

1 **WHEREAS**, the Levy County Planning Commission conducted a public hearing on
2 Application CZ 01-20 on May 5, 2020, and found the Application to be consistent with the
3 Levy County Comprehensive Plan and recommended approval of the Application; and

4 **WHEREAS**, after due consideration, the Board of County Commissioners has found
5 that the request is consistent with the Levy County Comprehensive Plan and has
6 determined it to be in the best interest of the public to rezone the subject property from
7 F/RR to RR.

8 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
9 Levy County, Florida:

10 **SECTION 1.** That the following application for a rezoning is hereby approved:

11 Application CZ 01-20, requesting rezoning of 9.6 acres more or less from
12 Forestry/Rural Residential (F/RR) designation assigned pursuant to sections
13 50-644 and 50-662, Levy County Code, from a Medium Density Residential
14 (MDR) Future Land Use Map designation contained in the Levy County
15 Comprehensive Plan, to Single Family Residential, Rural (RR), on property
16 owned by Edward J. Rick and Kelly A. Higgs-Rick, husband and wife, which
17 property is described in Exhibit "A" attached hereto and by this reference
18 incorporated herein.

19
20 **SECTION 2.** The zoning for this property shall run with the property and shall apply
21 to any subsequent owners, heirs and assigns.

22 **SECTION 3.** This ordinance shall not be included in the Code of Ordinances of
23 Levy County, Florida. This ordinance shall have all legal force and effect as a duly adopted
24 ordinance of Levy County, Florida.

25 **SECTION 4.** This ordinance shall take effect upon filing in the Office of the
26 Secretary of State, State of Florida).

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PASSED AND DULY ADOPTED this 2nd day of June, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

Matt Brooks, Chair

ATTEST:
Danny J. Shipp, Clerk of Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

Danny J. Shipp, Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Anne Bast Brown

Anne Bast Brown, County Attorney

z:\rezone.rick.updated
LR2020-015
05/05/2020

LEVY COUNTY DEVELOPMENT DEPARTMENT
STAFF REPORT
REVISED FOR THE BOARD OF COUNTY COMMISSIONERS

5/6/2020

Rick/Higgs Change of Zoning CZ 01-20

LEVY COUNTY

LEVY COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

RICK/HIGGS CHANGE OF ZONING CZ 01-20

May 6, 2020

To: Levy County Board of County Commissioners
From: Ben Maxson, Building Official

Applicant/Owner: Edward Rick and Kelly Higgs
Legal Description: Tract in the SW ¼ of the NW ¼ of Section 1, Township 13S, Range 18E
Parcel ID Number: 04340-001-0C
Total Project Area: 9.6 acres more or less
Situs Address: 3591 NE 180th Avenue, Williston, FL
Current Zoning Designation: "FRR" Forestry/Rural Residential (minimum 20 acres)
Requested Zoning District: RR "Rural Residential" (minimum 1 acre)
Existing Use of Property: Vacant

Proposed Use: Future residential subdivision

Staff Review Based on Submitted Application:

This is an application to assign the Rural Residential [RR] Zoning District (minimum 1 acre) to a parcel of land as identified in the submitted application.

The subject parcel has direct access on NE 180th Avenue (limerock road)

It is the intent of the applicant to create a residential subdivision in the future if approved for the change of zoning.

A site plan is not required with this application for a change of zoning.

Compatibility:

The subject parcel is primarily surrounded by residential homes and undeveloped property.

Existing Land Uses:

The applicant states the proposed change of zoning from F/RR to RR would be compatible for the following:

- The subject parcel has a land use designation of “LDR” Low Density Residential and is surrounded with the same along with “MDR” Medium Density Residential. The adjacent parcel sizes range from 1.13 acres to 31.5 acres.
- There is a residential subdivision (Westhaven) immediately to the south and east that consist of four 3.81 acre lots.

Property Values:

The application does not provide a professional analysis or opinions as to what effect the proposed commercial development of the subject property would have on nearby property values.

The following are the code sections related to changes of zonings. Staff has provided comments following each applicable code section marked with asterisk (*)

Sec. 50-644 Zoning change criteria.

- (a) The following criteria shall serve as minimum requirements or criteria for the planning commission and the board of county commissioners to consider in a zoning change request, which a zoning request must meet in order to be approved by the board of county commissioners:

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE ARE COMPATIBLE WITH THE ADJACENT DEVELOPMENT, AND WITH USES ALLOWED IN THE LAND USE AND ZONING DISTRICTS IN THE SURROUNDING AREA OR NEIGHBORHOOD.

*****IT IS THE STAFF’S OPINION THAT THE PROPOSED ZONING CHANGE WOULD BE COMPATIBLE WITH THE USES ALLOWED IN THE LAND USE AND ZONING DISTRICTS IN THE SURROUNDING AREA OR NEIGHBORHOOD.***

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE ARE CONSISTENT WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

*****THE CURRENT LAND USE AS SHOWN ON THE 2026 FLUM IS “MDR” MEDIUM DENSITY RESIDENTIAL. THE PROPOSED CHANGE OF ZONING (FRR - 20 ACRES TO RR - 1 ACRE) IS CONSISTENT WITH THE COMPREHENSIVE PLAN***

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.

****IT IS STAFF'S OPINION THAT THE PROPOSED ZONING CHANGE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.**

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD ADVERSELY AFFECT PROPERTY VALUES FOR PROPERTIES IN THE SURROUNDING AREA OR NEIGHBORHOOD.

****IT IS THE STAFF'S OPINION THAT THE PROPOSED ZONING CHANGE WOULD NOT ADVERSELY AFFECT PROPERTY VALUES FOR PROPERTIES IN THE SURROUNDING AREA OR NEIGHBORHOOD.**

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH THE EXISTING ZONING DISTRICT.

****THERE ARE NO KNOWN "SUBSTANTIAL REASONS" WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH THE EXISTING ZONING DISTRICT.**

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD CAUSE A DETRIMENTAL INCREASED LOAD ON PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SCHOOLS, UTILITIES, ROADS, SOLID WASTE, THAN WOULD OTHERWISE BE ALLOWED WITH THE EXISTING ZONING DISTRICT.

****STAFF FINDS THE USE THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD NOT CAUSE A DETRIMENTAL INCREASED LOAD ON PUBLIC INFRASTRUCTURE.**

WHETHER THE PROPOSED ZONING CHANGE OR THE USES THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD NOT REDUCE LIGHT AND AIR TO ADJACENT PROPERTIES AND WOULD NOT CAUSE AN INCREASE IN SMOKE, ODOR, OR GLARE THAN WOULD OTHERWISE BE ALLOWED WITH THE EXISTING ZONING DISTRICT.

****STAFF FINDS THE USE THAT WOULD BE ALLOWED BY THE PROPOSED ZONING CHANGE WOULD NOT REDUCE LIGHT AND AIR TO ADJACENT PROPERTIES AND WOULD NOT CAUSE AN INCREASE IN SMOKE, ODOR, OR GLARE THAN WOULD OTHERWISE BE ALLOWED WITH THE EXISTING ZONING DISTRICT.**

Staff Summary:

This property is located within the Williston Municipal Service District making it a suitable location for residential development and compatible with the established land use pattern in the surrounding area.

The Levy County Planning Commission recommended approval to the BOCC for the proposed change of zoning from FRR to RR during a public hearing on Monday, May 4, 2020.

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

Filing Date: 12-2-19
Amount of Fee: \$ 600.00

Petition Number CZ 01-20
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	<u>Edward J. Rick/Kelly Higgs</u>	Owner's Name	<u>Edward J Rick Kelly A Higgs-Rick</u>
Address	<u>PO Box 129 Williston FL</u>	Address	<u>PO Box 129 Williston FL</u>
Zip Code	<u>32696</u>	Zip Code	<u>32696</u>
Phone No.	<u>(352) 229-1249 352 214-6179</u>	Phone No.	<u>(352) 229-1249 352 214-6179</u>

II PARCEL INFORMATION		
Parcel Number (s)	Section/Township/Range	Acreage
1. <u>04340-001-0C</u>	<u>1 13 18</u>	<u>9.60</u>
2. _____	_____	_____
Total Acreage		<u>9.60</u>
Subdivision name (if applicable): <u>Magnolia Ridge (pending)</u>		
Legal Description: Provide most current deed. See required attachments.		

III. CHANGE OF ZONING AND LAND USE INFORMATION:
1. Current Land Use: <u>FRR</u>
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 <u>FRR</u> district to <u>RR</u> district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning
Residential dwelling, outbuilding, fence, pasture & personally owned farm animals

(*Use additional sheets if needed)

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

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

Vacant w/ abandoned landscape trees.
Power pole, well

Directions to the Property: (Please start directions from a State or County Road): E US Hwy Alt 27 to NE 180th Ave. South on NE 180th Ave to property at 3591 on E side of NE 180th Ave

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.

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

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.**

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

- (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.

APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA

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).

Owner of Record

Name: Edward J. Rick
Address: PO Box 129
Williston FL 32696
Phone: 352-229-1249

Owner of Record

Name: Kelly A Hagg - Rick
Address: PO Box 129
Williston FL 32696
Phone: 352-214-6179

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.

11-27-19
Date

Edward Joseph Rick
Owner Signature

STATE OF FLORIDA

COUNTY OF Levy

Kelly Ann Hagg - Rick Owner Signature

Sworn to and scribed before me this 27th Day of Nov 20 19, by (name)

Edward J Rick
Kelly A Rick

Sharon T Donnelly
Signature - Notary Public

Personally known _____ Identification Expiration Date 9/21 & 12/22



Prepared by and return to:
Terri Moody
Integrity Title & Escrow Corp. of Gainesville
2210 NW 40th Terrace, Suite A
Gainesville, FL 32605

R ✓

File Number: ITG150102
Consideration \$50,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 26th day of February, 2015, between Capital City Bank, a Florida Corporation whose post office address is 1301 Metropolitan Boulevard, Tallahassee, FL 32308, grantor, and Edward J. Rick and Kelly A. Higgs-Rick, husband and wife whose post office address is 18805 N. Highway 329, Micanopy, FL 32667-8126, grantee:

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

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

See Attached Exhibit "A"

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 claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Allyse Lacle
Witness Name: Allyse Lacle

Capital City Bank, a Florida Corporation

[Signature]
by: Sterling Bryant, its Assistant Vice President
Manager Special Assets

Brandy Hoppes
Witness Name: Brandy Hoppes

State of Florida

County of Leon

The foregoing instrument was acknowledged before me this 20 day of February, 2015, by Sterling Bryant as Vice President Manager of Special Assets of CAPITAL CITY BANK, on behalf of the Corporation, she () is personally known to me or () has produced drivers license as identification.



Brandy Hoppes
Notary Public

Printed Name: Brandy Hoppes

My Commission Expires: 4.6.18

EXHIBIT "A"

A parcel of land in the Southwest 1/4 of Northwest 1/4 of Section 1, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows:
For a Point of Reference, commence at the Northwest corner of the Southwest 1/4 of Northwest 1/4 of Section 1, Township 13 South, Range 18 East, Levy County, Florida; thence South 01 degree 33 minutes 59 seconds East along the West line of said Southwest 1/4 of Northwest 1/4, 60.05 feet to the intersection with a line being parallel with and 60 feet South of the North line of said Southwest 1/4 of Northwest 1/4; thence continue South 01 degree 33 minutes 59 seconds East along said line, 27.31 feet to the POINT OF BEGINNING; thence North 88 degrees 26 minutes 01 seconds East on a non-tangent bearing, 30.00 feet to the Point of Curvature of a curve concave to the Southeast, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 92 degrees 22 minutes 50 seconds, a distance of 40.31 feet to the Point of Tangency of said curve, being the intersection with that line lying 60 feet South of the North line of said Southwest 1/4 of Northwest 1/4; thence South 89 degrees 11 minutes 09 seconds East along said line, 502.87 feet, to the intersection with the Northerly extension of the West line of Lot 3 of "WESTHAVEN" subdivision as recorded in Plat Book 9, Page 40 of the Public Records of Levy County, Florida; thence South 01 degree 30 minutes 50 seconds East, along said extension, 623.60 feet to the Northwest corner of said Lot 3; thence North 89 degrees 30 minutes 23 seconds West along the North line of said subdivision, 258.27 feet to the Northwest corner of said subdivision; thence South 01 degree 33 minutes 54 seconds East along the West line of said subdivision, 292.10 feet; thence North 89 degrees 30 minutes 23 seconds West, parallel with the North line of that property described in Official Records Book 479, Page 652, 300.00 feet, to said West line of said Southwest 1/4 of Northwest 1/4; thence North 01 degrees 33 minutes 59 seconds West, along said West line, 891.55 feet to close on the POINT OF BEGINNING.
SUBJECT TO the maintained right of way of NE 180th Avenue.

Parcel ID#043400010C

SEE MAP No. 34

229

Sub

Williston

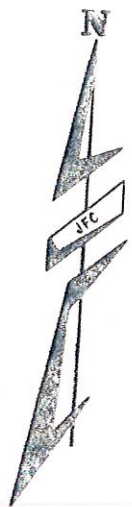
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235

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SEE MAP No. 38

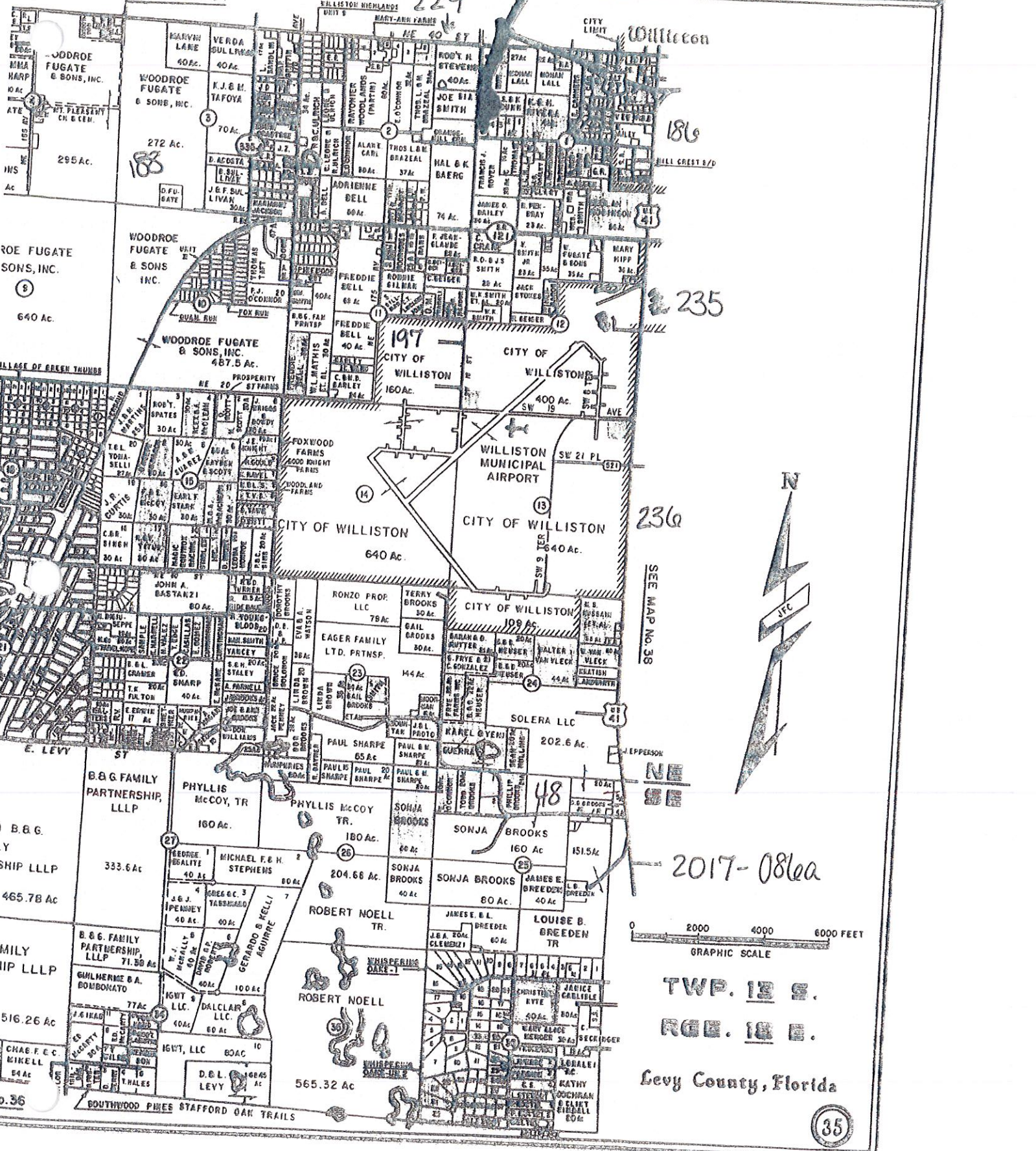
2017-08lea



TWP. 13 S.
RGE. 18 E.

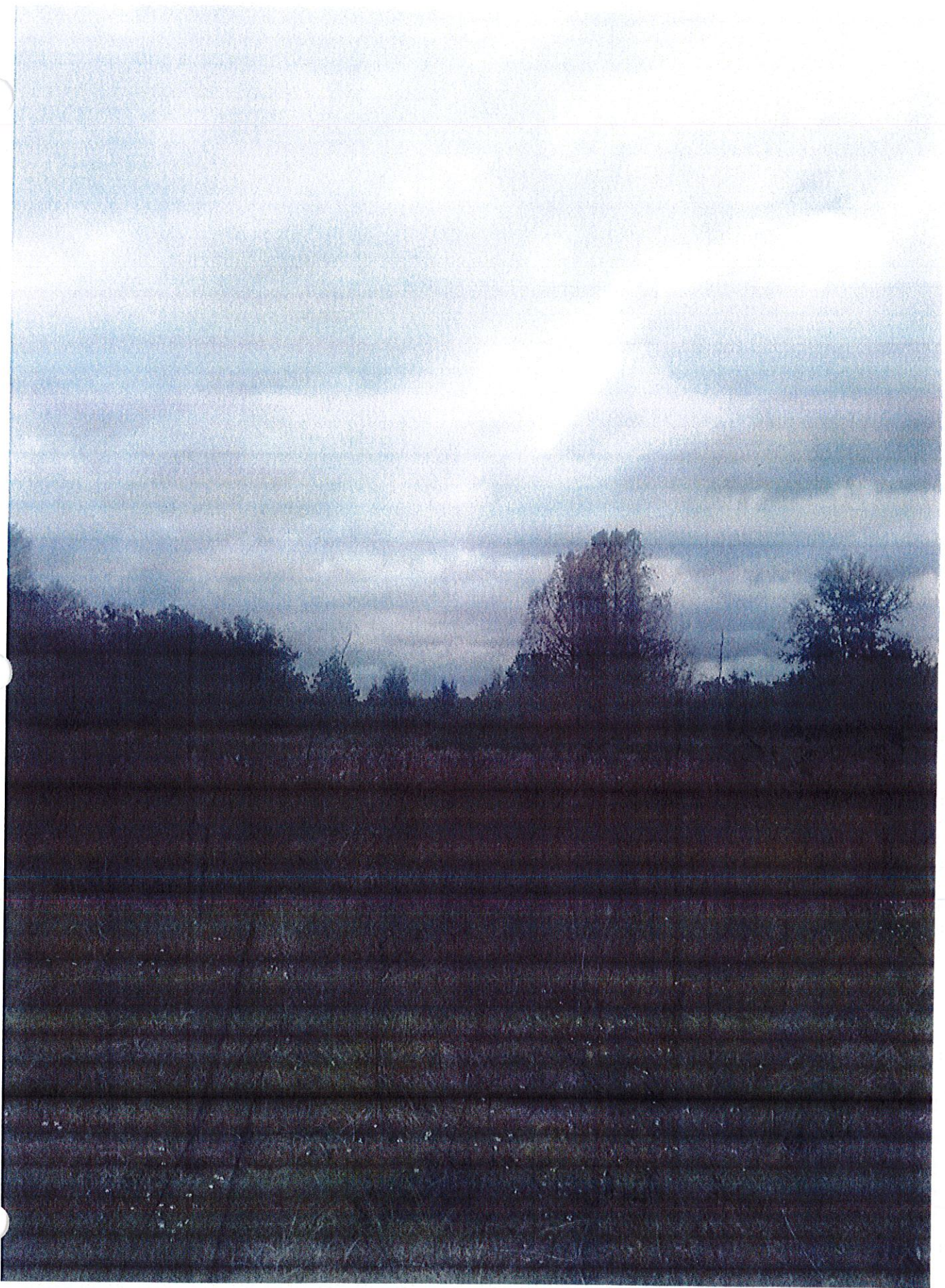
Levy County, Florida

35





East View - looking East



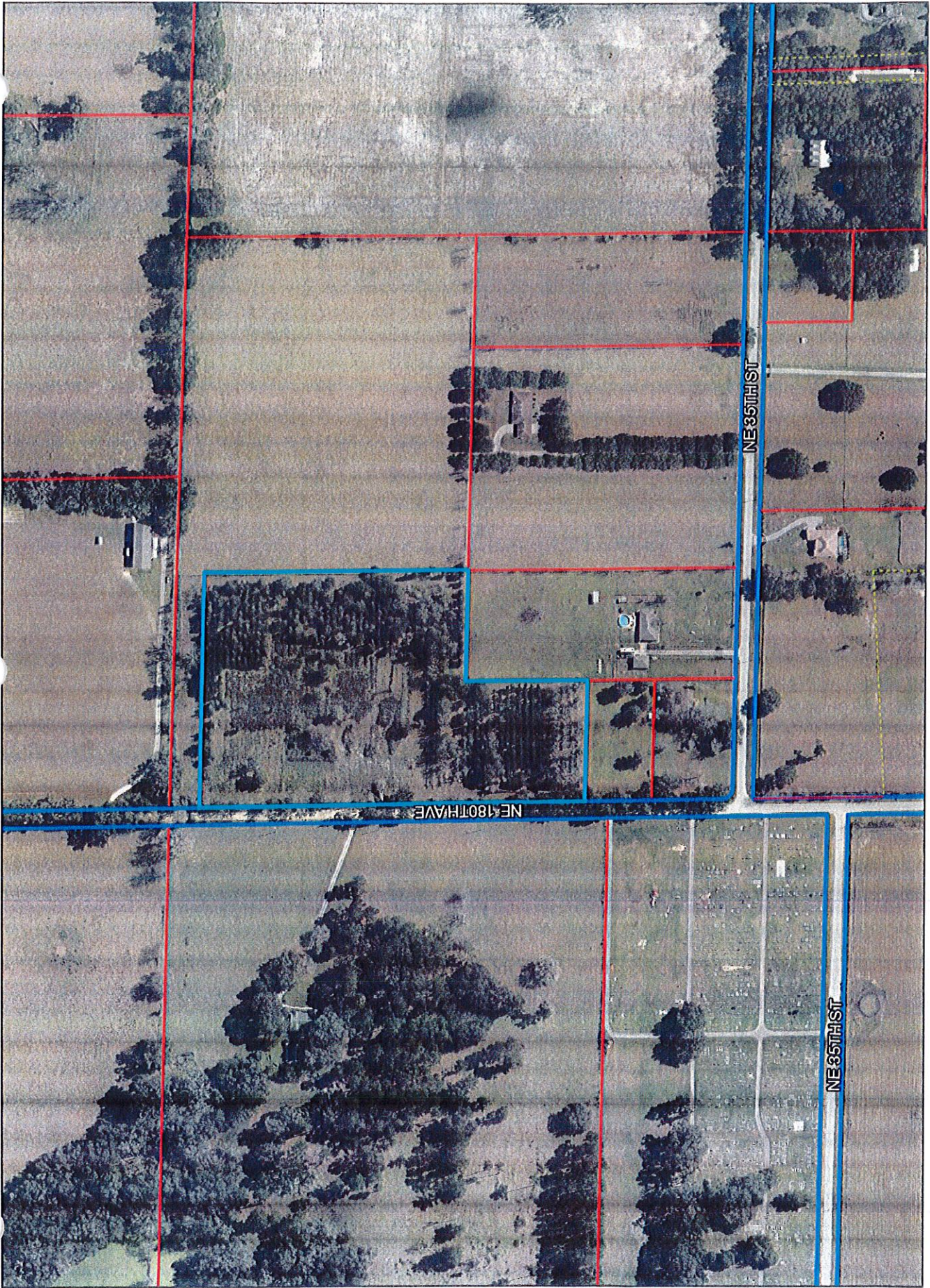
North view - looking North



South View - looking South



West view - looking west



To whom it may concern & Levy County Zoning,

With the following application for a Zoning change we believe the existing conditions surrounding parcel # 043400010c would warrant a change. Our Situs is within an area of Medium Density & Low Density primarily used for Agriculture purposes. Range of Acreage is 1.13 ac to 31.5 ac within 300 feet of the subject property. Five parcels are Residential from Mobile homes to conventional housing. One is a Cemetery, One is vacant with a storage building, and Four are Vacant. The Agriculture Uses are primarily Beef Cattle with some uses also Hay & Goats. The Cemetery is to the South west of the Situs property and a parcel in Commercial to the Northeast of us within the 300 feet.

Outside of the 300 feet to the south of subject property is Residential/ Agricultural land. The subject property is a former Tree Nursery that now has unsalable nursery stock on it.

Our intention is to build a Residence with a barn & a few sheds & fencing and maintain our Personal Horses and Miniature Cattle. This would blend in with the surrounding area of Agriculture land surrounding us.

Sincerely,
Ed & Kelly Rick



- Legend**
- Parcels
 - Parcel Lines
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
 - Roads
 - City Labels

West Haven

Date created: 10/23/2019
 Developed by Schneider GEOSPATIAL

Pin#	Name	AC	Zone
#8 = 0434300000	Molan & Hoanua LLC	27.13	2c
#9 = 0434400200	Dan & Crystal Pinkston	14.0	
#10	Robert H Stevens JR John S Stevens ETAL	37.10	AC
6434500000	ED Kelly	AC	
#11-043400010C	Rick	9.6	F/R
1 = 6434700100	JOE & Barbara Smith	31.50	AC
0434600000	Cemetery Orange Hill	16.50	AC
0434000100	Lwann Cox	1.13	AC
43430010A	Roderick Cox	1.50	AC
02133300000	Gary & Mary Kenter	3.81	AC
2133100000	Stanly & Katherine Dunn	7.62	
043400010B	Stanly & Katherine Dunn	12.92	

0434000100 #3
CURRENT RESIDENT
3551 NE 180 AVE
WILLISTON, FL 32696-
Medium Density 5/1 AC.
Residential

043400010A #4
CURRENT RESIDENT
18051 NE 35 ST
WILLISTON, FL
Medium Density 5/1 AC.
Residential

043400010B #7
CURRENT RESIDENT
3611 NW HIGHWAY 27 ALT
, FL
Medium Density 5/1 AC.
Residential

043400010C #11
CURRENT RESIDENT
3591 NE 180 AVE
WILLISTON, FL 32696-
Density Residential 1/1 AC.

0434300000 #8
CURRENT RESIDENT
18252 NE HIGHWAY 27 ALT
WILLISTON, FL 32696-
commercial

0434600000 #2
CURRENT RESIDENT
3490 NE 180 AVE
WILLISTON, FL 32696-
Low Density 1/1 AC
Residential

0434700100 #1
CURRENT RESIDENT
3750 NE 180 AVE
WILLISTON, FL 32696-
Low Density 1/1 AC
Residential

2133100000 #5
CURRENT RESIDENT
18231 NE 35 ST
WILLISTON, FL
Medium Density 5/1 AC
Residential

2133300000 #6
CURRENT RESIDENT
18071 NE 35 ST
WILLISTON, FL
Medium Density 5/1 AC
Residential

0434400200 #9
no location given.

0434500000 #10
no location given.

Low Density Residential 1/1 AC

Low Density Residential 1/1 AC

Zoning everything F RDE

0434000100
CURRENT RESIDENT
3551 NE 180 AVE
WILLISTON, FL 32696-

043400010A
CURRENT RESIDENT
18051 NE 35 ST
WILLISTON, FL

043400010B
CURRENT RESIDENT
3611 NW HIGHWAY 27 ALT
, FL

043400010C
CURRENT RESIDENT
3591 NE 180 AVE
WILLISTON, FL 32696-

0434300000
CURRENT RESIDENT
18252 NE HIGHWAY 27 ALT
WILLISTON, FL 32696-

0434600000
CURRENT RESIDENT
3490 NE 180 AVE
WILLISTON, FL 32696-

0434700100
CURRENT RESIDENT
3750 NE 180 AVE
WILLISTON, FL 32696-

2133100000
CURRENT RESIDENT
18231 NE 35 ST
WILLISTON, FL

2133300000
CURRENT RESIDENT
18071 NE 35 ST
WILLISTON, FL

CURRENT RESIDENT
18051 NE 35 ST
WILLISTON, FL

CURRENT RESIDENT
18071 NE 35 ST
WILLISTON, FL

CURRENT RESIDENT
18231 NE 35 ST
WILLISTON, FL

CURRENT RESIDENT
18252 NE HIGHWAY 27 ALT
WILLISTON, FL 32696-

CURRENT RESIDENT
3490 NE 180 AVE
WILLISTON, FL 32696-

CURRENT RESIDENT
3551 NE 180 AVE
WILLISTON, FL 32696-

CURRENT RESIDENT
3591 NE 180 AVE
WILLISTON, FL 32696-

CURRENT RESIDENT
3611 NW HIGHWAY 27 ALT
, FL

CURRENT RESIDENT
3750 NE 180 AVE
WILLISTON, FL 32696-



- Legend**
- Parcels
 - Parcel Lines
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
 - Roads
 - City Labels

West Haven
 LD = Low Density
 MD = Me

Zoning = F/RP
 Land
 Station


Date created: 10/23/2019
 Developed by Schneider Geospatial

Pin#	Name	Land Use	AC	Pin#	Name	Land Use	AC
1 = 6434700100	JOE & Barbara Smith	Residential/Agriculture CATTLE	31.50 AC LD	#8 = 0434300000	Mohan & Hoffmuller Call	Residential/Agriculture	27.13
0434600000	Cemetery Orange Hill	Cemetery	16.50 AC LD	#9 = 0434400200	Dan & Crystal Pinkston	VACANT AGRICULTURE = 17 MY	14.0 LD
0434000100	Lvann Cox	VACANT	1.13 AC MD	#10	Robt H Stevens JR		AC
043430010A	Roderick Cox	Residential	1.50 AC MD	6434500000	ED & Kelly	VACANT AGRICULTURE CATTLE	37.10 LD
02133300000	Gary & Mary Yenter	Residential/Agriculture = GOATS	3.81 AC MD	#11: 043400010C	RICK	VACANT	9.6 F/RP MD
2133100000	Stanly & Katherine Dunn	Residential	7.62 MD				
043400010B	Stanly & Katherine Dunn	VACANT AGRICULTURE = CATTLE	12.92 MD				

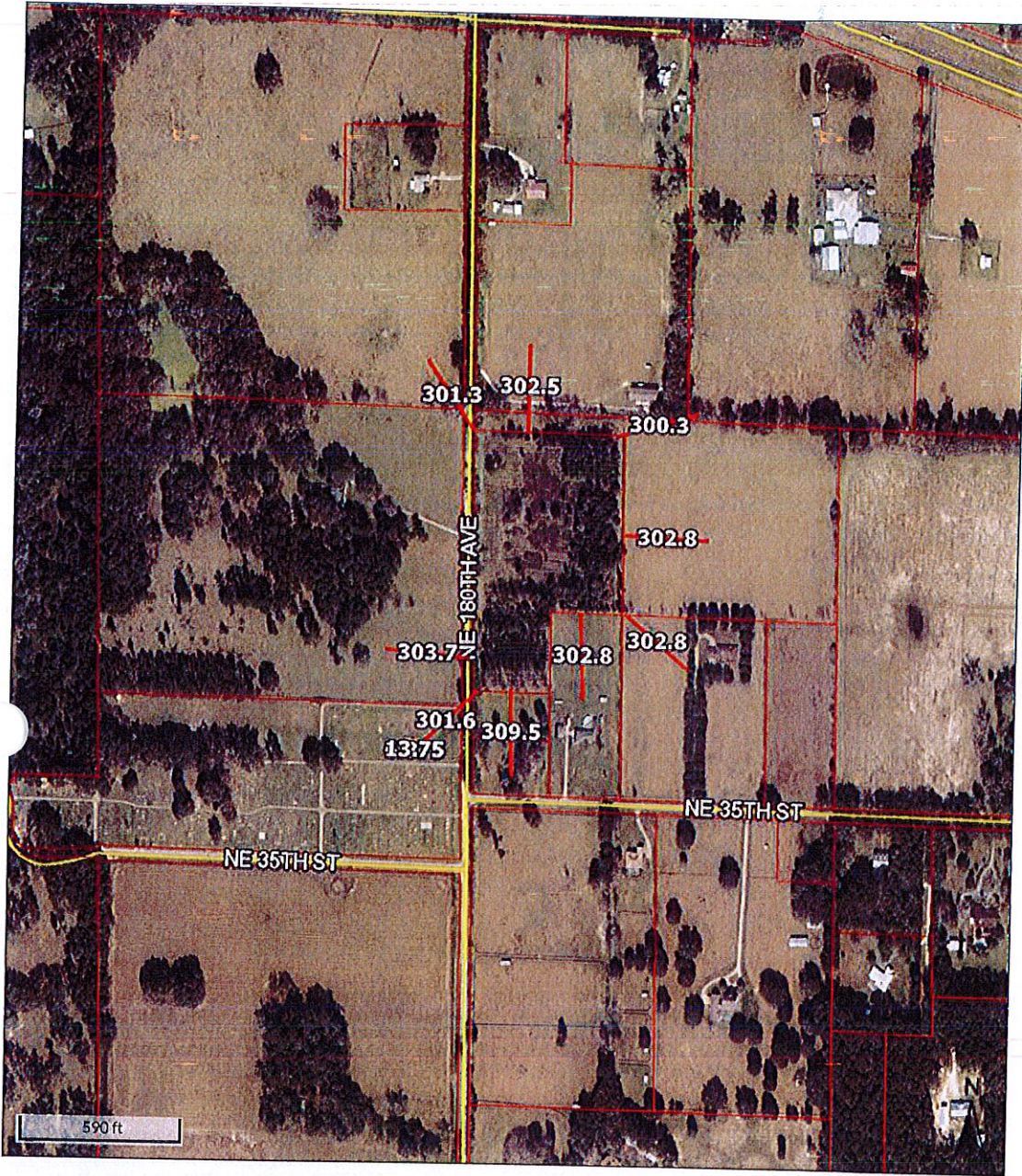


- Legend**
- Parcels
 - Parcel Lines**
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
 - Roads
 - City Labels

West Haven

Date created: 10/23/2019
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	Name	AC	Zone	Pin#	Name	AC	Zone
1 =	6434700100	JOE & Barbara Smith	31.50 AC				
2 =	0434600000	Cemetery Orange Hill	16.50 AC				
	0434000100	Lwann Cox	1.13 AC				
	043430010A	Roderick Cox	1.50 AC				
	02133300000	Gary & Mary Venter	3.81 AC				
	2133100000	Stanly & Katherine Dunn	2.62				
	043400010B	Stanly & Katherine Dunn	12.92				
				#8 = 0434300000	Moffat & Hoffmuller Call	27.13	
				#9 = 0434400200	Dan & Crystal Ricketson	14.0	
				#10 Robb H Stevens JR			
				John S Stevens Etall			
				6434500000		37.10	
					ED & Kelly		
				#11 043400010C	RICK	9.6	F/RR

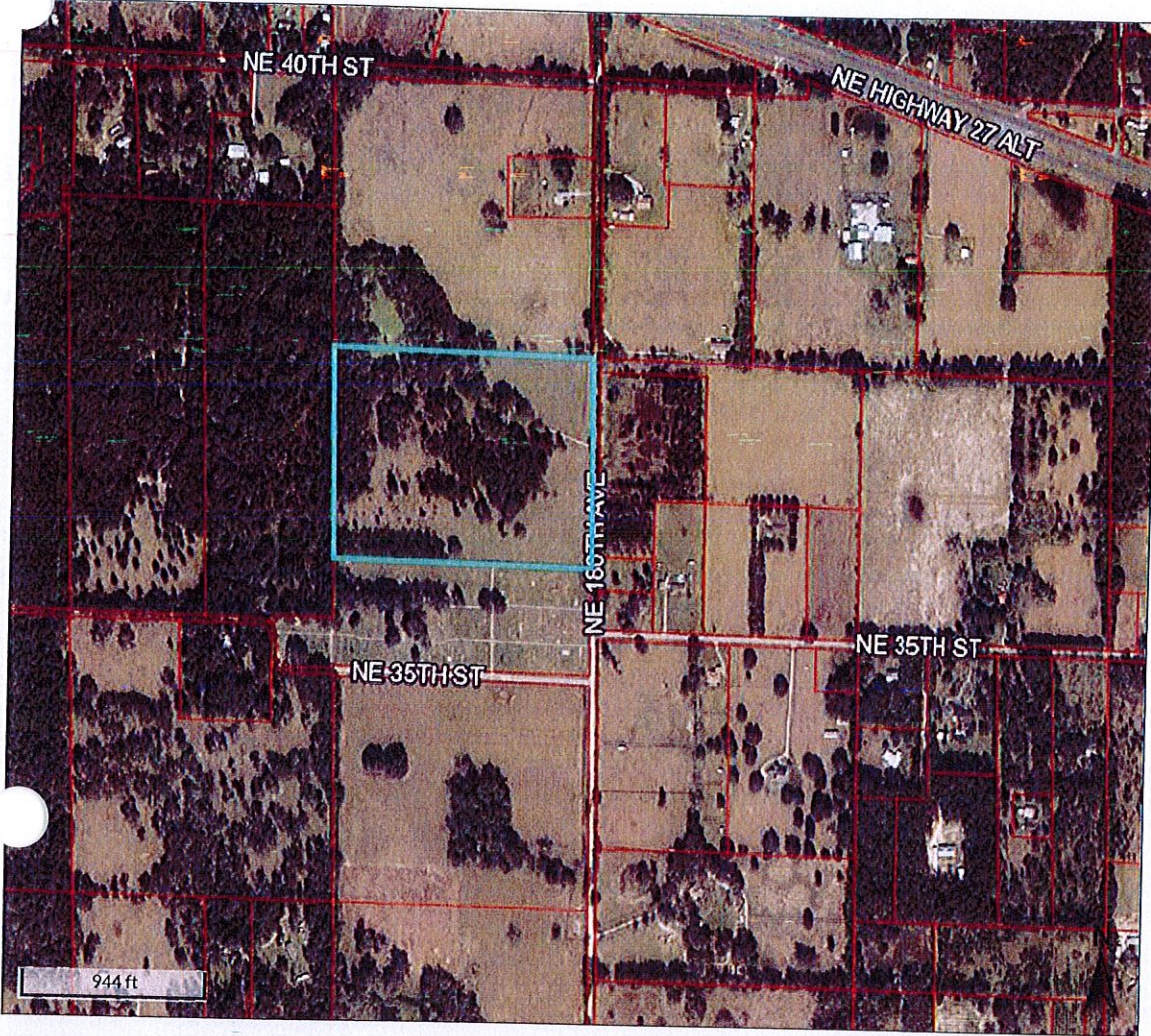


- Legend**
- Parcels
 - Parcel Lines**
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
 - Roads
 - City Labels

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Overview



Legend

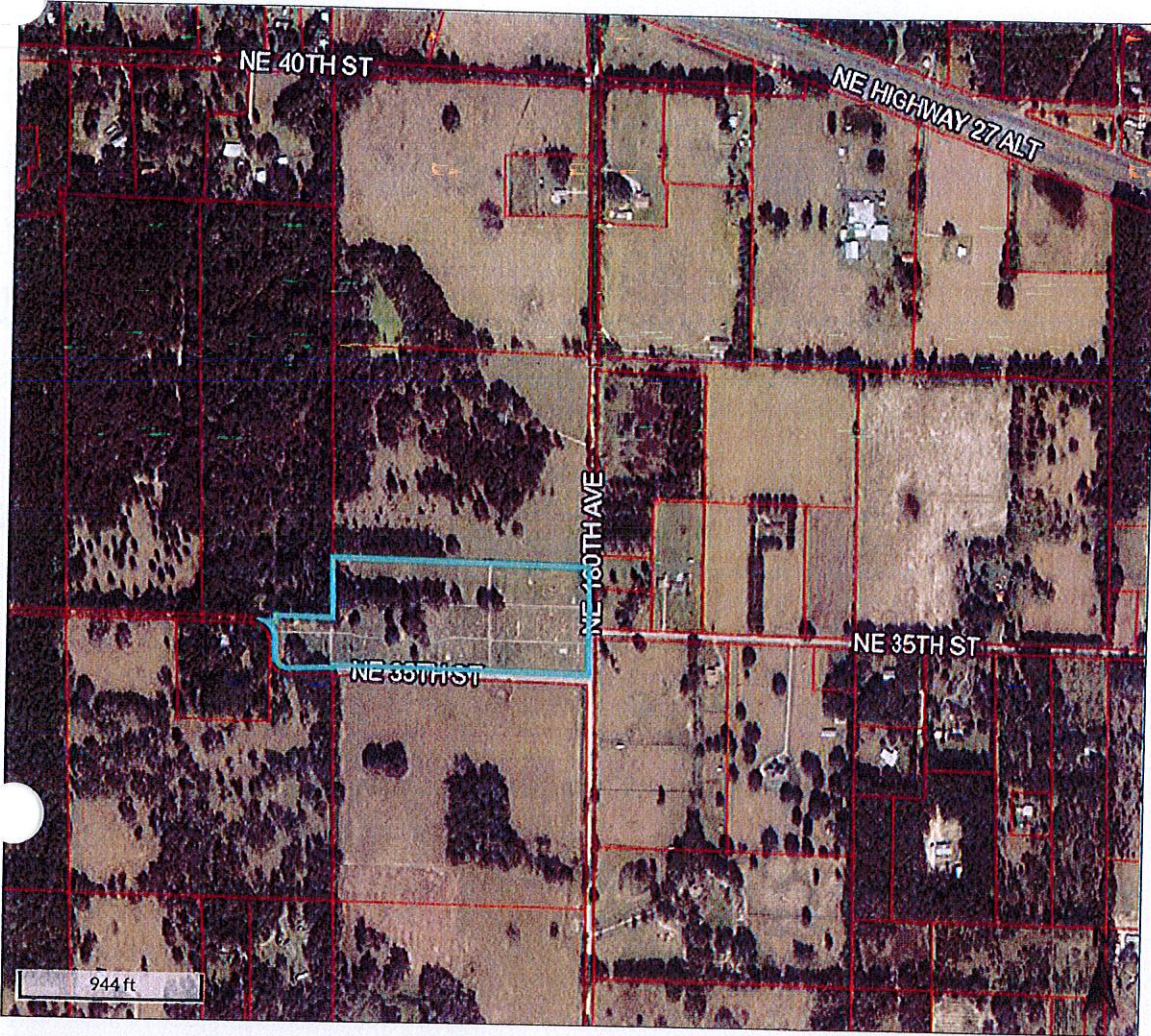
- Parcels
- Roads
- City Labels

Parcel ID	0434700100	Physical Address	3750 NE 180 AVE	Building Value	\$136,177	Last 2 Sales			
Property Class	6100 - PASTURE II		WILLISTON	Extra Feature Value	\$10,477	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WTMG	Mailing Address	SMITH JOSEPH E	Market Land Value	\$178,200	n/a	0	n/a	n/a
Acres	31.5		3750 NE 180TH AVE	Ag Land Value	\$26,334	n/a	0	n/a	n/a
			WILLISTON FL 32696	Just Value	\$324,854				
				Assessed Value	\$151,457				
				Taxable Value	\$101,457				

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#2



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	0434600000	Physical Address	3490 NE 180 AVE	Building Value	\$0	Last 2 Sales			
Property Class	7600 - Funeral Home, Cemetery	Mailing Address	WILLISTON CEMETERY ORANGE HILL	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SWFLORIDAWT MG			Market Land Value	\$175,529	n/a	0	n/a	n/a
Acres	16.5			Ag Land Value	\$175,529	n/a	0	n/a	n/a
				Just Value	\$175,529				
				Assessed Value	\$104,994				
				Taxable Value	\$0				

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 Last Data Uploaded: 1/30/2020 7:19:28 PM

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#3



Overview



Legend

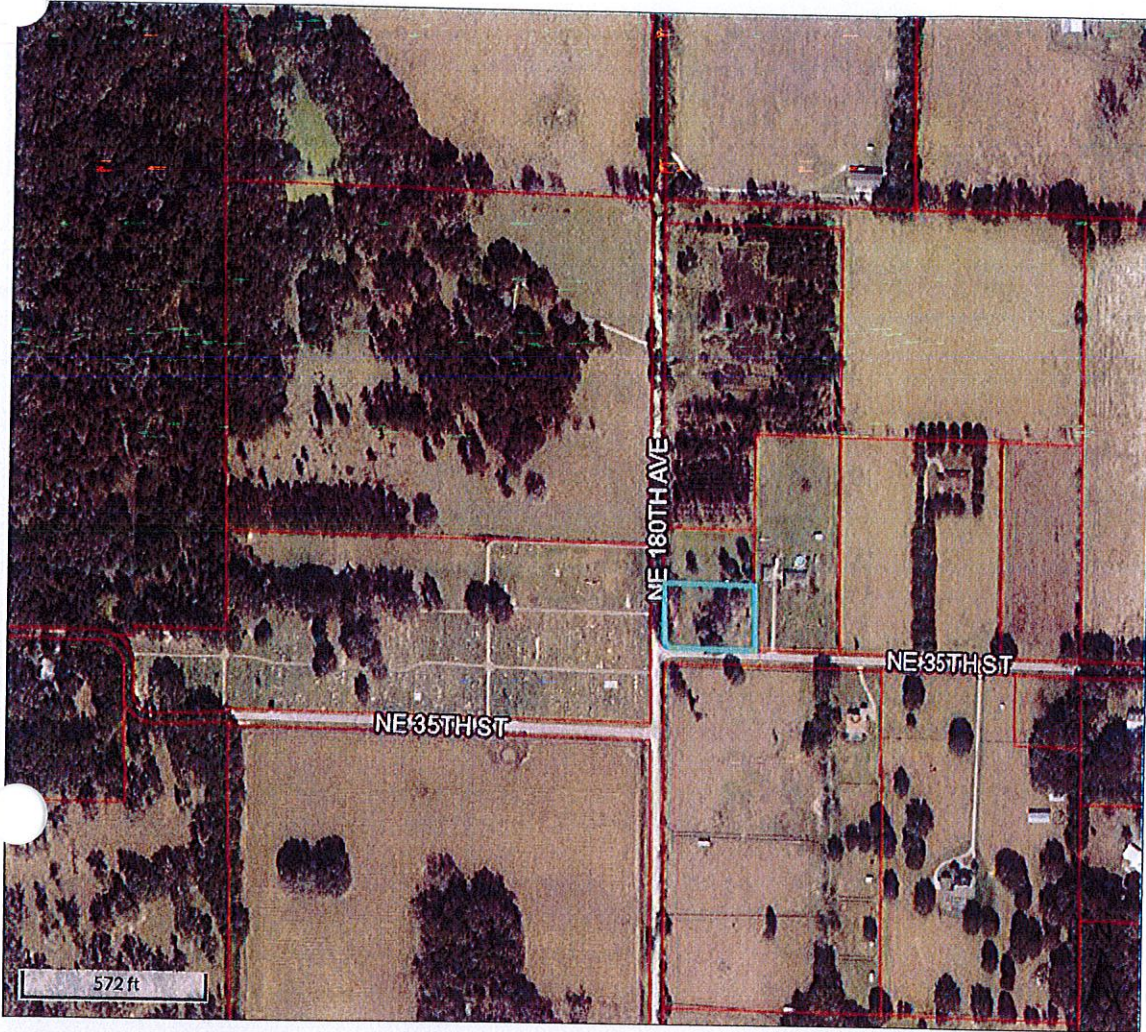
-  Parcels
-  Roads
-  City Labels

Parcel ID	0434000100	Physical Address	3551 NE 180 AVE	Building Value	\$0	Last 2 Sales			
Property Class	0000 - VAC LAND	Address	WILLISTON	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Mailing Address	COX CHRISTINE			10/9/1981	\$92000	n/a	Q
	MG		3551 NE 180TH AVE	Market Land Value	\$16,950	n/a	0	n/a	n/a
Acres	1.13		WILLISTON FL	Ag Land Value	\$16,950				
			32696	Just Value	\$16,950				
				Assessed Value	\$16,950				
				Taxable Value	\$16,950				

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#4



Overview

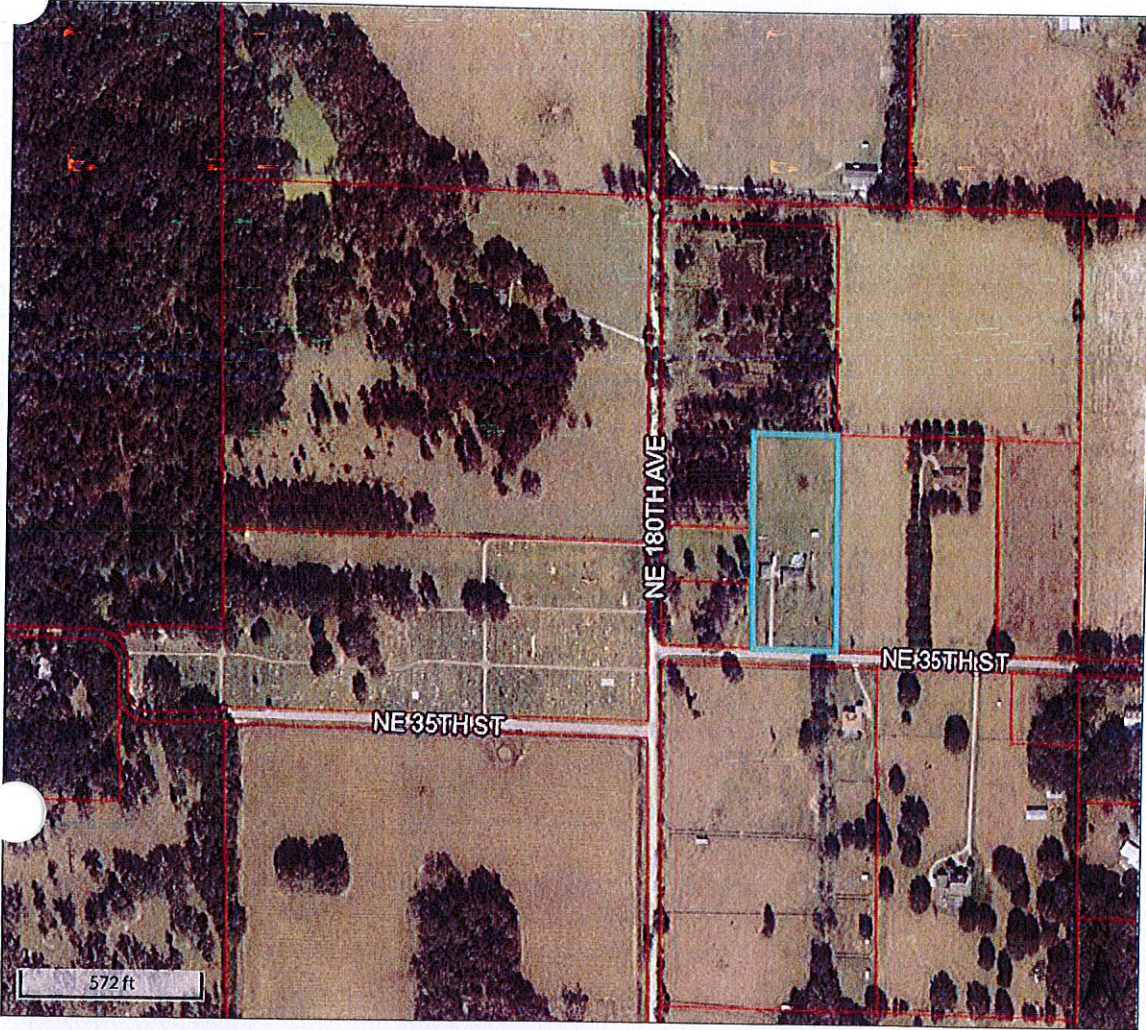


Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	043400010A	Physical Address	18051 NE 35 ST	Building Value	\$32,787	Last 2 Sales			
Property Class	0200 - MOBILE HOME	Mailing Address	COX RODERICK W JR	Extra Feature Value	\$5,635	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT MG	Address	18051 NE 35TH ST	Market Land Value	\$29,700	10/9/1981	\$92000	n/a	Q
Acres	1.5	Address	WILLISTON FL 32696	Ag Land Value	\$29,700	n/a	0	n/a	n/a
				Just Value	\$68,122				
				Assessed Value	\$57,705				
				Taxable Value	\$25,000				

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Overview

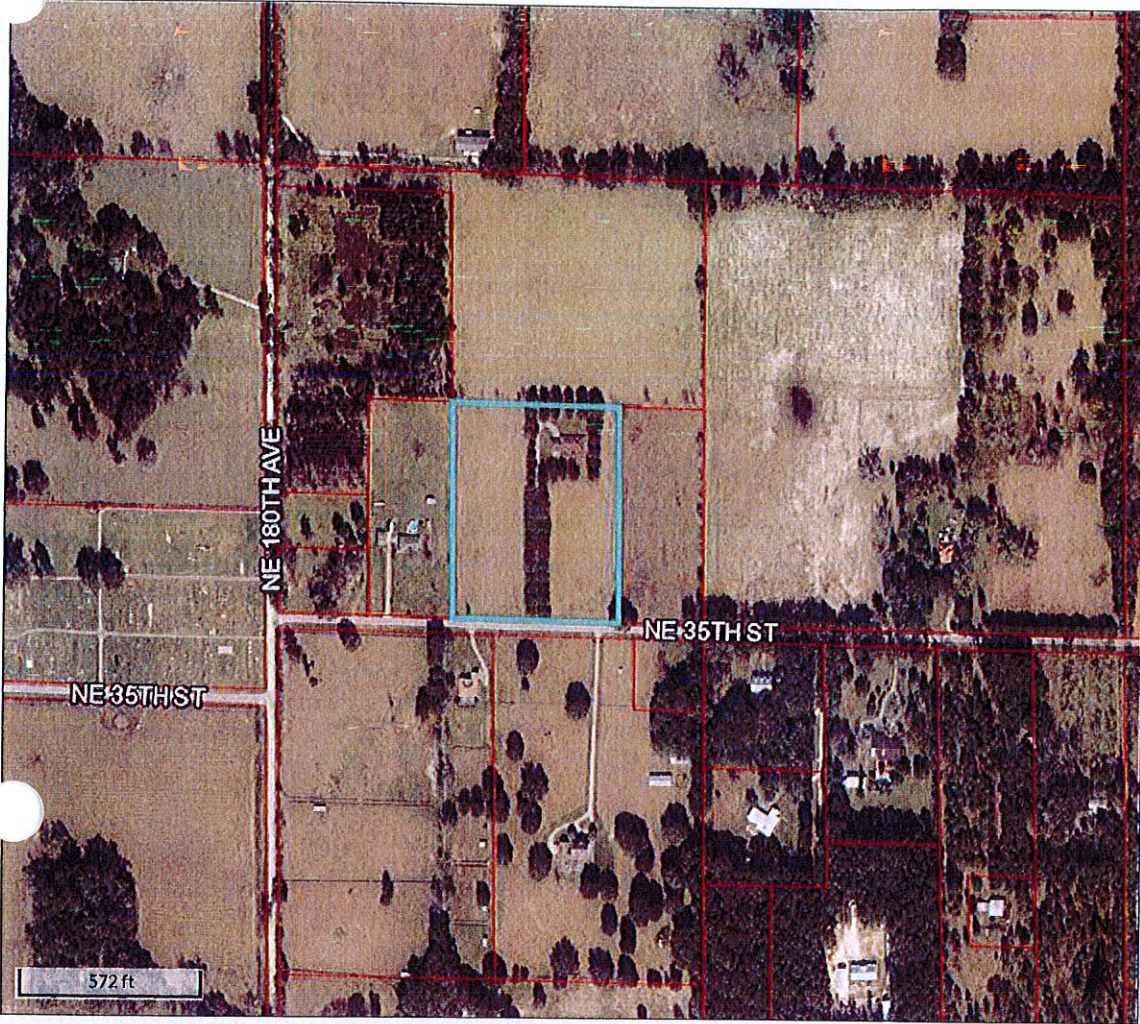


Legend

- Parcels
- Roads
- City Labels

Parcel ID	2133300000	Physical Address	18071 NE 35 ST WILLISTON	Building Value	\$121,915	Last 2 Sales			
Property Class	0100 - HOUSE	Mailing Address	YENTER GARY A	Extra Feature Value	\$11,140	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT		18071 NE 35TH ST	Market Land Value	\$30,608	9/1/2001	\$170000	09	U
Acres	3.81		WILLISTON FL 32696	Ag Land Value	\$30,608	n/a	0	n/a	n/a
				Just Value	\$163,663				
				Assessed Value	\$137,996				
				Taxable Value	\$87,996				

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Overview



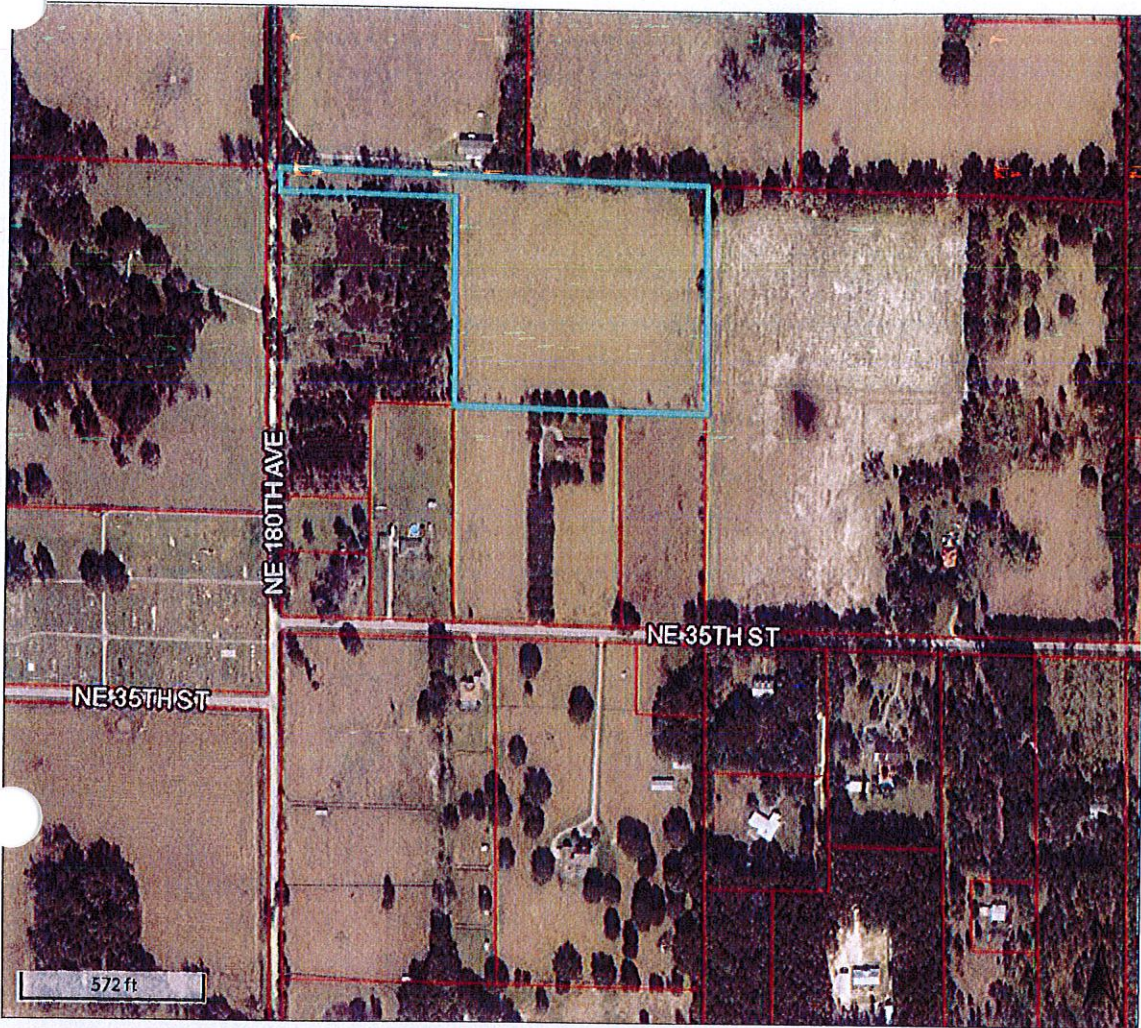
Legend

- Parcels
- Roads
- City Labels

Parcel ID	2133100000	Physical Address	18231 NE 35 ST	Building Value	\$161,957	Last 2 Sales			
Property Class	6000 - PASTURE	Mailing Address	WILLISTON	Extra Feature Value	\$13,649	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Address	DUNN STANLEY JR	Market Land Value	\$47,013	5/1/1999	\$91400	35	U
Acres	7.62		1371 MEYERSTOWN RD	Ag Land Value	\$7,968	n/a	0	n/a	n/a
			CHARLES TOWN WV	Just Value	\$222,619				
			25414	Assessed Value	\$183,574				
				Taxable Value	\$183,574				

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#7.



Overview



Legend

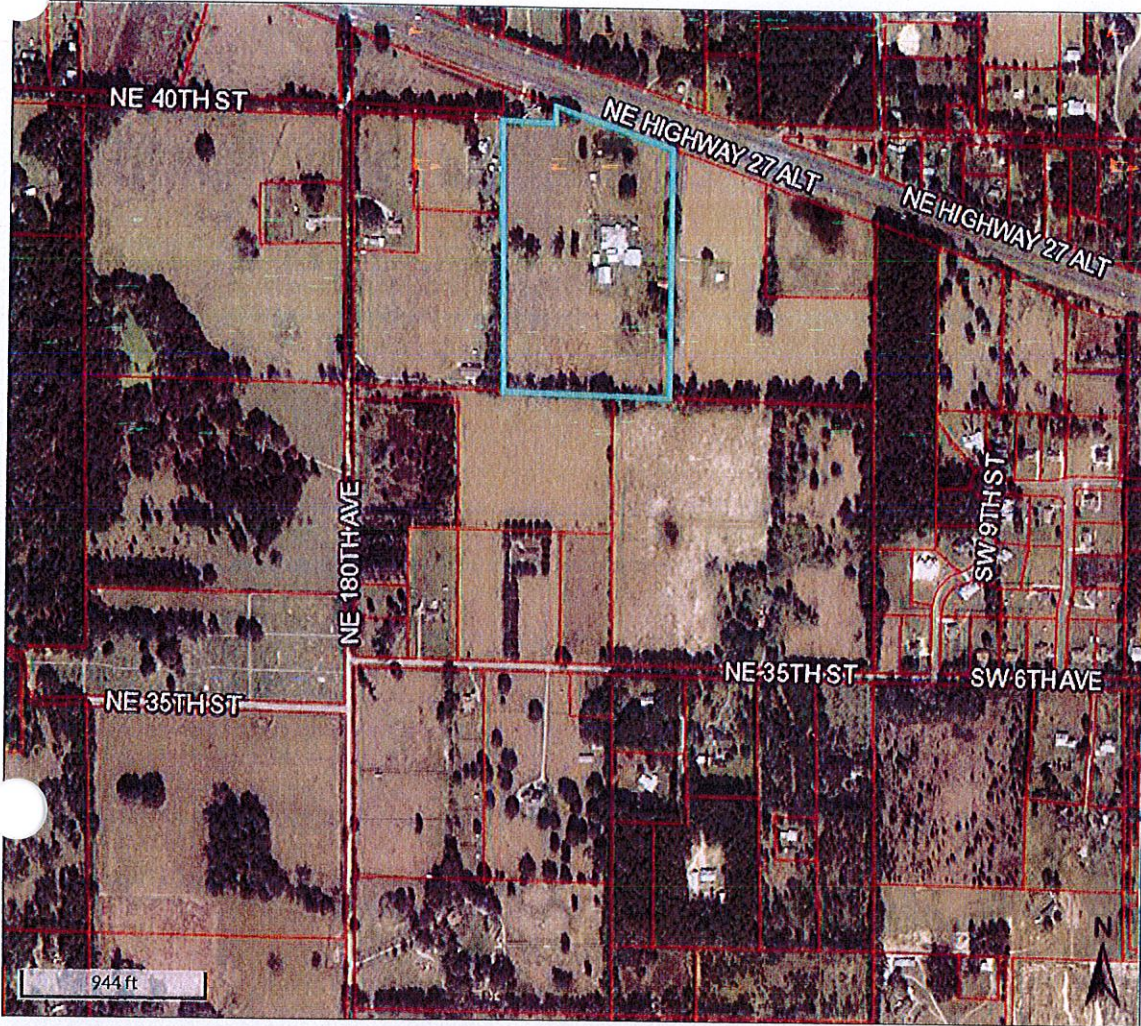
- Parcels
- Roads
- City Labels

Parcel ID	043400010B	Physical Address	3611 NW HIGHWAY 27	Building Value	\$0	Last 2 Sales			
Property Class	6000 - PASTURE	Mailing Address	ALT	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT MG	Address	DUNN STANLEY JR 1371 MEYERSTOWN RD CHARLES TOWN WV 25414	Market Land Value	\$60,078	n/a	0	n/a	n/a
Acres	12.92			Ag Land Value	\$3,256				
				Just Value	\$60,078				
				Assessed Value	\$3,256				
				Taxable Value	\$3,256				

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Overview

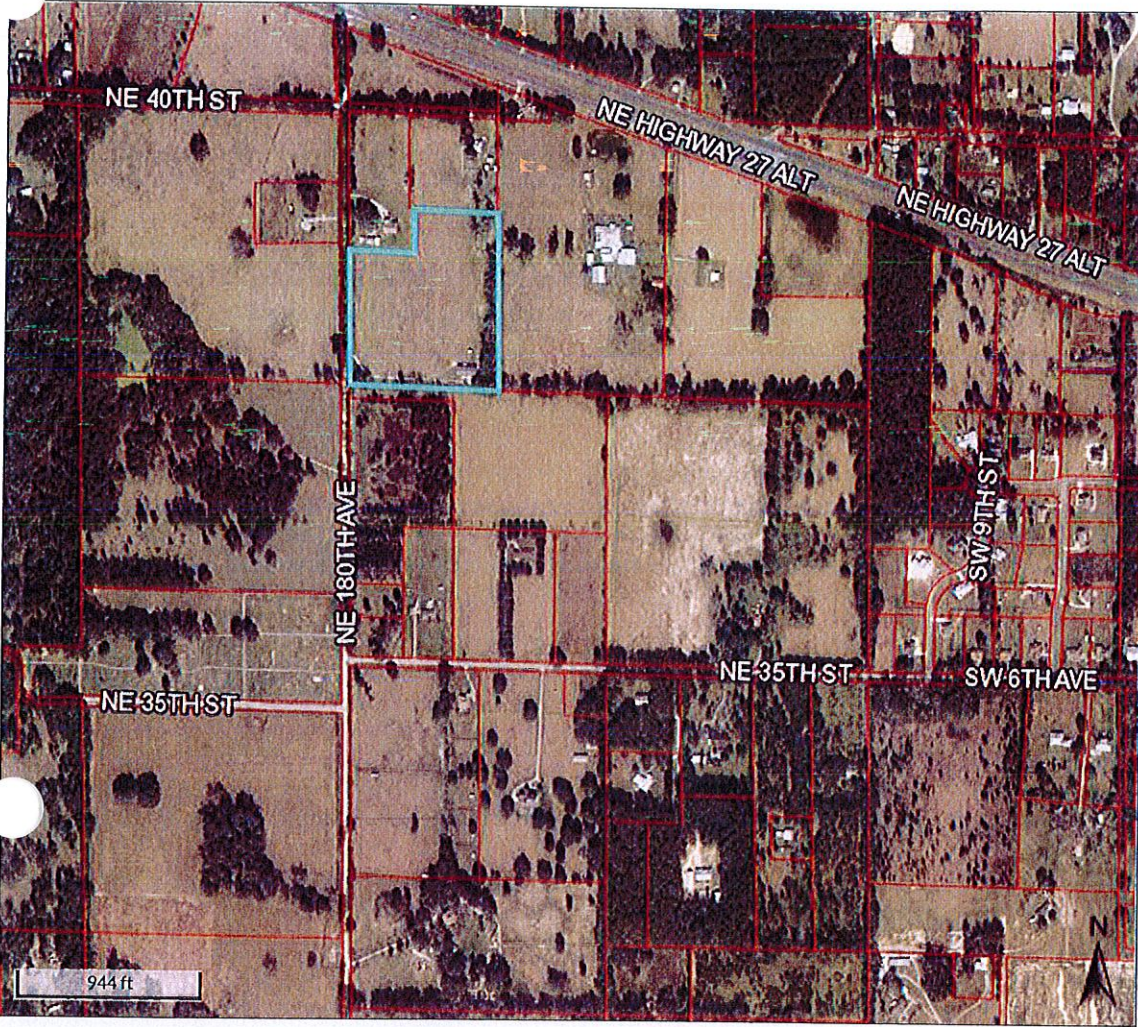


Legend

- Parcels
- Roads
- City Labels

Parcel ID	0434300000	Physical Address	18252 NE HIGHWAY 27 ALT	Building Value	\$344,845	Last 2 Sales			
Property Class	6000 - PASTURE	Mailing Address	LALL MOHAN	Extra Feature Value	\$45,519	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT		18250 NE HWY 27 ALT	Market Land Value	\$104,288	n/a	0	n/a	n/a
	MG		WILLISTON FL 32696	Ag Land Value	\$12,885	n/a	0	n/a	n/a
Acres	27.13			Just Value	\$494,652				
				Assessed Value	\$370,662				
				Taxable Value	\$295,662				

Date created: 1/31/2020
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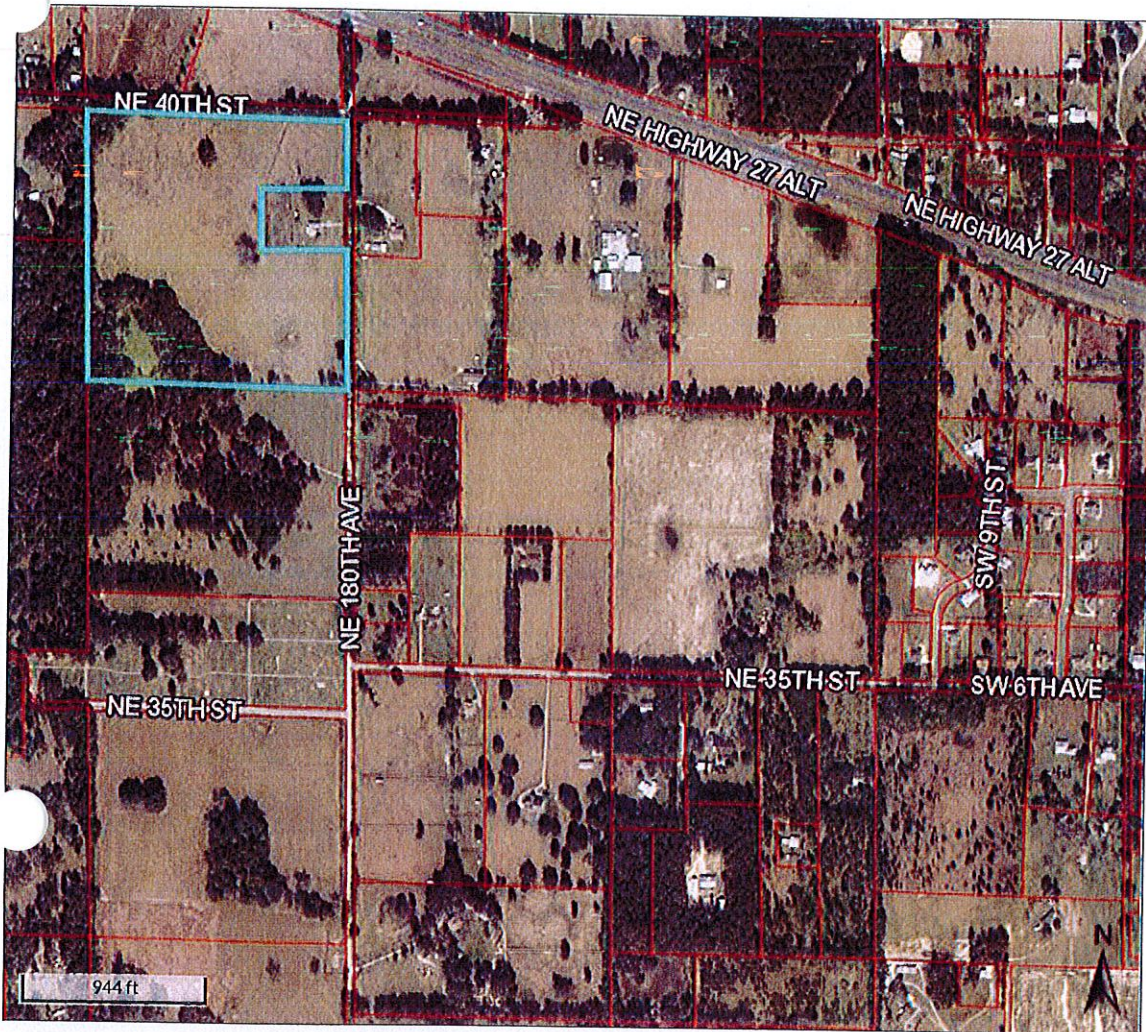


- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	0434400200	Physical	Building Value	\$0	Last 2 Sales			
Property Class	6000 - PASTURE	Address	Extra Feature	\$56,973	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Mailing	Value		3/18/2010	\$100000	12	U
	MG	Address	Market Land Value	\$63,000	1/25/2010	\$197000	12	U
Acres	14	Address	Ag Land Value	\$3,528				
			Just Value	\$119,973				
			Assessed Value	\$60,501				
			Taxable Value	\$60,501				

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Overview



Legend

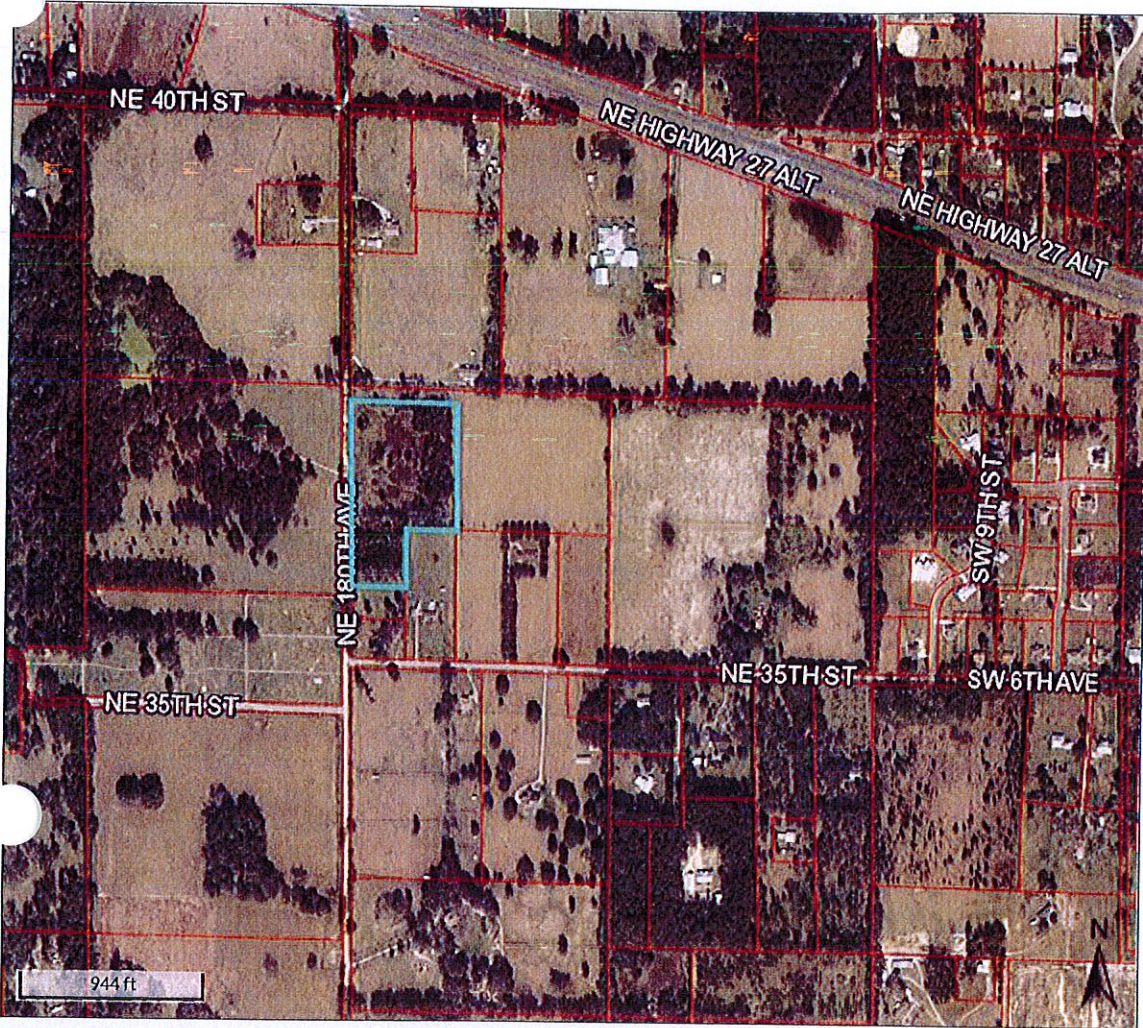
- Parcels
- Roads
- City Labels

Parcel ID	0434500000	Physical Address		Building Value	\$0	Last 2 Sales			
Property Class	6000 - PASTURE	Mailing Address	1754 N NIGHTSHADE DR	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WTMG	Mailing Address	CRYSTAL RIV FL 34428	Market Land Value	\$122,430	n/a	0	n/a	n/a
Acres	37.1			Ag Land Value	\$9,349				
				Just Value	\$122,430				
				Assessed Value	\$9,349				
				Taxable Value	\$9,349				

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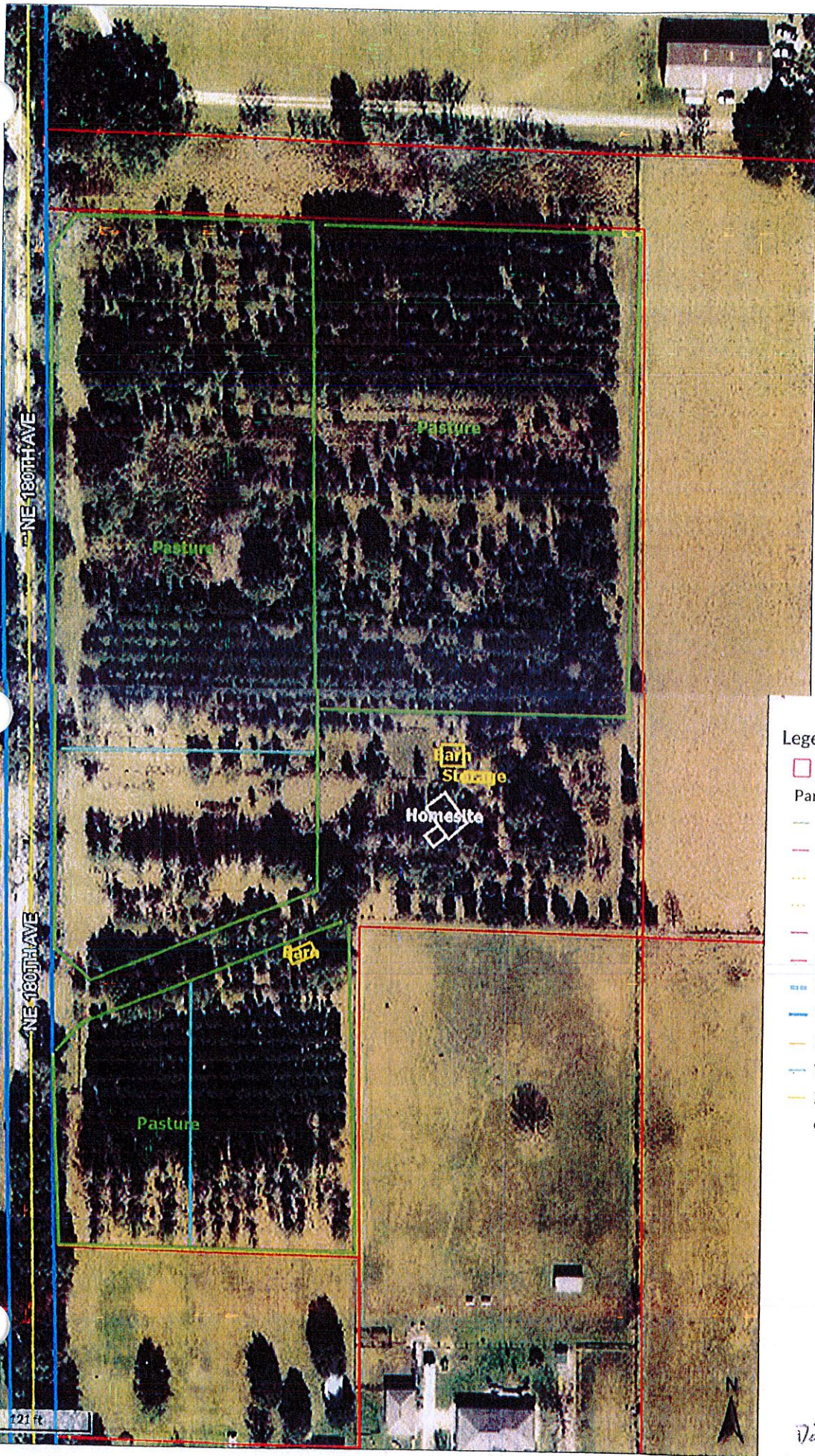
#11
Subject Property



- Legend
- Parcels
 - Roads
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Parcel ID	043400010C	Physical Address	3591 NE 180 AVE	Building Value	\$0	Last 2 Sales			
Property Class	0000 - VAC LAND	Address	WILLISTON	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Mailing Address	RICK EDWARD J	Market Land Value	\$47,520	2/20/2015	\$50000	12	U
	MG		PO BOX 129	Ag Land Value	\$47,520	1/25/2010	\$197000	12	U
Acres	9.6		WILLISTON FL 32696	Just Value	\$47,520				
				Assessed Value	\$47,520				
				Taxable Value	\$47,520				

Date created: 1/31/2020
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Overview



Legend

- Parcels
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 - <all other values>
 - Construction
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Legend

- Parcels
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 - <all other values>
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Date created 7/12/19