

# LEVY COUNTY PLANNING DEPARTMENT

Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

This section to be completed by Planning Department

Small Scale Amendment \$600 Large Scale Amendment \$1250  
Filing Date 6/1/2021 Petition Number SSA-21-01

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.

### I. APPLICANT INFORMATION

1. Applicant(s)/Agent(s) (if different)

Name Kayla & David Infinger  
Address PO Box 2611  
City Chiefland State FL Zipcode 32644  
Phone (352) 221-5782 Email Kayla@ucsmith.com

2. Owner(s) of Record

Name David Infinger  
Address PO Box 2611  
City Chiefland State FL Zipcode 32644  
Phone (352) 221-2147 Email dwinfinger@att.net

3. Owner(s) of Record

Name Kayla Infinger  
Address same  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone (352) 221-5782 Email Kayla@ucsmith.com

4. Owner(s) of Record

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Email \_\_\_\_\_

## 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.

### ➔ 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.

# COMPREHENSIVE PLAN AMENDMENT CHECKLIST – PG. 2



## 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:

1. 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.
2. That the requested residential land use category is environmentally suitable for the property.
3. 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.

1. Identify the subject property clearly using a color or pattern
2. Identify all surrounding streets / roads
3. 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

4. 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: \_\_\_\_\_

Requirement \_\_\_\_\_ Placement: \_\_\_\_\_

Requirement \_\_\_\_\_ Placement: \_\_\_\_\_

➔ **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.

5/21/21  
Date

Kayla Ely Jones  
Signature of Owner/Agent  
Paul [unclear]

## ANALYSIS OF APPLICATION IN STAFF REVIEW

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

### 1. Concurrency & 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.

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

# LEVY COUNTY PLANNING DEPARTMENT

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## LAND USE ANALYSIS FORM

### I. 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

1. Indicate the current land uses of the surrounding property

North commercial (church)  
South residential  
East residential  
West commercial

2. 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? If so, please explain:

no

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

To bring more residential land use to the area

4. What are the potential long-term economic benefits of the proposed change (wages, jobs, & tax base)?

utilization of vacant land

5. What impact will the proposed change have on level of service standards? n/a

Roadways \_\_\_\_\_  
Recreation \_\_\_\_\_  
Water and Wastewater \_\_\_\_\_  
Solid Waste \_\_\_\_\_

II. REQUEST LAND USE CHANGE

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

Current FLUM Designation commercial  
Current Zoning Classification FR2  
Requested FLUM Designation ULDR

III. PARCEL INFORMATION

Parcel Number(s)	Section/Township/Range	Acreage
<u>075290030 A</u>	<u>14/11/14</u>	<u>2.55</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Acreage: \_\_\_\_\_

1. Physical Location nw 140<sup>th</sup> St

City Chiefland State FL Zip 32626

2. Subdivision (if applicable) n/a

3. Current Use none

4. Improvements For example: "Single family home, well and septic, pole barn"  
pole barn

5. Directions to the Property (Please start directions from a State or County Road)  
Head N on Hwy 19 toward farming. Turn Right on nw 140<sup>th</sup> St property is on the right.

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## SOIL CHARACTERISTICS FORM

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

1. USDA-NRCS Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app>  
*\*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.*
2. Levy County Soil Survey <http://ufdc.ufl.edu/UF00025720/00001>

**1. Soil Association and Component Soils:**

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
1 _____	Tabular	_____	_____
2 _____	Spatial	_____	_____
3 _____	_____	_____	_____
4 _____	_____	_____	_____
5 _____	_____	_____	_____

**2. Potential for Wildlife Habitat (please circle)**

Openland Wildlife	Very Poor	Poor	Fair	Good
Woodland Wildlife	Very Poor	Poor	Fair	Good
Wetland Wildlife	Very Poor	Poor	Fair	Good

**3. Suitability for Major Land Uses (please circle)**

Cropland	Very Poor	Poor	Fair	Good
Pasture	Very Poor	Poor	Fair	Good
Woodland Potential Productivity	Very Poor	Poor	Fair	Good

**4. Building Site and Sanitary Facilities Limitation (please circle)**

Septic Tank	Very Poor	Poor	Fair	Good
Septic Tank Absorbtion Field	Very Poor	Poor	Fair	Good
Building w/o Basement	Very Poor	Poor	Fair	Good
Local Roads and Streets	Very Poor	Poor	Fair	Good
Small Commercial Building	Very Poor	Poor	Fair	Good
Shallow Excavation	Very Poor	Poor	Fair	Good

**5. Additional land characteristics or comments:** \_\_\_\_\_

5/21/21  
 \_\_\_\_\_  
 Date

Kayla Clifinger  
 \_\_\_\_\_  
 Signature of Owner/Agent



# LA USE ANALYSIS FORM - PC

6. Indicate the closest distance by road from the proposed amendment site to the following public facilities. If not applicable write "n/a".

Fire Protection 4.3 miles

Police Protection 4.5 miles

Emergency Medical Service 4.3 miles

Centralized Sewer Service \_\_\_\_\_ miles

Centralized Water Service \_\_\_\_\_ miles

Nearest School 0.1 miles

## II. 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:

- ① Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
- 2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;
- 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;
- 4. Promotes conservation of water and energy;
- ⑤ Preserves agricultural areas and activities;
- 6. Preserves open space and natural lands and provides for public open space and recreation needs;
- ⑦ Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;
- 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.

The amendment of this property use will follow the development pattern of the neighboring properties for residential use. The area has a higher demand for residential properties rather than commercial.

5/21/21  
Date

Kayla Winger Dot Dot  
Signature of Owner/Agent

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.



Download Soils Data for...

Your AOI (SSURGO)

Soil Survey Area (SSURGO)

**General Information**

Link [Description of Soil Survey Geographic \(SSURGO\) Database](#)

Download Contents Tabular data, spatial data (if available), template database (if selected), and FGDC metadata

Spatial Data Format ESRI Shapefile, Geographic WGS84

**Options**

State **Florida** ▼

County (optional) **Levy** ▼

Only show Soil Survey Areas updated since...

Sort by... **Area Symbol** ▼

Include Template Database

**Soil Survey Area (SSURGO) Download Links**

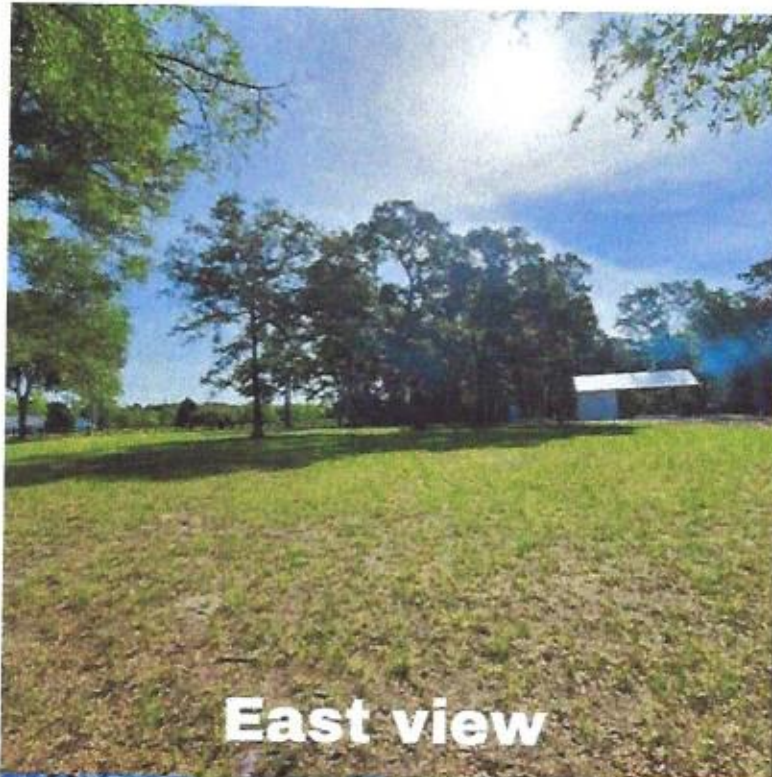
Name	Area Symbol	Data Availability	Version	Template Database	Download Size	Download Link
Levy County, Florida	FL075	Tabular and Spatial, complete	Survey Area: Version 16, Jun 8, 2020 Tabular: Version 15, Jun 8, 2020 Spatial: Version 3, Sep 17, 2019	soildb_FL_2003 Access 2003 Version 36	23.7 MB	wss_SSA_FL075_soildb_FL_2003_[2020-06-08].zip

U.S. General Soil Map (STATSGO2)

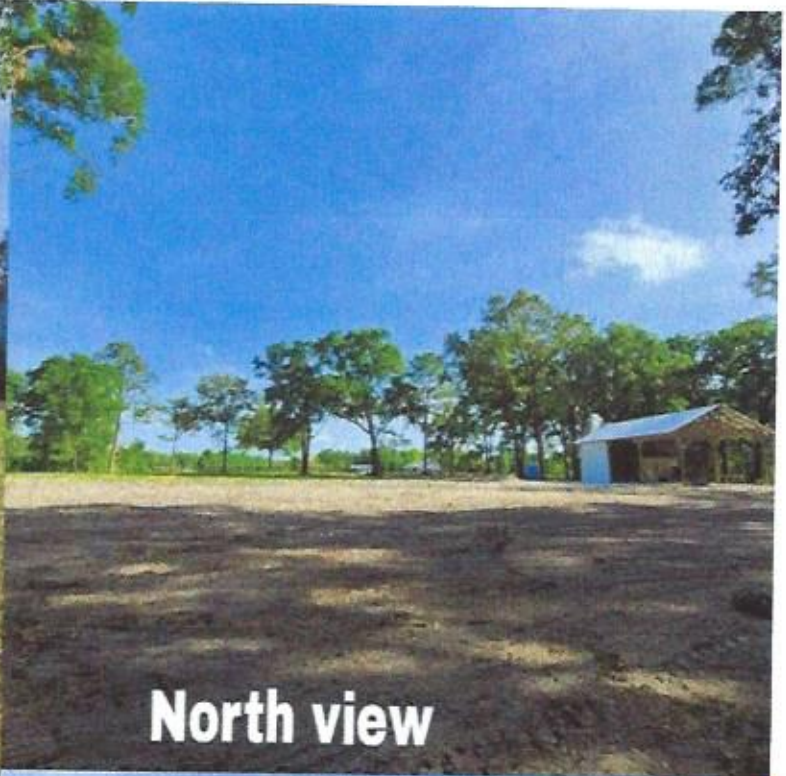
Download SSURGO Template Databases



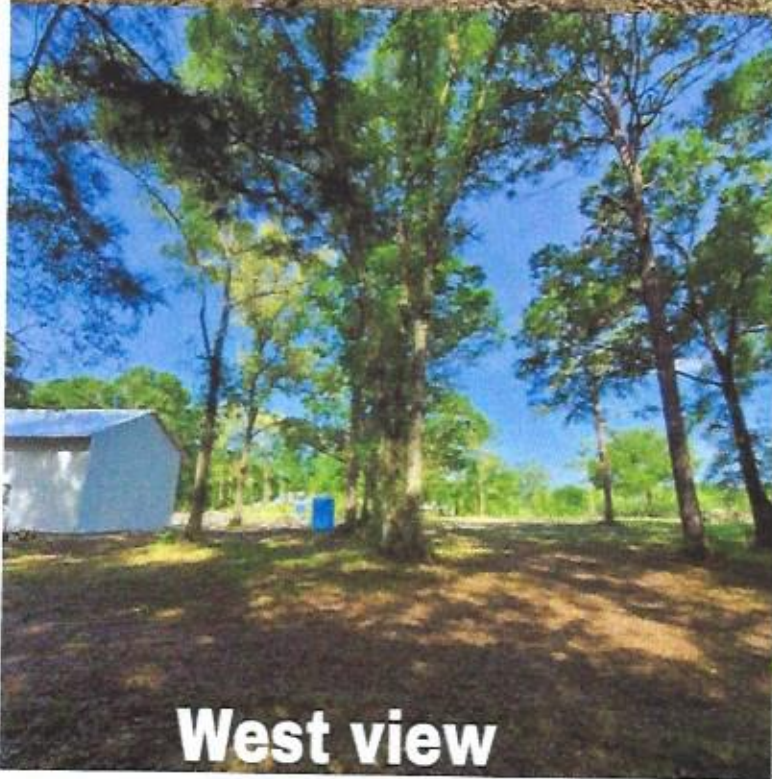
With the proposed change of land use from commercial to Urban Low Density Residential we intend to construct a single-family residential home. This change will allow us to utilize the vacant land for residential purposes while following the development pattern of the adjoining properties. This change is compatible with adjoining properties because they are primarily residential. It is our observation that there is a higher demand for residential land use rather than commercial in this area of interest.



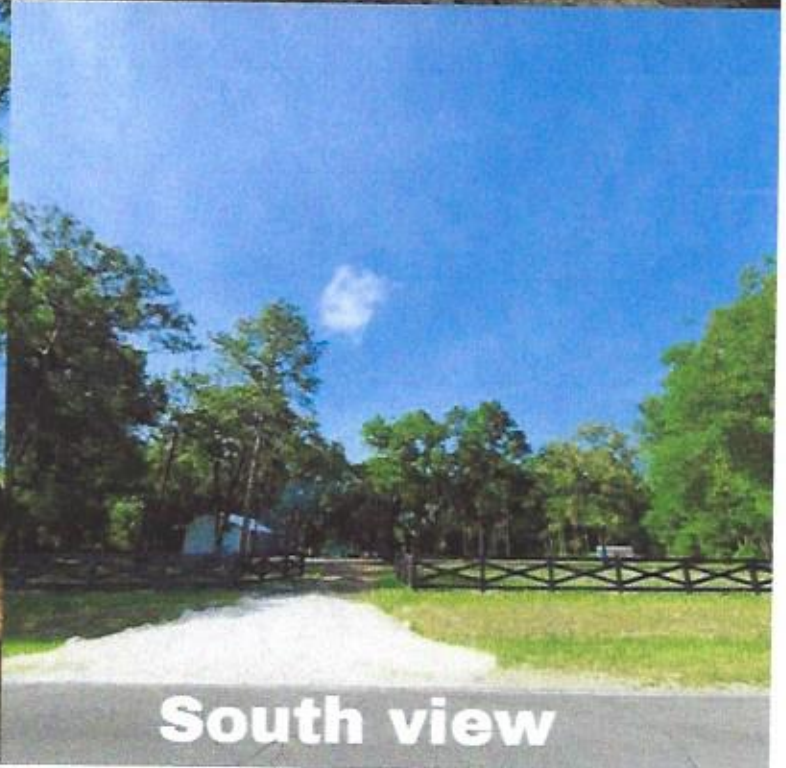
**East view**



**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

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).**

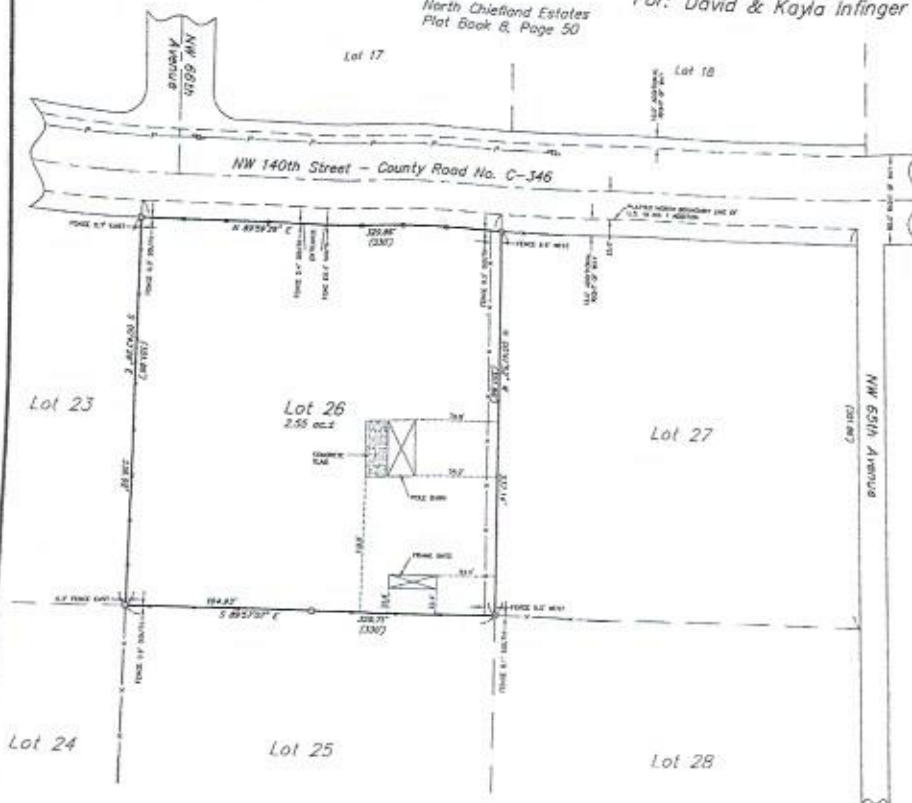
Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member(s) of the household of Grantor reside thereon.



**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**

North Chiefland Estates  
Plot Book 8, Page 50

For: David & Kayla Infinger



**Description:**

(Public Records Instrument Number 680933)  
Lot 26, 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 LOR C-346 (1/4/0 State Road 5-546).

**Surveyor's Notes:**

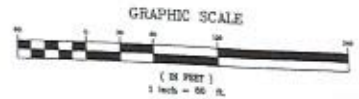
- 1.) Readings referenced to the South right of way line of NW 140th Street (N 02°30'26" W) based on the Record Plat of NORTH CHIEFLAND ESTATES, per Plot Book 8, Page 50, of the Public Records of Levy County, Florida.
- 2.) Below ground utilities not located.
- 3.) Improvements located.
- 4.) Below ground utilities not located.
- 5.) Comparison 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.) Except 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 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 in. It is not transferable to additional institution or subsequent owners.
- 9.) Survey "Not valid without the signature and the original rolled 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 data shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) Parcel Identification No. 072290030A, Property Address - unassigned.

**Flood Zone Statement:**

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C0020F, effective date November 2, 2012, Levy County, Florida, this property lies in ZONE X, areas determined to be outside the 0.2% annual chance floodplain.

**Legend:**

- Denotes 4"x 4" concrete monument found - no identification
- ⊕ Denotes 5/8" 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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

5/19/2021  
Date

*Ronald E. Parrish*  
Ronald E. Parrish, PSM Cert. No. 4925

Field work completed 5/11/2021 - Job No. 2021-167 - Field Book 2021-E - Drawn by AS

**Parrish Land Surveying**  
Ronald E. Parrish - PSM 4925  
Licensed Business No. 7472  
301 S. Main St.  
Trenton, Florida 32981  
Phone: (352) 463-2938

*Exhibit "A"*

*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).*

A handwritten signature in blue ink, appearing to be "R. E. P.", is located on the right side of the page. The signature is written in a cursive style with large, sweeping loops.

LEVY COUNTY PLANNING DEPARTMENT  
Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

RECEIVED  
JUN 10 2021

BY: [Signature]

COMPREHENSIVE PLAN AMENDMENT CERTIFICATION

I. CERTIFICATION

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).

Owner(s) of Record  
Name(s) Hayla & David Infinger  
Address PO Box 2611 Chiefland, FL 32644  
Phone 352-221-5782 / 352-221-2147

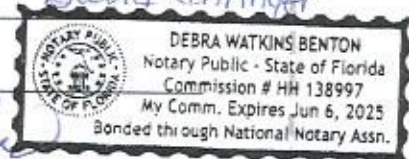
II. OWNER VERIFICATION

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

Date 6/1/21 Owner(s) Signature [Signature]

This section to be completed by Public Notary

State of Florida, County of Levy; sworn to and subscribed before me  
on the 30<sup>th</sup> (day) of June (month) of 20 21  
by (Name) David Infinger  
Personally known X Type of ID [Signature]  
Produced Identification [Signature]  
Public Notary's Signature [Signature]



III. 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 for the above described property.

Date 6/1/21 Owner(s) Signature [Signature]

This section to be completed by Public Notary

State of Florida, County of Levy; sworn to and subscribed before me  
on the 1 (day) of June (month) of 20 21  
by (Name) Hayla Infinger  
Personally known X Type of ID [Signature]  
Produced Identification [Signature]  
Public Notary's Signature [Signature]

