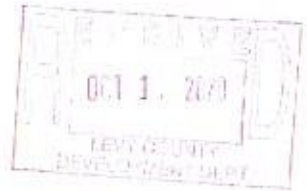


**CHANGE OF ZONING APPLICATION  
LEVY COUNTY, FLORIDA**



Filing Date: \_\_\_\_\_  
Amount of Fee: \$ 600.00

Petition Number CZ 06-20  
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>Brady and Sarah Leding</u>	Owner's Name <u>Brady + Sarah Leding</u>
Address <u>8830 NW 174th Street</u>	Address <u>8830 NW 174th Street</u>
<u>Fanning Springs, FL</u> Zip Code <u>32693</u>	<u>Fanning Springs, FL</u> Zip Code <u>32693</u>
Phone No. <u>(352) 443-3813</u>	Phone No. <u>(352) 443-3813</u>

**II PARCEL INFORMATION**

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0757601400</u>	<u>10-11-14</u>	<u>3.666</u>
2. _____	_____	_____
		Total Acreage <u>3.666</u>
Subdivision name (if applicable): <u>Circle K Ranch. Lots 4-15 Blk 12</u>		
<b>Legal Description: Provide most current deed. See required attachments.</b>		

**III. CHANGE OF ZONING AND LAND USE INFORMATION:**

1. Current Land Use: Commercial

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 FRR district to RR district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning  
single family home, well, septic.

(\*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...)

N/A.

Directions to the Property: (Please start directions from a State or County Road): US Hwy 19 North make a left at MD 147<sup>th</sup> place property is on the right hand side of MD 147<sup>th</sup> place and the intersection of NW Old Farming Road.

**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**

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3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.
- Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

**Documentation**

- Existing Conditions and Compatibility on Property adjacent to the proposed amendment site.** Provide a cover letter for this application which documents in writing how you believe the proposed Change of Zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.
- 

**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**

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- (d) The minimum criteria for the applicable zoning district must be met uniformly for every change of zoning. These standards are not exclusive of any other standards which may be established by the Planning Commission due to particular circumstances which are unique to the property for which the change of zoning is being requested.
- (e) **Change of Zoning applications are processed once a month. Applications received and found complete by the first day of the month will tentatively be scheduled, advertised and presented at the public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.**
- (f) Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
  - In Person: Levy County Development Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
  - By Mail: Levy County Development Department, Post Office Box 672, Bronson, Florida, 32621.
- (h) With approval by the Development Director, this office will prepare 2 posters (Notice of Land Use Action) and place them on the subject property approximately 2 weeks prior to the public hearing.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and the Board of County Commissioners. The Commission, at its discretion, may defer action, or take decisive action on any application.

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

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: Sarah Lathrop  
Address: 8830 NW 174<sup>th</sup> Street  
Fanning Springs, FL 32643.  
Phone: 352-443-3813.

Owner of Record

Name: Brody Lathrop  
Address: 8830 NW 174<sup>th</sup> Street  
Fanning Springs, FL 32643.  
Phone: 352-443-3813

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.

Date 10/11/2020

Sarah Lathrop  
Owner Signature

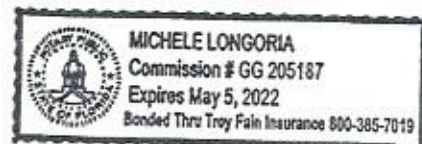
STATE OF FLORIDA  
COUNTY OF Levy

Sarah Lathrop Owner Signature

Sworn to and scribed before me this 11<sup>th</sup> Day of October 2020, by (name)  
Michele Longoria

Michele Longoria  
Signature - Notary Public

Personally known  Identification Expiration Date \_\_\_\_\_



APPLICATION FOR CHANGE OF ZONING  
LEVY COUNTY, FLORIDA

**AGENT VERIFICATION (if applicable)**

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

Date \_\_\_\_\_

Authorized Agent Signature (if applicable)  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_, by (name)  
\_\_\_\_\_

Signature - Notary Public  
\_\_\_\_\_

Personally known \_\_\_\_\_ Identification Expiration Date \_\_\_\_\_

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

**QUIT CLAIM DEED**

Return to: (enclose self-addressed stamped envelope)

No. Brody and Sarah Lathrop R

Address: 8830 NW 174th Street  
Fanning Springs, FL 32693

Name: Self

Address:

Property Appraisers Parcel Identification: 07570-014-00

Folio Number(s):

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This Quit Claim Deed, Made the 12th day of November, 2020 by Brody and Sarah Lathrop, Husband and wife first party, to Brody and Sarah Lathrop, Husband and wife, whose post office address is 8830 NW 174th St. Fanning Springs, FL 32693 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the first party, for and in consideration of the sum of \$ 0

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to-wit:

Lot's 4-15, Block 12, Circle K Ranch subdivision  
according to the plat thereof recorded in Plat Book 3,  
page 11, public records of Levy County, FL.

**To Have and to Hold**, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature (as to first Grantor)

Ashley Wilkerson  
Printed Name

[Signature]  
Witness Signature (as to first Grantor)

Randy Wilkerson  
Printed Name

[Signature]  
Witness Signature (as to Co-Grantor, if any)

Ashley Wilkerson

[Signature]  
Grantor Signature

Edwin Brody Lathrop  
Printed Name

8830 NW 174th Street Fanning Springs FL 32693  
Post Office Address

[Signature]  
Grantor Signature (if any)

Sarah Lathrop

Brody and Sarah Lathrop

Documentation: Existing Conditions and Compatibility on Property adjacent to the proposed amendment site.

Changing the Zoning of our property would not only help me and my family, but also the people all around us. If you look on three sides of our property, you will see homes, no businesses. Our goal for our land is single family home, septic and well. Changing this zoning would be able to match our goals for our land with the surrounding homes around us. So, changing the zoning will be compatible with the adjoining development.



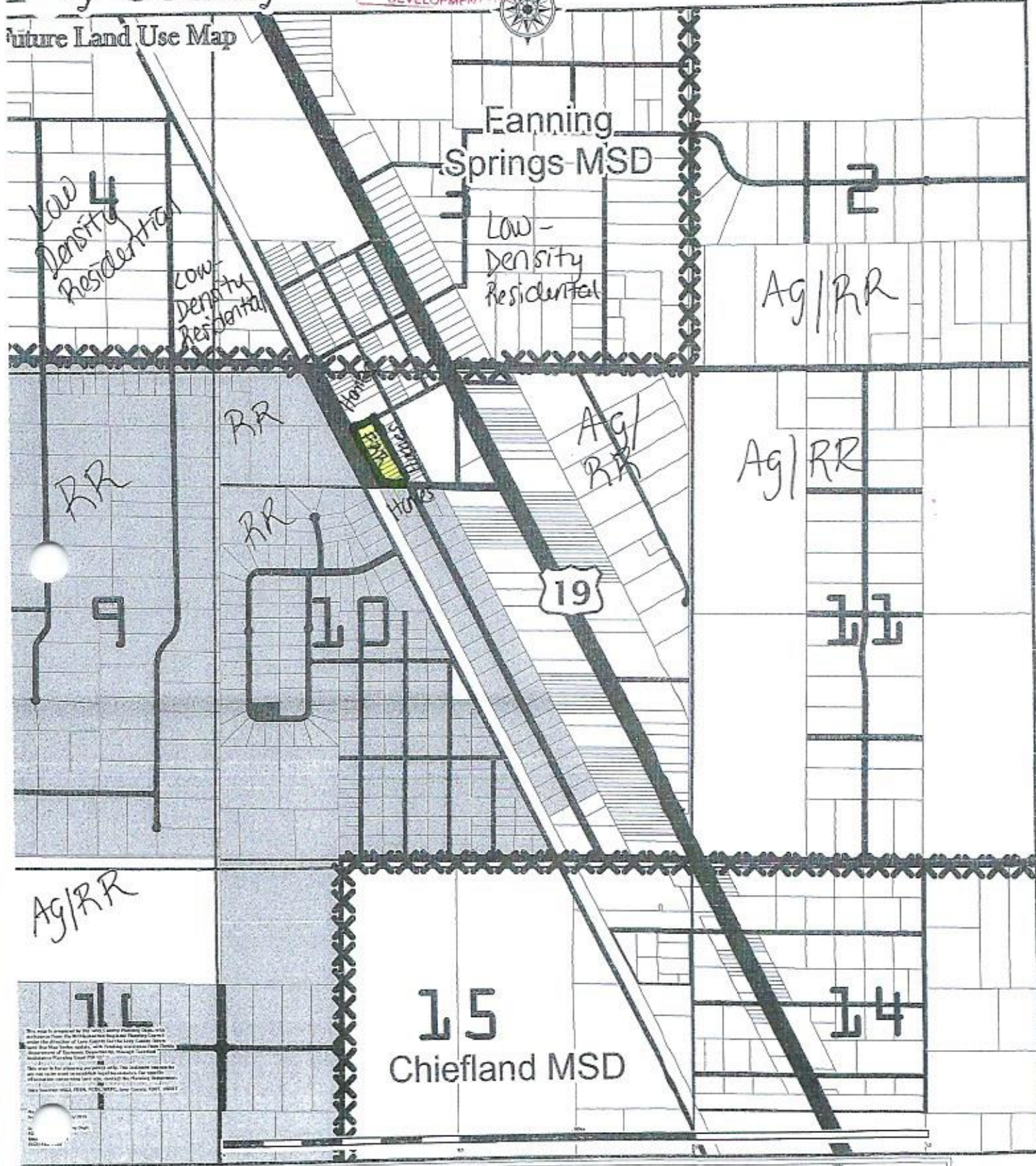
- parcel is outlined with FRR (zoning) in the middle.

# Levy County

RECEIVED  
DEC 01 2020  
LEVY COUNTY  
DEVELOPMENT

## I-19 Corridor

### Future Land Use Map



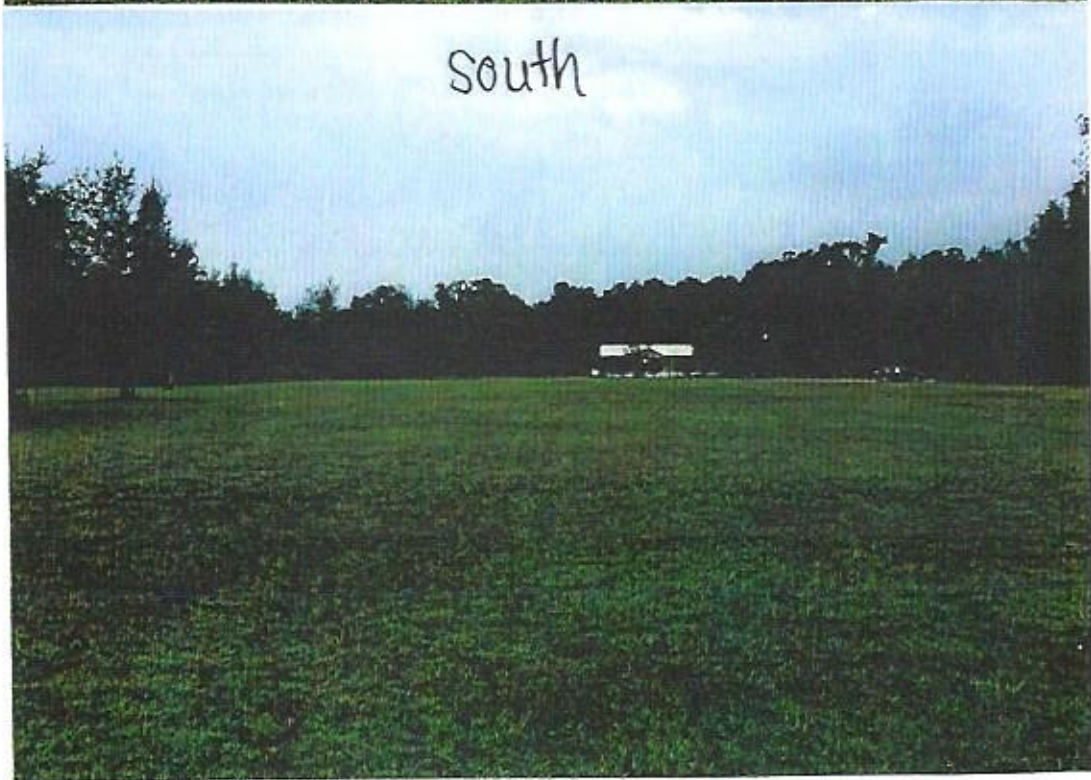
This map is prepared by the Levy County Planning Department and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Rural Residential (1/3 a0)	Natural Rejuvenation	High Density Residential (32/1 ac)	Industrial	County Road	Municipal Service District
Agricultural/Rural Residential (1/10 ac)	Low Density Residential (1/1 ac)	Commercial	Public	State Road	
				US Highway	

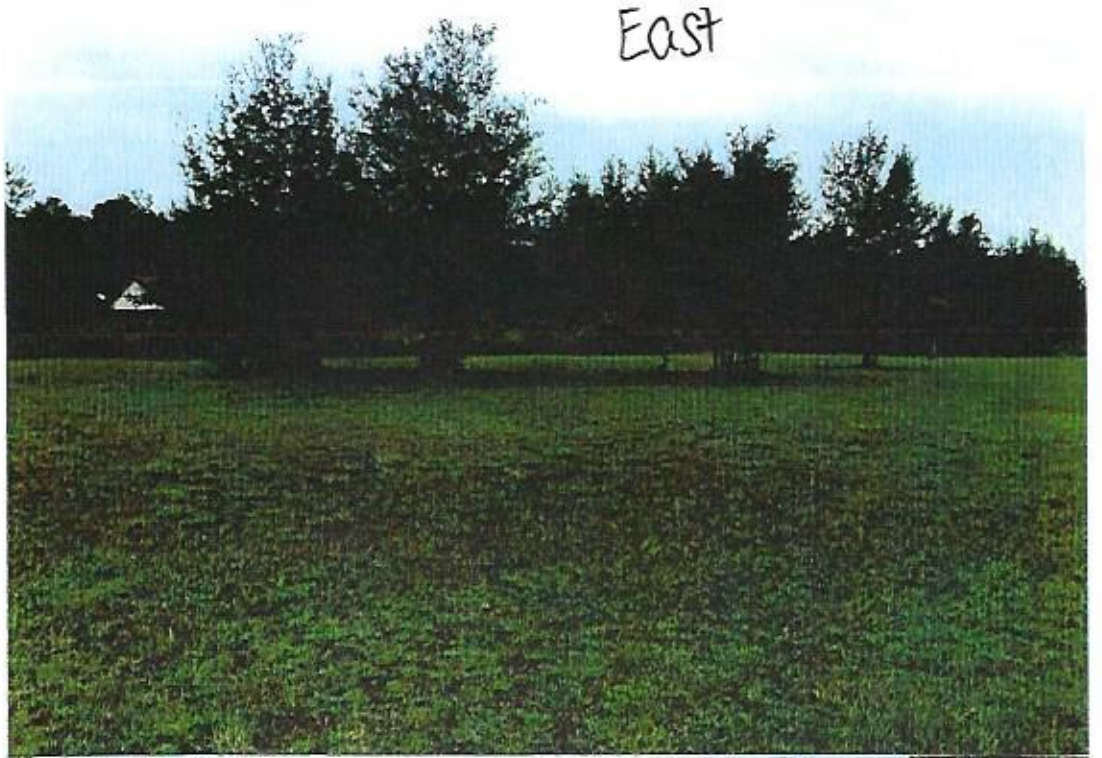
North



South



EAST



WEST



Boundary Survey Certified To:

BOUNDARY SURVEY

Sheet 1 of 2

Brody and Sarah Lathrop

SECTION 10, TOWNSHIP 11 SOUTH RANGE 14 EAST,  
LEVY COUNTY, FLORIDA

No one sheet is  
intended to stand  
alone as a complete  
boundary survey

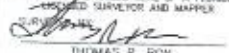
LEGAL DESCRIPTION:

LOTS 4 THRU 15, INCLUSIVE, BLOCK 12, CIRCLE 'K' RANCH SUBDIVISION UNIT  
NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE  
11, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED TO MEET THE STANDARDS OF PRACTICE IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.022 FLORIDA STATUTES, WAS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THIS SURVEY IS BASED FROM FOUND DOCUMENTATION WHICH, IN THIS SURVEYOR'S OPINION, BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM, AND IT IS THIS SURVEYOR'S OPINION THAT BASED ON THESE MAPS THAT THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, COMMUNITY NO. 120149, MAP NO. 12075C0020F, EFFECTIVE DATE: NOVEMBER 2, 2012.
5. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE.
6. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FOOT.
7. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
9. NO UNDERGROUND INSTALLATIONS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.
11. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOCATION OF THE IMPROVEMENTS RELATIVE TO THE PROPERTY LINE BOUNDARY. PROPERTY IS CURRENTLY VACANT.
12. BEARINGS SHOWN HEREON HAVE BEEN PROJECTED FROM A BEARING OF S89°26'00"E AS ESTABLISHED FOR THE SOUTH LINE OF BLOCK 12 ON THE RECORD PLAT OF UNIT NO. 1, CIRCLE "K" RANCH, PLAT BOOK 3, PAGE 11, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
13. BUILDING SETBACKS AND ZONING INFORMATION CAN BE OBTAINED BY CONTACTING GRACE ROMERO AT romero-grace@levycounty.org. ZONING CODES (SP)CALUAST WITH THE LEVY COUNTY DEVELOPMENT DEPARTMENT.
14. FENCES SHOWN HEREON HAVE BEEN SHOWN FOR GRAPHIC REPRESENTATION ONLY, OWNERSHIP OF FENCE HAS NOT BEEN DETERMINED FOR THIS SURVEY. FENCE TIES ARE NOT TO BE USED TO RECONSTRUCT THE PROPERTY/BOUNDARY LINE.

DATE SURVEYED: 09-25-2020  
DATE DRAWN: 10-05-2020  
DRAWN BY: T.D.B.  
CHECKED BY: T.D.B.  
SCALE: 1" = 100'  
FIELD BOOK 8, PAGE 51  
SHEET 1 OF 2  
PROJECT NO. TB 20-0161  
W.D. 1: TB 20-0161

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
—REGISTERED SURVEYOR AND MAPPER  
  
THOMAS R. BON  
DATE SIGNED: 10-06-2020  
C#R: 352-221-3468 FL. CERT. NO. 6547

BON LAND SURVEYING, LLC  
SURVEYOR & MAPPER  
6309 SW 17th COURT, TRENTON, FLORIDA 32693  
CELL: (352) 221-3468  
FLORIDA LICENSE NO. PSM6547  
e-mail: tommyb@bonlandsurveying.com

Boundary Survey Certified To:

Brody and Sarah Lathrop

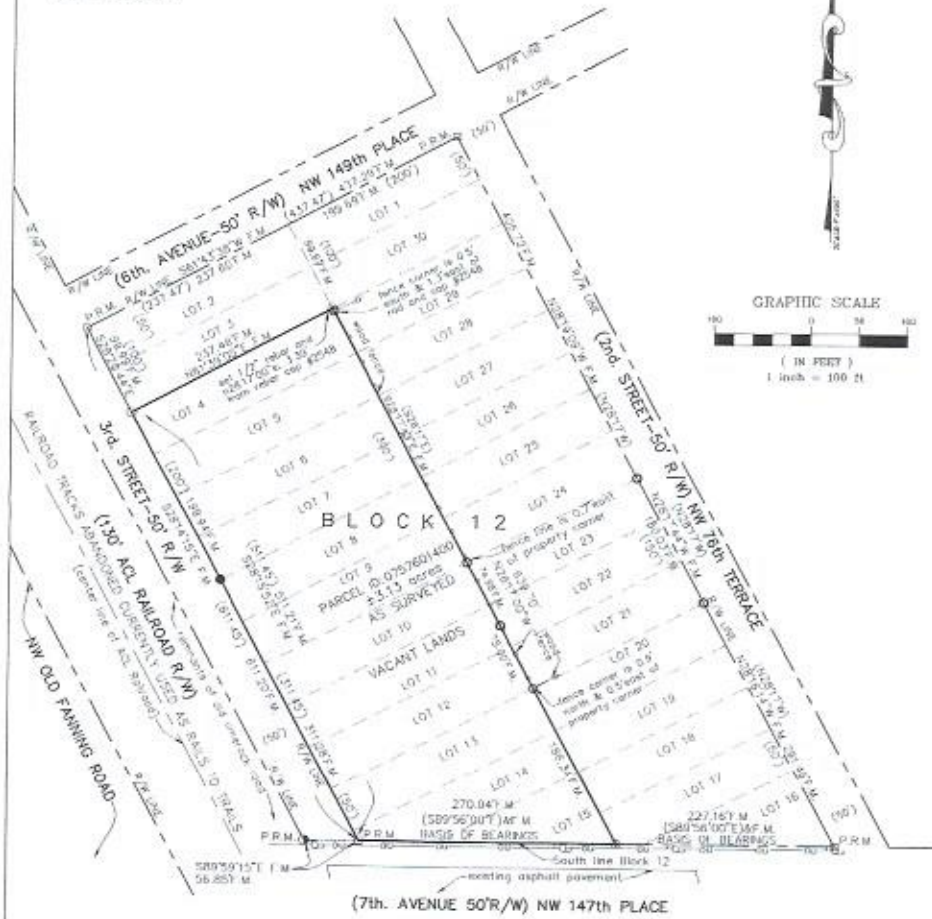
**BOUNDARY SURVEY**

IN  
SECTION 10, TOWNSHIP 11 SOUTH, RANGE 14 EAST,  
LEVY COUNTY, FLORIDA

Sheet 2 of 2  
No one sheet is  
intended to stand  
alone as a complete  
boundary survey

**LEGAL DESCRIPTION:**

LOTS 4 THRU 15, INCLUSIVE, BLOCK 12, CIRCLE 'K' RANCH  
SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 3, PAGE 11, PUBLIC RECORDS OF LEVY  
COUNTY, FLORIDA.



**LEGEND:**

- NO ID. = NO IDENTIFICATION
- ( ) = PLAT MEASUREMENT OR INFORMATION
- F.M. = FIELD MEASUREMENT
- R/W = RIGHT OF WAY LINE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = FOUND 3/8" IRON BAR, NO ID.
- = FOUND 3/4" IRON PIPE, NO ID.
- ⊙ = SET 1/2" REBAR & CAP PSM6547
- = FOUND CONCRETE MONUMENT, NO ID.
- = FOUND 1/2" REBAR & CAP L54795
- = FOUND 5/8" IRON BAR & CAP L52549
- o— = OVERHEAD UTILITY LINE
- o— = WOOD UTILITY POLE

DATE SURVEYED: 09-28-2020  
 DATE DRAWN: 10-05-2020  
 DRAWN BY: T.O.B.  
 CHECKED BY: T.B.B.  
 SCALE: 1" = 100'  
 FIELD BOOK 6, PAGE 51  
 SHEET 2 OF 2  
 PROJECT NO. 78 20-0161  
 LMS 1: 78 20-2161

SEE SHEET 1 OF 2 FOR SURVEYOR'S  
 RAISED SEAL AND SIGNATURE

**BON LAND SURVEYING, LLC**  
 SURVEYOR & MAPPER  
 6309 SW 17th COURT, TRENTON, FLORIDA 32693  
 CELL: (352) 221-3469  
 FLORIDA LICENSE NO PSM6547  
 e-mail: tommyb@bonlandsurveying.com

INFORMATION MAP - NOT A SURVEY  
No warranties, express or implied are provided  
by the data herein, for use as an interpretation.  
This information should not be relied upon by  
any person for any administrative or legal  
purpose of property.

Levy County Property Appraiser  
Osborn "Oz" Barber  
P. O. Drawer 100  
Bronson, Florida 32621  
Telephone (352) 485-4322  
Map Room (352) 485-4192



This property unit is for a church  
All others within 200 mile radius  
are residential.

1 inch = 167 feet