

21-878a

Preliminary Plat Application
Levy County, Florida

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP 22-02
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-532, petitioning for a Preliminary Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.

Owner's Name: David Dorner Surveyor's Name: Stephen M. McMillen
 Owner's Signature: David Dorner Address: 444 NW Main St
 Address: 17350 NE 2nd PL Zip: Williston FL 32616
Williston, FL Zip 32696 Telephone Number: 352-528-6277
 Telephone Number: 765-336-1004 McMillen Surveying, Inc.

II. Parcel Information:

1. Subdivision Name: Bridle Oaks Farm

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04485-003-00</u>	<u>23+26-13-18</u>	<u>10.018</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). NW 1/4 of Section 26
4. Proposed Use of Property: Residential
5. Present Zoning/Land Use: AR 6. Proposed Zoning Changes: X
7. Number of Lots: 1 8. Acres in each Parcel: 10.018
9. Do you propose deed restrictions? Yes No

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10. What type of sewage disposal do you propose? *private*
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

NOTE: Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

III. To Be Supplied At The Time Of Submission:

Attach the supporting documents 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.

1. Preliminary Plat Application;
2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office;
3. Preliminary Plats;
4. Concurrency form (if applicable);
5. Location map identifying subject parcel with either a color or pattern

NOTE: See checklist for appropriate number of copies for submittal.

NOTE: Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00, plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application. Please note, application fee may be subject to change.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

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- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) day of the month will not be scheduled for the following month.
- (e) Applications may be submitted as follows:
- In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.
- By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.
- (f) This office will prepare the poster and place it on the property involved in this request.
- (g) 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.
- (h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

Additional Assistance: If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I Stephen McMillen, have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

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

Owner/Agent Signature: 

Date: 11/6/22

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____

Planning Commission Action: Approval Denial

BOCC Public Hearing Date: _____

BOCC Action: Approval Denial

Levy County
Preliminary Plat Checklist for:

Prior to making application for a preliminary plat, the following must be done:

Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)

- Submit one original and four copies of the completed concurrency form along with the required fee. **(If applicable)**
- Submit five (5) paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
 - * Deed
 - * Location Map
- Fee in the amount of \$235.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: _____

Step 2: Submittal of a Preliminary Plat

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.

- Schedule meeting for Planning Commission: _____
- Schedule meeting for Board of County Commissioners: _____



McMillen Surveying, Inc.

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

November 30, 2021


State of Florida
County of Levy

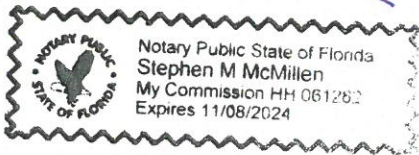
I, David Dorner, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "BRIDLE-OAKS" on the following parcel lying in Section 26, Township 13 South, Range 18 East, Levy County, Florida:

Parcel ID# 04485-003-00, Williston.

Signature 
Printed DAVID DORNER Date: 11/30/21

Notary Public, State of Florida
At Large


My Commission Expires: 11.08.24



Parcel ID 0448500300
Location Address 17350 NE 2 PL
 WILLISTON 32696-
Neighborhood 05.00 (5)
Legal Description* 26-13-18 0010.00 ACRES WEST 390.06 FT OF N1/2 OF NE1/4 OF NW1/4 & TRACT IN SE1/4 OF SW1/4 OF SEC 23-13-18 OR BOOK 1574 PAGE 414
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code MOBILE HOME (0200)
Subdivision N/A
Sec/Twp/Rng 26-13-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 10.0000
Homestead Y
Ag Classification No

[View Map](#)

Owner

Owner Name Dorner David 100%
Mailing Address 17350 NE 2ND PL
 WILLISTON, FL 32696

Valuation

	2021 Preliminary Value Summary
Building Value	\$41,728
Extra Features Value	\$32,263
Market Land Value	\$52,800
Ag Land Value	\$52,800
Just (Market) Value	\$126,791
Assessed Value	\$84,988
Exempt Value	\$50,000
Taxable Value	\$34,988
Cap Differential	\$41,803
Previous Year Value	\$95,623

Exemptions

Homestead ⚡ 25000 **2nd Homestead** ⚡ 25000 **Widow/er** ⚡ **Disability** ⚡ **Seniors** ⚡ **Veterans** ⚡ **Other** ⚡

Building Information

Building	1	Roof Cover	GALV METAL
Actual Area	2508	Interior Flooring	CARPET
Conditioned Area	1284	Interior Wall	DRYWALL
Actual Year Built	1993	Heating Type	FORCED AIR DUCTED
Use	MOBILE FAMILY	Air Conditioning	CENTRAL
Exterior Wall	VINYL SIDING	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1284	1284
FINISHED OPEN PORCH	0	288
PATIO	0	144
DECK	0	216
FINISHED OPEN PORCH	0	144
FINISHED STORAGE	0	96
FINISHED ENCLOSED PORCH	0	288
FINISHED OPEN PORCH	0	48
Total SqFt	1284	2508

Extra Features

Code Description	BLD	Length	Width	Height	Units
HORSE BARN D	1	0	0	0	4032
BOARD FENCE C	1	0	0	0	920
POLE BARN F-2-B	1	24	24	0	576

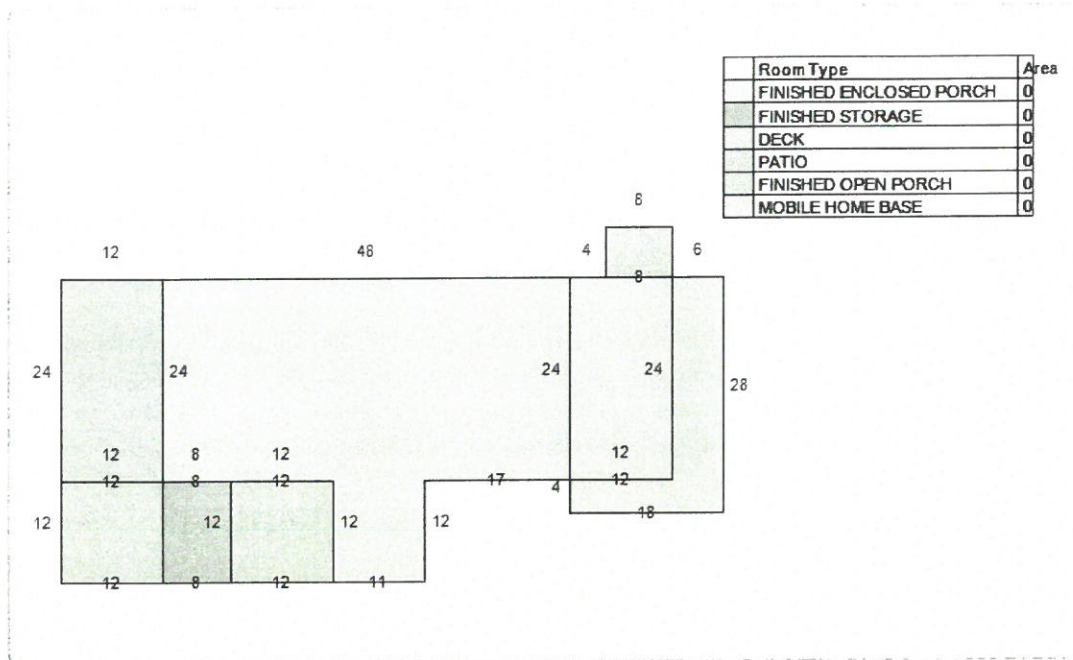
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	10	AC	\$52,800

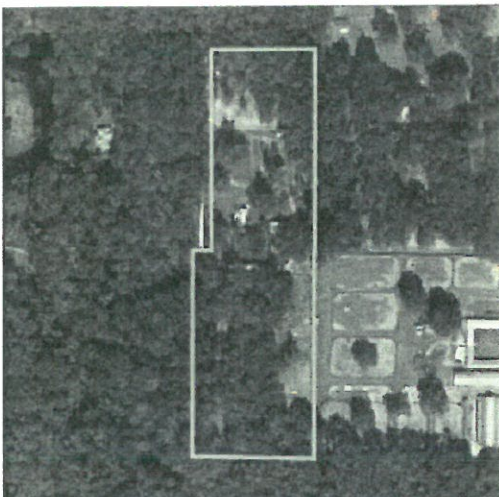
Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/15/2021	\$138,000.00	QD	<u>1574</u>	<u>414</u>	U	I	DAYNER RICHARD	DORNER DAVID
7/1/2003	\$166,000.00	WD	<u>844</u>	<u>579</u>	Q	I	LAFLEUR SOLANGES	
9/1/2002	\$100.00	WD	<u>802</u>	<u>265</u>	U	I	OFFRET REYNOLD J	
2/1/2001	\$100.00	QC	<u>735</u>	<u>821</u>	U	I	LAFLEUR DOLANGES	
3/1/2000	\$47,500.00	QC	<u>705</u>	<u>906</u>	U	I	REYNOLDS J OFFRET 50% INT	
6/1/1995	\$20,000.00	WM	<u>560</u>	<u>809</u>	U	V	BROOKS OLIVER B	

Building Sketch



Map



No data available for the following modules: Photos.



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

Parcel ID	0448500300	Physical Address	17350 NE 2 PL	Building Value	\$41,728	Last 2 Sales			
Property Use	0200 - MOBILE HOME	Mailing Address	WILLISTON DORNER DAVID	Extra Feature Value	\$32,263	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT MG	Address	17350 NE 2ND PL WILLISTON FL 32696	Market Land Value	\$52,800	3/15/2021	\$138000	11	U
Acres	10			Ag Land Value	\$52,800	7/1/2003	\$166000	n/a	Q
				Just Value	\$126,791				
				Assessed Value	\$84,988				
				Taxable Value	\$34,988				

Date created: 9/21/2021
 Last Data Uploaded: 9/20/2021 7:25:24 PM

National Flood Hazard Layer FIRMette



82°29'22"W 29°20'7"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, Area 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 LOMIRs
 - Area of Undetermined Flood Hazard (Zone X)
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- 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 9/21/2021 at 9:50 AM 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.

forever.

Tax Parcel Number: 04485-003-00

Mail Tax Statements To:
David Dorner
17350 NE 2nd Place
Williston, Florida 32696

[SIGNATURE PAGE FOLLOWS]

Unofficial Copy

Grantor Signatures:

DATED: _____

Richard Dayner

Richard Dayner
17350 NE 2nd Place
Williston, Florida, 32676

In Witness Whereof,

Ursula Williams
Witness

Jennifer Watkins
Witness

Ursula Williams

Jennifer Watkins

STATE OF FLORIDA, COUNTY OF LEVY, ss:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15 day of March 2021 by Richard Dayner, who are personally known to me or who have produced FL DL as identification.

Ursula Williams
Signature of person taking acknowledgment



DEPUTY CLERK, per F.S. 695.03(1)
Danny J. Shipp, Clerk of Court
Levy County, Florida

Ursula Williams
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

21-878a

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

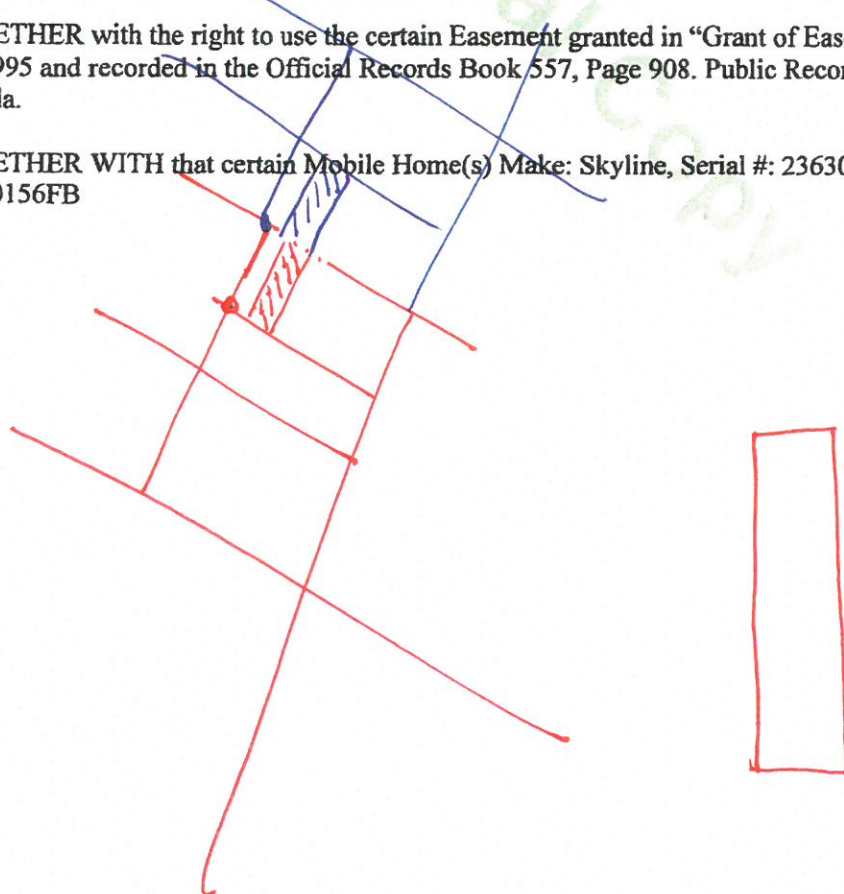
Parcel ID Number: 04485-0003-00

A Parcel of land in the North 1/2 of the Northeast 1/4 of Northwest 1/4 of Section 26, Township 13 South, Range 18 East Levy County, Florida, AND in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 26, Township 13 South, Range 18 East: thence **S.88°43'02"E.**, along the South line of said North 1/2, **60.01 feet** to the **POINT OF BEGINNING**; thence continue along said South line **S.88°43'02"E.**, **330.06 feet**; thence **N.00°09'43"E.**, parallel with the West line of the said North 1/2, **667.30 feet** to the North line of said North 1/2 and the South line of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, thence continue **N.00°09'43"E.**, **650.17 feet**; thence **N 88°39'28"W.**, **332.47 feet** to a point on the East line of a 60 foot easement; thence **S.00°03'01"E.**, parallel with and 60 foot East of the West line of said Southeast 1/4 of the Southwest 1/4, Section 23, Township 13 South, Range 18 East, **650.22 feet** of the South line of said Southeast 1/4 of the Southwest 1/4; thence **S.00°09'43"W.**, parallel with and 60 foot East of the West line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 South, Range 18 East, **667.64 feet** to close on the **POINT OF BEGINNING**.

TOGETHER with the right to use the certain Easement granted in "Grant of Easement", dated May 31, 1995 and recorded in the Official Records Book 557, Page 908. Public Records of Levy County, Florida.

TOGETHER WITH that certain Mobile Home(s) Make: Skyline, Serial #: 23630156FA and 23630156FB



Levy Abstract and Title Company

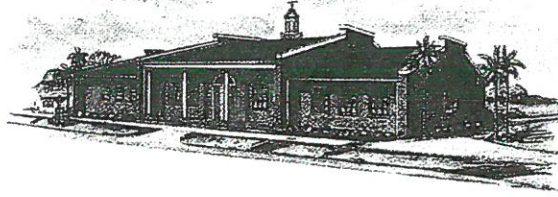
"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



March 4, 2022

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-18245

PROPOSED SUBDIVISION NAME:

“BRIDLE OAKS FARM”

LEGAL SHOWN ON PROPOSED PLAT:

A parcel of land in the North 1/2 of the Northeast 1/4 of Northwest 1/4 of Section 26, Township 13 South, Range 18 East, Levy County, Florida, and in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 26, Township 13 South, Range 18 East; thence S.88°43'02"E., along the South line of said North 1/2, 60.01 feet to the Point of Beginning; thence continue along said South line S.88°43'02"E., 330.06 feet; thence N.00°09'43"E., parallel with the West line of the said North 1/2, 667.30 feet to the North line said North 1/2 and the South line of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, thence continue N.00°09'43"E., 650.17 feet; thence N 88°39'28"W., 332.47 feet to a point on the East line of a 60 foot easement; thence S.00°03'01"E., parallel with and 60 foot East of the West line of said Southeast 1/4 of the Southwest 1/4, Section 23, Township 13 South, Range 18 East, 650.22 feet to the South line of said Southeast 1/4 of the Southwest 1/4; thence S. 00°09'43"W., parallel with and 60 foot East of the West line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 South, Range 18 East, 667.64 feet to close on the Point of Beginning.

TOGETHER with the right to use the certain Easement granted in "Grant of Easement", dated May 31, 1995 and recorded in the Official Records Book 557, Page 908. Public Records of Levy County, Florida.

PERIOD OF SEARCH: 20 years last past, ending March 2, 2022

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:



Main Office
50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



RECORD FEE SIMPLE TITLE HOLDER

DAVID DORNER, by virtue of the following document:

Quit Claim Deed from Richard Dayner, a single person, dated 03/15/2021, filed 03/15/2021 and recorded in O.R. Book 1574, Page 414 (#679932), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

Easement from Richard C. Dayner to Central Florida Electric Cooperative, Inc. dated 08/04/2003, filed 03/21/2006 and recorded in O.R. Book 1005, Page 214 (#470067), Public Records of Levy County, Florida.

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: David Dorner
Tax ID#: 0448500300

DELINQUENT TAXES YES NO

(If "Yes", state the year and tax certificate number(s))

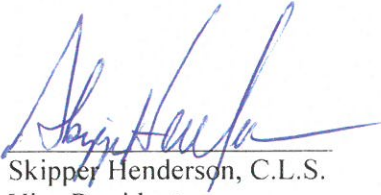
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures