

1 “cumulative” substantial improvements – which means requiring the accumulation of
2 costs of improvements and repairs of buildings, based on issued building permits, over a
3 5-year period, as this will, over time, bring more nonconforming buildings into compliance
4 and will reduce the likelihood that property owners will deliberately phase improvements
5 sequentially for the specific purpose of avoiding the basic 50% substantial improvement
6 rule;

7
8 **WHEREAS**, as required by Part II of Chapter 163, Florida Statutes and Section
9 50-55 of the Land Development Code, this proposed ordinance has been reviewed by the
10 County Planning Commission for consistency with the Comprehensive Plan and the
11 Planning Commission recommendation has been forwarded to the Board; and

12
13 **WHEREAS**, at least ten (10) days’ notice has been given once by publication in a
14 newspaper of general circulation notifying the public of this proposed ordinance and of a
15 public hearing in the Levy County Government Center in Bronson, Florida; and

16
17 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
18 of Levy County, Florida, that:

19
20 **SECTION 1.** Section 50-131 of the Levy County Code is amended as follows:

21
22 **Article IV. Building and Other Technical Codes and Standards**

23 **Sec. 50-131. - Adoption and administrative and technical amendments.**

24 (a) The provisions of the NFPA 70 National Electric Code (2008), as adopted by the
25 National Fire Prevention Association, and as the same may be amended or updated from
26 time to time, are hereby adopted by reference as if set out at length herein. It shall be
27 unlawful to violate any sections of such NFPA National Electric Code.

28
29 (b) The provisions of the NFPA 101 Life Safety Code (2011), as adopted by the National
30 Fire Prevention Association, and as the same may be amended or updated from time to
31 time, are hereby adopted by reference as if set out at length herein. It shall be unlawful
32 to violate any sections of such NFPA Life Safety Code.

33
34 (c) Pursuant to F.S. ch. 553, the provisions of the Florida Building Code, as adopted by
35 the Florida Building Commission, and as may be amended from time to time by such
36 Florida Building Commission, are adopted herein by reference as if set out at length
37 herein, and shall apply to the construction, erection, alteration, modification, repair, use
38 and occupancy, location, maintenance, removal and demolition of every public and
39 private building, structure or facility or floating residential structure, or any appurtenances
40 connected or attached to such buildings, structures or facilities in Levy County other than
41 those specifically exempted by F.S. § 553.73, or by the Florida Building Code. Such

Note: Additions shown underlined, deletions shown ~~stricken~~.

Note to Codifier: Please retain the double underline to reflect the local amendments to the Florida Building Code.

1 Florida Building Code shall be enforced in the county as provided in F.S. § 553.80, as the
2 same may be amended.

3
4 (d) The following are local technical amendments to the Florida Building Code relating
5 to flood resistance adopted pursuant to Section 553.73(5), Florida Statutes, in order to
6 implement the National Flood Insurance Program or incentives.

7
8 (1) Section 202 “Definitions” of the Florida Building Code, Building, is amended
9 as follows:

10
11 **SUBSTANTIAL IMPROVEMENT.** Any combination of repair, reconstruction,
12 rehabilitation, alteration, addition or other improvement of a building or structure
13 taking place during a 5-year period, the cumulative cost of which equals or
14 exceeds 50 percent of the market value of the structure before the improvement
15 or repair is started. The period of accumulation begins when the first
16 improvement or repair of each building or structure is permitted on or after
17 August 1, 2023. If the structure has sustained substantial damage, any repairs
18 are considered substantial improvement regardless of the actual repair work
19 performed. The term does not, however, include either:

- 20
21 1. Any project for improvement of a building required to correct existing
22 health, sanitary or safety code violations identified by the building official
23 and that is the minimum necessary to assure safe living conditions.
24 2. Any alteration of a historic structure provided that the alteration will not
25 preclude the structure’s continued designation as a historic structure.

26
27 (2) Section 202 “Definitions” of the Florida Building Code, Existing Building, is
28 amended as follows:

29
30 **SUBSTANTIAL IMPROVEMENT.** For the purpose of determining compliance
31 with the flood provisions of this code, any combination of repair, alteration,
32 addition, or improvement of a building or structure taking place during a 5-year
33 period, the cumulative cost of which equals or exceeds 50 percent of the market
34 value of the structure before the improvement or repair is started. The period of
35 accumulation begins when the first improvement or repair of each building or
36 structure is permitted on or after August 1, 2023. If the structure has sustained
37 substantial damage, any repairs are considered substantial improvement
38 regardless of the actual repair work performed. The term does not, however,
39 include either:

- 40
41 1. Any project for improvement of a building required to correct existing
42 health, sanitary or safety code violations identified by the code official and

Note: Additions shown underlined, deletions shown ~~stricken~~.

Note to Codifier: Please retain the double underline to reflect the local amendments to the Florida Building Code.

- 1 that is the minimum necessary to ensure safe living conditions; or
2 2. Any alteration of a historic structure provided that the alteration will not
3 preclude the structure’s continued designation as a historic structure.
4

5 **SECTION 2.** A portion of Section 50-228 of the Levy County Code is amended as
6 set forth below. Except as amended herein, the remainder of Section 50-228 remains in
7 full force and effect.
8

9 **Article VI. Flood Damage Prevention**

10 **Sec. 50-228. - Definitions.**

11 *Substantial improvement* means any combination of repair, reconstruction,
12 rehabilitation, alteration, addition or other improvement of a building or structure
13 taking place during a 5-year period, the cumulative cost of which equals or
14 exceeds 50 percent of the market value of the building or structure before the
15 ~~start of construction of the improvement or repair~~ improvement or repair is
16 started. The period of accumulation begins when the first improvement or repair
17 of each building or structure is permitted on or after August 1, 2023. ~~This term~~
18 ~~includes structures that have incurred substantial damage, regardless of the~~
19 ~~actual repair work performed.~~ If the structure has sustained substantial damage,
20 any repairs are considered substantial improvement regardless of the actual
21 repair work performed. The term does not, however, include either:
22

- 23 (1) Any project for improvement of a building or structure to correct existing
24 health, sanitary or safety code violations identified by the building official
25 and that ~~are~~ is the minimum necessary to assure safe living conditions; or
26 (2) Any alteration of a historic structure, provided that the alteration will not
27 preclude the structure’s continued designation as a historic structure.
28
29

30 **SECTION 3.** A portion of Section 50-246 of the Levy County Code is amended
31 as set forth below. Except as amended herein, the remainder of Section 50-246 remains
32 in full force and effect.
33

34 **Article VI. Flood Damage Prevention**

35 **Sec. 50-246. - Duties and powers of the floodplain administrator.**

36 (d) *Substantial improvement and substantial damage determinations.* For
37 applications for building permits to improve buildings and structures, including but not
38 limited to alterations, movement, enlargement, replacement, repair, change of
39 occupancy, additions, rehabilitations, renovations, ~~substantial improvements, repairs of~~

Note: Additions shown underlined, deletions shown ~~stricken~~.

Note to Codifier: Please retain the double underline to reflect the local amendments to the Florida Building Code.

1 ~~substantial damage~~, and any other improvement of or work on such buildings and
2 structures, the floodplain administrator, in coordination with the building official, shall:
3

- 4 (1) Estimate the market value, or require the applicant to obtain an appraisal of
5 the market value prepared by a qualified independent appraiser, of the
6 building or structure before the start of construction of the proposed work;
7 in the case of repair, the market value of the building or structure shall be
8 the market value before the damage occurred and before any repairs are
9 made;
- 10 (2) Require the applicant to provide the cost to perform the improvement, the
11 cost to repair a damaged building to its pre-damaged condition, or the
12 combined costs of improvements and repairs, if applicable, and compare
13 such costs to the market value of the building or structure;
- 14 (3) Determine and document whether the proposed work constitutes
15 substantial improvement or repair of substantial damage; this determination
16 requires evaluation of previous permits issued for improvements and
17 repairs as specified in the definition of *substantial improvement*; and
- 18 (4) Notify the applicant if it is determined that the work constitutes substantial
19 improvement or repair of substantial damage and that compliance with the
20 flood resistant construction requirements of the Florida Building Code and
21 this article is required.
22

23
24 **SECTION 4. Severability.** If any section, subsection, sentence, clause, phrase,
25 portion or provision of this ordinance is for any reason declared or held invalid or
26 unconstitutional by any court of competent jurisdiction, such section, subsection,
27 sentence, clause, phrase, portion or provision shall be deemed a separate, distinct and
28 independent provision, and the remainder of this ordinance shall be not affected by such
29 declaration or holding.
30

31 **SECTION 5. Repeal.** All ordinances or parts of ordinances and all resolutions or
32 parts of resolutions of Levy County that are in conflict with this ordinance are, to the extent
33 of the conflict, hereby repealed.
34

35 **SECTION 6. Inclusion in the Code.** The provisions of Sections 1 through 3 of
36 this ordinance shall become and be made a part of the Levy County Code, and the
37 sections of this ordinance may be renumbered or relettered and the word "ordinance" may
38 be changed to "section," "article," "regulation," or such other appropriate word or phrase
39 in order to accomplish the codification.
40

41 **SECTION 7. Directions to the County Coordinator.** The County Coordinator,
42 or designee, is directed to transmit a copy of this ordinance to the Florida Building

Note: Additions shown underlined, deletions shown ~~stricken~~.

Note to Codifier: Please retain the double underline to reflect the local amendments to the Florida Building Code.

1 Commission within 30 days after adoption as required by Section 553.73(5), Florida
2 Statutes.

3
4 **SECTION 8. Effective Date.** In accordance with Section 125.66, Florida Statutes,
5 the Clerk to the Board of County Commissioners is directed to file this ordinance with the
6 Florida Department of State within 10 days after adoption and upon such filing, this
7 ordinance shall become effective.

8
9 **ADOPTED** this 25th day of July, 2023.

10 **BOARD OF COUNTY COMMISSIONERS**
11 **OF LEVY COUNTY, FLORIDA**

12
13
14 _____
15 Matt Brooks, Chairman

16 **ATTEST:** Danny J. Shipp, Clerk of
17 the Circuit Court and Ex-Officio Clerk
18 to the Board of County Commissioners

19
20 _____
21 Danny J. Shipp

Approved as to form and legal sufficiency

22
23 _____
24 Nicolle M. Shalley, County Attorney

25
26
27
28

Note: Additions shown underlined, deletions shown ~~stricken~~.
Note to Codifier: Please retain the double underline to reflect the local amendments to the
Florida Building Code.

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following ordinance will be considered for recommendation by the Levy County Planning Commission, at a public hearing on **Monday, July 10, 2023 at 5:45p.m.**, or as soon thereafter as the same may be heard. The ordinance will then be considered for Enactment by the Board of Levy County Commissioners, at a public hearing on **Tuesday, July 25, 2023 at 9:00a.m.**, or as soon thereafter as the same may be heard. Both hearings will be held in the Auditorium of the Levy County Government Center, 310 School Street, Bronson, Florida 32621.

ORDINANCE NUMBER 2023-8

AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE RELATING TO FLOOD DAMAGE PREVENTION – CUMULATIVE SUBSTANTIAL IMPROVEMENTS; BY AMENDING SECTION 50-131 TO ADOPT LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; BY AMENDING SECTION 50-228 DEFINITIONS; AND BY AMENDING SECTION 50-246 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING DIRECTIONS TO THE COUNTY COORDINATOR; AND PROVIDING DIRECTIONS TO THE CLERK AND AN EFFECTIVE DATE.

A copy of the ordinance may be inspected by any member of the public at the Office of the Board of County Commissioners located at 310 School Street, Bronson, Florida, during regular business hours. All interested persons may appear and be heard at the public hearings. The meeting may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of this meeting shall be announced during the public hearing and no further notice regarding these matters will be published, unless said continuation exceeds six calendar weeks from the above referenced meeting. All persons are advised that, if they decide to appeal any decision made at a public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring reasonable accommodations to participate in a public meeting should contact the Board of County Commission Administration Office at 352-486-5218.

Pub: June 14, 2023

**Final Plat Application
Levy County, Florida**

Filing Date: _____
Amount of Fee: \$400

Petition Number: FP _____
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION:

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-534, petitioning for a Final Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.	
Owner's Name: <u>Kristine Kelley</u>	Surveyor Name: McMillen Surveying, Inc - _____
Address: <u>149 N Golf Harbor Path</u>	Stephen M. McMillen, PSM _____
City: <u>Inverness, FL</u> Zip Code: <u>34450</u>	Address: 444 NW Main Street _____
Phone: _____	Williston, FL 32696 _____
email: <u>thatfaithgirl@yahoo.com</u>	Phone: (352) 528-6277 _____
	Email: quotes@mcsurveying.com _____

II. Parcel Information		
1. Subdivision Name: <u>Kristine's Acres</u>	_____	
2. Date Preliminary Plat Approved: _____	_____	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04465-003-00</u>	<u>20-13-18</u>	<u>5.026</u>
B. <u>04465-005-00</u>	_____	<u>5.085</u>
C. _____	_____	_____
	Total Acreage:	<u>10.111</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). see attached
4. Proposed Use of Property: Residential

**Final Plat Application
Levy County, Florida**

5. Present Zoning /Land Use: A/R
6. Was a Zoning Change Requested? Yes No
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed? Yes No
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions? Yes No
[If yes, please attach copy]

III. To Be Supplied At The Time Of Submission:

Attach the items in the order below. The application will not be processed without these items. Any information or changes must be submitted, in writing to the Levy County Planning and Zoning Department, one week prior to the scheduled Levy County Planning Commission Public Meeting.

1. Final Plat Application 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office 3. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

NOTE: See checklist for appropriate number of copies for submittal

**Final Plat Application
Levy County, Florida**

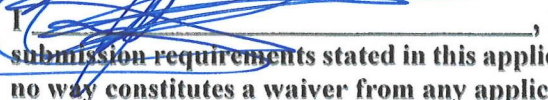
IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Final Plat must be accompanied by a fee of \$400.00 **plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application.** Please note, application fee may be subject to change.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. **Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**
- (d) The Final Plat applications are processed once a month. Applications received by the first (1st) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) of the month will not be scheduled for the following month.
- (e) Applications may be submitted as follows:
 - In Person: Levy County Planning and Zoning Department located at 320 Mongo Street, Bronson, Florida 32621
 - By Mail: Levy County Planning and Zoning, 320 Mongo Street, Bronson, FL 32621
- (f) This office will prepare the poster(s) and place them on the property involved in this request.
- (g) 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.

**Final Plat Application
Levy County, Florida**

(h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 537]**

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


I, _____, have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

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

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____ Time: _____

Board of County Commissioners Hearing Date: _____ Time: _____

Planning Commission Action: Approval Denial

Notes, Instructions and Comments:



McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

State of Florida
County of Levy

I, Kristine Kelley, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Kristine's Acres" on the following parcel lying in:

Section 20, Township 13 South, Range 18 East,
County: Levy
State: Florida
Parcel ID# _____, City: Williston

04465-003-00

04465-005-00

Signature [Handwritten Signature]
Printed KRISTINE KELLEY

Date: 11.2.22

Signature _____
Printed _____ Date: _____

Notary Public, State of Florida
At Large

[Handwritten Signature]
My Commission Expires: 11-08-24





Summary

Parcel ID	0446500300
Location Address	
Neighborhood	05.00 (5)
Legal Description*	20-13-18 0004.69 ACRES NORTH 296 FT OF WEST 740 FT OF SW1/4 OF NW1/4 -LESS WEST 50 FT C-316 RD R/W OR BOOK 1522 PAGE 147 *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	20-13-18
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	15.7218
Acreage	4.690
Homestead	N
Ag Classification	No

[View Map](#)

Owner

Owner Name	Rooney Brendan J 100%
	Rooney Nicholette 100%
Mailing Address	4615 SE 57TH LN OCALA, FL 34480

Valuation

	2022 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$55,717
Ag Land Value	\$55,717
Just (Market) Value	\$55,717
Assessed Value	\$40,860
Exempt Value	\$0
Taxable Value	\$40,860
Cap Differential	\$14,857
Previous Year Value	\$37,145

Exemptions

Homestead <input type="checkbox"/>	2nd Homestead <input type="checkbox"/>	Widow/er <input type="checkbox"/>	Disability <input type="checkbox"/>	Seniors <input type="checkbox"/>	Veterans <input type="checkbox"/>	Other <input type="checkbox"/>
------------------------------------	--	-----------------------------------	-------------------------------------	----------------------------------	-----------------------------------	--------------------------------

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	4.69	AC	\$55,717

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
1/13/2020	\$50,000.00	WM	1522 147	U	V	KATJE WENDY -ET AL-	ROONEY BRENDAN J
12/31/2019	\$0.00	FJ	1520 58	U	V	WYNNE EILEEN KAY -ESTATE-	ESTATE OF CLARENCE NORMAN ENGLR JR
12/3/2019	\$0.00	FJ	1516 688	U	V	ENGL CLARENCE NORMAN JR -ESTATE-	KATJE WENDY C
2/15/1994	\$0.00	QD	517 618	Q	V	WYNNE WILLIAM L	WYNNE EILEEN KAY
7/18/1991	\$10,000.00	WD	436 180	Q	V	STOEL FREDERICK RAY	WYNNE EILEEN KAY & WILLIAM L
12/29/1990	\$0.00	DC	417 286	Q	V	STOEL EDITH E	STOEL CHARLES L
12/18/1990	\$0.00	WD	417 293	Q	V	STOEL CHARLES L & SARAH ELIZABETH	STOEL FREDERICK RAY
10/20/1989	\$0.00	QD	372 171	Q	V	STOEL EDITH E	STOEL CHARLES L
9/20/1989	\$0.00	WD	369 666	Q	V	STOEL ANDREW & EDITH E	STOEL EDITH E
9/4/1974	\$0.00	WD	66 105	Q	V	KENNEN WILLIAM R & DORIS V	STOEL ANDREW & EDITH E



Summary

Parcel ID 0446500500
Location Address
Neighborhood 05.00 (5)
Legal Description* 20-13-18 0005.08 ACRES NORTH 376 FT OF SW1/4 OF NW1/4 LESS WEST 740 FT OR BOOK 1522 PAGE 147
**The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*
Property Use Code VACANT (0000)
Subdivision N/A
Sec/Twp/Rng 20-13-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 5.080
Homestead N
Ag Classification No

[View Map](#)

Owner

Owner Name [Rooney Brendan J](#) 100%
[Rooney Nicholette](#) 100%
Mailing Address 4615 SE 57TH LN
 Ocala, FL 34480

Valuation

	2022 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$56,578
Ag Land Value	\$56,578
Just (Market) Value	\$56,578
Assessed Value	\$41,491
Exempt Value	\$0
Taxable Value	\$41,491
Cap Differential	\$15,087
Previous Year Value	\$37,719

Exemptions

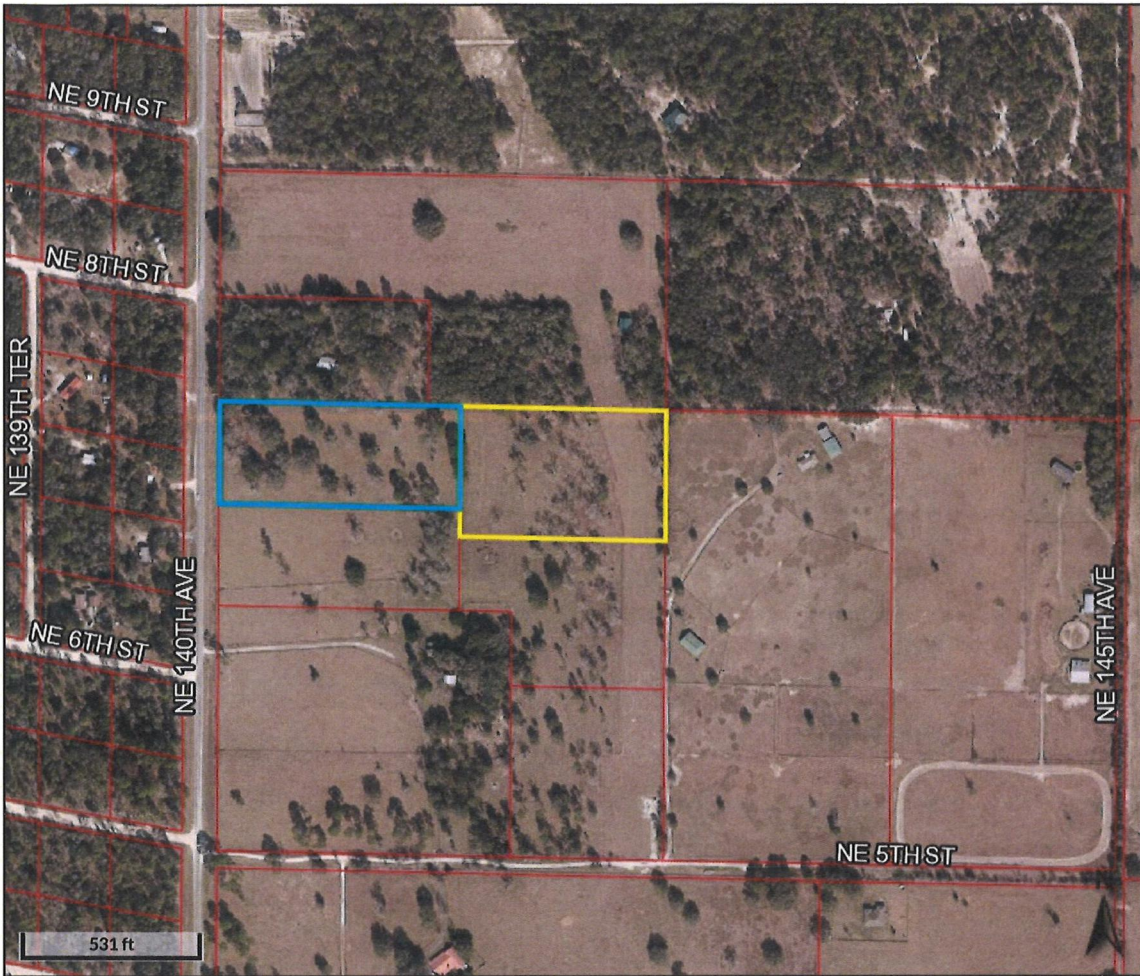
Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	5.08	AC	\$56,578

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
1/13/2020	\$50,000.00	WM	1522 147	U	V	KATJE WENDY C -ET AL-	ROONEY BRENDAN J
12/31/2019	\$0.00	FJ	1520 58	U	V	WYNNE EILEEN KAY -ESTATE-	ESTATE OF CLARENCE NORMAN ENGLR JR
12/3/2019	\$0.00	FJ	1516 688	U	V	ENGL CLARENCE NORMAN JR -ESTATE-	KATJE WENDY C
12/29/1990	\$0.00	DC	417 286	Q	V	STOEL EDITH E	STOEL CHARLES L
12/18/1990	\$0.00	WD	417 299	Q	V	STOEL CHARLES L & SARAH ELIZABETH	WYNN EILEEN KAY
10/20/1989	\$0.00	QD	372 171	Q	V	STOEL EDITH E	STOEL CHARLES L
9/20/1989	\$0.00	WD	369 666	Q	V	STOEL ANDREW & EDITH E	STOEL EDITH E
9/4/1974	\$0.00	WD	66 105	Q	V	KENNEN WILLIAM R & DORIS V	STOEL ANDREW & EDITH E



Overview



Legend

- Parcels
- Parcel Lines**
- <all other values>
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- Roads**
- City Labels**

Parcel ID	0446500300	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	0000 - VAC LAND	Address		Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Mailing Address	ROONEY BRENDAN	Market Land Value	\$55,717	1/13/2020	\$50000	05	U
	MG		J	Ag Land Value	\$55,717	7/18/1991	\$10000	n/a	Q
Acres	4.69		4615 SE 57TH LN	Just Value	\$55,717				
			OCALA FL 34480	Assessed Value	\$40,860				
				Taxable Value	\$40,860				

Date created: 6/2/2022
 Last Data Uploaded: 6/1/2022 7:24:40 PM

Developed by **Schneider**
 GEOSPATIAL

Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



March 28, 2023

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-29049

PROPOSED SUBDIVISION NAME:

“KRISTINE’S ACRES”

LEGAL SHOWN ON PROPOSED PLAT:

The North 296.00 feet of the West 740.0 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS and EXCEPT the right of way for C-316 over the West 50 feet thereof and subject to a 15 foot easement along the South side thereof.

AND

The North 376.00 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS the West 740.00 feet thereof and subject to a 30 foot easement over the West 30 feet of the South 95.00 feet thereof.

PERIOD OF SEARCH: 20 years last past, ending 03/26/2023

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

RECORD FEE SIMPLE TITLE HOLDER

KRISTINE KELLEY, by virtue of the following document:

Warranty Deed from Brendan J. Rooney and Nicholette Rooney, husband and wife, dated 09/12/2022, filed 12/06/2022 and recorded in O.R. Book 1667, Page 705 (#711219), Public Records of Levy County, Florida.



Main Office
50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

1. **Grant of Easement** to Sabal Trail Transmission, LLC, as attached to Stipulated Final Judgment of Condemnation dated 04/08/2019, filed 05/24/2019 and recorded in O.R. Book 1494, Page 936 (#652639), Public Records of Levy County, Florida.

REAL ESTATE TAX INFORMATION:

2022 Taxes

Assessed to: Brendan J. & Nicholette Rooney
Tax ID#: 0446500300 & 0446500500

DELINQUENT TAXES YES ___ NO X

(If “Yes”, state the year and tax certificate number(s))

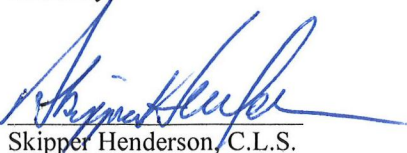
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,



Skipper Henderson, C.L.S.

Vice President

SH/dkr
enclosures

INSTR # 652639, OR BK: 1494 PG: 936, Recorded 5/24/2019 1:43 PM

Rec: \$78.00 Danny J. Shipp, Clerk of the Circuit Court Levy FL Deputy Clerk UWILLIAMS

MARIKIS HARRIS BAUERLE ZIEGLER LOPEZ
1201 EAST ROBINSON ST
ORLANDO, FL 32801

✓R

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF FLORIDA
GAINESVILLE DIVISION**

**SABAL TRAIL TRANSMISSION,
LLC,**

Plaintiff,

vs.

**+/- 0.981 ACRES OF LAND IN LEVY
COUNTY FLORIDA, UNKNOWN
HEIRS, DEVISEES AND
SUCCESSORS OF EILEEN KAY
WYNNE, DECEASED AND
UNKNOWN OWNERS, IF ANY**

**Case No.: 1:16-cv-00097-MW-
GRJ Tract No(s): FL-LE-075.400**

Defendants.

_____ /

STIPULATED FINAL JUDGMENT OF CONDEMNATION

THIS CAUSE is before the Court, without hearing, on the parties' Joint Motion for Stipulated Final Judgment of Condemnation (Doc. 125). Pursuant to the Natural Gas Act, 15 U.S.C. §§ 717-717z, Sabal Trail Transmission, LLC ("Sabal Trail") filed the above-styled action to condemn easement interests (the "Easements"). (Doc. 1)

The Court previously entered a preliminary injunction granting Sabal Trail the ability to access and construct within the Easements (Doc. 33). In Natural Gas Act cases, such as this one, title does not pass until compensation is ascertained

(whether by agreement or verdict) and paid. *See Steckman Ridge, GP, LLC v. 11.078 Acres, 2008 WL 4346405, *10* (W.D. Penn. Sept. 19, 2008) (citing *Danforth v. United States, 308 U.S. 271, 284-85* (1939)). Having agreed upon compensation due in exchange for the Easements, the parties, through joint motion, request that the Court enter this Stipulated Final Judgment of Condemnation granting title to the Easements.

Accordingly, it is **ORDERED AND ADJUDGED** as follows:

1. The parties' Joint Motion for Entry of Stipulated Final Judgment of Condemnation (Doc. 125) is **GRANTED**.
2. Payment to Defendant shall be made within ten (10) business days after the date of this Order to The Brigham Property Rights Law Firm, PLLC Trust Account in the amount agreed to by the parties.
3. Upon payment of the agreed amount to The Brigham Property Rights Law Firm, PLLC Trust Account, title to the Easements pursuant to the Grant of Easement attached hereto as Exhibit A shall vest in and transfer to Sabal Trail.
4. Within two (2) business days after receipt of such payment into The Brigham Property Rights Law Firm, PLLC Trust Account, Defendant shall evidence payment by filing a Notice of Receipt of Payment with the Court.

- 5. All claims and defenses for attorney's fees and costs (including expert costs) are preserved.
- 6. The Court reserves jurisdiction to determine entitlement to and amount of attorney's fees and costs (including expert costs), as well as to enforce the terms of the parties' settlement agreement and this judgment.

SO ORDERED on April 8, 2019.

Unofficial Copy

s/ MARK E. WALKER
Chief United States District Judge

Copies furnished to:

Counsel of Record

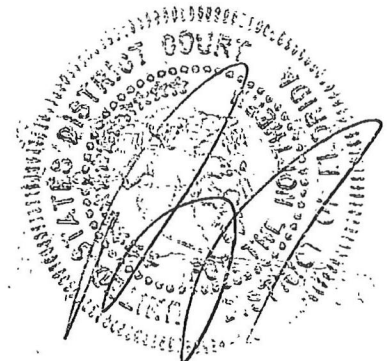


EXHIBIT A**GRANT OF EASEMENT**

STATE OF FLORIDA
COUNTY OF LEVY

TRACT NO. FL-LE-075.400

KNOWN ALL BY THESE PRESENTS: that **ROBERT B. ANGLE, JR., ATTORNEY as Successor Executor of the ESTATE OF EILEEN KAY WYNNE**, whose address for purpose of this grant is c/o Charles L. Stoel, P.O. Box 177, Williston, Florida 32696 (hereinafter called "Grantor", whether one or more), for and in consideration of valuable consideration paid by **SABAL TRAIL TRANSMISSION, LLC, a Delaware limited liability company**, whose address is 5400 Westheimer Court, Houston, Texas 77056 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, bargain, sell and convey unto Grantee, its successors and assigns, a permanent easement ("Permanent Easement") solely for the purpose of constructing, laying, maintaining, operating, inspecting, repairing, replacing, removing, reconstructing and abandoning not more than one (1) underground pipeline and any and all necessary or useful below ground appurtenances thereto, including but not limited to fittings, pipeline data acquisition and telecommunication equipment, electric service for same, together with above ground pipeline markers, cathodic protection devices and AC mitigation devices ("Pipeline Facilities"), all of which shall be and remain the property of Grantee, solely and exclusively for the transportation of natural gas through the pipeline to be located on a portion of the following described land:

Being the land described in that certain Warranty Deed executed by Charles L. Stoel, joined by his wife, Sarah Elizabeth Stoel, in favor of Eileen Kay Wynne, dated December 18, 1990, and recorded December 31, 1990, in Official Records Book 417, Page 299, Public Records of Levy County, Florida ("Grantor's Land").

The Permanent Easement herein granted shall be a total width of fifty feet (50') as described on Exhibit A attached hereto and made a part hereof and generally shown on the Exhibit A drawing. The installation and construction methods used to install the pipeline shall be consistent with Grantee's federal and state approvals.

BK: 1494 PG: 940

The Pipeline Facilities shall only be used for the purpose of transporting natural gas. The Pipeline Facilities shall be designed, constructed and operated in accordance with U.S. Department of Transportation requirements for interstate natural gas pipelines. Except for pipeline markers, AC mitigation devices and cathodic protection devices, Grantee shall cause no other above ground appurtenances or improvements to be constructed on the Permanent Easement in connection with the Pipeline Facilities without the prior express written consent of Grantor, which shall not be unreasonably withheld.

To facilitate the construction of the Pipeline Facilities, Grantee has used the temporary workspaces shown on the attached Exhibit A drawing and identified as "Temporary Workspace" and "Additional Temporary Workspace" (collectively, the "Temporary Workspace"). As of the date hereof, Grantee's right of possession and use of the Temporary Workspace for construction purposes is terminated. However, Grantee will still be permitted access to the Temporary Workspace to monitor and maintain the restoration of the Temporary Workspace in accordance with Grantee's federal and state authorizations for the pipeline installation. Grantee shall not construct any permanent improvements within the Temporary Workspace.

Grantor and Grantee agree that the above-mentioned consideration included payment for all damages for the construction of the Pipeline Facilities, including any severance damages to Grantor's Land.

The pipeline shall not exceed thirty-six inches (36") in diameter and shall be buried to a minimum depth of thirty-six inches (36") from the top of the pipeline to the existing surface of the ground. Neither party shall diminish or reduce the soil cover over said pipeline without the prior written consent of the other party.

Grantee has restored the contours of the surface of the Permanent Easement and the Temporary Workspace to their prior condition, as near as reasonably practicable.

The Permanent Easement includes a right of access including ingress and egress over, upon and across the Permanent Easement, but does not include any rights to ingress and egress over any other portion of Grantor's Land. The right of access is limited solely for the purpose of operating and maintaining the Pipeline Facilities and for vegetative restoration and is not to be construed as a general grant of access easement.

Grantor reserves the right to the full use and enjoyment of and may continue to use the Permanent Easement for all lawful purposes that do not interfere with the rights conveyed to Grantee herein; provided that Grantor shall not create or maintain any lake, pond, berm, reservoir or water impoundment, cultivate any trees, engage in excavation or construct or permit to be constructed any building, structure or other improvement or obstruction on, over, under, above, across, within or through the Permanent Easement, without the express written consent of Grantee.

Grantor shall be permitted to cross the Permanent Easement for purposes of constructing ingress and egress and standard utility crossings, provided that Grantor and Grantee shall first mutually agree upon the design, location and construction methods for such crossings in accordance with the terms and conditions of that certain Agreement Regarding Grant of Easement by and between Grantor and Grantee (the "Agreement"). Grantee's consent to such crossings shall not be unreasonably withheld.

This Grant of Easement shall include, and Grantee shall have, all other rights and benefits necessary or convenient for the full enjoyment of the use of the rights herein granted, including but not limited to: the rights to remove, clear and to keep clear, at any time in Grantee's sole and absolute discretion and with no additional compensation to Grantor, all buildings, walls or similar structures, above or below ground swimming pool, decks, pipelines and conduits, septic systems, leach fields, wells, rocks, trees, brush, limbs and any other structures or obstructions in or on the Permanent Easement which might interfere with the use of the Permanent Easement or the free and full right of ingress and egress; and to do any other lawful activities which are incidental to or helpful for the intended uses of the Permanent Easement set forth above.

Grantor shall not change the grade of, excavate, fill or flood the Permanent Easement, or interfere with the Grantee's vegetative maintenance activities to the extent deemed necessary by Grantee.

The failure of Grantee to exercise any rights herein conveyed in any single instance shall not be considered a waiver of such rights and shall not bar Grantee from exercising any such rights in the future, or if necessary, seeking an appropriate remedy in conjunction with such rights. In the event that the use of Grantee's natural gas pipeline shall not be maintained for the purposes herein granted for a period of three (3) consecutive calendar years, then upon receipt of a non-appealable abandonment order from the Federal Energy Regulatory Commission ("FERC"), Grantee shall have no further rights with respect to the pipeline in the

Permanent Easement herein acquired except the right to abandon the pipeline in place or the right and privilege to remove the pipeline. If Grantee removes the pipeline, Grantee shall restore the surface of the Permanent Easement to as near as reasonably practicable to its condition prior to such removal in accordance with the FERC abandonment order. Grantee shall, within six (6) months after the abandonment in place or removal of the pipeline, record in the Public Records of the county in which the Permanent Easement is located a release of the right, title and interest of Grantee in and to the Permanent Easement.

The rights, title and privileges herein granted may, in whole or in part, be sold, leased, assigned, pledged, and mortgaged, and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives. Grantee shall record any assignment of its rights hereunder in the Public Records of the county in which the Permanent Easement is located.

The parties agree that this Grant of Easement and the Agreement represent the entire agreement between the parties.

Building Permit

Permit Number: 20221209

District Code: SW

Levy County

310 School St.

Bronson, FL 32621

(352) 486-5198



Parcel #: 0983700600
Job Location: 1271 NE 123 TER
City, State, Zip: WILLISTON, FL 32696
Construction Area (Sq.Ft): 1330
Flood Zone: X
Minimum Finished Floor Elevation:
Bottom of Lowest Horz Member:

Permit Type: NC RESIDENCE SFR
Mobile Home Year:
Permit Status: Open
Date Issued: 06/21/2022
Expiration Date: 12/18/2022
Total Valuation: \$206510
Septic Permit #: 38SL2547509
Total Permit Fees: \$6,158.51
Total Acres: 1.00

Job Description: N/C RESIDENCE

Applicant Name: STEVE SMITH CONSTRUCTION
Phone:
Email:

Owner: TODD CHRISTIAN H
Address: 21721 NE HWY 27
City, State, Zip: WILLISTON, FL 32696
Phone:
Email:

Contractors:

Name: STEVE SMITH CONSTRUCTION INC **Address:**
Email: **License #:** CBC1256817

Phone: 352 538 3141
Exp. Date: 08/31/2022

NOTES:

Building Dept Created By: Wendy Feagle

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management district, state agencies, or federal agencies.

The issuance of this permit does not release the application from the conditions of any applicable subdivision restrictions.

Warning to Owner: Your failure to record a notice of commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.

Work requiring a permit shall not commence until the permit holder or his agent post the permit card in a conspicuous place on the premises. The permit and building plans shall be protected from the weather and located in such a position as to permit the building official or representative to conveniently make required entries thereon. This permit card and building plans shall be maintained in such position by the permit holder until the Certificate of Occupancy or Completion is issued by the Building Official.

Work shall not proceed until the inspector has approved the various stages of construction. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work is authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Inspections indicated on this card can be arranged by telephone.

JOB CARD

Levy County
310 School St.
Bronson, FL 32621
(352) 486-5198
Permit Number: 20221209



THIS CERTIFIES THAT THIS
BUILDING PERMIT

WITH PERMIT # 20221209 HAS BEEN ISSUED TO
THE OWNER TODD CHRISTIAN H AT
SITE ADDRESS 1271 NE 123 TER

In compliance with the requirements of the
Ordinances of **THE COUNTY OF LEVY** for

PROJECT N/C RESIDENCE

DATED 07/22/2022 Wendy Feagle
Services Director/Building Inspector

This placard is placed in a conspicuous place on the premises.

Prepared by and return to:

Terri Wooten

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-19-388

\$50,000

Parcel Identification No 04465-003-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of January, 2020 between Wendy C. Katje, a married woman, Clarence Stewart, a married man, and Corinne Tatman, a married woman, all conveying non-marital homestead property, whose post office address is 373 Washington Street, Otsego, MI 49078, grantor, to Brendan J. Rooney and Nicholette Rooney, husband and wife, whose post office address is 4615 Southeast 57th Lane, Ocala, FL 34480, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

The North 296.00 feet of the West 740.0 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS and EXCEPT the right of way for C-316 over the West 50 feet thereof and subject to a 15 foot easement along the South side thereof.

AND

The North 376.00 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS the West 740.00 feet thereof and subject to a 30 foot easement over the West 30 feet of the South 95.00 feet thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

✓ R FIRST AMERICAN TITLE
3563 PHILIPS HWY STE 504 BLDG E
JACKSONVILLE, FL 32207

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sign: [Signature]

Witness print name: David A. Tatman

Sign: [Signature]

Witness print name: Amanda Rife

[Signature]
Wendy C. Katje

[Signature]
Clarence Stewart

[Signature]
Corinne Tatman

STATE OF Michigan
COUNTY OF Allegan

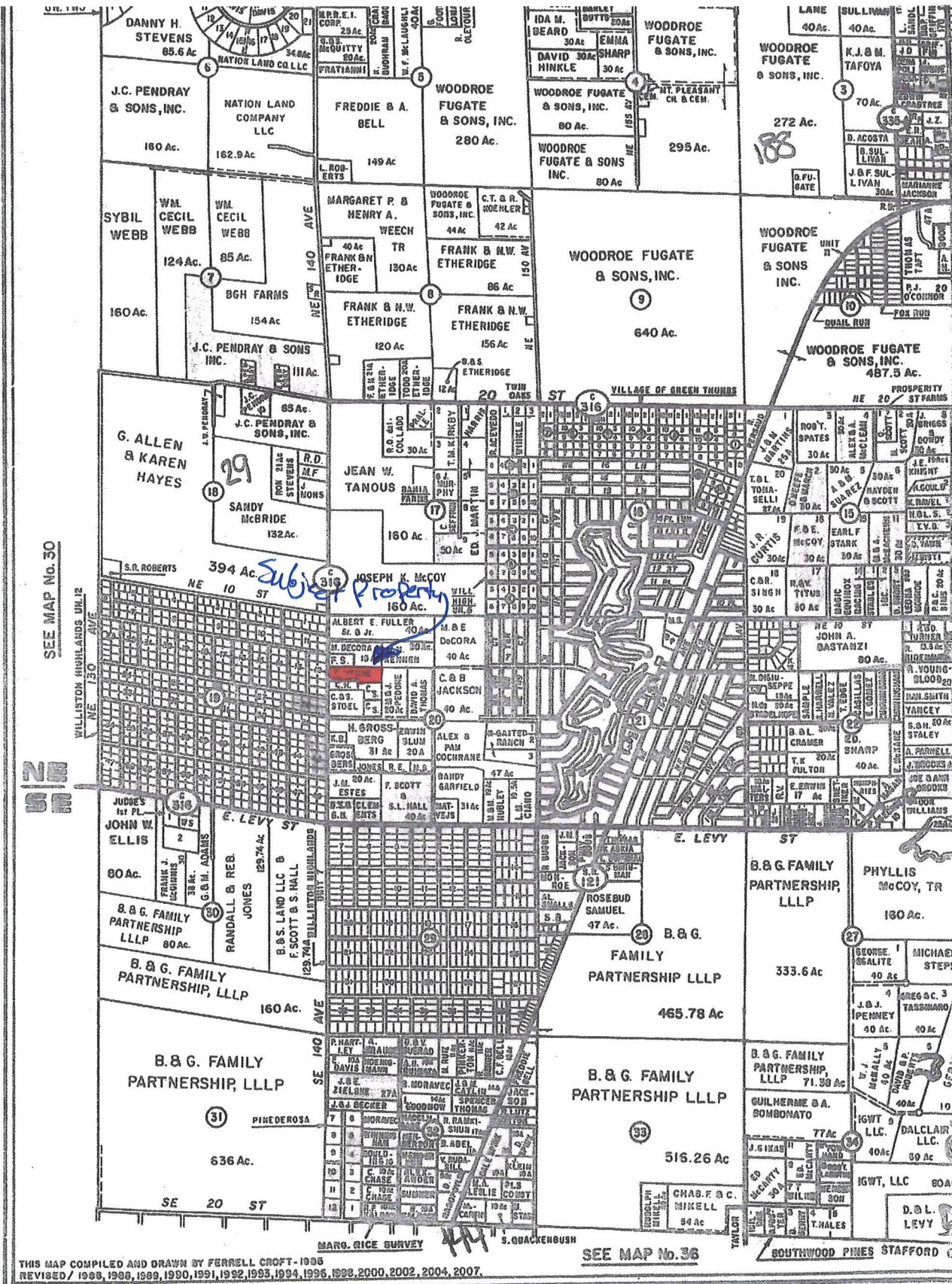
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of January, 2020, by Wendy C. Katje, Clarence Stewart, and Corinne Tatman.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Michigan Driver License

KEITH DUNHAM
NOTARY PUBLIC - MICHIGAN
Allegan County
My Commission Expires May 15, 2024

Unofficial Copy



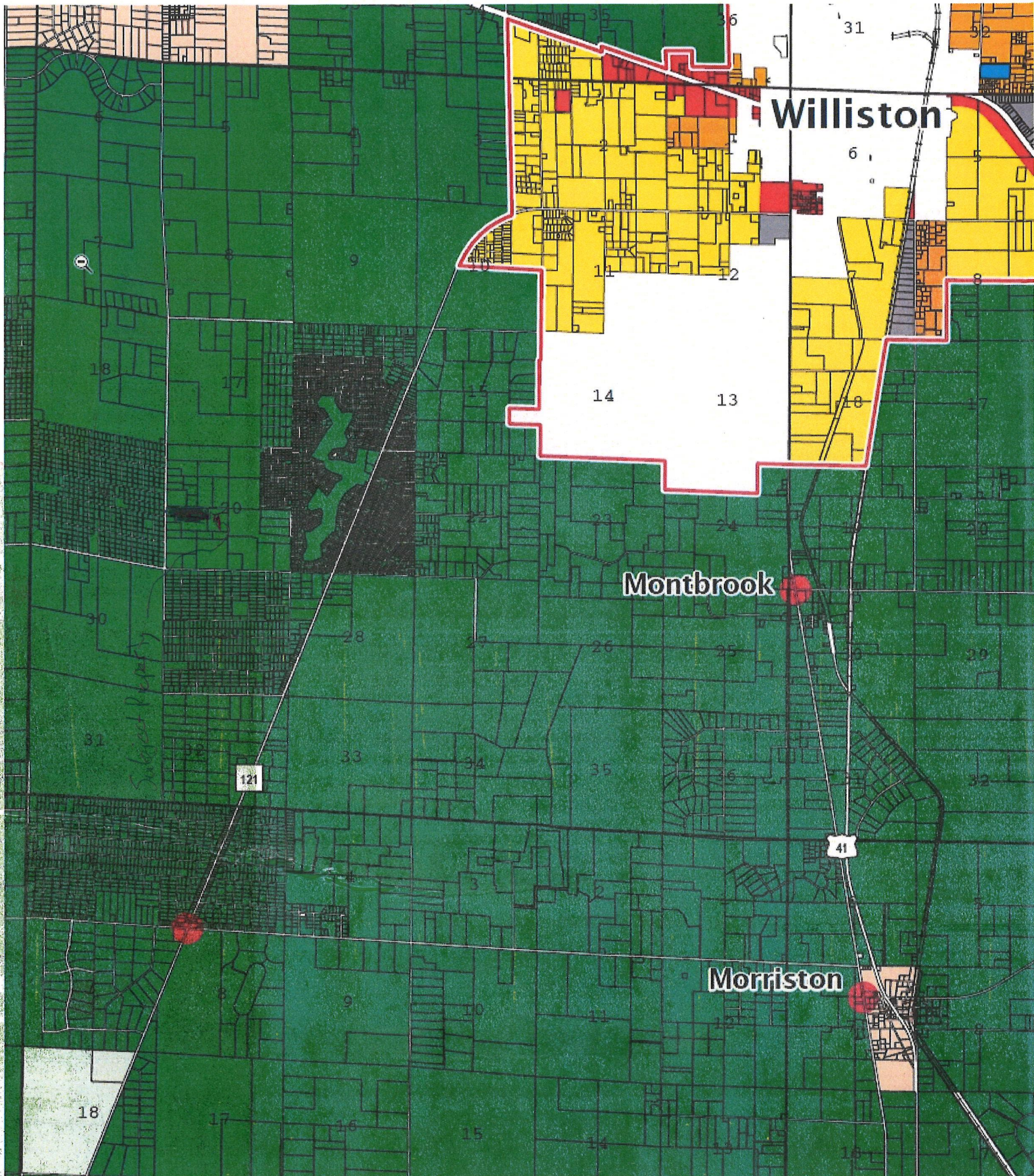
SEE MAP No. 30

102 100

THIS MAP COMPILED AND DRAWN BY FERRELL CROFT - 1995
 REVISED / 1986, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 2000, 2002, 2004, 2007.























SEE MAP No. 36

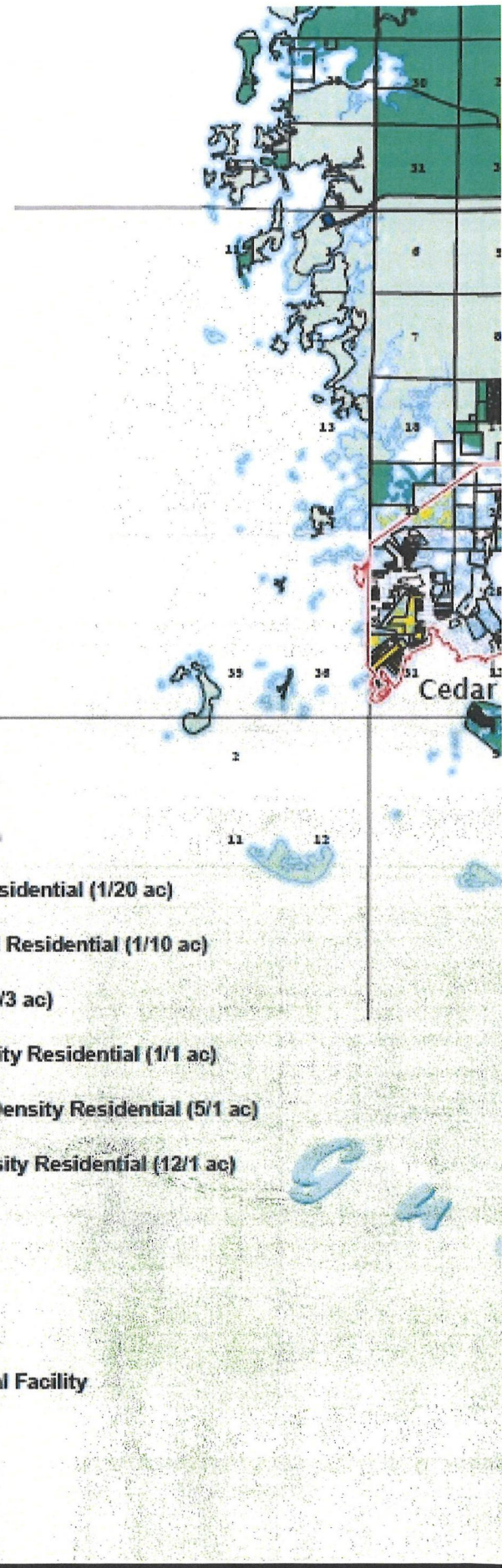
SOUTHWOOD PINES STAFFORD



Levy County

LEGEND

-  County Road
-  State Road
-  US Highway
-  Municipal Service District
-  Parcel Lines (all)
-  Railroad
-  Spring Protection Zone
-  Rural Commercial Node
-  NR: Natural Reservation
-  F/RR: Forestry/Rural Residential (1/20 ac)
-  A/RR: Agricultural/Rural Residential (1/10 ac)
-  RR: Rural Residential (1/3 ac)
-  ULDR: Urban Low Density Residential (1/1 ac)
-  UMDR: Urban Medium Density Residential (5/1 ac)
-  UHDR: Urban High Density Residential (12/1 ac)
-  C: Commercial
-  I: Industrial
-  CON: Conservation
-  PF: Public & Institutional Facility
-  REC: Recreation
-  Municipal
-  HR: Historic Resources



M

Kristine's Acres

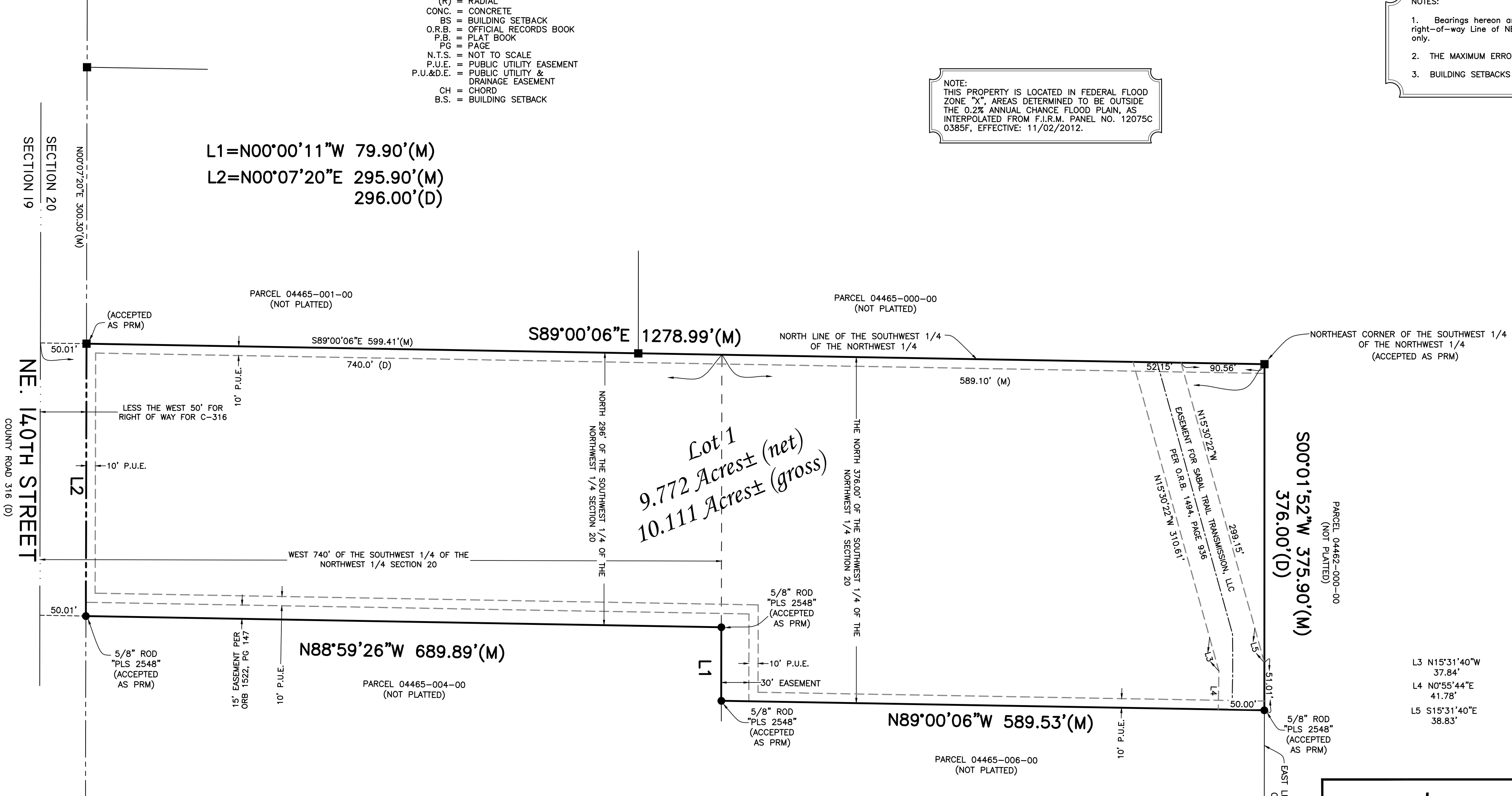
Lying in the Northwest 1/4 of
Section 20, Township 13 South,
Range 18 East, Levy County, Florida.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - (ACCEPTED AS PRM)
 - (WITH DESCRIPTION)
 - (ACCEPTED AS PRM)
 - = 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
 - = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
 - △ = NAIL & DISK SET FROM PCP
 - ◆ = "MCMILLEN P.S.M. 5469"
 - ◆ = UTILITY POLE
 - (P) = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - P.C.P. = PERMANENT CONTROL POINT
 - A.K.A. = ALSO KNOWN AS
 - f.k.o. = FORMERLY KNOWN AS
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - (R) = RADIAL
 - CONC. = CONCRETE
 - BS = BUILDING SETBACK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG = PAGE
 - N.T.S. = NOT TO SCALE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - CH = CHORD
 - B.S. = BUILDING SETBACK

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0385F, EFFECTIVE: 11/02/2012.

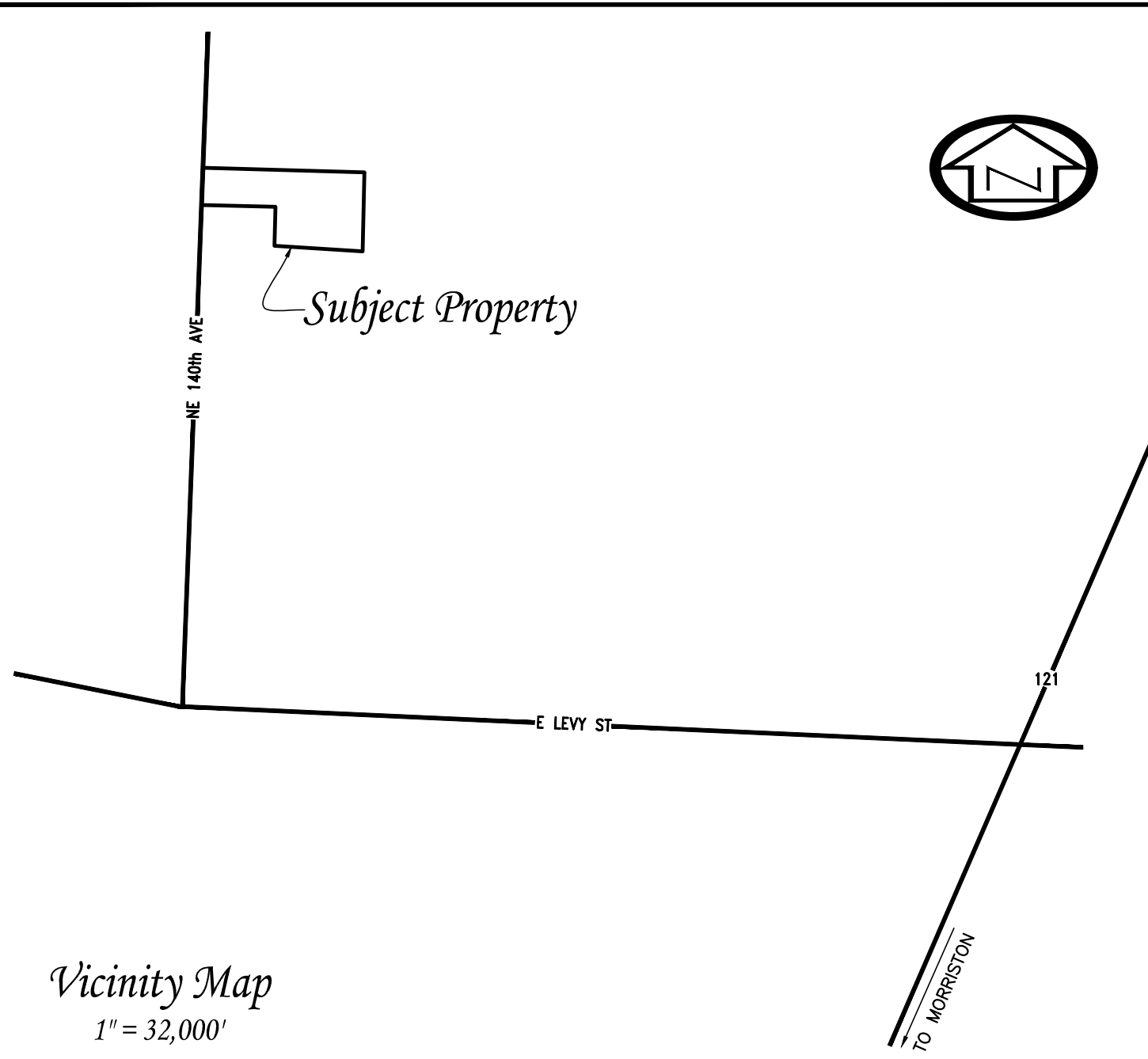
NOTES:

- Bearings hereon are based on an assumed value of N00°07'20"E, for East right-of-way Line of NE. 140th Street, said bearing is for computational purposes only.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
- BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

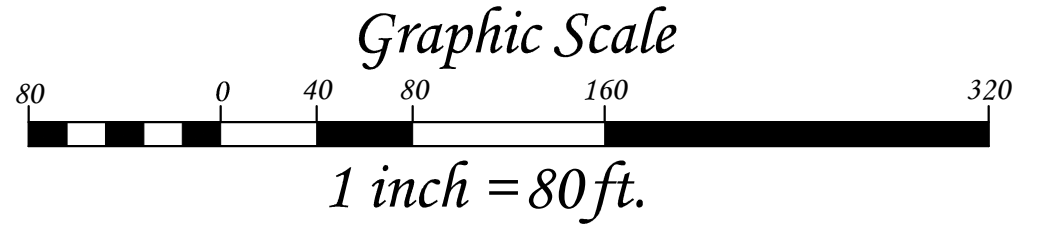
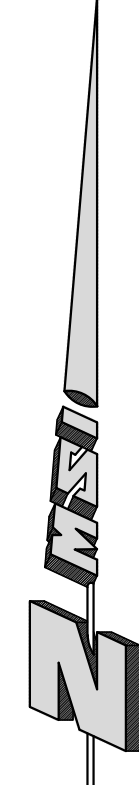


Description: (ORB 1522, PG 147)
The North 296.00 feet of the West 740.0 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS and EXCEPT the right of way for C-316 over the West 50 feet thereof and subject to a 15 foot easement along the South side thereof.

And
The North 376.00 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

Less the West 740.00 feet thereof and subject to a 30 foot easement over the West 30 feet of the South 95.00 feet thereof.



Final Plat Approved for P&Z/BOCC Meetings 5/4/2023 SMM
Final Plat Created 3/25/2023 SJCM
Preliminary Plat Approved 3/21/2023 SMM
Preliminary Plat Revised Per Comments 1/5/2023 SJCM
Preliminary Plat Created 10/7/2022 SJCM

S

Owner's Certification and Dedication:
I, Kristine Kelley, hereby certify that I am the owner of the lands comprised within "Kristine's Acres" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Kristine Kelley _____ witness
149 N Golf Harbor Path
Inverness, FL 34450
_____ witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Kristine Kelley, who is duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that they executed said instrument for the use and purpose herein expressed, and did take an oath.
Witness my hand and official seal this ____ day of _____, 2023.

Commission Number: _____
Printed: _____
Signature: _____
County of: _____ State of: _____ My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Kristine's Acres" is a true and correct representation of the heron described property according to a survey made under my responsible direction and supervision dated 9/14/2022, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMillen, P.S.M. 444 NW Main Street
Professional Surveyor & Mapper Williston, Florida, 32696
Florida Certificate No. 5469 Phone: (352) 528-6277
McMillen Surveying, Inc.
Certificate of Authorization No. 8041

County Certificates:
We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

Levy County Planning Commission (P&Z)
Chairman - P&Z _____

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 62-6, F.A.C. for use of on-site sewage disposal systems and individual water supply systems. Systems size determination will be made on an individual lot basis.
Levy County Health Department
Road Requirements: _____

Administrative Coordinator - Levy County Road Department
Property Appraiser: _____
Levy County Property Appraiser

Form and Legality: _____
Levy County Attorney
Board of County Commissioners (BOCC)

Chairman - BOCC _____
Review by Surveyor & Mapper. This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Date: _____
Donald A. Carswell
Florida Certification No. 6071

Clerk of the Circuit Court Certificate:
This is to certify that this plat has been filed for record in Plat Book _____ Page _____ of the public records of Levy County, Florida, this ____ day of _____, 2023.

Clerk of the Circuit Court _____ Deputy Clerk



I



LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

Planning and Zoning Department
320 Mongo Street
Bronson, Florida 32621
Office (352) 486-5203/LCPZ@levycounty.org

NOTICE OF PUBLIC MEETING FOR THE PETITION OF A FINAL PLAT

June 7, 2023

PETITION NO. FP 23-03: McMillen Surveying, representing Kristine Kelley of Kristine's Acres, petitioning the Commission for a Final Plat to correct the incorrect division of land, Parcel number 0446500300 and 0446500500. Said parcels are located in Section 20, Township 13S, Range 18E in Levy County, Florida and have a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum). Each parcel contains 5 acres MOL, Final Platt will complete the process to produce a legal 10 acre parcel MOL.

Dear Property Owner:

This notice has been mailed to you because the proposal for this petition is located on property within three hundred (300) feet of property you own, according to the latest tax roll. This notice is also provided through advertisements in the Levy County Citizen and other appropriate publications, and signage on the proposed amendment site.

The *Levy County Planning Commission* will hold a PUBLIC HEARING on *Monday, July 10, 2023 at 5:45 pm* in the Government Center Auditorium, 310 School Street, Bronson, FL. The *Planning Commission* acts in an advisory capacity to the *Board of County Commissioners* and will hear the request and provide a recommendation to the *Board of County Commissioners*. The proposed petition will then be considered for approval by the *Board of Levy County Commissioners*, at a tentative PUBLIC HEARING set for *Tuesday, July 25, 2023 at 9:00a.m.* at the same location.

You are encouraged to attend the above mentioned meeting(s) in order to provide comments to the *Planning Commission* and *Board of Commissioners*. If you or your authorized representative cannot be in attendance, you may submit your comments in writing to the Planning and Zoning Department prior to the date of the Public Hearing.

Should you have any questions regarding this petition or the process, contact the Planning and Zoning Department at (352) 486-5203.

Sincerely,

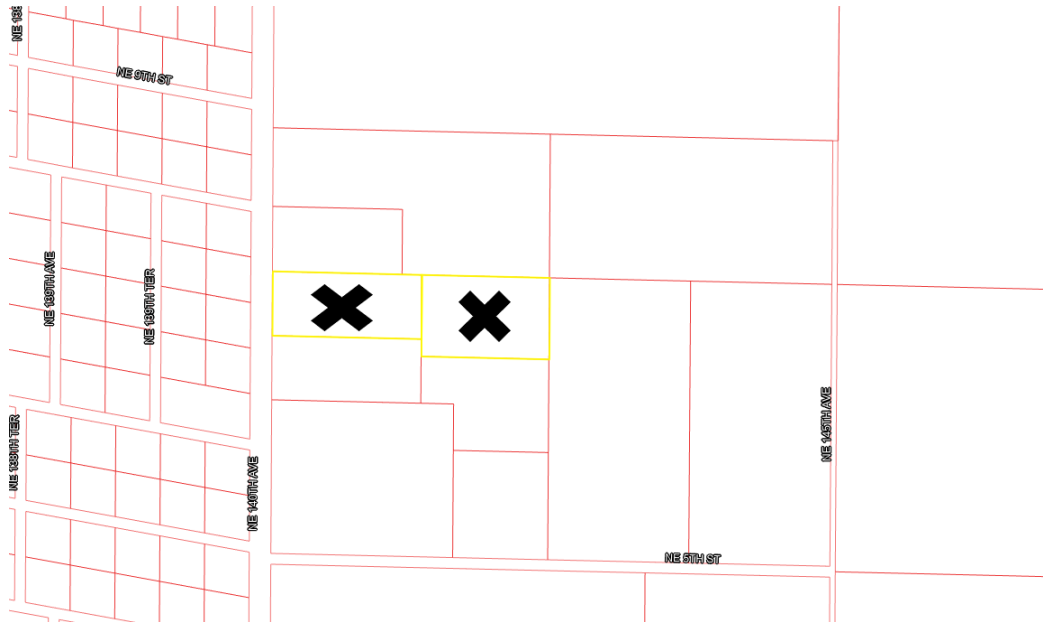
A handwritten signature in blue ink that reads "Stacey Hectus".

Stacey Hectus
Planning and Zoning Director

NOTICE OF PUBLIC HEARING

A public hearing on the petition as described below will be conducted by the **Levy County Planning Commission on Monday, July 10, 2023 at 5:45 pm** or as soon thereafter as the matter may be heard during the course of action. Then again by the **Board of Levy County Commission on Tuesday, July 25, 2023 at 9:00 am** or as soon thereafter as the matter may be heard during the course of action. Both hearings will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida. To keep informed of any upcoming meeting(s) on this or any other items, please sign up on our website at www.levycounty.org or go to the direct link to subscribe: <https://meetings.municode.com/subscribe/index?cc=levyfl>

PETITION NO. FP 23-03: McMillen Surveying, representing Kristine Kelley of Kristine's Acres, petitioning the Commission for a Final Plat to correct the incorrect division of land, Parcel number 0446500300 and 0446500500. Said parcels are located in Section 20, Township 13S, Range 18E in Levy County, Florida and have a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum). Each parcel contains 5 acres MOL, Final Platt will complete the process to produce a legal 10 acre parcel MOL.



Copies of said petitions with complete legal descriptions and subsequent staff reports (if applicable) will be available for review at the Levy County Planning and Zoning Department, 320 Mongo Street Bronson, FL 32621. For information call 352-486-5203. Interested parties may appear at the meeting and be heard regarding the proposed petitions. Any person requiring reasonable accommodations to participate in this meeting should contact the Levy County Commissioners Administration Office at 352-486-5218.

Published June 14, 2023