

RECEIVED  
JUN 01 2021

CHANGE OF ZONING APPLICATION  
LEVY COUNTY, FLORIDA

BY: JEH

Filing Date: 6/1/2021  
Amount of Fee: \$ 600.00

Petition Number CZ 21-03  
Validation Number \_\_\_\_\_

TO THE LEVY COUNTY PLANNING COMMISSION:

A Change of Zoning is intended to provide for a land use change and activities not permitted "By Right" or as a "Special Exception" in the applicable zoning district. The proposed use or activity must meet the standards below. [Source: Levy County Code of Ordinances, Section 50-664]

Application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of the Florida Statutes, as amended, and the Levy County Zoning Ordinance petitioning for a Change of Zoning on the following described property:

**I. APPLICANT AND REQUEST INFORMATION:** Please print unless otherwise specified.

Applicant's Name Kayla & David Infinger Owner's Name same  
Address PO Box 2611 Address \_\_\_\_\_  
Chiefland FL Zip Code 32644 Zip Code \_\_\_\_\_  
Phone No. (352) 221-5782 Phone No. ( ) \_\_\_\_\_

**II. PARCEL INFORMATION**

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>075290030 A</u>	<u>14/11/14</u>	<u>2.55</u>
2. _____	_____	_____
Subdivision name (if applicable): <u>n/a</u>		Total Acreage _____

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

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

1. Current Land Use: FRR

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and the area described above be changed from the present FRR district to RR-2 district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning  
single family home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (\*Use additional sheets if needed)

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

Current Use (Actual) and Improvements on the Property: (i.e. Single family home, well and septic, pole barn, etc...)

pole barn

Directions to the Property: (Please start directions <sup>turn right</sup> from a State or County Road): Head N on hwy 19 to NW 140<sup>th</sup> St, property will be on the right.

**IV. TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

- \* Upon completion of the above application, **please submit the original application and supporting documents along with 24 copies of the same** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

**Property Description**

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Legal Description.** The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view. Additional photos showing relevant information may also be included.

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

- Property Appraiser's Parcel Map.**
1. Identify the proposed site clearly using a color or pattern.
  2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.

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

---

---

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

**Documentation**

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

**V. Additional Written and Mapping Documentation is required for proposed Change of Zonings that may have impacts that exceed those uses permitted by right in the inapplicable Zoning Districts.** Confirm with the Development Department whether or not the proposed may require additional documentation.

**VI. COMPREHENSIVE PLAN.** The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objectives and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

**VII. APPLICATION INSTRUCTIONS**

- (a) An application for a Change of Zoning must be accompanied with a fee of \$600.00. Please note, the application fee may be subject to change. Confirm fee at the time of application.  
**Note: All copies must be bound and collated.**
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- (c) **All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**

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

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

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

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

**VIII. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

<b>Owner of Record</b>	<b>Owner of Record</b>
Name: <u>Kayla Infinger</u>	Name: <u>David Infinger</u>
Address: <u>PO Box 2611</u>	Address: <u>same</u>
<u>Chieftand FL 32644</u>	
Phone: <u>352-221-5782</u>	Phone: <u>352-221-2147</u>

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.

*6/30/21*  
*Debra Benton*

**OWNER VERIFICATION**

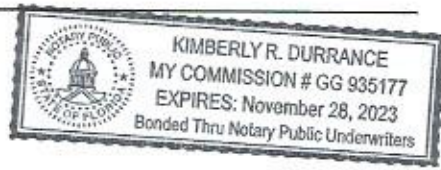
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

6/1/21 Date Kayla Infinger Owner Signature

STATE OF FLORIDA Levy  
COUNTY OF Levy DA Infinger Owner Signature

Sworn to and scribed before me this 30th Day of June June 2021, by (name)  
Kayla Infinger  
David Infinger  
Kimberly R. Durrance Signature - Notary Public

Personally known  Identification Expiration Date 6/30/21



APPLICATION FOR CHANGE OF ZONING  
LEVY COUNTY, FLORIDA

**AGENT VERIFICATION (if applicable)**

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

6/1/21  
Date

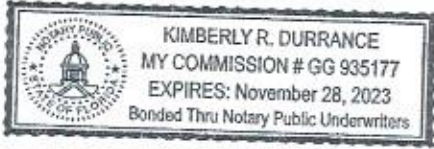
Hayla King  
Authorized Agent Signature (if applicable)

STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and scribed before me this 1 Day of June 2021, by (name)  
Hayla King

Kim Durrance  
Signature - Notary Public

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



**Office Use Only:** PC Public Hearing Date \_\_\_\_\_  
Recommendation: Approval \_\_\_\_\_ Denial \_\_\_\_\_  
BOCC Public Hearing Date \_\_\_\_\_ BOCC Action \_\_\_\_\_  
Ordinance Number \_\_\_\_\_ Adoption Date \_\_\_\_\_

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

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

Signed, sealed and delivered in the presence of:

Denise Y. Clements  
1<sup>st</sup> Witness Signature  
Denise Y. Clements  
1<sup>st</sup> Witness Printed Name

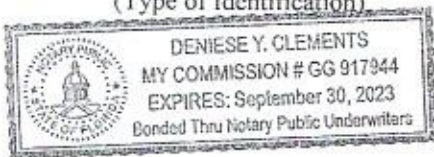
Allen Vasile  
ALLEN VASILE

Kathleen Dyals  
2<sup>nd</sup> Witness Signature  
Kathleen Dyals  
2<sup>nd</sup> Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me (CHECK ONE):  in physical presence OR  online notarization, this 1<sup>st</sup> day of April, 2021, by ALLEN VASILE, who (CHECK ONE):  is/are personally known to me OR  has/have produced Dh as identification.

(Type of Identification)



(Notary Stamp/Seal)

Denise Y. Clements  
Notary Public  
Notary Printed Name: \_\_\_\_\_  
Commission Expiration Date: \_\_\_\_\_

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

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

Signed, sealed and delivered in the presence of:

Deniese Y. Clements  
1st Witness Signature  
Deniese Y. Clements  
1st Witness Printed Name

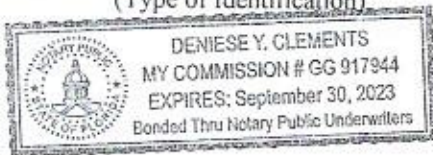
Allen Vasile  
ALLEN VASILE

Kathleen Deats  
2nd Witness Signature  
Kathleen Deats  
2nd Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me (CHECK ONE):  in physical presence OR  online notarization, this 1<sup>st</sup> day of April, 2021, by ALLEN VASILE, who (CHECK ONE):  is/are personally known to me OR  has/have produced Dh as identification.

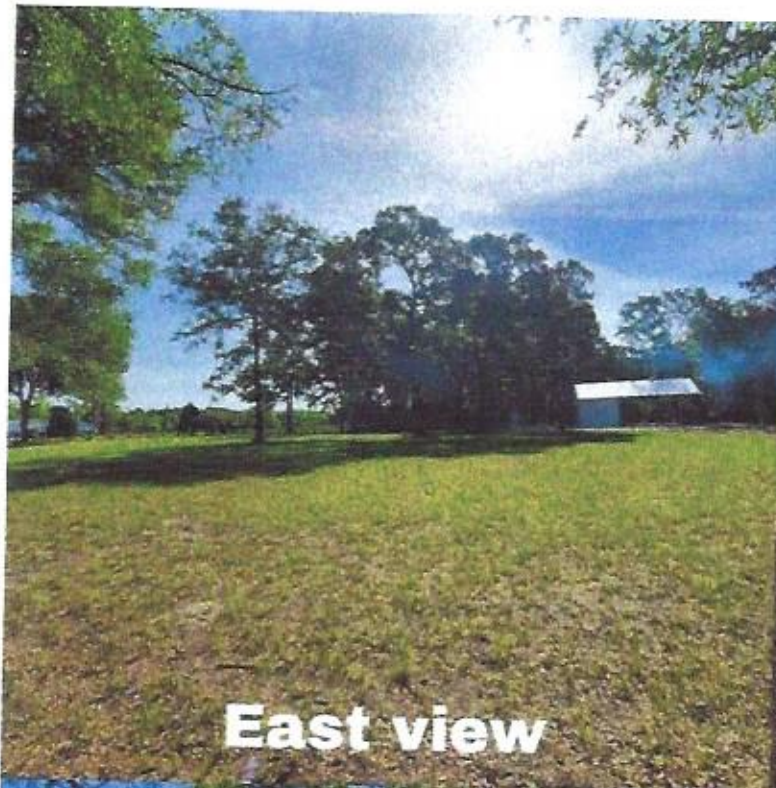
(Type of Identification)



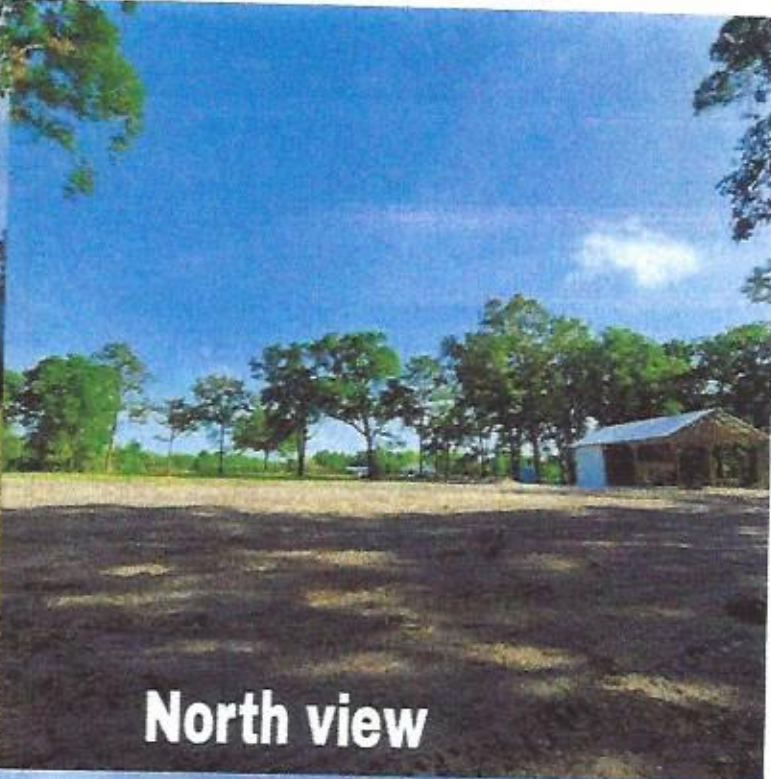
(Notary Stamp/Seal)

Deniese Y. Clements  
Notary Public  
Notary Printed Name: \_\_\_\_\_  
Commission Expiration Date: \_\_\_\_\_

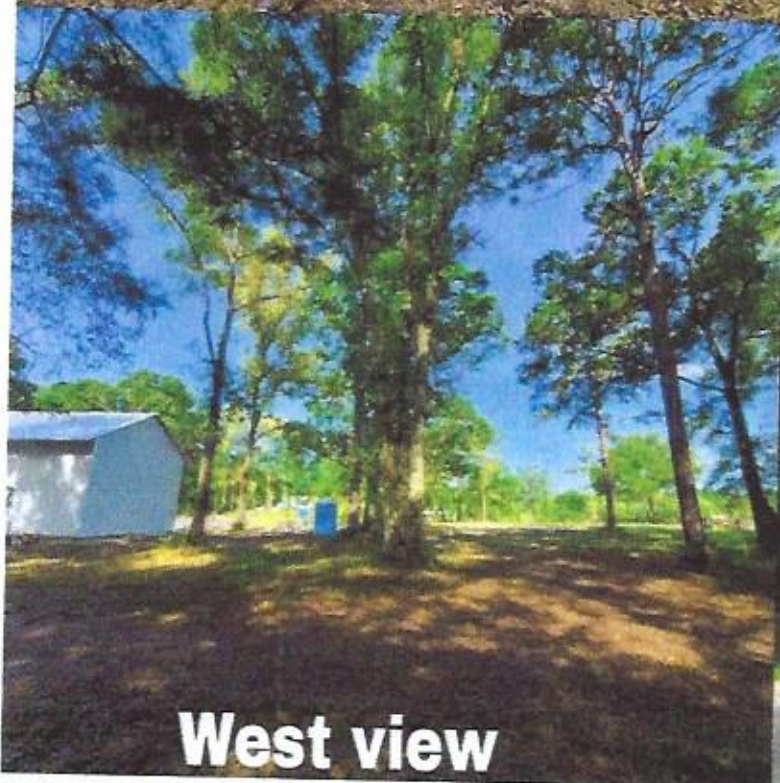




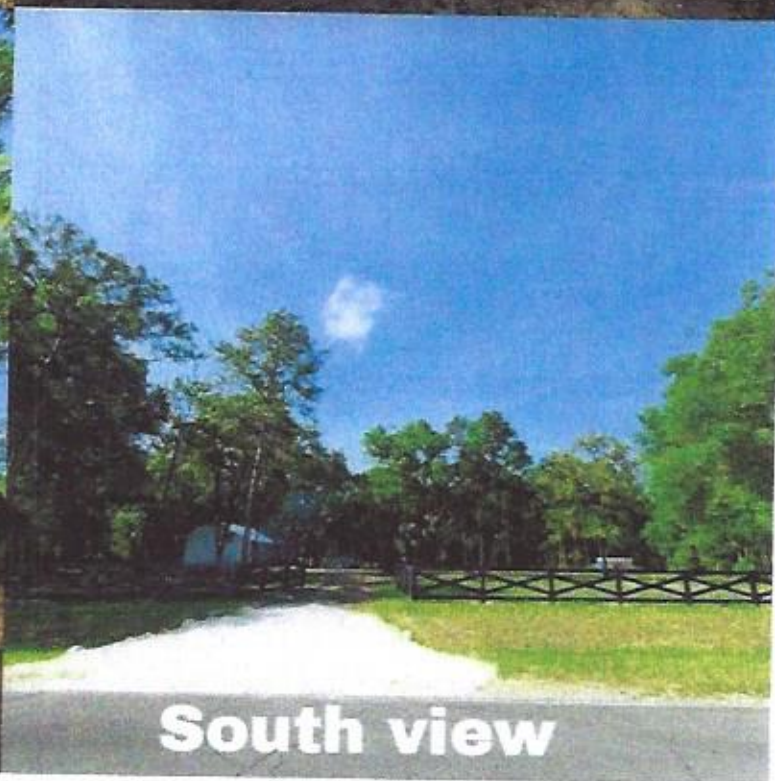
**East view**



**North view**



**West view**



**South view**



NW 66TH AVE

NW 140TH ST

NW 65TH AVE

NW 138TH PL



residential

NW 66th ave

church

residential

NW 140th st

nw 140th st

commercial

Subject property

residential

residential

residential

NW 65th ave

NW 138th pl

The property of interest is currently zoned "FRR" the proposed change of zoning for this property is "RR-2". We intend to construct a single-family residence. The proposed change will be compatible with the adjoining properties because they are primarily residential properties. Therefore, the zoning change will follow the development pattern of this area.

This instrument prepared by and return to:  
Deniese Clements  
LEVY ABSTRACT AND TITLE COMPANY  
13 East Park Ave.  
Chiefland, FL 32626  
LATC file # : T-28480  
Parcel I.D. #: 07529-003-0A

Instrument # 680903  
OR BK: 1577 PG: 364-2pg(s)  
REC: 4/5/2021 10:10 AM  
Danny J. Shipp, Levy County Clerk, Florida  
Rec: \$18.50  
Deed Doc: \$266.00  
Deputy Clerk UWILLIAMS

### WARRANTY DEED

THIS WARRANTY DEED, made this 1<sup>st</sup> day of April, 2021, by

**ALLEN VASILE,**

whose address is: 10050 NE 20 Ave, Chiefland, Florida 32626, hereinafter called the Grantor, to

**DAVID INFINGER and KAYLA INFINGER, husband and wife,**

whose address is: 11311 NW 74 Court, Chiefland, Florida 32626, hereinafter called the Grantee:

(Wherever 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.)

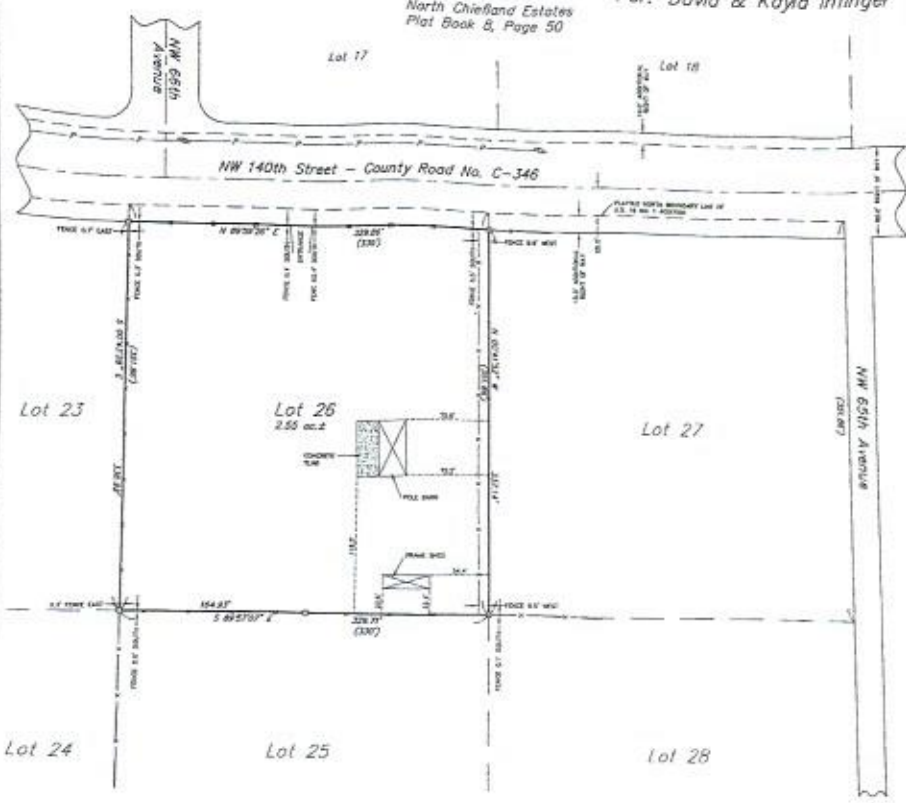
**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

**Lot 26, Block A, U.S. 19 NO. 1 ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 62, Public Records of Levy County, Florida, LESS right-of-way of LCR C-346 (f/k/a State Road S-346).**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member(s) of the household of Grantor reside thereon.

**A Boundary Survey of Lot 26, Block A, U.S. 19 No. 1 Addition  
In Section 14, Township 11 South, Range 14 East, Levy County, Florida  
For: David & Kayla Infinger**

North Cheeland Estates  
Plot Book 8, Page 50



**Description:**

(Public Records Instrument Number 280903)  
Block A, U.S. 19 No. 1 Addition, according to the plat thereof as recorded in Plot Book 8, Page 50, Public Records of Levy County, Florida, LESS right-of-way of LOT C-346 (U.S. 19 State Road 5-346).

**Surveyor's Notes:**

- 1.) Bearings referenced to the South right of way line of NW 140th Street (N 85°59'24" E) based on the Record Plat of NORTH CHEELAND ESTATES, per Plot Book 8, Page 50, of the Public Records of Levy County, Florida.
- 2.) Below ground foundations not located.
- 3.) Improvements located.
- 4.) Below ground utilities not located.
- 5.) Computation of field measurements to record plot dimensions are shown herein with record plot dimensions being shown in parentheses ( ).
- 6.) Boundary determined from existing and locally accepted monumentation.
- 7.) Easements as specifically stated or shown on this plat. This survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those shown; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institutions or subsequent owners.
- 9.) Survey "Not valid without the signature and the original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10.) Certification of survey date shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) Parcel Identification No. 075290330A, Property Address - Unassigned.

**Flood Zone Statement:**

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C00200, effective date November 2, 2012, Levy County, Florida, this property lies in ZONE X, areas determined to be outside the 0.2% annual chance floodplains.

**Legend:**

- ⊕ Denotes 4" x 4" concrete monument found - no identification
- ⊙ Denotes 3/8" rebar and cap found - PLS 2548
- ⊕ Denotes power pole
- Denotes aerial electric line
- Denotes existing wire fence
- Denotes existing board fence



**Certified To:**  
David Infinger  
Kayla Infinger

**Certificate:**

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 47-17, Florida Administrative Code, pursuant to Section 471.027, Florida Statutes.

Dated: 5/19/2021

*Ronald E. Parrish*  
Ronald E. Parrish, PSM Cert. No. 4929

Field work completed 5/11/2021 - Job No. 2021-187 - Field Book 2021-E - Drawn by AS

**Parrish Land Surveying**  
Ronald E. Parrish - PSM 4929  
Licensed Business No. 7472  
305 S. Main St.  
Troy, Florida 32093  
Phone (352) 463-2938