



# Levy County Board of County Commissioners Planning Department

PO BOX 930, BRONSON FL 32621  
Phone: 352-486-5405 | Fax: 352-486-5549  
Website: [levycounty.org/department/planning\\_department](http://levycounty.org/department/planning_department)

## Comprehensive Plan Amendment Checklist

It is the burden of the applicant to be familiar with the requirements set forth by Chapter 163 of the Florida Statutes when filing for Comprehensive Plan Amendments. Requirements may change with each legislative session. Please contact the Levy County Planning Department at (352) 486-5405 if you need assistance with locating this information.

Hover form fields for instructions.

### Step 1: Create 20 packets containing the following, in order

Create 20 packets each containing the items in the order listed below. The application will not be processed without these items. Any change must be submitted in writing to the Planning Department and received one week prior to the Planning Commission Public Hearing. Please check off the items below as they are completed.

#### 1. Comprehensive Plan Amendment Application

Please print all information in Application legibly

#### 2. This checklist

Please ensure checklist is complete and all items are in the specified order.

#### 3. Property deed

The most recent deed pertaining to the proposed amendment property. This may be obtained from the Clerk of the Circuit Court's Office.

#### 4. Certified property boundary survey, signed and stamped

- Provide a certified legal boundary survey of the proposed amendment site. The legal description must be signed and stamped by a certified Registered Land Surveyor (RLS) or a Civil Engineer.  
\*Please Note: One additional 11" x 17" copy of the Certified Property Boundary Survey is required separately at the time of your 20-packet submission.
- IN LIEU OF BOUNDARY SURVEY a certified legal description describing only the proposed amendment property, area in acres, and an accompanying sketch drawn to scale with a title, north arrow and date on a sheet measuring 8 ½ by 11. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor or civil engineer. A certified boundary survey is required when the proposed amendment involves a portion of a parcel or more than one land use designation or zoning district.

#### 5. Document existing conditions and compatibility with adjacent property

In a separate attachment, document in writing how the proposed change of land use and zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

## Step 1: Create 20 packets containing the following, in order (cont'd)

### 6. Justification statement (when changing to residential use only)

A justification statement addressing Future Land Use Element Policy 9.2 of the Comprehensive Plan, which requires that the County-wide allocation of residential and non-residential land use categories on the Future Land Use Map be based upon the assessments listed below. The justification should be supported by data and analysis that demonstrate the following:

- That there is a need for the requested residential land use category. The need should be based upon circumstances such as projected population, shifts in demographic trends, changes in availability of land, existing development patterns, and development potentials.
- That the requested residential land use category is environmentally suitable for the property.
- That the requested residential land use category can be supported by available public facilities.

### 7. Land Use Analysis Form

### 8. Additional supporting documentation

Any additional supporting information provided by the applicant such as: Traffic studies, environmental studies, provision of public facilities, etc.

### 9. Four or more photographs at the proposed amendment site

Photographs showing site views from the subject property 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.

### 10. Property maps

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

- Identify the subject property clearly using a color or pattern
- Identify all surrounding streets/roads
- Identify all existing uses within 300 feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Agriculture (livestock/crops), Silviculture (timber harvesting), or Undeveloped.  
\*For example: Commercial/restaurant or Residential/single-family home
- Identify the Future Land Use Map designation and zoning classifications for adjacent properties

### 11. Property appraiser's aerial photograph with parcel overlay

Highlight using a color or pattern to identify the subject property clearly, taking care to obscure as little information as possible.

### 12. Soil characteristics form

### 13. Comprehensive Plan Amendment Certification page, signed and notarized

#### Other requirements (determined by Planning Director)

Requirement

Placement

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## Step 2. Submit all 20 packets

- 20 Completed Application Packets: All required documentation and submission material is required to accompany the application at the time the request is submitted. Additional information may be required based on the location and site specific characteristics of the property. Applications are screened for completeness. 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.
- Changes to Your Application: Any information changes must be submitted in writing to the Planning Department and received a minimum of one week prior to the Planning Commission Public Hearing.
- Required Fee: Applications must be accompanied by a fee; a Small Scale Amendment is \$600, and a Large Scale Amendment is \$1250. Please make checks payable to the Levy County Board of County Commissioners.
- Submission in Person: Applications should be submitted in person to the Levy County Planning Department, located in the front beige building within the Levy County Road Department Facility at: 660 N Hathaway Ave, Bronson, FL 32621. Mail-in applications must be approved by the Planning Director prior to submission.
- Meeting Attendance: It is highly advised the applicant or representative be present at both the Planning Commission and Board of County Commission public hearings. The Commission, at its discretion, may defer action or take decisive action on any application.
- Timeline: Amendment applications are processed once a month. Applications received on or by the first of the month will be tentatively scheduled, advertised, and presented to the Planning Commission at a public hearing the following month.
- Public Notice: Notice signs will be posted on the property involved approximately two weeks before the scheduled meetings to hear the proposed request. 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 feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- Effective Date: If approved, Small Scale FLUM amendments shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, the amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. Large Scale amendments' timing must be discussed with Planning Department.

 11/21/21  
\_\_\_\_\_  
Owner/agent signature & date

## **Analysis of Application in Staff Review**

Pursuant to Chapter 163, F.S. the following issues will be addressed in staff review.

### **1. Concurrently & level of service (LOS) impact**

The Levy County Comprehensive Plan sets out LOS standards for Public Facilities and infrastructure. LOS calculations are based on adopted LOS standards in the Comprehensive Plan. All development proposals are required to meet the LOS standards at the time of development. Concurrency is reviewed for the maximum potential in relation to: 1) use water, sewer; 2) generation of solid waste; 3) impact to traffic circulation, storm water management systems; 4) demand on recreational facilities; 5) Provision of open space.

### **2. Environmental suitability**

The Levy County Comprehensive Plan sets out guidelines for environmentally sensitive lands and land characteristics suitable for urban and rural land uses and development. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

### **3. Land use compatibility**

The Levy County Comprehensive Plan sets out guidelines for compatibility for urban and rural land uses. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

### **4. Consistency with the Levy County Comprehensive Plan**

Proposed FLUM amendments are reviewed for consistency with Plan goals, objectives, and policies that discourage urban sprawl development patterns and encourage the efficiency of land use, the efficient provision of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and natural resources, per Levy County Comprehensive Plan Chapter 163, F.S.

Additional assistance:  
If you require further information, please contact the  
Levy County Planning Department at (352) 486-5405



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## Comprehensive Plan Amendment Application

Hover form fields for instructions.

### To be completed by Planning Department

\_\_\_\_\_ \$600.00 \_\_\_\_\_ \$1,200.00  
Filing date      Petition number      Small scale amendment      Large scale amendment

Make checks payable to LBOCC.

It is required that anyone intending to file a petition for amendments to the future land use map is to meet with the Levy County Planning Department prior to filing the petition to discuss the proposed amendment and petition process. Failure to answer all questions herein will result in the application being returned to the applicant.

### 1. Applicant & Owner Information

#### Applicant(s) or Agent(s) (if different)

Clay Sweger \_\_\_\_\_ (352) 373-3541 \_\_\_\_\_ csweger@edaf.com \_\_\_\_\_  
Name      Phone      Email

720 SW 2nd Ave., South Tower, Ste. 300      Gainesville      FL      32601  
Mailing address      Street      City      State      ZIP Code

#### Owner of Record

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

P.O. 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

# 1. Applicant & Owner Information

## Owner of Record

Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Mailing address Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

## Owner of Record

Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Mailing address Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

# 2. Request Land Use Change

Indicate the present AND requested Future Land Use Map (FLUM) designation

ULDC Current FLUM designation	F/RR Current zoning classification	Commercial Requested FLUM designation
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# 3. Parcel Information

Parcel number(s)	Section/township/range	Acreage
0427000100 (PORTION)	34-12-18	0.73 (+/-)
0427000500	34-12-18	3.80 (+/-)
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total acreage		4.53 (+/-)

Physical location 4350 NE 170th Avenue Williston FL 32696  
Street City State ZIP Code

N/A  
Subdivision name (if applicable)

### 3. Parcel Information (cont'd)

Current (actual) use

Parcel 0427000100 - Automotive Repair  
Parcel 04270000500 - Undeveloped

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 automotive repair business.

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.



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## Land Use Analysis Form

Hover form fields for instructions.

### 1. Land Use Information

NOTE: All development associated with a land use change must meet adopted level of service standards and is subject to applicable concurrency requirements

A. Indicate the current land uses of the surrounding property

North US 27 & Residential

South Pasture

East NE 170th Avenue & Residential

West FDOT Stormwater Basin

B. Will the proposed use of the property have an impact on adjacent property or any impact on creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors?  Yes  No

If so, explain

There are no identified environmentally sensitive resources on the subject properties or any adjacent property. In addition, the land has been improved as a commercial development (north end) and pasture land (south end).

C. Explain how the proposed change will contribute to the community

The proposed change will contribute to the community by allowing a local business owner to expand his existing business and therefore, better provide their business services to the residents of Levy County.

D. What are the potential long-term economic benefits of the proposed change (e.g., wages, jobs, tax base, etc.)?

The proposed change will allow for additional commercial development in Levy County will directly allow a local business owner to grow his business, which will create new jobs and increase the local tax base.



# 1. Land Use Information (cont'd)

E. What impact will the proposed change have on level of service standards?

Roadways Minimal Impact - US 27 is a state arterial roadway with significant daily vehicular capacity.

Recreation No Impact - request is non-residential in nature.

Waste and wastewater No Impact - Site will be served with on-site well and septic systems.

Solid waste Minimal Impact - Future commercial development will pay for solid waste service.

F. Indicate the closest distance by road (in miles) from the proposed amendment site to the following public facilities. If not applicable, select "N/A."

Fire protection 3  N/A      Police protection 3  N/A

Emergency medical service 3  N/A      Centralized sewer service 2  N/A


Centralized water service 2  N/A      Nearest school 2  N/A

## 2. Urban Sprawl Analysis

Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria

- Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
- Promotes the efficient and cost effective provision or extension of public infrastructure and services;
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
- Promotes conservation of water and energy;
- Preserves agricultural areas and activities;
- Preserves open space and natural lands and provides for public open space and recreation needs;
- Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;
- Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

Please see attached Justification Report.

 11/12/21  
Owner/agent signature & date

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 the Levy County Planning Department at (352) 486-5405 for an appointment.



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## Soil Characteristics Form

Hover form fields for instructions.

Information to complete this form can be gathered from either of the following:

[USDA-NRCS Web Soil Survey](http://websoilsurvey.nrcs.usda.gov/app) (<http://websoilsurvey.nrcs.usda.gov/app>)

\*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.

[Levy County Soil Survey](http://ufdc.ufl.edu/UF00025720/00001) (<http://ufdc.ufl.edu/UF00025720/00001>)

### 1. Soil Association & Component Soils

Map unit	Soil type	Acreage	% of area
<u>32</u>	<u>Otela - Tavares Complex</u>	<u>1</u>	<u>20</u>
<u>55</u>	<u>Pedro - Jonesville - Shadeville Complex</u>	<u>4</u>	<u>80</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

### 2. Potential for Wildlife Habitat

Openland wildlife Fair      Woodland wildlife Fair      Wetland wildlife Very poor

### 3. Suitability for Major Land Uses

Cropland Good      Pasture Good      Woodland potential productivity Fair

### 4. Building Site and Sanitary Facilities Limitation

Septic tank Fair      Septic tank absorption field Fair      Building without basement Fair  
Local roads and streets Fair      Small commercial building Fair      Shallow excavation Fair

### 5. Additional Land Characteristics or Comments

N/A

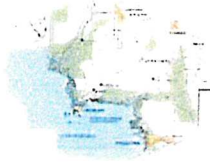
## Using the NCSS Web Soil Survey

The following directions were adapted from the NCSS website. Four basic steps make WSS a simple, yet powerful, way to access and use soil data.

- 1. Define**      Use the Area of Interest tab to define your area of interest. You can navigate to an area by zooming in on a map or by selecting from a Quick Navigation choice list. After you find the area, define it as the Area of Interest (AOI) by drawing a box around it using a map tool. You must complete this step before you can go on to the next two steps.
  
- 2. View**        Click the Soil Map tab to view or print a map of the soils in your area and view a description of the soils, or click the Soil Data Explorer tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.
  
- 3. Explore**     Click the Soil Data Explorer tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.
  
- 4. Check out**   Use the Shopping Cart tab to get your FREE report immediately or download it later.

You can access context-sensitive online help throughout the application by clicking the question-mark icon in a specific panel or dialog.

When you are done, always click the Logout link next to the Help link. Clicking the Logout link allows the application to release the resources used by your session immediately, instead of having to wait 40 minutes for your session to time out.



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## Comprehensive Plan Amendment Certification

Hover form fields for instructions.

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission 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 for which the petition is being submitted. Signatures of all owners or their agent 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).

### 1. Certification

#### Owner(s) of Record

Arthur L. Suggs                      (352) 528-3111                      masterlubeautomotive@gmail.com  
Name(s)                                      Phone                                      Email

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

### 2. 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 \_\_\_\_\_

 Tina C. Dykstra  
Notary Public  
State of Florida  
Comm# HH059549  
Expires 11/15/2024

Tina C. Dykstra  
Notary public signature

### 3. 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 Sweger (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

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 
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### 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

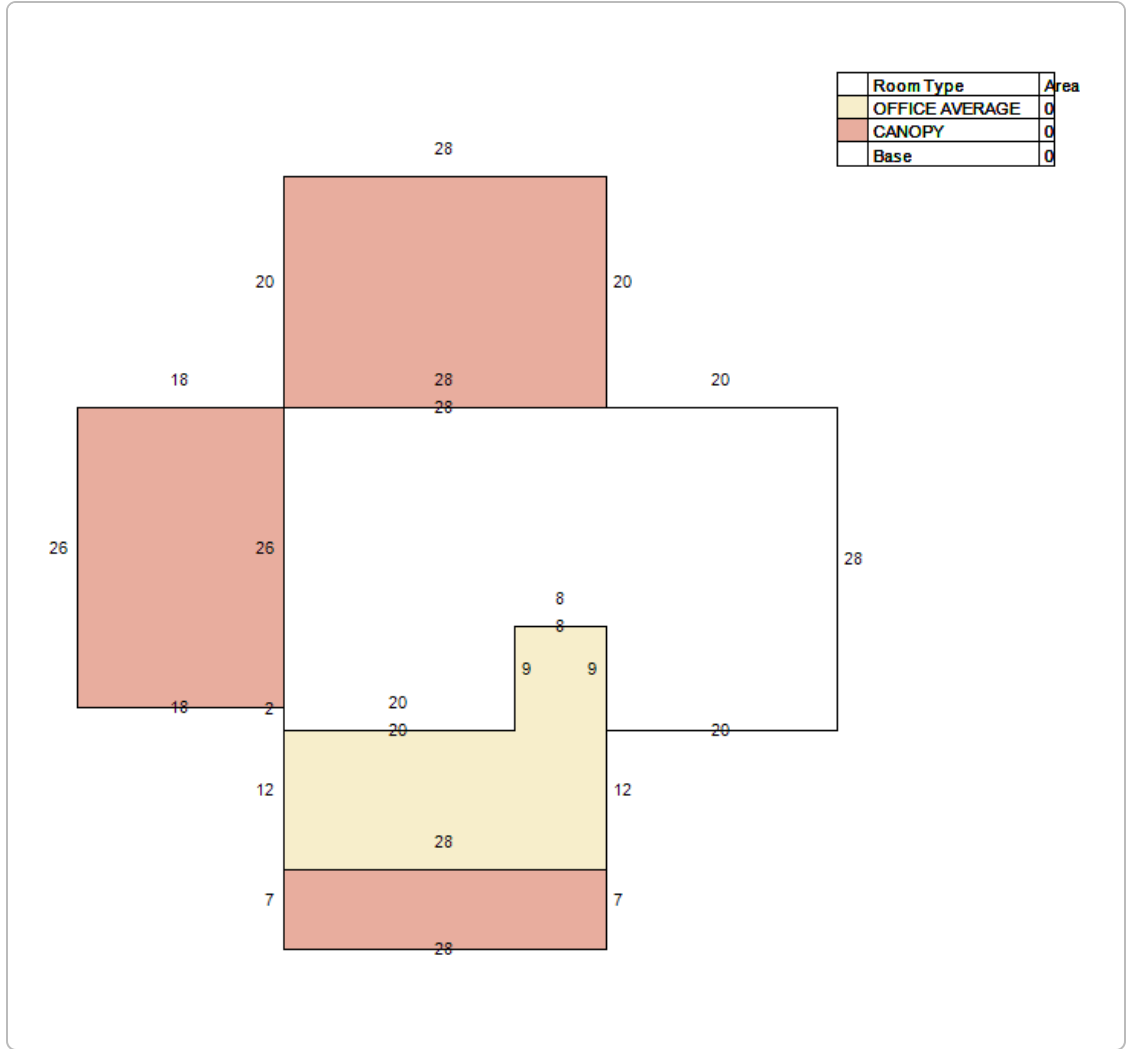
### Land Line

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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Developed by  
 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	<b>\$34,320</b>
Assessed Value	<b>\$34,320</b>
Exempt Value	\$0
Taxable Value	<b>\$34,320</b>
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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Last Data Upload: 10/29/2021, 7:25:55 PM

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 Schneider  
GEOSPATIAL

Version 2.3.157

# This Warranty Deed

Made this 15<sup>th</sup> day of May A.D. 2000  
by

**WILLIAM D. BEAMER and SANDRA GAIL BEAMER,**  
husband and wife

hereinafter called the grantor, to  
**ARTHUR LEWIS SUGGS**

whose post office address is: **Post Office Box 104**  
**Williston, FL 32696**

**Grantees' SSN:**  
hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ **10.00**  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Levy**  
County, Florida, viz:

See **EXHIBIT 'A'** attached hereto and by this reference made a part hereof.

**SUBJECT TO** conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

**Parcel Identification Number: 04270-001-00 & 09653-013-00**

**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, **1999**

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

Signed, sealed and delivered in our presence:

1st Witness Signature: Carol S. Roberts  
Name: CAROL S. ROBERTS  
Printed Witness Name: CAROL S. ROBERTS

William D. Beamer  LS  
Name & Address: **WILLIAM D. BEAMER**  
**Post Office Box 685 Williston, FL 32696**

2nd Witness Signature: Donna F. Lewis  
Name: DONNA F. LEWIS  
Printed Witness Name: DONNA F. LEWIS

Sandra Gail Beamer  LS  
Name & Address: **SANDRA GAIL BEAMER**  
**Post Office Box 685 Williston, FL 32696**

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_  LS

Name: \_\_\_\_\_

Name & Address: \_\_\_\_\_  LS

State of **FLORIDA**  
County of **LEVY**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of **May**, 2000, by

**WILLIAM D. BEAMER and SANDRA GAIL BEAMER, husband and wife**

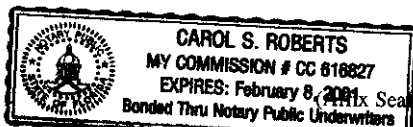
who is personally known to me or who has produced \_\_\_\_\_ as identification.

and who did not take an oath.

(Type of Identification)

Carol S. Roberts  
Notary Public  
Print Name: CAROL S. ROBERTS  
My Commission Expires: \_\_\_\_\_

PREPARED BY: Sue Smith  
Levy Abstract & Title Company  
50 Picnic St.  
Bronson, Florida 32621  
File No: T-20923



FILE# 355601  
Levy County, FLORIDA

RCD May 16 2000 03:57  
Douglas M. McKay, CLERK

DEED DOC STAMPS 700.00  
05/16/00 A Deputy Clk

Return to: Levy Abstract  
P.O. Box 148  
Bronson, FL 32621  
352-486-2116

EXHIBIT 'A'

PARCEL 1:

Part of lands described in O.R. Book 553, Page 108, of the Public Records of Levy County, Florida, lying in the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

Commence at an iron rod at the Southeast corner of said Southeast 1/4 and run North 02 deg. 03 min. 20 sec. West, along the East line of said Southeast 1/4, a distance of 1956.21 feet to an iron rod marked "PSM 5469" and the Point-of-Beginning of the herein described parcel; thence continue North 02 deg. 03 min. 20 sec. West, along said East line, 173.54 feet to an iron rod marked "PSM 5469" 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 deg. 02 min. 22 sec. West, along said Southerly right-of-way line, 220.37 feet to an iron rod marked "PSM 5469"; thence South 02 deg. 18 min. 17 sec. West 169.09 feet to an iron rod marked "PSM 5469"; thence South 71 deg. 02 min. 22 sec. East 234.15 feet to the said Point-of-Beginning.

AND

PARCEL 2:

Lot 14, Block "D", WILLISTON HIGHLANDS UNIT 9, according to the plat thereof recorded in Plat Book 4, page 10, public records of Levy County, Florida.

  
W. D. B.

  
S. G. B.

R. 10.00  
Doc. 0.70  
10.70

Prepared by and return to:

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

R

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 4 day of ~~December~~ <sup>January 2013</sup>, 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 ~~December~~ <sup>January 2013</sup>, 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

[Space Above This Line For Recording Data]

## 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

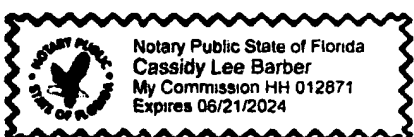
State of Florida  
County of Levy

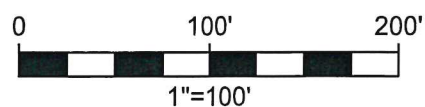
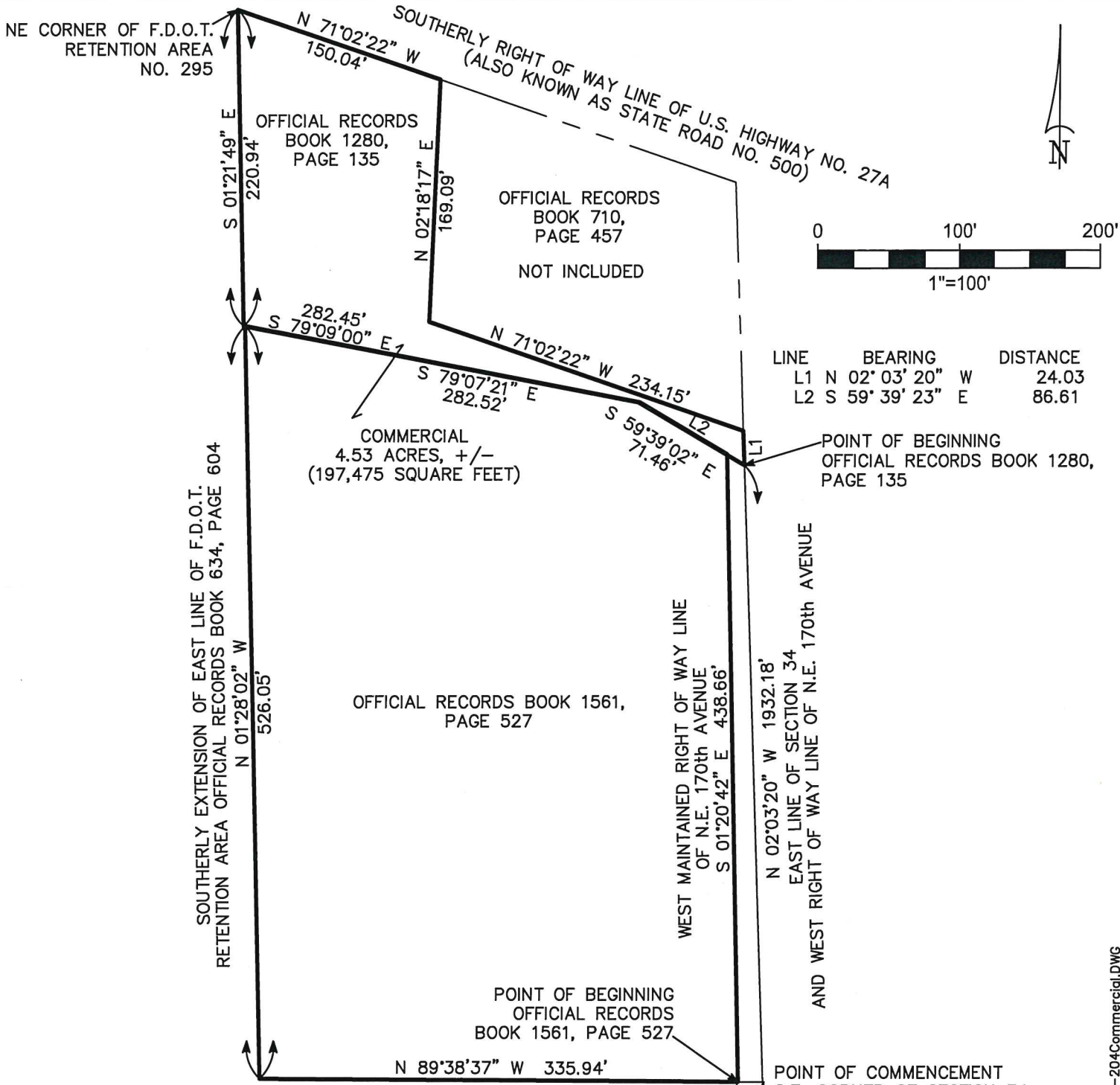
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of December, 2020 by Sandy G. Beamer, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Cassidy Lee Barber  
Notary Public

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





LINE	BEARING	DISTANCE
L1	N 02° 03' 20" W	24.03
L2	S 59° 39' 23" E	86.61

**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	11/18/21	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

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

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



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\2021-204Commercial.DWG

## Legal Description

---

### **Commercial Land Use Map Change**

That certain parcel of land 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.

### Together with:

That certain parcel of land as per Official Records Book 1280, page 135 of the Public Records of Levy County, Florida:

A parcel of land 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 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 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.

Containing 4.53 Acres (197,475 Square Feet), in aggregate, more or less.

A handwritten signature in blue ink, appearing to read 'Kent W. Smith', is written over a faint, circular official seal. The seal contains text that is mostly illegible but appears to include 'LEVY COUNTY' and 'FLORIDA'.



**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 170<sup>th</sup> Avenue

NE 42ND

# Adjacent Use Exhibit (300 Foot Radius)



Residential

Residential

FDOT  
Basin

Auto  
Repair

Vacant

Residential

Vacant

Residential

Residential

Pasture

Residential

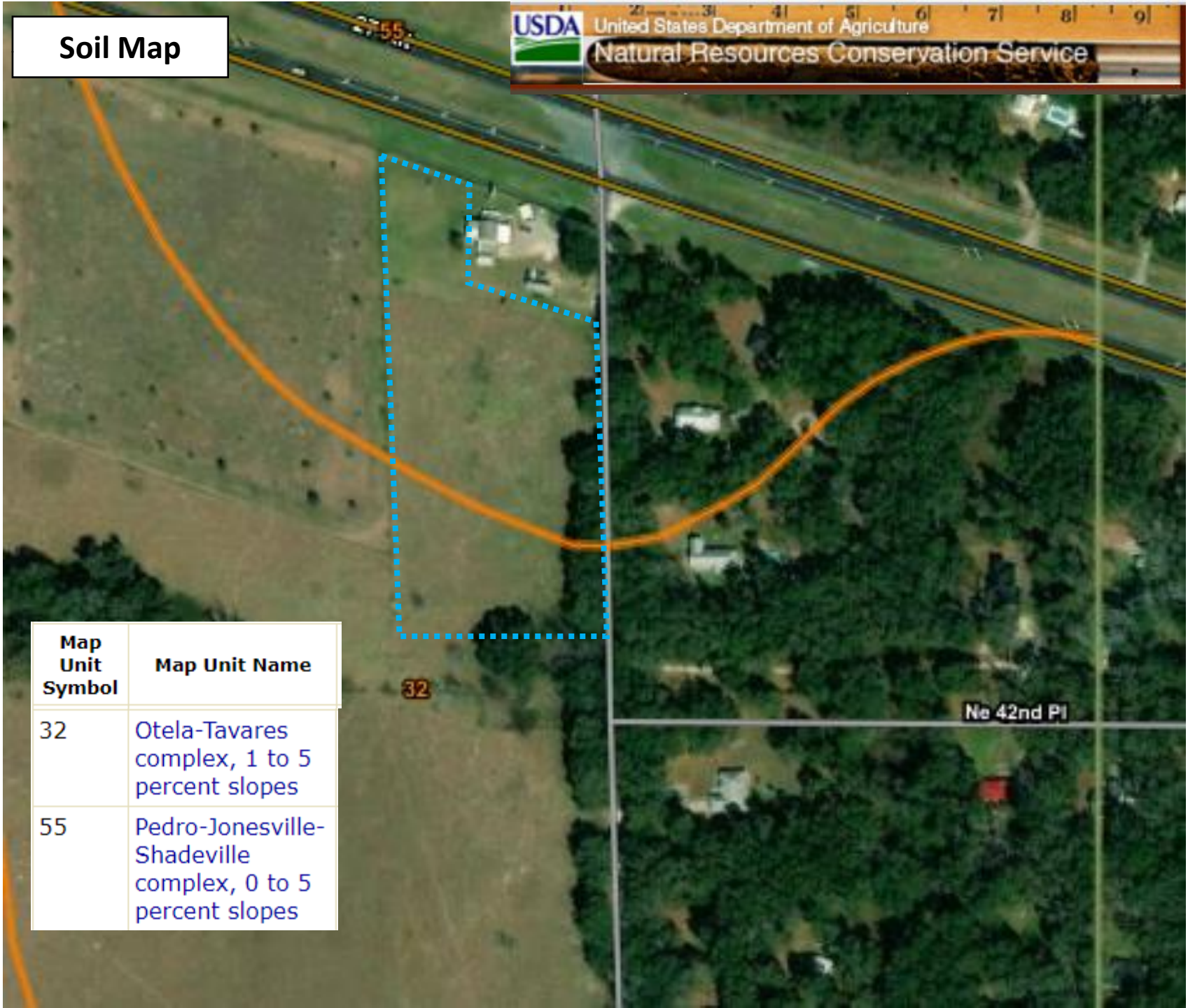
NE 45TH ST

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**



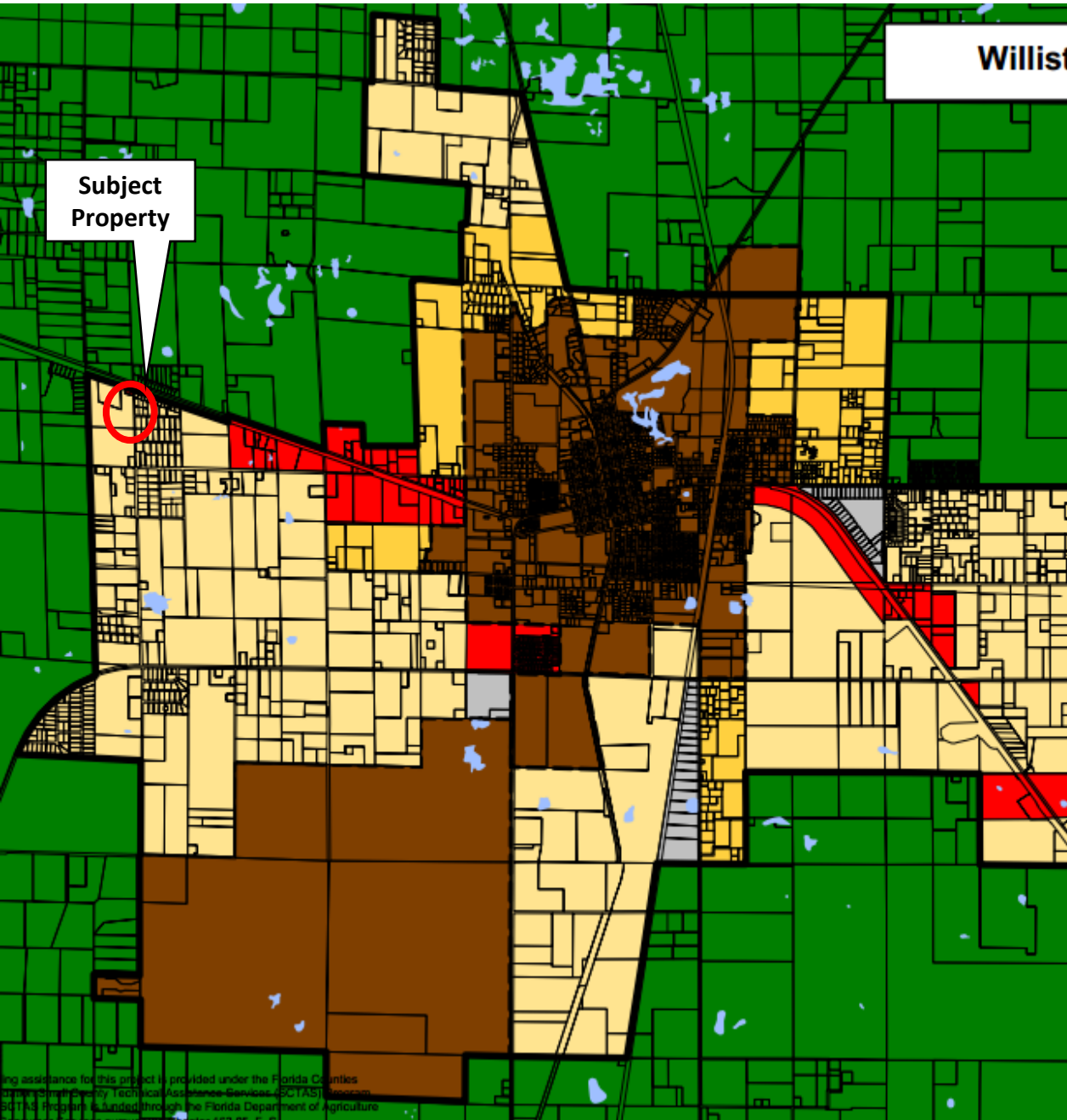
**View from NE 170<sup>th</sup> Ave. of Project Site (on Left)**





# Williston Municipal Service District

Subject Property



## 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
- Rural Commercial Node
- Industrial
- Public
- Natural Reservation
- Conservation



Scale: 1" = 3023 ft

## LEVY COUNTY Florida

DISCLAIMER: This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. The Willacochee Regional Planning Council provides no warranty for the accuracy or availability of the data.

DISCLAIMER: The Levy County Property Appraiser's office does not take responsibility for errors and/or omissions regarding the mapping information.

Prepared by: Willacochee Regional Planning Council  
File: c:\ocap\levy cy\sum\sum\WB\_MSD.vor (03-29-06)

Source: Levy County Planning Department, digital FLU data, August, 2005

This map is a generalized document and is subject to revisions. The Levy County Planning Department generated this map using the Levy County Property Appraiser's database, the Levy County Future Land Use Element and the Planning Department's maps.

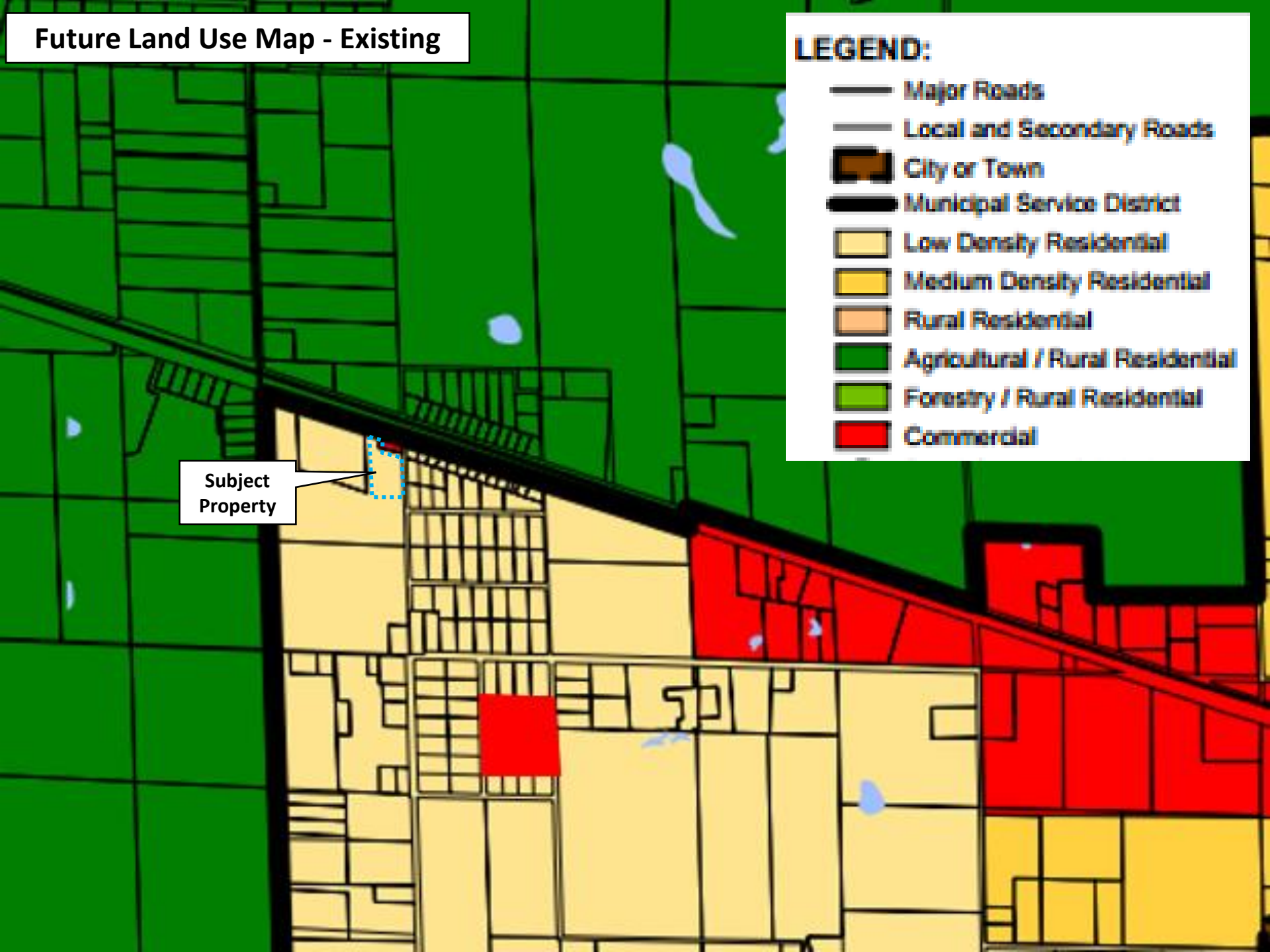
The indicated boundaries are not to be used to establish legal boundaries. For specific information concerning your land use, contact the Planning Department.

# Future Land Use Map - Existing

## 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

Subject Property

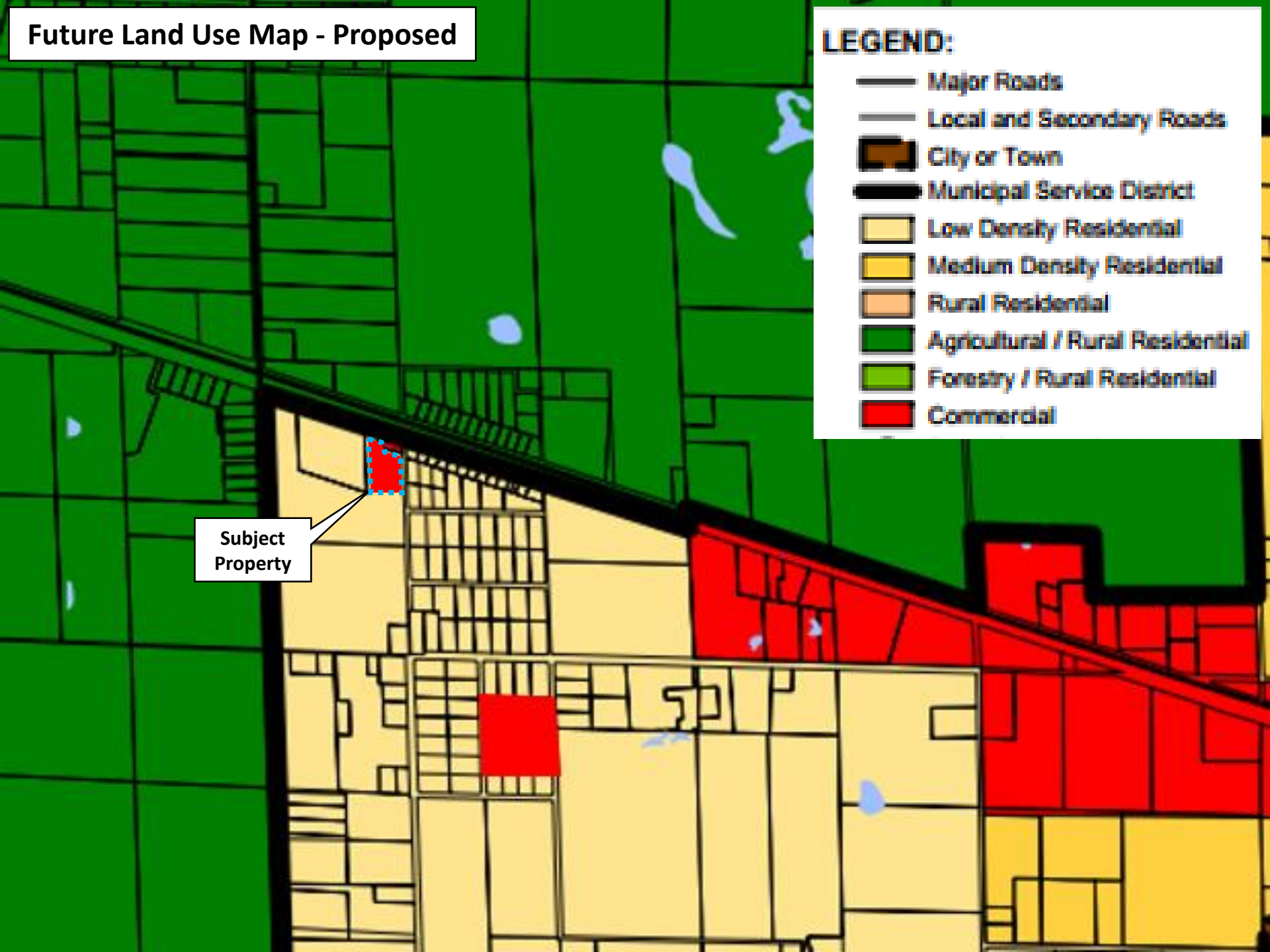


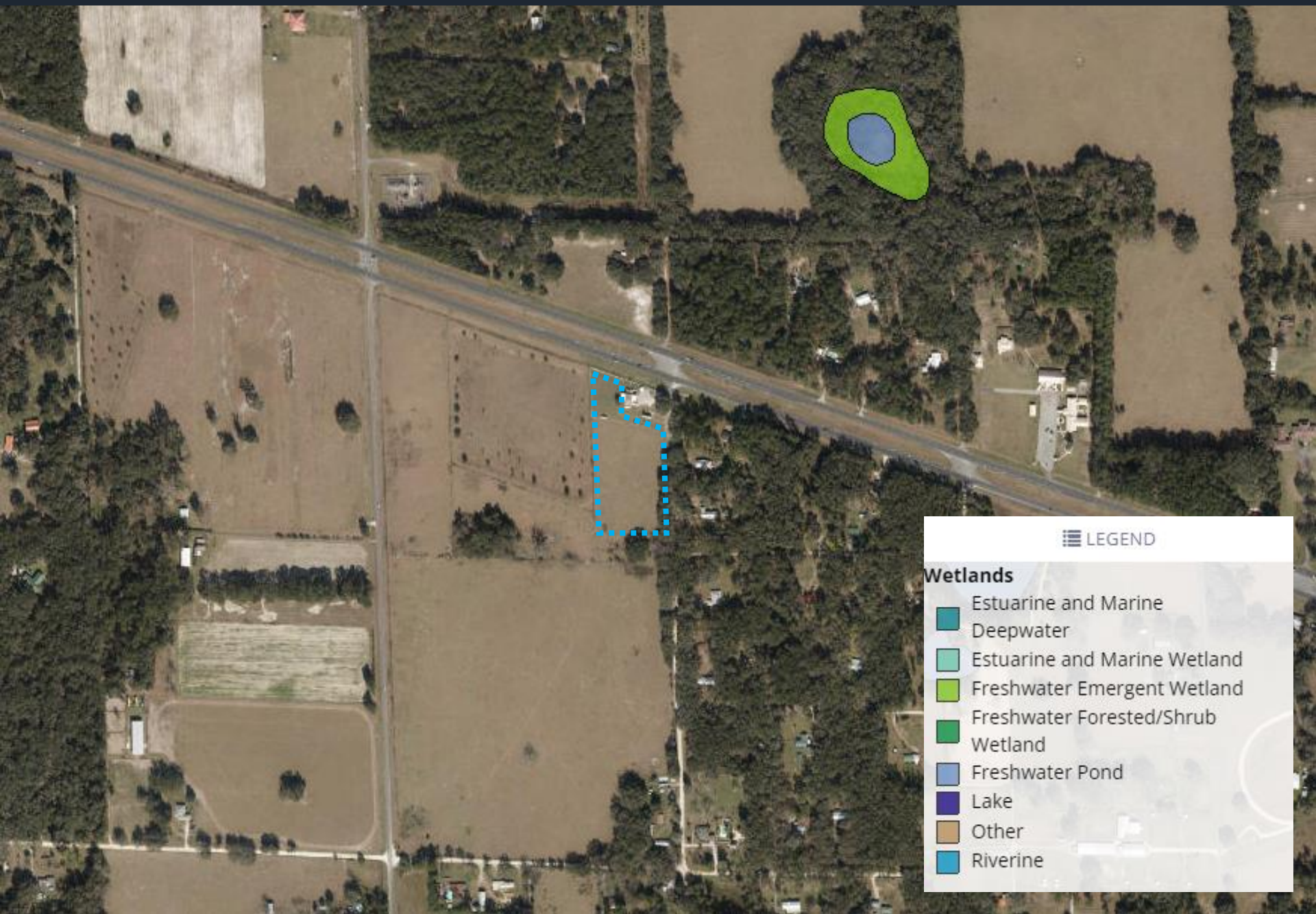
# Future Land Use Map - Proposed


## 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









Subject  
Property





 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



82°29'7"W 29°23'26"N

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

## 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) 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
		Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
<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.

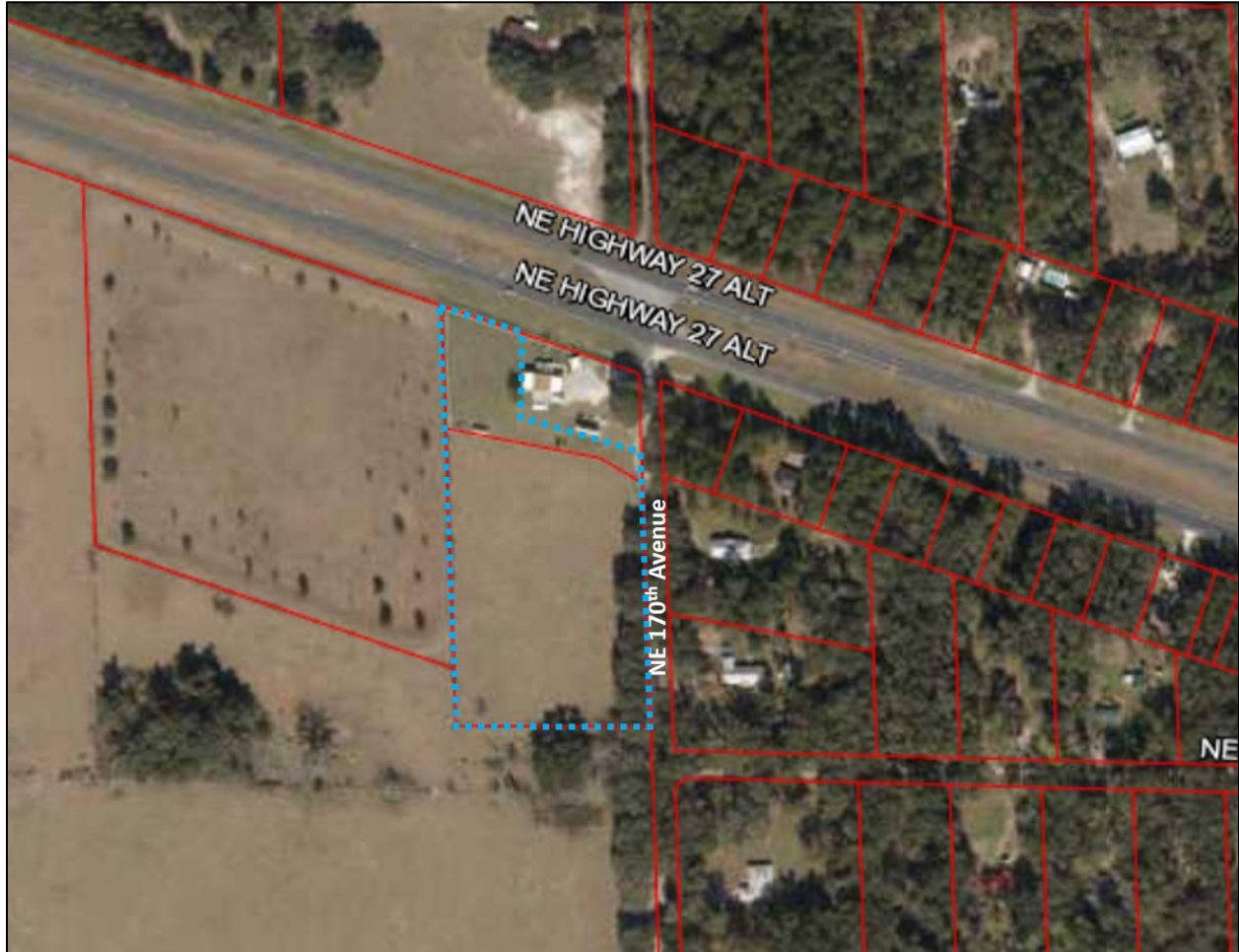


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

# Small Scale Comprehensive Plan Amendment Land Use Change Application



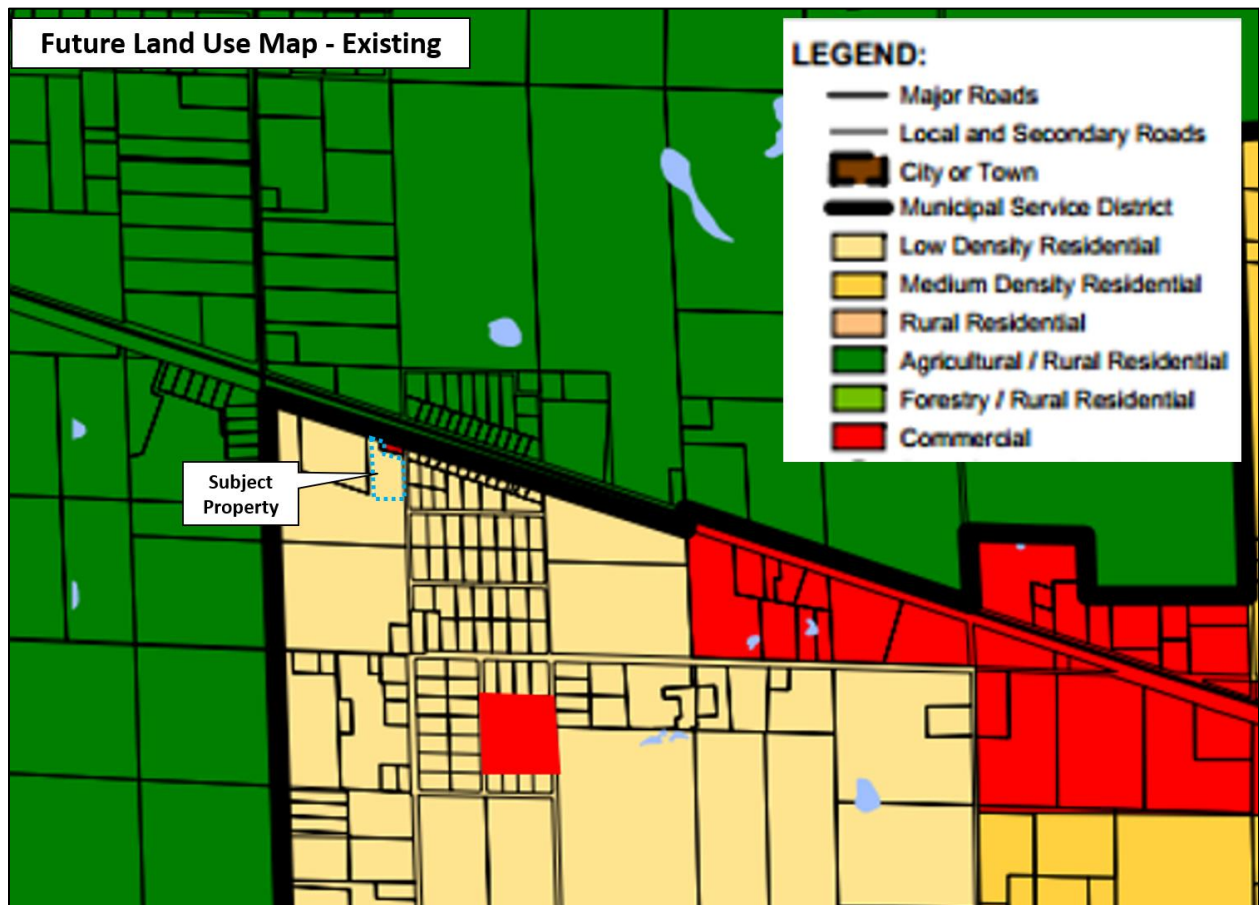
- Project Request:** A proposed Comprehensive Plan Amendment to amend the Future Land Use Map from Low Density Residential to Commercial.
- Project Location:** Tax Parcel Numbers 0427000100 (portion of) & 0427000500
- Project Owner:** Arthur L. Suggs
- Submittal Date:** November 23, 2021
- Prepared By:** Clay Sweger, AICP, LEED AP  
eda consultants, inc.

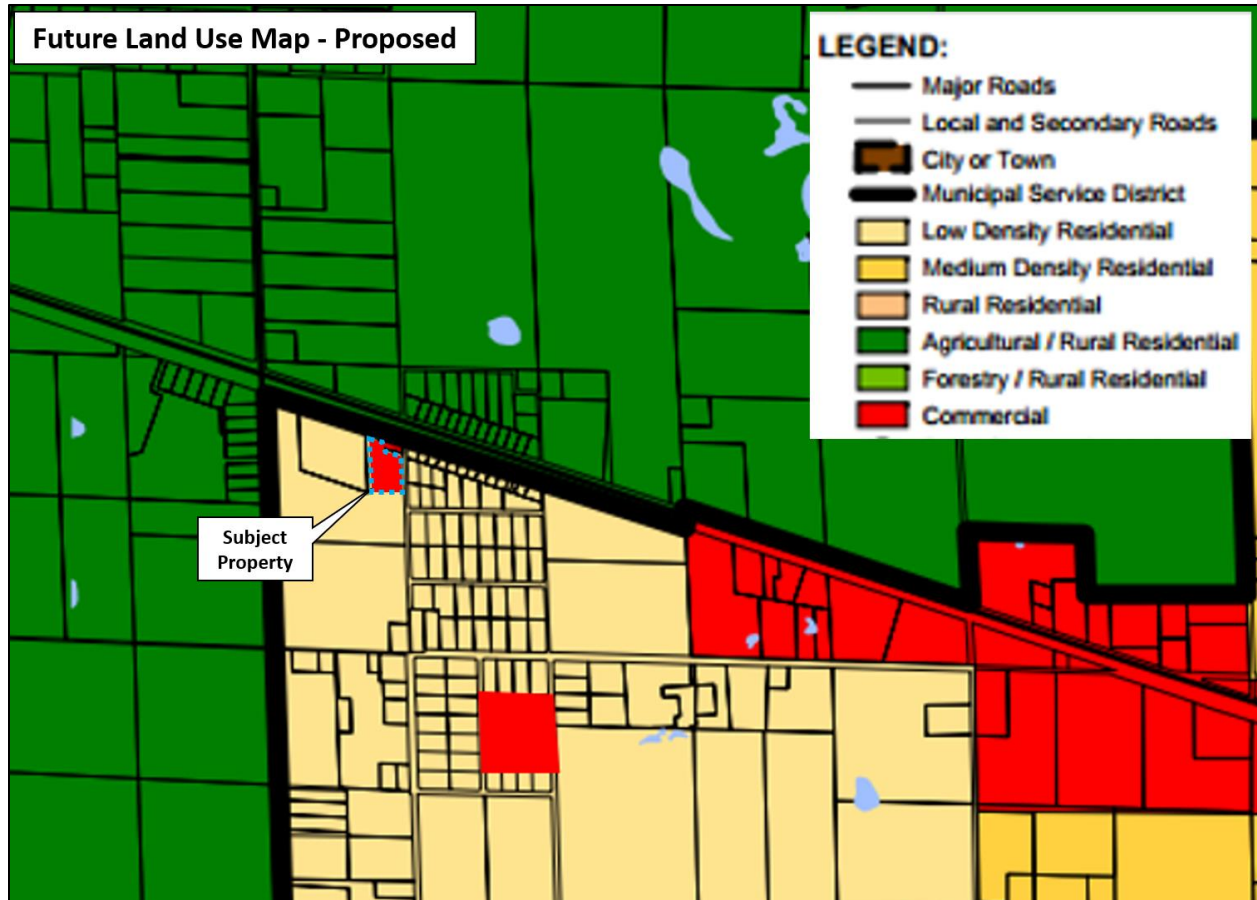
## Project Background / Project Request

---

The owner of the subject property, Arthur L. Suggs requests approval of a Comprehensive Plan amendment (land use change) to the Levy County Future Land Use Map from Low Density Residential to Commercial on that portion of the property which is not presently classified as Commercial. The total property owned by the applicant is approximately 5.38 (+/-) acres in size. The northeastern approximately 0.85 acre of the property owned by Mr. Suggs (where his automotive repair business is located) is already mapped as Commercial future land use. The remaining approximately 4.53 acres of the property is presently classified as Low Density Residential.

The proposed land use change is illustrated in the following two exhibits:





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 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.

## Background

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. The F/RR zoning does not correspond with the underlying Low Density Residential land use designation on the 4.53 acre portion of the property, nor the remaining 0.85 acre portion of the property with a Commercial future land use designation. Although the property owned by Mr. Suggs has a combination of Low Density Residential and Commercial land use designations, the entire parcel remains zoned F/RR, which is not consistent with properties within the MSD or the underlying land use



designations. Therefore, a companion 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 land use designation must be changed to Commercial.

### Existing and Future Land Use Pattern and Compatibility

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

Infrastructure	Comp. Plan Element	Level of Service Standard
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 land use change 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 proposed Commercial (C) land use category is designated by the Comprehensive Plan as an urban land use category. Therefore, the proposed land use change application to Commercial 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 adjacent to existing Commercial land within the MSD 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 Commercial Future Land Use designation 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 Commercial future land use designation will support future development and expansion of an existing facility in an appropriate location within a Municipal Services District.

**Urban Sprawl Analysis**

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*Requirement: Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:*

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

**Response:** The Future Land Use Map currently has a portion of the property in Commercial land use. The property is within the MSD, which has been designated for urban uses.

2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;

**Response:** The property is served by US 27, a state arterial highway with adequate roadway capacity and a portion of the property owned by the applicant is an existing commercial business and is served with on-site utility infrastructure. Any future commercial uses on site will be served similarly and therefore, there will be no negative impact on public infrastructure.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

**Response:** The subject property is located within the MSD, which promotes a mix of urban land use designations, including the proposed commercial designation. The mix of commercial and residential land uses in the area will encourage local business services that are closer to local residents and therefore, will reduce driving distances and impacts on transportation systems.

4. Promotes conservation of water and energy;

**Response:** The proposed amendment will not have a negative impact on the conservation of water and energy. There are no existing characteristics related to the site that are unique in relation to water or energy resources.

**In addition, any future development will be designed and permitted to meet all current standards for water and electric use.**

5. Preserves agricultural areas and activities;

**Response: The property is located in the MSD and currently has a land use designation of Low Density Residential, which do not identify agricultural uses as the primary use for this land and therefore, the amendment will not negatively affect agricultural areas or activities.**

6. Preserves open space and natural lands and provides for public open space and recreation needs;

**Response: The proposed use will meet all of the requirements of the above stated requirement by providing appropriate open space as part of any future development.**

7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;

**Response: The subject property is located within the MSD, which promotes a mix of urban land use designations, including the proposed commercial designation. The mix of commercial and residential land uses in the area will encourage local business services that will benefit the local residential population.**

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

**Response: The proposed use of the properties will not create sprawl, as the proposed amendment will apply a commercial land use designation immediately adjacent to a commonly-owned property with a commercial designation, is located in the Municipal Services District (MSD) which supports commercial activity and is located along a state arterial highway with capacity to serve the site.**

## **Summary**

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***Comprehensive Plan Policies:*** The proposed land use amendment is consistent with Comprehensive Plan policies related to the intensity of development within Municipal Service Districts (MSDs). A Commercial future land use designation 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 classified as Commercial future land use 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.

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

***Compatibility:*** As stated above, a portion of the site is already classified as Commercial future land use and consequently, this proposed amendment is consistent with the Future Land Use patterns within the area.