

October 30, 2020

Levy County Development Department

622 E. Hathaway Ave.
Bronson, Florida 32621

**Re: Levy Solar I Project
Levy County, Florida**

To Whom It May Concern:

Environmental Consulting & Technology, Inc. (ECT), on behalf of Levy Solar I, LLC (Applicant), is pleased to provide an application and supporting documents for a Conditional Use Permit for a Power Generating Facility, known as the Levy Solar I Project (Project), located northeast of Chiefland in the unincorporated County. The proposed Power Generating Facility is a 74.9-megawatt alternating current (MW AC) solar power generating facility that will use photovoltaic solar panels to convert sunlight into energy and provide clean, cost-effective, renewable energy to the grid. Maps and figures depict the location of the 715 acres and 14 parcels that comprise the Project Site.

The Project Site is located entirely in the Agricultural/Rural Residential (A/RR) land use designation and zoning district. Adjacent land uses include single family residences, mobile homes, a learning center, agricultural and silvicultural use, a recreational vehicle park, an electric cooperative, and electrical substations.

The proposed Project meets or exceeds all of the minimum criteria of the A/RR zoning district including lot size, width, and depth, and front, side, and rear setbacks. Increased setbacks and facility design minimize any adverse impacts to adjacent land uses. The substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation component of the Project will comply with all applicable standards and guidelines associated with Essential Public Utility Services. This approach was discussed with the Levy County Zoning Codes Specialist prior to submittal of the Conditional Use Permit application.

The Applicant has selected a Project Site that allows for sufficient setbacks from roadways and adjacent land uses to protect the aesthetic quality of the surrounding area. The Project Site has a variety of existing energy infrastructure, including a transmission line and two natural gas pipelines that transect the Project Site, along with two substations on abutting parcels. The Project Site has few wetlands and does not have significant habitat for threatened and endangered species. The Project is not an intensive use of the land and, at its completion, will allow the land to return to agricultural use. In other words, the proposed use is not a permanent conversion of the land.

1408 N. Westshore
Blvd., Suite 115
Tampa, FL
33607

(813)
289-9338

FAX (813)
289-9388


Solar power generation facilities are being developed throughout the United States and Florida. Often these facilities are developed in agricultural zoning districts in proximity to existing transmission lines capable of accepting the power generated. Many facilities are developed in areas with low-density residential development adjacent to or nearby the solar power generating system. These facilities do not generate appreciable noise or glare and at operation do not produce dust, vibrations, emissions, or waste products.

The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project produces no emissions and does not generate smoke, debris, dust, or traffic. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. The Project will have little to no impact on nearby farming operations and residential properties. Solar power generating facilities allow farmers to diversify their incomes, which can supplement the agricultural operations on the remainder of their land. The low visual profile and quiet operations preserve the rural, open-space character of the area, while at the end of the Project's life, the land may be returned to agricultural use.

If you have any questions or need additional information, please call me at (727) 741-9338 or email me at dstowe@ectinc.com.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



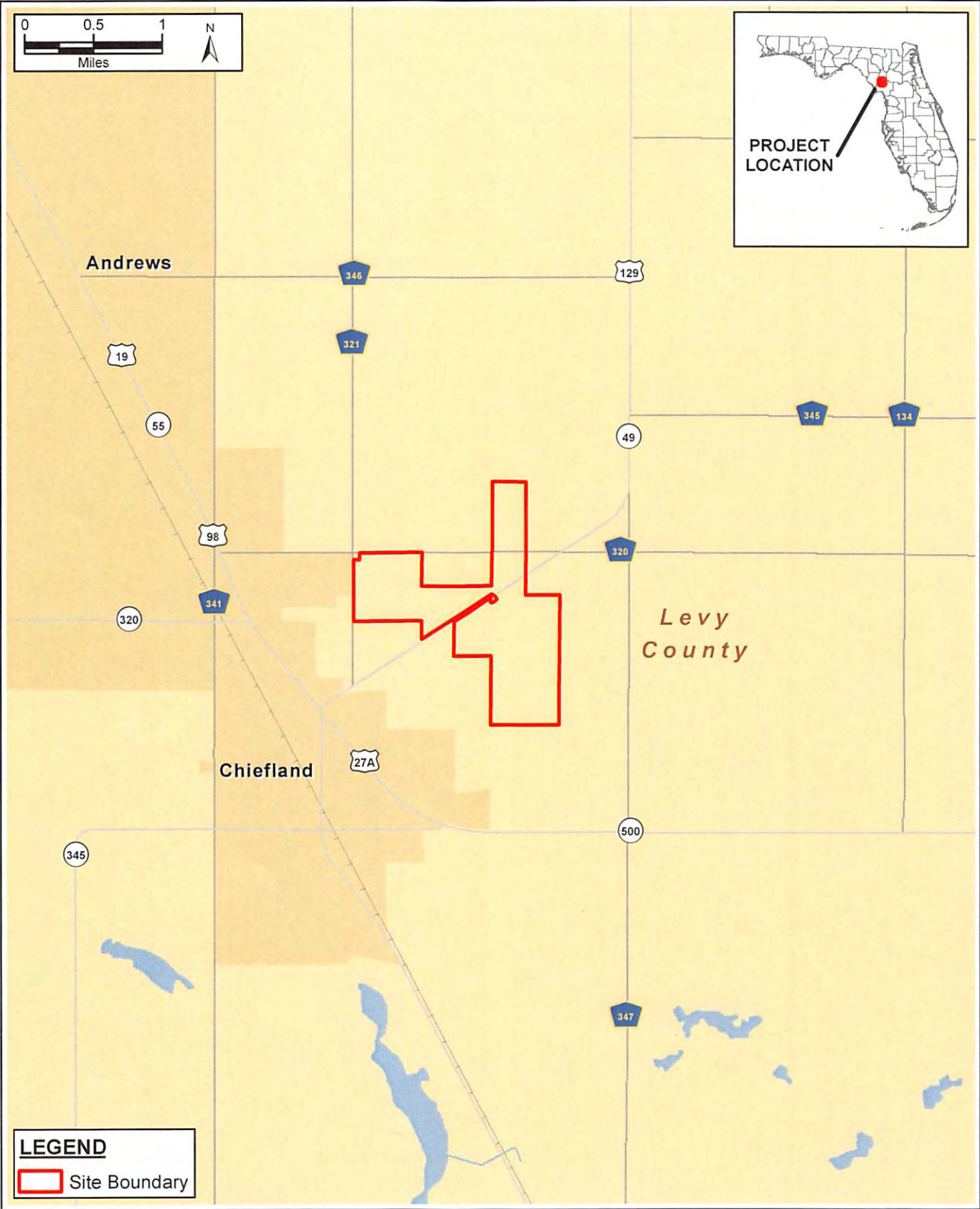
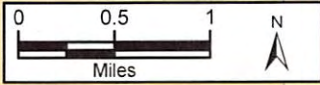
Darren L. Stowe, AICP
Principal Planner



Tess MacMorris
Associate Planner

Attachments

PROJECT LOCATION MAP



LEGEND
[Red outline] Site Boundary

SITE LOCATION MAP
SAVION LEVY
LEVY COUNTY, FLORIDA

Sources: ESRI, 2018; ECT, 2020.



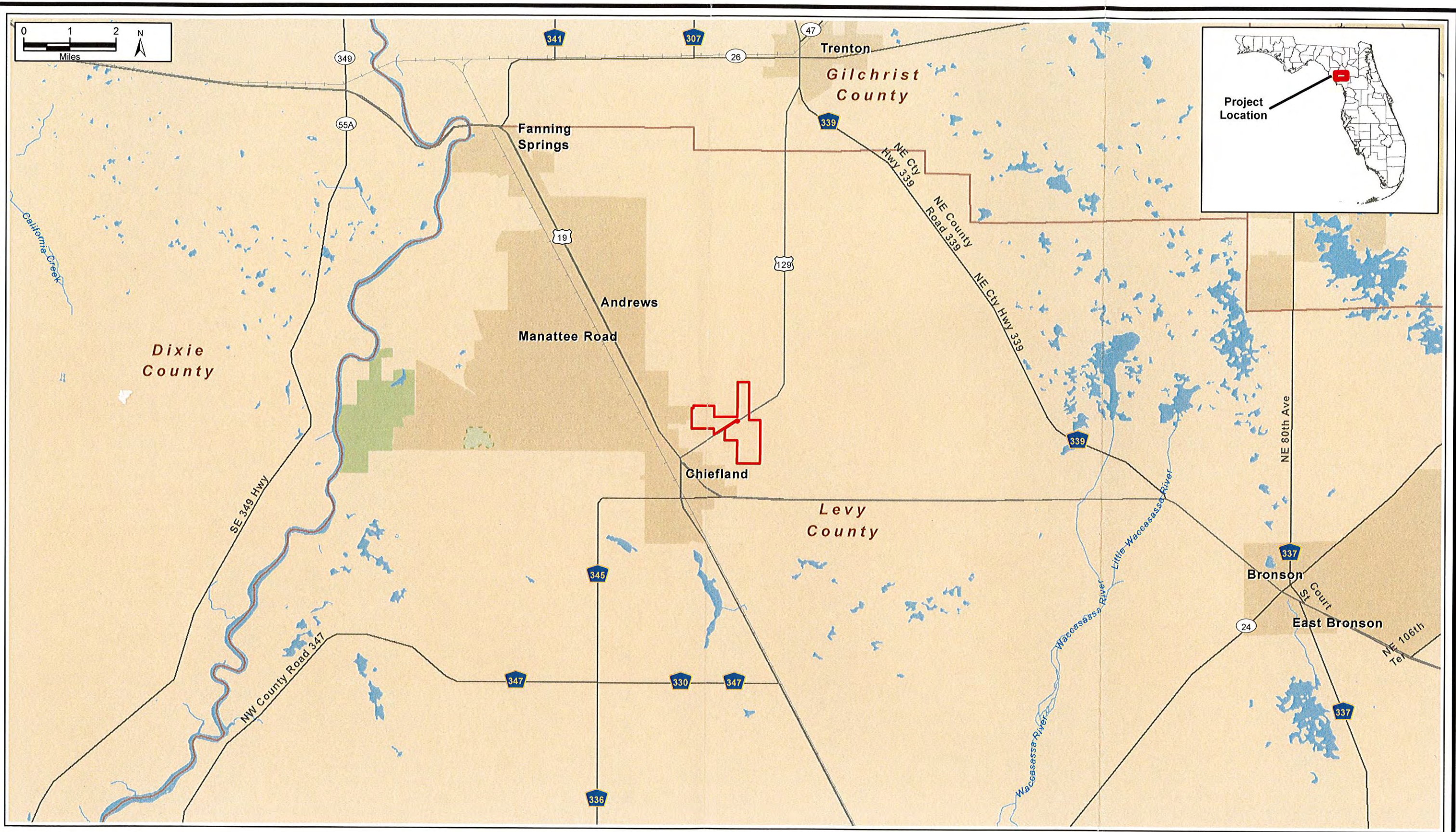


FIGURE 1.
 SITE LOCATION MAP
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: ESRI, 2019; USGS, 2019; ECT, 2020.

LEGEND

Project Boundary



PARTICIPATING PROPERTIES

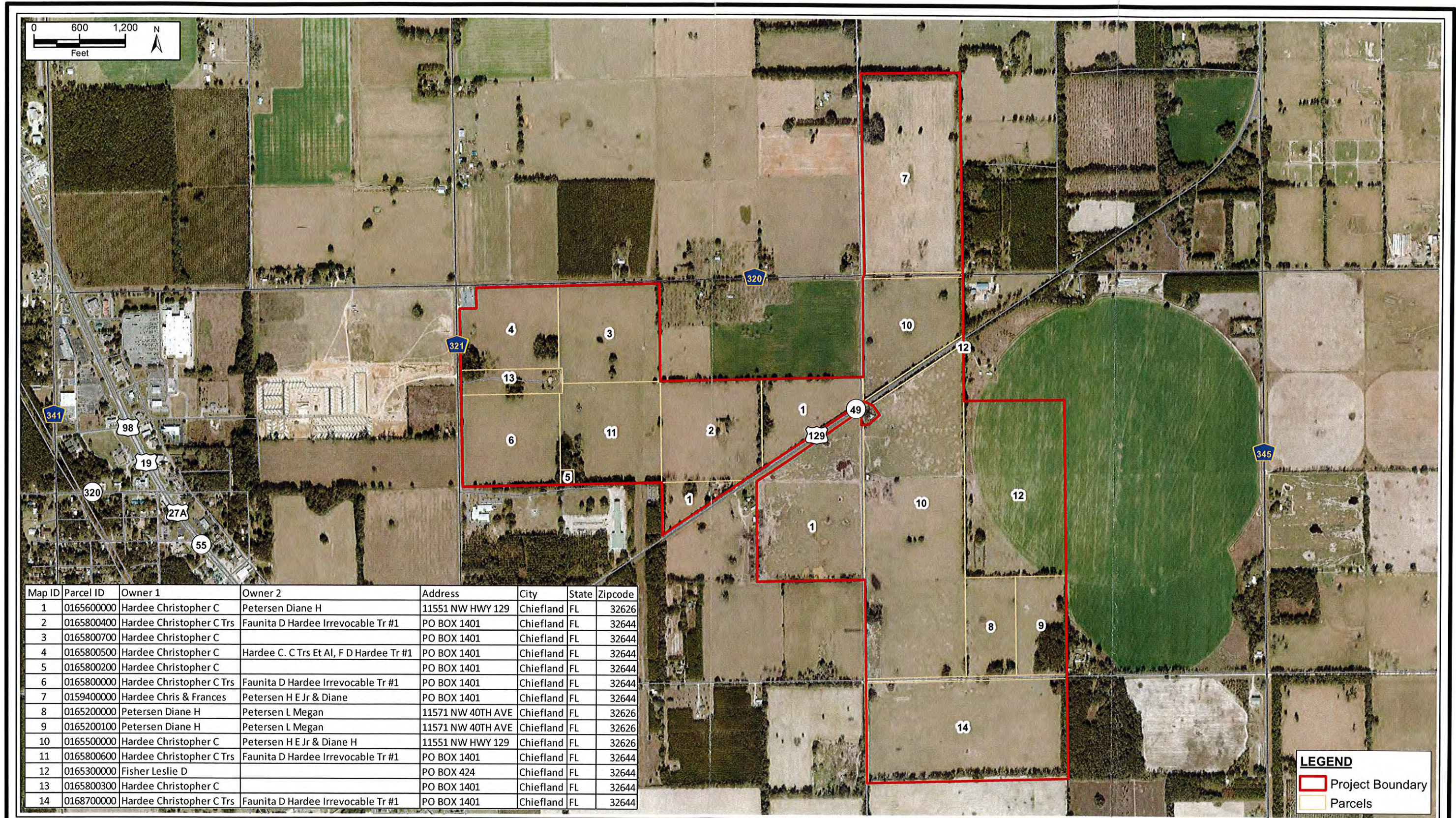


FIGURE 2.
 PARCEL OWNERS
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: FDOT, 2019; ECT, 2020.



AGENT AUTHORIZATION LETTERS

AUTHORIZED AGENT

We, the undersigned property owners, hereby authorize Levy Solar I, LLC, their representatives (see attached), contractors, and assigns, to apply for a Zoning Conditional Use Permit, any other Levy Solar I, LLC construction and operations permits, and/or be my representatives either in person or by correspondence for the property described on Attachment A.

[REST OF PAGE LEFT BLANK; SIGNATURES ON SEPARATE SHEETS]

OWNER:



Stanley Arthur Fisher

Dated

Oct 23rd 2020

Address:

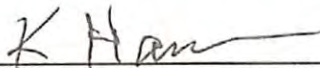
11150 NW 30th Ave
Chiefland, FL 32626

STATE OF Florida)
COUNTY OF Levy) ss.

BE IT REMEMBERED, that on this 27th day of OCTOBER, 2020, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Chris Hardee (Christopher C. Hardee), to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires:



Notary Public in and for said County and State

[SEAL]



Print Name: Kelly Hansen

OWNER:

Spencer Carlisle Fisher
Spencer Carlisle Fisher

Dated: 10-27-20

Address: 4150 NW 50th AVE
Chiefland FL 32644

STATE OF FLORIDA)
COUNTY OF LEWY) ss.

BE IT REMEMBERED, that on this 27 day of OCTOBER, 2020, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Chris Hardee (Christopher C. Hardee), to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires:

K Hansen
Notary Public in and for said County and State

Print Name: Kelly Hansen

[SEAL]



**LEVY SOLAR I, LLC
REPRESENTATIVES**

Erich Miarka

Senior Development Manager
913-568-0331
422 Admiral Blvd
Kansas City, MO 64106

Lauren Devine

Senior Permitting & Environmental Manager
610-739-6568
422 Admiral Blvd
Kansas City, MO 64106

Emily Truebner

Vice President Permitting & Environmental
303-898-8308
422 Admiral Blvd
Kansas City, MO 64106

Drew Gibbons

Senior Development Director
470-353-9811
422 Admiral Blvd
Kansas City, MO 64106

Scott Zeimetz

Chief Development Officer
612-770-5189
422 Admiral Blvd
Kansas City, MO 64106

Darren Stowe

Principal Planner/Consultant
ECT, Inc.
813-549-4370
1408 North Westshore Blvd, Suite 115

Attachment A

Parcel No(s):

0165300000

AUTHORIZED AGENT

I, the undersigned property owner and/or attorney-in-fact, and trustee, hereby authorize Levy Solar I, LLC, their representatives (see attached), contractors, and assigns, to apply for a Zoning Conditional Use Permit, any other Levy Solar I, LLC construction and operations permits, and/or be my representatives either in person or by correspondence for the property described on Attachment A.

Christopher C. Hardee
Christopher C. Hardee, Owner

Christopher C. Hardee
Christopher C. Hardee, Attorney-in-Fact for: Frances Hardee A/K/A Frances A. Hardee; and Diane Petersen A/K/A Diane H. Petersen; and H.E. Petersen, Jr. A/K/A Henry E. Petersen, Jr.

Christopher C. Hardee, Trustee
Christopher C. Hardee, Trustee of Faunita D. Hardee Irrevocable Trust #1 dated April 20, 2012

Dated: 10/23/2020

Address: 11751 NW 50 Ave
Chiefland, FL 32626

STATE OF Florida)
COUNTY OF Levy) ss

BE IT REMEMBERED, that on this 23 day of October, 2020, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Chris Hardee (Christopher C. Hardee), to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires:



Tonya M. Sullivan
Notary Public in and for said County and State

Print Name: Tonya M. Sullivan

LEVY SOLAR I, LLC
REPRESENTATIVES

Erich Miarka
Senior Development Manager
913-568-0331
422 Admiral Blvd
Kansas City, MO 64106

Lauren Devine
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Darren Stowe
Principal Planner/Consultant
ECT, Inc.
813-549-4370
1408 North Westshore Blvd, Suite 115
Tampa, FL 33607

Attachment A

Parcel No(s):

0159400000

0165200000

0165200100

0165600000

0165600100

0165800000

0165800200

0165800300

0165800400

0165800500

0165800600

0165800700

0166200000

0168700000

0166200000

0165600100

REQUESTED CONDITIONS OF APPROVAL

LEVY

SOLAR I PROJECT

Requested Conditions of Approval for the Proposed Solar Power Generating Facility

- Project Facilities (excluding security perimeter fencing and vegetative screening) will be setback a minimum of fifty (50) feet from Project boundaries. Project Facilities will be setback at least one hundred (100) feet from a principal residential dwelling on a non-participating parcel adjacent to a Project boundary.
- Solar panels shall be set back a minimum of one hundred seventy-five (175) feet from the centerline of Highway 129.
- Maximum height of the solar panels, other collection devices, components or buildings of the solar power generating facility, excluding substation and electrical transmission equipment, shall not exceed fifteen (15) feet (as measured from the natural grade at the base of improvements) at any time or location on the property. Substation and electrical transmission equipment shall not exceed one hundred (100) feet in height.
- Solar power generating facility electrical components shall have an Underwriter Laboratory (UL) listing.
- Solar power generating facility electrical components shall comply with the National Electrical Safety Code (NESC).
- It is the responsibility of the Project owner to remove an abandoned solar power generating facility within twelve (12) months of cessation of operations. Reusable components shall be recycled whenever economically feasible.
- A solar power generating facility is exempt from maximum lot coverage limitations.
- Any required lighting for parking lots, driveways, external illumination of buildings, or the illumination of signs shall be directed away from and be shielded from adjacent properties and shall be so arranged as to not adversely affect driver visibility on adjacent public roads.
- Reasonable accessibility for emergency services vehicles shall be required and shown on the required site plan.
- No advertising or non-project related graphics shall be on any part of the solar power generating facility. This exclusion does not apply to the entrance gate signage or notifications containing points of contact for any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.
- Perimeter fencing that complies with the NESC shall be installed around the boundary of the solar power generating facility. In order to comply with the NESC, the fencing will either be 1) a 6-foot chain link fence with barbed wire or 2) a 7-foot chain link fence. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the property.
- Any living trees greater than 16-inch diameter breast height that are cut for the construction of the Project shall be mitigated pursuant to Land Development Code § 50-192. Replacement trees may be planted in vegetative screening in key locations on the perimeter of the Project.

**LEVY COUNTY CONDITIONAL USE PERMIT APPLICATION
FORM**

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

Filing Date: 10/30/2020
Fee: \$600.00

Petition Number CU: _____
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION:

Conditional Use Permits are intended to provide for land use 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. Because a Conditional Use Permit is not normally permitted in a particular district, the burden is upon the applicant to document that the granting of the Conditional Use Permit, as an exception, will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Land Development Code, Section 50-841]

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 Zoning Ordinance petitioning for a Conditional Use Permit on the following described property:

I. OWNER/APPLICANT REQUEST INFORMATION: Please print unless otherwise specified.			
Applicant's Name: <u>Levy Solar I, LLC</u>	Owner's Name: <u>See Exhibit A, attached</u>		
Address: <u>422 Admiral Blvd</u>	Address: <u>See Exhibit A, attached</u>		
<u>Kansas City, MO 64106</u>	Zip Code: <u>See Exhibit A, attached</u>		
Phone No. <u>(610) 739-6568</u>	Phone No. <u>See Exhibit A, attached</u>		
II. PARCEL INFORMATION			
Parcel Number(s)	Section/Township/Range	Acreage	
1. <u>See Exhibit A, attached</u>			
			Total Acreage: <u>715 acres</u>
Subdivision Name (if applicable): <u>N/A</u>		Lot: _____	Block: _____
Current Zoning:	F/RR <input type="checkbox"/>	A/RR <input checked="" type="checkbox"/>	RR <input type="checkbox"/> RR-2 <input type="checkbox"/>
Industrial <input type="checkbox"/>	C-1 <input type="checkbox"/>	C-2 <input type="checkbox"/>	C-3 <input type="checkbox"/> C-4 <input type="checkbox"/> RMU <input type="checkbox"/>
Current Land Use:	LDR <input type="checkbox"/>	MDR <input type="checkbox"/>	HDR <input type="checkbox"/> Commercial <input type="checkbox"/>
	F/RR <input type="checkbox"/>	A/RR <input checked="" type="checkbox"/>	RR <input type="checkbox"/> Industrial <input type="checkbox"/>
	NR <input type="checkbox"/>	CON <input type="checkbox"/>	Public <input type="checkbox"/> RCN <input type="checkbox"/>

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

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

Pasture, timber, cropland, and the following improvements:

Parcel ID: 0165800300 – A single family residence with well and septic

Parcel ID: 0165600000 – A single family residence with well and septic, 5 pole barns, and one shed

Requested Use, Activities and Development associated with the proposed Conditional Use Permit:

Requested Use: Power Generating Facility

Description: A 74.9 megawatt alternating current (MW AC) solar power generating facility including photovoltaic solar panels that will be mounted on a single-axis tracking system with a 60 +/- degree tilt, along with associated infrastructure of electric inverters and transformers, underground electrical collection systems (distribution equipment), a solar meteorological station, and electrical collector substation. An accessory structure in the form of an operations and maintenance building or trailer will also be located onsite. The substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation component of the Project will comply with all applicable standards and guidelines associated with Essential Public Utility Services. This approach was discussed with the Levy County Zoning Codes Specialist prior to submittal of the Conditional Use Permit application.

Directions to the Property: (Please start directions from a State or County Road):

From the intersection of U.S. Highway 19 and Highway 129 (U.S. 129), proceed 0.89 miles to the nearest property boundary. The Project Site has 0.9 miles of frontage on Highway 129.

III. 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.

Property Description

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.

Property Deeds for the Parcels included within the Project Site are included in Exhibit B – Property Deeds.

- Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Conditional Use Permit is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.

A certified property boundary survey for the Project site was completed in October 2020, results of the survey will be provided to Levy County as a supplement to the Conditional Use Permit application before November 13, 2020. This approach has been discussed with the Levy County Zoning Codes Specialist.

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

- Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.

A detailed site plan meeting the requirements of Land Development Code § 50-775 and the requirements of a Section IV of the Conditional Use Permit Application Form is provided as Exhibit D – Detailed Site Plan.

- 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 (see Application Photo Directions, attached). Additional photos showing relevant information may also be included.

Photographs showing views from the Project Site are included in Exhibit E – Adjacent Land Use Photographs. The attachment includes a map that illustrates the photo location points and the direction in which they were taken. A brief description of each view is also provided.

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.
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

The required mapping is provided in Exhibit F – Conditional Use Permit Application Maps.

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 Conditional Use Permit will be compatible with the adjoining development and the proposed zoning district where it is to be located.

A cover letter that documents how the proposed Conditional Use Permit will be compatible with adjoining development and the proposed zoning district where it is to be located has been provided as part of this Conditional Use Permit application.

- IV. Detailed Site Plan.** The developer shall submit a site plan of his proposed Conditional Use Permit to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 10' or larger [subject to the Zoning Official's

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

approval], showing the relationship of the proposed use to:

1. The parcel on which it is to be located.
2. Adjacent land uses.
3. Ingress and egress

A detailed site plan meeting the requirements of Land Development Code § 50-775 and the requirements of a Section IV of the Conditional Use Permit Application Form is provided as Exhibit D – Detailed Site Plan. The Applicant coordinated with the Levy County Zoning Codes Specialist, who confirmed that due to the magnitude of the Project, the site plan scale of 1" = 300', which provides a legible and accurate representation of the Project is acceptable.

- V. **Additional Written and Mapping Documentation is required for the specific proposed Conditional Use Permit listed in Schedule I in the applicable Zoning Districts.** These uses include, but are not limited to, Mining, Excavation and Quarries, development in the Airport Overlay Zone, and Concentrated Commercial Farming Operations. Confirm with the Zoning Department whether the proposed use requested has additional requirements.

There is no additional written and mapping documentation required for a Power Generating Facility.

- VI. **In order for a Conditional Use Permit to be approved the Board of County Commissioners must find that the following items are true: * Please make all narrative responses to a-d and a-d General Requirements on the attached page provided. While all documents, maps, etc., that support a response should be included in the application, narrative responses cannot be simply referred to another document, map, etc., in your application: doing so will result in an incomplete application.**

- a. It is consistent with the intent of the zoning district in which the use is proposed.
- b. It meets or exceeds the minimum standards for the zoning district.
- c. It will have a beneficial community impact.
- d. It is consistent with an adopted local, regional and state plan.

General Requirements:

- a. ***Intensity of land.*** The intensity of land use must be equal to or lower than that permitted within the district; i.e. lower lot coverage, fewer units, etc.
- b. ***Setbacks.*** Setbacks must be equal to or more than that permitted within the district.
- c. ***Adjacent land uses.*** The proposed use must be compatible with all adjacent land uses.
- d. ***Comprehensive Plan.*** The proposed use must be compatible with the policies adopted as a part of the comprehensive plan.

- VII. **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 352-4186-5405.

CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA

Compatibility with the Levy County Comprehensive Plan and Future Land Use Map is demonstrated in Section VI(d) of the Conditional Use Permit Application Form.

VIII. Application Instructions:

- (a) Provide 24 copies of the completed application and all supporting documentation along with a processing fee of \$600.00. Please note, application fee may be subject to change. Confirm fee at the time of application. Note: All copies must be hole punched and collated.

The Applicant has submitted the \$600.00 processing fee with this Conditional Use Permit application. The Levy County Zoning Codes Specialist requested that three (3) copies of the Conditional Use Permit application be sent for the completeness review and the additional twenty-one (21) copies be sent after the Conditional Use Permit application is deemed complete. Per the Levy County Zoning Codes Specialist's request, the Applicant has submitted 3 copies of the Conditional Use Permit application.

Attachment for page 4 of 7

COMPLETE RESPONSE MUST BE PROVIDED ON THIS PAGE. IF MORE SPACE IS NEEDED, PLEASE ATTACH AN ADDITIONAL PAGE. IF THERE IS ANY DOCUMENTATION TO SUPPORT THE RESPONSES BELOW, PLEASE ATTACH SUCH DOCUMENTATION.

Overview of Response: Below, on pages 5 through 9, the Applicant has provided response to Sections VI and VII of this Conditional Use Permit Application Form. In support of the responses below, additional documentation is attached as Exhibit G – Comprehensive Plan and Land Development Code Compliance Review with more detailed information on how the Project is consistent with the pertinent provisions of the Comprehensive Plan and Land Development Code.

- a. It is consistent with the intent of the zoning district in which the use is proposed.

The A/RR district is intended to provide for the continued viability of agribusiness in the County while permitting low-density development that is compatible with the predominant land use in the district, commercial farming. The Project will have little to no impact on farming operations or allowed residential uses at nearby properties. The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project will produce no emissions and will not generate smoke, debris, dust, or traffic. The Project will meet all applicable noise requirements for the zoning district, is designed to minimize the potential for glare, meets and often exceeds setback requirements, and provides for buffering and screening to increase compatibility with adjacent land uses and minimize the potential for incompatibility with offsite uses. There is no introduction of domestic pets associated with the Project, which is a benefit since domestic pets are not compatible with adjoining livestock operations. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. Solar power generating facilities allow farmers to diversify their incomes which can supplement the agricultural operations on the remainder of their land. The low visual profile and quiet operations preserve the rural, open-space character of the area, while at the end of the Project's life, the land may be returned to agricultural use.

- b. It meets or exceeds the minimum standards for the zoning district.

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

The Project Site meets the minimum lot size, width, and depth requirements of the A/RR zoning district. In Section 5 – Requested Conditions of Approval, the Applicant commits to a minimum setback of fifty (50) feet from all Project boundaries and at least a one hundred (100) foot setback from a principal dwelling on a non-participating parcel adjacent to a Project boundary. This proposed condition exceeds the minimum setbacks for front, side, and rear yards that are required in the A/RR zoning district. The Project will also be setback one hundred seventy-five (175) feet from the centerline of Highway 129. The substation component of the Project will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use. An Essential Public Utility Service is a Permitted Use within the A/RR zoning district. The A/RR maximum height of twenty-five (25) feet will be exceeded by components of the electrical substation, consistent with other existing Essential Public Utility Service equipment. As stated in Section 5 – Requested Proposed Conditions of Approval, the Substation and electrical transmission equipment shall not exceed one hundred (100) feet in height.

- c. It will have a beneficial community impact.

The Project will benefit the community directly and indirectly. On a macro level, solar power generating facilities such as the Project provide clean, reliable, emission-free energy to Floridians. Once the solar power generating facility is built and operating, there are no 'fuel costs' associated with electricity generation as seen in other types of power generation. Because of no fuel costs and low operational expenses, solar farms such as these have the benefit of stabilizing energy rates in the region and are not prone to fluctuation with changing market conditions.

Additionally, construction of the Project will require approximately 250 workers over the course of about ten (10) months. When possible, local labor will be used for the construction of the solar power generating facility. This labor force is a combination of skilled and unskilled labor, allowing all people the potential to gain experience in a rapidly growing industry. Labor that is brought in from out of the immediate area will stay in local hotels, eat at local restaurants, and patronize local business.

Most directly, the Project will significantly increase tax revenue to Levy County. It is important to note that this tax revenue is provided to the County without any increased demand on County services in return, such as roads or schools.

- d. It is consistent with an adopted local, regional and state plan.

The Project is consistent with the applicable policies within the following elements of the Levy County Comprehensive Plan:

- *Future Land Use Element*
- *Transportation Circulation Element*
- *Housing Element*
- *Conservation Element*
- *Springs Protection Element*
- *Recreation and Open Space Element*
- *Infrastructure Element*
- *Capital Improvements Element*
- *Economic Element*
- *Intergovernmental Coordination Element*

CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA

- *Public School Facilities Element*

The Project is consistent with the North Central Florida Strategic Regional Policy Plan. The intent of the regional plan is to allow economic activities within or near Natural Resources of Regional Significance to the extent that such economic activities do not significantly or adversely affect the functions of the resource. A review of the North Central Florida Strategic Regional Policy Plan indicates that the Project Site is not located in an area that is designated as a Natural Resource of Regional Significance in the following maps:

- *Coastal and Marine Resources*
- *Natural Systems*
- *Planning and Resource Management Areas*
- *Surface Water Resources*

The Project Site is located within an area that is designated as a Regionally Significant Ground Water Resource. The Project will not require the use of any significant groundwater resources during operation. During construction, there will likely be a water truck to provide spray for dust control and the vegetative buffer may require watering until it is established. Dependent on whether a maintenance & operations building or trailer is utilized for the Project, a well may be required to supply the structure with water. All natural groundwater recharge areas and surface waters on the Project Site will be protected through development. The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels. There will be no significant impact to natural groundwater recharge. Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resources Permit through the Florida Department of Environmental Protection (FDEP). Construction activities will be subject to erosion and sediment control measures. Geotechnical studies have been conducted to identify any karst sensitive areas.

The Project is consistent with the applicable goals and policies of the Florida State Comprehensive Plan. The Florida State Comprehensive Plan includes the following goals and policies:

ENERGY.—

Goal.—Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by promoting an increased use of renewable energy resources and low-carbon-emitting electric power plants.

Policy. Promote the development and application of solar energy technologies and passive solar design techniques.

Policy. Promote the use and development of renewable energy resources and low-carbon-emitting electric power plants.

AGRICULTURE.—

CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA

Goal.—Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national and international marketplace.

Policy. Encourage diversification within the agriculture industry, especially to reduce the vulnerability of communities that are largely reliant upon agriculture for either income or employment.

Development of the Project will further these goals and policies of the State Plan.

General Requirements

- a. *Intensity of land.* The intensity of land use must be equal to or lower than that permitted within the district; i.e. lower lot coverage, fewer units, etc.

The intensity of land use associated with the Project is equal to or lower than that permitted within the A/RR zoning district. The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels and are not considered an impervious surface. Dependent on whether a maintenance & operations building or trailer is utilized for the Project, there is the possibility for a small structure to be constructed onsite. If the construction of a structure is necessary, the lot coverage will remain below 25%. There are no residential units associated with the Project.

- b. *Setbacks.* Setbacks must be equal to or more than that permitted within the district.

The Project meets the setbacks required in the A/RR zoning district. In Section 5 – Requested Conditions of Approval, the Applicant commits to a minimum setback of fifty (50) feet from all Project boundaries and at least a one hundred (100) foot setback from a principal residential dwelling on a non-participating parcel adjacent to a Project boundary. This proposed condition exceeds the minimum setbacks for front, side, and rear yards that are required in the A/RR zoning district. The Project also includes a one hundred seventy-five (175) foot setback from Highway 129, as required in Land Development Code § 50-676, Schedule 2, Note. The substation component of the Project will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use.

- c. *Adjacent land uses.* The proposed use must be compatible with all adjacent land uses.

The Project will be compatible with all adjacent land uses, including commercial farming, which is the primary land use in the A/RR zoning district. The Project will have little to no impact on farming operations at nearby properties. The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project will produce no emissions and will not generate smoke, debris, dust, or traffic. There is no introduction of domestic pets associated with the Project, which is a benefit since they are not compatible with any adjoining livestock operations. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. Solar power generating facilities allow farmers to diversify their incomes which can supplement the agricultural operations on the remainder of their land. The low visual profile and quiet operations preserve the rural, open-space character of the area, while at the end of the Project's life, the land may be returned to agricultural use.

CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA

- d. *Comprehensive Plan.* The proposed use must be compatible with the policies adopted as a part of the comprehensive plan.

The Project is consistent with the applicable policies within the following elements of the Levy County Comprehensive Plan:

- *Future Land Use Element*
- *Transportation Circulation Element*
- *Housing Element*
- *Conservation Element*
- *Springs Protection Element*
- *Recreation and Open Space Element*
- *Infrastructure Element*
- *Capital Improvements Element*
- *Economic Element*
- *Intergovernmental Coordination Element*
- *Public School Facilities Element*

As discussed in the Overview of Response, additional documentation is attached as Exhibit G – Comprehensive Plan and Land Development Code Compliance Review with more detailed information on how the Project is consistent with the pertinent provisions of the Comprehensive Plan and Land Development Code.

- (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.**

Agent Authorization letters are provided in Section 4 of the Conditional Use Permit application.

- (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 minimum criteria for the applicable zoning district must be met uniformly by every conditional use. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the conditional use is being requested.
- (e) Conditional Use Permit applications are processed once a month. Applications submitted by the first day of the month preceding the next regular monthly planning commission meeting 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

**CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA**

received one week prior to the Planning Commission Public Hearing.

(g) Applications may be submitted as follows:

In Person: Levy County Zoning Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office

By Mail: Levy County Zoning Department, Levy County Courthouse, 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.

OFFICE USE ONLY:	
Planning Commission Public Hearing Date:	_____
Planning Commission Recommendation:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
BOCC Public Hearing Date:	_____
BOCC Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Ordinance Number:	_____ Adoption Date: _____

IX. 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

CONDITIONAL USE PERMIT APPLICATION
LEVY COUNTY, FLORIDA

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 – *See Exhibit A, attached*

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.

OWNER VERIFICATION - *Not applicable.*

CONDITIONAL USE PERMIT APPLICATION
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.

10.23.2020 Date [Signature] Authorized Agent

Missouri STATE OF ~~FLORIDA~~
Jackson COUNTY OF

Sworn to and scribed before me this 23rd Day of October 2020 by (name)
Scott Zeimetz by Kyle Smith [Signature]
Signature - Notary Public

Personally Known Or Produced Identification _____ (Type): _____

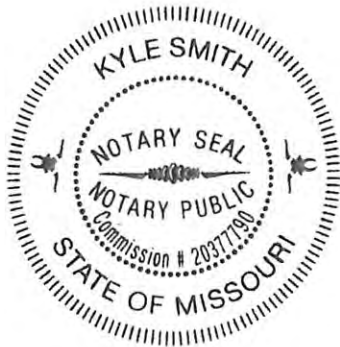


EXHIBIT A
OWNER/APPLICANT REQUEST INFORMATION
AND PARCEL INFORMATION

TABLE 1. OWNER/APPLICANT REQUEST INFORMATION & OWNER OF RECORD

Parcel ID	Owner 1	Owner 2	Address City/Zip/State	Phone Number
0159400000	HARDEE CHRIS & FRANCES	PETERSON H E JR & DIANE H	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165200000	PETERSEN DIANE H	PETERSEN L MEGAN	11571 NW 40 TH AVE CHIEFLAND FL 32626	(352) 535-5228
0165200100	PETERSEN DIANE H	PETERSEN L MEGAN	11571 NW 40 TH AVE CHIEFLAND FL 32626	(352) 535-5228
0165300000	FISHER LESLIE D ET AL		PO BOX 424 CHIEFLAND FL 32644	(352) 949-1054
0165500000	HARDEE CHRISTOPHER C	PETERSEN H E JR & DIANE H	11551 NW HWY 129 CHIEFLAND FL 32626	(352) 535-5228
0165600000	HARDEE CHRISTOPHER C	PETERSON DIANE H	11551 NW HWY 129 CHIEFLAND FL 32626	(352) 535-5228
0165800000	HARDEE CHRISTOPHER C TRS	FAUNITA D HARDEE IRREVOCABLE TRUST #1	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800200	HARDEE CHRISTOPHER C		PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800300	HARDEE CHRISTOPHER C		PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800400	HARDEE CHRISTOPHER C TRS	FAUNITA D HARDEE IRREVOCABLE TRUST #1	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800500	HARDEE CHRISTOPHER C	HARDEE C. C TRS ET AL, F D HARDEE TR #1	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800600	HARDEE CHRISTOPHER C TRS	FAUNITA D HARDEE IRREVOCABLE TRUST #1	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0165800700	HARDEE CHRISTOPHER C		PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228
0168700000	HARDEE CHRISTOPHER C TRS	FAUNITA D HARDEE IRREVOCABLE TRUST #1	PO BOX 1401 CHIEFLAND FL 32644	(352) 535-5228

* Christopher Hardee as Attorney-in-Fact for Frances Hardee and Diane Petersen

** Christopher Hardee as Trustee of Faunita D. Hardee Irrevocable Trust #1

TABLE 2. PARCEL INFORMATION

Parcel ID	Section	Township	Range	Acreage
0159400000	20	11	15	80
0165200000	29	11	15	20
0165300000	29	11	15	80
0165200100	29	11	15	20
0165500000	29	11	15	159
0165600000	30	11	15	80
0165800000	30	11	15	36
0165800200	30	11	15	1
0165800300	10	11	15	10
0165800400	30	11	15	39
0165800500	10	11	15	32
0165800600	30	11	15	39
0165800700	30	11	15	39
0168700000	32	11	15	80
Total Acreage				715

EXHIBIT B
PROPERTY DEEDS

Fisher Property Deeds

DB611389

389

WARRANTY DEED

THIS INDENTURE, Made this 30 day of May,
A. D., 1956, between FRANCES B. FISHER, a single woman, whose
address is No. 1 Williams Street, Norfolk, Virginia, party of
the first part, and JOHN CARLISLE FISHER, single, and LESLIE
DAVID FISHER, single, whose address is Chiefland, Levy County,
Florida, parties of the second part.

WITNESSETH, That the said party of the first part, for and
in consideration of the sum of Ten Dollars (\$10.00) to her in
hand paid by the parties of the second part, the receipt where-
of is hereby acknowledged, have granted, bargained and sold to
the said parties of the second part, their heirs and assigns
forever, the following described land, situate, lying and being
in the County of Levy and State of Florida, to-wit:

ALL THE GRANTORS 1/2 INTEREST (UNDIVIDED) IN AND TO
THE FOLLOWING DESCRIBED REAL PROPERTY:



E $\frac{1}{2}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 11
South, Range 15 East, less a 100 foot right of way
to State of Florida for State Road #49, as described
in Deed Book 48, page 505, of the Public Records of
Levy County, Florida;
E $\frac{1}{2}$ of Section 29, Township 11 South, Range 15 East,
less a two acre tract described as: Beginning at SE
corner of Section 29, Township 11 South, Range 15
East, run North 420 feet, West 210 feet, South 420
feet, East 210 feet to point of beginning, ALL in
Levy County, Florida.

And the said party of the first part does hereby fully warrant
title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has
hereunto set her hand and seal the day and year above written.

Frances B. Fisher (SEAL)
FRANCES B. FISHER

Signed, sealed & delivered
in our presence:

Donald H. Adams
Robert M. Ellis

STATE OF VIRGINIA
COUNTY OF NORFOLK

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANCES B. FISHER, a single woman, to me known to be the person described in and who executed the foregoing deed, and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Norfolk,
County of _____, and State of Va.,
this 30 day of May A.D., 1956.



W. E. [Signature]
Notary Public, State of Va.
My Commission expires: 4/16/60

FILED # 75-199
Deed Book 61
JUN -2 4 11: 54
ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA



PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Intestate)

THIS INDENTURE is made this 31 day of March, 19 89, by and between

MARSHA CLARK

the duly qualified and acting personal representative of the estate of

DOROTHY FISHER

187934 . deceased,
Filed

party of the first part, and

the ESTATE OF BILLY S. ABNER, DECEASED

Date: 4-6-89 Time: 11:54 Am
Clerk of Court, Levy County, Florida

whose post office address is:

Letus Abner, personal representative
% Mason Farnell, 505 Olustee Avenue, Lake City, FL 32055
party of the second part.

WITNESSETH: That WHEREAS, DOROTHY FISHER

died intestate a resident of Levy County, Florida, on August 22, 19 88, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the Florida law of descent and distribution as will more fully appear from those certain proceedings in the Circuit Court for Levy County, Florida, Probate Division, in Case No. 88-160P, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate, and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Levy County, Florida, described as follows:

That part of Section 29, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Commence at a railroad spike at the Northwest corner of the NE $\frac{1}{4}$ of the aforementioned Section 29 for a point of reference; thence run N. 87 deg. 24 min. 52 sec. along the Northern line of said Section 29 (also being the centerline of a paved county road), a distance of 330.30 feet; thence run S. 02 deg. 35 min. 08 sec. E. perpendicular to the previous course, a distance of 30.00 feet to an iron pipe on the Southerly right-of-way line of the paved county road and the point of beginning; thence from the point of beginning continue S. 02 deg. 35 min. 08 sec. E. a distance of 340.00 feet to an iron pipe; thence run N. 89 deg. 59 min. 08 sec. W. a distance of 758.92 feet to an iron pipe on the Southeasterly right-of-way line of State Road No. 49; thence run N. 54 deg. 35 min. 52 sec. E. along the Southeasterly right-of-way line a distance of 563.57 feet to the point of intersection of said Southeasterly right-of-way line of State Road No. 49 with the said Southerly right-of-way of the paved county road; thence run N. 87 deg. 24 min. 52 sec. E. along the Southerly right-of-way line of the paved county road, a distance of 284.26 feet to an iron pipe and the point of beginning. This instrument prepared by:
R. LUTHER BEAUCHAMP
Attorney At Law
P. O. Box 10
Chiefland, FL 32626
Telephone: 904/493-2525

Containing 3.954 acres, more or less.
TOGETHER WITH mobile homes located thereon.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

Barbara Crisimelli
Jean Louise

Marsha Clark
MARSHA CLARK
As personal representative of the estate of
DOROTHY FISHER
deceased.

STATE OF FLORIDA
COUNTY OF Pinellas

I hereby certify that the foregoing instrument was acknowledged before me this 31st day of March, 19 89, by

MARSHA CLARK
as personal representative of the estate of
DOROTHY FISHER deceased.

Michael Redmond
Notary Public, State of Florida, at Large
My Commission Expires:
Notary Public, State of Florida
My Commission Expires Oct 19 1990
Bonded Two Year Term - Incomplete Fee

Doc. Stamps Pd. \$ 55 Date 4-6-89
\$ _____ Intangible Tax Paid
Douglas M. McKay, Clerk, Levy County
By Chris McKay D.C.

WARRANTY DEED
INDIVID. TO INDIVID

This Warranty Deed Made the 30th day of October A. D. 1989 by
JOHN C. FISHER and MAGGIE LOU FISHER, his wife, and
LESLIE DAVID FISHER and MARY P. FISHER, his wife

hereinafter called the grantor, to

HAROLD RUSH PROVINS and JUDITH MAE PROVINS, husband and wife

whose postoffice address is
hereinafter called the grantees:

(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 \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantees, all that certain land situate in Levy
County, Florida, viz:

Parcel A in Section 29, Township 11 South, Range 15 East, as follows:

Begin at the Southeast corner of the land described in O.R. Book 352,
page 12 of the Official Records of Levy County, Florida; thence S 02°
35'08" E. a distance of 30.03 feet; thence N 89°59'03"W, a distance
of 480.01 feet; thence N 08°58'43" W, a distance of 30.37 feet; thence
S 89°59'08" E, a distance of 483.40 feet to the Point of Beginning.

Doc. Stamps Pd. \$ 19.80 Date 11-1-89
Intangible Tax Paid
By Douglas M. McKoy, Clerk, Levy County

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees 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, 19

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:

WITNESSES BY CO. 311

Witness as to all

STATE OF
COUNTY OF

John C. Fisher LS
JOHN C. FISHER
Maggie Lou Fisher LS
MAGGIE LOU FISHER
Leslie David Fisher LS
LESLIE DAVID FISHER
Mary P. Fisher LS
MARY P. FISHER

SPACE BELOW FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

JOHN C. FISHER, MAGGIE LOU FISHER, LESLIE DAVID FISHER
FISHER and MARY P. FISHER

to me known to be the person S described in, and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this _____ day of _____
A. D. 1989

NOTARY PUBLIC - State of _____

This instrument prepared by: Commission expires:

O.R. 372 PAGE 658

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAR. 20, 1991.
SEND TO NOTARY PUBLIC SUPERVISORY

199778

DOUGLAS M. MCKOY
CLERK OF CIRCUIT COURT
LEVY COUNTY, FLORIDA

Nov 1
'89 007-02 PM 12 42

This instrument prepared by
Ernest Edwards, Manager
SUMNER TITLE & ABSTRACT, INC.
P.O. Box 889
Chiefland, Florida 32626



OR 406 page 718
217502

Return to: (enclose self-addressed stamped envelope)

Address:

This instrument Prepared by:
Avie L. Fisher
Route 3 Box 366F
Chiefland, Fl. 32626

LEWIS
MCKOY
CIRCUIT COURT
LEWIS COUNTY, MISSOURI

198 AUG 27 PM 3 24

Property Appraisers Parcel Identification (Folio) Number(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 27th day of August A. D. 1990 by John C. Fisher and his wife Maggie L. Fisher & Leslie David Fisher, Sr. and his wife Mary L. Fisher.

hereinafter called the grantor, to Leslie David Fisher, Jr. and his wife Avie L. Fisher

whose postoffice address is Route 3 box 366F Chiefland, Fl. 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 \$100.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz: The N 1/2 of NW 1/4 of SE 1/4 of NW 1/4 And the S 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 29, Township 11 South, Range 15 East-Levy County, Fl. Together with an Easment for Ingress & Egress & Public Utilities over and across the West 30 ft of the N 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 Lying South of U.S. 129. Said parcel containing 10 acres more or less.

Doc. Stamps Ptl. \$ 55 Date 8/27/90
\$ Intangible Tax Paid
Douglas M. McKoy, Clerk, Levy County
By *[Signature]* D.C.

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, 19

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:

[Signatures of witnesses]

[Signatures of grantors] (L.S.)
[Signature] (L.S.)
[Signature] (L.S.)

STATE OF FLA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared *[Signatures]* and *[Signatures]* and *[Signature]* and they acknowledged to me, known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of August 1990

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 1, 1990
BONDED THRU GENERAL INV. INC.

OR 406 page 718
[Signature]

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, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

part of the parcel of land in the SW 1/4 of the NE 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

part of the parcel of land in the SW 1/4 of section 29, Township 22 N, Range 15 East, Levy County, Florida, being the same parcel of land as described as follows:

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever. STATE OF FLORIDA

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, 19

STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 0.0030
 0 2 0 1 2 3
 COUNTY LEVY

first above written.
 Signed, sealed and delivered in our presence:
 In witness whereof, the said grantor has signed and sealed these presents this day and year

STATE OF FLORIDA
 COUNTY OF Levy
 I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
 Leslie D. Fisher, Mary L. Fisher
 John C. Fisher and Maggie Fisher
 to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.
 WITNESS my hand and official seal in the County and State last aforesaid this
 day of

Address P.O. Box 307 Chiefland, FL. 32626
 This instrument prepared by: Mary Jann Graham
 Notary Public State of Florida at Large
 My Commission Expires April 17 1980
 Margaret C. Blackburn
 A.D. 1978

FILED
 80355 INDEXED
 O.C. 129 PAGE 791
 OCT 10 PM 4.11
 CLERK OF CIRCUIT COURT
 COUNTY OF LEVY, FLORIDA

SPACE BELOW FOR RECORDS USE
 T.S.
 T.S.

This instrument prepared by and return to:
Daisy K. Rowe
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148, Bronson, FL 32621
Parcel I.D. #: 01653-000-00 (part)

T-2305

WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of December, A.D. 2017, by LESLIE D. FISHER, JOHN STEPHEN FISHER, STANLEY ARTHUR FISHER and SPENCER CARLISLE FISHER, whose mailing address is PO Box 424, Chiefland, FL 32644, hereinafter called the Grantor, to SPENCER CARLISLE FISHER and SAMARA EMILY FISHER, husband and wife, whose mailing address is 11250 NW 30th Avenue, Chiefland, FL 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 \$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:

Commence at the Southeast corner of Section 29, Township 11 South, Range 15 East, and run North, along the East line of said Section 29, a distance of 420 feet; thence run West, a distance of 40 feet to a point in the West right of way line of Levy County Road No. 345; thence run North, along said right of way line, a distance of 630 feet; thence departing from said right of way line, run West, a distance of 210 feet to the Point of Beginning; thence continue West, a distance of 104 feet; thence run North, a distance of 420 feet; thence run East, a distance of 104 feet; thence run South, a distance of 420 feet to the Point of Beginning.

Containing 1 acre, more or less, in the East 1/2 of SE 1/4 of Section 29, Township 11 South, Range 15 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 members of the household of grantor(s) reside thereon.

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

TOGETHER WITH all 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, 2016.

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:
Jeannie Hudson
1st Witness Signature
Jeannie Hudson
1st Witness Printed Name
[Signature]
2nd Witness Signature
Anna C Henderson
2nd Witness Printed Name

Leslie D. Fisher Sr I.S.
LESLIE D. FISHER
[Signature] I.S.
JOHN STEPHEN FISHER
[Signature] I.S.
STANLEY ARTHUR FISHER
[Signature] I.S.
SPENCER CARLISLE FISHER

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 7th day of DECEMBER, A.D. 2017,
by **LESLIE D. FISHER, JOHN STEPHEN FISHER, STANLEY ARTHUR FISHER and SPENCER CARLISLE**
FISHER, who are personally known to me OR have produced _____
as identification. (Type of Identification)



(Notary Stamp/Seal)

[Signature]

Notary Public
Printed Name: _____
My Commission Expires: _____

20250
FILED

69 APR 11 PM 3:59

ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA

FEE SIMPLE DEED

Q. R. 330K

Q. R. 330K

PAGE 312

D.3.

THIS INDENTURE, Made on the 17th day of March, A.D. 1969,
a widow
by DOROTHY FISHER, /one and the same person as DOROTHY M. FISHER,
individually and as Administratrix of the Estate of FRANK FISHER,
deceased, hereinafter called the Grantor, to JOHN C. FISHER and
LESLIE DAVID FISHER, all of the County of Levy, State of Florida,
hereinafter called the Grantees:

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, and transfers unto the Grantees
all that certain land situate in Levy County, Florida, viz:

Parcel No. 1:

The Southeast Quarter of Section 29, Township 11 South,
Range 15 East, LESS a two acre tract described as follows:
Beginning at the Southeast corner of Section 29, Township
11 South, Range 15 East, run North 420 feet, West 210 feet,
South 420 feet, East 210 feet to point of beginning.

ALSO: The Northeast Quarter of the Northeast Quarter and
the South Half of the Northeast Quarter of Section 29,
Township 11 South, Range 15 East.

ALSO: The Southeast Quarter of the Northwest Quarter of
Section 29, Township 11 South, Range 15 East.

ALSO: The Northeast Quarter of the Southwest Quarter
of Section 29, Township 11 South, Range 15 East.

PARCEL NO. 2:

That part of the Northeast Quarter of the Northwest Quarter
lying South and East of the right of way of State Road No.
49. PLUS, the Northwest Quarter of the Northeast Quarter
all in Section 29, Township 11 South, Range 15 East, save
and except the following described property located in
said Parcel No. 2:

That part of Section 29, Township 11 South, Range 15 East,
Levy County, Florida, being more particularly described
as follows:



This instrument prepared by Parks M. Carmichael, SUR TAX
P. O. Drawer "C"
Gainesville, Florida

Q. R. 330K

Q. R. 330K

PAGE 312

STATE STAMPS 55

INTA. TAX 30

INDEXED

Commence at a railroad spike at the North-west corner of the Northeast Quarter of the aforementioned Section 29 for a point of reference; thence run North 87 deg. 24 min. 52 sec. East along the Northerly line of said Section 29 (also being the centerline of a paved county road), a distance of 333.30 feet; thence run South 02 deg. 35 min. 08 sec. East perpendicular to the previous course, a distance of 30.00 feet to an iron pipe on the Southerly right of way line of the paved county road and the point of beginning; thence from the point of beginning continue South 02 deg. 35 min. 08 sec. East, a distance of 340.00 feet to an iron pipe; thence run North 89 deg. 59 min. 08 sec. West, a distance of 758.92 feet to an iron pipe on the Southeasterly right of way line of State Road No. 49; thence run North 54 deg. 35 min. 52 sec. East along the said Southeasterly right of way line, a distance of 563.57 feet to the point of intersection of the said Southeasterly right of way line of State Road No. 49 with the said Southerly right of way of the paved county road; thence run North 87 deg. 24 min. 52 sec. East along the Southerly right of way line of the paved county road, a distance of 284.26 feet to an iron pipe and the Point of Beginning. Containing 3.954 acres, more or less.

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.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in my presence:

Paul J. Dell
Dorothy P. Fisher

Dorothy Fisher (SEAL)
Dorothy Fisher, individually and as Administratrix of the Estate of Frank Fisher, deceased

STATE OF FLORIDA
COUNTY OF *Alachua*

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared ^{widow} DOROTHY FISHER, to me known to be the person described and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, A.D. 1969.

Paul J. Dell
Notary Public, State of Florida
My Commission Expires 28 Nov. 1969

FEE SIMPLE DEED

THIS INDENTURE Made the 4th day of April, A. D.,

1969, by JOHN C. FISHER joined by his wife, MAGGIE LOU FISHER, and LESLIE DAVID FISHER joined by his wife, MARY P. FISHER, hereinafter called the grantor, to DOROTHY FISHER of Levy County, State of Florida, hereinafter called the grantee:

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, and transfers unto the grantee, all that certain land situate in Levy County, Florida, viz:

PARCEL NO. 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 11 South, Range 15 East that lies and is North and West of State Road running from Trenton to Chiefland.

PARCEL NO. 2:

That part of Section 29, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Commence at a railroad spike at the Northwest corner of the Northeast Quarter of the aforementioned Section 29 for a point of reference; thence run N. 87 deg. 24 min. 52 sec. E. along the Northerly line of said Section 29 (also being the centerline of a paved county road), a distance of 333.30 feet; thence run S. 02 deg. 35 min. 08 sec. E. perpendicular to the previous course, a distance of 30.00 feet to an iron pipe on the Southerly right of way line of the paved county road and the point of beginning; thence from the point of beginning continue S. 02 deg. 35 min. 08 sec. E., a distance of 340.00 feet to an iron pipe; thence run N. 89 deg. 59 min. 08 sec. W., a distance of 758.92 feet to an iron pipe on the Southeasterly right of way line of State Road No. 49; thence run N. 54 deg. 35 min. 52 sec. E. along the said Southeasterly right of way line, a distance of 563.57 feet to the point of intersection of the said Southeasterly right of way line of State Road No. 49 with the said Southerly right of way of the paved county road; thence run N. 87 deg. 24 min. 52 sec. E. along the Southerly right of way line of the paved county road, a distance of 284.26 feet to an iron pipe and the point of beginning. Containing 3.954 acres, more or less.

This instrument prepared by Parks M. Carmichael, Drawer C, Gainesville, Florida

INDEXED

SUR TAX 55

O. R. BOOK

STATE STAMPS 30

3

INTA. TAX

PAGE 314

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$.55



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.

IN WITNESS WHEREOF, the said grantors have hereunto

set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Paul W. Stephens

Ernest Stephens

John C. Fisher (SEAL)
John C. Fisher

Maggie Lou Fisher (SEAL)
Maggie Lou Fisher

Leslie David Fisher (SEAL)
Leslie David Fisher

Mary P. Fisher (SEAL)
Mary P. Fisher

STATE OF FLORIDA

COUNTY OF *Levy*

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN C. FISHER, MAGGIE LOU FISHER, LESLIE DAVID FISHER and MARY P. FISHER, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *4th* day of *April*, A. D., 1969.

FILED

69 APR 11 PM 4:01
ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA

Paul W. Stephens
Notary Public, State of Florida at
Large

My Commission Expires: *5-7-70*



3.10
2.22

WARRANTY DEED
INDIVID. TO INDIVID.

RANCO FORM 01 O. R. BOOK

6481
PAGE 739

This Warranty Deed Made the 11th day of September A. D. 1968 by
JOHN C. FISHER and MAGGIE L. FISHER, his wife; LESLIE DAVID FISHER
and MARY L. FISHER, his wife
hereinafter called the grantor, to JOHN C. FISHER and MAGGIE L. FISHER, his wife,
creating an estate by the entirety with right of survivorship.

whose postoffice address is Box 424, Chiefland, Florida
hereinafter called the grantee:

(Wherever 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 heroby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Levy
County, Florida, viz:

Commence at the SE corner of Section 29, Township 11 South,
Range 15 East and run North 420 feet, thence run West 40
feet to a point in the West right of way line of State Road
345 and the Point of Beginning; thence run North along the
West right-of-way line of said State Road 345 a distance of
1,050 feet; thence run West 210 feet; thence run South 1,050
feet; thence run East 210 feet to the Point of Beginning,
containing five (5) acres, more or less, in the E½ of the
SE¼ of Section 29, Township 11 South, Range 15 East.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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, 1968.

Prepared by H. C. Henderson, Jr. Owner
of Levy Abstract and Title Company
Bronson, Florida 32621

SUR TAX .55
STATE STAMPS 30
INTA. TAX _____

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
\$.55

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:
John C. Fisher (L.S.)
Maggie Lane Fisher (L.S.)
Leslie David Fisher (L.S.)
Mary L. Fisher (L.S.)

As to all Signatures
STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared John C. Fisher and
Maggie L. Fisher, his wife and Leslie David
Fisher and Mary L. Fisher, his wife,
to me known to be the person s described in and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.



WITNESS my hand and official seal in the County and
State last aforesaid this 11th day of
September A. D. 1968.
H. C. Henderson, Jr.
Notary Public, State at Large.
My Commission expires:
June 7, 1972

SPACE BELOW FOR RECORDERS USE
FILED
#21812
69 SEP 11 AM 11:40
ERNEST STUBBINS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA
INDEXED
O. R. BOOK
6
739

(SEAL)

6 488
740

This Warranty Deed Made the 11th day of September A. D. 1969 by
JOHN C. FISHER and MAGGIE L. FISHER, his wife; LESLIE DAVID FISHER
and MARY L. FISHER, his wife,

hereinafter called the grantor, to LESLIE DAVID FISHER and MARY L. FISHER, his
wife, creating an estate by the entirety with right of survivorship

whose postoffice address is Box 251, Chiefland, Florida
hereinafter called the grantee:

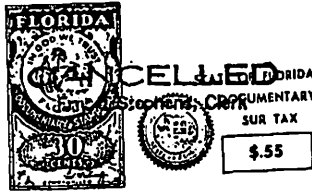
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

The $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section
29, Township 11 South, Range 15 East, containing
5 acres, more or less.

Prepared by H. C. Henderson, Jr., Owner
of Levy Abstract and Title Company
Princeton, Florida 32021

SUR TAX 55
STATE STAMPS 30
INTL. TAX _____



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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, 1968.

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:

H. C. Henderson
Oliver Sage Henderson

John C. Fisher (L.S.)
Maggie Low Fisher (L.S.)
Leslie David Fisher (RS)
Mary L. Fisher (RS)

As to all signatures
STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared John C. Fisher and
Maggie L. Fisher, his wife, and Leslie David
Fisher and Mary L. Fisher, his wife,

to me known to be the persons described in and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 11th day of
September, A. D. 1969.



H. C. Henderson
Notary Public, State at Large.

This instrument prepared by:
Address _____ My Commission expires:
June 9, 1972

(Seal)

SPACE BELOW FOR RECORDERS USE
FILED
#21883
69 SEP 11 AM 11:42
ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA

INDEXED
O. R. BOOK
6 488
740

390

STATE OF VIRGINIA
COUNTY OF NORFOLK

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANCES B. FISHER, a single woman, to me known to be the person described in and who executed the foregoing deed, and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Northall,
County of _____, and State of Va.,
this 30 day of May A.D., 1956.



W. E. G. G.
Notary Public, State of Va.
My Commission expires: 4/16/60

FILED # 75-199
Deed Book 61
1956 JUN -2 AM 11:54
ERNEST STEPHENS
CLERK CIRCUIT COURT
LEVY COUNTY, FLORIDA



PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED (Intestate)

THIS INDENTURE is made this 31 day of March, 19 89, by and between

MARSHA CLARK

the duly qualified and acting personal representative of the estate of

DOROTHY FISHER

part y of the first part, and

the ESTATE OF BILLY S. ABNER, DECEASED

whose post office address is:

Letus Abner, personal representative % Mason Farnell, 505 Olustee Avenue, Lake City, FL 32055 part y of the second part.

187934, deceased, Filed

Date: 4-6-89 Time: 11:54 AM Clerk of Court, Levy County, Florida

WITNESSETH: That WHEREAS, DOROTHY FISHER

died intestate a resident of Levy County, Florida, on August 22, 19 88, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the Florida law of descent and distribution as will more fully appear from those certain proceedings in the Circuit Court for Levy County, Florida, Probate Division, in Case No. 88-160P, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate, and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Levy County, Florida, described as follows:

That part of Section 29, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Commence at a railroad spike at the Northwest corner of the NE 1/4 of the aforementioned Section 29 for a point of reference; thence run N. 87 deg. 24 min. 52 sec. along the Northern line of said Section 29 (also being the centerline of a paved county road), a distance of 330.30 feet; thence run S. 02 deg. 35 min. 08 sec. E. perpendicular to the previous course, a distance of 30.00 feet to an iron pipe on the Southerly right-of-way line of the paved county road and the point of beginning; thence from the point of beginning continue S. 02 deg. 35 min. 08 sec. E. a distance of 340.00 feet to an iron pipe; thence run N. 89 deg. 59 min. 08 sec. W. a distance of 758.92 feet to an iron pipe on the Southeasterly right-of-way line of State Road No. 49; thence run N. 54 deg. 35 min. 52 sec. E. along the Southeasterly right-of-way line a distance of 563.57 feet to the point of intersection of said Southeasterly right-of-way line of State Road No. 49 with the said Southerly right-of-way of the paved county road; thence run N. 87 deg. 24 min. 52 sec. E. along the Southerly right-of-way line of the paved county road, a distance of 284.26 feet to an iron pipe and the point of beginning. Containing 3.954 acres, more or less.

TOGETHER WITH mobile homes located thereon.

This instrument prepared by: R. LUTHER BEAUCHAMP Attorney At Law P. O. Box 10 Chiefland, FL 32626 Telephone: 904/493-2525

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 30th day of October
JOHN C. FISHER and MAGGIE LOU FISHER, his wife, and
LESLIE DAVID FISHER and MARY P. FISHER, his wife

A. D. 1989 by

hereinafter called the grantor, to

HAROLD RUSH PROVINS and JUDITH MAE PROVINS, husband and wife

whose postoffice address is
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 \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantees, all that certain land situate in Levy
County, Florida, viz:

Parcel A in Section 29, Township 11 South, Range 15 East, as follows:

Begin at the Southeast corner of the land described in O.R. Book 352,
page 12 of the Official Records of Levy County, Florida; thence S 02°
35'08" E. a distance of 30.03 feet; thence N 89°59'03"W, a distance
of 480.01 feet; thence N 08°58'43" W, a distance of 30.37 feet; thence
S 89°59'08" E, a distance of 483.40 feet to the Point of Beginning.

Doc. Stamps Pd. \$ 19.80 Date 11-1-89
\$ Intangible Tax Paid
Douglas M. McKay, Clerk, Levy County
By *John C. Fisher*

UNOFFICIAL

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees 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, 19

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:

Witness as to all

Witness as to all

STATE OF
COUNTY OF

John C. Fisher LS
JOHN C. FISHER
Maggie Lou Fisher LS
MAGGIE LOU FISHER
Leslie David Fisher LS
LESLIE DAVID FISHER
Mary P. Fisher LS
MARY P. FISHER

SPACE BELOW FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

JOHN C. FISHER, MAGGIE LOU FISHER, LESLIE DAVID FISHER
FISHER and MARY P. FISHER

to me known to be the persons described in, and who executed the
foregoing instrument and they acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this _____ day of _____

A. D. 1989

NOTARY PUBLIC - State of _____

Commission expires: _____

O.R. 372 PAGE 658

199778
DOUGLAS H. MCKAY
CLERK OF CIRCUIT COURT
LEVY COUNTY, FLORIDA
Nov 1
'89 007-02 PM 12 42

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAR. 20, 1991.
BONDED THRU NOTARY PUBLIC SINGLHORN/WRITERS

This instrument prepared by
Erar Edwards, Manager
SUMANEE TITLE & ABSTRACT, INC.
P.O. Box 889
Chiefland, Florida 32626

246 ←



OR 406 page 718
217502

Return to: (enclose self-addressed stamped envelope)

Address:

This instrument Prepared by:
Avie L. Fisher
Route 3 Box 366F
Chiefland, Fl. 32626

LEWIS & CLARK
CIRCUIT COURT
LEWIS COUNTY, MISSOURI

1990 AUG 27 PM 3 24

Property Appraiser Parcel Identification (Folio) Number(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 27th day of August A. D. 1990 by John C. Fisher and his wife Maggie L. Fisher & Leslie David Fisher, Sr. and his wife Mary L. Fisher.

hereinafter called the grantor, to

Leslie David Fisher, Jr. and his wife Avie L. Fisher

whose postoffice address is Route 3 box 366F Chiefland, Fl. 32626 hereinafter called the grantees:

(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 \$100.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees, all that certain land situate in County, Florida, viz: The N 1/2 of NW 1/4 of SE 1/4 of NW 1/4 And the S 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 29, Township 11 South, Range 15 East-Levy County, Fl. Together with an Easement for Ingress & Egress & Public Utilities over and across the West 30 ft of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 Lying South of U.S. 129. Said parcel containing 10 acres more or less.

Doc. Stamps Prt. \$ 55 Date 8/27/90
Intangible Tax Paid
Douglas M. McKoy, Clerk, Levy County
By *Carrie Adams* D.C.

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 grantees 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, 19

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:

James J. Rogers
Earl J. Rogers

Leslie David Fisher Sr. (L.S.)
Maggie L. Fisher (L.S.)
John C. Fisher (L.S.)
Maggie L. Fisher (L.S.)

STATE OF FLA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared *Leslie David Fisher and Mary L. Fisher* and *John C. Fisher* to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of August A. D. 1990
OR 406 page 718
James J. Rogers

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 1, 1990
BONDED THRU GENERAL INV. 040

FILE# 350556
Levy County, FLORIDA

**PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL
PROPERTY**
(single individual personal representative)

RCD Feb 03 2000 09:40
Douglas M. McKoy, CLERK

DÉED DOC STAMPS 0.70
02/03/00 0 Deputy Clk

The undersigned, MAGGIE B. FISHER, whose post office address is P. O. Box 424, Chiefland, Florida, 32644, as Personal Representative of the Estate of JOHN C. FISHER, Deceased, hereby acknowledges that title to the real property located in LEVY County, Florida, owned by the Decedent at the time of death, described as follows:

Undivided ½ interest in the E ½ AND the E ½ of NW ¼ lying Southeasterly of SR 49 AND NE ¼ of SW ¼, all in Section 29, Township 11 South, Range 15 East, Levy County, Florida LESS road right of way; the S 420 feet of E 210 feet of SE ¼ of SE ¼ of 29-11-15; O. R. Book 3, Page 314; O. R. Book 6, Page 739; O. R. Book 6, Page 740; O. R. Book 129, Page 791; O. R. Book 406, Page 718; O. R. Book 372, Page 658.

Property Appraiser's Parcel Identification Number 01653-000-00 (the "Property"), vested in ESTATE OF JOHN C. FISHER and LESLIE D. FISHER, whose post office address is P. O. Box 424, Chiefland, FL 32644 (the "Beneficiary or Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for LEVY County, Florida, Probate Division, in File No. 99-95-CP, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or

R
This Instrument Prepared By
GREGORY V. BEAUCHAMP, P.A.,
Post Office Box 1129
Chiefland, Florida 32636

BOOK 700 PAGE 253

control of the Property, or to use, sell, encumber, or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in MAGGIE B. FISHER, JOHN STEPHEN FISHER, STANLEY ARTHUR FISHER and SPENCER CARLISLE FISHER, as joint tenants with right of survivorship, free of all rights of the Personal Representative.

IN WITNESS WHEREOF the undersigned, as Personal Representative of the estate of the decedent, has executed this instrument on ^{February} 1, 2000.
Executed in the presence of:

Dorothy D. Phillips
Witness

DOROTHY D. PHILLIPS
Witness' Printed Name

Janet E. McCathrin
Witness

JANET E. MCCATHRIN
Witness' Printed Name

Maggie B Fisher
MAGGIE B. FISHER
As Personal Representative of the
Estate of JOHN C. FISHER
Deceased
P. O. Box 424
Chiefland, FL 32644

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MAGGIE B. FISHER, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form(s) of identification: personally known or produced identification _____ . No oath(s) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of ^{February} January, 2000.

(NOTARY SEAL)



Dorothy D. Phillips
MY COMMISSION # CC274738 EXPIRES
November 24, 2003
BONDED THROUGH FARM INSURANCE, INC.

Dorothy D. Phillips
Notary Signature

Dorothy D. Phillips
Notary Printed Name

Official Copy

This instrument prepared by and return to:
Daisy K. Rowe
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148, Bronson, FL 32621
Parcel I.D. #: 01653-000-00 (part)

T-2305

WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of December, A.D. 2017, by LESLIE D. FISHER, JOHN STEPHEN FISHER, STANLEY ARTHUR FISHER and SPENCER CARLISLE FISHER, whose mailing address is PO Box 424, Chiefland, FL 32644, hereinafter called the Grantor, to SPENCER CARLISLE FISHER and SAMARA EMILY FISHER, husband and wife, whose mailing address is 11250 NW 30th Avenue, Chiefland, FL 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 \$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:

Commence at the Southeast corner of Section 29, Township 11 South, Range 15 East, and run North, along the East line of said Section 29, a distance of 420 feet; thence run West, a distance of 40 feet to a point in the West right of way line of Levy County Road No. 345; thence run North, along said right of way line, a distance of 630 feet; thence departing from said right of way line, run West, a distance of 210 feet to the Point of Beginning; thence continue West, a distance of 104 feet; thence run North, a distance of 420 feet; thence run East, a distance of 104 feet; thence run South, a distance of 420 feet to the Point of Beginning.

Containing 1 acre, more or less, in the East 1/2 of SE 1/4 of Section 29, Township 11 South, Range 15 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 members of the household of grantor(s) reside thereon.

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

TOGETHER WITH all 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, 2016.

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:

Jeannie Hudson
1st Witness Signature

Jeannie Hudson
1st Witness Printed Name

[Signature]
2nd Witness Signature

ADAM C HENNINGSON
2nd Witness Printed Name

Leslie D. Fisher L.S.
LESLIE D. FISHER

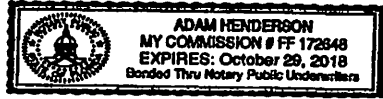
[Signature] L.S.
JOHN STEPHEN FISHER

[Signature] L.S.
STANLEY ARTHUR FISHER

[Signature] L.S.
SPENCER CARLISLE FISHER

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 7th day of DECEMBER, A.D. 2017,
by LESLIE D. FISHER, JOHN STEPHEN FISHER, STANLEY ARTHUR FISHER and SPENCER CARLISLE
FISHER, who are personally known to me OR have produced _____
as identification. (Type of Identification)



(Notary Stamp/Seal)

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Hardee Property Deeds

O.R. 188 PAGE 61

This Warranty Deed Made the 17th day of February 1982 by

VAUGHN B. HARDEE AND WIFE, GLADYS HARDEE, AND
CHARLES HARDEE AND WIFE, FAUNITA HARDEE

hereinafter called the grantor, to

CHRISTOPHER C. HARDEE

whose postoffice address is P.O. BOX 1401, CHIEFLAND, FLORIDA 32626
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the 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, alieno, re-leases, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 30 TOWNSHIP 11 SOUTH RANGE 15 EAST IN LEVY COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUNNING NORTH 192 FEET THENCE EAST 176 FEET THENCE SOUTH 192 FEET THENCE WEST 176 FEET TO THE POINT OF BEGINNING.

Amt. Doc. Stamp Tax Paid 45
Levy Co. - Douglas M. McKay, Clerk
BY: [Signature] Deputy Clerk

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, 1982.

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:

[Signatures] U.S. U.S.

STATE OF Fla
COUNTY OF Levy

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Vaughn B. Hardee, Gladys Hardee, Charles Hardee, Faunita Hardee

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 17th day of February, A. D. 1982

[Signature]
My Commission Expires April 27, 1982

This instrument prepared by: CHARLES HARDEE

Address CHIEFLAND, FLORIDA

SPACE BELOW FOR RECORDER USE
INDEXED
1982 FEB 17 AM 8 55
FILED
106853

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all grantors and grantees as plural as the context indicates.)

Made this 5th day of June 19 89, **Between**

V. B. HARDEE and wife, GLADYS HARDEE and CHARLES HARDEE and wife,
FAUNITA D. HARDEE

of the County of Levy, State of Florida, grantor, and

CHRISTOPHER CHARLES HARDEE

whose post-office address is P.O. Box 1401 Chiefland, Florida 32626
of the County of Levy, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of more than Ten (\$10.) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

The South 204 ft. of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$; the West 42 ft. of the South 204 ft. of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$; the North 126 ft. of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; and the West 42 ft. of the North 126 ft. of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, all lying and being in the NW $\frac{1}{4}$ of Section 30, Township 11 South, Range 15 East.

190273
Filed

Containing 10 acres, more or less.

Date: 6-9-89 Time: 2:00 pm
Clerk of Court, Levy County, Florida

Less existing road rights-of-way.

Grantee's Social Security No. [REDACTED]

Parcel Account No. _____

Doc. Stamps Pd. \$ 5.5 Date 6-9-89
\$ _____ Intangible Tax Paid
Douglas M. McKay, Clerk, Levy County
By [Signature] D.C.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
Bessie J. Brown

V. B. Hardee (Seal)
V. B. HARDEE
[Signature] (Seal)
GLADYS HARDEE
[Signature] (Seal)
CHARLES HARDEE
Faunita D. Hardee (Seal)
FAUNITA D. HARDEE

STATE OF Florida
COUNTY OF Levy

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

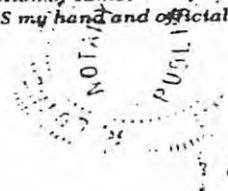
V. B. HARDEE and wife, GLADYS HARDEE and CHARLES HARDEE and wife,
FAUNITA D. HARDEE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, 1989

[Signature]
Notary Public
My commission expires: 7-14-89

This instrument prepared by
R. LUTHER BEAUCHAMP
Attorney at Law
P. O. Box 10
Chiefland, Florida 32626





This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 18th day of August 1989 Between

V. B. HARDEE and GLADYS HARDEE, husband and wife
of the County of Levy, State of Florida, grantor, and

DIANE H. PETERSEN and L. MEGAN PETERSEN, as joint tenants with right
of survivorship
whose post-office address is Route 3, Box 370-C, Chiefland, State of Florida 32626, grantee,
of the County of Levy

Witnesseth: That said grantor, for and in consideration of the sum of More than \$10.00 Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

East 1/2 of SE 1/4 of SW 1/4 of Section 29, Township 11 South, Range 15 East. Containing 20 acres, more or less.

LESS the South 25 feet thereof conveyed to Levy County for road right-of-way.

Doc. Stamps Pd. \$ 55 Date 8-22-89
Intangible Tax Paid
Douglas M. McKay, Clerk, Levy County
By [Signature] D.C.

89 AUG 22 AM 10 14

CLERK OF CIRCUIT COURT
LEWIS COUNTY, FLORIDA

197299

Grantee's Social Security No. [Redacted]

Parcel Account No. _____

This instrument prepared by
R. LUTHER BEAUCHAMP
Attorney at Law
P. O. Box 10
Chiefland, Florida 32626

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
[Signature]

V. B. Hardee (Seal)
V. B. HARDEE (Seal)

Gladys Hardee (Seal)
GLADYS HARDEE (Seal)

STATE OF FLORIDA
COUNTY OF LEVY
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared V. B. HARDEE and GLADYS HARDEE, husband and wife

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of August, 1989.



[Signature]
Notary Public
My commission expires: 7-14-93

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 8th day of November 19 90. Between

V. B. HARDEE and GLADYS HARDEE, husband and wife
of the County of Levy, State of Florida, grantor, and
CHRISTOPHER CHARLES HARDEE

whose post-office address is P. O. Box 1401, Chiefland, State of Florida 32626, grantee,
of the County of Levy

Witnesseth: That said grantor, for and in consideration of the sum of More than \$10.00 Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

All of the Grantors' undivided interest in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 11 South, Range 15 East.

NOTE: The Grantors, along with Charles Hardee and Faunita D. Hardee, husband and wife, were the owners of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ except for a tract in the NW corner previously conveyed to Central Florida Electric Cooperative and the South 204 feet of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ previously conveyed to the Grantee herein.

This instrument prepared by
R. LUTHER BEAUCHAMP
Notary Public
P. O. Box 10
Chiefland, Florida 32626

Doc. Stamps Pd. \$ 55 Date 11-9-90 Filed 221016
\$ _____ Intangible Tax Paid Date: '90 NOV 9 AM 10 23
Douglas M. McKay, Clerk, Levy County Clerk of Court, Levy County, Florida
By Douglas M. McKay D.C.

Grantee's Social Security No. _____
Parcel Account No. _____

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

R. Luther Beauchamp (Seal)
V. B. HARDEE (Seal)
Bessie W. Brown (Seal)
GLADYS HARDEE (Seal)
Gladys Hardee (Seal)

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

V. B. HARDEE and GLADYS HARDEE, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of November, 1990.

R. Luther Beauchamp
Notary Public
My commission expires: 7-14-93

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

DOUGLAS M. MCKOY
CLERK OF DISTRICT COURT
LEVY COUNTY, FLORIDA

'91 NOV 25 AM 10 20

Made this 22 day of November 19 91, between
V. B. HARDEE and GLADYS HARDEE, husband and wife
whose mailing address: P. O. Box 505, Chiefland, Florida 32626

of the County of Levy, State of Florida, grantor, and

CHRISTOPHER CHARLES HARDEE

whose post-office address is P. O. Box 1401, Chiefland,
of the County of Levy, State of Florida 32626, grantee.

Witnesseth: That said grantor, for and in consideration of the sum of more than ten (\$10) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

All of the Grantors' undivided interest in the Northeast 1/4 of Northwest 1/4 of Section 30, Township 11 South, Range 15 East.

NOTE: The Grantors, along with Charles Hardee and Faunita D. Hardee, husband and wife, were the owners of said Northeast 1/4 of Northwest 1/4.

Doc. Stamp: Pd. \$ 60 Date 11-25-91
Intangible Tax Paid
Douglas M. McKay, Clerk, Levy County
By: [Signature] D.C.

Grantor's Social Security or Tax I.D. # _____

Property Appraiser's Parcel Account # _____

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

Witness: R. Luther Beauchamp
Witness: Linda S. Cochran

[Signature] (Seal)
V. B. HARDEE
[Signature] (Seal)
GLADYS HARDEE
(Seal)

STATE OF Florida
COUNTY OF Levy

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared V. B. HARDEE and GLADYS HARDEE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 1991

[Signature]
Notary Public R. Luther Beauchamp
My commission expires: 7-14-93

Notary Public R. Luther Beauchamp
P.O. Box 100
Chiefland, Florida 32626

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

DOUGLAS H. McKOY
CLERK OF DISTRICT COURT
LEVY COUNTY, FLORIDA

'91 NOV 25 AM 10 20

Made this 22 day of November 1991, Between

V. B. HARDEE and GLADYS HARDEE, husband and wife
mailing: P. O. Box 505, Chiefland, Fla. 32626

of the County of Levy, State of Florida, grantor, and

CHARLES HARDEE and FAUNITA D. HARDEE, husband and wife

whose post-office address is Route 3, Box 360-E, Chiefland,
of the County of Levy, State of Florida 32626, grantees.

Witnesseth: That said grantor, for and in consideration of the sum of more than ten (\$10.) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees's heirs, successors and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

All of the Grantors' interest in the Southeast 1/4 of Northwest 1/4 of Section 30, Township 11 South, Range 15 East.

NOTE: The Grantors along with the Grantees were the owners of all of the said Southeast 1/4 of Northwest 1/4.

600 11-25-91

Douglas H. McKoy D.C.

Official Copy

R. LUTHER BRAUSHAMP
Notary Public
P. O. Box 10
Chiefland, Florida 32626

Grantee's Social Security or Tax I.D. # [REDACTED]

Property Appraiser's Parcel Account # _____

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal this day and year first above written. Signed, sealed and delivered in our presence:

R. Luther Braushamp
Witness: R. LUTHER BRAUSHAMP
Linda S. Cochran
Witness: Linda S. Cochran

V. B. Hardee (Seal)
V. B. HARDEE
Gladys Hardee (Seal)
GLADYS HARDEE (Seal)

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

V. B. HARDEE and GLADYS HARDEE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 1991

R. Luther Braushamp
Notary Public
My commission expires: 7-14-93

This Indenture,

(The cover "grantor" and "grantee" heads shall be construed to include all grantors and grantees or plural as the context indicates.)

DOUGLAS M. MCKOY
CLERK OF DISTRICT COURT
LEVY COUNTY, FLORIDA

'91 NOV 25 AM 10 20

Made this 22 day of November 19 91 . Between

V. B. HARDEE and GLADYS HARDEE, husband and wife
mailing: P. O. Box 505, Chiefland, Florida 32626

of the County of Levy, State of Florida, grantor, and

DIANE H. PETERSEN and L. MEGAN PETERSEN, as joint tenants with right
of survivorship

whose post-office address is Route 3, Box 370-C, Chiefland
of the County of Levy, State of Florida 32626, grantees.

Witnesseth: That said grantor, for and in consideration of the sum of more than ten (\$10) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, conveyed and sold to the said grantees, and grantees's heirs, successors and assigns forever, the following described land situated, lying and being in Levy County, Florida, to-wit:

West 1/4 of Southeast 1/4 of Southwest 1/4 of Section 29, Township 11 South, Range 15 East. Containing 20 acres, more or less.

Less the South 25 feet thereof conveyed to Levy County for road right of way.

Doc. Stamp Pa. \$..... (60.00) Paid: 25-91
Lan. Res Tax Paid
Douglas M. McKoy, Clerk, Levy County
Douglas M. McKoy D.C.

Grantee's Social Security or Tax I.D. # _____

Property Appraiser's Parcel Account # _____

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

R. Luther Beachamp
Witness: R. Luther Beachamp
Linda S. Cochran
Witness: Linda S. Cochran

V. B. Hardee (Seal)
V. B. HARDEE
Gladys Hardee (Seal)
GLADYS HARDEE
(Seal)

STATE OF FLORIDA
COUNTY OF Levy

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

V. B. HARDEE and GLADYS HARDEE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 1991



Douglas M. McKoy
Notary Public

This instrument prepared by
R. LUTHER BEACHAMP
Attorney at Law
P. O. Box 11
Chiefland, Florida 32626

UNOFFICIAL COPY

File K-57
Return to and prepared by:
R. LUTHER BEAUCHAMP, Attorney at Law
P. O. Box 10, Chiefland, Fla. 32626

DOUGLAS H. MCKOY
CLERK OF CIRCUIT COURT
LEVY COUNTY, FLORIDA

Property Appraiser Parcel Identification: 01655-000-00

Grantee(s) Social Security #:

THIS WARRANTY DEED made the 19th day of July, 1994 by '94 JUL 28 AM 10 04

V. B. HARDEE and GLADYS HARDEE, husband and wife whose mailing address is P. O. Box 505, Chiefland, Florida 32626

hereinafter called the grantor, to

CHRISTOPHER CHARLES HARDEE and DIANE H. PETERSEN as tenants in common

whose mailing address is: P. O. Box 1401, Chiefland, Florida 32626

hereinafter called the grantees:

WITNESSETH; That the grantor, for and in consideration of the sum of more than ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situated in Levy County, State of Florida viz:

West 1/2 of West 1/2 of Section 29, Township 11 South, Range 15 East, Levy County, Florida. Containing 159 acres, more or less.

LESS existing rights-of-way for U. S. 129 and other road rights-of-way.

SUBJECT TO a life estate reserved by the Grantors for as long as either of them shall live.

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 grantees 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, and hereby 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.

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:

Charles Hardee
Witness as to V&H & GH

V. B. Hardee
V. B. HARDEE

Charles Hardee
Printed Name

Gladys Hardee
GLADYS HARDEE

R. Luther Beauchamp
Printed Name

Ucc. Stamps Pd. \$ 70 Date 7/28/94

STATE OF FLORIDA

\$ Intangible Tax Paid

COUNTY OF LEVY

Douglas H. McKoy, Clerk, Levy County

By Ray Hall ac

The foregoing instrument was acknowledged before me this 19th day of July, 1994 by V. B. HARDEE and GLADYS HARDEE, and they are (x) personally known to me or () has produced as identification.

R. Luther Beauchamp
Notary Public: R. Luther Beauchamp
My Commission Expires: 7-14-97



R. LUTHER BEAUCHAMP
MY COMMISSION EXPIRES
July 14, 1997
COMM. REG. TRN. PUB. REC. OFFICE, INC.

R

THIS DOCUMENT PREPARED BY
AND RETURN TO:
GREGORY V. BLANCHARD, P.A.
P. O. BOX 1122
OMEGA, FL 32064-1122
PHONE: 1-800-452-4622
CHAPMAN & PARSONS LLP

FILE# 391016
Levy County, FLORIDA
RCD JUL 10 2002 11:05
Danny J. Shipp., CLERK
DEED DOC STAMPS 1292.00
07/10/02 DK Deputy Clk

THIS WARRANTY DEED Made the 5th day of July, A.D. 2002,

by **WESLEY M. WHITE**

hereinafter called the Grantor, to

**CHRIS HARDEE and FRANCES HARDEE, his wife, an undivided 50% interest; and
H. E. PETERSEN, JR. and DIANE PETERSEN, his wife, an undivided 50% interest,**

whose post office address is **P. O. Box 1401
Chiefland, FL 32844**

hereinafter called the Grantees:

(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 \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the grantees, all that certain land situate in **LEVY County, Florida, viz:**

The W % of SW % of Section 20, Township 11 South, Range 15 East, Levy County, Florida.

NOTE: SUBJECT PROPERTY IS THE SEPARATE PROPERTY OF GRANTOR AND IS NOT A PART OF HIS HOMESTEAD.

Together with easements, hereditaments and appurtenances thereto belonging, or in anywise appearing, to have and to hold, the same in fee simple forever.

AND the grantor hereby covenants with said grantees 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, 2001.

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:

Elizabeth B. Barr
Witness Signature

ELIZABETH B. BARR
Witness Printed Name

Gregory V. Blanchard
Witness Signature

Witness Printed Name

Wesley M. White
Witness Signature

WESLEY M. WHITE
P. O. Box 691
Gaines, FL 32643

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on the day, before me, as Notary Public for the County of Levy, Florida, I saw the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following (method) of identification of the above-named person(s): PERSONALLY KNOWN No oath(s) taken

(NOTARY SEAL)



Gregory V. Blanchard
Notary Public for the County of Levy, Florida
February 21, 2002
10000 Highway 100, Panama City, FL 32364

Gregory V. Blanchard
Notary Printed Name

F

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
RICHARD M. WHITE, JR., ESQUIRE
113 N.E. 16TH AVENUE
GAINESVILLE, FLORIDA 32601

FILE# 400620
Levy County, FLORIDA
RCD Jan 27 2003 09:49
Danny J. Shipp..., CLERK
DEED DOC STAMPS 0.70
01/27/03 ~~FILED~~ Deputy Clk

Tax Parcel No.: 01622-002-00
Grantor's S.S. No.:

Record: 36-00
Doc. Stamp: 70
Total: 56.70

WARRANTY DEED

THIS INDENTURE, made this 17th day of January, 2003, between FAUNITA D. HARDEE, a single person, whose mailing address is 11554 N.W. Highway 129, Chiefland, Levy County, Florida 32626, grantor, and CHRISTOPHER C. HARDEE and FRANCES HARDEE, husband and wife, whose mailing address is P.O. Box 1401, Chiefland, Levy County, Florida 32644, grantees;

WITNESS, that said grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

An undivided 25% interest in the Northeast 1/4 of Northwest 1/4 of Section 30, Township 11 South, Range 15 East,

LESS AND EXCEPT the West 42 ft. of the South 204 ft. of the SW 1/4 of the NE 1/4 of NW 1/4 conveyed to Christopher C. Hardee by deed recorded in Official Records Book 356, Page 735, Public Records of Levy County, Florida.

GRANTOR WARRANTS, property being conveyed is not her homestead property, nor is it contiguous to his homestead property. Property is not the homestead, nor is it contiguous to the homestead, or any minor children.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*Grantor and grantor are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor hereunto sets grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of

Richard M. White
Richard M. White

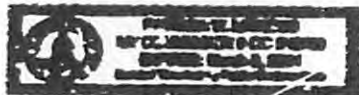
Faunita D. Hardee (SEAL)
FAUNITA D. HARDEE

Patricia A. Lybrow
PATRICIA A. LYBROW

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me, this 17th day of January, 2003, by FAUNITA D. HARDEE, who produced the following identification, name; _____ OR ✓ who is personally known to me.

Patricia A. Lybrow
Notary Public, State of Florida





Danny J. Shipp
Levy County
Clerk of Circuit Court
355 South Court Street
Bronson, FL 32621-6520
(352) 486-5266

CUSTOMER INFORMATION

KRIS HANZLICEK
6213 CRYSTAL LN
LAWRENCE, KS 66049

TRANSACTION INFORMATION

Transaction #:	128353	Source Code:	Mail
Receipt #:	183697	Return Code:	Mail
Cashier Date:	08/25/2020	Comments:	
Print Date:	08/25/2020		
Cashier By:	UWILLIAMS		

COPY

CFN:

Book:

Page:

From:

To:

Comments:

COPY FEE

\$3.00

PAYMENT: CREDIT CARD

AuthCode=28870742

AMOUNT:

\$3.00

Void/ Revised Reason:

Credit Card Amount

\$3.00

Credit Card Fee

\$0.11

Signature _____

Authorization

28870742

Total Payments: \$ 3.00

Total Fees:

\$ 3.00

Shortage: \$ 0.00

Overage: \$ 0.00

Total Change Returned:

\$ 0.00

R

IN THE CIRCUIT COURT FOR LEVY COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

CHARLES V. HARDEE a/k/a
CHARLES VAUGHN HARDEE

Deceased.

File No: 38-2003-CP-0118

Division _____

FILE# **412158**
Levy County, FLORIDA
RCD Sep 03 2003 04:29
Danny J. Shipp., CLERK

**ORDER OF SUMMARY ADMINISTRATION
AND DETERMINATION OF HOMESTEAD REAL PROPERTY**
(Testate - not validly devised, spouse, no minor child, exempt from claims)

On the Petition of FAUNITA D. HARDEE, individually and as trustee of the CHARLES V. HARDEE REVOCABLE TRUST dated June 10, 1994, CHRISTOPHER C. HARDEE and DIANE H. PETERSON (Petitioner and any "joiners") for Summary Administration and Determination of Homestead Real Property in the Estate of CHARLES V. HARDEE a/k/a CHARLES VAUGHN HARDEE, deceased, the Court finding that the Decedent died on the 12th day of March, 2001; that Petitioners are the only persons having an interest in these proceedings; that the material allegations of the Petition are true; that the Will bearing date of June 10, 1994, has been admitted to probate by Order of the Court as and for the last Will of the Decedent; that the Decedent had no minor children surviving on the date of his death and that the real property hereinafter described constituted the homestead of the above Decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida; and that the Decedent's estate qualifies for summary administration and determination of homestead real property and that an Order should be entered accordingly.

THEREFORE, it is hereby adjudged as follows:

1. Summary Administration. That there be an immediate distribution of certain assets of the Decedent as follows:

<u>Name/Address</u>	<u>Asset, Share or Amount</u>
FAUNITA D. HARDEE as trustee of the CHARLES V. HARDEE REVOCABLE TRUST dated 6/10/94 11551 N.W. Highway 129 Chiefland, FL 32626	Four parcels of real property in Levy County, FL, more specifically described on Schedule "A" attached hereto and made part of this Order

ADJUDGED FURTHER that those to whom specified parts of the Decedent's estate are assigned by this Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

ADJUDGED FURTHER that debtors of the Decedent, those holding property of the Decedent, and those with whom securities or other property of Decedent are registered are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified above the parts of the Decedent's estate assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

2. With regard to Determination of Homestead Status of Real Property, the Court finds that:

- A. The decedent died testate and was domiciled in Levy County, Florida;
- B. The decedent was survived by a spouse, but no minor children;
- C. Decedent's homestead was not validly devised;
- D. At the time of death, the decedent owned and resided on the real property described in the petition, it is

ADJUDGED that the following described property (the "Property"):

The E 1/2 of the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 30, Township 11 South, Range 15 East, LESS AND EXCEPTING therefrom the right of way of State Road 49, and

The NW 1/4 of SE 1/4 and the W 1/2 of NE 1/4 of SE 1/4 of Section 30, in Township 11 South, Range 15 East, LESS AND EXCEPTING therefrom the right of way of State Road No. 49, and

For a point of beginning; Commence at the SE corner of the SW 1/4 of NE 1/4 of Section 30, Township 11 South, Range 15 East, and from this point run due North approximately 40 feet to the right of way of State Road Number 49 running from Trenton to Chiefland; Thence run SW along and parallel to said highway 49 a distance of approximately 72 feet to the South line of the SW 1/4 of NE 1/4 of said Section 30, Township 11 South, Range 15 East; Thence run due East a distance of approximately 62 feet to the point of beginning. This being all the land in the SW 1/4 of the NE 1/4 of said Section 30 Township 11 South, Range 15 East, lying South of the now present State Highway Number 49, running from Trenton to Chiefland. Part of Tax Parcel No. 01656-000-00

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from the claims of decedent's creditors inured to the decedent's surviving spouse, FAUNITA D. HARDEE, as to a life estate with a vested remainder in decedent's lineal descendants, CHRISTOPHER C. HARDEE and DANE H. PETERSEN.

ORDERED this 2 day of September, 2003.



Circuit Judge

9-3-03

Schedule "A"

The assets of this estate shall be distributed to FAUNITA D. HARDEE as trustee of the CHARLES V. HARDEE REVOCABLE TRUST dated June 110, 1994, and consist of four parcels of real property located in Levy County, Florida, described as follows:

- A. Parcel No. 1 - Tax Parcel No. 01700-000-00 \$160,000.00
All of decedent's undivided 50% interest in the following described property: East ½ of SW ¼ and West ½ of SE ¼ of Section 33, Township 11 South, Range 15 East, Levy County, Florida. (Approximately 160 acres)
- B. Parcel No. 2 - Tax Parcel No. 00659-000-00 \$90,000.00
The SW ¼ of SW ¼ AND the West 82.60 feet of the SW ¼ of SE ¼ of Section 23, Township 11 South, Range 14 East, Levy County, Florida, LESS AND EXCEPT the South 25 feet thereof deeded to Levy County for road right-of-way. (Approximately 41.5 acres)
- C. Parcel No. 3 - Part of Tax Parcel No. 01215-000-00 \$432,000.00
South ½ of Section 16, Township 13 South, Range 14 East AND South ½ of North ½ of Section 16, Township 13 South, Range 14 East, Levy County, Florida (480 acres)
- D. Parcel No. 4 - Part of Tax Parcel No. 01214-000-00 \$144,000.00
South ½ of North ½ of Section 15, Township 13 South, Range 14 East, Levy County, Florida (160 acres)

R THIS INSTRUMENT PREPARED BY AND RETURN TO: RICHARD M. WHITE, JR., ESQUIRE 5303 S.W. 91st Drive, Suite 200 GAINESVILLE, FLORIDA 32608

FILE# 429290
Levy County, FLORIDA
RCD Jul 12 2004 09:49
Danny J. Shipp... CLERK
DEED DOC STAMPS 0.70
07/12/04 MKD Deputy Clk

Tax Parcel No.: 01658-007-00
Grantor's S.S. No.: _____

Record: \$ 10.00
Doc. Stmp: .70
Total: \$ 10.70

WARRANTY DEED

THIS INDENTURE, made this 7 day of July, 2004, between FAUNITA D. HARDEE, a single person, whose mailing address is 11551 N.W. Highway 129, Chiefland, Levy County, Florida 32626, grantor, and CHRISTOPHER C. HARDEE and FRANCES HARDEE, husband and wife, whose mailing address is P.O. Box 1401, Chiefland, Levy County, Florida 32644, grantee;

WITNESS, that said grantor, for and in consideration of the sum of Ten and No/100 Dollars, 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:

An undivided 25% interest in the Northeast 1/4 of Northwest 1/4 of Section 30, Township 11 South, Range 15 East.

LESS AND EXCEPT the West 42 ft. of the South 204 ft. of the SW 1/4 of the NE 1/4 of NW 1/4 conveyed to Christopher C. Hardee by deed recorded in Official Records Book 356, Page 735, Public Records of Levy County, Florida.

GRANTOR WARRANTS, property being conveyed is not her homestead property, nor is it contiguous to her homestead property. Property is not the homestead, nor is it contiguous to the homestead of any minor children,

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor hereunto sets grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

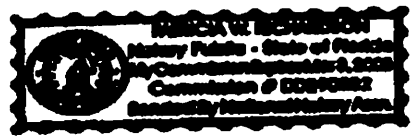
Richard M. White, Jr.
Richard M. White, Jr.
Patricia W. Richardson
Patricia W. Richardson

Faunita D. Hardee (SEAL)
FAUNITA D. HARDEE

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 7th day of July, 2004, by FAUNITA D. HARDEE, who is personally known to me.

Patricia W. Richardson
Notary Public, State of Florida



A

THIS INSTRUMENT PREPARED BY AND RETURN TO: RICHARD M. WHITE, JR., ESQUIRE 5303 S.W. 91st Drive, Suite 200 GAINESVILLE, FLORIDA 32608

FILE# 431752 Levy County, FLORIDA

RCD Aug 23 2004 09:50 Danny J. Shipp... CLERK

Tax Parcel No.: 01658-007-00 Grantee's S.S. No.: _____

DEED DOC STAMPS 0.70 08/23/04 Deputy Clk

Record. \$ 10.00 Doc. Stamp: 70 Total: \$ 10.70

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 10th day of August, 2004, between FAUNITA D. HARDEE as trustee of the FAUNITA D. HARDEE REVOCABLE TRUST under unrecorded Trust Agreement dated June 10, 1994, whose mailing address is 11551 N.W. Highway 129, Chiefland, Levy County, Florida 32626, grantor, and CHRISTOPHER C. HARDEE and FRANCES HARDEE, husband and wife, whose mailing address is P.O. Box 1401, Chiefland, Levy County, Florida 32644, grantee;

WITNESS, that said grantor, for and in consideration of the sum of Ten and No/100 Dollars, 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:

An undivided 25% interest in the Northeast 1/4 of Northwest 1/4 of Section 30, Township 11 South, Range 15 East,

LESS AND EXCEPT the West 42 ft. of the South 204 ft. of the SW 1/4 of the NE 1/4 of NW 1/4 conveyed to Christopher C. Hardee by deed recorded in Official Records Book 356, Page 735, Public Records of Levy County, Florida.

GRANTOR WARRANTS that the property being conveyed is not her homestead property, nor is it contiguous to her homestead property;

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

This deed is being recorded to correct the name of the grantor as shown on the Warranty Deed recorded in Official Records Book 896 at Page 520, Public Records of Levy County, FL.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor hereunto sets grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

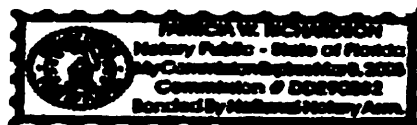
Richard M. White, Jr.
Richard M. White, Jr.

Faunita D. Hardee (SEAL)
FAUNITA D. HARDEE

Patricia W. Richardson
Patricia W. Richardson

STATE OF FLORIDA COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 10 day of August, 2004, by FAUNITA D. HARDEE, who is personally known to me.



Patricia W. Richardson
Notary Public, State of Florida

R This Instrument prepared by and return to:
Richard M. White, Esquire
White & Crouch, P.A.
5303 SW 91st Drive #200
Gainesville, Florida 32608

**THIS INSTRUMENT PREPARED
WITHOUT EXAMINATION OF TITLE**

Record \$35.50
SS .70
Total \$36.20

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2012, between Faunita D. Hardee, as Trustee of the Faunita D. Hardee Revocable Trust dated June 10, 1994, whose mailing address is 11551 NW Hwy 129, Chiefland, Florida 32626, Grantor, and Christopher C. Hardee as Trustee of the Faunita D. Hardee Irrevocable Trust #1 dated April 30, 2012, whose mailing address is P O Box 1401, Chiefland, Florida 32644, Grantee;

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars, 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, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Those parcels located in Levy County, Florida, as more fully described in Exhibit "A", attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and designations of record, if any, and taxes for the calendar year 2012.

Full power and authority is hereby granted to said Trustee and each Successor Trustee to protect, to conserve, to sell, to lease, to encumber, to convey, or otherwise to manage and dispose of the property described herein. The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above-described real property; any deed, mortgage or other instrument executed by the Trustees shall convey all rights or interests of the Grantor, and the Trustees are appointed as the attorneys-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Upon the death, resignation or incapacity of Christopher C. Hardee, the Trustee, then his wife, Frances A. Hardee, is named as Successor Trustee. If she is unable to act because of resignation, death, incapacity or other reason, then Daniel Williams of Porum, Oklahoma, is hereby named as the Successor Trustee.

The written acceptance of the Successor Trustees recorded upon the public records in the county where the real property described above is located, together with evidence of the current Trustee's death, incapacity or resignation shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's incapacity shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that that Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.

The Successor Trustees shall have all powers as granted herein to the initial Trustee.

EXHIBIT "A"

Parcel No. 1 - Tax Parcel No. 01687-000-00:

N ½ of the NW ¼ of Section 32, Township 11 South, Range 15 East, Levy County, Florida.

Parcel No. 2 - Tax Parcel No. 01658-005-00:

All of Grantor's undivided ½ interest in the NW ¼ of the NW ¼ of Section 30, Township 11 South, Range 15 East,

LESS AND EXCEPT a tract in the NW corner previously conveyed to Central Florida Electric Cooperative by deed recorded in O.R. Book 292 at Page 559, Public Records of Levy County, Florida; and

LESS AND EXCEPT the South 204 feet of said NW ¼ of NW ¼ previously conveyed to Christopher Charles Hardee by deed recorded in Official Records Book 356, Page 735, Public Records of Levy County, Florida.

Parcel No. 3 - Tax Parcel No. 01658-006-00:

The Southeast ¼ of Northwest ¼ of Section 30, Township 11 South, Range 15 East, Levy County, Florida,

LESS AND EXCEPT tract of land 176 ft. x 192 ft. in SW corner previously conveyed to Christopher C. Hardee by warranty deed recorded in Official Records Book 188 at Page 60, Public Records of Levy County, Florida, and

LESS AND EXCEPT the west 42 ft. of the North 126 ft. of the NW ¼ of SE ¼ of NW ¼ previously conveyed to Christopher C. Hardee by deed recorded in Official Records Book 356, Page 735, Public Records of Levy County, Florida.

Parcel No. 4 - Tax Parcel 01658-004-00:

All of that part of SW ¼ of NE ¼ of said Section 30, Township 11 South, Range 15 East that lies and is North and West of present State Road 49 (the present said State Road No. 49 being the State highway now running from Chiefland to Trenton),

Parcel No. 5 - Tax Parcel No. 01658-000-000:

The SW ¼ of NW ¼ of Section 30, Township 11 South, Range 15 East LESS AND EXCEPT the North 126 ft. previously conveyed to Christopher Charles Hardee by deed recorded in Official Records Book 356 at Page 735, Public Records of Levy County, Florida.

Parcel No. 6 - Tax Parcel No. 01634-002-000:

The Southeast ¼, and the North ½ of the North ½ of the Southwest ¼, and the East ½ of the Southeast ¼ of the Southwest ¼ of Section 26, Township 11 South, Range 15 East, Levy County, Florida.

EXHIBIT "A"

Parcel No. 7 - Tax Parcel No. 01662-000-00:

Begin at the Southeast corner of Section 30, Township 11 South, Range 15 East, thence run North 0°00'18" East, 1,330.29' along the East line of said Sec. 30; thence run North 89°55'02" West 1,061.4' to the point of beginning; run thence North 89°55'02" West 530.7' to a point; run thence South 0°00'18" West, 1,330.29' to a point, run thence South 89°55'02" East, 530.7' to a point, run thence North 0°00'18" East 1,330.29' to the point of beginning. Lying and being in the S ½ of the SE 1/4 of Section 30, Township 11 South, Range 15 East and containing 16.207 acres of land.

Parcel No. 8 - Tax Parcel No. 01215-003-00

The North 1112.25 feet of the West 1112.25 feet of the South half of the North 1/2 of Section 16, Township 13 South, Range 14 East, Levy County, Florida. Containing 28.4 acres, more or less.

Parcel No. 9 - Part of Tax Parcel No. 01214-001-00

The N ½ of N ½ of Section 15, Township 13 South, Range 14 East, Levy County, Florida.

Parcel No. 10 - Part of Tax Parcel No. 01215-001-00

The N ½ of N ½ of Section 16, Township 13 South, Range 14 East, Levy County, Florida.

Parcel No. 11 - Part of Tax Parcel No. 01656-001-00

Begin at the SE corner of Section 30, Township 11 South, Range 15 East, run thence N 0°00'18" E, 1,330.29 feet along the East line of said Sec. 30; thence run N 89°55'02" W 1,592.1 feet to the point of beginning; run thence N 89°55'02" W 530.7 feet to a point; run thence S 0°00'18" W, 1,330.29 feet to a point; run thence S 89°55'02" E, 530.7 feet to a point, run thence N 0°00'18" E 1,330.29 feet to the point of beginning. Lying and being in the S ½ of the SE 1/4 of Section 30, Township 11 South, Range 15 East and containing 16.207 acres of land.

EXHIBIT C
CERTIFIED PROPERTY BOUNDARY SURVEY

SURVEY NOTES:

SOURCE OF TITLE: STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NUMBER, EFFECTIVE DATE, AND PARCEL IDENTIFICATION NUMBERS AS FOLLOWS:

1. 20000331442	OCTOBER 05, 2020	AT 8:00 AM	(PID 0165800000, 0165800400, 0165800500, 0165800600, 0168700000)
2. 20000331442A	OCTOBER 05, 2020	AT 8:00 AM	(NONE GIVEN)
3. 20000331442B	OCTOBER 05, 2020	AT 8:00 AM	(NONE GIVEN)
4. 20000331442C	OCTOBER 05, 2020	AT 8:00 AM	(NONE GIVEN)
5. 20000331442D	OCTOBER 02, 2020	AT 8:00 AM	(NONE GIVEN)
6. 20000331442E	OCTOBER 26, 2020	AT 8:00 AM	(NONE GIVEN)
7. 20000331442F	OCTOBER 02, 2020	AT 8:00 AM	(NONE GIVEN)
8. 20000331443	OCTOBER 02, 2020	AT 8:00 AM	(NONE GIVEN)

THE LAND SURVEYED IS THE LAND DESCRIBED IN THE TITLE COMMITMENTS LISTED ABOVE AND THEIR HYPER-LINKED DOCUMENTS.

EASEMENTS AND RESTRICTIONS OCCURRING AFTER THE ABOVE MENTIONED DATE ARE CONSIDERED UNKNOWN BY THE SURVEYOR. CALLS TO DEED AND PLAT BOOKS ARE FOR THOSE BOOKS IN THE LEVY COUNTY REGISTRY. ITEM NUMBERS LISTED HEREON REFER TO THOSE ITEM NUMBERS REQUESTED WITHIN TABLE A "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

- ALL MAJOR CORNERS OF THE PROPERTY LACKING EXISTING MONUMENTATION WILL BE MONUMENTED AS NOTED HEREIN.
- THE ADDRESSES OF THE SURVEYED PROPERTIES WERE NOT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING FIELDWORK.
- WE HAVE EXAMINED FLOOD INSURANCE RATE MAP NUMBERS 12075C0040F WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2012 AND 12075C0155F WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2012 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTIES. BY GRAPHIC PLOTTING ONLY, SAID PROPERTIES APPEAR TO BE LOCATED IN ZONE X. THIS NOTE IS FOR THE PURPOSE OF PROVIDING INFORMATION AS INDICATED ON THE CURRENT FLOOD INSURANCE RATE MAP FOR THIS AREA AND SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD OR SHOULD NOT BE PURCHASED.
- GROSS LAND AREA IS SHOWN WITHIN THIS SURVEY.
- "BG12 RESET" (NGS PID AR0644) WITH AN ELEVATION OF 86.89 FEET WAS UTILIZED AS THE SOURCE OF VERTICAL RELIEF. 1 FOOT CONTOUR INTERVALS ARE DEPICTED ON THIS SURVEY. ORIGINATION BENCHMARK(S) AND DATUM ARE AS NOTED IN THE GEOSPATIAL DATA AND SURVEY DATA AREAS LOCATED ON THIS SHEET.
- (A)(B). THE CURRENT ZONING REQUIREMENTS AND RESTRICTIONS SPECIFIED THEREIN HAVE BEEN CONSIDERED UNKNOWN BY THE SURVEYOR. NO ZONING LETTER OR ZONING REPORT WAS PROVIDED TO US WHICH WOULD CONTAIN SAID INFORMATION AFFECTING THE SUBJECT PROPERTIES.
- (A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AND THE FOOTPRINT THEREOF ARE AS SHOWN WITHIN SURVEY.
- NO SPECIAL SUBSTANTIAL FEATURES WERE FOUND.
- NOT REQUESTED
- NOT REQUESTED
- NO UNDERGROUND UTILITIES HAVE BEEN MARKED AND/OR LOCATED AT THE DATE OF THIS SURVEY.
- NOT REQUESTED
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS SHOWN HEREON.
- NOT REQUESTED
- THIS GROUND AND AIRBORNE SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AFFECTING THE SUBJECT PROPERTIES. THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT PROPERTIES IN USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- SURVEYOR IS UNAWARE OF AND/OR HAVE NOT BEEN ADVISED OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES THAT AFFECT THE SUBJECT PROPERTIES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS THAT WOULD AFFECT THE SUBJECT PROPERTIES.
- NOT REQUESTED
- NOT REQUESTED
- NOT REQUESTED

TITLE INFORMATION

THE TITLE COMMITMENT SCHEDULE A ITEMS HEREON ARE FROM:

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442
EFFECTIVE DATE: OCTOBER 05, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442A
EFFECTIVE DATE: OCTOBER 05, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442B
EFFECTIVE DATE: OCTOBER 05, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442C
EFFECTIVE DATE: OCTOBER 05, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442D
EFFECTIVE DATE: OCTOBER 02, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442E
EFFECTIVE DATE: OCTOBER 26, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331442F
EFFECTIVE DATE: OCTOBER 02, 2020

STEWART TITLE GUARANTY COMPANY
FILE NO: 20000331443
EFFECTIVE DATE: OCTOBER 02, 2020

VESTING PARCEL ID NUMBERS

HARDEE:
0159400000
0165500000
0165800000
0165800100
0165800200
0165800300
0165800400
0165800500
0165800600
0165800700
0168700000
0168700000
0168700000

PETERSON:
0165200000
0165200100
0165200100

LEASE AREA

HARDEE - 649.341 ACRES
PETERSON - 39.826 ACRES
FISHER - 391.402 ACRES
TOTAL - 1,080.569 ACRES

ACREAGES HAVE BEEN SCALED FROM GRID TO GROUND USING AN AVERAGE SITE SCALE FACTOR OF 1.0002278.

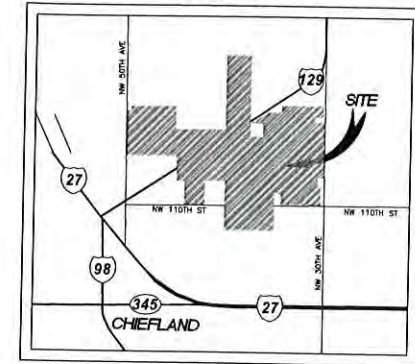
FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER:

12075C 0040 F WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2012.
12075C 0155 F WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2012.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP



NOT TO SCALE

INDEX

1.....	TITLE PAGE
2-4.....	DESCRIPTIONS/EASEMENTS NOTES
5-8.....	DETAIL BOUNDARY SHEETS

SURVEY DATA:

- HORIZONTAL DATUM - BASED UPON THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM, NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORN) NETWORK.
- VERTICAL DATUM - NAVD83, SURVEY, PER GPS RTK OBSERVATIONS USING TRIMBLE VIRTUAL REFERENCE SYSTEM (VRS) OBSERVATIONS.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.
- PUBLIC ROAD RIGHT-OF-WAY DOCUMENTATION PROVIDED TO SURVEYOR AND/OR ACQUIRED AS A PORTION OF RESEARCH ARE AS SHOWN HEREON.
- ALL MONUMENTS SET ARE 5/8" X 24" IRON REBAR WITH PLASTIC CAP MARKED "SAM".

LEGEND AND ABBREVIATIONS:

⊕ UTILITY POLE	PID	PARCEL IDENTIFICATION
⊕ GUY WIRE ANCHOR	SBK	BOOK
⊕ FIBER MARKER	PG	PAGE
⊕ BOLLARD / POST	D.B.	DEED BOOK
⊕ SIGN	P.B.	PLAT BOOK
⊕ WATER WELL	PG.	PAGE
⊕ MONUMENT FOUND (FCM)	AC.	ACRES
⊕ IRON PIPE FOUND (FIP)	# }	NUMBER
⊕ REBAR FOUND (FIR)	NO. }	NUMBER
⊕ AXLE FOUND	N.T.S.	NOT TO SCALE
⊕ NAIL FOUND (FNL)	LL	LAND LOT
⊕ REBAR WITH CAP SET (SIRC)	(M)	MEASURED
⊕ REBAR WITH CAP FOUND (FIRC)	R/W	RIGHT-OF-WAY
⊕ ELECTRIC BOX	ROW	RIGHT-OF-WAY
⊕ ELECTRIC METER	N/F	NOW OR FORMERLY
⊕ ELECTRIC TRANSFORMER		
---		EASEMENT LINE
---		CENTERLINE OF RIGHT OF WAY
---		EXISTING APPARENT RIGHT-OF-WAY
---		ADJOINER TRACT LINES
---		BARBED WIRE FENCE
---		OVERHEAD ELECTRIC LINE
---		FIBER OPTIC LINE
---		TREE LINE
---		MATCHLINE
---		FIELD ROAD
---		TRACT LINES
---		LAND LOT LINES

CERTIFICATION:

TO: "LEVY SOLAR I, LLC"
"STEWART TITLE GUARANTY COMPANY";

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, 8, 11, 13, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/05/20.

DATE OF PLAT OR MAP: 12/10/20

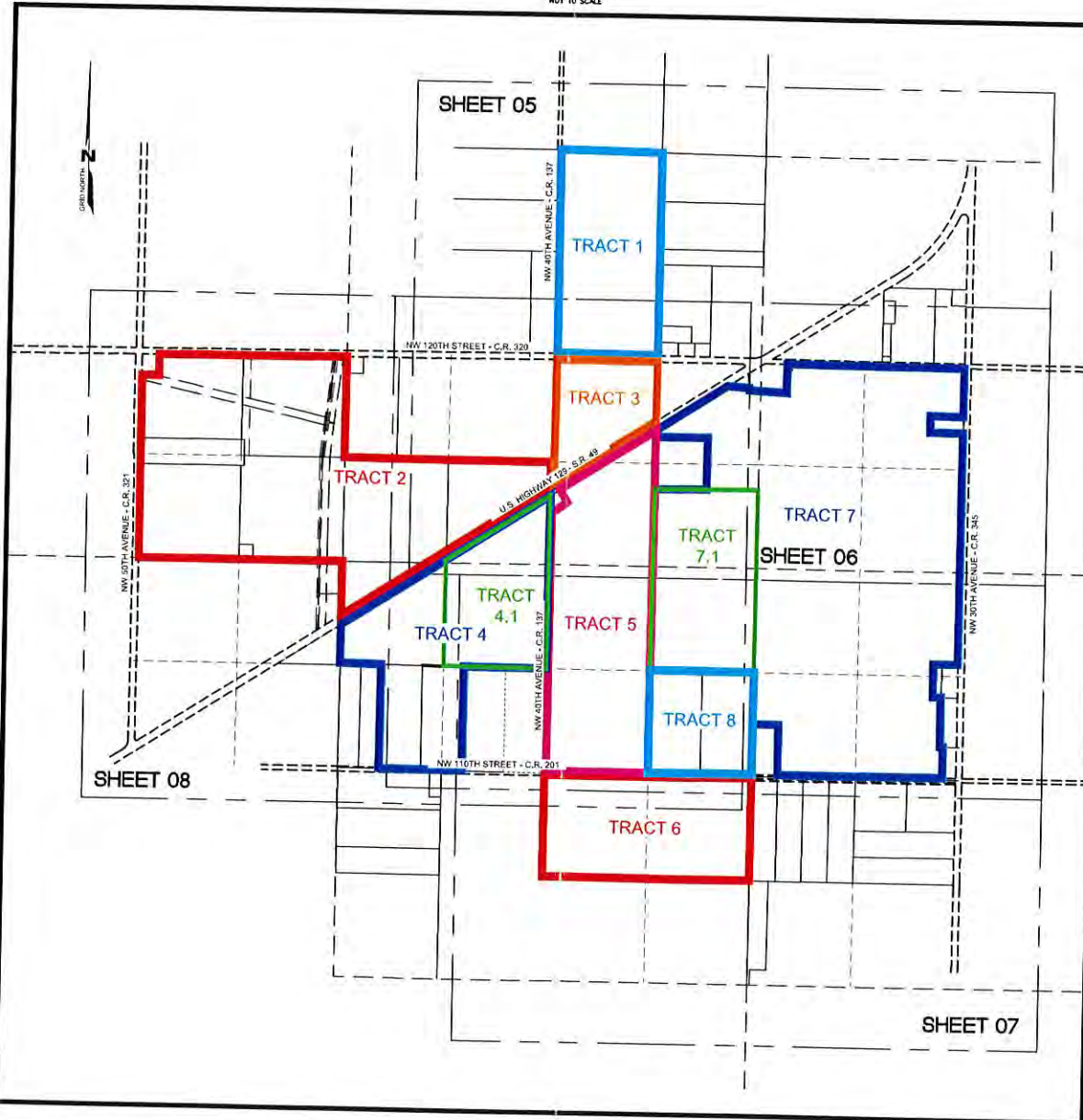
SAM SURVEYING AND MAPPING, LLC

Eric B. Stuart 12/10/2020
ERIC B. STUART
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA NO. 6707



SITE MAP

NOT TO SCALE



SUNSHINE 811
Call Before You Dig!
811
(800) 432-4770

ALL THE IMPROVEMENTS & FACILITIES AND UTILITIES, ABOVE GROUND AND UNDERGROUND SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, ELEVATION, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER IMPROVEMENTS, FACILITIES, OR UTILITIES. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION & ELEVATION OF ALL IMPROVEMENTS, FACILITIES, & UTILITIES, SHOWN OR NOT SHOWN, AND SAID IMPROVEMENTS, FACILITIES, & UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY IMPROVEMENTS.

CALL FLORIDA ONE-CALL, 811 OR 1-800-432-4770

SHEET 01
OF 08

LEVY I SOLAR PROJECT
BOUNDARY SURVEY

IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEVY COUNTY, FLORIDA

PROJECT: SAVANNA, LLC
LEVY I SOLAR PROJECT
JOB NUMBER: 120507711
DATE: 12/10/2020
SCALE: AS SHOWN
SURVEYOR: E. STUART
TECHNICIAN: L. COXNANE
DRAWING: 37111-BASE-SPCS
TRACT: 05/1/A
SHEET: 1 OF 8
FIELDWORK: 2020

312 Government Avenue, Suite 1
Niceville, Florida, 32578
P: 813-233-3332
F: 813-233-3332
email: info@sam.biz

Florida Licensed Business No. 7908



RESERVED FOR TITLE COMMITMENT



312 Government Avenue, Suite 1
Niceville, Florida, 32578
Ofc: 850.575.9932
Fax: 844.274.4089
email: info@sam.biz

Florida Licensed Business No. 7908

PROJECT: SAVON, LLC

JOB NUMBER: 1020057711

DATE: 12/10/2020

SURVEYOR: F. STUART

TECHNICIAN: J. DORRINY

DRAWING: 3771-1-BASE-SPCS

TRACT ID: 17/A

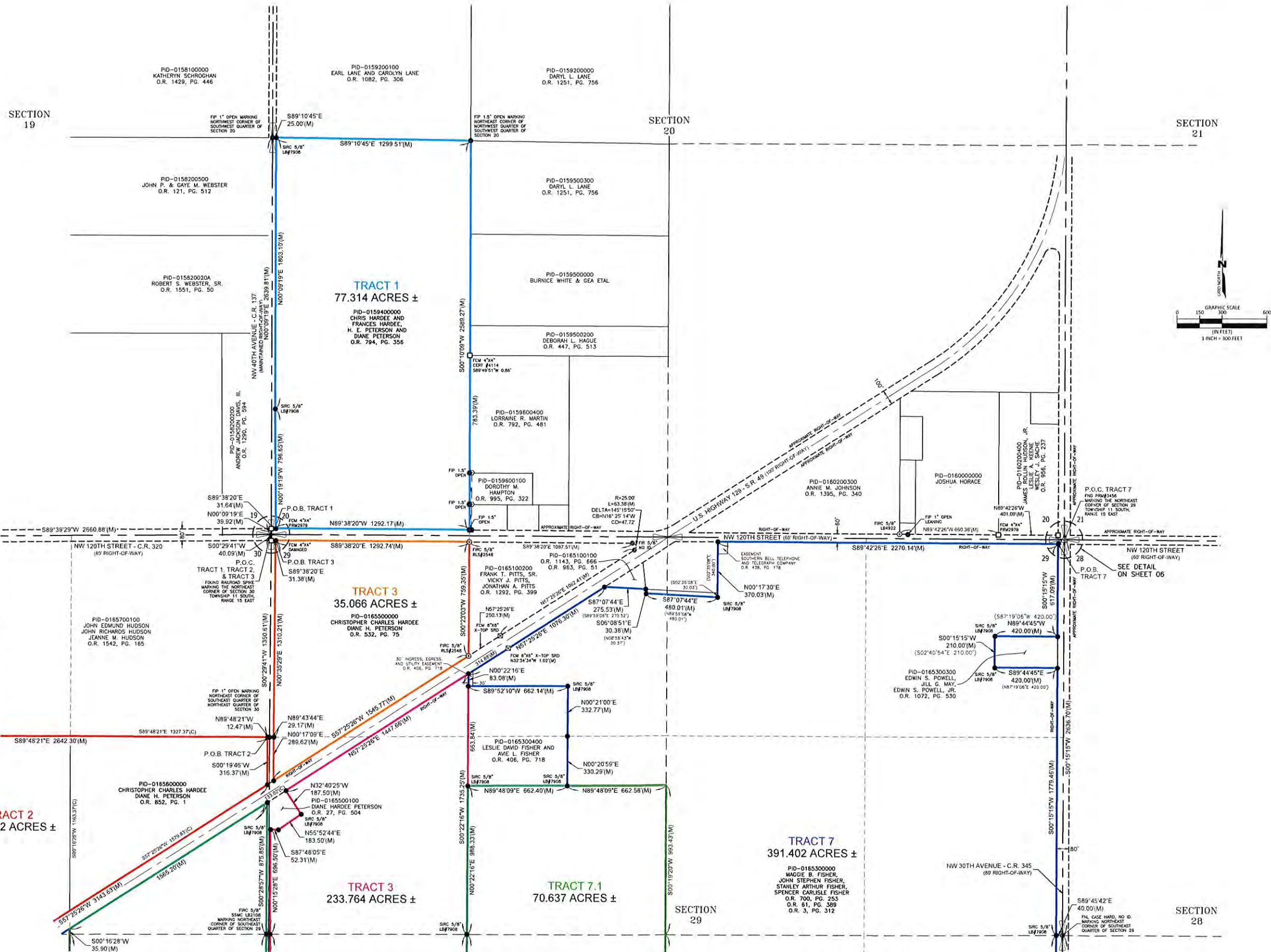
FILEBOOK: 38826

LEVY I SOLAR PROJECT
BOUNDARY SURVEY

IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEVY COUNTY, FLORIDA

PATH:\10200371\100\SURVEY\02BASE\BOUNDARY\3711-BAE-SPCS.DWG

SEE SHEET 08 OF 08



SEE SHEET 06 OF 08

**LEY I SOLAR PROJECT
BOUNDARY SURVEY**

IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEY COUNTY, FLORIDA

PROJECT: SANYO, LLC
LEY I SOLAR PROJECT
JOB NUMBER: 102003711
DATE: 12/10/2020
SCALE: 1"=300'
SURVEYOR: STUART
TECHNICAL: J. DORRNEY
DRAWN: J. DORRNEY
TRACT: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

312 Government Avenue, Suite 1
N.W. Palm Beach Gardens, FL 33428
Tel: 561.678.9932
Fax: 561.678.9932
email: info@sam.biz

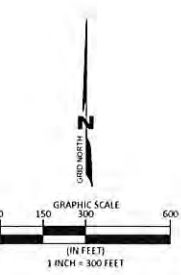
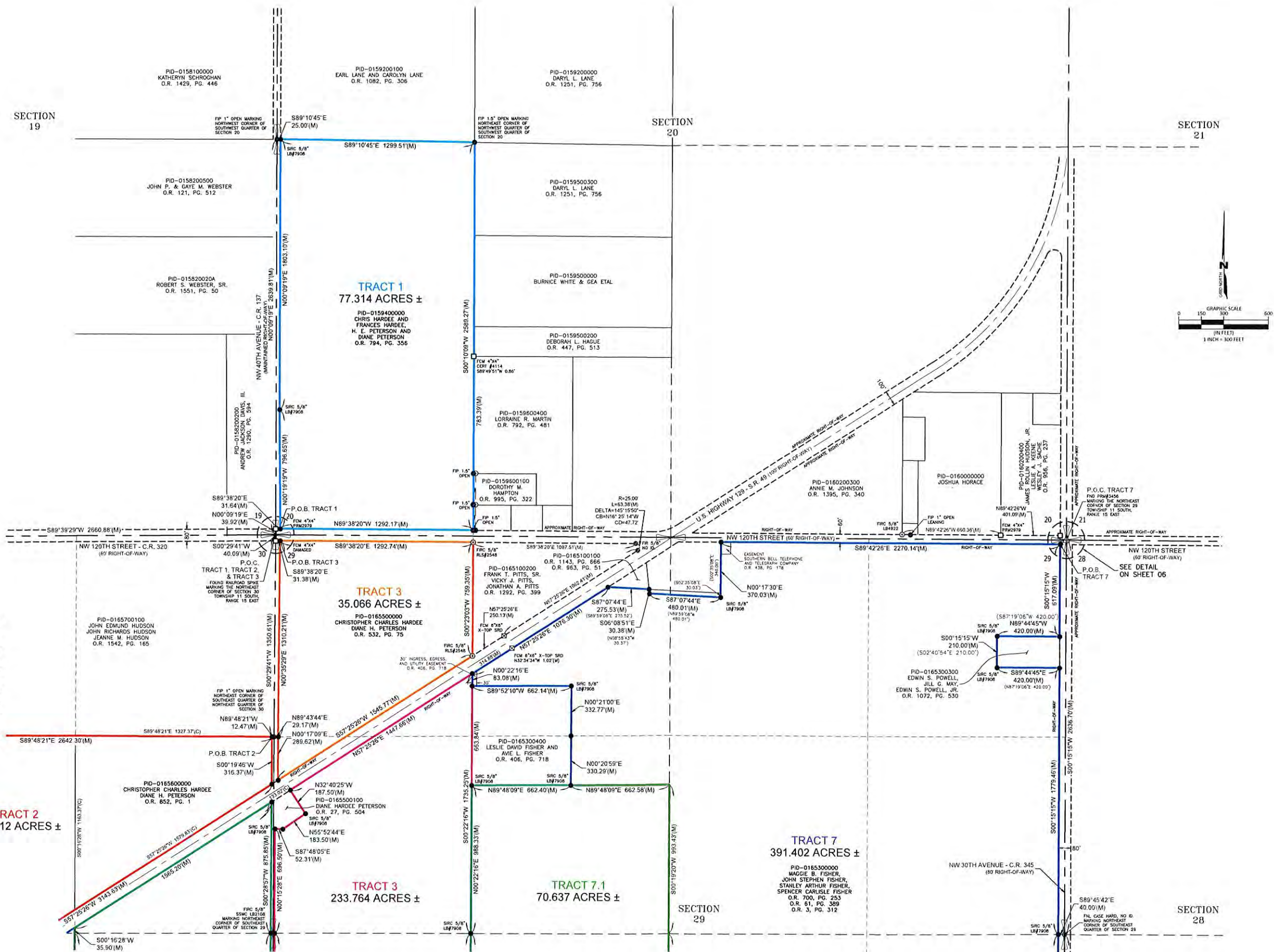
Florida Licensed Business No. 7908
FIELDBOOKS 38828



LEWY I SOLAR PROJECT
BOUNDARY SURVEY
IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEWY COUNTY, FLORIDA

PROJECT: LEWY I SOLAR PROJECT
JOB NUMBER: 1020003711
DATE: 12/10/2020
SCALE: 1"=300'
SURVEYOR: STUART
TECHNICIAN: J. DORRNEY
TRACT ID: N/A
PARTICIPANT: T. MILLS
FIELDBOOK: 38825

312 Government Avenue, Suite 1
Levy County, FL 32578
Tel: 850.678.9532
Fax: 844.274.4069
email: info@sam.biz
Florida Licensed Business No. 7908

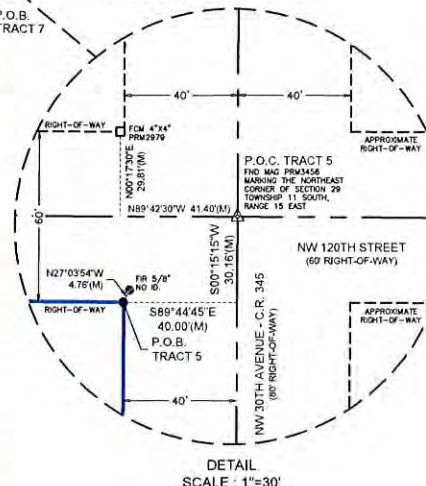
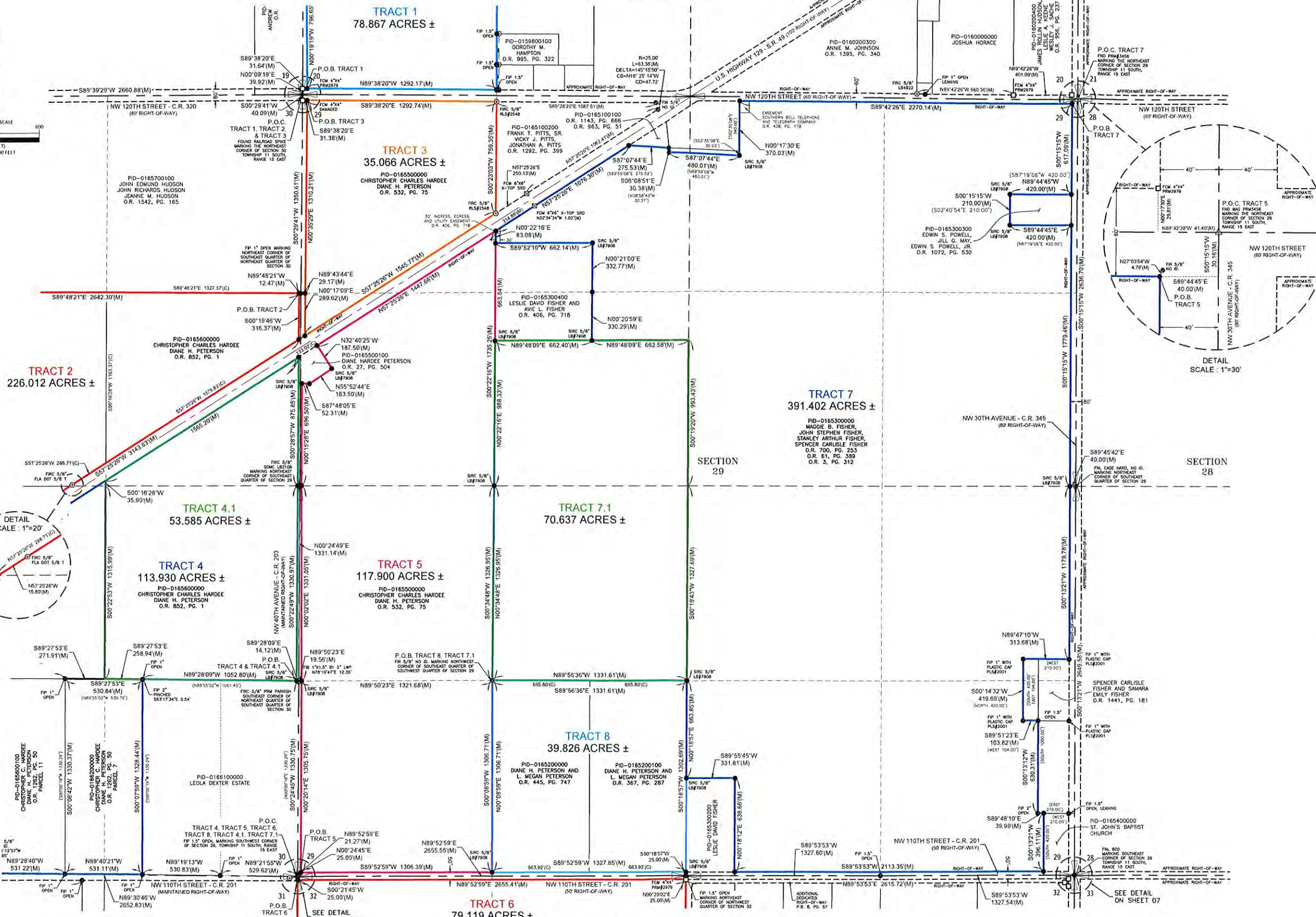
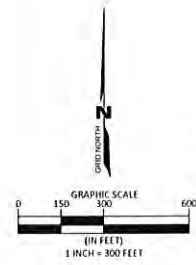


SEE SHEET 08 OF 08

SEE SHEET 06 OF 08

PATH:\A\1020003711\100\SURVEY\02BASE\BOUNDARY\3711-BAE-SPCS.DWG

SEE SHEET 05 OF 08



SEE SHEET 08 OF 08

SEE SHEET 07 OF 08

SHEET 06
OF 08

LEVY I SOLAR PROJECT
BOUNDARY SURVEY
IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEVY COUNTY, FLORIDA

PROJECT: SAVON, LLC
JOB NUMBER: 020557711
DATE: 12/19/2020
SCALE: 1"=300'
SURVEYOR: STUART
DRAWING: 5711-BOUND-SPCS
TRACT ID: N/A
PARTICIPANT: T. MILES
FIELDBOOKS:

312 Government Avenue, Suite 1
Niceville, Florida, 32578
Ofc: 850.678.9332
Fax: 844.274.4069
email: info@sam.biz

Florida Licensed Business No. 7908



PATH:\X\020557711\001 SURVEY\02BOUNDARY\57711-BOUND-SPCS.DWG

SEE SHEET 06 OF 08

SEE SHEET 08 OF 08

TRACT 4.1
53.585 ACRES ±

TRACT 4
113.930 ACRES ±
PID-0165600000
CHRISTOPHER CHARLES HARDEE
DIANE H. PETERSON
O.R. 852, PG. 1

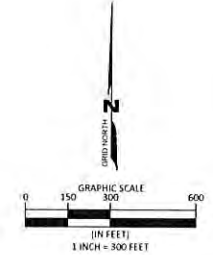
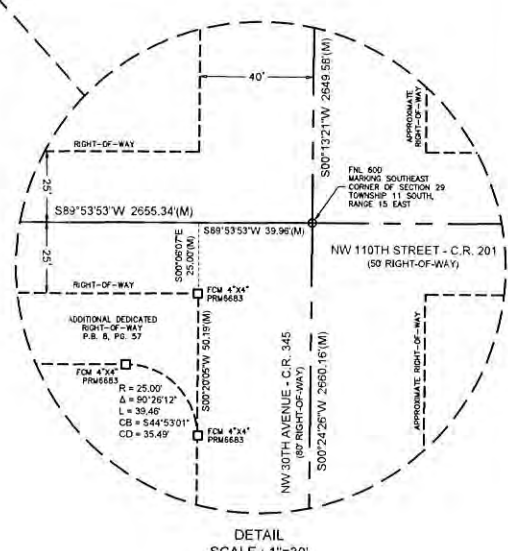
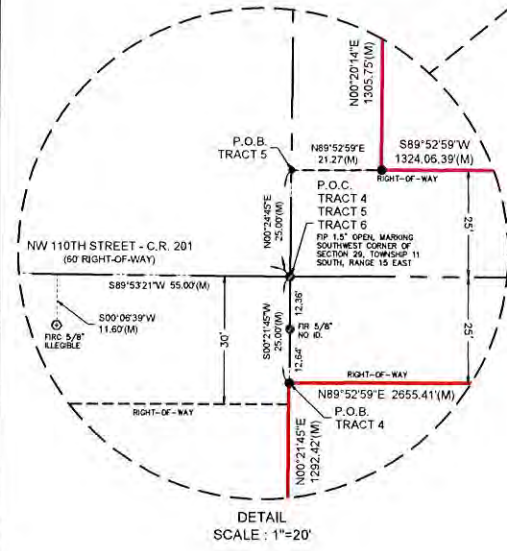
TRACT 5
117.900 ACRES ±
PID-0165500000
CHRISTOPHER CHARLES HARDEE
DIANE H. PETERSON
O.R. 532, PG. 75

TRACT 7.1
70.637 ACRES ±

TRACT 7
391.402 ACRES ±

TRACT 8
39.826 ACRES ±

TRACT 6
79.119 ACRES ±
PID-0168700000
CHRISTOPHER C. HARDEE
O.R. 1282, PG. 50
PARCEL 1



LEVY I SOLAR PROJECT
BOUNDARY SURVEY

SHEET 07
OF 08

IN SECTIONS 20, 29, 30 AND 32, TOWNSHIP 11 SOUTH, RANGE 15 EAST
LEVY COUNTY, FLORIDA

PROJECT:	LEVY I SOLAR PROJECT
JOB NUMBER:	1020057711
DATE:	12/10/2020
SCALE:	1"=300'
DRAWN BY:	STUART
CHECKED BY:	STUART
DATE:	12/10/2020
DRAWING:	5711-LEASE-SPCS
TRACT ID:	N/A
PARTY:	T. WELLS
FIELDS:	

312 Government Avenue, Suite 1
Niceville, Florida, 32578
Ofc: 850.678.9532
Fax: 844.274.4069
email: info@sam.biz

Florida Licensed Business No. 7908

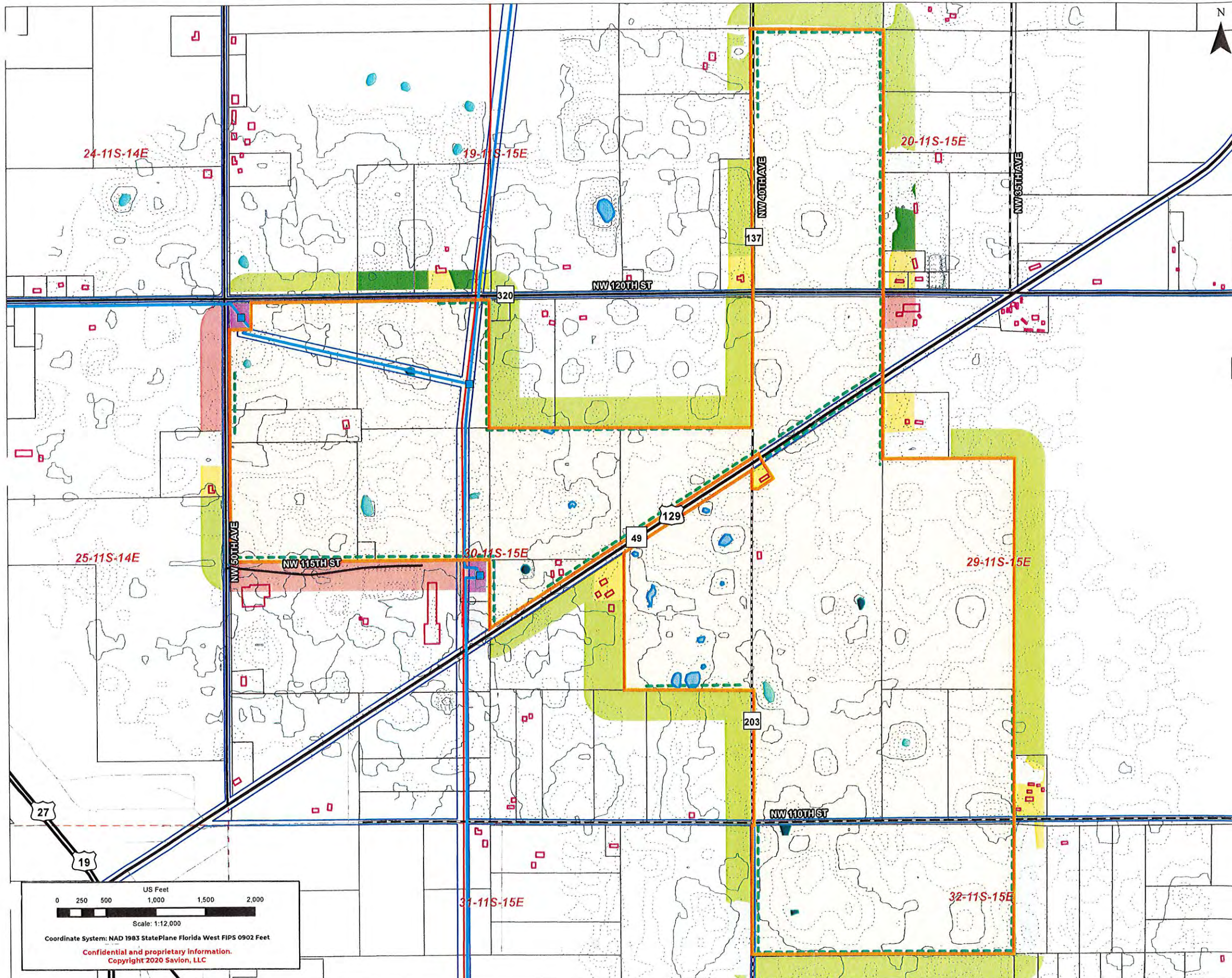


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EXHIBIT D
DETAILED SITE PLAN

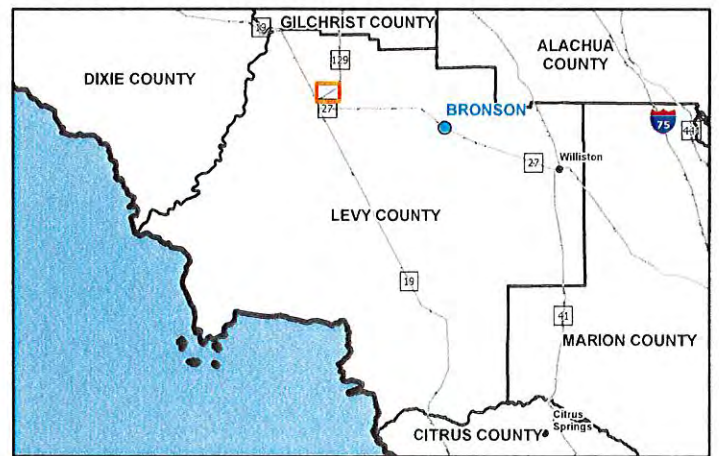
Existing Conditions
Topography Base Map – Full Site Overview

EXHIBIT G - EXISTING CONDITIONS



Project Boundary	Transmission Lines
Property Lines	Voltage kV
Right-of-Way / Easements	69
Wetland	Substation
Open Surface Water	Roads
Sinkhole	US/State Highway
Existing Vegetative Buffer	Load Road (Paved)
Pipeline	Local Road (Unpaved)
Building	Base Data
Agriculture	Section Line
Commercial	10ft Contours
Industrial	2ft Contours
Residential	
Silviculture	
Undeveloped	

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 1,000 FEET
LEGAL DESCRIPTION:	

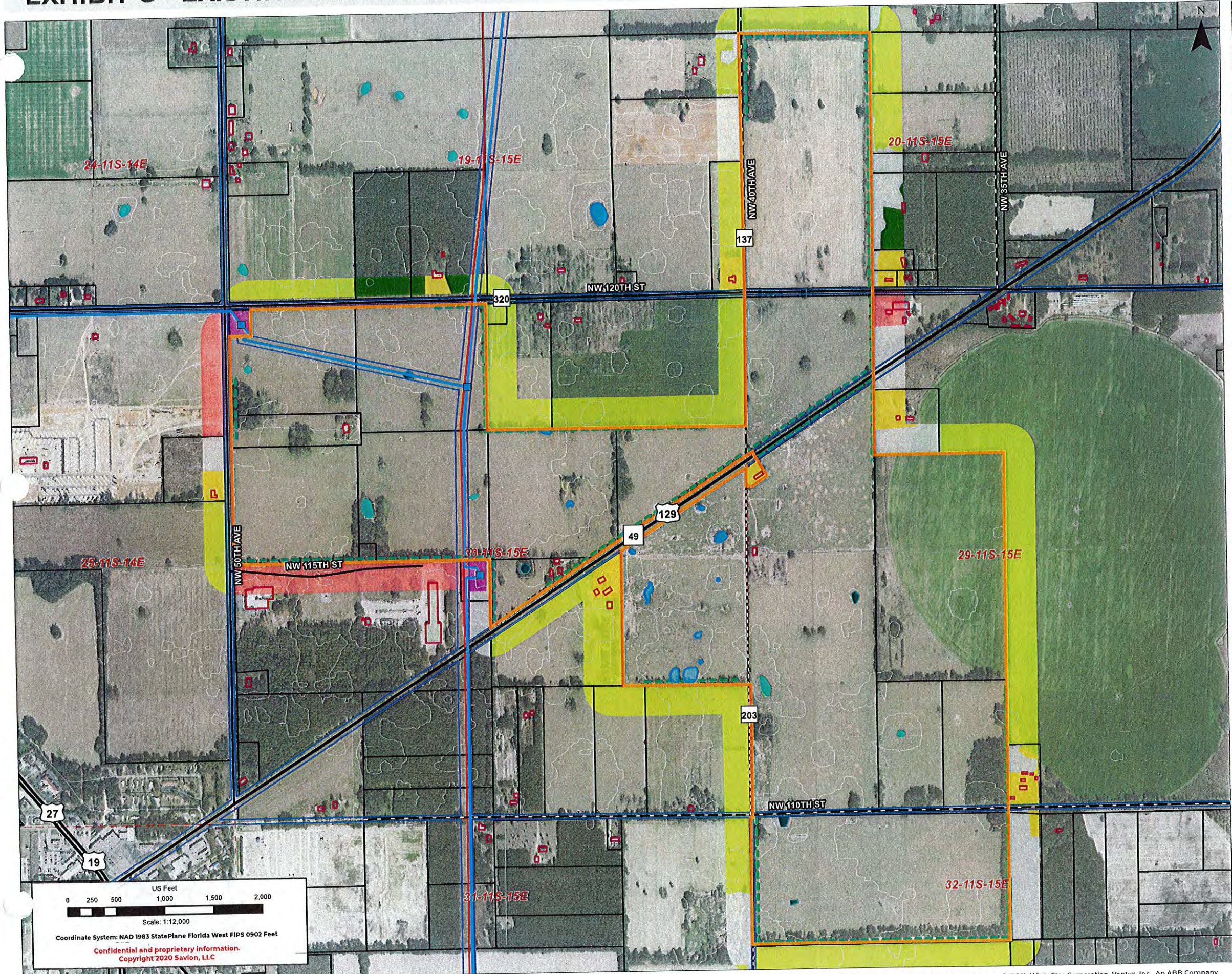
SHEET:
EXHIBIT G - EXISTING CONDITIONS

0 250 500 1,000 1,500 2,000
US Feet
Scale: 1:12,000
Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
Confidential and proprietary information.
Copyright 2020 Savion, LLC

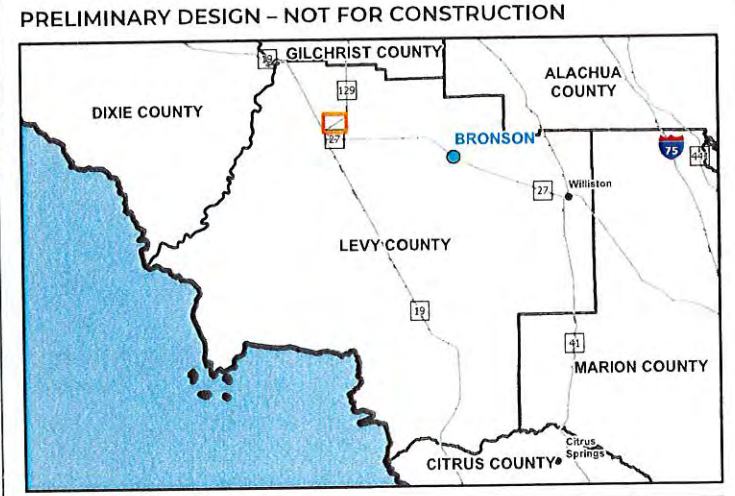
The following companies and organizations provided data that contributed to the production of this map - CoreLogic, Inc., Environmental Systems Research Institute (ESRI), U.S. Department of Agriculture (USDA), U.S. Federal Aviation Administration (FAA), U.S. Geological Survey (USGS), WhiteStar Corporation, Ventyx, Inc., An ABB Company

Existing Conditions
Aerial Base Map – Full Site Overview

EXHIBIT G - EXISTING CONDITIONS



Project Boundary	Transmission Lines
Property Lines	Voltage kV
Right-of-Way / Easements	69
Wetland	Substation
Open Surface Water	Roads
Sinkhole	US/State Highway
Existing Vegetative Buffer	Load Road (Paved)
Pipeline	Local Road (Unpaved)
Building	Base Data
Agriculture	Section Line
Commercial	10ft Contours
Industrial	2ft Contours
Residential	
Silviculture	
Undeveloped	



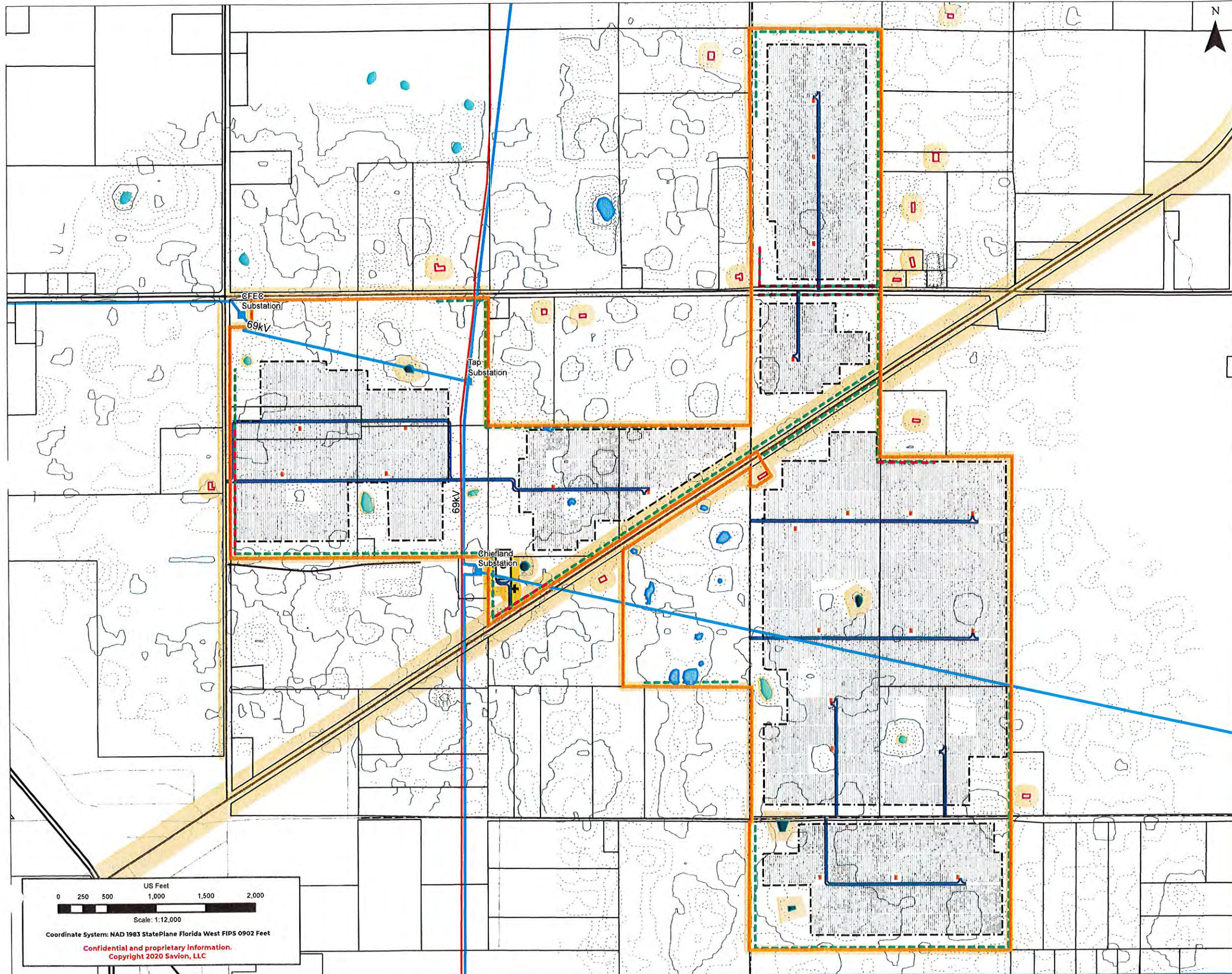
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/9/2020	SCALE: 1 INCH : 1,000 FEET
LEGAL DESCRIPTION:	
SHEET: EXHIBIT G - EXISTING CONDITIONS	

0 250 500 1,000 1,500 2,000
US Feet
Scale: 1:12,000
Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
Confidential and proprietary information.
Copyright 2020 Savion, LLC

The following companies and organizations provided data that contributed to the production of this map - CoreLogic, Inc., Environmental Systems Research Institute (ESRI), U.S. Department of Agriculture (USDA), U.S. Federal Aviation Administration (FAA), U.S. Geological Survey (USGS), WhiteStar Corporation, Ventyx, Inc., An ABB Company

Proposed Development Plan
Topography Base Map – Full Site Overview

EXHIBIT G – PROPOSED DEVELOPMENT PLAN



Project Boundary
 [Orange Outline] Project Boundary

Property Lines
 [Black Outline] Property Lines

Project Layout

- [Orange Square] Inverter
- [Grey Hatched] Panel
- [Solid Blue Line] Ingress / Egress Road
- [Dashed Black Line] Fence
- [Red Dashed Line] Vegetative Buffer (Type A)
- [Green Dashed Line] Vegetative Buffer (Type B)

Project Facilities

- [S in Box] Substation
- [Black Cross] Proposed O&M Building

Existing Conditions

- [Light Blue] Wetland
- [Dark Blue] Open Surface Water
- [Black] Sinkhole
- [Green Dashed Line] Existing Vegetative Buffer
- [Red Line] Pipeline
- [Pink Outline] Residences

Transmission Lines

Voltage kV

- [Blue Line] 69
- [Blue Square] Substations

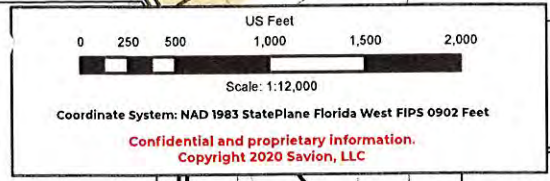
Applicable Setbacks

- [Yellow Shaded] Non-Participating Property Line (50ft)
- [Yellow Shaded] Principal Dwelling on Non-Participating Property (100ft)
- [Yellow Shaded] Highway 129 Centerline (175ft)
- [Yellow Shaded] Wetlands (30ft)
- [Yellow Shaded] Other Sinkholes (100ft)
- [Yellow Shaded] Project Facilities (100ft)

PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

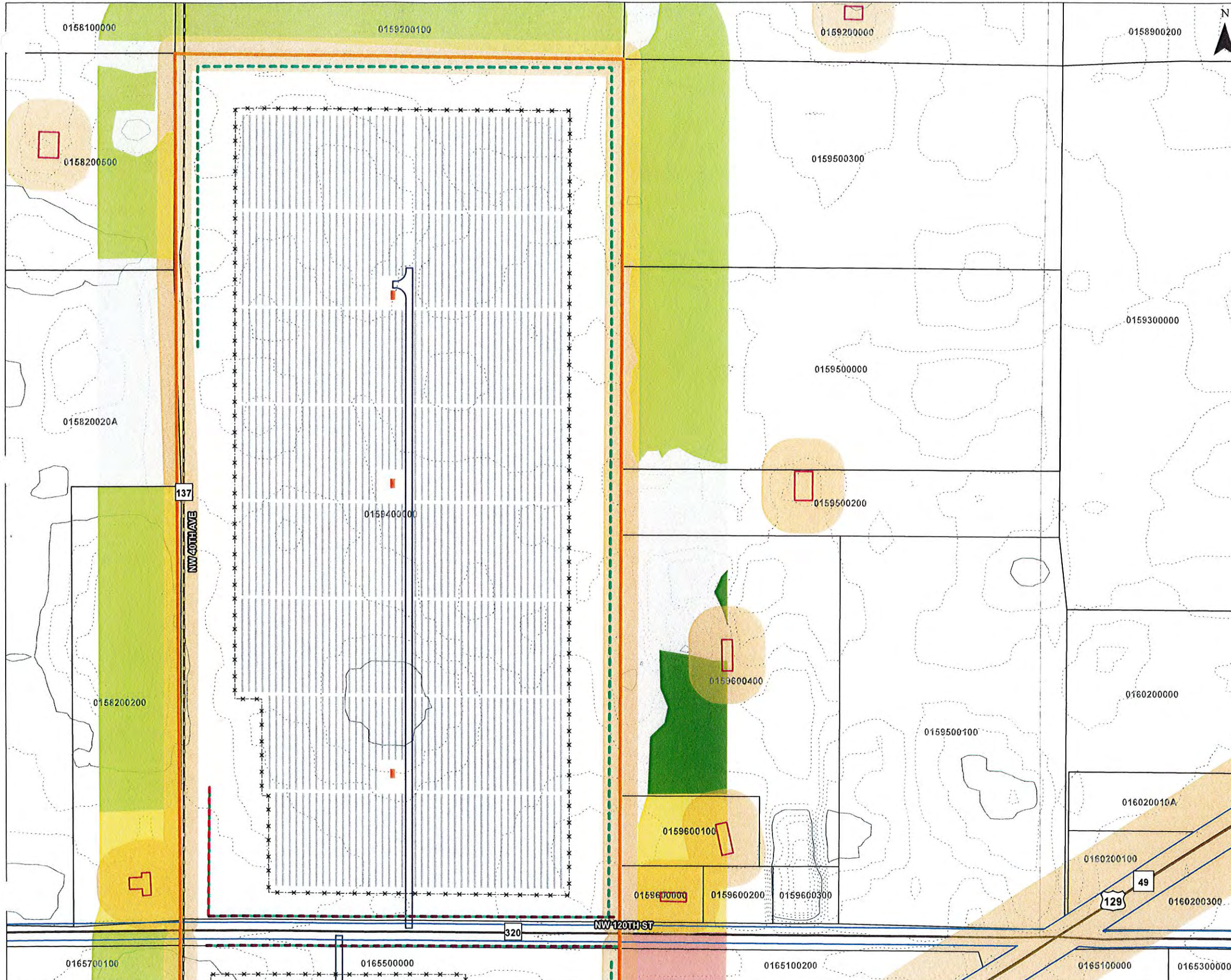
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 1,000 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – PROPOSED DEVELOPMENT PLAN

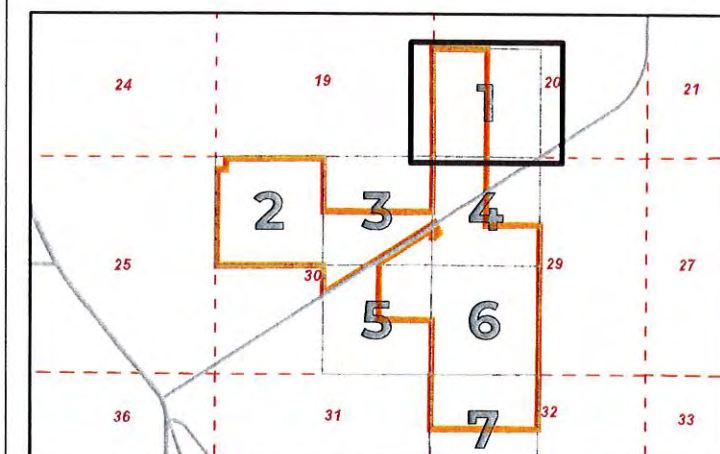
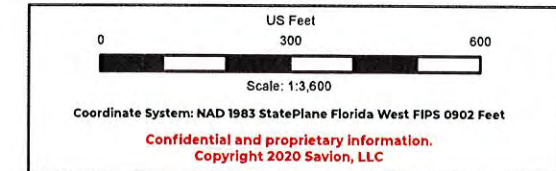


Proposed Development Plan
Topography Base Map – Detailed Map Set

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Vegetative Buffer (Type A)
- Vegetative Buffer (Type B)
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Residential
 - Silviculture
 - Undeveloped
- Project Layout**
- Existing Conditions**
 - Residences
 - Existing Vegetative Buffer

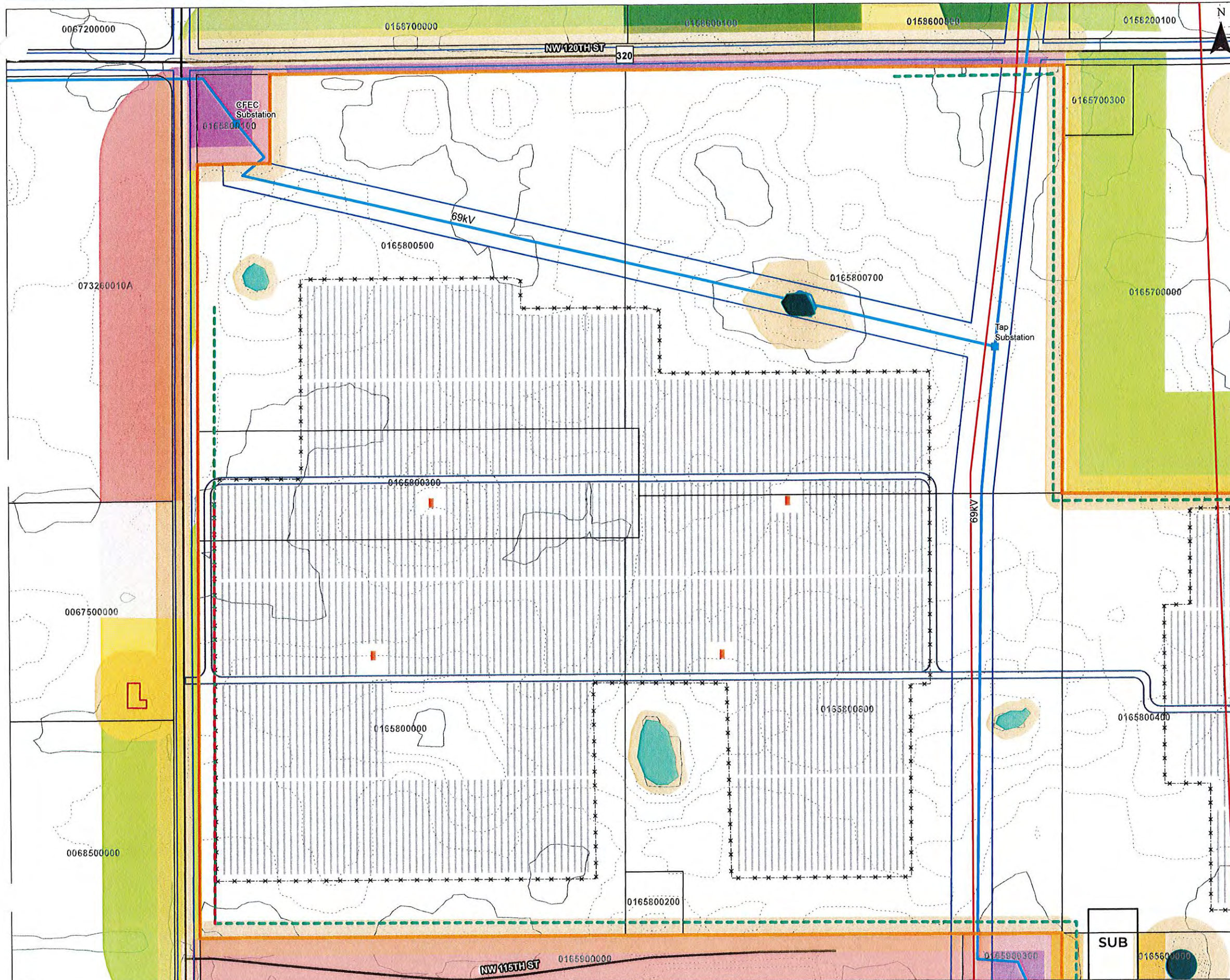


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

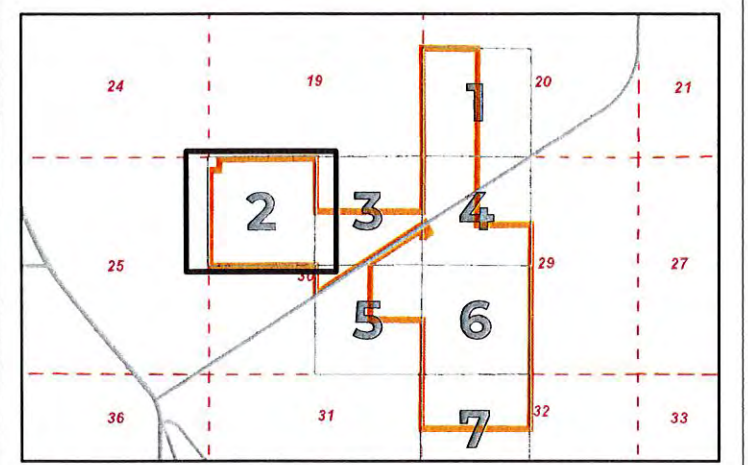
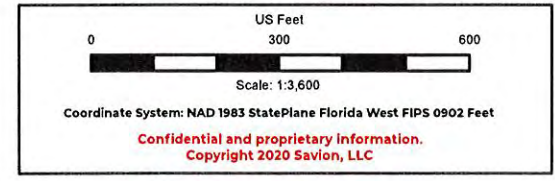
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (1 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



Project Boundary	Agriculture
Applicable Setbacks	Commercial
Property Lines	Industrial
Right-of-Ways / Easements	Residential
Inverter	Silviculture
Panel	Undeveloped
Ingress / Egress Road	Residences
Fence	Wetland
Vegetative Buffer (Type A)	Open Surface Water
Substation	Sinkhole
	Existing Vegetative Buffer
	Pipeline



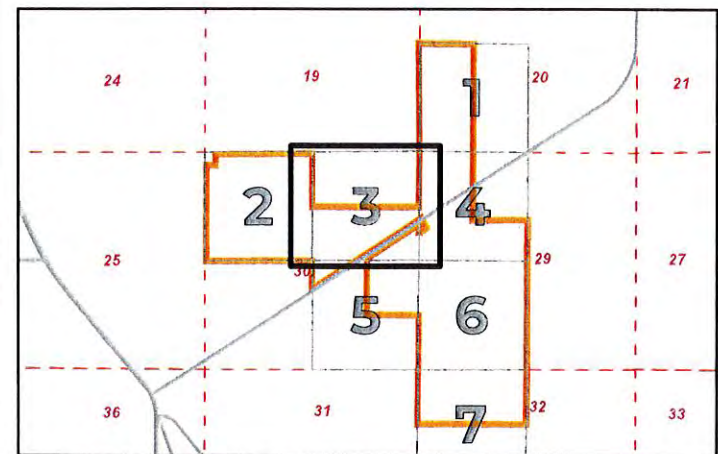
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	
SHEET: EXHIBIT G – DETAILED MAP SET (2 OF 7)	

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



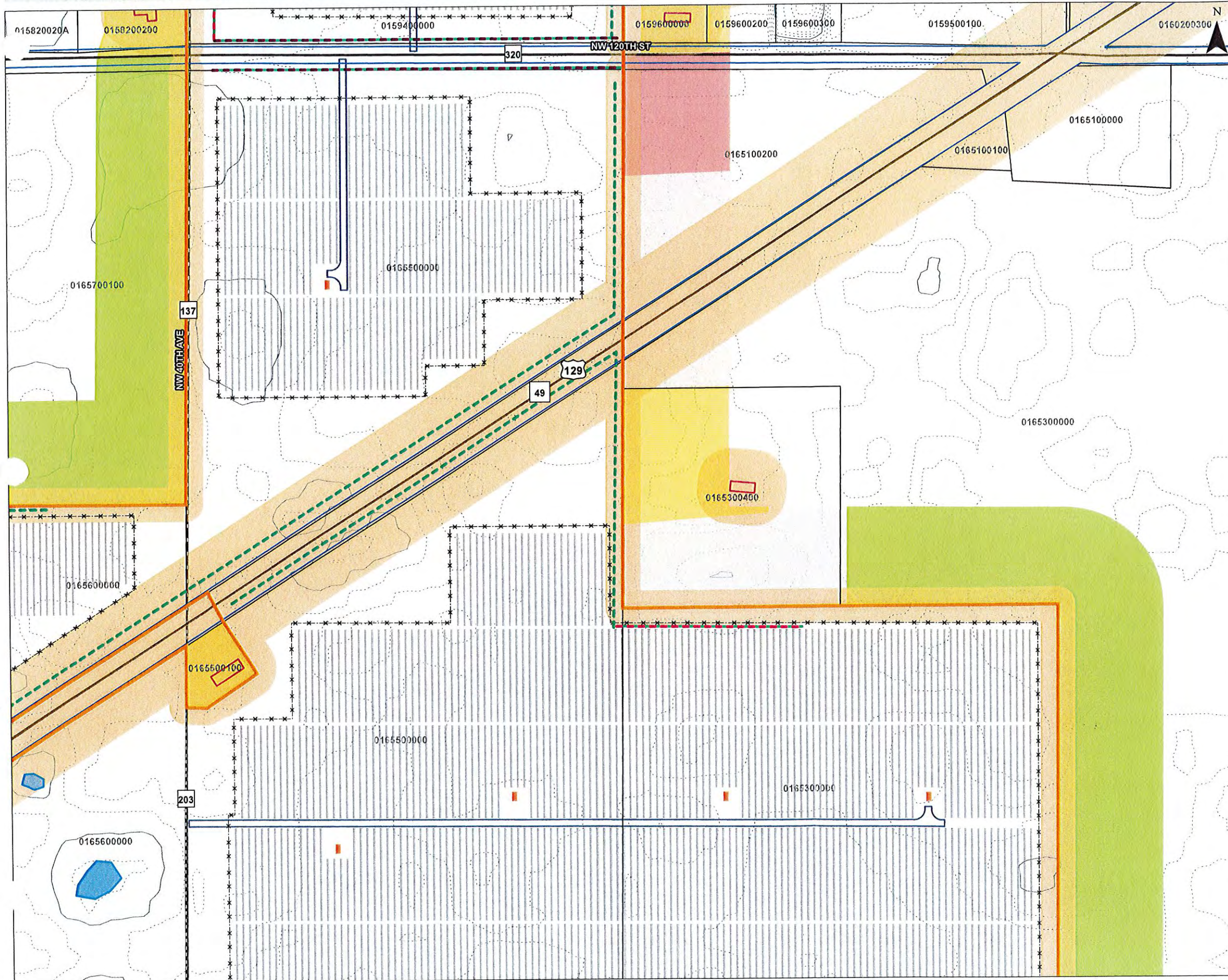
- Project Boundary
 - Applicable Setbacks
 - Property Lines
 - Right-of-Ways / Easements
 - Inverter
 - Panel
 - Ingress / Egress Road
 - Fence
 - Vegetative Buffer (Type A)
 - Vegetative Buffer (Type B)
 - Substation
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Industrial
 - Residential
 - Silviculture
 - Undeveloped
- Project Layout**
 - Inverter
 - Panel
 - Ingress / Egress Road
 - Fence
 - Vegetative Buffer (Type A)
 - Vegetative Buffer (Type B)
 - Substation
- Existing Conditions**
 - Residences
 - Wetland
 - Open Surface Water
 - Sinkhole
 - Existing Vegetative Buffer
 - Pipeline



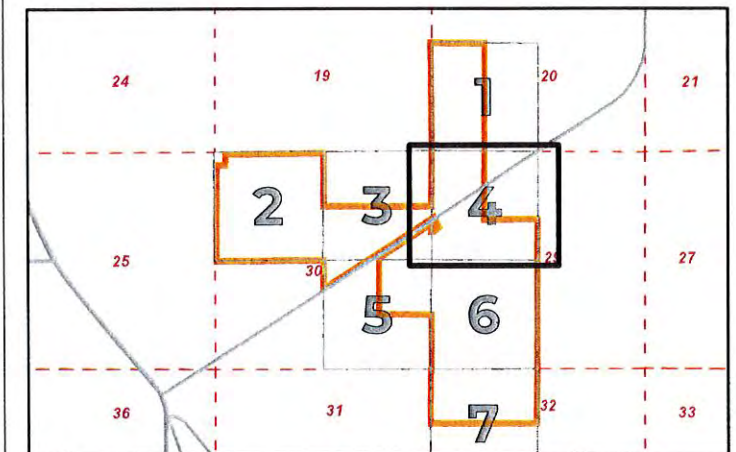
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	
SHEET: EXHIBIT G – DETAILED MAP SET	
(3 OF 7)	

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Vegetative Buffer (Type A)
- Vegetative Buffer (Type B)
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Residential
 - Undeveloped
- Existing Conditions**
 - Residences
 - Open Surface Water
 - Existing Vegetative Buffer

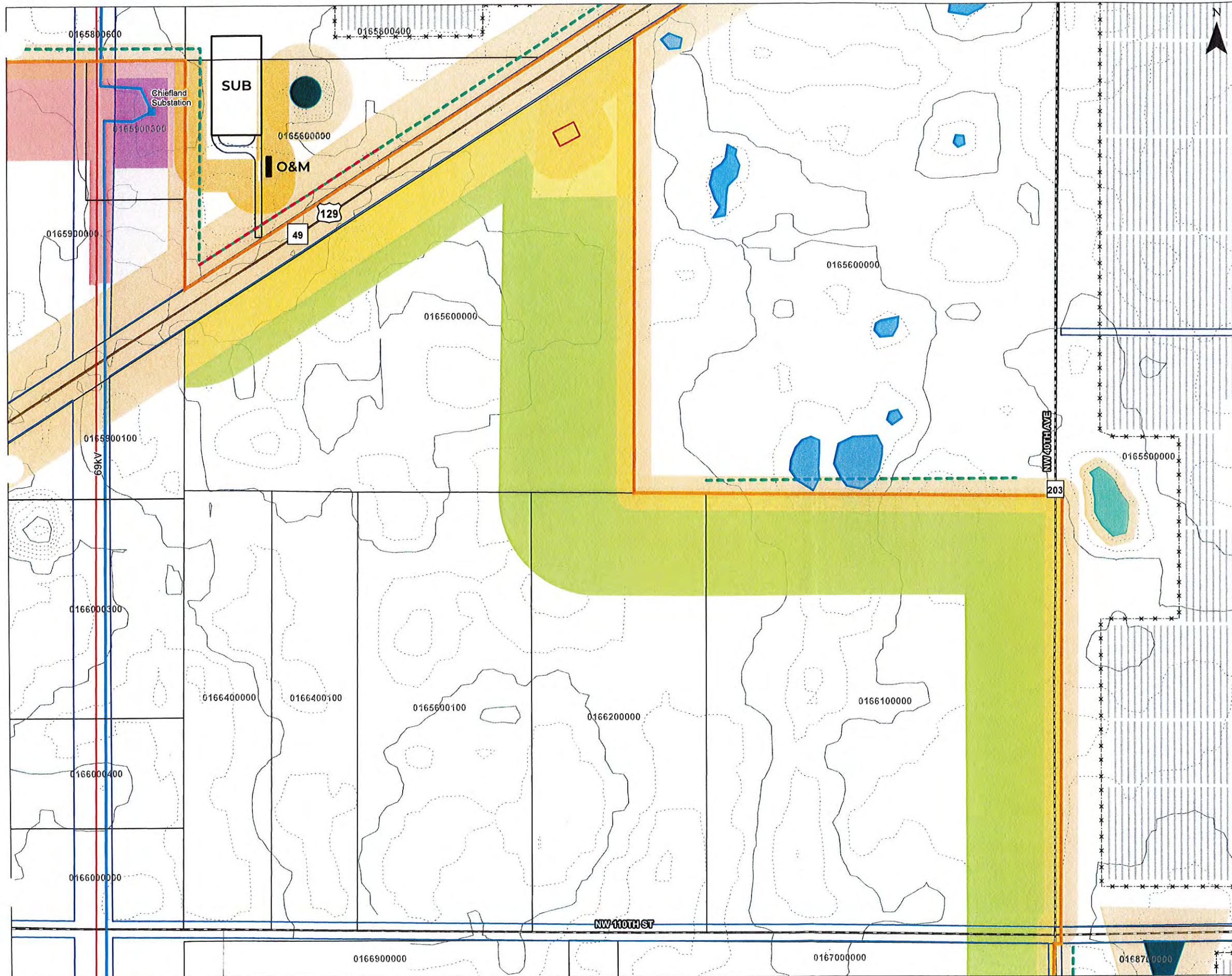


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

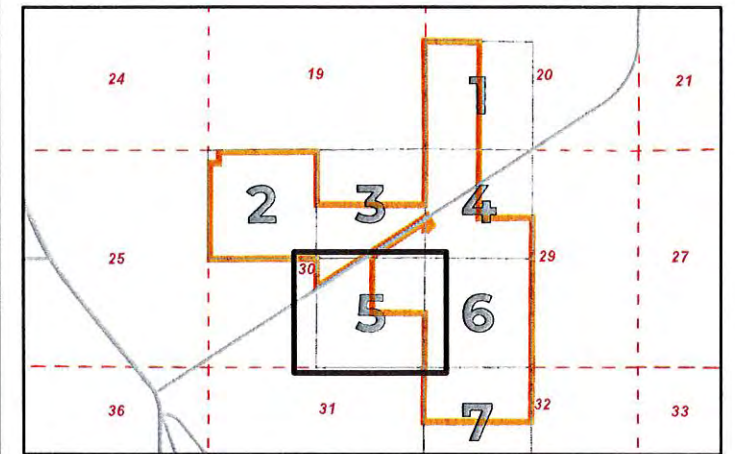
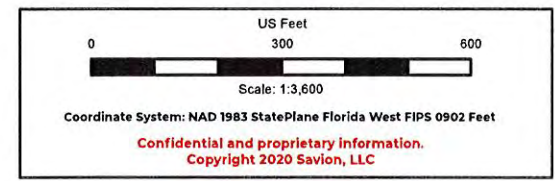
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (4 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



Project Boundary	Agriculture
Applicable Setbacks	Commercial
Property Lines	Industrial
Right-of-Ways / Easements	Residential
Panel	Undeveloped
Ingress / Egress Road	Existing Conditions
Fence	Residences
Vegetative Buffer (Type A)	Wetland
Substation	Open Surface Water
Proposed O&M Building	Sinkhole
	Existing Vegetative Buffer
	Pipeline

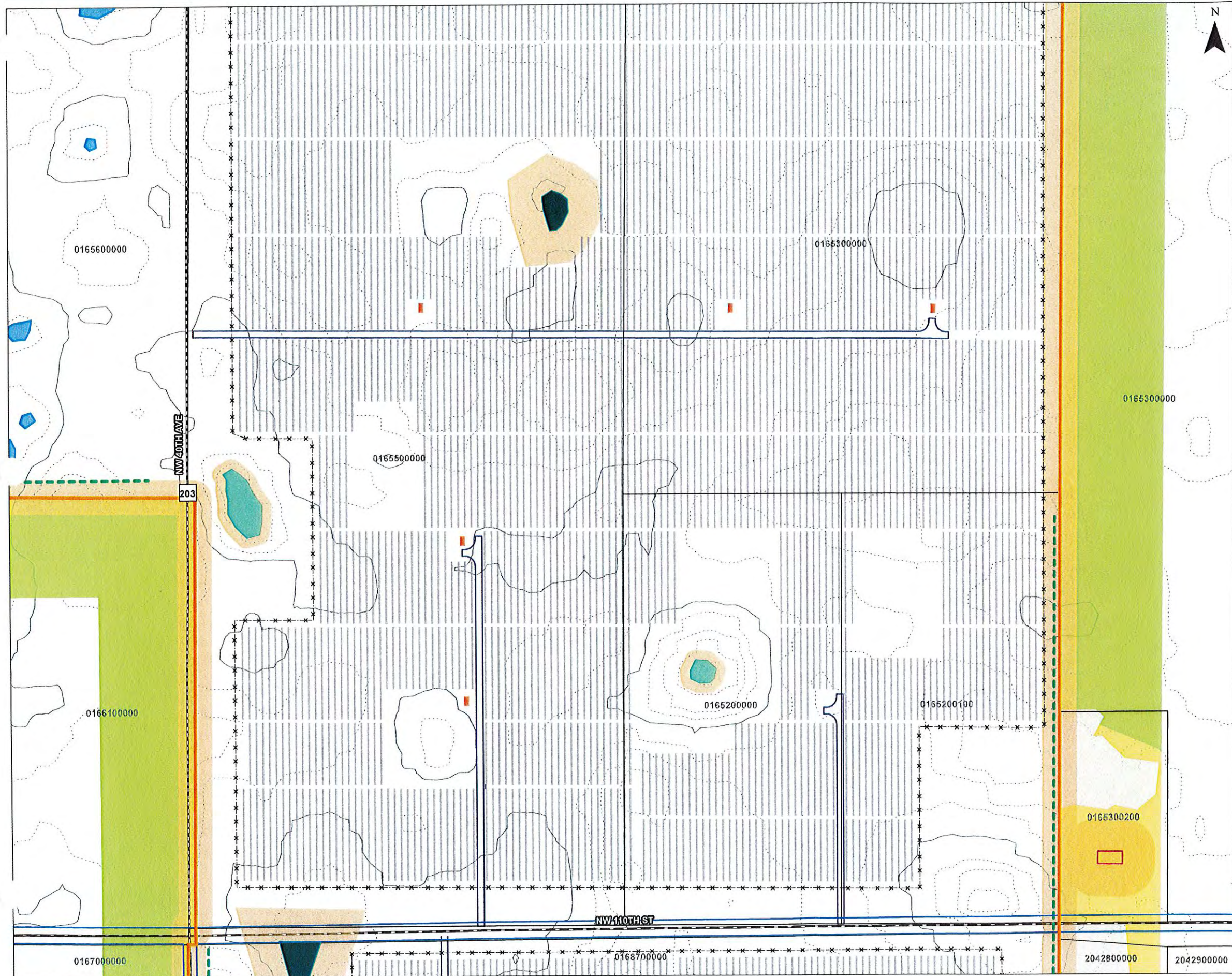


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

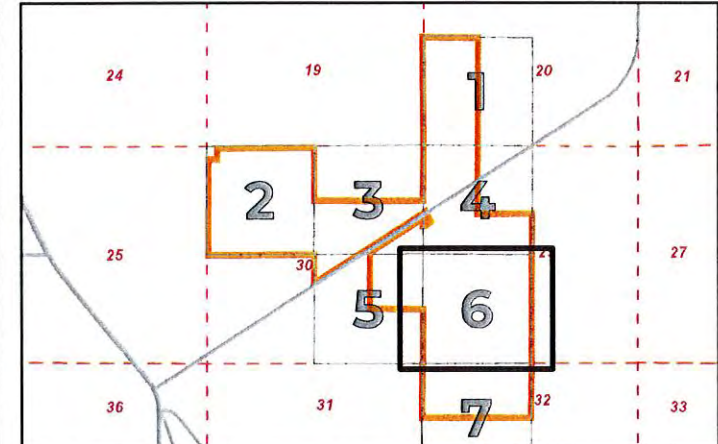
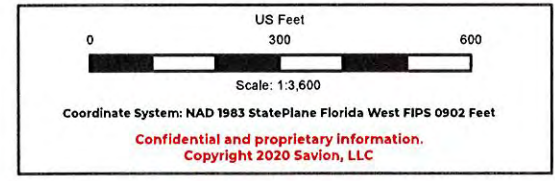
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (5 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Agriculture
- Residential
- Undeveloped
- Residences
- Wetland
- Open Surface Water
- Sinkhole
- Existing Vegetative Buffer

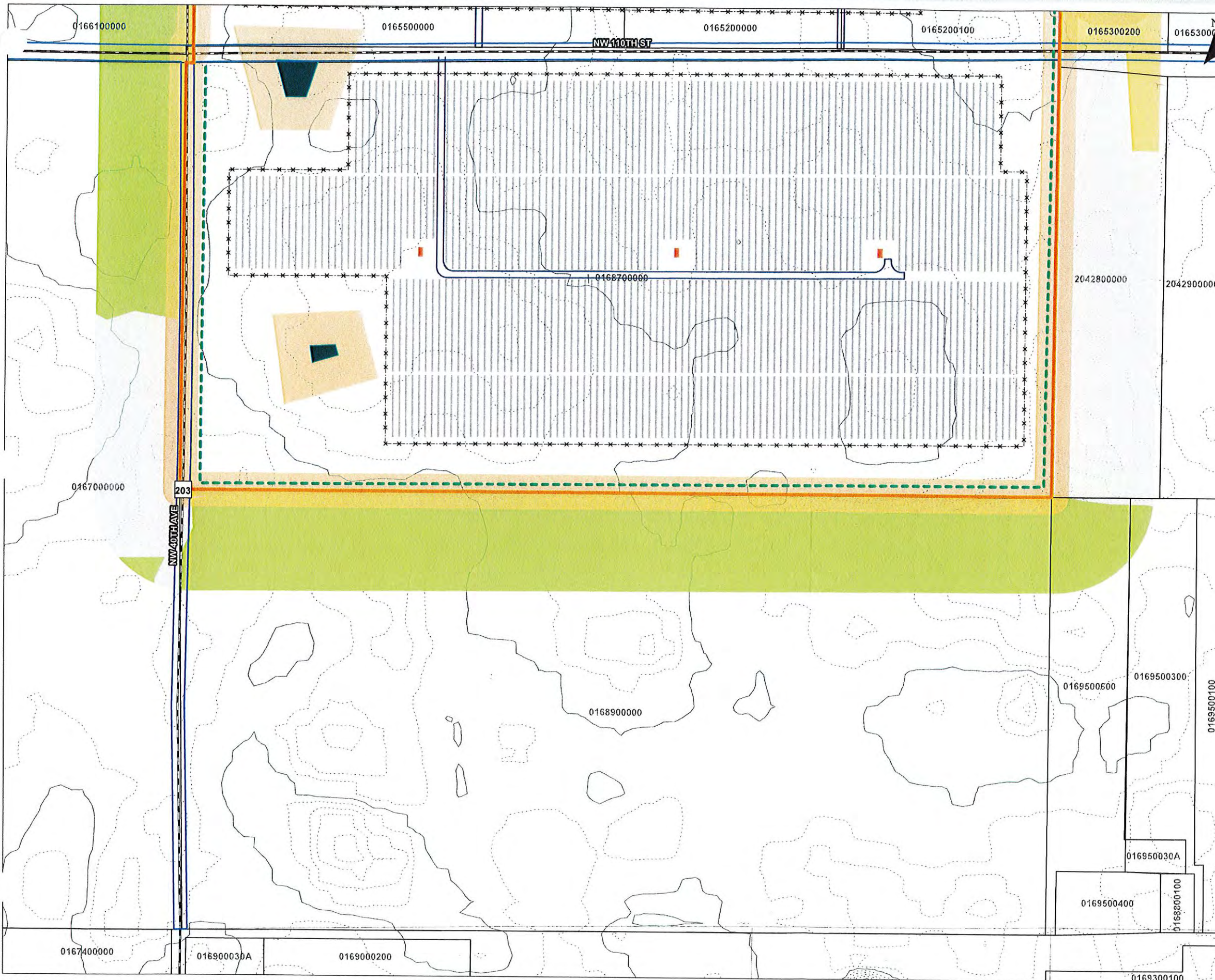


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

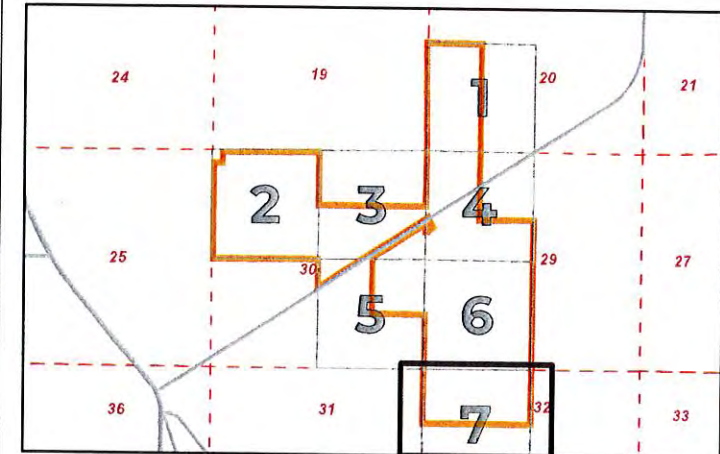
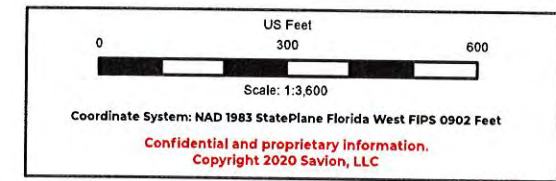
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (6 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Adjacent Land Use**
 - Agriculture
 - Residential
 - Undeveloped
- Existing Conditions**
 - Residences
 - Sinkhole
 - Existing Vegetative Buffer



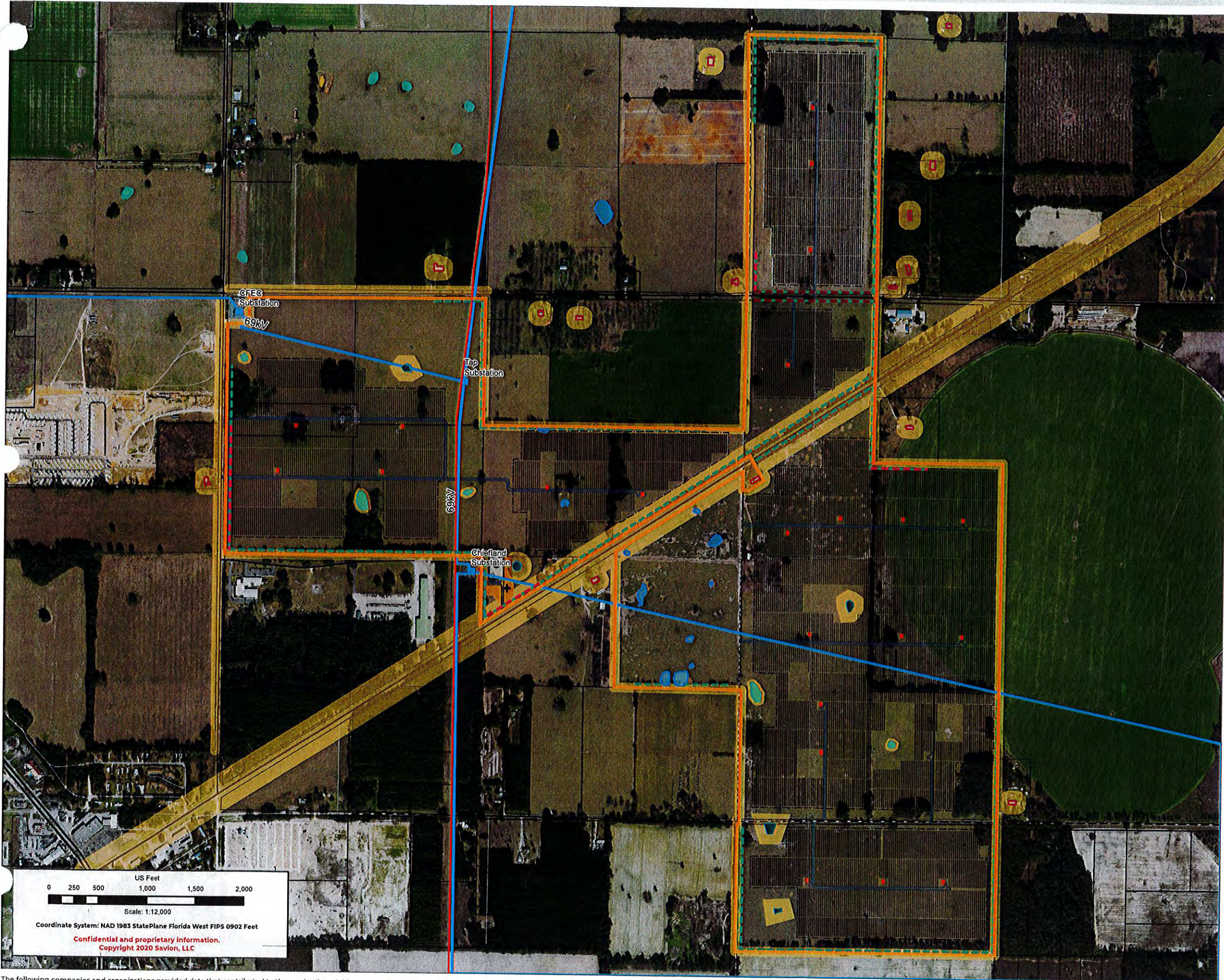
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (7 OF 7)

Proposed Development Plan
Aerial Base Map – Full Site Overview

EXHIBIT G – PROPOSED DEVELOPMENT PLAN



- Project Boundary
- Property Lines
- Project Layout**
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Vegetative Buffer (Type A)
- Vegetative Buffer (Type B)
- Project Facilities**
- Substation
- Proposed O&M Building
- Existing Conditions**
- Wetland
- Open Surface Water
- Sinkhole
- Existing Vegetative Buffer
- Pipeline
- Residences
- Transmission Lines**
- Voltage kV**
- 69
- Substations

- Applicable Setbacks**
- Non-Participating Property Line (50ft)
 - Principal Dwelling on Non-Participating Property (100ft)
 - Highway 129 Centerline (175ft)
 - Wetlands (30ft)
 - Other Sinkholes (100ft)
 - Project Facilities (100ft)

PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 1,000 FEET
LEGAL DESCRIPTION:	

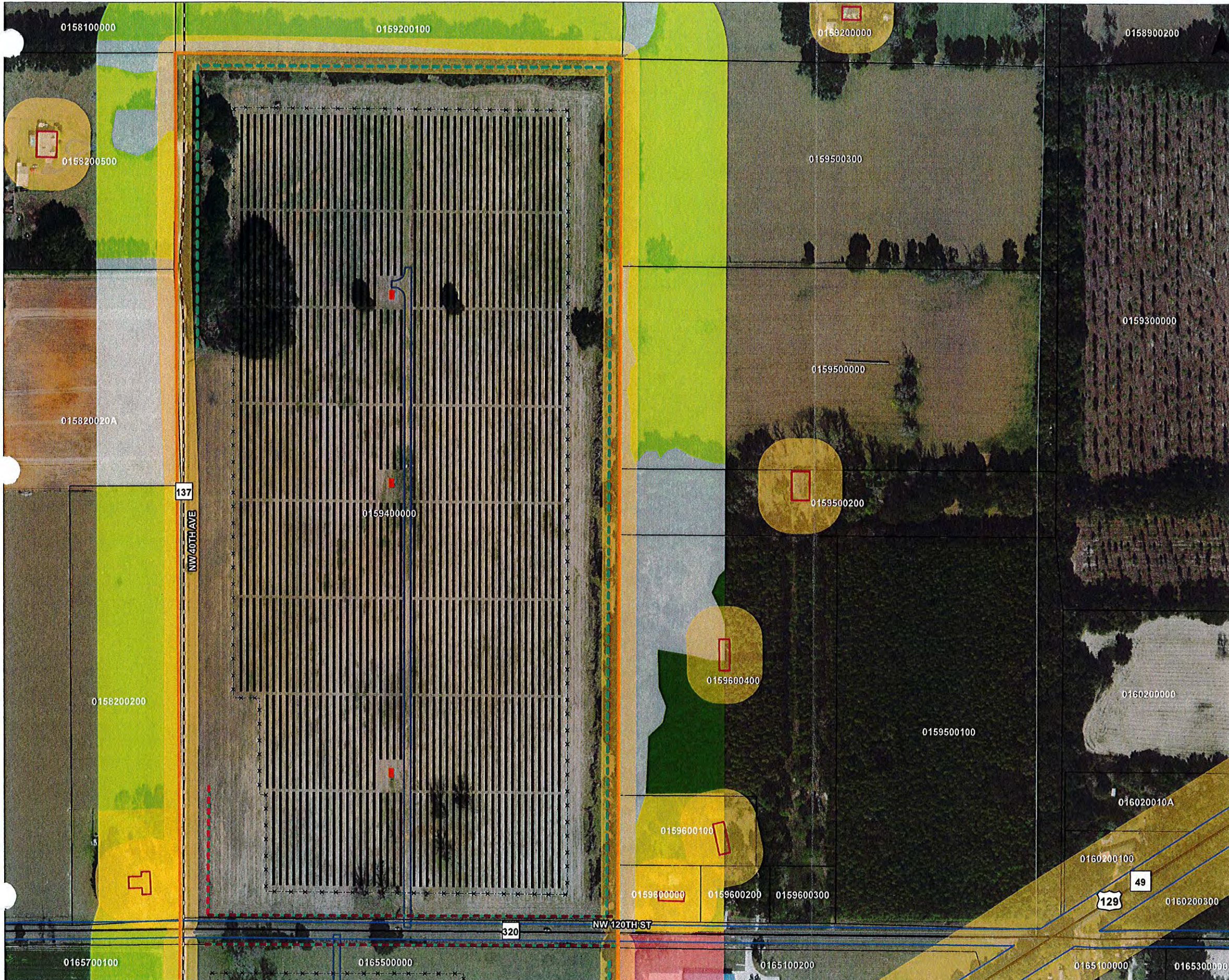
SHEET:
EXHIBIT G – PROPOSED DEVELOPMENT PLAN



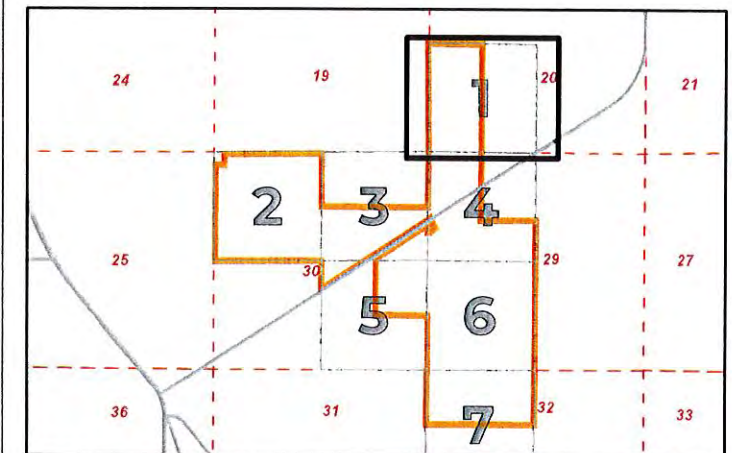
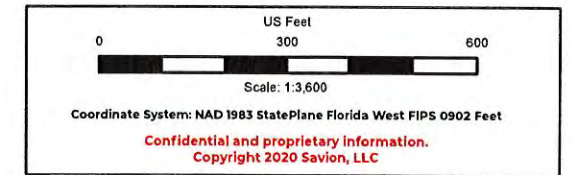
The following companies and organizations provided data that contributed to the production of this map - CoreLogic, Inc., Environmental Systems Research Institute (ESRI), U.S. Department of Agriculture (USDA), U.S. Federal Aviation Administration (FAA), U.S. Geological Survey (USGS), WhiteStar Corporation, Ventyx, Inc., An ABB Company

Proposed Development Plan
Aerial Base Map – Detailed Map Set

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Vegetative Buffer (Type A)
- Vegetative Buffer (Type B)
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Residential
 - Silviculture
 - Undeveloped
- Project Layout**
- Existing Conditions**
 - Residences
 - Existing Vegetative Buffer

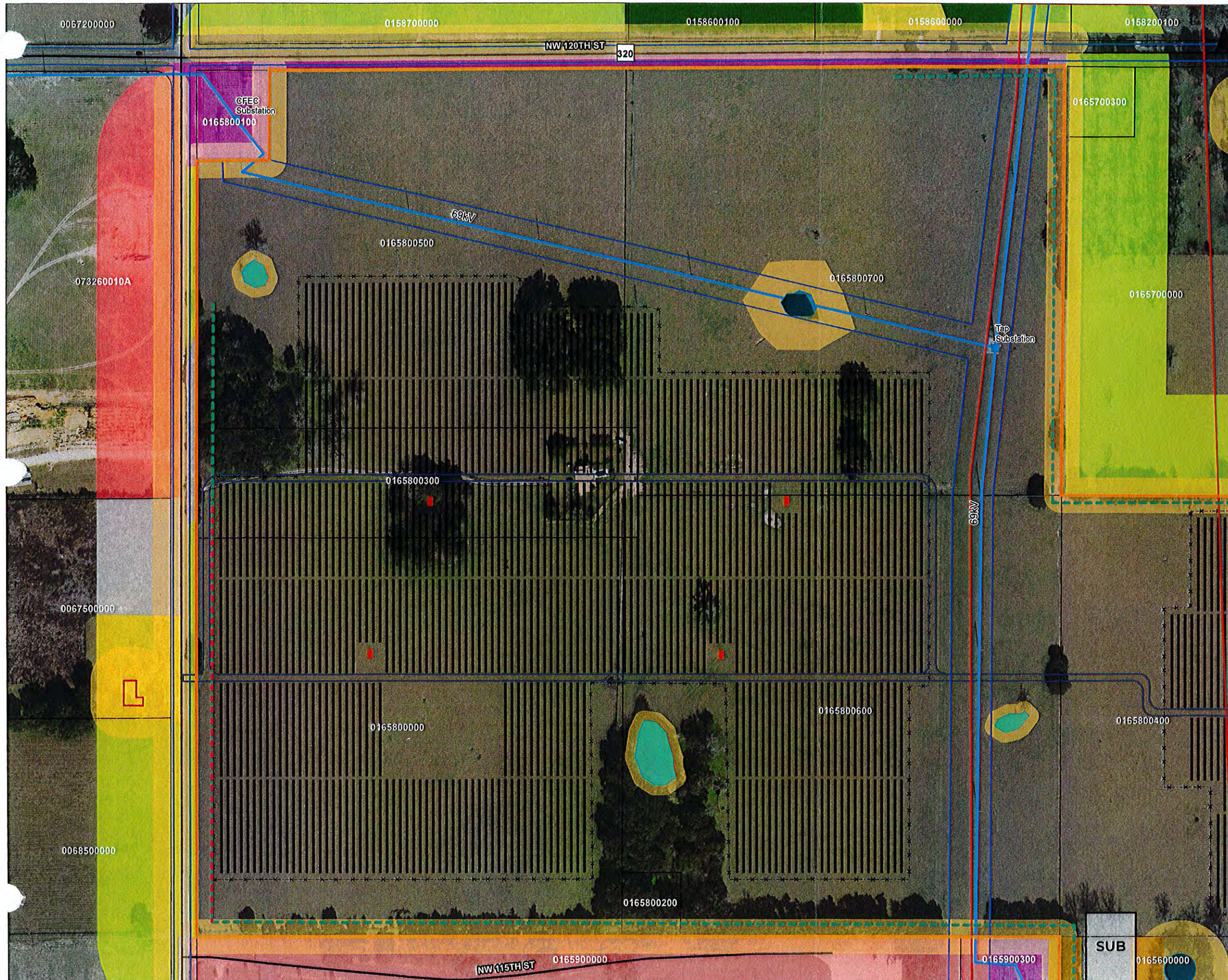


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

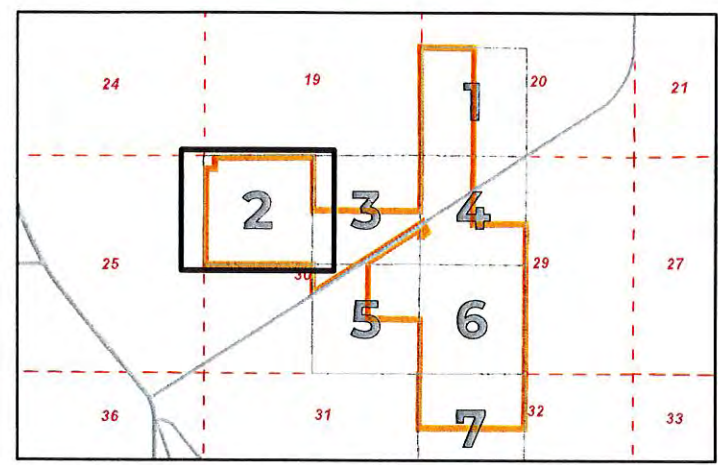
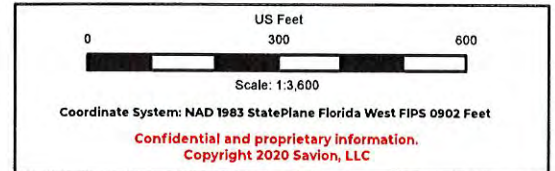
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (1 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



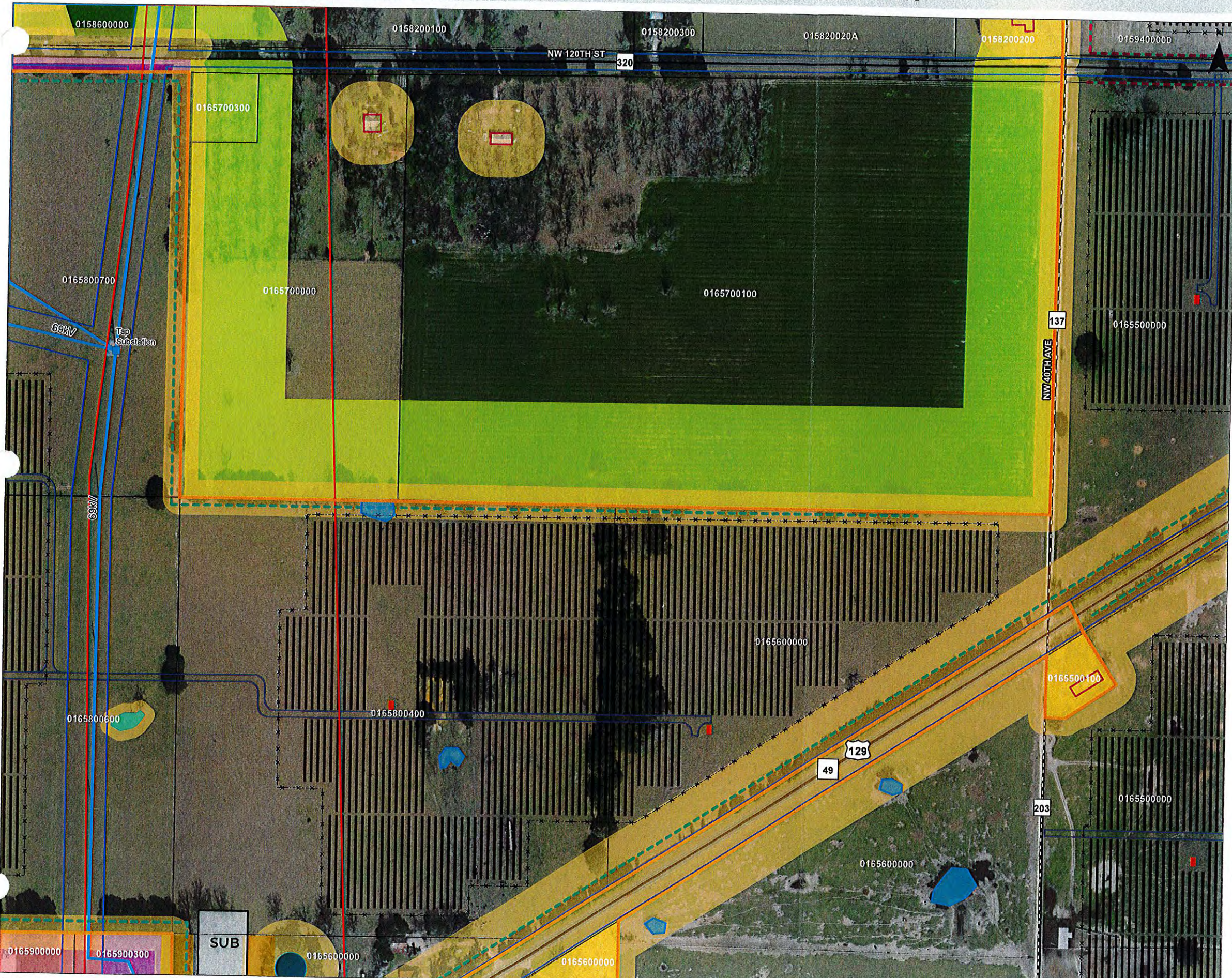
- Project Boundary
 - Applicable Setbacks
 - Property Lines
 - Right-of-Ways / Easements
 - Inverter
 - Panel
 - Ingress / Egress Road
 - Fence
 - Vegetative Buffer (Type A)
 - Substation
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Industrial
 - Residential
 - Silviculture
 - Undeveloped
 - Existing Conditions**
 - Residences
 - Wetland
 - Open Surface Water
 - Sinkhole
 - Existing Vegetative Buffer
 - Pipeline



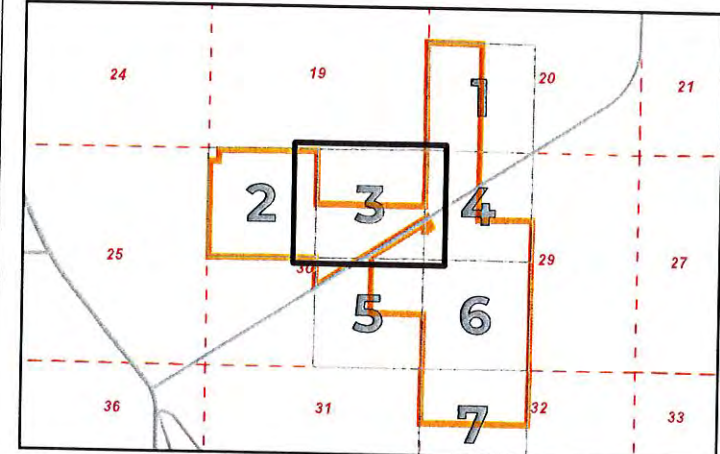
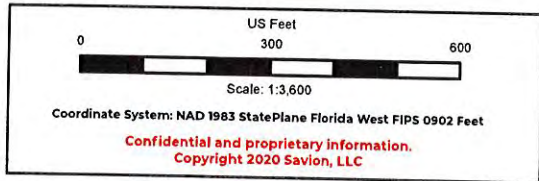
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	
SHEET: EXHIBIT G – DETAILED MAP SET	
(2 OF 7)	

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
 - Applicable Setbacks
 - Property Lines
 - Right-of-Ways / Easements
 - Inverter
 - Panel
 - Ingress / Egress Road
 - Fence
 - Vegetative Buffer (Type A)
 - Vegetative Buffer (Type B)
 - Substation
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Industrial
 - Residential
 - Silviculture
 - Undeveloped
 - Existing Conditions**
 - Residences
 - Wetland
 - Open Surface Water
 - Sinkhole
 - Existing Vegetative Buffer
 - Pipeline



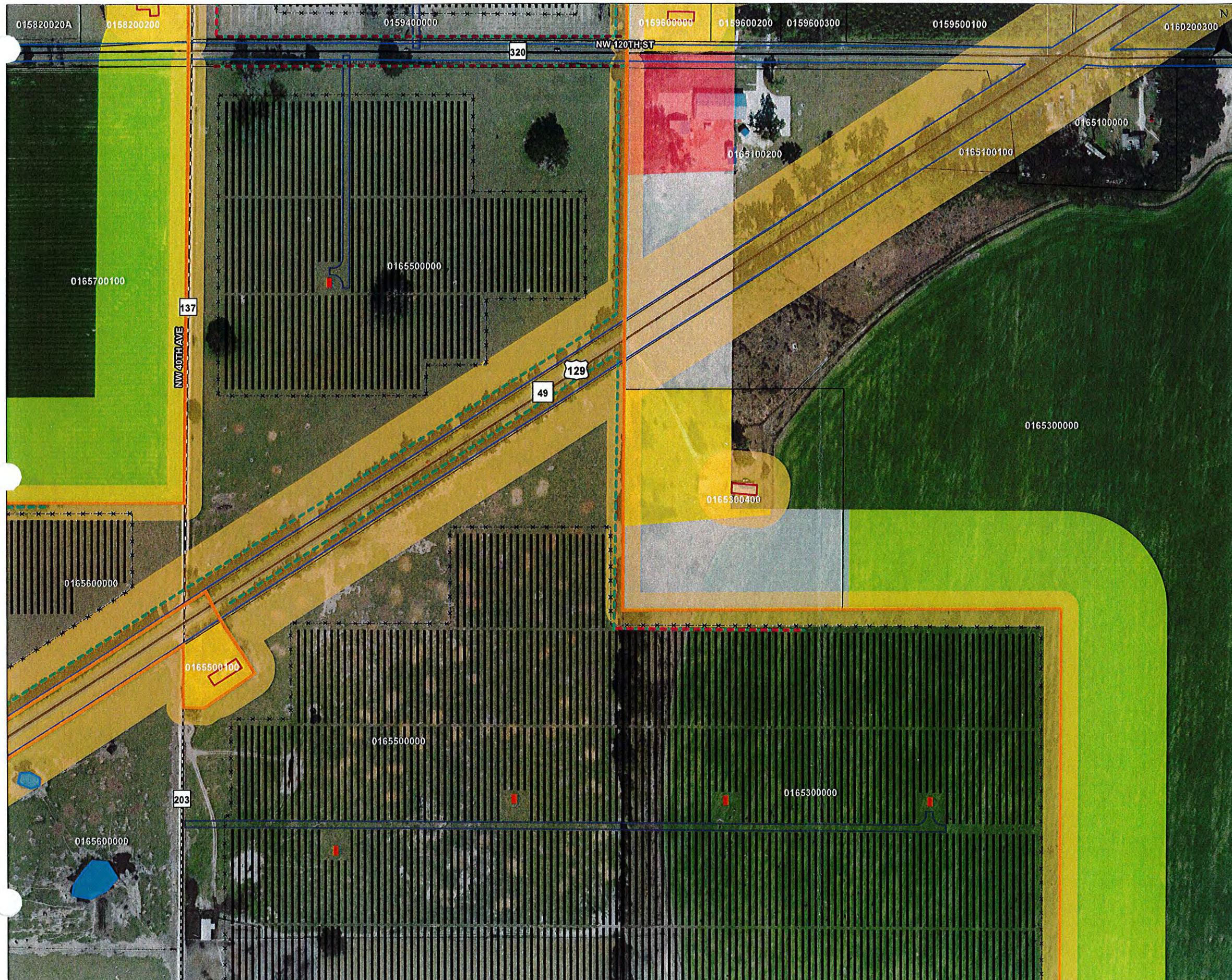
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

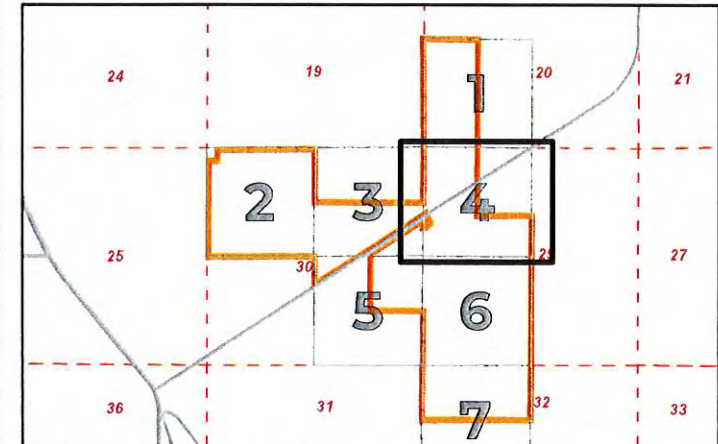
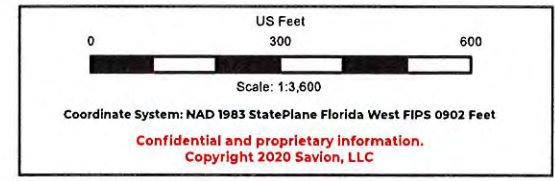
SHEET:
EXHIBIT G – DETAILED MAP SET (3 OF 7)

The following companies and organizations provided data that contributed to the production of this map - CoreLogic, Inc., Environmental Systems Research Institute (ESRI), U.S. Department of Agriculture (USDA), U.S. Federal Aviation Administration (FAA), U.S. Geological Survey (USGS), WhiteStar Corporation, Ventyx, Inc., An ABB Company

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Vegetative Buffer (Type A)
- Vegetative Buffer (Type B)
- Adjacent Land Use**
 - Agriculture
 - Commercial
 - Residential
 - Undeveloped
- Project Layout**
- Existing Conditions**
 - Residences
 - Open Surface Water
 - Existing Vegetative Buffer

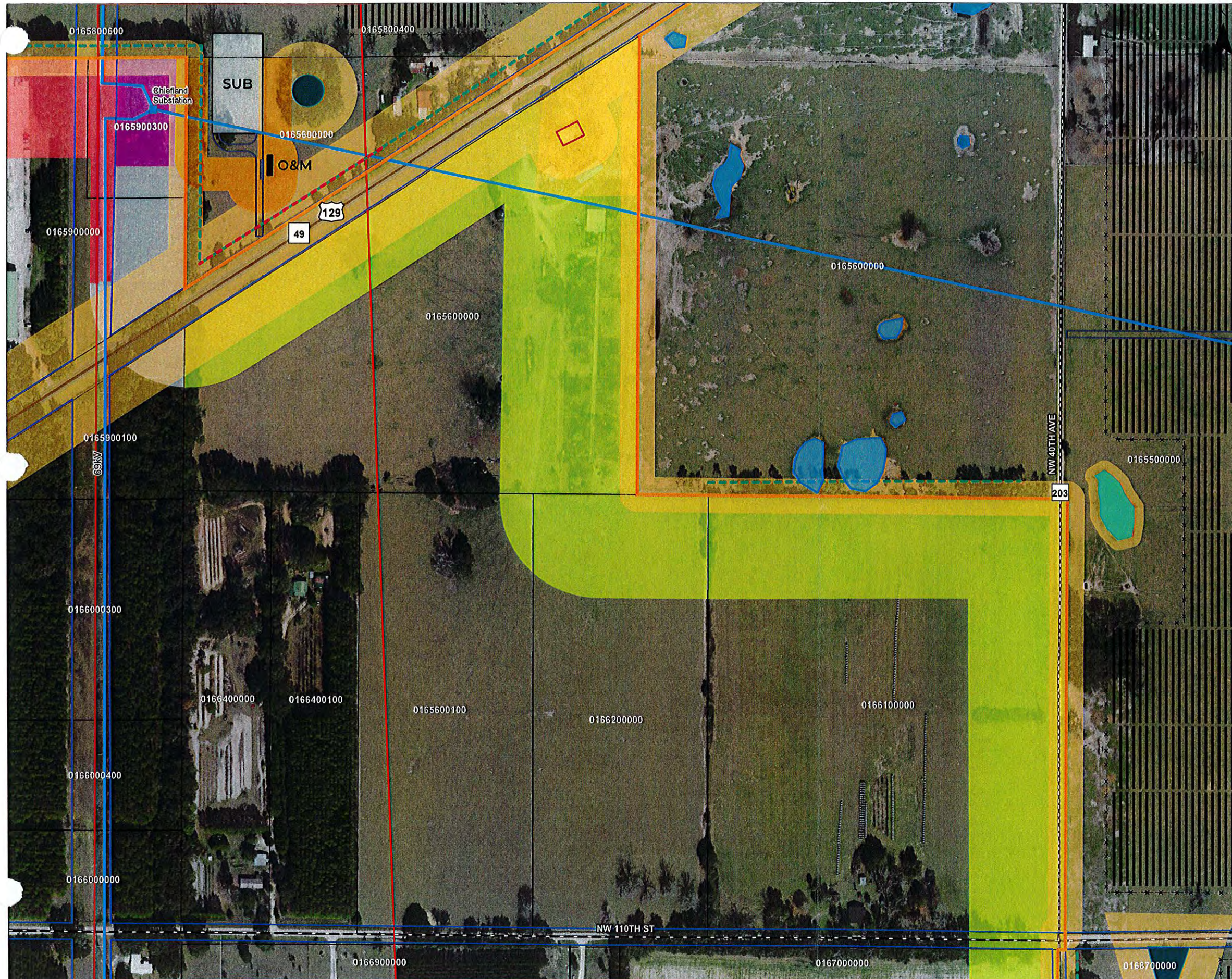


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

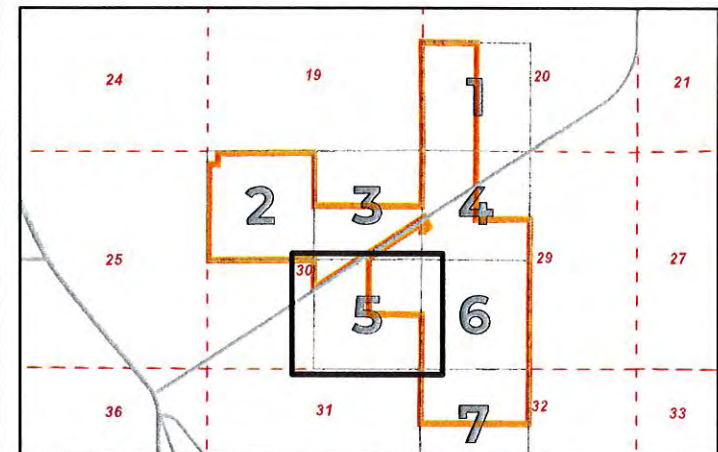
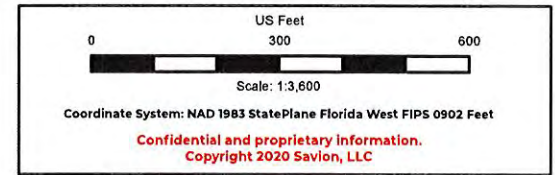
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (4 OF 7)

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



Project Boundary	Adjacent Land Use
Applicable Setbacks	Agriculture
Property Lines	Commercial
Right-of-Ways / Easements	Industrial
	Residential
	Undeveloped
Project Layout	Existing Conditions
Panel	Residences
Ingress / Egress Road	Wetland
Fence	Open Surface Water
Vegetative Buffer (Type A)	Sinkhole
Project Facilities	Existing Vegetative Buffer
Substation	Pipeline
Proposed O&M Building	



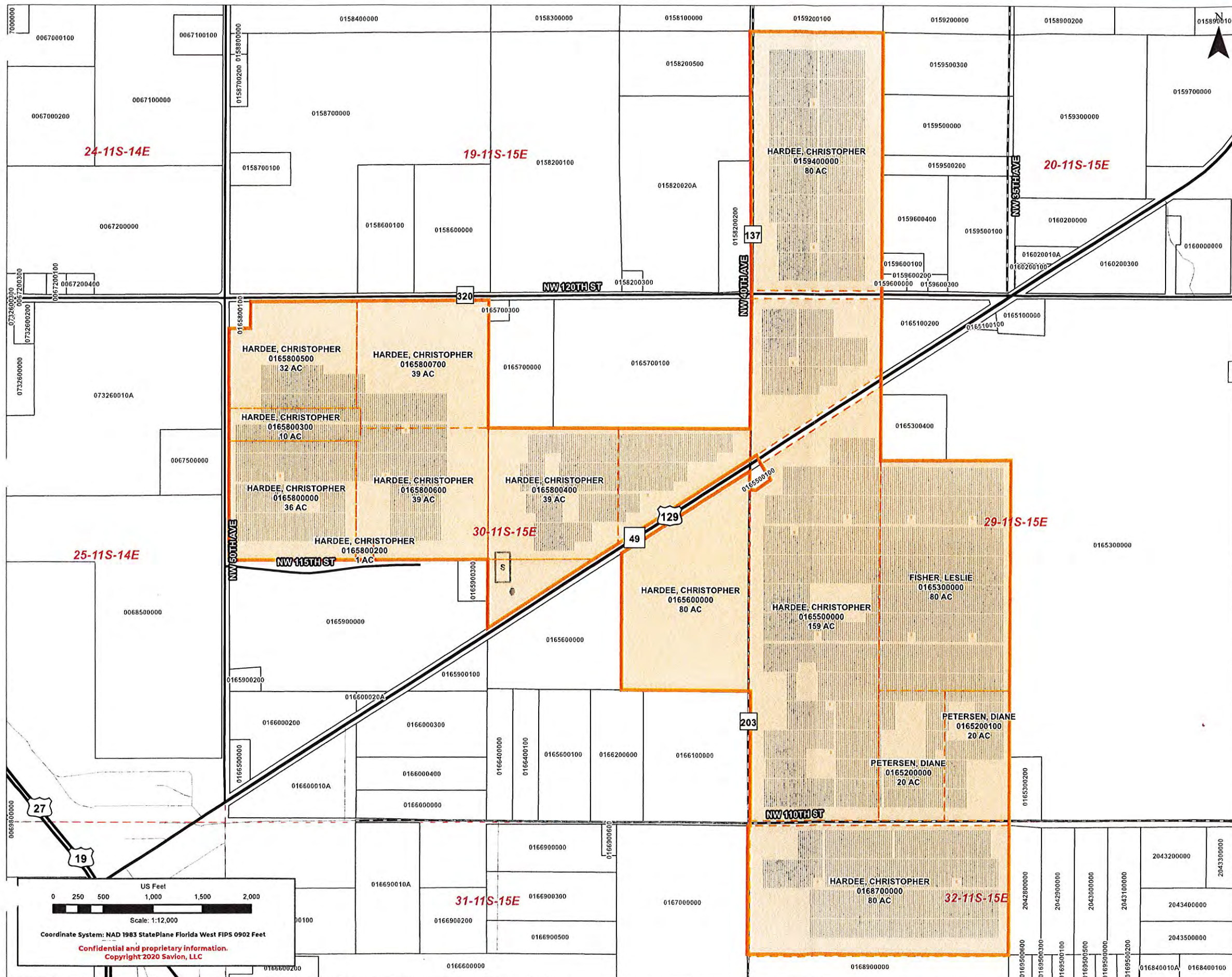
PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (5 OF 7)

Tabulation of Proposed Development Plan

EXHIBIT G – TABULATION OF PROPOSED DEVELOPMENT PLAN

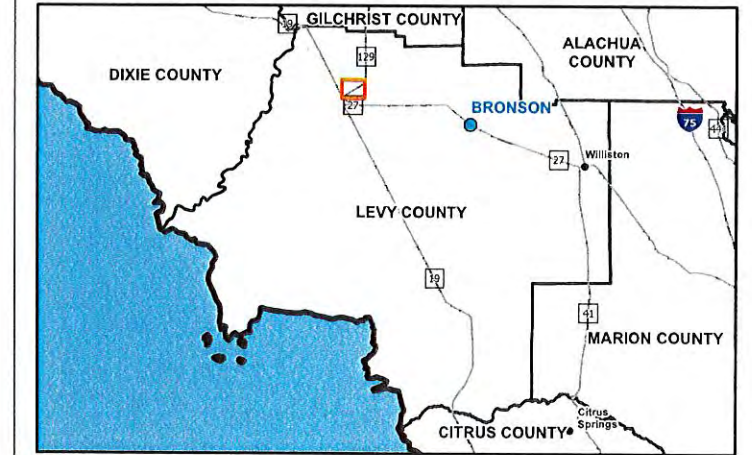


APN	OWNER	Acres
0159400000	HARDEE, CHRISTOPHER	80
0165200000	PETERSEN, DIANE	20
0165200100	PETERSEN, DIANE	20
0165300000 *	FISHER, LESLIE	80
0165500000	HARDEE, CHRISTOPHER	159
0165600000 *	HARDEE, CHRISTOPHER	80
0165800000	HARDEE, CHRISTOPHER	36
0165800200	HARDEE, CHRISTOPHER	1
0165800300	HARDEE, CHRISTOPHER	10
0165800400	HARDEE, CHRISTOPHER	39
0165800500	HARDEE, CHRISTOPHER	32
0165800600	HARDEE, CHRISTOPHER	39
0165800700	HARDEE, CHRISTOPHER	39
0168700000	HARDEE, CHRISTOPHER	80

*Only a portion of parcel included in project

**TOTAL ACREAGE OF
POWER GENERATING FACILITY
715 ACRES**

PRELIMINARY DESIGN – NOT FOR CONSTRUCTION

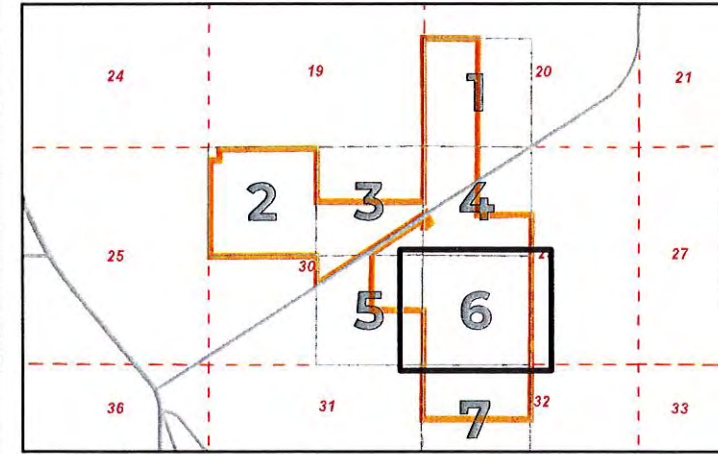
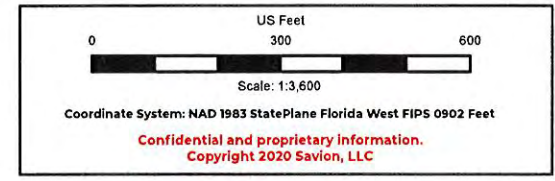


PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/9/2020	SCALE: 1 INCH : 1,000 FEET
START OF CONSTRUCTION: JAN 2022 COMMERCIAL OPERATIONS DATE: NOV 2022	
SHEET: EXHIBIT G – TABULATION	

EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- | | |
|---------------------------|----------------------------|
| Project Boundary | Agriculture |
| Applicable Setbacks | Residential |
| Property Lines | Undeveloped |
| Right-of-Ways / Easements | Existing Conditions |
| Project Layout | Residences |
| Inverter | Wetland |
| Panel | Open Surface Water |
| Ingress / Egress Road | Sinkhole |
| Fence | Existing Vegetative Buffer |

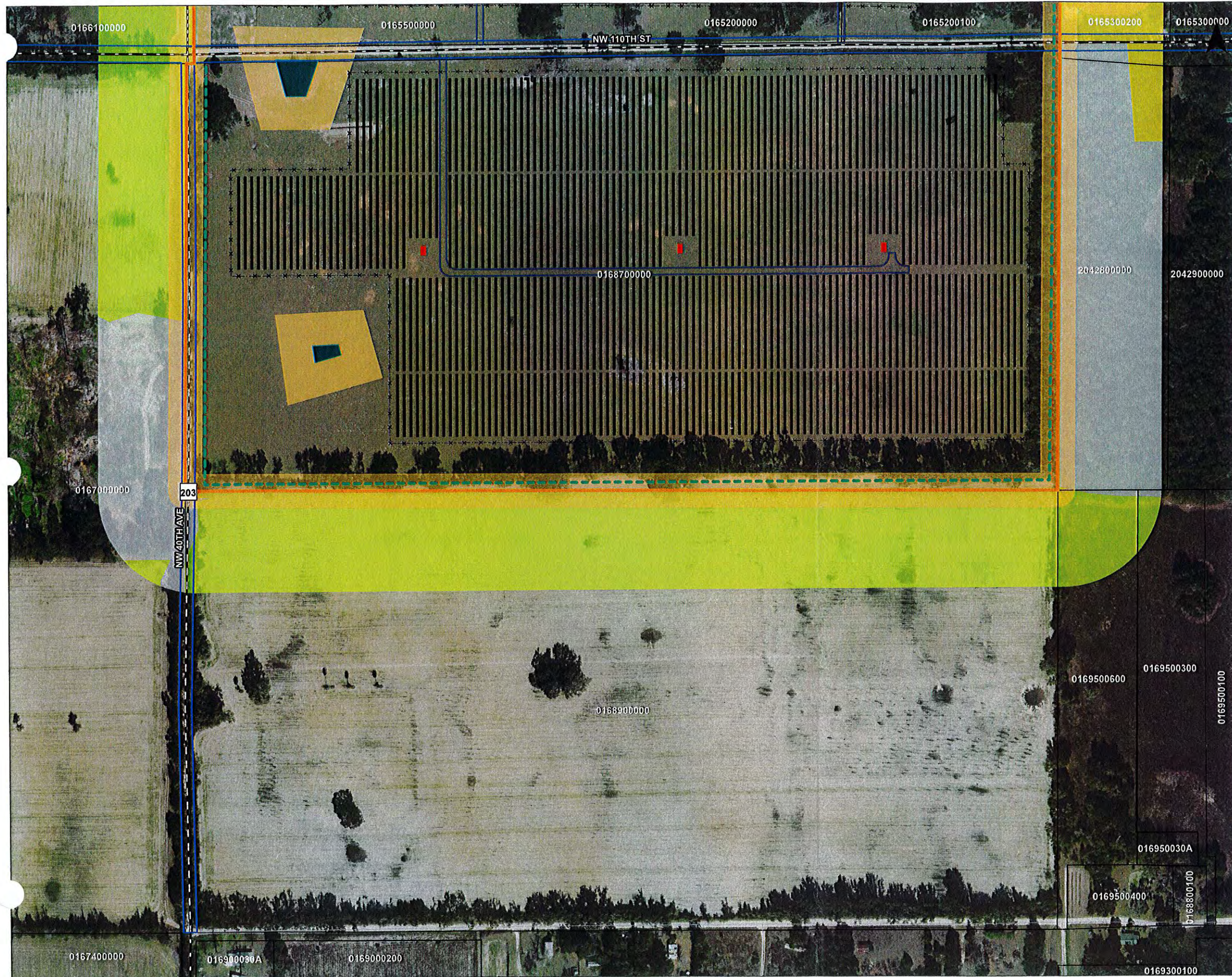


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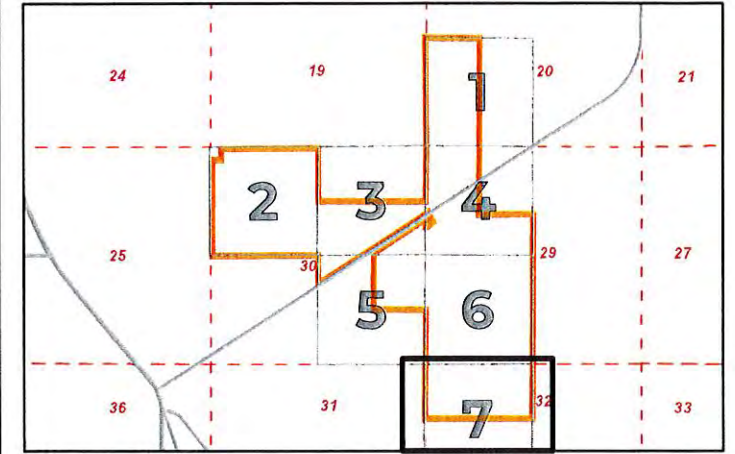
PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

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EXHIBIT G – PROPOSED DEVELOPMENT PLAN – DETAILED MAP SET



- Project Boundary
- Applicable Setbacks
- Property Lines
- Right-of-Ways / Easements
- Inverter
- Panel
- Ingress / Egress Road
- Fence
- Adjacent Land Use**
 - Agriculture
 - Residential
 - Undeveloped
- Existing Conditions**
 - Residences
 - Sinkhole
 - Existing Vegetative Buffer

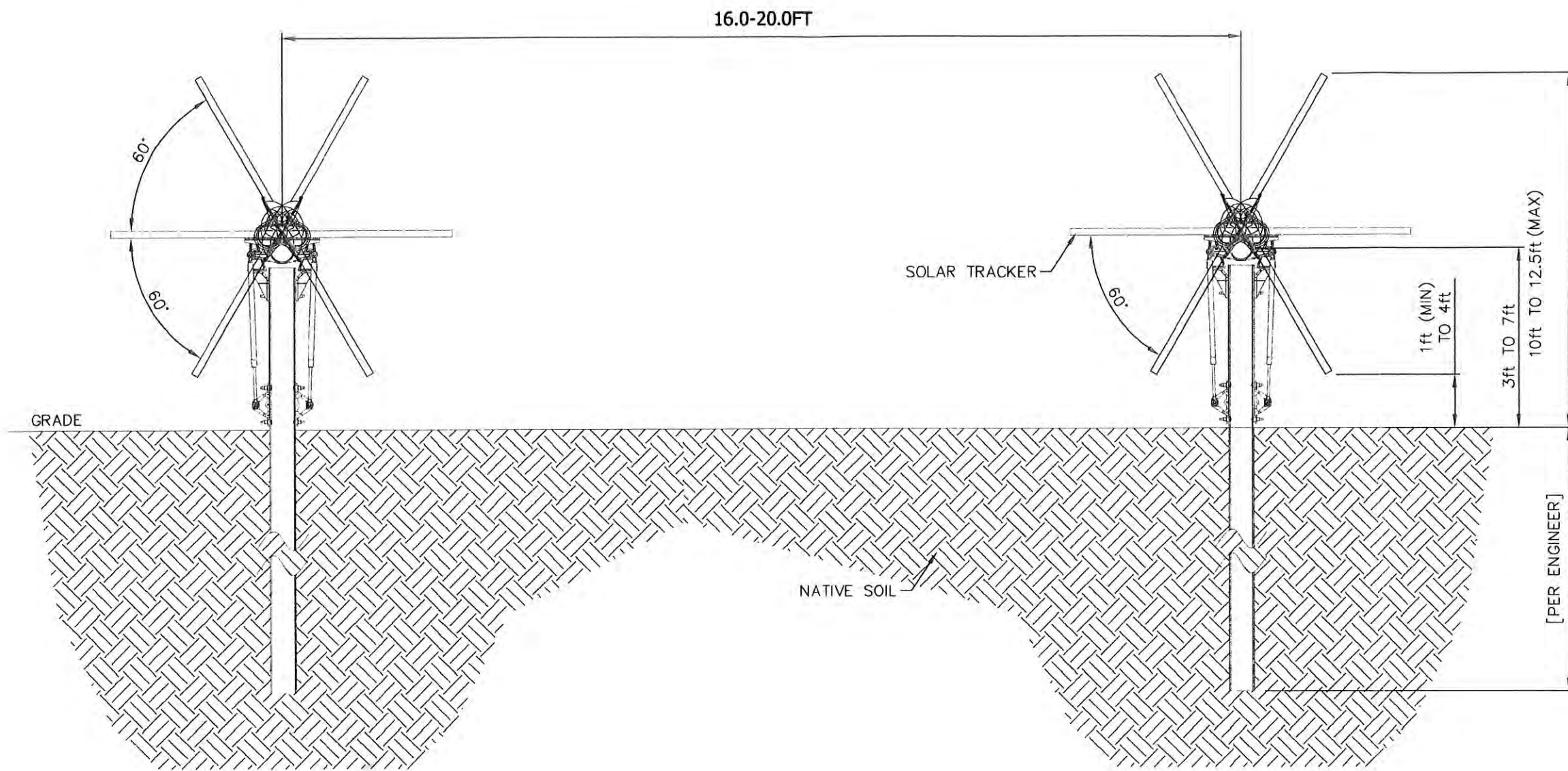


PRELIMINARY DESIGN – NOT FOR CONSTRUCTION


PROJECT: LEVY SOLAR I	
DEVELOPER: SAVION, LLC	ENGINEER: JIMMY BALOUGH
DATE: 12/11/2020	SCALE: 1 INCH : 300 FEET
LEGAL DESCRIPTION:	

SHEET:
EXHIBIT G – DETAILED MAP SET (7 OF 7)

Typical Single Axis Tracker Cross-Section



0	10/27/2020	ISSUED FOR CONDITIONAL USE PERMIT APPLICATION	JB	LD
REV	DATE	REVISION DESCRIPTION	BY	CHK
TYPICAL SINGLE AXIS TRACKER CROSS-SECTION				
DRAWING TITLE				
LEVY SOLAR I PROJECT				
PROJECT NAME				
COUNTY	LEVY	STATE	FLORIDA	
PAPER SIZE	Ledger	SHEET NUMBER	Sheet 1 of 1	
NOT FOR CONSTRUCTION			DATE	10/27/2020

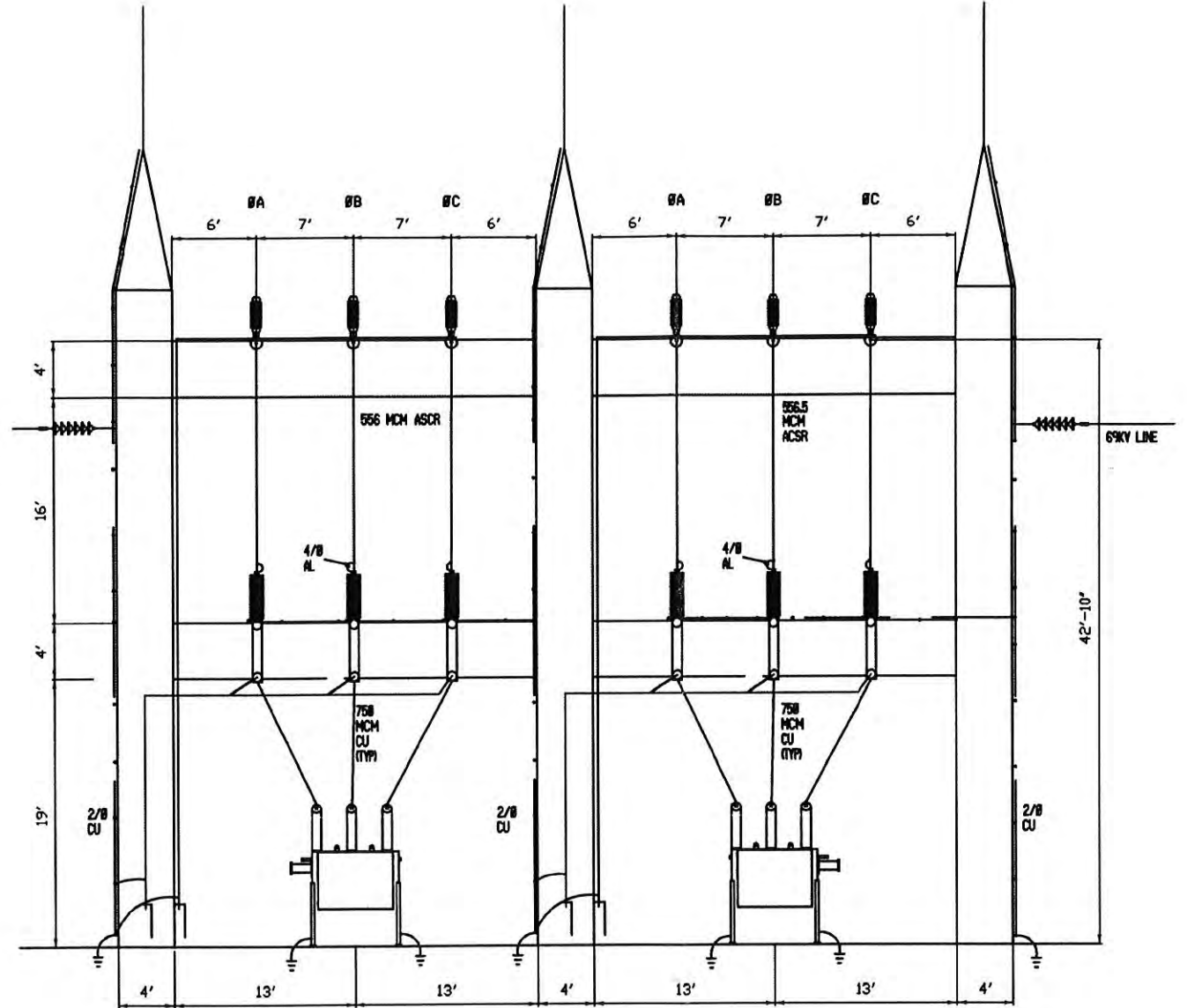
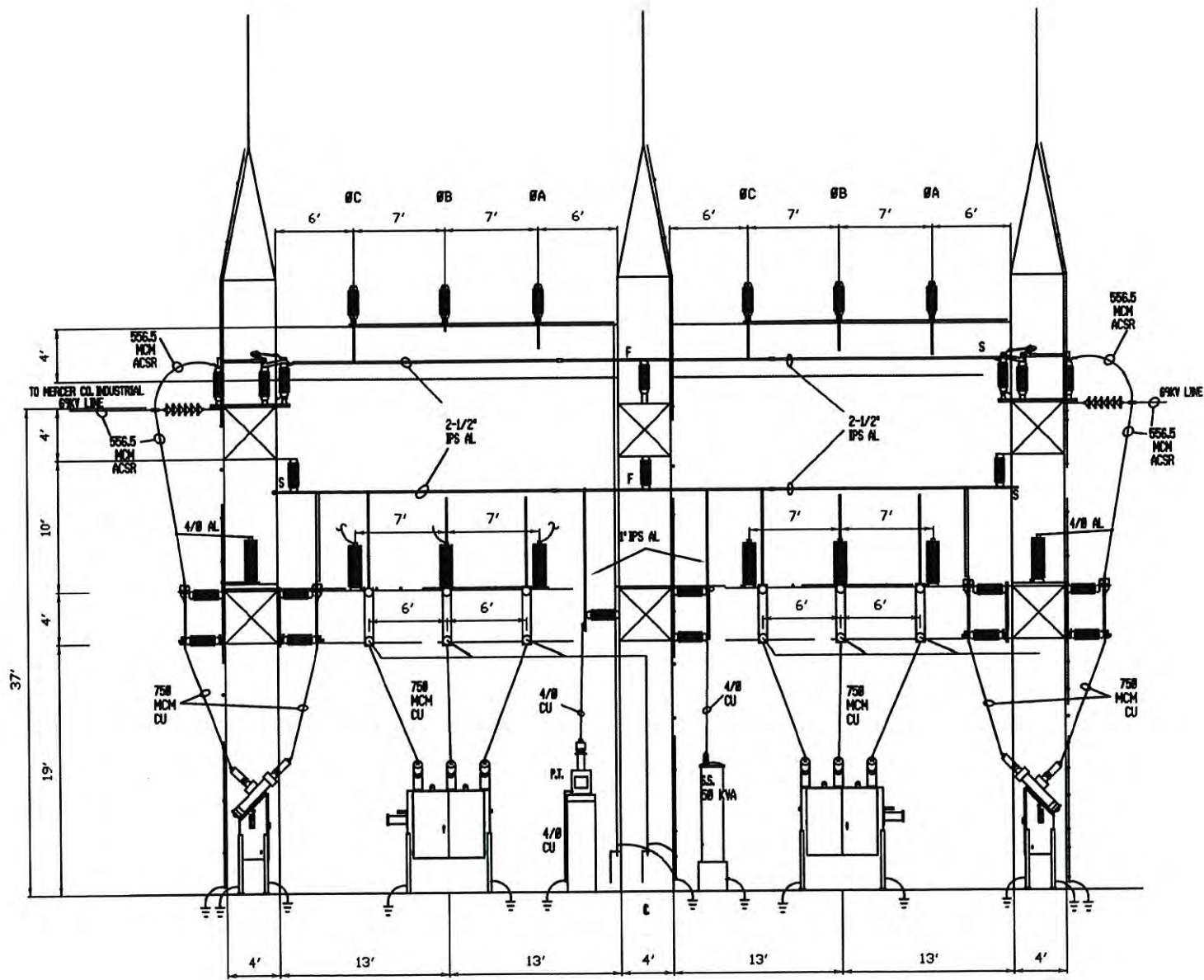

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 A RENEWABLE ENERGY COMPANY

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Typical 69 kV Substation Cross-Section



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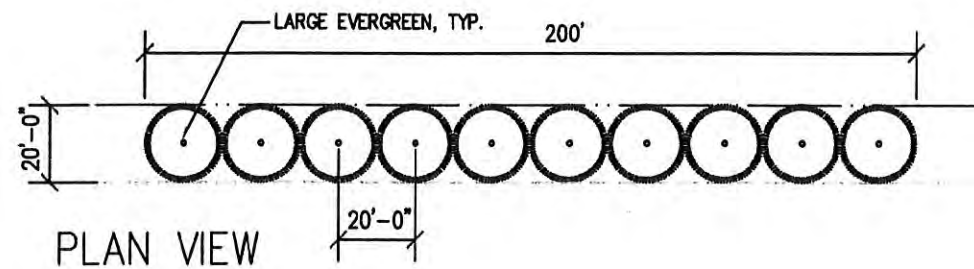
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PROJECT NAME				
COUNTY	LEVY	STATE	FLORIDA	
PAPER SIZE	Ledger	SHEET NUMBER	Sheet 1 of 1	
NOT FOR CONSTRUCTION			DATE	10/27/2020

Landscape Buffer Details



ELEVATION VIEW

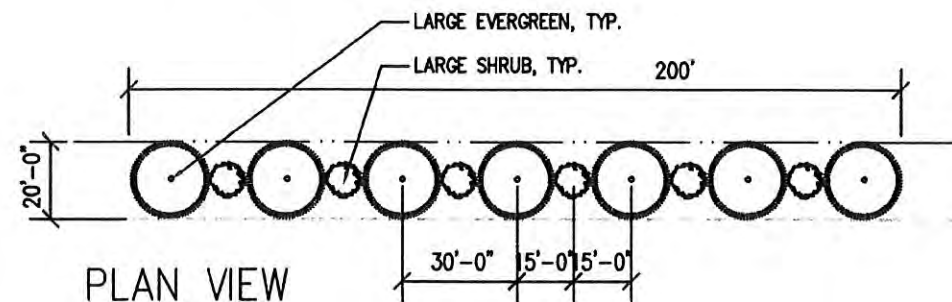


BUFFER LANDSCAPE – TYPE A

BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	MATURE SIZE
LARGE EVERGREENS			
CEDRUS ATLANTICA	ATLAS CEDAR	4' HT, 20' O.C.	50'(H) X 35'(W)
CHAMAECYPARIS THYOIDES	WHITE CYPRESS	4' HT, 20' O.C.	40'(H) X 35'(W)
JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4' HT, 20' O.C.	45'(H) X 20'(W)
JUNIPERUS VIRGINIANA VAR. SILICICOLA	SOUTHERN REDCEDAR	4' HT, 20' O.C.	40'(H) X 25'(W)
MAGNOLIA GRANDIFLORA 'BRACKEN'S'	BRACKEN'S MAGNOLIA	4' HT, 20' O.C.	30'(H) X 20'(W)
PLATYCLADUS ORIENTALIS	ORIENTAL ARBORVITAE	4' HT, 20' O.C.	20'(H) X 15'(W)



ELEVATION VIEW



BUFFER LANDSCAPE – TYPE B

BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	MATURE SIZE
LARGE EVERGREENS			
CEDRUS ATLANTICA	ATLAS CEDAR	4' HT, 30' O.C.	50'(H) X 35'(W)
CHAMAECYPARIS THYOIDES	WHITE CYPRESS	4' HT, 30' O.C.	40'(H) X 35'(W)
JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	4' HT, 30' O.C.	45'(H) X 20'(W)
JUNIPERUS VIRGINIANA VAR. SILICICOLA	SOUTHERN REDCEDAR	4' HT, 30' O.C.	40'(H) X 25'(W)
MAGNOLIA GRANDIFLORA 'BRACKEN'S'	BRACKEN'S MAGNOLIA	4' HT, 30' O.C.	30'(H) X 20'(W)
PLATYCLADUS ORIENTALIS	ORIENTAL ARBORVITAE	4' HT, 30' O.C.	20'(H) X 15'(W)
LARGE SHRUBS			
MYRICA CERIFERA	WAX MYRTLE	5 GAL, 30' O.C.	12'(H) X 8'(W)
ILEX VOMITORIA	YAUPON HOLLY	5 GAL, 30' O.C.	15'(H) X 8'(W)
VIBURNUM OBOVATUM	WALTER'S VIBURNUM	5 GAL, 30' O.C.	15'(H) X 8'(W)
FORESTIERA SEGREGATA	FLORIDA PRIVET	5 GAL, 30' O.C.	12'(H) X 8'(W)

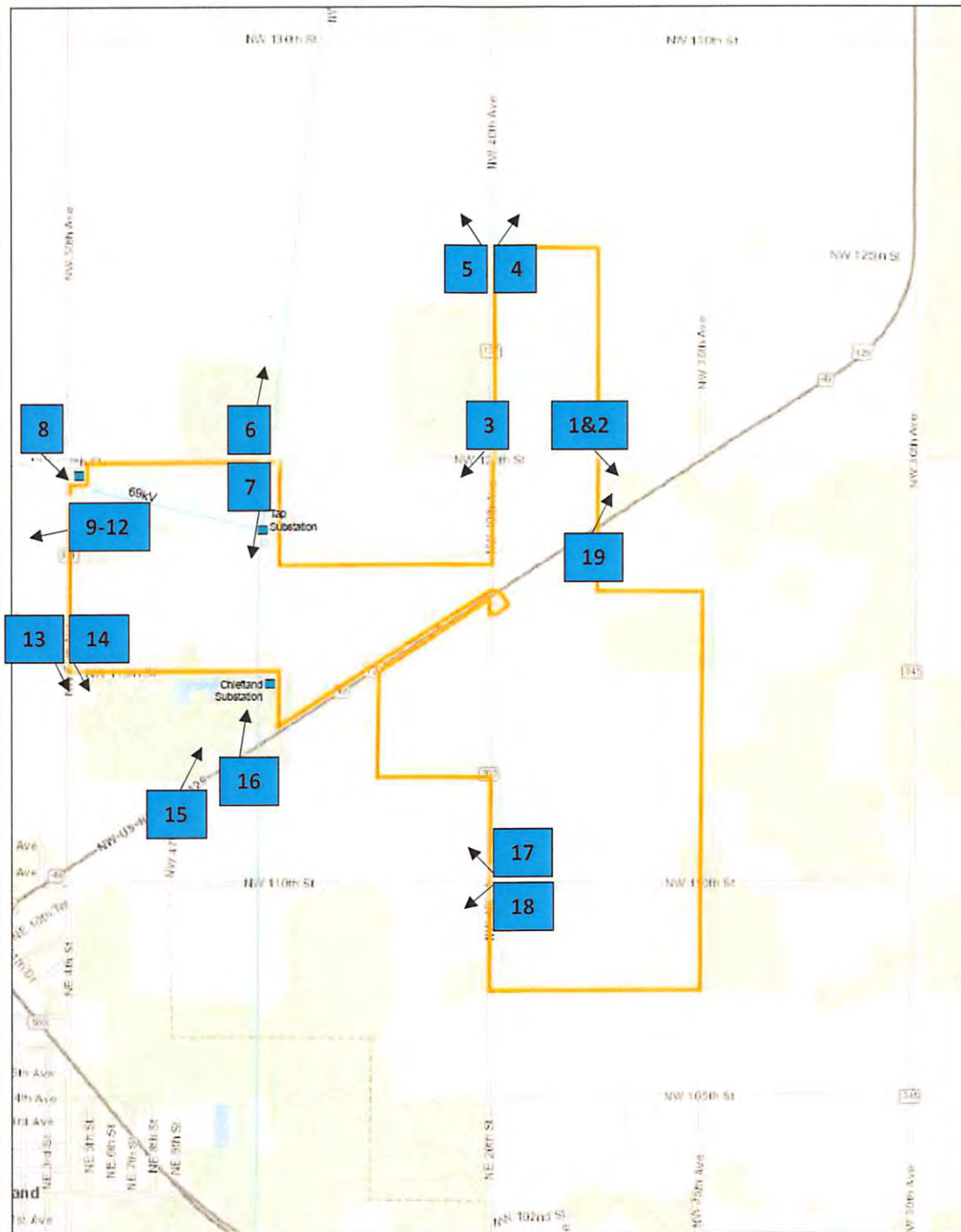
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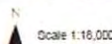
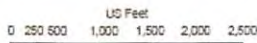
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REV	DATE	REVISION DESCRIPTION	BY	CHK
LANDSCAPE BUFFER DETAILS				
DRAWING TITLE				
LEVY SOLAR I PROJECT				
PROJECT NAME				
LEVY		FLORIDA		
COUNTY				
Ledge		Sheet 1 of 1		
PAPER SIZE				
NOT FOR CONSTRUCTION		SHEET NUMBER		
DATE				
10/27/2020				

EXHIBIT E
ADJACENT LAND USE PHOTOGRAPHS

LEVY I SOLAR PROJECT



- Project Boundary
- Transmission Lines**
- voltage kv**
- 69
- Substations
- Photo Location



Scale 1:16,000
Coordinate System:
NAD 1983 StatePlane Florida West FIPS 0902 Feet

The following companies and organizations provided data that contributed to the production of this map:

- CoreLogic, Inc.
- Environmental Systems Research Institute (ESRI)
- U.S. Department of Agriculture (USDA)
- U.S. Federal Aviation Administration (FAA)
- U.S. Geological Survey (USGS)
- Whittaker Corporation
- Vertis, Inc. An ABB Company



Site Location

LEVY
SOLAR I PROJECT



Photo Number: 1

Direction: SE

Description of Adjacent Land Use: View to the SE of adjacent day care facility.



Photo Number: 2

Direction: SE

Description of Adjacent Land Use: View to the SE of adjacent day care facility.

LEVY
SOLAR I PROJECT



Photo Number: 3

Direction: SW

Description of Adjacent Land Use: View to the SW at the intersection of NW 120th Street and 40th Avenue.



Photo Number: 4

Direction: NE

Description of Adjacent Land Use: View to the NE from the northern boundary of the Project.

LEVY
SOLAR I PROJECT



Photo Number: 5

Direction: NW

Description of Adjacent Land Use: View to the NW from the northern boundary of the Project.



Photo Number: 6

Direction: N

Description of Adjacent Land Use: View to the north from NW 120th Street along the transmission corridor.

LEVY

SOLAR I PROJECT



Photo Number: 7

Direction: S

Description of Adjacent Land Use: View to the south from NW 120th Street along the transmission corridor.



Photo Number: 8

Direction: SE

Description of Adjacent Land Use: View to the SE of the substation located at the NW corner of the Project.

LEVY

SOLAR I PROJECT



Photo Number: 9

Direction: W

Description of Adjacent Land Use: View to the W of the western adjacent mobile home park that is under construction.



Photo Number: 10

Direction: W

Description of Adjacent Land Use: View to the W of the western adjacent mobile home park that is under construction.

LEVY

SOLAR I PROJECT



Photo Number: 11

Direction: W

Description of Adjacent Land Use: View to the W of the western adjacent mobile home park that is under construction.



Photo Number: 12

Direction: W

Description of Adjacent Land Use: View to the W of the western adjacent mobile home park that is under construction.

LEVY
SOLAR I PROJECT



Photo Number: 13

Direction: SE

Description of Adjacent Land Use: View to the SE of the adjacent Clay Electric Cooperative office building, west of the Project.



Photo Number: 14

Direction: SE

Description of Adjacent Land Use: View to the SE of the adjacent Clay Electric Cooperative office building, west of the Project.

LEVY

SOLAR I PROJECT



Photo Number: 15

Direction: NE

Description of Adjacent Land Use: View to the NE of the adjacent Duke of Florida substation.



Photo Number: 16

Direction: N

Description of Adjacent Land Use: View to the N from Hwy 129 along the transmission line corridor.

LEVY
SOLAR I PROJECT



Photo Number: 17

Direction: NW

Description of Adjacent Land Use: View to the NW of an adjacent western property, west of NW 40th Avenue.



Photo Number: 18

Direction: SW

Description of Adjacent Land Use: View to the SW of an adjacent western property, west of NW 40th Avenue.

LEVY
SOLAR I PROJECT



Photo Number: 19

Direction: NE

Description of Adjacent Land Use: View to NE of adjacent day care facility.

EXHIBIT F
CONDITIONAL USE PERMIT APPLICATION MAPS

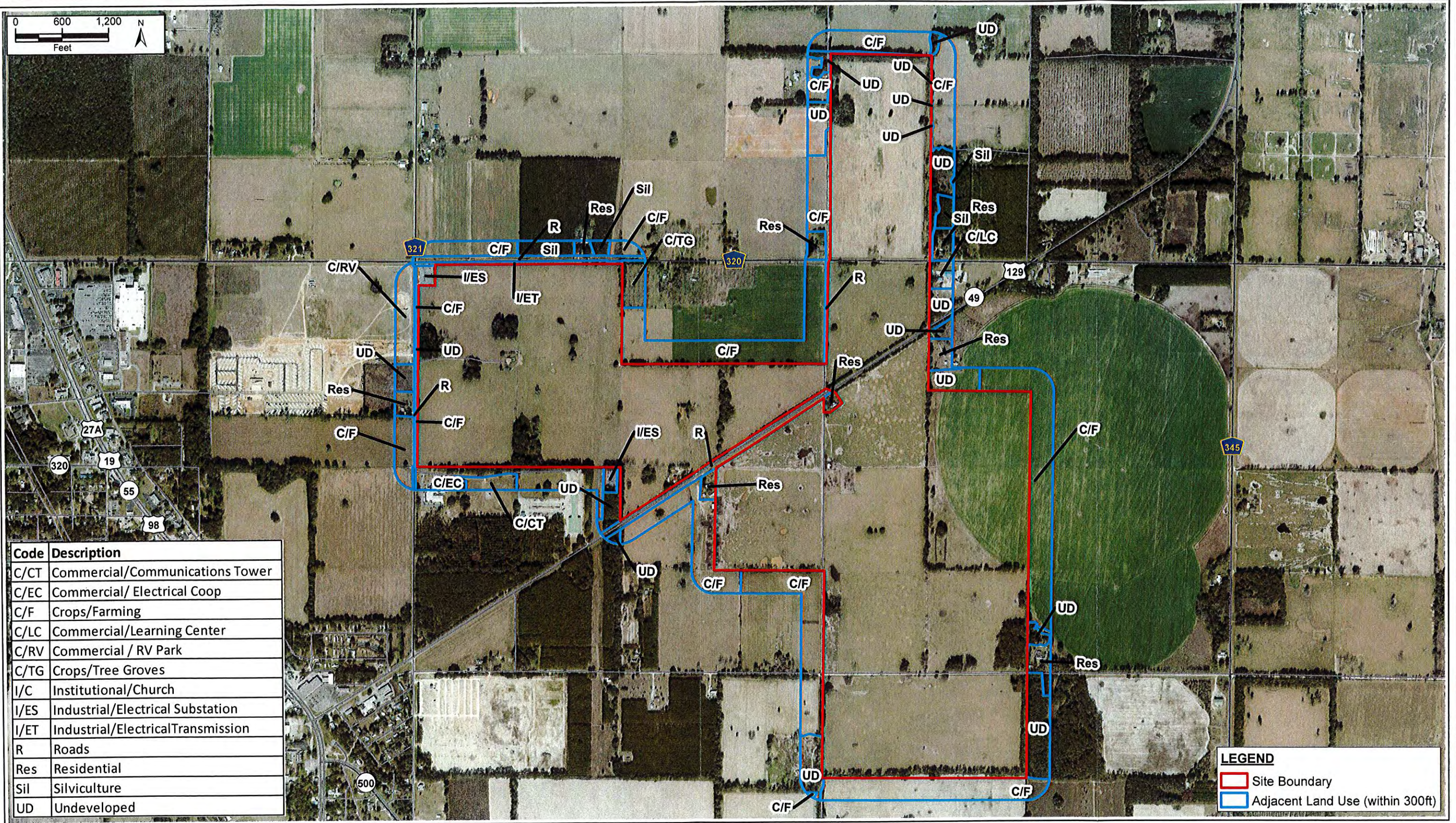


FIGURE 2.
 ADJACENT LAND USE / LAND COVER
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: FDOT, 2019; ECT, 2020.



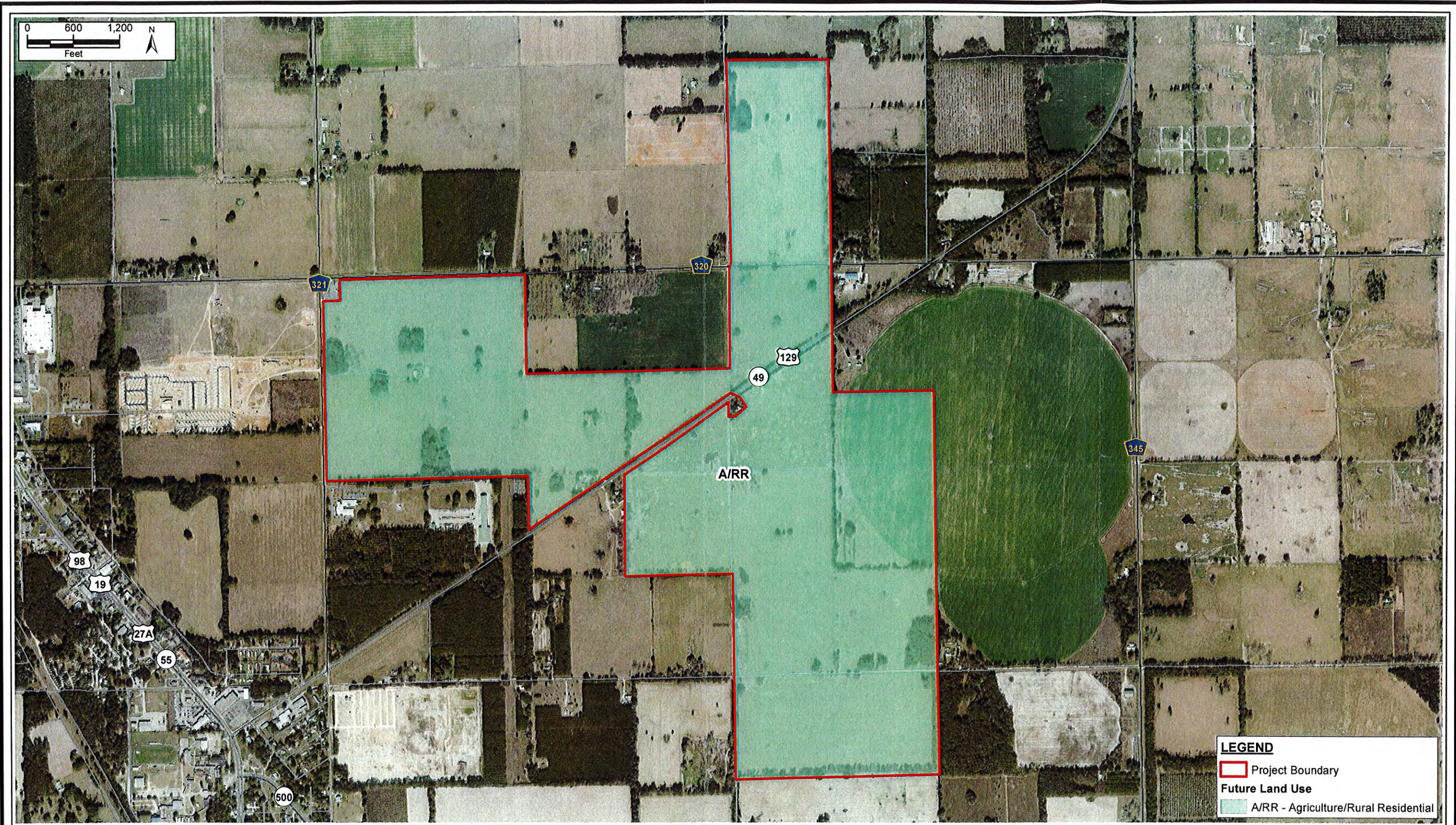


FIGURE 2.
 FUTURE LAND USE MAP
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: Levy County, 2020; FDOT, 2019; ECT, 2020.



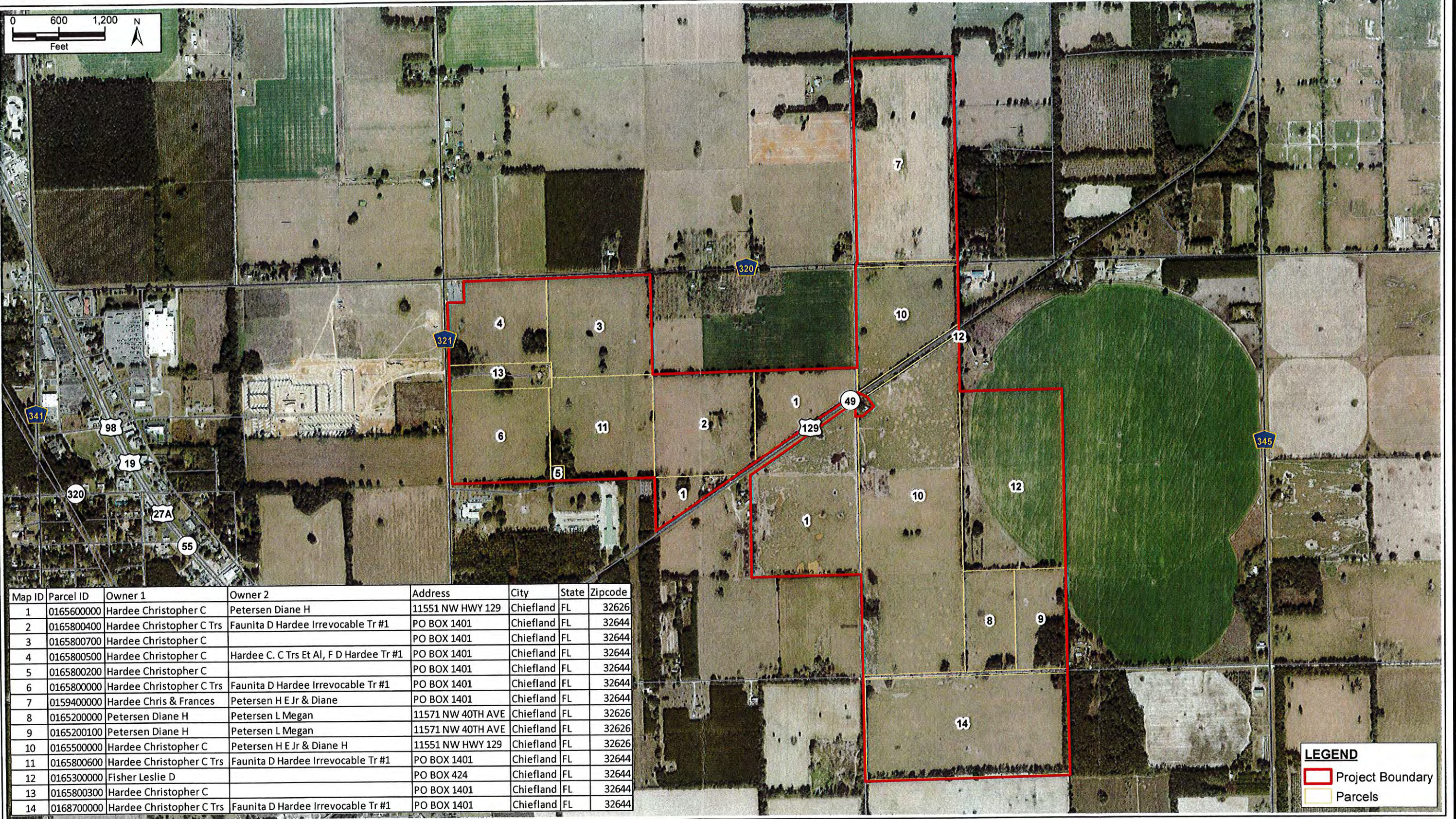


FIGURE 2.
 PARCEL OWNERS
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: FDOT, 2019; ECT, 2020.



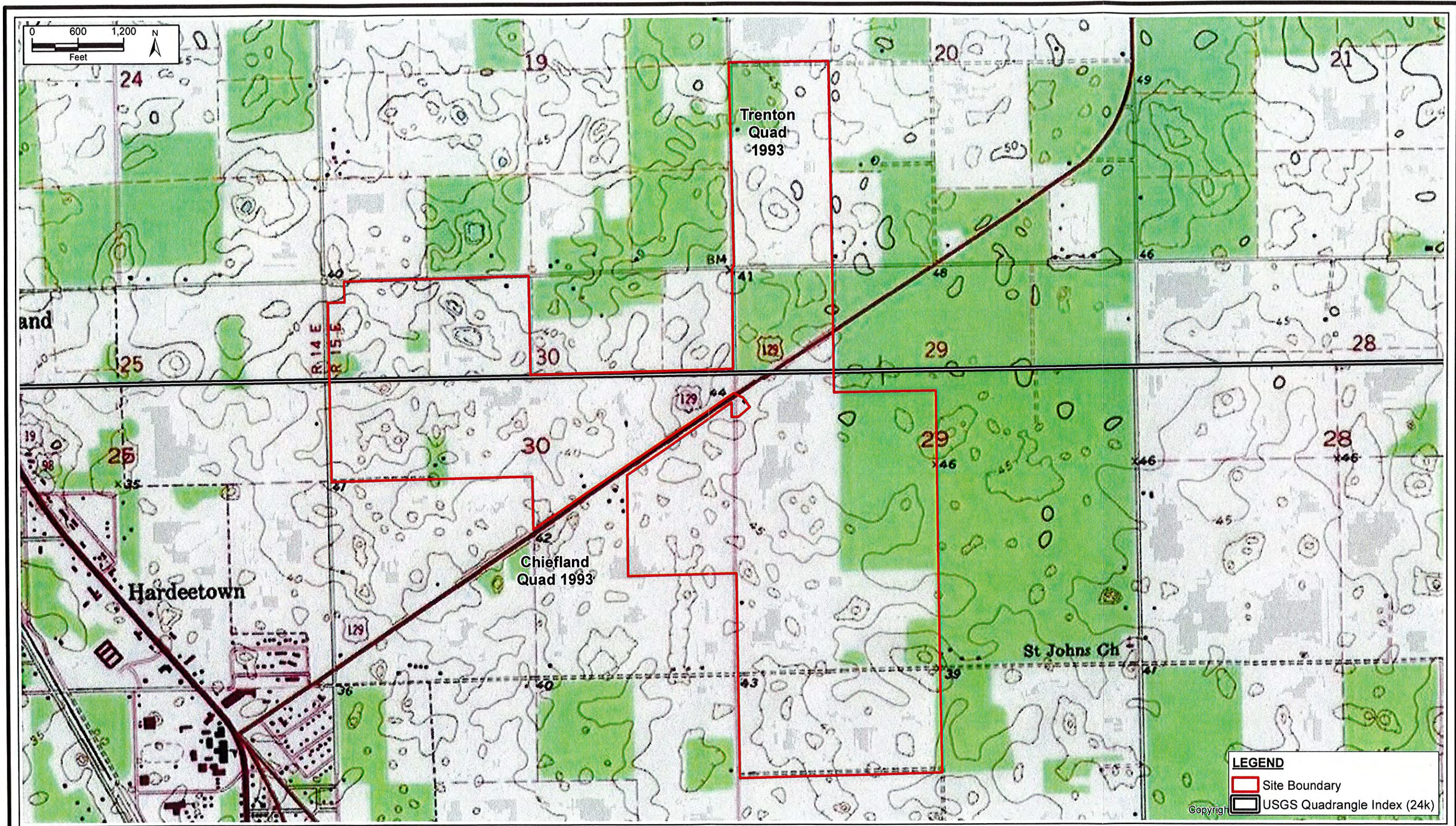


FIGURE 6.
 TOPOGRAPHIC MAP
 SAVION LEVY
 LEVY COUNTY, FLORIDA

Sources: USGS, 1993; FDOT, 2019; ECT, 2020.

LEGEND

- Site Boundary
- USGS Quadrangle Index (24k)

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EXHIBIT G
COMPREHENSIVE PLAN AND
LAND DEVELOPMENT CODE COMPLIANCE REVIEW

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I. Purpose

The Applicant reviewed all applicable provisions of the Levy County Comprehensive Plan and the Levy County Land Development Code to ensure Project compliance. A detailed review is provided below.

II. Comprehensive Plan Review

a. Future Land Use Element

Objective 1 – Guidelines for Future Land Use Categories

Establish land use categories that allow sufficient acreage for residential, commercial, office, mixed-use, industrial, education, agricultural, recreation, conservation and public and institutional uses while establishing a clear separation between urban and rural land uses.

Policy 1.2 - Land use categories on the Future Land Use Map shall be defined as follows:

Agricultural/Rural Residential

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low-density rural development. The maximum residential density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category.

Public and Institutional Facilities

This category provides for public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, utilities (including gas, water, and electric, water power, well houses, electric utility poles, transmission towers and electric substations, power generating facilities, sewerage, telephone facilities, utility poles and street lighting, cable services, and other similar equipment necessary for the furnishing of adequate services), public potable water wells, County airport and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other institutional facilities (churches, public clubs, health centers, hospitals and facilities for the care of the aged and infirm, and cemeteries). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. The minimum lot size is one-fourth (1/4) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Solar power generating facilities, like the Project, have become a sought-after component of energy production for utility companies. The development of such facilities throughout Florida has occurred primarily in areas of agriculture and silviculture where low-density residential uses are also present. Given the requirement of open land and the locations of existing transmission lines, agricultural land use categories and zoning districts are the preferred locations for solar power generating facilities. The Project is a low-impact and passive use of land that is compatible

with agricultural land uses. The submittal and approval of a Conditional Use Permit creates the opportunity to address concerns of the community and minimize any adverse impacts from the Project.

The Applicant is seeking a Conditional Use Permit for the Project as a Power Generating Facility within the Agricultural/Rural Residential (A/RR) comprehensive plan future land use category and zoning district. All parcels participating in the Project are located in the A/RR comprehensive plan future land use category and zoning district. The Project is also located within a rural area outside of the Municipal service boundary. Utilities, including Power Generating Facilities like the Project, are compatible with locations within rural areas outside of the Municipal service boundary pursuant to the Levy County Comprehensive Plan text on Public and Institutional Facilities. For example, an electric substation is located adjacent to the Project on a parcel within the A/RR comprehensive plan future land use category and zoning district (Parcel ID # 0165800100).

The Project exceeds the minimum parcel size of ten (10) acres. The maximum residential density within the A/RR future land use category is one (1) unit per ten (10) acres. The residential density requirements in the Future Land Use Element of the Comprehensive Plan apply to residential development only, and therefore are not applicable to the Project. There is a floor area ratio of 0.35 for residential and non-residential uses in the Additional Guidelines for Residential Land Use Categories section of the Future Land Use Element of the Comprehensive Plan. The photovoltaic (PV) solar panels, which are the main component of the Project, do not contain a “floor” in a “building” as those terms are defined in Land Development Code § 50-1, and therefore, the floor area ratio is inapplicable to a majority of the Project. Dependent on whether a maintenance & operations building or trailer is utilized for the Project, there is the possibility for a small structure to be constructed onsite. If the construction of a structure is necessary, the floor area ratio will be less than 0.35.

Objective 3 – Innovative Land Development Regulations

Encourage the use of innovative land development regulations that promote complementary mixed land uses, compatible development and protect natural resources.

Open Space and Agricultural Land Protection

Policy 3.3 - Agricultural areas will be protected from the encroachment of incompatible development. Residential subdivisions will be discouraged in areas designated primarily for agricultural land use. Development shall be limited to a minimum tract size of at least ten (10) acres. As an incentive to conserve the use of land for agricultural purposes and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of one (1) dwelling unit per five (5) acres from the undeveloped portion of the same common ownership to be utilized for agriculture and/or open space use, excluding wetlands.

As noted in this policy, residential subdivisions are identified as incompatible development with commercial farming, which is the primary land use in the A/RR comprehensive plan future land use category. The Project will have little to no impact on farming operations at nearby properties. The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project will produce no emissions and will not generate smoke, debris, dust, or traffic. There is no introduction of domestic pets associated with the Project, which is a benefit since they are not compatible with any adjoining livestock operations. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. Solar power generating facilities allow farmers to diversify their incomes which can supplement the agricultural operations on the remainder of their land. The low visual profile and quiet operations preserve the rural, open-space character of the area, while at the end of the Project's life, the land may be returned to agricultural use.

Complementary Mixed Land Use Development

Policy 3.7 - Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” to rural and/or agricultural land uses may be permitted in the rural areas of the County. “Functionally related” uses are those activities and development which are consistent with one of the following guidelines and development requirements:

- a. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:**
 - 1. Maximum lot size shall be three (3) acres; and**
 - 2. Maximum Floor Area shall be .35**
- b. Provide for community facilities related to the social and institutional character of the area. These uses include, but are not limited to, churches, community lodges/center and daycare centers. The following requirements shall apply:**
 - 1. Maximum lot size shall be three (3) acres; and**
 - 2. Maximum Floor Area Ratio shall be .35.**
- c. Complement and support the recreation and open space system within rural areas of the county, the intent of which is that the proposed use is not the attraction or destination, rather, but a supporting use that complements the existing recreation and/or open space system within rural areas of Levy County. These uses include, but are not limited to, resource based recreational facilities and amenities such as trail head services and bed and breakfast establishments, excluding hotels and motels. Recreational vehicle parks and camp grounds may be considered by the special exception permit review process when consistent with the following minimum criteria:**

The RV park and or campground is located in close proximity to the natural resource or open space(s) it is intended to complement or support;

Access to the RV park is required from a roadway classified as a major collector, collector, minor arterial or principal arterial;

The parcel proposed for development is a minimum of five (5) acres in area;

The ratio of RV spaces and/or camp sites does not exceed eight (8) spaces per acre;

A minimum area equal to 25% of the total project area is provided as open space and may only be used for passive recreational use. This area shall consist of usable uplands;

Adequate setbacks, screening and buffering are provided between the project area, adjacent non-recreational land uses and public roadways as required by the land development code or deemed appropriate during the special exception review process;

Accessory uses associated with the RV park, as well as commercial or retail uses, are to be located internal to the park and be of scale and location as to primarily serve the needs of the guests.

Proposed developments shall be reviewed to ensure such development is compatible with surrounding land uses, are not adverse to the public interest and are consistent with the other provisions and requirements in the Comprehensive Plan. Activities that may generate potential nuisances such as noise, odor, dust, off-site glare, substantial traffic, may be permitted by the Special Exception permit process.

This Policy sets forth criteria for reviewing the compatibility of development in the rural areas of the County. The Project is located within rural areas outside of the Municipal service boundary. Utilities, including power generating facilities like the Project, are compatible with rural areas outside of the Municipal service boundary. The Project is compatible with the existing surrounding land uses. The development of solar power generation facilities throughout Florida has occurred primarily in areas of agriculture and silviculture where low-density residential uses are also present. The Project will not generate potential nuisances such as noise, odor, dust, off-site glare, or substantial traffic, will not be negatively impacted by adjacent commercial farming operations or residential uses, and will not negatively impact adjacent commercial farming operations or residential uses. The classification of the proposed Power Generating Facility is more closely related to utilities. Pursuant to policies contained in Objective 1 of the Utilities Sub-Element of the Comprehensive Plan, the County shall ensure that adequate electrical supply is provided.

Development Controls

Policy 3.9 - Regulations for buffering of incompatible land uses shall be set forth in the land development, zoning and subdivision regulations.

The proposed Project meets or exceeds all of the minimum criteria of the A/RR zoning district including lot size, width, and depth, and front, side, and rear setbacks. Increased setbacks and facility design minimize any adverse impacts to adjacent land uses.

Objective 10 – Compatibility

The County shall strive to ensure compatibility between existing active agricultural lands and new subdivisions with a density greater than one dwelling unit per 5 acres.

Policy 10.3 - The County, through its land development code regulations, shall require minimum setbacks and screening and buffering for all new subdivisions and developments abutting active agricultural lands or other incompatible land uses. These regulations shall address potential off-site impacts such as noise, dust, light, and stormwater run-off issues associated with the characteristics of the new development.

The Project will abut agricultural lands and low-density residential development outside the Municipal service boundary. Utilities, including Power Generating Facilities like the Project, are compatible with rural areas outside of the Municipal service boundary. The Project will produce no emissions and will not generate off-site impacts from smoke, debris, light, glare, dust, or traffic, making it compatible with the adjoining land uses. Although the Project is a compatible land use to the surrounding area, the Applicant is proactively proposing to install a landscape buffer in key areas around the Project. Examples of the proposed landscape buffer can be found in *Exhibit D – Detailed Site Plan*. The buffer minimizes visual impact from the Project. In addition, solar panels are manufactured with anti-reflective coatings, and the Project will further utilize solar tracking to increase efficiency and minimize reflective glare. Stormwater runoff will not be negatively impacted by the Project. The amount of new impervious surfaces that will be introduced through construction of the Project will be minimal and stormwater treatment and storage will be reviewed and approved through an Environmental Resource Permit issued by the Florida Department of Environmental Protection (FDEP). The size of the Project Site and the design of the Project Facilities allows for adequate setbacks and buffering.

b. Transportation Circulation Element

Once construction is complete, operation of the Project will not negatively impact or burden the transportation network in Levy County. Traffic resulting from the operation of Project will be less than that of one single family home. Access to the Project will be coordinated with the Florida Department of Transportation (Highway 129) and Levy County (County Roads). Access roads will be designed to meet all state and county standards. Internal circulation will be limited to on-site personnel, but the roads will be adequate to facilitate any emergency access, if necessary. There will be no public access to the internal roads.

c. Housing Element

There is no residential component to the Project.

d. Conservation Element

Objective 1 – Air Quality

Open Space and Tree Protection

Policy 1.1 - Enhance air quality by preserving trees, natural vegetation and open spaces through provisions in the land development regulations for tree preservation, buffering, and recreation and open space.

The Project will not have a negative effect on the air quality in Levy County. Solar power generating facilities provide electricity to the grid without any odors or emissions. Although most of the Project Site is in agricultural use, there are some scattered trees that exceed 16” diameter breast height (dbh) that will need to be cut. Pursuant to Land Development Code §50-192, the Applicant will replace any trees over 16” dbh that are removed as part of the development effort. As detailed in *Section 5 – Requested Conditions of Approval*, those trees will be mitigated in landscape buffers in key locations on the perimeter of the Project.

Objective 3 – Soils, Minerals and Native Vegetative Communities

Policy 3.1 - Development proposals will be reviewed to ensure that environmentally sensitive features of the land are protected and impacts to wetlands are avoided, minimized, or mitigated commensurate with the quality of the wetlands system affected. Impacts to “high quality” wetlands on site will be limited to development of necessary improvements consistent with plans approved by state and federal regulatory agencies, for which no practicable alternative location exists, and mitigation shall be required consistent with conditions imposed by the regulatory agencies. High quality wetlands are herein defined as undisturbed wetlands or wetland that contains significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soils suitability and limitations, potential impact to surface and groundwater flow and quality and a floodplain assessment shall be reviewed prior to issuance of any development approval.

The methods used to protect sensitive features of the land and to address physical and environmental limitation of the land shall be documented by the developer prior to the issuance of development approval, provided however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Section 403.501 through 403.518, Florida Statutes.

Levy County – Conditional Use Permit Application

A review of the Generalized Environmentally Sensitive Lands Map (part of the Levy County Comprehensive Plan) indicates that no such features are depicted in the Project Site. A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered Waters of the United States (WoUS) and do not fall under the jurisdiction of the United States Army Corps of Engineers (USACE). The proposed development will not impact any of the onsite wetlands or surface waters. The Project Site was also evaluated for threatened & endangered species habitat. The Project will implement the appropriate avoidance measures and best management practices to avoid impact to any threatened & endangered species. Finally, the Project will generate less than 75 MW and is therefore not subject to the Florida Electrical Power Plant Siting Act.

Land Use and Natural Resource Map Series

Policy 3.2 - A Land Use and Natural Resource Map series, showing county-wide environmental resources, locally important farm and forestry land, mineral resources, karst features, springs, and the Springs Protection Zone and Future Land Use information shall be utilized in review of proposed developments. The Developer shall document potential impact to these resources and methods used to protect, conserve and preserve them.

The map series will show the following characteristics:

- (a) Natural Resources – Soil types, native vegetation communities, mineral resources, and geologic surface water and groundwater information.**
- (b) Land Use Information – Areas designated for urban and rural development. Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands.**
- (c) Development Potential – A composite map illustrating the suitability and limitations for various types of land use development including, but not limited to agricultural, residential, non-residential uses.**

The Project Site has been evaluated for environmental resources, locally important farm and forestry land, mineral resources, karst features, springs, the Springs Protection Zone (SPZ) and Future Land Use information. The resources that are applicable to the proposed Project are documented in *Exhibit D – Detailed Site Plan*, along with setbacks that were implemented to protect, conserve and preserve them.

Soils; Policy 3.5 - The review of proposed development will be coordinated with the County Agricultural Extension service, SWCD and other appropriate agencies to ensure that agricultural resources are protected.

The review of the land use approval and construction plans will be coordinated through Levy County as part of the Conditional Use Application review.

Objective 4 – Forestry/Wildlife Habitat Conservation

Tree Ordinance

Policy 4.3 Unique or endangered native vegetation that will be adversely impacted or destroyed by proposed development shall be protected and conserved through tree preservation and open space requirements in the land development regulations.

A survey of the Project Site indicated that there is no unique or endangered native vegetation onsite. Most of the Project Site is in agricultural use.

Objective 5 – Endangered and Threatened Wildlife

The County, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection, shall identify the locations of, and protect endangered and threatened wildlife species.

Wildlife Habitat Management

Policy 5.2 - The habitat of any threatened or endangered species shall be managed to ensure survival of that species, with a population equal to or greater than existed prior to development. Mitigation activities shall sustain or increase the carrying capacity of that habitat in accordance with a State approved management plan (i.e., FDEP and FWC).

A survey for threatened & endangered species was conducted on the Project Site. No significant habitat for such species was identified. The Project will coordinate with the FWC, FDEP and United States Fish and Wildlife Service to ensure that no threatened & endangered species are impacted as a result of the Project.

Objective 6 – Protect the Quality and Quantity of Current and Projected Water Resources

Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

Policy 6.4 - Natural groundwater recharge areas, wellfield protection areas and surface waters shall be protected from activities, such as, inadequate stormwater management, inappropriate use of septic tanks, intense development in karst sensitive areas and inappropriate densities and intensities of development in areas identified environmentally sensitive land.

Unlike agricultural land uses, which require a high rate of water consumption, the Project will not require the use of any significant groundwater resources during operation, and therefore will provide for a net reduction in groundwater use in the area over the life of the Project. During construction, there will likely be a water truck to provide spray for dust control and the vegetative

buffer may require watering until it is established. Dependent on whether a maintenance & operations building or trailer is utilized for the Project, a well may be required to supply the structure with water and a septic system may be installed. The septic system would meet all County requirements. All natural groundwater recharge areas and surface waters on the Project Site will be protected through development. Based on the Generalized Wellhead Protection Areas Map, there are no wellhead protection areas within the Project Site. All wetlands and surface waters will be avoided through site design and geotechnical studies have been conducted to identify any karst sensitive areas. The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels. There will be no significant impact to natural groundwater recharge. Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP. Construction activities will be subject to erosion and sediment control measures.

Wellfield Protection

Policy 6.10 - Developers shall obtain all permits required by the Florida Department of Environmental Protection, the Suwannee River Water Management District or the Southwest Florida Water Management District prior to the issuance of a development permit, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Section 403.501 through 403.518, Florida Statutes.

Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP. The Project will submit for an Environmental Resource Permit in Q1 2021. The Project will generate less than 75 MW AC and is therefore not subject to the Florida Electrical Power Plant Siting Act.

Policy 6.11 - New Developments meeting a specified threshold size will be required to evaluate geologic hazards on-site prior to development.

Geotechnical studies have been conducted to identify any geologic hazards on-site, which will be avoided through site design.

Freshwater and Environmentally Sensitive Coastal Areas

Policy 6.16 - Development in a natural freshwater, wetland and environmentally sensitive coastal areas will be prohibited or regulated to protect and preserve those areas strongly dependent on natural hydrologic processes. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands

or other surface waters. There are no other identified environmentally sensitive areas mapped onsite.

Policy 6.17 - Through coordination and technical assistance from the water management districts in the development review process, water quality and quantity shall be addressed and protected. The owner/developer of any site shall be responsible for the management of runoff in a manner that the volume of runoff does not exceed pre-development conditions.

Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP. Construction activities will be subject to erosion and sediment control measures.

Objective – 8 Aesthetics

Policy 8.3 - The County will consider for adoption, codes, ordinances and regulations addressing the issues of signs, noise, dust, smoke, odor, landscaping, tree preservation, and other methods to enhance compatibility between adjacent uses.

The Project will adhere to all applicable sections of the Land Development Code. Signage will be limited to the access gates. There will be no discernible noise generated at the Project boundaries. For emergency purposes, only access points and associated signage will be illuminated, unless otherwise required by the County. Once operational, the Project will produce no emissions including smoke or odors. Although most of the Project Site is agricultural land, there are some scattered trees that exceed 16” dbh that will need to be removed. As detailed in *Section 5 – Requested Conditions of Approval*, those trees will be mitigated in a landscape buffer in key locations on the perimeter of the Project. There will be significant setbacks at all property perimeters and along Highway 129.

e. Coastal Management Element

The Project is not located within the Levy County Coastal Zone.

f. Springs Protection Element

Objective 3 – Development Design Standards

Policy 3.2 - Development shall be setback from springs, spring runs, and karst features as shown below:

Feature	Minimum Setback (feet)
Springs	300
Spring runs	150
Sinkholes with a direct connection to aquifer	200, measured from the drainage divide

Feature	Minimum Setback (feet)
Other sinkholes	100, measured from the drainage divide
Caves	300, measured on the surface from the outside wall of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, measured from the drainage divide

Variances from the prohibitions against construction of structures within the above development setbacks from springs, spring runs and karst features may be allowed only when, owing to the special shape, size or physical features, the setback would result in the preclusion of all reasonable use of the subject property. When a variance is permitted, encroachment into the setback will be limited to the minimum needed to allow for reasonable use of the parcel.

The Project Site is located in the SPZ as depicted in the Levy County Springs Protection Element Map. There are no identified springs onsite or proximate to the Project Site. Geotechnical surveys have been conducted to identify karst features and sinkholes. Where applicable, the Project has implemented the setbacks required by Policy 3.2, as demonstrated in *Exhibit D – Detailed Site Plan*.

Policy 3.3 - The required setback described in Policy 3.2 shall retain all natural vegetation within the setback area.

All natural vegetation will be retained in the setbacks required in Policy 3.2.

Policy 3.7 - Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- a. **Directing flow from roof drains to vegetated areas or to rain barrels, or cisterns for reuse of the water;**
- b. **Directing flows from paved areas to vegetated areas;**
- c. **Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and**
- d. **Breaking up flow directions from large paved surfaces.**

The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels. Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP. It is anticipated that stormwater treatment and storage will use vegetative buffers.

Policy 3.8 - Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface within new development and redevelopment.

The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. Internal roads will be constructed of natural material, sand or crushed stone. There will be no significant amounts of paved parking or other areas of concrete or asphalt that could incorporate the use of porous or pervious materials.

Policy 3.9 - Landscaping standards within the SPZ shall limit plant materials to native or naturalized species in order to avoid or minimize the use of irrigation and fertilizers. Landscaping standards should also require retention of existing native species rather than planting new vegetation.

Unlike most land uses within the A/RR comprehensive plan future land use category; operation of the Project will use minimal fertilizer and won't require the use of irrigation. Areas disturbed during construction of the Project will be reseeded with a low-growth native grass seed mix or native grass. Herbicides may be used to spot-treat invasive species while vegetation is establishing and may be used as part of the routine maintenance of the Project. To the extent possible, existing native species within the Project Site will be retained and used as a landscape buffer around the perimeter of the Project, as shown on the detailed site plan (*Exhibit D*).

Policy 3.12 - In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of the springs, special design and best management practices (BMPs) shall be instituted for all development in the springs protection zone.

As stated in response to Springs Protection Element Policy 3.9, the construction and operation of the Project will use minimal fertilizer, which will provide for a net reduction in the contribution of nitrates to groundwater over the life of the Project. Fertilizers are commonly used in the A/RR comprehensive plan future land use category and development of the Project would result in a reduction in the use of fertilizers at the Project Site. Construction activities will be subject to erosion and sediment control measures to ensure there is no impact to groundwater within the SPZ.

g. Recreation & Open Space Element

There is no residential component to the Project and therefore no increased demand for recreational facilities. There is no publicly accessible land within the Project area.

h. Infrastructure Element

Stormwater Management Sub-Element

Objective 1 – Stormwater and Floodplain Protection

Stormwater Management Level of Service

Policy 1.2 - Stormwater management facilities shall meet the following level of service standards and guidelines:

A Standard: The design of stormwater management facilities shall comply with the applicable Water Management District standards for stormwater quantity - (i.e., F.A.C. Chapter 62-330 for Suwannee River Water Management District (SRWMD) and South West Florida Management District (SWFWMD)).

Guideline: On-site post development stormwater management and runoff conditions shall not exceed the rate and volume of pre-development conditions.

B. Standard: Water discharge treatment shall be consistent with F.A.C. Chapter 62-330.

Guideline: Discharge equal to ambient conditions, with treatment of the first one (1) inch.

Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP consistent with F.A.C. Chapter 62-330.

Policy 1.3 - All development shall comply with the provisions of the Land Development Code regulating stormwater and floodplain management.

Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP consistent with the standards and requirements of F.A.C. Chapter 62-330. The Project will not result in any development in a mapped floodplain.

Natural Drainage/Water Quality

Policy 1.4 - Stormwater quality will be analyzed and treated to remove and eliminate pollutants prior to discharge into sinkholes or other natural drainage areas (i.e., wetlands, marshes, waterbodies, etc.). New developments shall ensure that stormwater discharge into natural drains meet water quality standards in F.A.C. Chapter 62-330.

Stormwater treatment and storage will be subject to the submittal and approval of an Environmental Resource Permit through the FDEP consistent with the standards and requirements of F.A.C. Chapter 62-330. The Project will not result in any development in a mapped floodplain.

Aquifer Recharge Sub-Element

Objective 1 – Natural Groundwater Recharge Areas, Discharge Features and Wetland Preservation

Policy 1.1 - Proposed land uses and development will be reviewed to identify natural groundwater recharge/discharge (i.e., wetlands, floodplains) areas and karst characteristics of the land using the best available data including, but not limited to, topographic maps delineating the 100-year and 10-year flood elevations and FEMA maps.

The Project will not result in a significant impact to natural groundwater recharge/discharge or wetlands. The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels. A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands or other surface waters. There is no development proposed in a FEMA mapped flood zone.

Wetland Preservation; Policy 1.3 - Wetlands shall be protected and preserved. New developments shall preserve the total area of wetlands on site and protect the natural drainage features of associated wetland systems. All water courses shall be preserved in a natural state to protect the natural drainage features of the land. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

As noted in the response to Aquifer Recharge Sub-Element Policy 1.1, the proposed development will not impact any of the onsite wetlands or other surface waters (as defined by the FDEP).

Utilities Sub-Element

Goal: Ensure that electric utilities are adequately and efficiently provided through coordination with private and state entities.

The Applicant is planning to provide up to 74.9 MW AC of generated electricity. The electricity generated from the Project will be injected into Duke Energy’s Chiefland substation and onto the grid.

Objective 1 – Utility Guidelines

Permit utility companies the maximum amount of flexibility in providing essential public services while protecting the environmental and aesthetic quality of the County.

The Applicant selected the Project Site to allow for sufficient setbacks from roadways and adjacent land uses to protect the aesthetic quality of the surrounding area. Buffer areas will incorporate existing vegetation. The Project Site has few wetlands and other surface waters (under FDEP jurisdiction) that will be avoided and does not have significant habitat for threatened & endangered species. The Project Site has a variety of existing energy infrastructure, including a transmission line and two natural gas pipelines that transect the Project Site, along with two

substations on abutting parcels. The proposed Power Generating Facility is not an intensive use of the land and, at the end of the Project's useful life, the land can return to agricultural use. In other words, the proposed use is not a permanent conversion of the land.

Policy 1.1 Encourage utility facilities to locate in areas that efficiently serve designated growth areas, and minimize adverse impacts to the appearance and character of neighborhoods and community.

The development of electricity at the Project Site will add to the reliability of the power grid. The Project Site was selected primarily based on the availability of open land, access to transmission lines with adequate capacity, minimal environmental constraints, such as wetlands and threatened & endangered species habitat, and limited adjacent development. The Project Site is of sufficient size and is located such that adequate setbacks can be afforded to adjacent uses and roadways, which will minimize adverse impacts to the appearance and character of the community.

Policy 1.2 Encourage the utilization of common corridors for utility distribution systems.

The Project Site is transected by a right-of-way that includes a 69 kilovolt (kV) transmission line co-located with two natural gas pipelines. The 69kV transmission line will provide the required interconnection for uploading electricity onto the grid. Additional transmission lines are not required.

Policy 1.3 Encourage the use of underground transmission lines where feasible.

All internal cabling and interconnections will be underground to the extent feasible. The transmission line interconnection will be aboveground. The development of the Project includes the construction of a substation that will be adjacent to and connect to Duke Energy's Chiefland substation, which will facilitate injection of energy onto the grid.

Policy 1.4 – Essential public utilities shall be permitted in all of the land use classifications and consistent with standards and guidelines in the Capital Improvement, Conservation and Coastal Elements.

The Project is a Power Generating Facility. The use is permitted within rural areas outside of the Municipal Service District, which is where the Project Site is located. With the approval of a Conditional Use Permit, the proposed Power Generating Facility use can be sited in the A/RR land use category and zoning district. The substation component of the Project is considered an Essential Public Utility and will comply with all applicable standards and guidelines in the Capital Improvement, Conservation, and Coastal Elements of the Comprehensive Plan. The substation component of the Project will have a footprint of less than one acre and is located adjacent to Duke Energy's Chiefland substation.

Policy 1.6 – The County will maintain close contact with public utilities that provide essential services to the County through direct contact and the development of guidelines to assure continuity and availability of service.

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The Applicant is working with public utilities to provide a renewable source of energy to its service area. Solar energy is a low cost, emission-free alternative and provides reliability and flexibility to meet the needs of the customers of the public utilities.

i. Capital Improvements Element

This element of the Comprehensive Plan is not applicable to the proposed development.

j. Economic Element

Although the goal of this element of the Comprehensive Plan is not applicable to the proposed development, the Project will significantly increase tax revenue to Levy County. Important to note, that this tax revenue is provided to the County without any need for County services in return.

k. Intergovernmental Coordination Element

This element of the Comprehensive Plan is not applicable to the proposed development. The Project is located entirely within unincorporated Levy County.

l. Public School Facilities Element

This element of the Comprehensive Plan is not applicable to the proposed development as there is no residential component to the Project. The Project will not increase demand on the public-school resources in Levy County.

III. Land Development Code Compliance

Section 50-186. Generally.

a) In the county, environmentally sensitive lands include:

- (1) Tide-influenced salt marshes, mangroves, shorelines and barrier/off-shore islands.**
- (2) Historic and archaeological sites.**
- (3) The Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.**
- (4) Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones along the Suwannee River, Waccasassa River and Withlacoochee River, and each of the rivers and spring-fed tributaries.**
- (5) County and/or state recreation areas.**
- (6) Wellhead protection areas.**
- (7) State and federal preserves, refuges and wildlife management areas.**

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(8) The 10 and 100-year floodplain.

(9) Coastal and riverine flooding areas as defined in Future Land Use Element, Policy 1.5—Conservation Land Use.

(10) Coastal high hazard areas (Category one hurricane evacuation zone).

The Project is not located in:

- A tidally influenced area,
- The Cedar Key Scrub Preserve,
- County or state recreation areas,
- Wellhead protection areas,
- State or federal preserves refuges and wildlife management areas,
- Floodplains,
- Coastal and riverine flooding areas,
- Coastal high hazard area.

In addition, there are no known historic or archeological resources onsite. A preliminary cultural study is underway, and a Cultural Resource Assessment Survey will be completed prior to construction. The Project will require an Environmental Resource Permit, which will be obtained from FDEP. Environmental Resource Permit applications are provided to the Florida Department of State, Division of Historical Resources for review and comment regarding historic and archaeological resources on the Project Site. All Environmental Resource Permits contain conditions that the permittee must follow in the event prehistoric or historic artifacts are discovered during construction, including a requirement to contact the Florida Department of State, Division of Historical Resources and the permitting agency. These conditions provide reasonable assurance for the protection of historic and archaeological resources.

A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands or other surface waters.

(b) All development proposals shall, in addition to protecting environmentally sensitive lands, document how the applicant proposes to protect and conserve the natural functions of soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands, estuarine marshes, freshwater beaches and shores, and marine habitats, as appropriate.

No fisheries, rivers, bays, lakes, floodplains, harbors, estuarine marshes, freshwater beaches and shores, or marine habitats are located within the Project Site and will not be negatively impacted by the Project. The Project is a low impact and passive use of land that will not cause permanent soil degradation and will preserve the natural function of soils. A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not

meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands or other surface waters.

(c) The development proposals shall be in writing. The development proposals will be revised as required by the board of county commissioners and will be incorporated as a part of any approved subdivision plat, planned development or development order.

The proposed use, a Power Generating Facility, is not a Prohibited Use in the A/RR zoning district. Power Generating Facilities, such as the proposed Project, can be approved as a Conditional Use Permit in rural areas outside the Municipal Service District in the A/RR land use designation and zoning district. The Applicant's Conditional Use Permit Application Form is provided as *Section 6 – Conditional Use Permit Application Form* and all necessary documentation is provided within this application package.

The substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation component of the Project will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use. This approach was discussed with the Levy County Zoning Codes Specialist prior to submission of the Conditional Use Permit application. The substation component of the Project will have a footprint of less than one acre and is located adjacent to Duke Energy's Chiefland substation.

Section 50-191. Specific and cumulative impact protection

(a) Wetlands. Any development contiguous to a wetland, waters of the state, a wildlife management area or preserve, marine resources or any beach or shoreline shall provide an assessment of the potential environmental impacts of the development upon those ecosystems, except as provided in subsection (b) of this section.

(b) Exemption. Single-family development on tracts of record prior to January 1990 is exempt from this requirement.

(c) Standards. An environmental impact assessment shall meet the following minimum standards:

(1) It shall be prepared by an individual or a firm with at least a four-year degree in the environmental sciences and unrelated to the applicant.

(2) It shall document predevelopment conditions of the ecosystems described in subsection (a) of this section; it shall describe the cumulative effects of the various development phases, including surrounding development, upon environmental quality; and it shall describe those actions to be taken to protect or improve environmental quality.

The Project will not involve any development contiguous to a wetland, waters of the state, a wildlife management area or preserve, marine resources or any beach or shoreline. A survey of

the Project Site was conducted, and all wetlands and surface waters were mapped, by an environmental scientist unrelated to the applicant with a four-year degree. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands or other surface waters and appropriate setbacks have been implemented into the site design.

Section 50-192. Trees and Open Space

(a) Dimensions. If a tree of 16 inches in diameter, or greater, as measured at a point of 4½ feet above ground level, must be removed for development purposes, a replacement tree shall be planted by the developer for each tree removed.

(1) Trees removed for right-of-way or off-street parking construction and meeting the size criteria in this subsection shall be replaced by the developer in an area dedicated to permanent open space.

(2) Trees removed for building construction and meeting the size criteria in this subsection shall, in the case of any structure other than a single-family dwelling, be replaced in an area dedicated to permanent open space.

(b) Exemption. Residential homes, and both agricultural and forestry land uses are exempt from this section.

(c) Mitigation. Replacement tree sizes and species are optional, at the discretion of the developer.

Although most of the Project Site is in open agricultural use, there are some scattered trees that exceed 16” dbh that will need to be cut. Pursuant to Land Development Code §50-192, the Applicant will replace any trees over 16” dbh that are removed as part of the development effort. As detailed in *Section 5 – Requested Conditions of Approval*, those trees will be mitigated through landscape buffering in key locations on the perimeter of the Project. A tree survey to identify all 16” dbh trees on the Project Site is in process.

Section 50-194. Geologic Hazards

(a) Sinkholes. Any development proposal of over five acres in size, or any development regardless of size, which in the opinion of the zoning official will be located in an area of known sinkhole formation, will be required to evaluate geologic hazards on-site prior to development.

(b) Evaluation. An evaluation of geologic hazards shall include:

(1) The location of sinkholes on aerial photographs and on preliminary plats.

(2) The location of stream channels, river courses, wetlands and floodprone areas on preliminary plats.

(3) The location of soils with known limitations for road construction, based upon the county soil survey, on preliminary plats.

A geotechnical survey has been conducted on the Project Site to assess the presence and extent of sinkholes and karst features. No development is proposed in areas of known or suspect sinkhole formations. Sinkholes identified within the Project site are being avoided, as indicated in the *Exhibit D – Detailed Site Plan*.

Section 50-351. General Noise Control Measurement Standard and Prohibitions

It shall be unlawful for any person to create, operate, or cause to be operated on private property or any public space any source of sound in such a manner as to create a sound level which exceeds the limits set forth in Table 1 for the zoning district or category of property receiving the sound when measured at or within the boundary of the property receiving the sound. The measurement of sound or noise levels shall conform to the standards in section 50-355.

TABLE 1. Maximum Sound Levels for Receiving Land Uses at the Real Property Line (Unless Otherwise Specified).		
Zoning District or Category of Property Receiving Sound	Times	Sound Levels (dBA)
Residential zoning districts excluding RR (RR-1, RR-2, RR-3, RR-3C, RR-3M, and R) and other areas designated residential on the comprehensive plan future land use map	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	55
Rural agricultural zoning districts (A/RR, F/RR, and RMU) for sound levels measured at the residence and areas designated Natural Reservation on the comprehensive plan future land use map	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	55
Commercial zoning districts (C-1, C-2) and areas designated Commercial on the	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	50

TABLE 1. Maximum Sound Levels for Receiving Land Uses at the Real Property Line (Unless Otherwise Specified).		
comprehensive plan future land use map that are not in zoning districts I, C-3, or C-4		
Industrial zoning districts and commercial zoning districts (I, C-3, C-4)	Anytime	75

There will be no exceedances of the maximum noise limits at the Project Site boundary. The solar panels themselves are silent. Components of the Project that produce sound have been placed internal to the site, providing a setback to the Project Site boundary to minimize noise at exterior property lines, in addition to landscape buffer areas. The sound at the property boundary at similar facilities has been measured at significantly lower levels than then 55 and 65 dB thresholds that are applicable to the A/RR district. Sound producing components only do so during the day when the sun is shining and the facility is generating electricity, and do not generate sound at night.

Section 50-381. Driveway Connections

(a) Purpose. The purpose of this section is to provide for a uniform procedure to inspect and approve driveways and turnouts connecting county roads to private or public properties.

(b) Application. An application for permit shall be obtained from the county development department. In those instances where a structure or other improvement requiring a building permit is being constructed on the same property, the driveway application shall be obtained at the same time as the building permit is obtained.

(c) Coordination of construction. The completed application shall be given to the county road department by the county development department prior to any construction and the road department shall coordinate construction of the driveway.

(d) Approval. At such time as the driveway is constructed according to the approval and specifications of the county road department, the road department shall notify the development department in writing of its approval.

(e) Certificate of occupancy. In no event shall a certificate of occupancy be issued by the county development department until such time as the driveway approval has been received from the county road department.

(f) Fee. The application fee for the driveway construction shall be as established by resolution.

All necessary driveway permits will be acquired prior to construction of the Project. Access to the Project will be coordinated with the Florida Department of Transportation (Highway 129) and Levy County (County Roads). Access roads will be designed to meet all state and county standards.

Section 50-382. Off-street Parking and Loading Spaces

Off-street parking and loading spaces shall be provided in accordance with the following:

(2) Off-street parking for uses other than shopping centers:

Uses	Required Parking Spaces
Churches, schools and colleges	1 for each four seats in an auditorium or one for each ten classroom seats, whichever is greater.
Community buildings and social halls	1 for each 250 square feet of floor area.
Dwellings, motels and hotels	2 for each family or dwelling unit, and one for each sleeping unit.
Boardinghouses and roominghouses	1 for each three sleeping rooms.
Manufacturing plants, research or testing laboratories	1 for each employee in the maximum working shift or one for each 500 square feet of floor space, whichever is greater.
Restaurants, bars and nightclubs	1 for each 100 square feet of floor space.
Individual retail stores, shops, etc.	1 for each 100 square feet of floor space.
Wholesale establishments or warehouses	1 for each employee in maximum shift or one for each 300 square feet of floor area, whichever is greater.
Offices - General	1 off-street parking space shall be provided for each 300 square feet of floor area.

The site does not fall within any of the listed categories in Land Development Code § 50-382. The only parking and loading requirements are associated with the accessory operations and maintenance building or trailer. Sufficient parking will be provided. During construction, the Project will require temporary construction lay down areas and temporary construction parking. These areas will not be required during operation of the Project.

Section 50-667. Intent of Various Districts

(b) In addition:

(2) A/RR agricultural/rural residential district. The conservation element of the county comprehensive plan, and the land use element of the same

document have established objectives and policies to protect agriculturally productive lands. As with forestry lands, farming operations use chemicals for a wide variety of essential purposes. In addition, these activities generate noise, dust and waste products which, along with chemical emissions, are generally incompatible with residential development. The A/RR district is intended to provide for the continued viability of agribusiness in the county while permitting low-density residential land uses that are compatible with the predominant land use in the district, commercial farming.

As noted in this section of the Land Development Code, residential development is identified as incompatible development with commercial farming, which is the primary land use in the A/RR zoning district. The Project does not include any residential development and will have little to no impact on farming operations at nearby properties. The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project will produce no emissions and will not generate smoke, debris, dust, or traffic. There is no introduction of domestic pets associated with the Project, which is a benefit since domestic pets are not compatible with adjoining livestock operations. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. Solar power generating facilities allow farmers to diversify their incomes which can supplement the agricultural operations on the remainder of their land. The low visual profile and quiet operations preserve the rural, open-space character of the area, while at the end of the Project’s life, the land may be returned to agricultural use.

Section 50-676. Generally

Schedule 1. Use Regulations	
District	Permitted Uses
A/RR: Agricultural/Rural Residential	Essential Public Utility Services

The proposed use, a Power Generating Facility, is not listed as a Permitted Use, Accessory Use, Prohibited Use, or Special Exception Use in the A/RR zoning district. Power Generating Facilities, such as the proposed Project, can be approved in the A/RR land use designation and zoning district with the submittal and approval of a Conditional Use Permit. The Applicant’s Conditional Use Permit Application Form is provided as *Section 6 – Conditional Use Permit Application Form* and all necessary documentation is provided within this application package.

The substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation component of the Project will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use. This approach was discussed with the Levy County Zoning Codes Specialist prior to submission of the Conditional Use Permit application. The substation component of the Project will have a footprint of less than one acre and is located adjacent to Duke Energy’s Chiefland substation.

Schedule 2. LOT, YARD AND HEIGHT REGULATIONS							
District	Min. Lot Size	Min. Lot Width (Feet)	Min. Lot Depth (Feet)	Minimum Yards (Feet)			Max. Height (Feet)
				Front	Side	Rear	
A/RR	10 ac.***	200	300	50	10	50	25

***Density bonuses are available for PUDs.

Note: If any properties are situated on U.S. 19, U.S. Alt. 27 or U.S. 129 a front line setback of 175 feet from highway centerline will be required for the purpose and intent of providing for future traffic needs, including the possibility of frontage roads.

The Project meets the minimum lot size, width, and depth requirements of the A/RR zoning district. In *Section 5 – Requested Conditions of Approval*, the Applicant commits to a minimum setback of fifty (50) feet from the Project boundaries and at least a one hundred (100) foot setback from a principal residential dwelling on a non-participating parcel adjacent to a Project boundary. This proposed condition exceeds the minimum setbacks for front, side, and rear yards that are required in the A/RR zoning district. The maximum height of 25 feet will be exceeded by components of the electrical substation, including poles, which are considered an Essential Public Utility Service. As stated in *Section 5 – Requested Conditions of Approval*, the substation and electrical transmission equipment shall not exceed one hundred (100) feet in height. The substation component of the Project is located adjacent to Duke Energy’s Chiefland substation and a transmission line right-of-way, both of which have structures that exceed 25 feet.

Schedule 2-1. LOT COVER REGULATIONS	
District	Lot Size Below (Percent) Over 10 Acres
A/RR	25

Note 2: These lot cover regulations apply only to impervious surface and created water surface area is not to be included as impervious in calculating lot cover.

The development of the Project will result in less than eight (8) acres of impervious surface associated with the inverters, transformers, substation, and internal roads. The panels allow for stormwater runoff and infiltration into the land beneath the panels and are not considered an impervious surface. Dependent on whether a maintenance & operations building or trailer is utilized for the Project, there is the possibility for a small structure to be constructed on site. If the construction of a structure is necessary, the lot coverage will remain below 25%.

Section 50-683. General Landscaping Regulations

(a) Unenclosed uses. Any unenclosed use, as may be required by this chapter to be landscaped or otherwise screened in order to be blocked from view by abutting properties, shall provide a fence, screen or landscaping sufficient to obscure such uses from view from abutting properties lying in R districts or from public rights-of-way.

(b) Maintenance. Any fencing or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives in this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this division.

For the purpose of security, a fence will be placed along the perimeter of the Project Site. Any existing vegetation along the Project Site boundary and rights-of-way will remain intact. A landscape buffer will be added in key locations on the perimeter of the Project as a way to mitigate any visual impacts. Examples of the proposed landscape buffer can be found in *Exhibit D – Detailed Site Plan*. The Applicant determined key locations to mitigate visual impacts through the evaluation of viewshed impacts for residences within close proximity to the Project, taking into account existing built or natural features that may partially to fully block view of the Project. The Applicant also engaged with property owners adjacent to the Project Site in an effort to address their visual impact concerns.

Section 50-686. Fences

Fences six feet or less in height are unrestricted. Fences over six feet in height shall be subject to review and approval or denial by the board of adjustment.

Perimeter fencing that complies with the National Electric Safety Code (NESC) shall be installed around the boundary of the Project Site. In order to comply with the NESC, the fencing will be one of the following options:

- 1) a 6 ft. chain link fence with barbed wire; or
- 2) a 7 ft. chain link fence.

Our request to install a fence that is compliant with the NESC is provided in *Section 5 – Requested Conditions of Approval*.

Section 50-691. Open Space

(a) Lot cover. Schedule 2 of this article provides that, within the various districts, a portion of every lot of record will, when developed, remain as open space, i.e., not covered with impervious surfaces or structures.

As noted in the Applicant's response to Land Development Code § 50-676 Schedule 2-1, the Project will comply with the lot cover regulation in the A/RR zoning district.

(b) Usable uplands and wetlands. Except for essential public utility services and electric generating facilities, one hundred percent of all wetlands shall be preserved in a natural state, except in circumstances where they must be crossed for access purposes. If wetlands are altered or destroyed by crossings, mitigation shall be required at the rate of 1.1 square feet of new wetlands per square foot destroyed. For each acre of preserved wetland, a minimum of one-tenth acre of contiguous upland will be dedicated to permanent open space. The development potential of the preserved uplands may be transferred to

other uplands under the same common ownership, with a commensurate reduction in the average lot size. Development in wetlands necessary for essential public utility services and electric generating facilities shall be subject to the uniform mitigation assessment method for wetlands (UMAM) established by the Florida Department of Environmental Protection.

A survey of the Project Site was conducted, and all wetlands and surface waters were mapped. Wetlands and “other surface waters” as defined by the FDEP were identified on site. The wetlands and surface waters do not meet the criteria to be considered WoUS and do not fall under the jurisdiction of the USACE. The proposed development will not impact any of the onsite wetlands or other surface waters.

(d) Trees. All open space areas shall contain a minimum of ten trees per acre.

(1) Trees shall be predominantly, i.e. over 50 percent, native trees.

(2) If the tree species to be planted are not draught tolerant, an irrigation system must be installed.

(3) Tree sizes and spacing or grouping shall be left to the discretion of the developer.

There will be no “open space” associated with the Project, per the definition of “open space” in Land Development Code § 50-1, which states that, “*Open space* means a yard area which is not used for or occupied by a driveway, off-street parking, loading space, drying yard or refuse storage space”. This is not applicable to the Project, as there will be no “yard” associated with the Project, per the definition of “yard” in Land Development Code § 50-1, which states that, “*Yard* means an open space which lies between the foundation of the principal building or group of buildings and nearest lot line, and is unoccupied and unobstructed from the ground upward except as permitted in this chapter”. The requirements associated with Land Development Code § 50-691 pertaining to open space and trees do not apply to the proposed Power Generating Facility as there is no yard or principal buildings associated with the Project. Pursuant to Land Development Code §50-192, the Applicant will replace any trees over 16” dbh that are removed as part of the development effort and any existing vegetation along the Project Site boundary and rights-of-way will remain intact. Landscape buffer will be added in key locations on the perimeter of the Project as a way to mitigate any visual impacts. Examples of the proposed vegetative screening can be found in *Exhibit D – Detailed Site Plan*.

Section 50-765. Essential Public Utility Services

As defined in Land Development Code § 50-1, an “*Essential public utility* means electric transmission and distribution lines, including electric utility poles, transmission towers and electric substations, telephone lines, telephone facilities, utility poles and street lighting, natural gas lines, public drainage facilities, well houses, and water or sewer facilities, and other similar equipment necessary for the furnishing of adequate utility services”. Based on this definition, the substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation components of the Project,

including poles, will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use.

The following provisions apply to essential public utility services:

(1) Where located within 200 feet of any residential district or any existing residence, a visual screen of ten feet high, or a vegetative evergreen buffer which will be at least ten feet in height at maturity, shall be provided on the side of any structure other than a utility pole.

The substation that is associated with the Project will not be located within 200 ft. of any residential district or any existing residence. This is illustrated in *Exhibit D – Detailed Site Plan*. The substation will be located adjacent to an existing substation and transmission line that belong to Duke Energy and are visible from Highway 129. Although not required, the Applicant is proposing a landscape buffer to screen the proposed substation.

(2) Where located within 100 feet of any highway right-of-way, screening as provided in subsection (1) of this section be provided along the front lot line.

The substation that is associated with the Project will not be located within 100 ft. of any highway right-of-way. This is illustrated in *Exhibit D – Detailed Site Plan*.

Section 50-775. Site Plans

Whenever a site plan is required to be submitted in accordance with any provision of this chapter, and the proposed development is not being submitted as planned unit development as provided in division 6 of this article, the following shall be the minimum requirements for such site plan:

(1) Project identification.

(a) Title of project or development.

(b) Name of engineer, architect and developer.

(c) North point, scale, date and legal description of proposed site.

(2) Existing conditions.

(a) Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.

(b) A one inch equals 200 feet aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

(3) Proposed development plans.

(a) Location and dimensions of proposed uses, setbacks, structure heights, streets, parking and loading areas, docks, surface water areas, fire hydrants, sanitary and storm sewers, culverts, water mains and other underground structures.

(b) Size of proposed lots or parcels.

(4) Tabulation of proposed development plans.

(a) Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets, parking and loading areas, recreation areas, retention areas and open and enclosed storage areas.

(b) Tabulations of total number of dwelling units by dwelling type within the project.

(c) Proposed development schedule and phasing.

(d) Square footage of floor area by type of structure.

The development director or the board of county commissioners, or other provisions of this Code, may require additional information to be included in any site plan submitted pursuant to this section.

A site plan meeting the requirements of Land Development Code § 50-775 is provided as *Exhibit D* of the Applicant's Conditional Use Permit application.

Section 50-841. Conditional Use Permit

(C) *General Requirements; Criteria.* In order to be approved by the board of county commissioners, an application for a conditional use permit must meet the following criteria:

(1) *Intensity of land.* The intensity of land use and density provided in the proposed use must be equal to or lower than that permitted within the zoning district, which shall include, but not be limited to, provision for equal or lower lot coverage and other indications of intensity of use, and equal or fewer residential units.

The Applicant has demonstrated that the intensity and density associated with the Project is equal or lower than that permitted within the zoning district in response to Land Development Code § 50-676. The Project is designed to meet all lot and requirements and will have less than 25% lot cover. There are no residential units associated with the Project.

(2) *Minimum standards.* All development standards of the proposed use must meet or exceed the minimum standards for the zoning district.

The Applicant has demonstrated that the Project meets or exceeds the minimum standards for the A/RR zoning district in the response to Land Development Code § 50-676. The Project is designed to meet all lot and yard requirement and will have less than 25% lot cover. As discussed in that response, the substation component of the Project is considered an Essential Public Utility Service, which is a Permitted Use within the A/RR zoning district. The substation component of the Project will comply with all applicable standards and guidelines associated with the Essential Public Utility Service Specific Use.

(3) *Adjacent land uses.* The proposed use must be compatible with all adjacent land uses.

The Project will be compatible with all adjacent land uses and will have little to no impact on nearby farming operations or residential properties. The Project is a low-impact and passive use of land that will not cause permanent soil degradation, as is typical with most other development that often converts agricultural land to residential use. The operation of the Project will produce no emissions and will not generate smoke, debris, dust, or traffic. The Project will meet all applicable noise limits during the day and does not generate noise at night. There is no introduction of domestic pets associated with the Project, which is a benefit since they are not compatible with any adjoining livestock operations. The Project is designed to avoid impacts to natural resources and mitigate the community impacts in the surrounding area. Solar power generating facilities allow farmers to diversify their incomes which can supplement the agricultural operations on the remainder of their land. The low visual profile, landscape buffers and quiet operations preserve the rural, open-space character of the area, while at the end of the Project's life, the land may be returned to agricultural use.

(4) *Comprehensive plan.* The proposed use must be compatible with the policies adopted as part of the comprehensive plan.

The Applicant has demonstrated that the Project is compatible with the Levy County Comprehensive Plan in Section Two (Comprehensive Plan Review) of this narrative.

(5) *Consistent with district.* The proposed use must be consistent with the intent of the zoning district.

The Applicant has demonstrated that the Project is consistent with the intent of the A/RR zoning district in the response to Land Development Code § 50-667.

(6) *Beneficial impact.* The proposed use will have a beneficial community impact.

The Project will benefit the community directly and indirectly. On a macro level, solar power generating facilities, such as the Project, provide clean, reliable, emission-free energy to Floridians. Once the solar power generating facility is built and operating, there are no 'fuel costs' associated with electricity generation as seen in other types of power generation. Because of no fuel costs and low operational expenses, solar power generating facilities, such as the Project, have the benefit of stabilizing energy rates in the region and are not prone to fluctuation with changing market conditions.

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Additionally, construction of the Project will require approximately 250 workers over the course of about 10 months. When possible, local labor will be used for the construction of the Project. This labor force is a combination of skilled and unskilled labor, allowing all people the potential to gain experience in a rapidly growing industry. Labor that is brought in from out of the immediate area will stay in local hotels, eat at local restaurants, and patronize local businesses.

Most directly, the Project will significantly increase tax revenue to Levy County. Important to note, that this tax revenue is provided to the County without any need for County services in return.

(7) Other requirements. The proposed use and the application meet all other requirements contained in this section.

The proposed Power Generating Facility and associated Conditional Use Permit application meet all other requirements contained in Land Development Code § 50-841. The Applicant has provided a Conditional Use Permit Application Form and all associated requirements as part of this application package.

C. Application and approval process.

(1) The applicant shall make application and pay a fee for the application at the county development department.

The Applicant has submitted the \$600.00 processing fee with this Conditional Use Permit application. The Levy County Zoning Codes Specialist requested that three (3) copies of the Conditional Use Permit application be sent for the completeness review and the additional twenty-one (21) copies be sent after the Conditional Use Permit application is deemed complete. Per the Levy County Zoning Codes Specialist's request, the Applicant has submitted 3 copies of the Conditional Use Permit application.

(2) Each application shall be accompanied by a detailed site plan, at a scale of one inch equals ten feet (or more subject to the zoning official's approval), showing the relationship of the proposed use to:

(a) The parcel on which it is to be located.

(b) Adjacent land uses.

(c) Ingress and egress.

The Applicant has provided a site plan as *Exhibit D* of this Conditional Use Permit application. The site plan meets the requirements of Land Development Code § 50-775 and the requirements of a Conditional Use Permit site plan. The Applicant coordinated with the Levy County Zoning Codes Specialist who confirmed that due to the magnitude of the Project, the site plan scale of 1" = 300', which provides a legible and accurate representation of the Project is acceptable.

(3) Each application shall be submitted by the first day of the month preceding the next regular monthly planning commission meeting.

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(4) After county staff review and preparation of a staff report, the planning commission shall review at its next meeting which such application may be reasonably heard. The planning commission shall provide its recommendation to the board of county commissioners regarding approval, denial, or approval with conditions, of the proposed use and the conditional use permit application.

(5) The board of county commissioners shall review the conditional use permit application at its next meeting at which such application may be reasonably heard. The board of county commissioners shall approve, deny, approve with conditions, or table the application for further information or other reasonable cause.

The Applicant acknowledges the process for Conditional Use Permit approval.

(6) If the conditional use permit application is approved, the development department shall issue a use-specific conditional use permit.

The Applicant requests that the County include as part of the Conditional Use Permit approval of the specific conditions and restrictions set forth in *Section 5 – Requested Conditions of Approval*.

(7) If denied, the application may not reapply for the same proposed use for a period of six months.

The Applicant acknowledges this restriction for reapplication.