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Thomas R. Rice, Jr., P.E.  
5004 Shetland Avenue Tampa, FL 33615  
Owner Parcel 0314702900

Comments Concerning Petition for a Final Replat (Petition No. FP23-06)  
PID 0314702800

January 3, 2024

Honorable Levy County Planning Commission/Levy County Commissioners:

I am writing this letter to again raise concerns about the proposed re-platting of Parcel 0314702800. We received a letter dated December 19, 2023 from McMillen Surveying, Inc. giving notification of the proposal for final platting on December 23, 2023 at my father's address who is co-owner of Parcel 0314702900 which is located directly east of the subject parcel.

As a reminder, this change effects more than the properties within 300 feet of the subject parcel. This area which is made up of 4 properties in Levy County and 10 properties in Alachua County are all serviced by the same access easement which is the only point of access for these properties. They too should have a say in this matter since the re-platting effects the access easement. We respectfully request additional time to discuss this issue with the Planning Commission before the issue is brought to the attention of the County Commission.

To begin the discussion, most property owners within this easement/access corridor bought property here to live in a quiet, extremely rural, low density environment without neighbors on top of them. This re-platting proposal will set a precedent which will dramatically change the character and density for the area. Currently there are no properties within the corridor that are less than 26 acres in size. Such a change will cause a negative impact to the quality of life for the property owners in the area.

With the increase in density within the corridor, an increase in traffic on the privately maintained easement/access corridor will occur. The easement/access corridor is nothing more than a dirt wheel path/road for most areas. We have improved the corridor from the end of the paved section of NE 130<sup>th</sup> Avenue up to our gate with limerock with the assistance of the property owner to our south. This improvement was a significant investment of resources for both property owners. To date no other significant improvements have been made to the corridor and the current traffic levels have already damaged said improvements creating ruts and potholes. This re-plat and the resulting precedent will only result in more traffic and damage to the access easement. In its current state, the easement/access has areas that become unpassable during times of heavy rain or drought. We have already on several occasions had to use our farm equipment to tow stuck vehicles along our unimproved section of the easement and tow trucks are regularly seen traveling down the corridor removing stuck vehicles to the west and north of our property. In fact, Emergency Service and Forestry vehicles have got bogged down in the soft sand and deep ruts along the easement. If the County decides to

proceed with this precedent setting decision to re-plat then the County should be involved in the maintenance of this single access/easement corridor.

I appreciate the Planning Commission's attention in this matter and look forward to further discussions on the matter.

Sincerely,



Thomas R. Rice, Jr., P.E.