



VARIANCE APPLICATION
 (Subdivision Regulations)
 Levy County, Florida

Filing Date: 01-23-2024 Petition Number: SVA 24-01
 Fee: \$350.00 Validation No. _____

TO THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

In the event that the enforcement of any of the provisions of this ordinance would be impracticable or would work an undue hardship upon any person following an application for variance from the provisions of this article by the applicant, and following recommendation by the planning commission on the application for variance, the board of county commissioners may waive any of the provisions of this article and grant such variance. Any such waiver shall not be deemed a continuing waiver of such provisions, nor shall such waiver abrogate or impair the effectiveness of such provisions. [Source: Levy County Code of Ordinances, Section 50-497)

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Subdivision Ordinance petitioning for a Variance on the following described property:

1. Applicant and Surveyor (agent) information: Please print unless otherwise specified.

Ownership: Name ROBERT MORRISON, ET AL Address 9326 NW 17TH PL
32606
 City GAINESVILLE State FLA Zip Code _____ Phone # 352 538 1064

email: FVBGATZ@YAHOO.COM
MC MILLEN SURVEYING, INC.

Surveyor: Name STEVE MC MILLEN Address 444 N.W. MAIN ST.
 City WILMINGTON State FLA Zip Code 32696 Phone # 352 528-6277

email: STEVE@MC-MILLEN-SURVEYING.COM

2. Type of Request: _____ (m)

Article No. and Division	Section	Subsection
<u>50-583 3</u>	<u>(m)</u>	
<u>50-578 3</u>	<u>(b)</u>	
<u>50-581 3</u>	<u>ALL</u>	

Description of Variance STREETS LEADING TO SUBJECT PROPERTY SHALL BE LINE PAVED & MAINTAINED BY COUNTY AND A AN ADA TO BE CREATED

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3. PARCEL INFORMATION:

Parcel Number (s)	Section/Township/Range	Acreage
a. <u>03147-028-00</u>	<u>13 11 17</u>	<u>40</u>
b. _____	_____	_____
		Total Acreage: <u>40</u>
Subdivision Name, Lot, Block (if applicable): <u>—</u>		

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

*** Upon completion of the above application, please submit the original along with 5 hard copies and one electronic version of the supporting documents to the Levy County Planning and Zoning Department, 320 Mongo Street, Bronson Florida, 32621 for processing.

Required supporting documents to be attached with the application:

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of Circuit Court's Office.
- Location map** Must identify subject parcel with either a color or pattern.
- Preliminary Plat**

5. **In order for a Variance to be approved, the Board of County Commissioners must find that the following items are true: (for use by the Commission)**

- a. **Special conditions exist peculiar to the land;**

yes D no D

- b. **That the special conditions and circumstances do not result from the actions of the applicant;**

yes D no D

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6. **COMPREHENSIVE PLAN:** The proposed use must be compatible with the Comprehensive Plan.

7. **APPLICATION INSTRUCTIONS:**

- (a) An application for a Variance must be accompanied by a fee of \$350.00. Please note, the application fee may be subject to change. **The application will not be processed for a Public Hearing until staff has reviewed the application and found it complete.**
- (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.
- (d) The Variance applications are processed once a month. **Applications received by the first day of the month** will tentatively be scheduled, advertised with the plat and presented at a public hearing the following month. **Applications received after the first of the month will not be scheduled for the following month.**
- (e) Applications may be submitted as follows:

In Person: Levy County Planning and Zoning Department, located at 320 Mongo Street, Bronson Florida, 32621.

By Mail: Levy County Planning and Zoning, 320 Mongo Street, Bronson, Florida, 32621.

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Levy County

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

VIII. CERTIFICATION

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

Owner of Record

Owner of Record

Name: _____ Name: _____

Address: _____ Address: _____

Phone No. _____ Phone No. _____

No person submitting an application may rely upon any comment concerning the proposed variance, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

OWNER VERIFICATION

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

Date _____ Owner Signature _____

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STATE OF FLORIDA COUNTY OF _____

Sworn to and scribed before me this _____ Day of _____ 20 _____, by (name)

Personally known _____ Produced Identification _____ Type of Identification _____

Notary Signature _____

Notary Print _____

Notary Seal

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.

1-22-2024
Date _____ Authorized Agent Signature (if applicable) _____

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 22 Day of January 20 24, by (name)

Stephen McMiller
Personally known Identification Expiration Date _____

Mary Martha Hartley
Signature - Notary Public



My Commission Expires: Aug-28, 2024

FOR OFFICE USE ONLY:

Board of County Commissioners Public Hearing Date: _____

Board of County Commissioners Action: Approval 0 Denial 0

Notes, Instructions and Comments:



Prepared by:
Nicole Rappaport
Atlas Title & Escrow Services, LLC
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

JR

File Number: 655521BARRIOS

\$199500

General Warranty Deed

Made this November 5, 2021 A.D. By **Joziel Barrios**, whose address is: 1006 W 41st Street, Hialeah, Florida 33012, hereinafter called the grantor, to **Joshua Ryan Morrison and Lindsay Morrison, husband and wife, and Robert Norwood Terrell, Jr. and Michelle Marie Terrell, husband and wife, and Robert C. Morrison and Georgia S. Morrison, husband and wife**, whose post office address is: 9326 NW 17th Place, Gainesville, Florida 32606, 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 Ten Dollars, (\$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:

The Northwest 1/4 of the Northeast 1/4 of Section 13, Township 11 South, Range 17 East, Levy County, Florida.

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

Parcel ID Number: **0314702800**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, if any.

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, 2021.

Prepared by:
Nicole Rappaport
Atlas Title & Escrow Services, LLC
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

File Number: 655521BARRIOS

\$199500

Unofficial Copy

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:

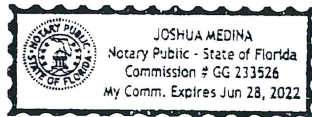
[Signature]
WITNESS-SIGN
Witness Printed Name Joshua Medina

[Signature] (Seal)
Joziel Barrios
Address: 1006 W 41st Street, Hialeah, Florida 33012

[Signature]
WITNESS-SIGN
Witness Printed Name Nicole Rappaport

State of FLORIDA
County of ALACHUA

The foregoing instrument was acknowledged before me, by means of X physical presence or ___ online notarization, this 5th day of November, 2021, by Joziel Barrios, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



[Signature]
Notary Public
Print Name: Joshua Medina
My Commission Expires: 06-28-2022

INSTR # 718088, OR BK: 1686 PG: 238, Recorded 5/1/2023 10:04 AM

Rec: \$18.50 Deed Doc: \$0.70 Danny J. Shipp, Clerk of the Circuit Court Levy FL Deputy Clerk MBASS1

1.70
18.50
3.00 Xtra
Named

This instrument prepared by:
Daisy K. Rowe
Levy Abstract & Title Company
Po Box 148, Bronson, FL 32621
LATC File No. T-29093
Parcel ID#: 0314702800 (part)

PLU

QUIT CLAIM DEED

THIS INDENTURE, made this 22nd day of April, 2023, between

JOSHUA RYAN MORRISON and LINDSAY MORRISON, husband and wife, and ROBERT NORWOOD TERRELL, JR. and MICHELLE MARIE TERRELL, husband and wife, and ROBERT C. MORRISON and GEORGIA S. MORRISON, husband and wife

whose mailing address is 9326 NW 17th Place, Gainesville, FL 32606, hereinafter called the Grantor, to

THOMAS M. SAKELSON

whose mailing address is 1228 NW 170th Street, Newberry, FL 32669, 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, hereby acknowledged, does hereby remise, release and quit claim unto said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which said Grantor has in the following described land situate in Levy County, Florida, to-wit:

Any portion of the NW 1/4 of NE 1/4 of Section 13, Township 11 South, Range 17 East, Levy County, Florida, lying within the following described property:

That portion of the below described land which lies in Sections 13 and 14, Township 11 South, Range 17 East, Levy County, Florida:

A parcel of land situated in Sections 12, 13 and 14 of Township 11 South, Range 17 East in Alachua and Levy Counties, Florida; being more particularly described as follows:

For a point of reference and a Point of Beginning, commence at a 4" x 4" Concrete monument at the Southwest corner of Section 12, Township 11 South, Range 17 East and run North 0°35'44" West along the West line of said Section 12, a distance of 1316.76 feet to a 4" x 4" concrete monument at the Northwest corner of the South half of the Southwest Quarter of said Section 12; thence run North 89°37'42" East along the North line of the South half of the Southwest Quarter, 2640.58 feet to a 1/2" rebar and cap LB 5075 at the Northeast corner of the South half of the Southwest Quarter; thence run South 0°20'39" East along the East line of the Southwest Quarter, 1322.27 feet to a 4" x 4" concrete monument with cap PLS 2115 at the Southeast corner of the Southwest Quarter of said Section 12 and the Northeast corner of the Northwest Quarter of Section 13; thence run South 02°06'14" East, 1392.43 feet to a 1/2" rebar and cap LS 4116; thence run South 89°44'54" West, 3803.41 feet to a 1/2" rebar and cap LS 4116 lying in a wire fence line; thence run North 01°18'30" East along wire fence line, 1384.87 feet to a 1/2" rebar and cap LS 4116 on the North line of Section 14; thence run North 89°21'38" East along the North line of said Section 14, a distance of 1085.91 feet to the Point of Beginning.

THIS DEED IS MADE FOR THE PURPOSE OF CLEARING AN OVERLAP BETWEEN THE TWO PROPERTIES DESCRIBED ABOVE AS SHOWN BY A SURVEY OF STEPHEN M. MCMILLEN DATED 11/24/2021.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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:

Taylor Ford
1st Witness Signature

Taylor Ford
1st Witness Printed Name

Jonathan Meyer
2nd Witness Signature

Jonathan Meyer
2nd Witness Printed Name

Joshua Morrison
JOSHUA RYAN MORRISON

Lindsay Morrison
LINDSAY MORRISON

Robert Norwood Terrell, Jr.
ROBERT NORWOOD TERRELL, JR.

Michelle Marie Terrell
MICHELLE MARIE TERRELL

Robert C. Morrison
ROBERT C. MORRISON

Georgia S. Morrison
GEORGIA S. MORRISON

Unofficial Copy

STATE OF FLORIDA
COUNTY OF Alachua

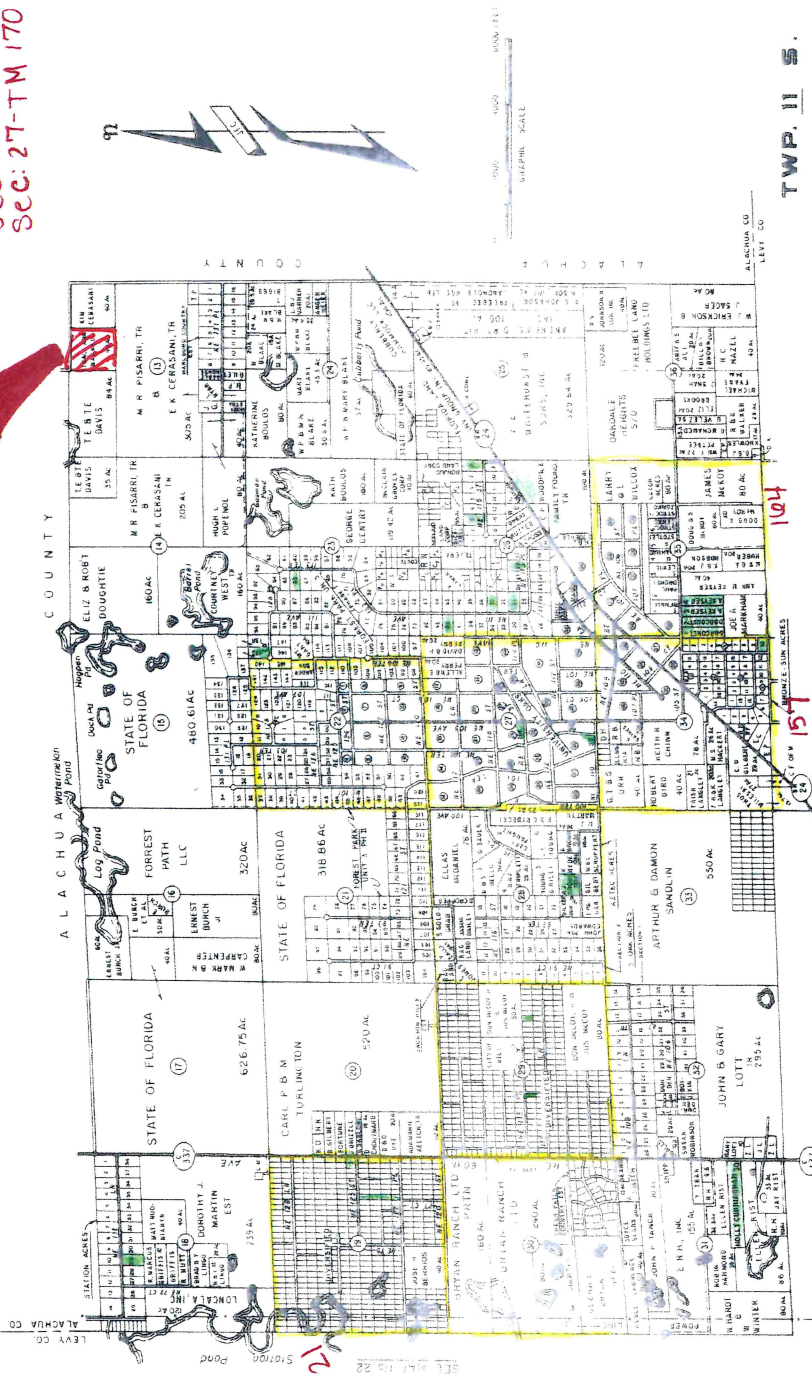
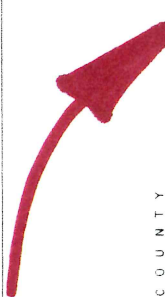
The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 22 day of April, 2023, by JOSHUA RYAN MORRISON and LINDSAY MORRISON, husband and wife, and ROBERT NORWOOD TERRELL, JR. and MICHELLE MARIE TERRELL, husband and wife, and ROBERT C. MORRISON and GEORGIA S. MORRISON, husband and wife, who are personally known to me OR (✓) have produced FDL as identification.



(Notary Stamp/Seal)

Michelle Lowe
Notary Public
Printed Name: Michelle Lowe
My Commission Expires: 5/5/23

SEC: 22-TM 171
 SEC: 29-TM 218
 SEC: 28-TM 224
 SEC: 27-TM 170



TWP. 11 S.
 RGE. 17 E.
 Levy County, Florida

SEE MAP No. 29

COMPILED AND DRAWN BY TERRELL CHOFFT - 1985, REVISED/1986, 1986, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2004, 2007.