



### 3. Change of Zoning & Land Use Information

Commercial (Proposed via Concurrent Application)

Current land use

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and that the area described above be changed in accordance with the information below.

Present district F/RR New district C-4 & C-3

Requested use, activities, and development associated with the proposed change of zoning

The property owner requests the proposed rezoning to make his existing commercial business conforming with the Levy County zoning regulations. In addition, the property owner wishes to expand his business, which would be allowed if the proposed rezoning is approved.

Current (actual) use and improvements on the property (e.g., single family home, well and septic, pole barn, etc.)

Along the US 27 frontage, one commercial building (approx. 2,904 square feet) that houses the existing automotive repair business, along with well & septic systems and parking lot.

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

From Williston City Hall, head west approximately 2.8 miles on US 27 and enter site at 4350 NE 170th Avenue.

## 4. 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.

### A. Property description

1. Property Deed: The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
2. Legal Description. The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
3. 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.

### B. Maps

All required maps and information can be obtained at the Levy County Property Appraiser's Office.

1. Property Appraiser's Parcel Map
  - Identify the proposed site clearly using a color or pattern.
  - 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.
  - Identify the FLUM designation and zoning classifications for those properties identified in section 2.
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.

### C. 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.

## 5. Additional Written & Mapping Documentation

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.

## 6. 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.

## 7. Application Instructions

- 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.
- 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.
- 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.
- 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.
- 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.
- Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- 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.
- 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.
- 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.
- 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.

## 8. 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

Arthur L. Suggs (352) 528-3331 masterlubeautomotive@gmail.com  
Name Phone Email

PO Box 102 Williston FL 32696  
Mailing address Street City State ZIP Code

### Owner of record

~~Name Phone Email~~  
~~Mailing address Street City State ZIP Code~~

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

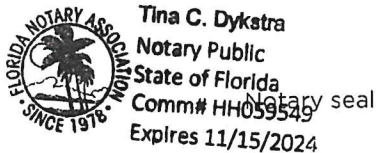
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Arthur L Suggs  
Owner signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day, Nov 19, 2021

by Arthur L Suggs who is personally known  or produced \_\_\_\_\_



[Signature]  
Notary public signature

8. Certification (cont'd)

Agent verification (if applicable)

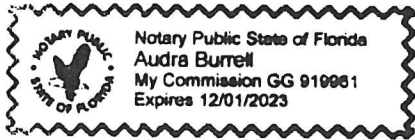
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

Clay (11/12/21)  
Authorized agent signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day, November 12, 2021

by Clay Sweger who is personally known  or produced



Notary seal

Audra Burrell  
Notary public signature

Office Use Only

PC public hearing date \_\_\_\_\_ Recommendation  Approval  Denial

BOCC public hearing date \_\_\_\_\_ BOCC action \_\_\_\_\_

Ordinance number \_\_\_\_\_ Adoption date \_\_\_\_\_

Print Form

### Summary

**Parcel ID** 0427000100  
**Location Address** 4350 NE 170 AVE  
 WILLISTON  
**Neighborhood** 05.00 (5)  
**Legal Description\*** 34-12-18 0001.59 ACRES TRACTS IN E1/2 OF SE1/4 SOUTH OF US ALT 27 OR BOOK 710 PAGE 457 & OR BOOK 1280 PAGE 135 -LESS CO R/W & LESS RD R/W-  
*\*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** AUTO SALE/REPAIR (2700)  
**Subdivision** N/A  
**Sec/Twp/Rng** 34-12-18  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 1.590  
**Homestead** N  
**Ag Classification** No

[View Map](#)

### Owner

**Owner Name** [Suggs Arthur L](#) 100%  
**Mailing Address** PO BOX 102  
 WILLISTON, FL 32696

### Valuation

	2021 Preliminary Value Summary
Building Value	\$42,269
Extra Features Value	\$10,475
Market Land Value	\$36,055
Ag Land Value	\$36,055
Just (Market) Value	<b>\$88,799</b>
Assessed Value	<b>\$88,799</b>
Exempt Value	\$0
Taxable Value	<b>\$88,799</b>
Cap Differential	\$0
Previous Year Value	\$88,799

### Exemptions

Homestead 	2nd Homestead 	Widow/er 	Disability 	Seniors 	Veterans 	Other 
---	---	--	--	---	--	---

### Building Information

<b>Building</b> 1	<b>Roof Cover</b> ASPHALT/COMP SHG
<b>Actual Area</b> 2904	<b>Interior Flooring</b> CONC ON GRADE
<b>Conditioned Area</b> 1680	<b>Interior Wall</b> MINIMUM FINISH
<b>Actual Year Built</b> 1984	<b>Heating Type</b> NONE
<b>Use</b> VEHICLE-SALES/REPAIR	<b>Air Conditioning</b> NONE
<b>Exterior Wall</b> CONCRETE BLOCK	<b>Baths</b>
<b>Roof Structure</b> GABLE OR HIP	

Description	Conditioned Area	Actual Area
BASE	1272	1272
CANOPY	0	560
CANOPY	0	468
OFFICE AVERAGE	408	408
CANOPY	0	196
Total SqFt	1680	2904

### Extra Features

Code Description	BLD	Units
ASPHALT 3	1	3500
ASPHALT 3	1	1200
CONCRETE 4	1	980
DU-C STORAGE	1	240
DC-B CARPORT	1	450
DC-C CARPORT	1	360
BOARD FENCE B	1	210
FNC CHN BRB 06	1	150

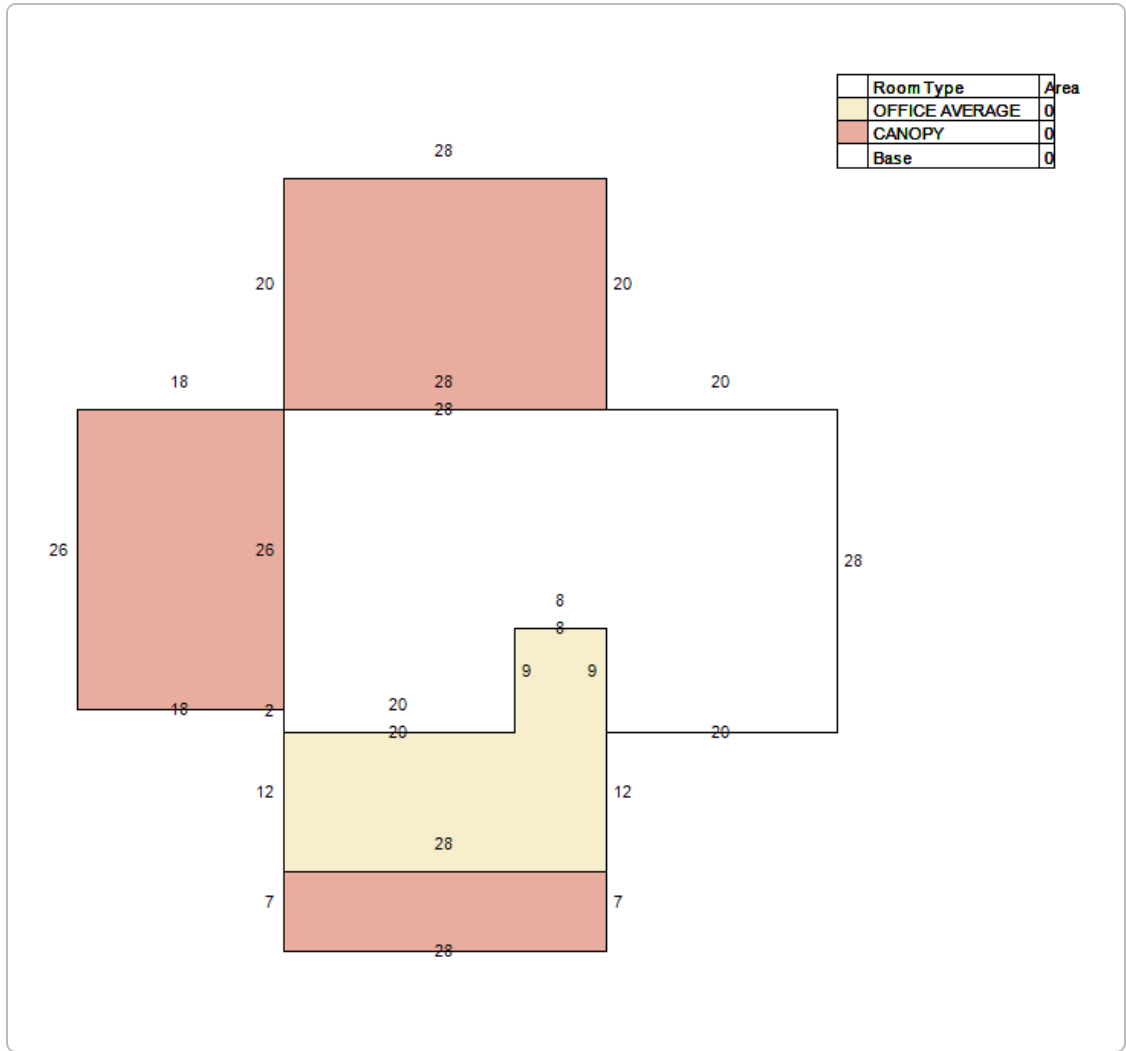
### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
AUTO SALE/REPAIR	0	0	1.59	AC	\$36,055

### Sales

Sale Date	Sale Price	Instrument			Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book	Page				
1/4/2013	\$100.00	WL	<a href="#">1280</a>	<a href="#">135</a>	U	I	BEAMER SANDY G	SUGGS ARTHUR L
5/1/2000	\$100,000.00	WD	<a href="#">710</a>	<a href="#">457</a>	U	I	BEAMER WILLIAM D	

### Building Sketch





## Map



No data available for the following modules: Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[GDPR Privacy Notice](#)

Last Data Upload: 10/29/2021, 7:25:55 PM

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 Schneider  
GEOSPATIAL

Version 2.3.157

### Summary

Parcel ID 0427000500  
 Location Address  
 Neighborhood 05.00 (5)  
 Legal Description\* 34-12-18 0004.00 ACRES TRACT IN E1/2 OF SE1/4 LYING W OF NE 170TH AVE OR BOOK 1561 PAGE 527  
*\*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 VACANT (0000)  
 Subdivision N/A  
 Sec/Twp/Rng 34-12-18  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 4.000  
 Homestead N  
 Ag Classification No

[View Map](#)

### Owner

Owner Name [Suggs Arthur L](#) 100%  
 Mailing Address PO BOX 102  
 WILLISTON, FL 32696

### Valuation

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$34,320
Ag Land Value	\$34,320
Just (Market) Value	\$34,320
Assessed Value	\$34,320
Exempt Value	\$0
Taxable Value	\$34,320
Cap Differential	\$0
Previous Year Value	\$34,320

### Exemptions

Homestead  2nd Homestead  Widow/er  Disability  Seniors  Veterans  Other

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	4	AC	\$34,320

### Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
12/9/2020	\$26,700.00	WD	<a href="#">1561</a> <a href="#">527</a>	Q	V	BEAMER SANDY G	SUGGS ARTHUR L
12/1/2004	\$100.00	WD	<a href="#">920</a> <a href="#">722</a>	U	I	BEAMER WM D	BEAMER SANDY G
4/28/2000	\$0.00	QD	<a href="#">709</a> <a href="#">129</a>	Q	I	BEAMER WILLIAM D	BEAMER SANDRA G

## Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.157

R. 10.00  
Doc. 0.70  
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10.70

R

Prepared by and return to:

Norm D. Fugate, P.A.  
P. O. Box 98  
Williston, FL 32696  
352-528-0019  
File Number: 3172

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### Warranty Deed

This Warranty Deed made this 4 day of <sup>January 2013</sup> ~~December~~, 2012 between Sandy G. Beamer, an unmarried woman whose post office address is 4090 NE 170 Avenue, Williston, FL 32696, grantor, and Arthur Lewis Suggs, a married man whose post office address is Post Office Box 102, Williston, FL 32696, 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 Levy County, Florida to-wit:

A parcel of land lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 34, and run thence North 02°03'20" West, along the east line of said Southeast 1/4 and along the West right-of-way line of N.E. 170th Avenue, a distance of 1932.18 feet to the Point-of-Beginning of the herein described parcel; thence continue North 02°03'20" West, along said East line and along said West right-of-way line, a distance of 24.03 feet; thence North 71°02'22" West, a distance of 234.15 feet; thence North 02°18'17" East, a distance of 169.09 feet to the South right-of-way line of U.S. Highway No. 27A (a.k.a. State Road No. 500); thence North 71°02'22" West, along said South right-of-way line, a distance of 150.04 feet to the Northeast corner of the F.D.O.T. Retention Area No. 295; thence South 01°21'49" East, along the East line of said F.D.O.T. Retention Area, a distance of 220.94 feet; thence South 79°09'00" East, a distance of 282.45 feet; thence South 59°39'23" East, a distance of 86.61 feet to the said Point-of-Beginning.

Parcel Identification Number: A portion of 04270-003-00

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

**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:

Jennifer L. Munden  
Witness Name: JENNIFER L. MUNDEN

Sandy G. Beamer (Seal)  
Sandy G. Beamer

Cela L. Tucker  
Witness Name: Cela L. Tucker

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 4 day of <sup>January 2013</sup> ~~December~~, 2012 by Sandy G. Beamer, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Jennifer L. Munden  
Notary Public  
Printed Name: JENNIFER L. MUNDEN

My Commission Expires: OCTOBER 13, 2013



rec-10  
doc-186.90  
196.90

Prepared by and return to:  
Norm D. Fugate, P.A.  
P. O. Box 98  
Williston, FL 32696  
352-528-0019  
File Number: 1787-003

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## Warranty Deed

This Warranty Deed made this 9th day of December, 2020 between Sandra G. Beamer, a single woman whose post office address is 4090 NE 170th Avenue, Williston, FL 32696, grantor, and Arthur L. Suggs whose post office address is Post Office Box 102, Williston, FL 32696, 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 Levy County, Florida to-wit:

A part of lands described in O.R.B. 920, Page 722, of the Public Records of Levy County, Florida; lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Section 34 and run thence North 02°01'32" West, along the East line of said Section, a distance of 1500.92 feet; thence North 89°38'37" West, a distance of 18.01 feet to the West Maintained right-of-way line of N.E. 170th Avenue and the Point-of-Beginning of the herein described parcel; thence continue North 89°38'37" West, a distance of 335.94 feet to the Southerly extension of the East line of the F.D.O.T. Retention Area per O.R.B. 634, Page 604, said Public Records; thence North 01°28'02" West, along said East line, a distance of 526.05 feet to the Southwest corner of lands described in O.R.B. 1280, Page 135, said Public Records; thence South 79°07'21" East, along the South line of said O.R.B. 1280, Page 135, a distance of 282.52 feet; thence South 59°39'02" East, along said South line, a distance of 71.46 feet to the said West Maintained right-of-way line of N.E. 170th Avenue; thence South 01°20'42" East, along said West right Maintained right-of-way line, a distance of 438.66 feet to the said Point-of-Beginning.

Parcel Identification Number: 0427000000 (a portion thereof)

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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:

Cynthia W. Caroline  
Witness Name: Cynthia W. Caroline

Sandra Beamer (Seal)  
Sandra G. Beamer

Cassidy Lee Barber  
Witness Name: Cassidy Lee Barber

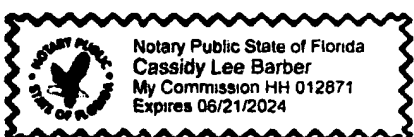
State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of December, 2020 by Sandy G. Beamer, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Cassidy Lee Barber  
Notary Public

Printed Name: Cassidy Lee Barber  
My Commission Expires: 06/21/24



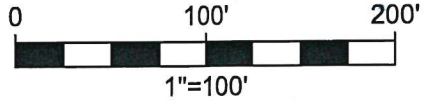
NE CORNER OF F.D.O.T.  
RETENTION AREA  
NO. 295

SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27A  
(ALSO KNOWN AS STATE ROAD NO. 500)  
N 71°02'22" W 370.41'

OFFICIAL RECORDS  
BOOK 1280,  
PAGE 135

OFFICIAL RECORDS  
BOOK 710,  
PAGE 457

PARCEL C-4  
1.58 ACRES, +/-  
(68,712 SQUARE FEET)



S 01°21'49" E 220.94'

S 79°09'00" E 282.45'

S 79°07'21" E 282.52'

S 59°39'02" E 71.46'

N 02°03'20" W 197.57'

POINT OF BEGINNING  
OF C-4

SOUTHERLY EXTENSION OF EAST LINE OF F.D.O.T.  
RETENTION AREA OFFICIAL RECORDS BOOK 634, PAGE 604  
N 01°28'02" W 526.05'

PARCEL C-3  
3.80 ACRES, +/-  
(165,579 SQUARE FEET)  
OFFICIAL RECORDS BOOK 1561,  
PAGE 527

WEST MAINTAINED RIGHT OF WAY LINE  
OF N.E. 170th AVENUE  
S 01°20'42" E 438.66'

N 02°03'20" W 1932.18'  
EAST LINE OF SECTION 34  
AND WEST RIGHT OF WAY LINE OF N.E. 170th AVENUE

POINT OF BEGINNING OF C-3  
AND OFFICIAL RECORDS  
BOOK 1561, PAGE 527

N 89°38'37" W 335.94'

POINT OF COMMENCEMENT  
S.E. CORNER OF SECTION 34  
ALSO KNOWN AS  
S.E. CORNER OF S.E. 1/4

N 89°38'37" W 18.01'  
N 02°01'32" W 1500.92'

**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		11/9/21	2021-204		

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF THE SE 1/4 OF SECTION 34  
TOWNSHIP 12 SOUTH, RANGE 18 EAST,  
LEVY COUNTY, FLORIDA

**FOR:** ARTHUR L. SUGGS

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda consultants inc.

LB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL. (352) 373-3541  
www.edafl.com mail@edafl.com

J:\BOB\2021-204.DWG

## Legal Description

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### C-4 Zoning Area

A parcel of land lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 34, and run thence North 02°03'20" West, along the east line of said Southeast 1/4 and along the West right-of-way line of N.E. 170<sup>th</sup> Avenue, a distance of 1932.18 feet to the Point-of-Beginning of the herein described parcel; thence continue North 02°03'20" West, along said East line and along said West right-of-way line, a distance of 197.57 feet to a point on the Southerly right-of-way line of U.S. Highway No. 27A (a.k.a. State Road No. 500), said Southerly right-of-way line being the Southerly line of the taking per O.R. Book 634, page 604, said public records; thence North 71°02'22" West, along said Southerly right-of-way line, a distance of 370.41 feet to the Northeast corner of the F.D.O.T. Retention Area No. 295; thence South 01°21'49" East, along the East line of said F.D.O.T. Retention Area, a distance of 220.94 feet; thence South 79°09'00" East, a distance of 282.45 feet; thence South 59°39'23" East, a distance of 86.61 feet to the said Point-of-Beginning.

## Legal Description

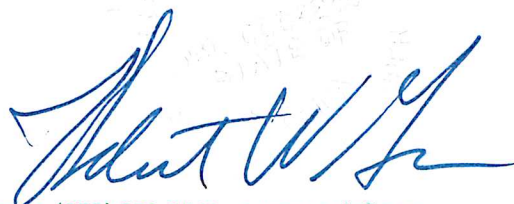
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### C-3 Zoning Area

(As per Official Records Book 1561, page 527 of the Public Records of Levy County, Florida)

A part of lands described in O.R.B. 920, Page 722, of the Public Records of Levy County, Florida; lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Section 34 and run thence North 02°01'32" West, along the East line of said Section, a distance of 1500.92 feet; thence North 89°38'37" West, a distance of 18.01 feet to the West Maintained right-of-way line of N.E. 170<sup>th</sup> Avenue and the Point-of-Beginning of the herein described parcel; thence continue North 89°38'37" West, a distance of 335.94 feet to the Southerly extension of the East line of the F.D.O.T. Retention Area per O.R.B. 634, Page 604, said Public Records; thence North 01°28'02" West, along said East line, a distance of 526.05 feet to the Southwest corner of lands described in O.R.B. 1280, Page 135, said Public Records; thence South 79°07'21" East, along the South line of said O.R.B. 1280, Page 135, a distance of 282.52 feet; thence South 59°39'02" East, along said South line, a distance of 71.46 feet to the said West Maintained right-of-way line of N.E. 170<sup>th</sup> Avenue; thence South 01°20'42" East, along said West Maintained right-of-way line, a distance of 438.66 feet to said Point-of-Beginning.

A handwritten signature in blue ink, appearing to read 'Robert W. Lee', is written over a faint circular stamp. The stamp contains the text 'LEVY COUNTY FLORIDA' and 'PLAT 1561-527'.



**Aerial Photograph**



NE 45TH ST

NE HIGHWAY 27 ALT  
NE HIGHWAY 27 ALT

NE 170th Avenue

NE 42ND

Parcel Map



NE 45TH ST

NE HIGHWAY 27 ALT

NE HIGHWAY 27 ALT

0427000100

0427000500

NE 170th Avenue

NE 42ND

# Adjacent Use Exhibit (300 Foot Radius)



Residential

Residential

FDOT  
Basin

Automotive  
Repair

Vacant

Residential

Vacant

Residential

Residential

Pasture

Residential

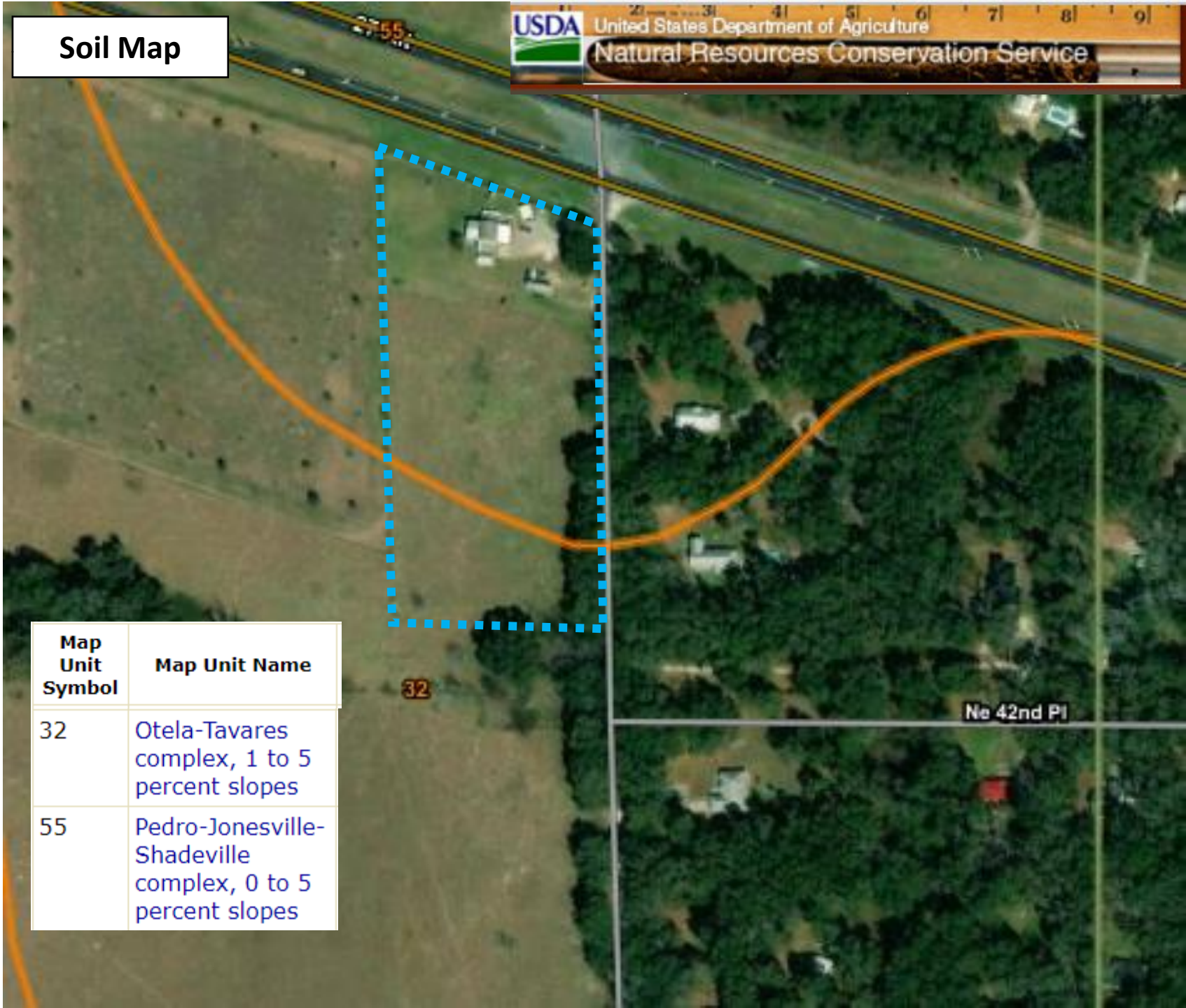
NE 45TH ST

NE HIGHWAY 27 ALT  
NE HIGHWAY 27 ALT

NE 170th Avenue

NE 42ND

# Soil Map



Map Unit Symbol	Map Unit Name
32	Otela-Tavares complex, 1 to 5 percent slopes
55	Pedro-Jonesville-Shadeville complex, 0 to 5 percent slopes

**View from US 27 of Project Site (on Left) and FDOT Basin (on Right)**



# View of Project Site (on Right) from US 27



**View of Project Site (on Right) on NE 170<sup>th</sup> Ave. (on Left) from US 27**



View from NE 170<sup>th</sup> Ave. of Project Site (on Left)



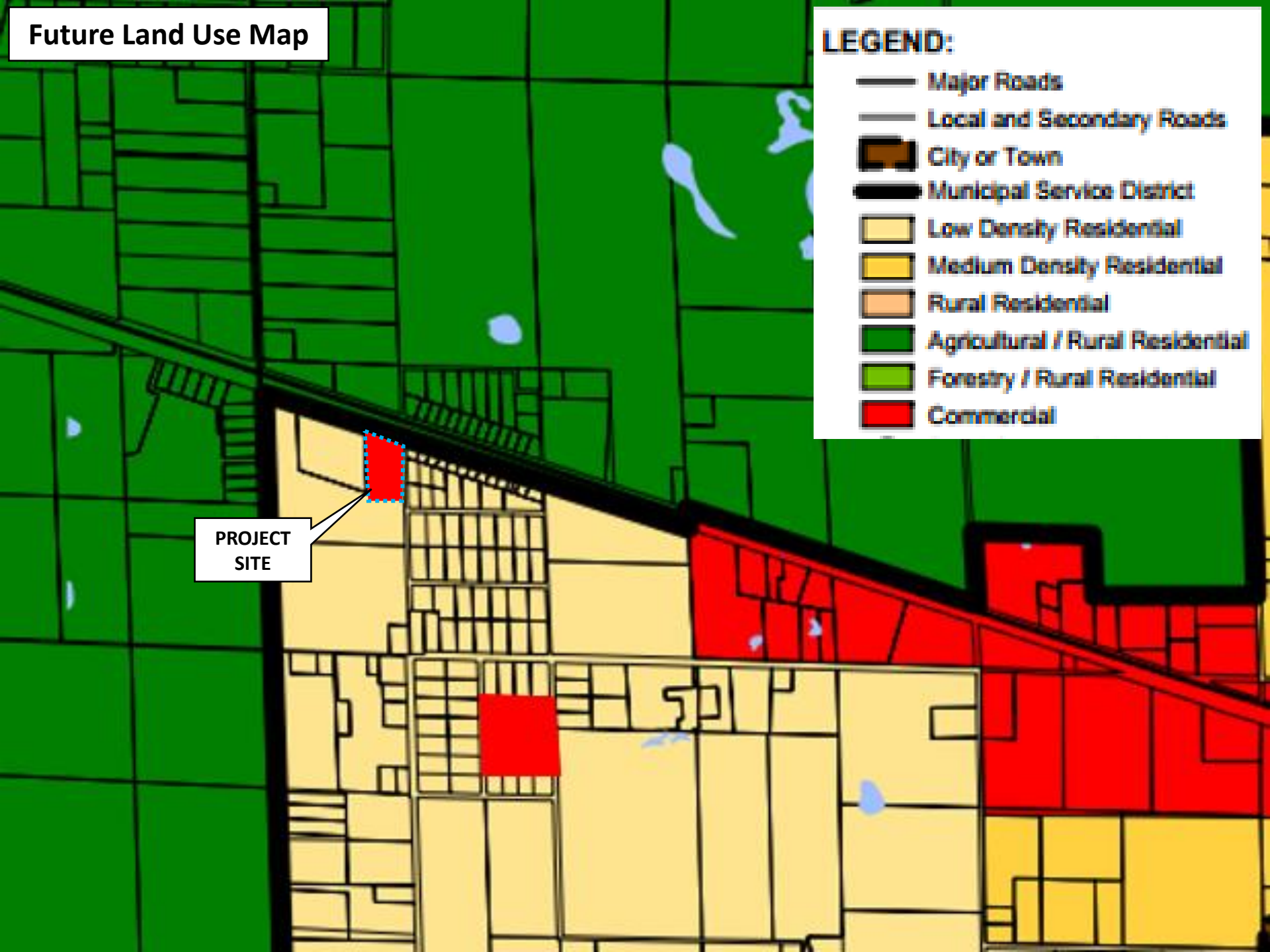


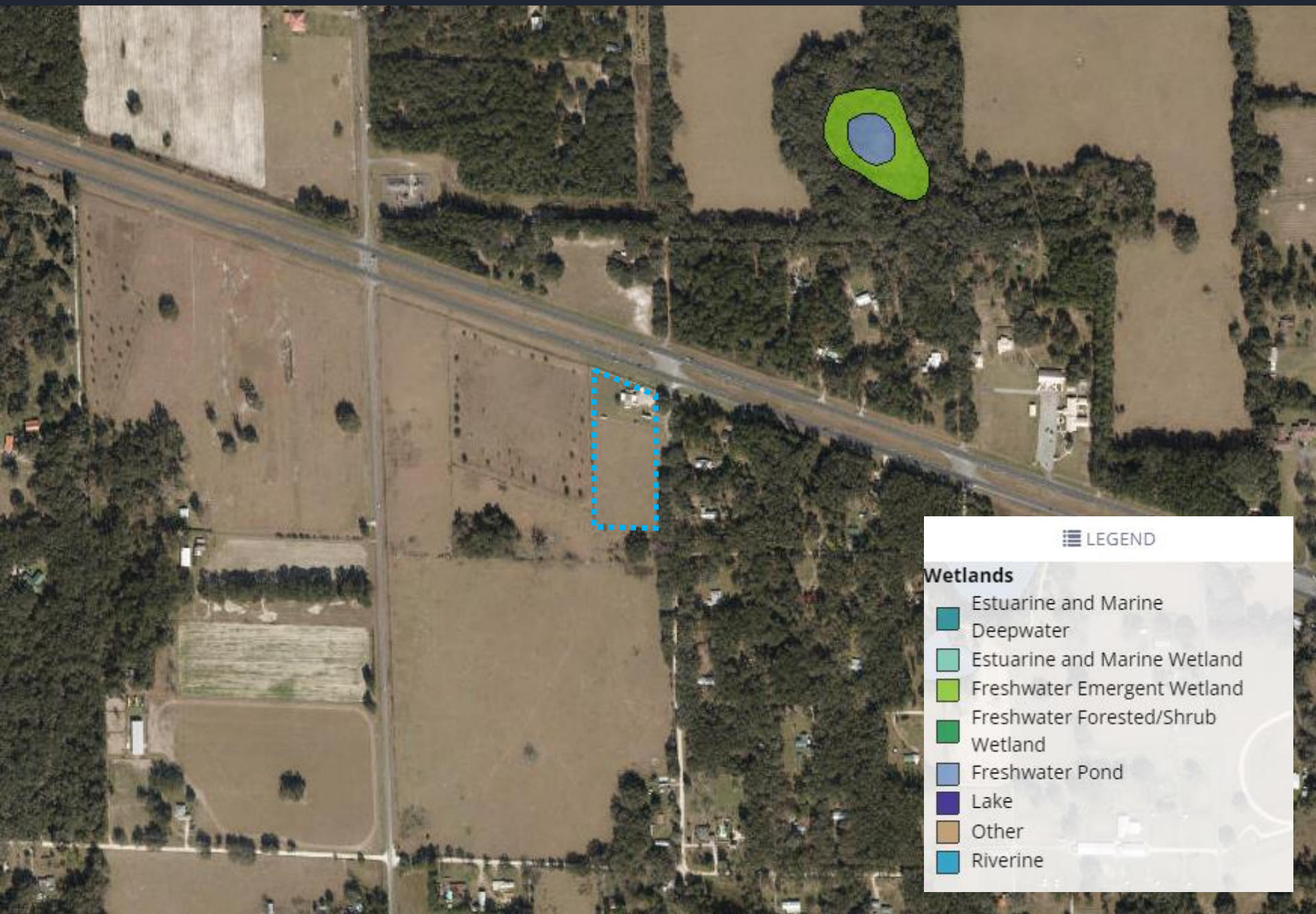
# Future Land Use Map

## LEGEND:

- Major Roads
- Local and Secondary Roads
- City or Town
- Municipal Service District
- Low Density Residential
- Medium Density Residential
- Rural Residential
- Agricultural / Rural Residential
- Forestry / Rural Residential
- Commercial

PROJECT SITE





☰ LEGEND

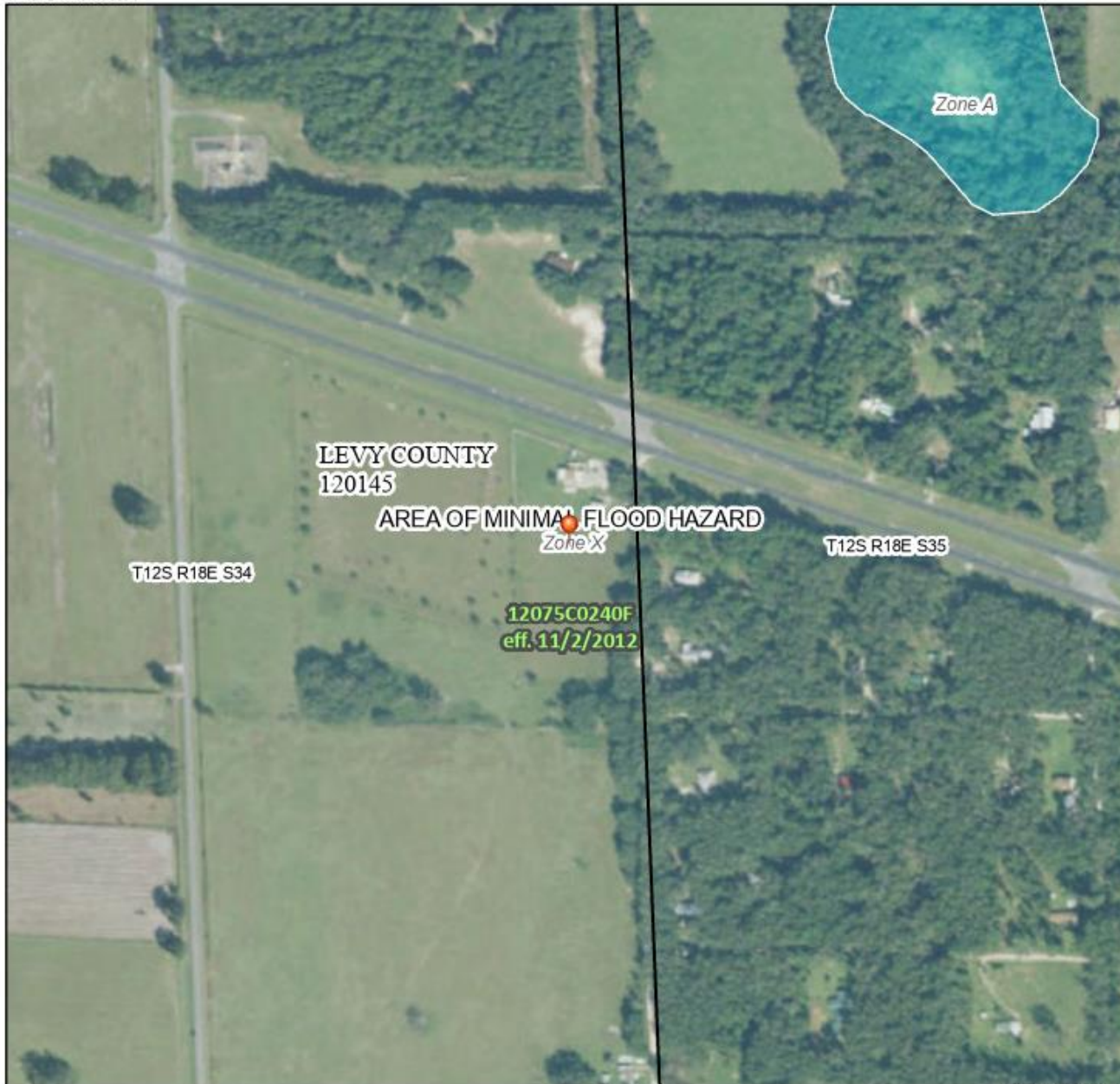
**Wetlands**

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

# National Flood Hazard Layer FIRMette



82°29'45"W 29°23'58"N



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

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

82°29'7"W 29°23'26"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes, Zone X  |
|                                    |  | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone D  |
|                                    |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation<br>17.5   |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
| <b>MAP PANELS</b>                  |  | 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 11/17/2021 at 3:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Rezoning Application



**Project Request:** A proposed rezoning from F/RR to C-4 & C-3.

**Project Location:** Tax Parcel Numbers 0427000100 & 0427000500

**Project Owner:** Arthur L. Suggs

**Submittal Date:** November 23, 2021

**Prepared By:** Clay Sweger, AICP, LEED AP  
eda consultants, inc.

## **Project Background / Project Request**

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The owner of the subject property, Arthur L. Suggs requests approval of a zoning change of the Levy County Zoning Map Atlas from Forestry / Rural Residential (F/RR) to C-4 on tax parcel 0427000100 & C-3 on tax parcel 0427000500. The total property owned by the applicant is approximately 5.38 (+/-) acres in size. The northern approximately 1.58 (+/-) acres is proposed for C-4 zoning and the southern 3.80 (+/-) acres is proposed for C-3 zoning. A portion of the property owned by Mr. Suggs and proposed for rezoning is an existing automotive repair business.

The subject property is located within the Williston Municipal Service District. Municipal Service Districts (MSDs) are established by the Comprehensive Plan and designated on the Future Land Use Map. The Comprehensive Plan provides for urban land uses within MSDs, which are intended for urban expansion and within which urban densities and intensities are allowed and urban services are provided or encouraged. The underlying Commercial future land use category is designated by the Comprehensive Plan as an urban land use category and is therefore appropriate when located within a MSD. Comprehensive Plan policies related to MSDs are provided in the 'Comprehensive Plan Consistency section of this Report. The proposed C-4 and C-3 zoning districts are consistent with the Commercial future land use designation on the property.

## **Background**

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The subject property as stated above has different future land use than zoning. The future land use map indicates the future use on this property as urban in nature. Although the property owned by Mr. Suggs has a Commercial land use designation, the entire parcel is presently zoned F/RR, which is not consistent with properties within the MSD or the underlying land use designation. Therefore, the rezoning request is being made to change the F/RR zoned land to C-4 & C-3.

The applicant wishes to expand their existing automotive repair business and potentially add other commercial activities and in order to do so, the zoning must be changed to commercial.

## **Existing and Future Land Use Pattern and Compatibility**

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<b>Existing Development Patterns</b>	<b>Existing Use</b>	<b>Future Land Use Designation</b>
<b>North</b>	US 27, Automotive Repair & Residential	Commercial & A/RR
<b>South</b>	Pasture	Low Density Residential
<b>East</b>	NE 170 <sup>th</sup> Avenue & Residential	Low Density Residential
<b>West</b>	FDOT Basin	Low Density Residential



The subject property is abutting commercial land to the north and US 27, a state arterial highway. The land is abutting NE 170<sup>th</sup> Avenue to the east and an FDOT basin to the west. Agricultural / undeveloped land lies to the south. Surrounding properties to the west, south and east are located within the Williston Municipal Service District (MSD). Future commercial development on the subject property would be required to comply with the Code requirements for building setbacks and landscape buffers to help ensure compatibility.

### Impact on Adopted Level of Service Standards

Accessibility to Public Facilities:

Road Access	US 27 to NE 170 <sup>th</sup> Street
Fire Protection	Approx. 3 miles (downtown Williston)
Police Protection	Approx. 3 miles (downtown Willison)
Emergency Medical Service	Approx. 3 miles
Nearest School	Approx. 2 miles
Centralized water and sewer	Approx. 3 miles to nearest connections

<b>Infrastructure</b>	<b>Comp. Plan Element</b>	<b>Level of Service Standard</b>
Solid Waste	Infrastructure Element Solid Waste sub/element Policy 1.5	The LOS standard is 2.8 lbs. per person per day or an equivalent residential unit (ERU) for non-residential development. The County uses the Tri-County Three Rivers Landfill in Union County, which has a projected 50-year time frame for capacity.
Parks and Recreation	Recreation and Open Space Element, Policy 1.2	This policy does not apply to commercial uses.
Centralized Sewer	Infrastructure Element	The property will be served with on-site septic service and therefore, will not affect any centralized sewer systems.
Potable Water	Infrastructure Element	The property will be served with on-site well service and therefore, will not affect any centralized potable water systems.
Drainage	Infrastructure Element, Stormwater Management sub-element, Policy 1.2 outlines design standards to address stormwater management systems addressing quantity and quality of stormwater runoff treatment.	Design standards for stormwater management systems to address quantity and quality of stormwater treatment is outlined in Policy 1.2 and is consistent with F.A.C. Rule 40B and 62-25.
Transportation	Transportation Element, Policies 2.2,3.4 and 4.4	County LOS standard for County and non- interstate roads is "C" US 27 is designated as a principal arterial and is required to maintain "B" in the Comprehensive Plan. See information below for LOS information.

Regarding traffic, the property has direct access to US 27. In addition, access is available to NE 170<sup>th</sup> Street at the intersection with US 27.

According to information provided by the Florida Department of Transportation; US 27 is operating at the required “B” level of service, which allows the existing 7,403 annual daily trips to maintain the “B” level service up to a total of 25,700 daily trips before the LOS drops to “C” (over three times the current average daily trip counts).

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing Average Annual Daily Traffic	Existing Level of Service	Reserved Capacity Trips for Previously Approved Development	Development Trips	Average Annual Daily Traffic With Dev	Level of Service with Development
Alt. US27 (SE of CR 339A)	7,403a	B	0	1,665	9,068	B

a 2020 Average Annual Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 11th Edition.  
Level of Service Handbook. Florida Department of Transportation, 2020.

Water, sewer, solid waste, parks and recreation, drainage and transportation level of services are anticipated to maintain the adopted level of service standards after the proposed amendment.

## **Levy County Comprehensive Plan Policies**

The following Comprehensive Plan policies apply to the proposed rezoning application. The policies listed below with the applicant’s consistency statements included.

### ***Future Land Use Element:***

*Goal: Promote complimentary development patterns that are sufficiently served by public facilities and services to support growth, while providing protection and enhancement of the County’s rural character and unique natural qualities.*

### ***Objective 1:***

*Discourage the proliferation of urban sprawl by establishing a clear separation between urban and rural land uses, while providing for complimentary and supportive mixed uses and innovative compact design.*



*Policy 1.1 Municipal Service District (MSD):*

*Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities.....Within a Municipal Service District, only the following land uses shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Commercial and Industrial.*

*Policy 1.2 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses and identify Overlay Zones. Urban Areas shall be delineated as Municipal Service Districts (MSD's).*

*Commercial (Future Land Use Designation): This category allows for commercial land uses...(and) this land use is only permitted within a Municipal Service District.*

**Consistency: The subject property is located in the Williston Municipal Service District. Municipal Service Districts (MSD's) are established by the Comprehensive Plan and designated on the Future Land Use Map. The Comprehensive Plan provides for urban land uses within MSD's, which are intended for urban expansion and within which urban densities and intensities are allowed and urban services are provided or encouraged. The Commercial land use category on the property is designated by the Comprehensive Plan as an urban land use category and the proposed C-4 & C-3 zoning districts implement the Commercial land use designation. Therefore, the proposed rezoning application is consistent with these policies.**

*Policy 1.5 The County encourages incremental development of MSD's that radiate outward from the municipal limits.*

**Consistency: The subject property is located immediately on land within the MSD with a Commercial future land use designation and is therefore consistent with this policy.**

*Policy 1.10 The Commercial Future Land Use designation shall be limited to Municipal Service Districts...*

**Consistency: The project site is located within the Municipal Service District and therefore, the proposed rezoning to commercial districts is consistent with this policy.**

***Infrastructure Element:***

*Objective 3 Discourage Urban Sprawl*

*Encourage compact urban development patterns and provide for the efficient use of existing public services and facilities in Municipal Service Districts.*

*Policy 3.2 The County will provide for higher density and intensity land uses within Municipal Service Districts and areas with existing public facilities, including special districts.*

*Sanitary Sewer Sub-Element*

*Objective 1 Discouraging Urban Sprawl*

*Encourage compact urban development patterns and provide for the efficient use of existing public facilities in Municipal Service Districts.*

**Consistency: The subject property is located within a Municipal Services District and not in the rural area as identified in the Comprehensive Plan and therefore, is consistent with the policies that discourage urban sprawl listed above.**

***Economic Element:***

*Policy 3.1 Provide adequate amounts of land for future development and expansion in suitable locations for agricultural/aquaculture, commercial and industrial land uses.*

**Consistency: The proposed rezoning to commercial districts will support future development and expansion of an existing facility in an appropriate location within a Municipal Services District.**

**Summary**

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***Comprehensive Plan Policies:*** The proposed rezoning to commercial districts (C-4 & C-3) is consistent with Comprehensive Plan policies related to the intensity of development within Municipal Service Districts (MSDs). Commercial zoning designations at the proposed location appears to be consistent with Future Land Use Element policies in regards to the appropriateness of commercial uses in the MSD's. A portion of the site is already developed as a commercial business with access to US 27, a state arterial highway and consequently, this proposed amendment is consistent with the future land use map and development patterns within the area. In addition, new jobs are anticipated to be created that also will result with benefit the local economy and tax base, as encouraged in the Comprehensive Plan.

***Level of Service:*** The analysis shows that the proposed rezoning would not have an adverse effect on adopted level of service standards.

***Compatibility:*** As stated above, a portion of the site is already developed with a commercial business use and consequently, this proposed rezoning is consistent with the development pattern within the area.