

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

Filing Date: _____
Amount of Fee: \$ 600.00

Petition Number CZ 03-20
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>Stephen M. McMillen</u>	Owner's Name <u>Lee Thomas</u>
Address <u>444 NW Main Street</u>	Address <u>4960 NE 195th CT</u>
<u>Williston, FL</u> Zip Code <u>32616</u>	<u>Williston, FL</u> Zip Code <u>32616</u>
Phone No. <u>(352) 528-6277</u>	Phone No. <u>(352) 528-5858</u>

II. PARCEL INFORMATION

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>04823-000-00</u>	<u>531/T12/R19</u>	<u>4.675</u>
2. _____	_____	_____
Total Acreage _____		

Subdivision name (if applicable): _____

Legal Description: Provide most current deed. See required attachments.

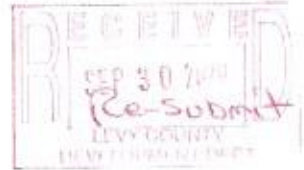
III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: UMDR (Urban Medium Density Residential)

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 FRF district to RR² district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning
build houses
Residential Use

(*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...)

Single family home, pool, driveway, well, covered area.

Directions to the Property: (Please start directions from a State or County Road): *Beginning at intersection of US 41 and N.E. 58th St, head east 0.3mi turn south onto N.E. 195th Ct. for 174 ft.*

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.
-

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: LEE THOMAS
Address: 4990 NE 19TH CT
KILLISTON FL 32696
Phone: 352 528-5858

Owner of Record

Name: _____
Address: SAME
Phone: _____

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.

8/31/20
Date

[Signature]
Owner Signature

STATE OF FLORIDA
COUNTY OF

Levy
[Signature]

Owner Signature

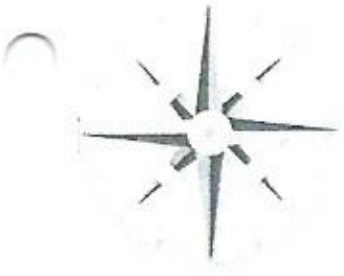
Sworn to and scribed before me this 31st Day of August 2020, by (name)

[Signature]
Signature - Notary Public



MYKA D. ETHERIDGE
Commission # GG 350610
Expires July 1, 2023
Bonded Thru Budget Notary Services

Personally known Identification Expiration Date _____



McMillen Surveying, Inc.

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

August 26, 2020

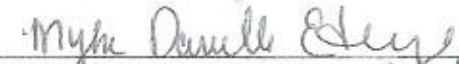
State of Florida
County of Levy

I, Lee Thomas, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Rezoning Process** upon "4990 NE 195th Court, Williston, Florida 32696" on the following parcel lying in Section 31, Township 12 South, Range 19 East, Levy County, Florida:

Parcel ID# 04823-000-00.


Lee Thomas Date: 8/31/20

Notary Public, State of Florida
At Large


My Commission Expires: 7/1/23



MYKA D. ETHERIDGE
Commission # GG 350610
Expires July 1, 2023
Brevited Thru Budget Notary Services

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 _____

Office Use Only:	<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> _____

20 7.00
57 51.00
747 18.00
173 70

This instrument prepared by
Joseph E. Smith
P. O. Box 117
Bronson, Florida 32621

executive line

This Indenture,

P.O. BOX 66 PAGE 240

SUR TAX 18.70
STATE STAMPS 51.00

(The words "grantor" and "grantee" herein shall be construed to include all grantors and grantees as placed in the contract instrument.)

Made this 12 day of September 19 74. Between

THELMA H. JONES, a widow

of the County of Levy, State of Florida, grantor, and

LEE A. THOMAS, JR. and his wife, BEVERLY A. THOMAS

whose post-office address is 432 W. Noble Avenue, Williston of the County of Levy, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit: Beginning at the intersection of the North boundary of Section 31, Township 12 South, Range 19 East with the Easterly right of way line of U. S. Highway No. 41, said point being S. 87° 30' E. 1713.66' from the Northwest corner of said Section 31, thence continuing S. 87° 30' E. along said North boundary 20.10 chains to the Westerly right of way of a county maintained graded road; thence S. 0° 14' E. 6.21 chains along said Westerly right of way line, thence N. 87° 30' W. 18.60 chains to the Easterly right of way line of U. S. Highway No. 41, thence N. 13° 30' W. along said right of way 6.46 chains to the P.O.B. All being in Levy County, Florida. Exception: Beginning at the point of intersection of the North boundary of Section 31, Township 12 South, Range 19 East with the East right of way line of U. S. Highway No. 41, said point being S. 87° 30' E. 1713.66 feet from the NW corner of said section and being 50 ft. from the centerline of said highway measured at right angle, thence S. 87° 30' E. along said North boundary 525.00 ft., thence S. 2° 30' W. 330.00 ft., thence N. 87° 30' W. 430.38 ft. to said East right of way line, thence N. 13° 30' W. along said right of way line 343.30 ft. to the point of beginning; all subject to county road right of way along North side.

CANCELLED
ERNEST STEPHENS, CLERK
\$5.50
\$11.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
51.00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

FILED 49859
1974 SET 12 PM 2:52
ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF LEVY
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared THELMA H. JONES, a widow

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same. WITNESS my hand and official seal in the County and State last aforesaid this 12 day of September 1974.

JOSEPH E. SMITH
Notary Public, State of Florida at Large
My Commission Expires June 22, 1977
MIDSTATE LEGAL SUPPLY COMPANY INDEXED

THIS

North – facing NE 50th Street



South – facing away from NE 50th Street

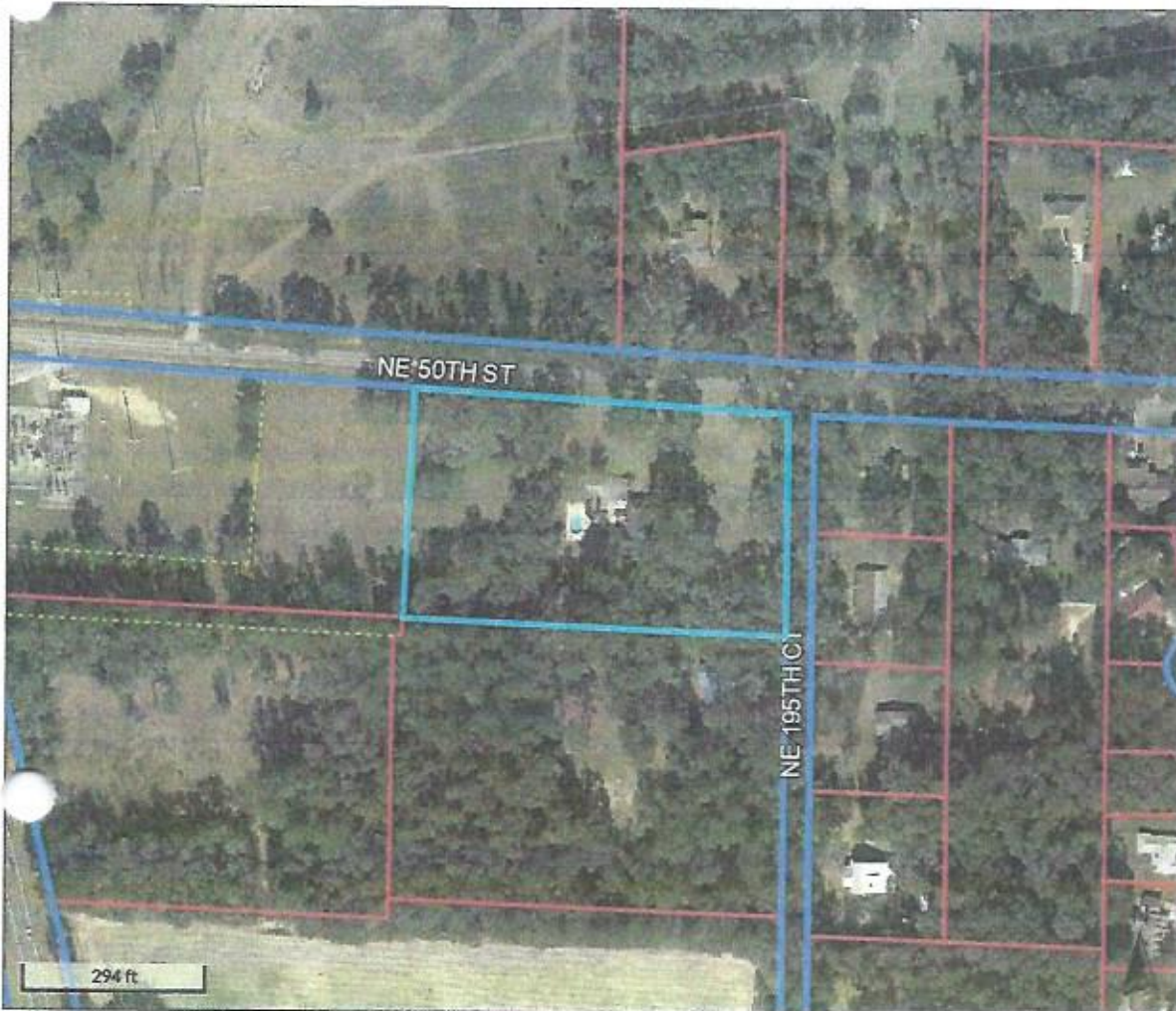


East – Facing towards front of property and NE 195th Court



West – Facing towards home and rear of property, away from NE 195th Court





Overview



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	0482300000	Physical Address	4990 NE 195 CT	Building Value	\$141,464	Last 2 Sales			
Property Use	0100 - HOUSE		WILLISTON	Extra Feature Value	\$17,198	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WTMG	Mailing Address	THOMAS LEE A JR	Market Land Value	\$58,500	n/a	0	n/a	n/a
Acres	4.69		4990 NE 195TH CT	Ag Land Value	\$58,500	n/a	0	n/a	n/a
			WILLISTON FL 32696	Just Value	\$217,162				
				Assessed Value	\$137,712				
				Taxable Value	\$87,712				

Date created: 7/20/2020
 Last Data Uploaded: 7/17/2020 7:23:53 PM

Developed by  **Schneider**
 GEOSPATIAL



Summary

Parcel ID 0482300000
Location Address 4990 NE 195 CT
 WILLISTON 32696-
Neighborhood NORTHWOOD EST AREA (715)
Legal Description* 31-12-19 0004.69 ACRES TRACT IN N1/2 OF N1/2 OR BOOK 66 PAGE 240 -LESS DB 57 PAGE 27-& LESS ORB 1436 PAGE 710
*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 SINGLE FAMILY R (0100)
Subdivision N/A
Sec/Twp/Rng 31-12-19
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 4.690
Homestead Y
Ag Classification No

[View Map](#)

Owner

Owner Name [Thomas Lee A Jr](#) 100%
Mailing Address 4990 NE 195TH CT
 WILLISTON, FL 32696

Valuation

	2020 Preliminary Value
	Summary
Building Value	\$141,464
Extra Features Value	\$17,198
Market Land Value	\$58,500
Ag Land Value	\$58,500
Just (Market) Value	\$217,162
Assessed Value	\$137,712
Exempt Value	\$50,000
Taxable Value	\$87,712
Cap Differential	\$79,450
Previous Year Value	\$215,665

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
25000	25000					

Building Information

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	3393	Interior Flooring	CARPET
Conditioned Area	2391	Interior Wall	DRYWALL
Actual Year Built	1975	Heating Type	FORCED AIR DUCTED
Use	SINGLE FAMILY	Air Conditioning	CENTRAL
Exterior Wall	BRICK	Baths	2.5
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	2391	2391
FINISHED GARAGE	0	504
PATIO	0	330
FINISHED OPEN PORCH	0	168
Total SqFt	2391	3393

Extra Features

Code Description	BLD	Length	Width	Height	Units
FIREPLACE-A	1	0	0	0	1
PATIO-CONCRETE	1	24	12	0	288
RES POOL	1	28	18	0	504
DRIVEWAY PAVED	1	0	0	0	7664
POLE BARN F-2-A	1	0	0	0	900

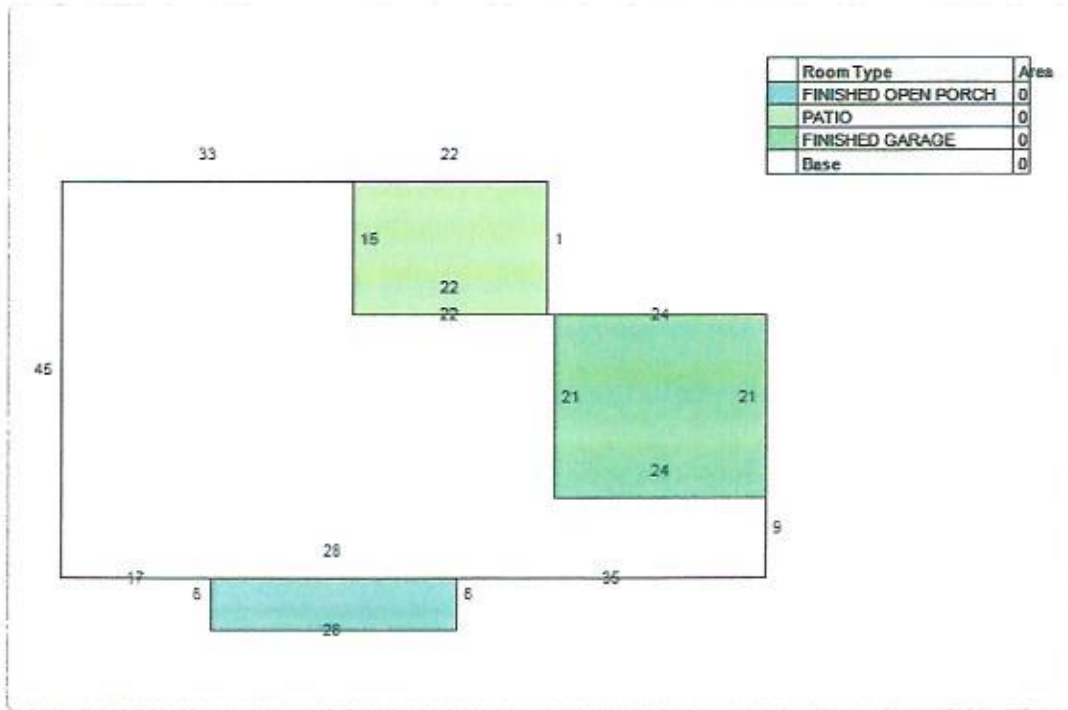
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hse on Lot	0	0	1	LT	\$58,500

Sales

Sale Date	Sale Price
9/12/1974	\$0.00

Building Sketch



Map



No data available for the following modules: Photos.

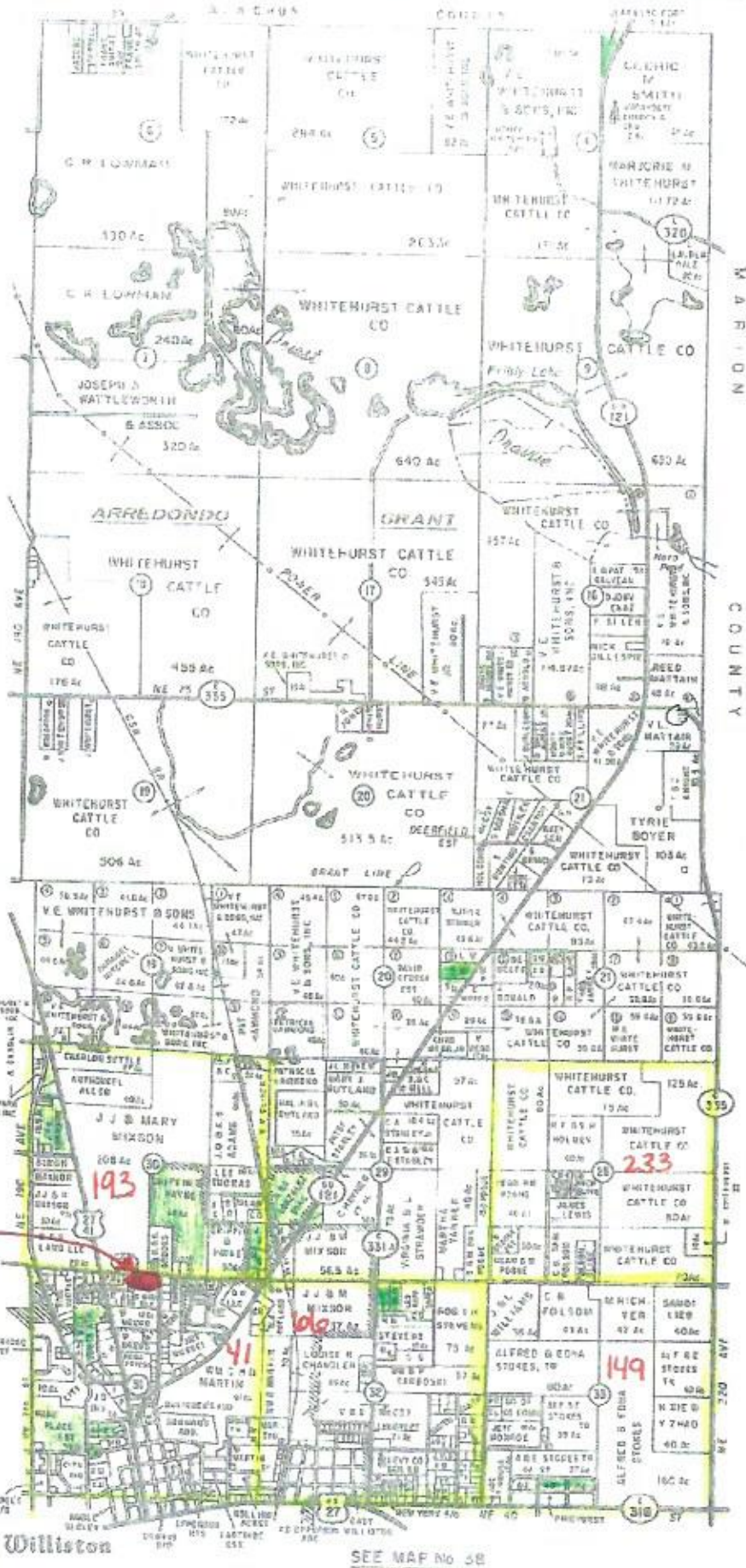
Levy County makes every effort to provide the most accurate information possible. The boundaries, elevations or depths are provided for the data herein, it is not a warranty.

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

Last Data Upload: 7/17/2020, 7:23:53 PM

Version 2.3.71





SEE MAP NO. 34



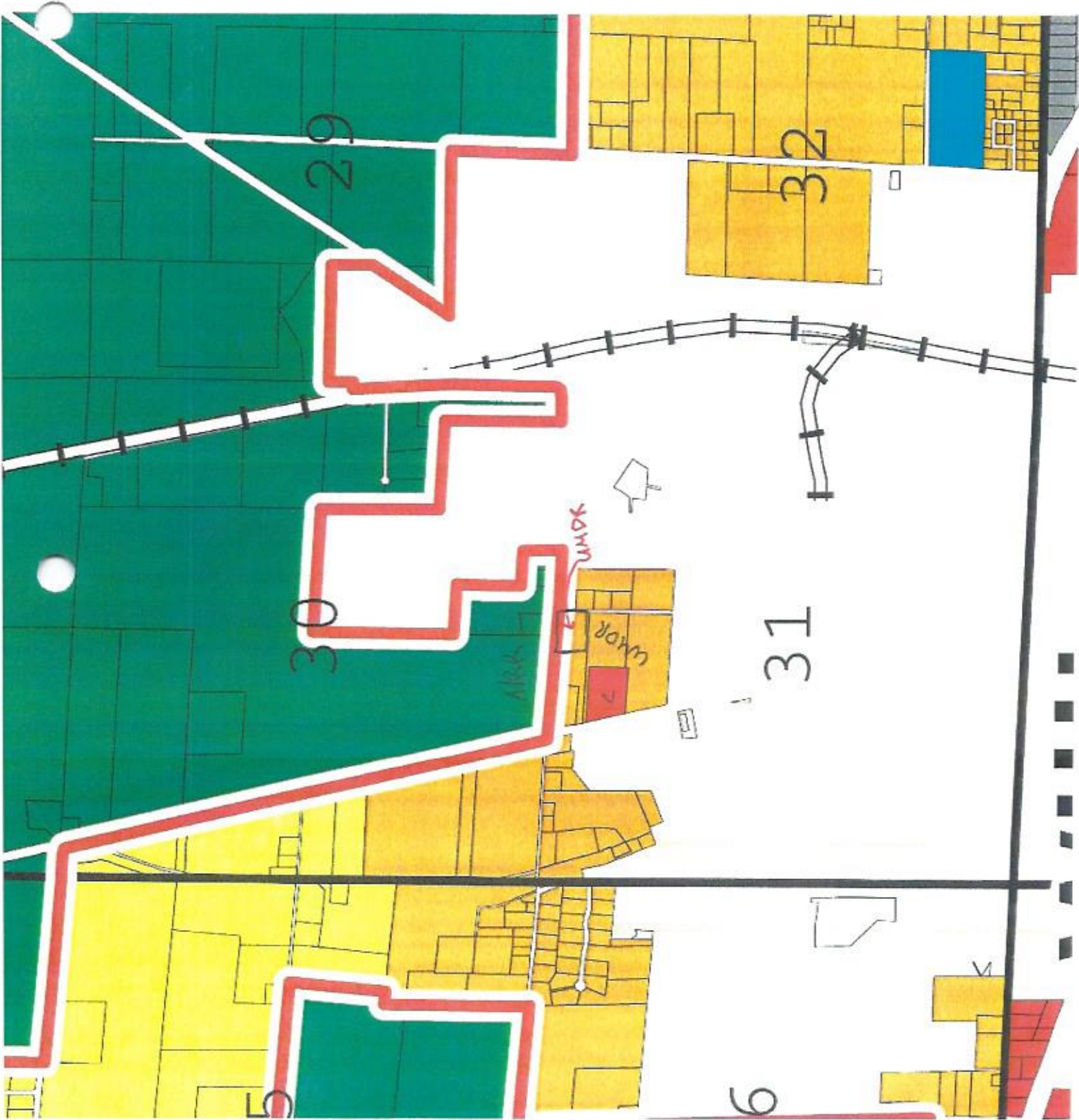
Subject Property

TWP. 12 S.

RGE. 9 E.









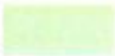













Levin County, Florida

SEE MAP No. 38

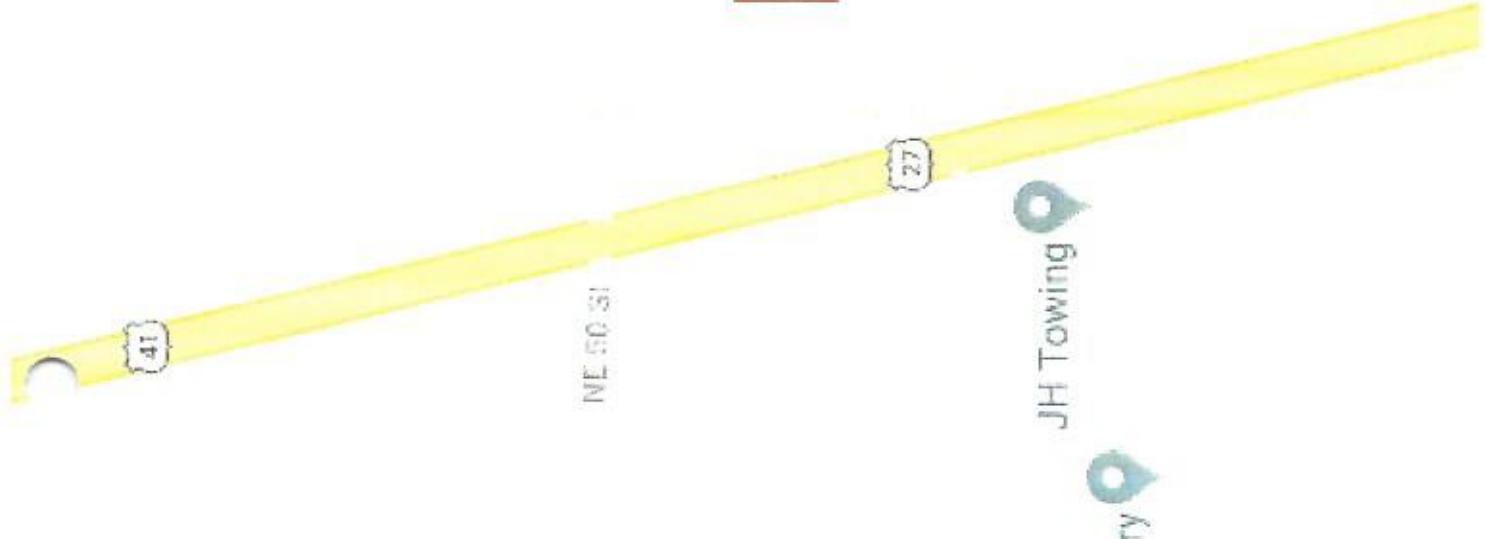


Levy County

LEGEND

-  County Road
-  State Road
-  US Highway
-  Municipal Service District
-  Parcel Lines (all)
-  Railroad
-  Spring Protection Zone
-  Rural Commercial Node
-  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)
-  C: Commercial
-  I: Industrial
-  CON: Conservation
-  PF: Public & Institutional Facility
-  REC: Recreation
-  Municipal
-  HR: Historic Resources





NE 50 St

41

27

JH Towing



NE 195 Ct

NE 50 St

4990 Northeast
195 Court
7 min drive - home

residential/housing

industrial/electric
power station

residential/housing

residential/housing



McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

September 29th, 2020

State of Florida,
County of Levy,

Exhibit "A" – By Surveyor

Lands described in O.R.B. 66, page 240, of the Public Records of Levy County, Florida; LESS and EXCEPT Lands described in Deed Book 57, page 27, said Public Records; LESS and EXCEPT Lands described in O.R.B. 1436, page 710, said Public Records; lying in Section 31, Township 12 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the East right-of-way line of U.S. Highway No. 41 and the North line of said Section 31, and run thence South $86^{\circ}18'53''$ East, along said North line, a distance of 725.51 feet; thence South $02^{\circ}33'52''$ West, a distance of 39.00 feet to the South right-of-way line of N.E. 50th Street and the Northeast corner of said O.R.B. 1436, page 710 and the Point-of-Beginning of the herein described parcel; thence continue South $02^{\circ}33'52''$ West, a distance of 354.74 feet to the Southeast corner of said O.R.B. 1436, page 710; thence South $87^{\circ}23'27''$ East, a distance of 591.08 feet to the West right-of-way line of N.E. 195th Court; thence North $00^{\circ}07'18''$ West, along said West right-of-way line, a distance of 344.33 feet to the said South right-of-way line of N.E. 50th Street; thence North $86^{\circ}18'53''$ West, along said South right-of-way line, a distance of 575.05 feet to the said Point-of-Beginning.

Containing 4.675 Acres, more



McMillen Surveying, Inc.

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

September 29th, 2020

State of Florida,
County of Levy,

The current land use for the submitted property for rezoning is currently being used a residential lot. As well as land to the North, South, & East. The West property line borders a power pole electric station, a maintenance station. The power station sits on the west side of the said property to the west, closest to US 27. There are no utility resources touching the west line of subject property, for as that side that borders is being used as a meet up for electricians to switch to company vehicles. Therefore, changing zoning would fit into the surrounding and be compatible as well.

Thank you,

Stephen M. McMillen, P.S.M.
McMillen Surveying, Inc.

