticipated to be created that also will result with benefit the local economy and tax base, as encouraged in the Comprehensive Plan.

Level of Service: The analysis shows that the proposed zoning amendment would not have an adverse effect on adopted level of service standards.

Compatibility: As stated above, this proposed zoning amendment is consistent with the Future Land Use patterns within the area.