



Levy County Board of County Commissioners Planning Department

PO BOX 930, BRONSON FL 32621
Phone: 352-486-5405 | Fax: 352-486-5549
Website: levycounty.org/departement/planning_department

Comprehensive Plan Amendment Application

Hover form fields for instructions.

To be completed by Planning Department

_____	_____	\$600.00	\$1,200.00
Filing date	Petition number	Small scale amendment	Large scale amendment

Make checks payable to LBOCC.

It is required that anyone intending to file a petition for amendments to the future land use map is to meet with the Levy County Planning Department prior to filing the petition to discuss the proposed amendment and petition process. Failure to answer all questions herein will result in the application being returned to the applicant.

1. Applicant & Owner Information

Applicant(s) or Agent(s) (if different)

Clay Sweger	(352) 316-1984	csweger@edafl.com
Name	Phone	Email

720 SW 2nd Ave., South Tower, Ste. 300	Gainesville	FL	32601
Mailing address Street	City	State	ZIP Code

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

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

3. Parcel Information (cont'd)

Current (actual) use

The property is currently undeveloped.

Improvements on the property (e.g., single family home, well and septic, pole barn, etc.)

There are no improvements currently located on the property.

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

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



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Land Use Analysis Form

Hover form fields for instructions.

1. Land Use Information

NOTE: All development associated with a land use change must meet adopted level of service standards and is subject to applicable concurrency requirements

A. Indicate the current land uses of the surrounding property

North Residential & Agriculture

South NE 50th Street

East US Highway 27 North / NE Highway 41

West Undeveloped / Agriculture

B. Will the proposed use of the property have an impact on adjacent property or any impact on creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors? Yes No

If so, explain

There are no identified environmentally sensitive resources on the subject property or adjacent property.

C. Explain how the proposed change will contribute to the community

The proposed change will contribute to the community by allowing a property in the Williston Municipal Service Area (MSD) to be developed as a commercial property, and thereby providing new/expanded business services to local residents.

D. What are the potential long-term economic benefits of the proposed change (e.g., wages, jobs, tax base, etc.)?

The proposed change will allow for additional commercial development in Levy County which will add jobs to the community and expand the tax base.

1. Land Use Information (cont'd)

E. What impact will the proposed change have on level of service standards?

Roadways Minimal Impact - US Hwy 27 N. is a state arterial roadway with significant vehicular capacity.

Recreation No impact - request is non-residential in nature.

Waste and wastewater No impact - site will be served with on-site well and septic systems.

Solid waste Minimal impact - future commercial development will pay for solid waste service.

F. Indicate the closest distance by road (in miles) from the proposed amendment site to the following public facilities. If not applicable, select "N/A."

Fire protection 1 _____ N/A Police protection 1 _____ N/A

Emergency medical service 1 _____ N/A Centralized sewer service 1 _____ N/A

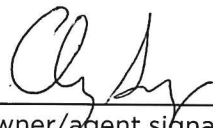
Centralized water service 1 _____ N/A Nearest school 1 _____ N/A

2. Urban Sprawl Analysis

Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria

- Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
- Promotes the efficient and cost effective provision or extension of public infrastructure and services;
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
- Promotes conservation of water and energy;
- Preserves agricultural areas and activities;
- Preserves open space and natural lands and provides for public open space and recreation needs;
- Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;
- Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Please see attached Justification Report.

 6/22/22

Owner/agent signature & date

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 the Levy County Planning Department at (352) 486-5405 for an appointment.



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Soil Characteristics Form

Hover form fields for instructions.

Information to complete this form can be gathered from either of the following:

[USDA-NRCS Web Soil Survey](http://websoilsurvey.nrcs.usda.gov/app) (<http://websoilsurvey.nrcs.usda.gov/app>)

*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.

[Levy County Soil Survey](http://ufdc.ufl.edu/UF00025720/00001) (<http://ufdc.ufl.edu/UF00025720/00001>)

1. Soil Association & Component Soils

Map unit	Soil type	Acreage	% of area
<u>14</u>	<u>Shadeville-Otela complex (1-5% slopes)</u>	<u>5.7 (+/-)</u>	<u>60%</u>
<u>55</u>	<u>Pedro-Jonesville-Shadeville comp. (0-5%)</u>	<u>3.8 (+/-)</u>	<u>40%</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. Potential for Wildlife Habitat

Openland wildlife Fair Woodland wildlife Fair Wetland wildlife Very poor

3. Suitability for Major Land Uses

Cropland Good Pasture Good Woodland potential productivity Fair

4. Building Site and Sanitary Facilities Limitation

Septic tank Fair Septic tank absorption field Fair Building without basement Fair
Local roads and streets Fair Small commercial building Fair Shallow excavation Fair

5. Additional Land Characteristics or Comments

N/A

Using the NCSS Web Soil Survey

The following directions were adapted from the NCSS website. Four basic steps make WSS a simple, yet powerful, way to access and use soil data.

- 1. Define** Use the Area of Interest tab to define your area of interest. You can navigate to an area by zooming in on a map or by selecting from a Quick Navigation choice list. After you find the area, define it as the Area of Interest (AOI) by drawing a box around it using a map tool. You must complete this step before you can go on to the next two steps.
- 2. View** Click the Soil Map tab to view or print a map of the soils in your area and view a description of the soils, or click the Soil Data Explorer tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.
- 3. Explore** Click the Soil Data Explorer tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.
- 4. Check out** Use the Shopping Cart tab to get your FREE report immediately or download it later.

You can access context-sensitive online help throughout the application by clicking the question-mark icon in a specific panel or dialog.

When you are done, always click the Logout link next to the Help link. Clicking the Logout link allows the application to release the resources used by your session immediately, instead of having to wait 40 minutes for your session to time out.



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Comprehensive Plan Amendment Certification

Hover form fields for instructions.

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission 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 for which the petition is being submitted. Signatures of all owners or their agent 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).

1. Certification

Owner(s) of Record

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

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

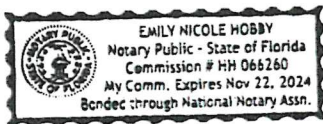
2. Owner Verification

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

3. Agent Verification (if applicable)

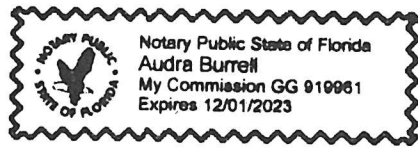
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

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

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

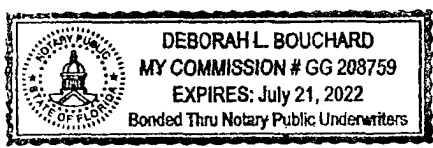
B & S LAND, LLC
18251 NE 60th St., Williston, Florida 32696
By: [Signature]
DAMON SANDLIN, Mgrm.

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.

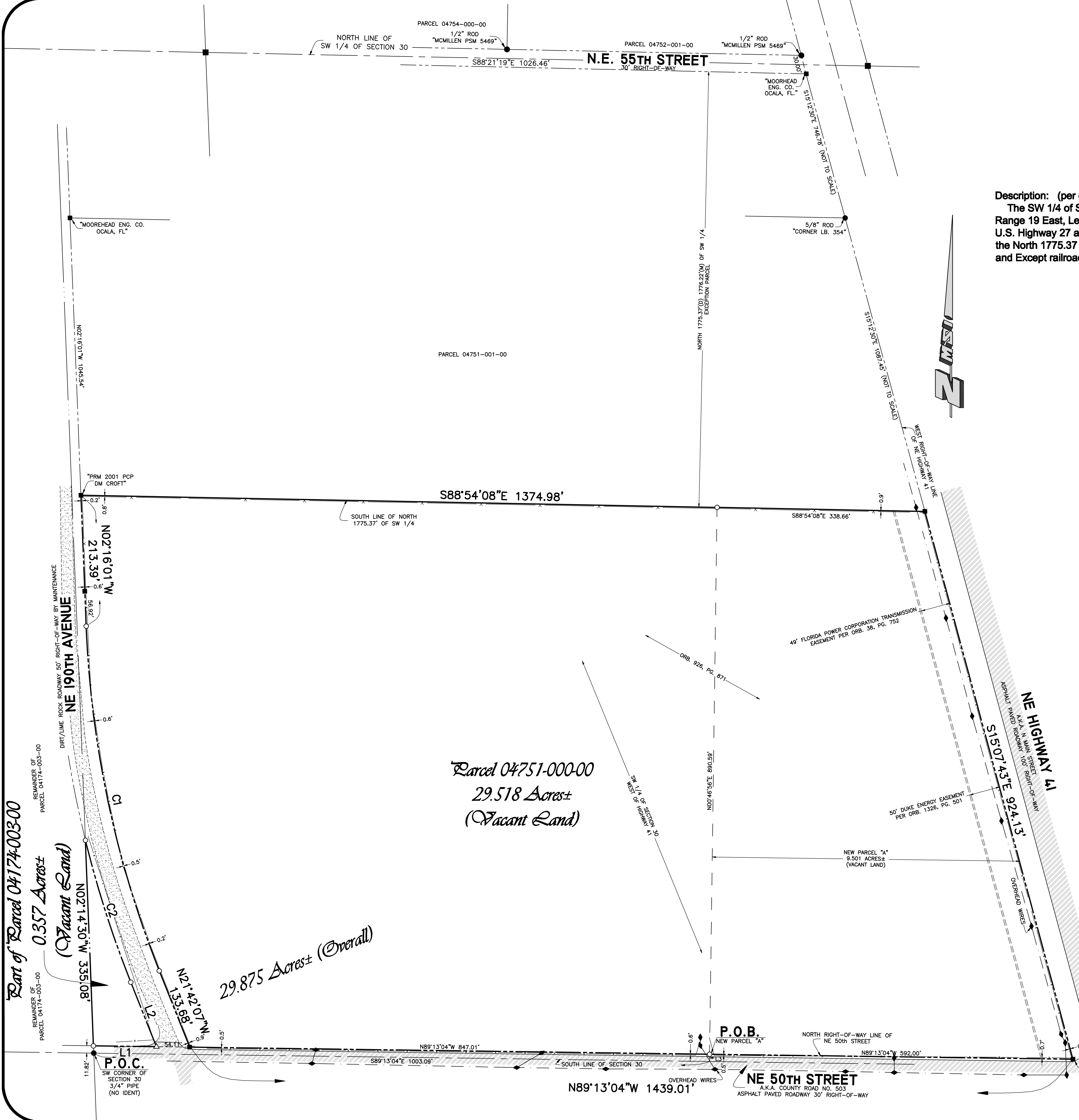
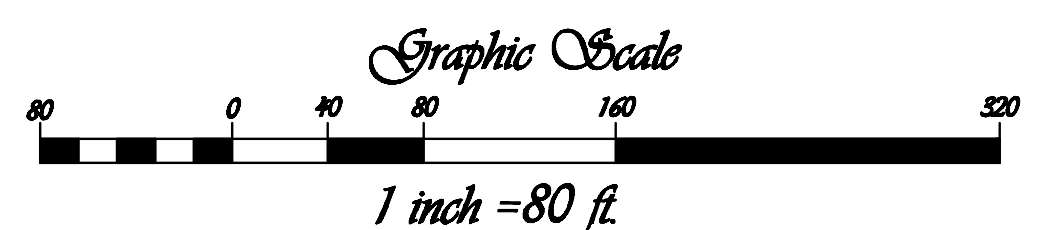
NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0240F, EFFECTIVE: 11/02/2012.

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.B. = POINT-OF-COMMENCEMENT
 - P.O.E. = 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</p>	<p>PREPARED FOR: MATTHEW BROOKS ANGE BROOKS</p>	<p>Scale: 1" = 80' Proj. No. 2021-877a</p>
		<p>STEPHEN M. MCMILLEN, P.S.M.</p>	<p>DRUMMOND COMMUNITY BANK, ISKOVATKA LEVY ABSTRACT & TITLE COMPANY</p>	<p>Drawn: C.W.C. Chk'd: S.M.M. Dwg. Name: 2021-877a Survey Date: 11/29/2021 Field Book: 188</p>
<p>This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.</p>		<p>Professional Surveyor & Mapper</p>	<p>steve@mcsurveying.com</p>	<p>Page: 31</p>

Aerial Photograph



NE 190TH AVE

NE HIGHWAY 41

NE 51ST ST

NE 189TH TER

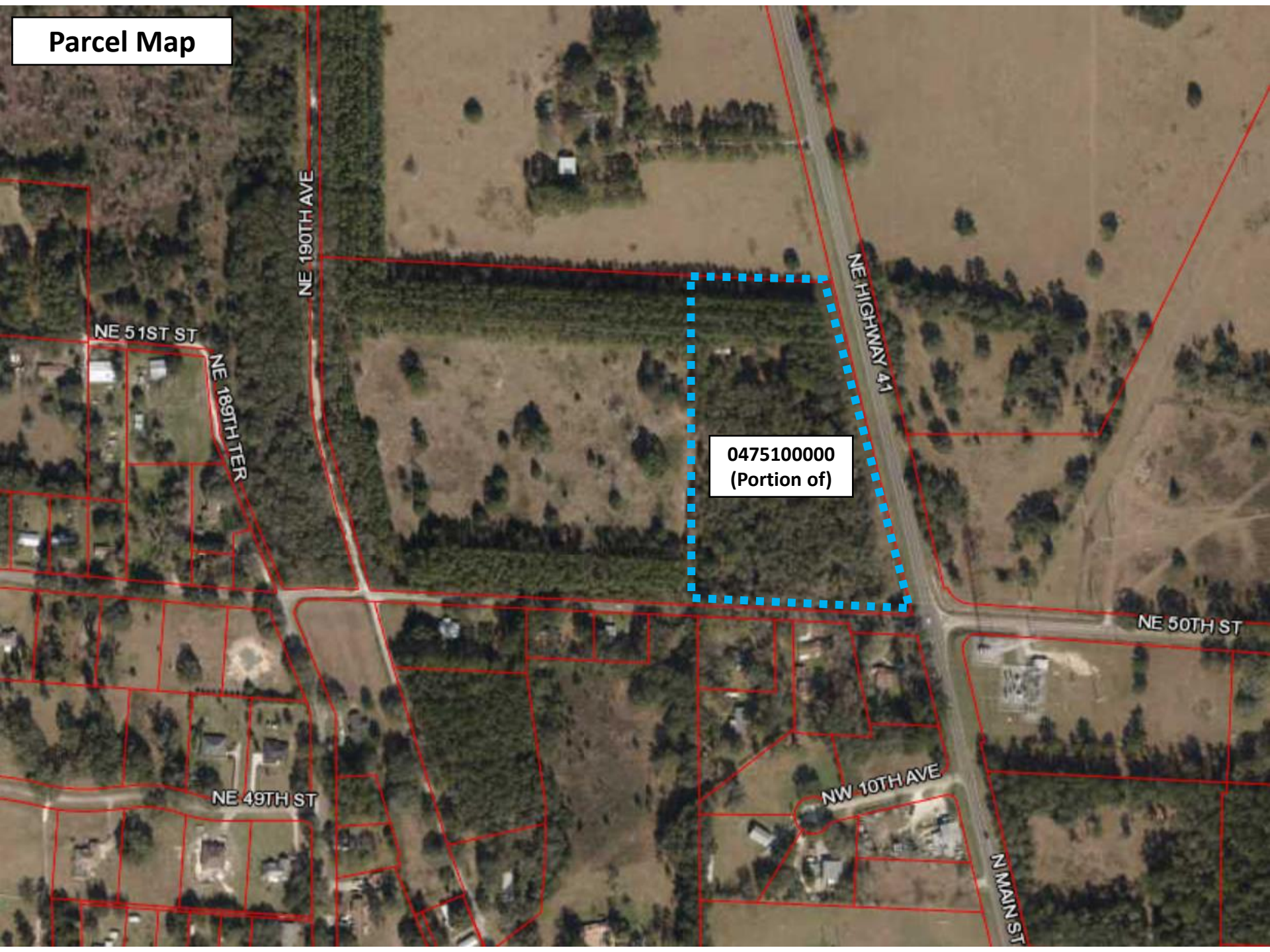
NE 50TH ST

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

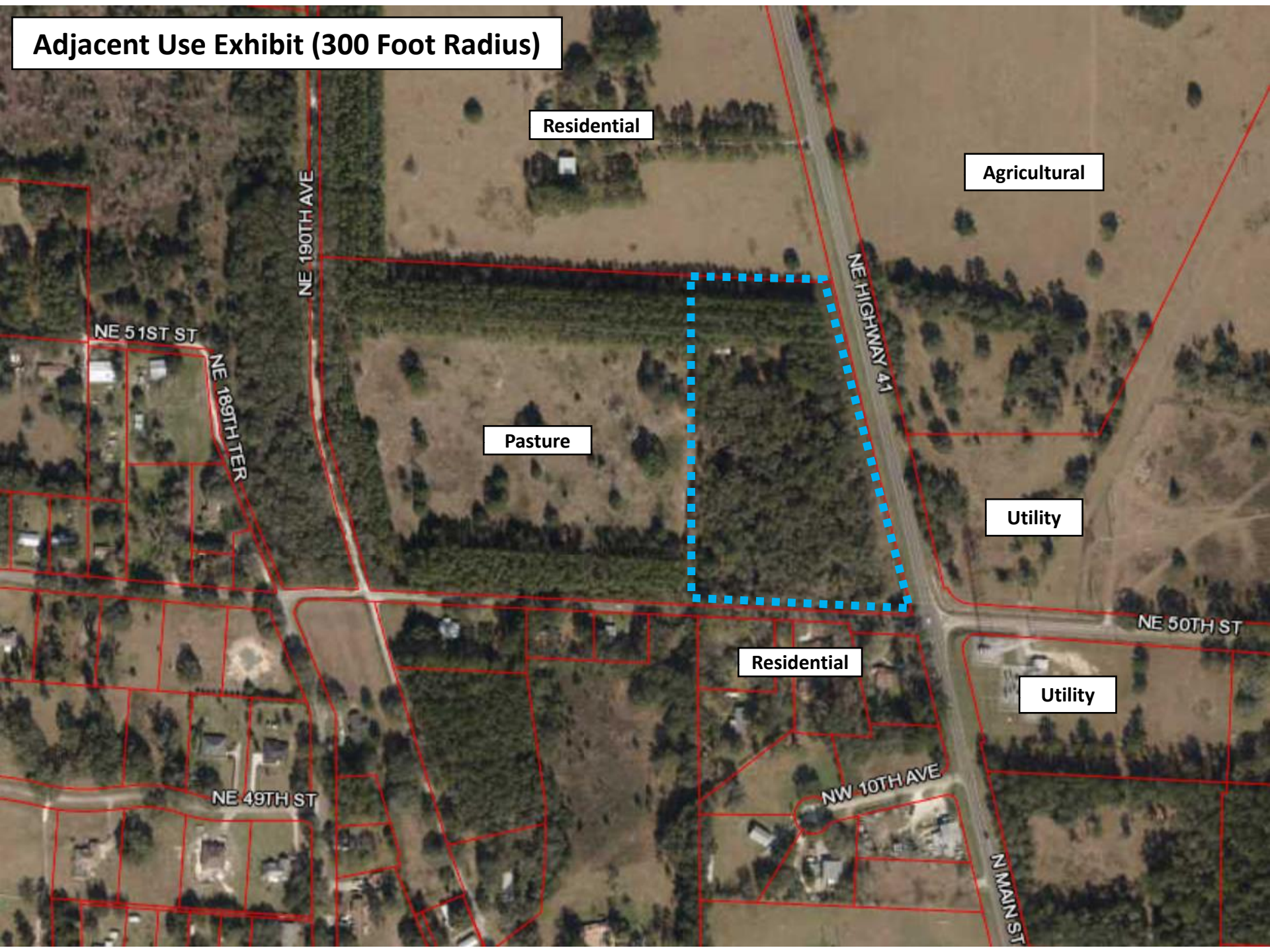
NE 50TH ST

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 49TH ST

NE HIGHWAY 41

NE 50TH ST

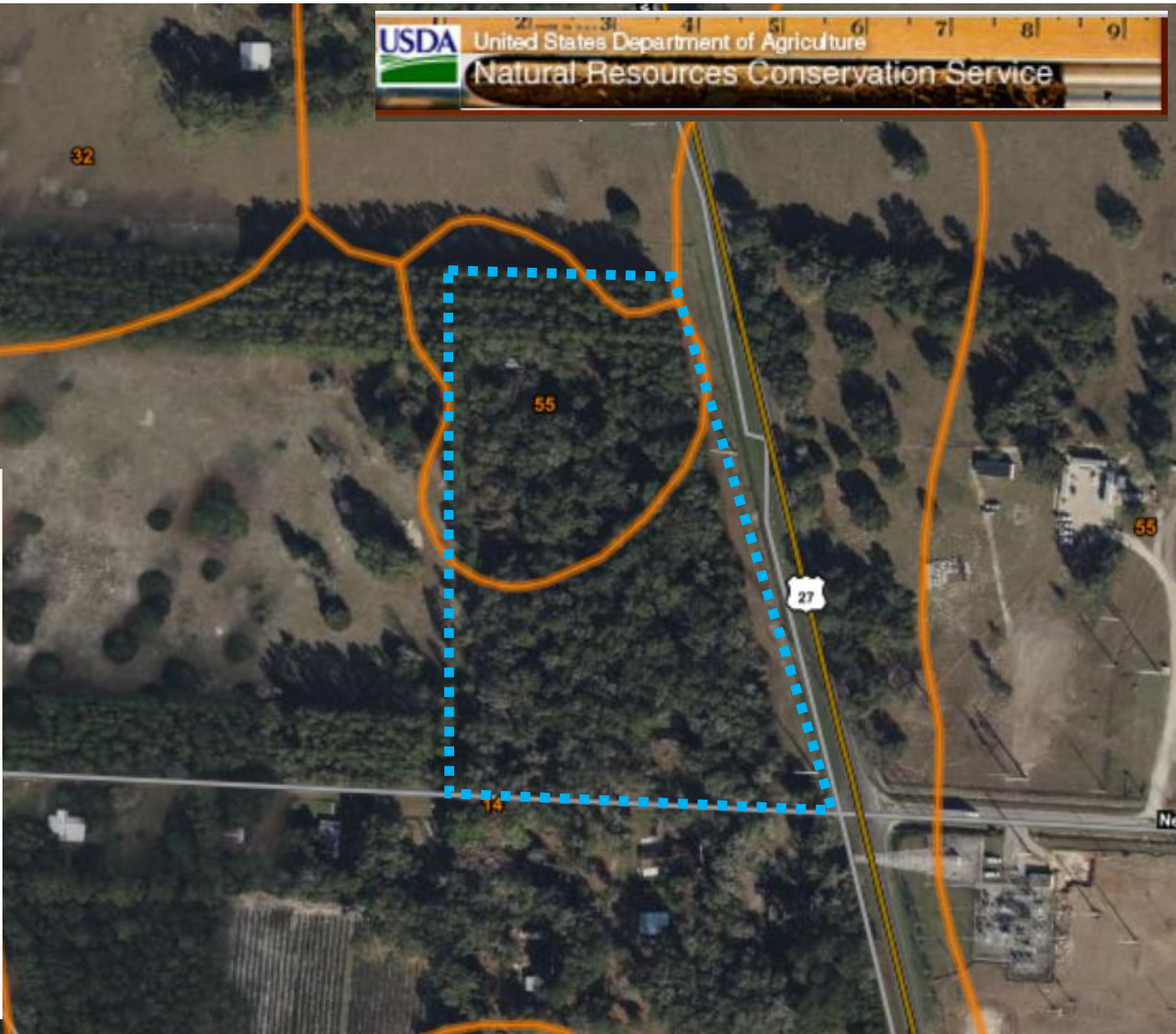
NW 10TH AVE

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



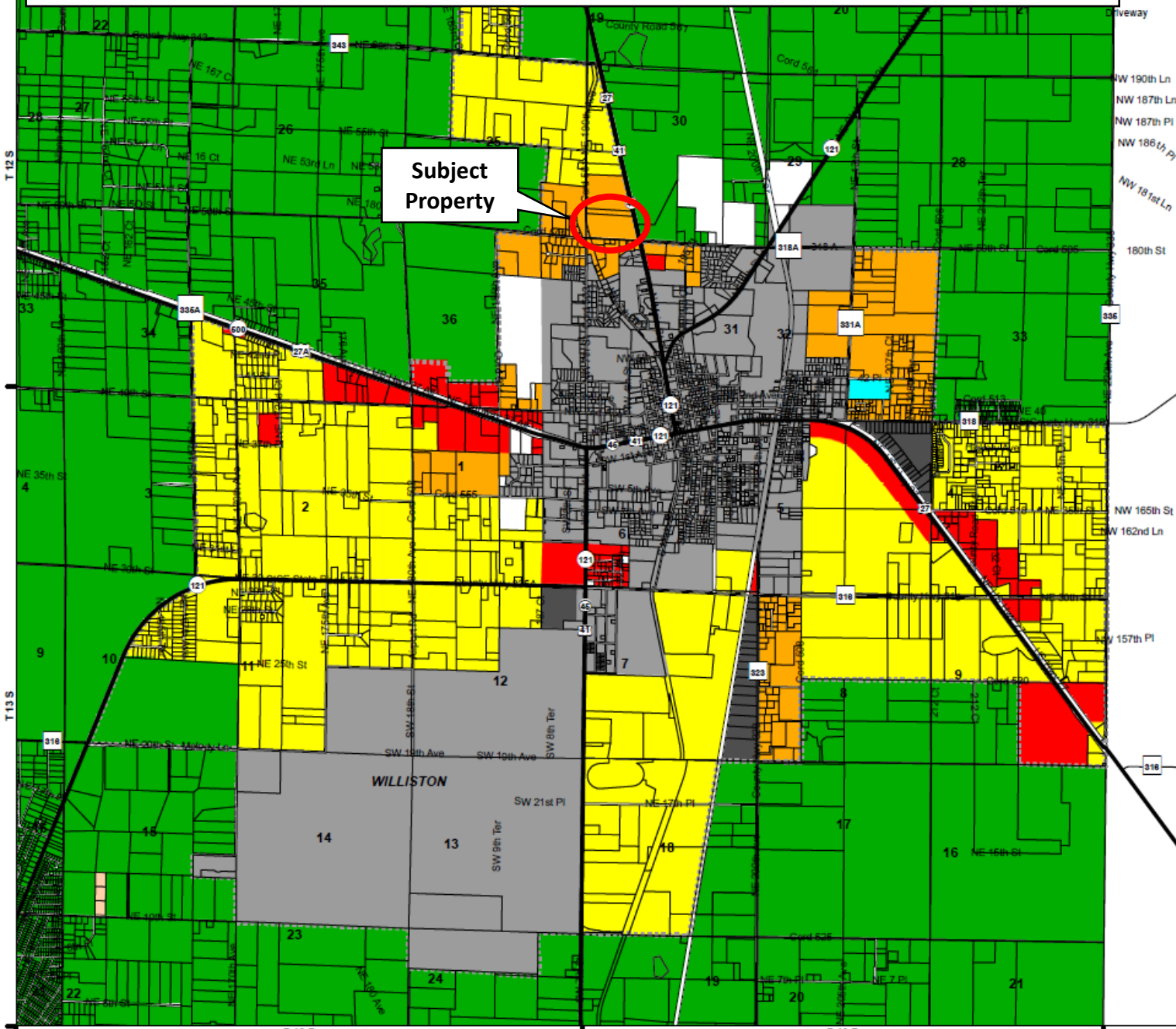
View of Property (On Left) Facing East along NE 50th St.



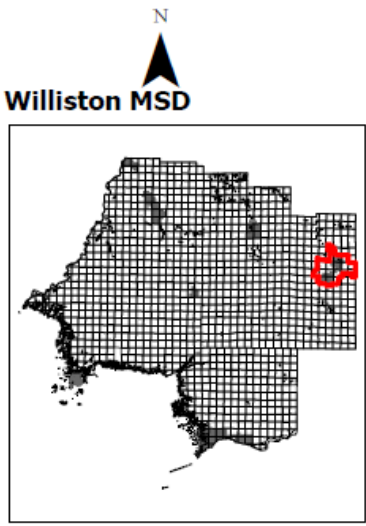
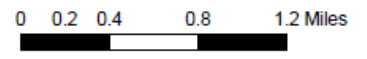
View from US 27 of Project Site Facing South (On Right)



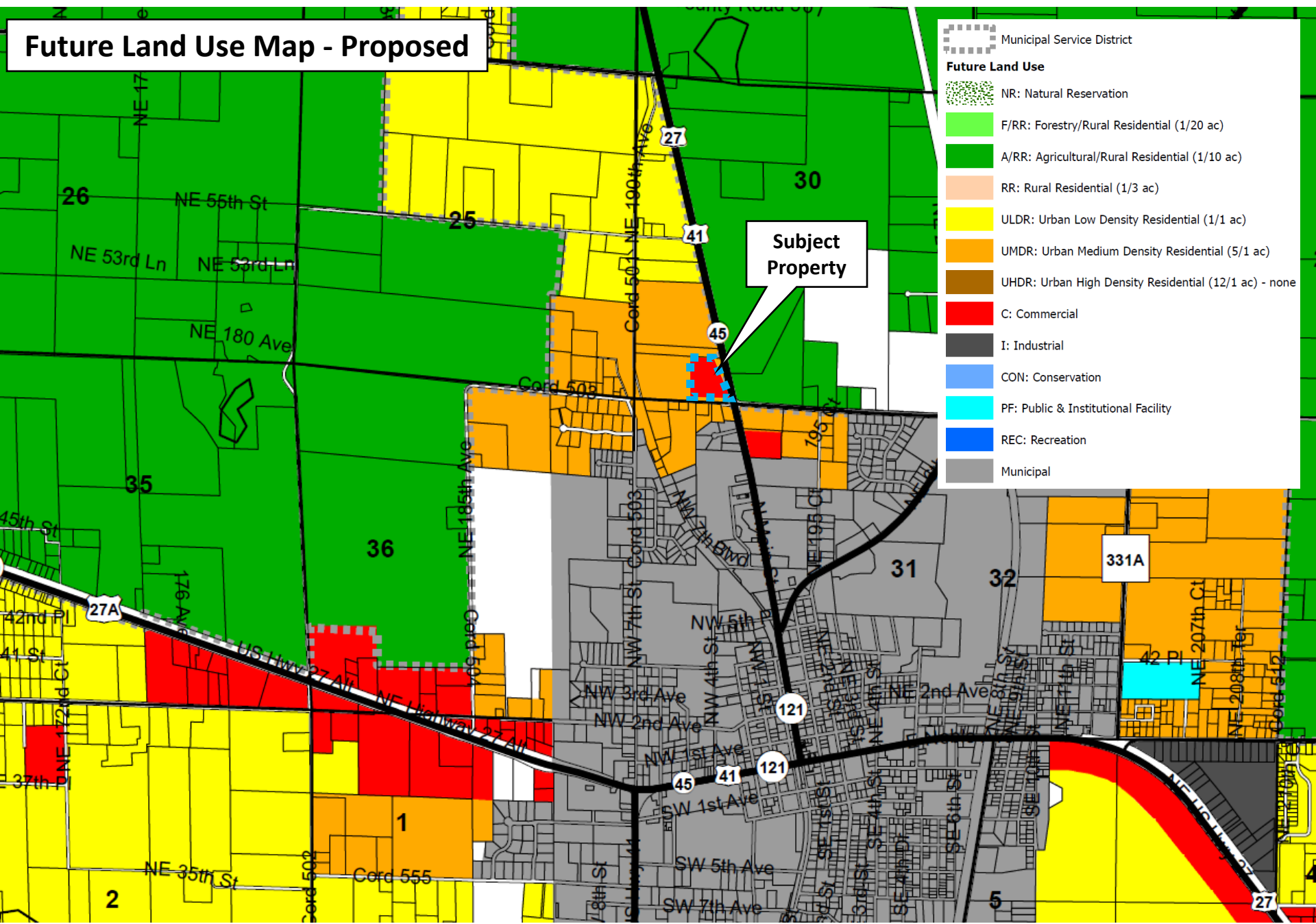
Future Land Use Map – Williston Municipal Services District (MSD)



- 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



Future Land Use Map - Proposed



Municipal Service District

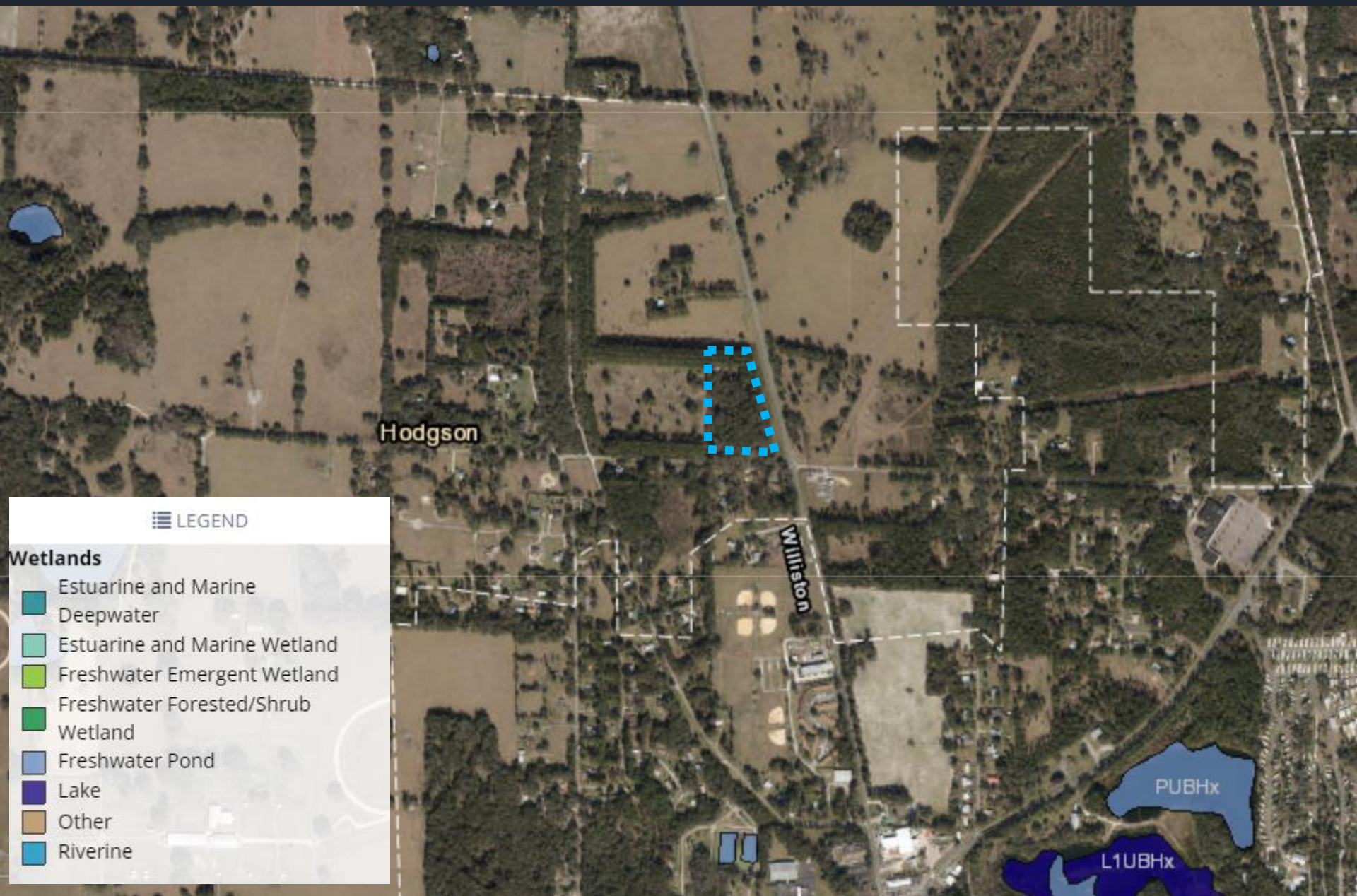
Future Land Use

- NR: Natural Reservation
- F/RR: Forestry/Rural Residential (1/20 ac)
- A/RR: Agricultural/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

Subject Property

331A

27



LEGEND

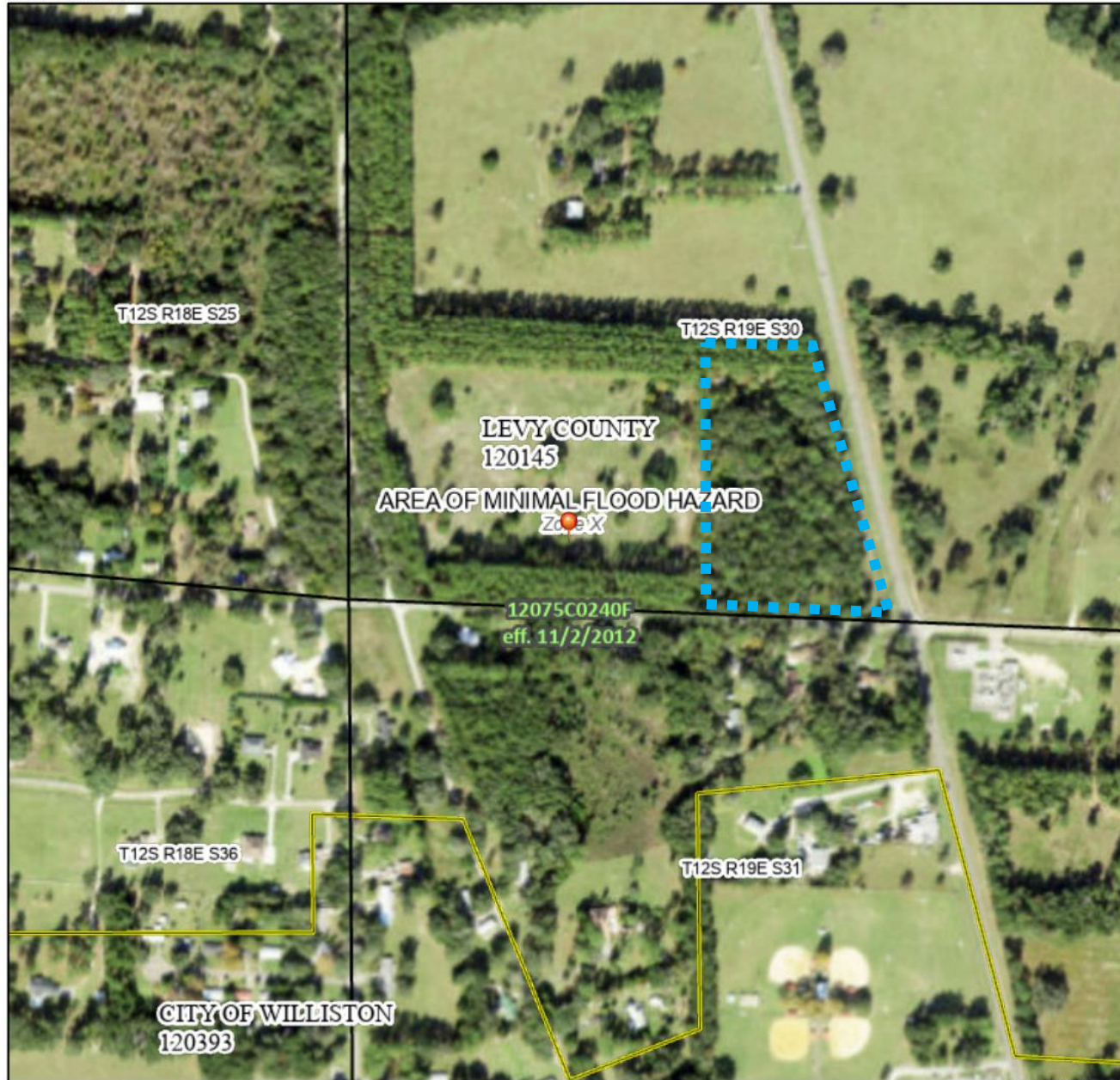
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Flood Hazard Layer FIRMette



82°27'34"W 29°24'31"N



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.

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

82°26'56"W 29°24'N

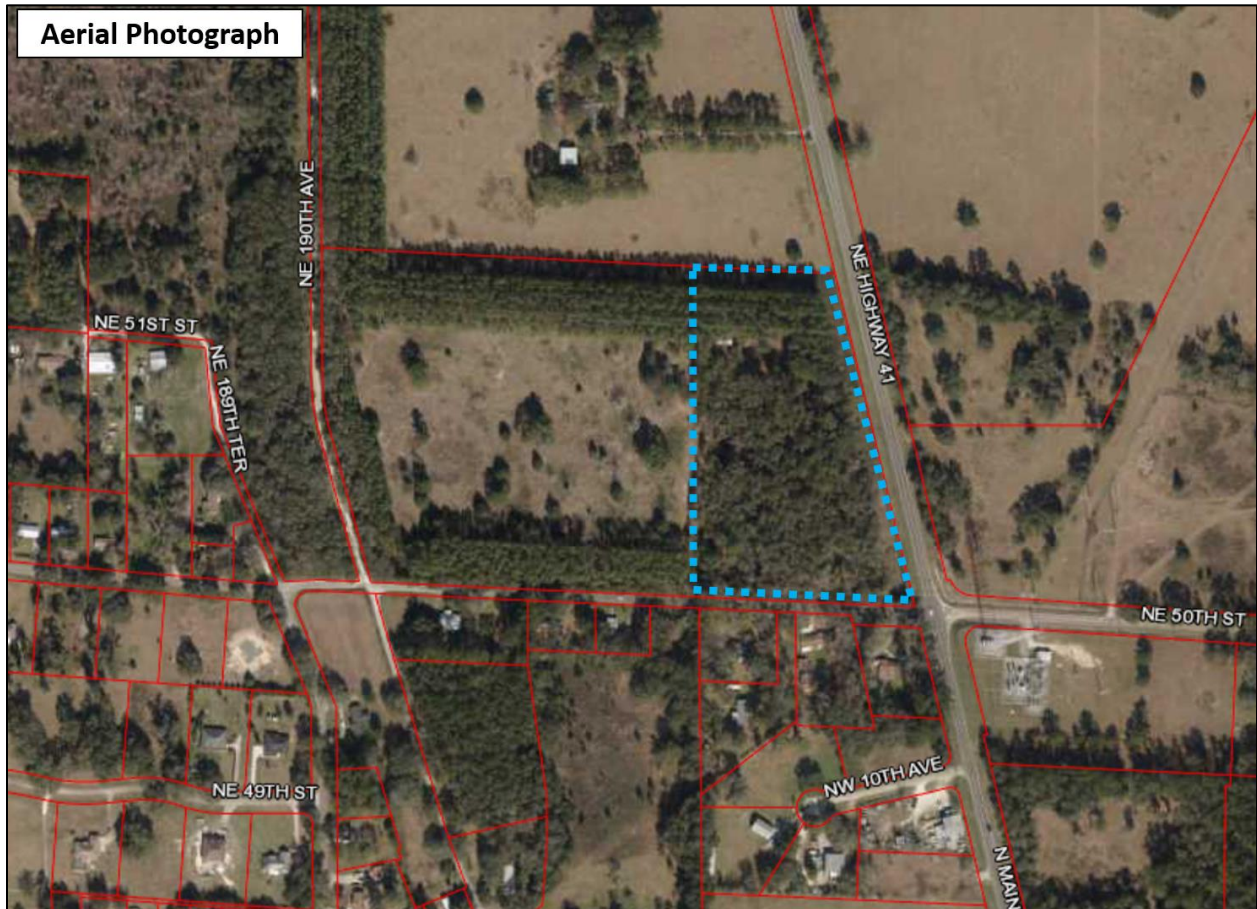
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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.

Small Scale Comprehensive Plan Amendment Land Use Change Application



Project Request: A proposed Comprehensive Plan Amendment to amend the Future Land Use Map from Urban Medium Density Residential (UMDR) to Commercial.

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.

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 amendment.

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 Commercial (C) land use category is designated by the Comprehensive Plan as an urban land use category. Therefore, the proposed land use change application to Commercial 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 Future Land Use 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 future land use designation will support future development and expansion of an existing facility in an appropriate location within a Municipal Services District.

Urban Sprawl Analysis

Requirement: Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

Response: The proposed Commercial land use category will not create an increased impact on natural resources. There are no known environmental features on the property. In addition, any future development shall comply with Levy County environmental protection regulations and require an Environmental Resource Permit (ERP) from the Water Management District.

2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;

Response: The proposed Commercial land use category will promote the efficient and cost effective provision of public infrastructure and services. The site will be served with on-site water and sewer service, thereby not creating any increased demand on this public infrastructure. In addition, the property is in close proximity to the City of Willison police and fire services, thereby not requiring extended travel time to serve the site with these services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

Response: The proposed Commercial land use category will allow for a mix of residential and commercial development in close proximity to each other, which promotes more compact development in which there is an increase opportunity for a variety of connected and walkable uses.

4. Promotes conservation of water and energy;

Response: The proposed land use change from residential to commercial will promote the conservation of water and energy because it is supporting commercial development in more concentrated areas that are closer to higher population areas, as the property is within a Comprehensive Plan designated Municipal Services District and not in more remote, rural areas. Concentration of development helps reduce the overall potential need / usage of water and energy.

5. Preserves agricultural areas and activities;

Response: The project area does not contain any existing agricultural activities and therefore, will not negatively affect preservation of agricultural areas and activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs;

Response: The proposed commercial use of the land will meet all of the requirements of the above stated requirement by providing appropriate open space as part of future development. In addition, there are no environmentally sensitive features, natural lands or public open spaced on the property.

7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;

Response: The proposed land use change will create a mix of residential and non-residential land use designations on the overall tax parcel with commercial activity clustered along the state highway and residential development to the rear. This mix of uses, not just on the parcel itself, but in the area as a whole, will create a balance of land uses to serve the demands of the local residential population with the non-residential needs of the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Response: The proposed use of the properties will not create sprawl, as the proposed land use change will allow for the creation of new commercial use on the property that is located along a state arterial roadway and is within a Comprehensive Plan designated Municipal Services District which is where commercial activity is supported and will better serve the local population. Because of these reasons, the land use change will reduce development intensity in the more rural areas of the County.

Summary

Comprehensive Plan Policies: The proposed land use amendment is consistent with Comprehensive Plan policies related to the intensity of development within Municipal Service Districts (MSDs). A Commercial future land use designation 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 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 amendment would not have an adverse effect on adopted level of service standards.

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