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

By: DWB

COMPREHENSIVE PLAN AMENDMENT APPLICATION

This section to be completed by Planning Department

Small Scale Amendment \$600 Large Scale Amendment \$1250
Filing Date _____ Petition Number SSA 20-03

It is required that anyone intending to file a petition for amendments to the future land use map is to meet with the Levy County Planning Department prior to filing the petition to discuss the proposed amendment and petition process. Failure to answer all questions herein will result in the application being returned to the applicant.

I. APPLICANT INFORMATION

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

Name Brady and Sarah Lathrop
Address 8830 NW 174th Street
City Fanning Springs State FL Zipcode 32693
Phone (352) 443-3813 Email chromechevy@gmail.com

2. Owner(s) of Record

Name Brady and Sarah Lathrop
Address 8830 NW 174th Street
City Fanning Springs State FL Zipcode 32693
Phone (352) 443-3813 Email chromechevy@gmail.com

3. Owner(s) of Record

Name _____
Address _____
City _____ State _____ Zipcode _____
Phone () _____ Email _____

4. Owner(s) of Record

Name _____
Address _____
City _____ State _____ Zipcode _____
Phone () _____ Email _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION – PG. 2

II. REQUEST LAND USE CHANGE

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

Current FLUM Designation Commercial
Current Zoning Classification "FRR" Forestry / Rural Residential
Requested FLUM Designation Residential (R/R)

III. PARCEL INFORMATION

Parcel Number(s)	Section/Township/Range	Acreage
<u>0757001400.</u>	<u>10-11-14</u>	<u>3.466</u>

Total Acreage: 3.466

1. Physical Location Circle "K" Ranch, BLK 12, LOTS 4 through 15
City Chiefland State FL Zip 32626.
2. Subdivision (if applicable) Circle "K" Ranch Unit 1
3. Current Use
4. Improvements For example, "Single family home, well and septic, pole barn"
Single Family home, well, septic.
5. Directions to the Property (Please start directions from a State or County Road)
U.S Hwy 19 to NW 147th place, corner of 147th place and Old Farming Road.

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

It is the burden of the applicant to be familiar with the requirements set forth by Chapter 163 of the Florida Statutes when filing for Comprehensive Plan Amendments. Requirements may change with each legislative session. Please contact the Levy County Planning Department at (352) 486-5405 if you need assistance with locating this information.

STEP 1 Create 20 Packets Containing the Following, In Order:

Create 20 packets each containing the items in the order listed below. The application will not be processed without these items. Any change must be submitted in writing to the Planning Department and received one week prior to the Planning Commission Public Hearing. Please check off the items below as they are completed.

1. Comprehensive Plan Amendment Application

Please print all information in Application legibly

2. This Checklist

Please ensure checklist is complete and all items are in the specified order.

3. Property Deed

The most recent deed pertaining to the proposed amendment property. This may be obtained from the Clerk of the Circuit Court's Office.

4. Certified Property Boundary Survey, Signed and Stamped

Provide a certified legal boundary survey of the proposed amendment site. The legal description must be signed and stamped by a certified Registered Land Surveyor (RLS) or a Civil Engineer.

* **Please Note:** One additional 11" x 17" copy of the Certified Property Boundary Survey is required separately at the time of your 20-packet submission.

IN LIEU OF BOUNDARY SURVEY a certified legal description describing only the proposed amendment property, area in acres, and an accompanying sketch drawn to scale with a title, north arrow and date on a sheet measuring 8 1/2 by 11. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor or civil engineer. A certified boundary survey is required when the proposed amendment involves a portion of a parcel or more than one land use designation or zoning district.

5. Document Existing Conditions and Compatibility with Adjacent Property

In a separate attachment, document in writing how the proposed change of land use and zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

COMPREHENSIVE PLAN AMENDMENT CHECKLIST – PG. 2

6. Justification Statement (WHEN CHANGING TO RESIDENTIAL USE ONLY)

A justification statement addressing Future Land Use Element Policy 9.2 of the Comprehensive Plan, which requires that the County-wide allocation of residential and non-residential land use categories on the Future Land Use Map be based upon the assessments listed below. The justification should be supported by data and analysis that demonstrate the following:

1. That there is a need for the requested residential land use category. The need should be based upon circumstances such as projected population, shifts in demographic trends, changes in availability of land, existing development patterns, and development potentials.
2. That the requested residential land use category is environmentally suitable for the property.
3. That the requested residential land use category can be supported by available public facilities.

7. Land Use Analysis Form

8. Additional Supporting Documentation

Any additional supporting information provided by the applicant such as: Traffic studies, environmental studies, provision of public facilities, etc.

9. Four or More Photographs at the Proposed Amendment Site

Photographs showing site views from the subject property looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view. Additional photos showing relevant information may also be included.

10. Property Maps

All required maps and information can be obtained at the Levy County Property Appraiser's Office.

1. Identify the subject property clearly using a color or pattern
2. Identify all surrounding streets / roads
3. Identify all existing uses within 300 feet of the subject property's boundary using the following descriptive types: *Residential, Commercial, Industrial, Recreation, Agriculture* (livestock/crops), *Silviculture* (timber harvesting), or *Undeveloped*.
* *For example:* Commercial/restaurant or Residential/single-family home
4. Identify the Future Land Use Map designation and zoning classifications for adjacent properties

11. Property Appraiser's Aerial Photograph with Parcel Overlay

Highlight using a color or pattern to identify the subject property clearly, taking care to obscure as little information as possible.

12. Soil Characteristics Form

13. Comprehensive Plan Amendment Certification Page, Signed and Notarized

Other Requirements, (determined by Planning Director)

Requirement _____	Placement: _____
Requirement _____	Placement: _____
Requirement _____	Placement: _____

COMPREHENSIVE PLAN AMENDMENT CHECKLIST – PG. 3

➡ STEP 2 Submit all 20 Packets

- **20 Completed Application Packets:** All required documentation and submission material is required to accompany the application at the time the request is submitted. Additional information may be required based on the location and site specific characteristics of the property. Applications are screened for completeness. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.
- **Changes to Your Application:** Any information changes must be submitted in writing to the Planning Department and received a minimum of one week prior to the Planning Commission Public Hearing.
- **Required Fee:** Applications must be accompanied by a fee; a Small Scale Amendment is \$600, and a Large Scale Amendment is \$1250. Please make checks payable to the *Levy County Board of County Commissioners*.
- **Submission in Person:** Applications should be submitted in person to the Levy County Planning Department, located in the front beige building within the Levy County Road Department Facility at: 660 N Hathaway Ave, Bronson, FL 32621. Mail-in applications must be approved by the Planning Director prior to submission.
- **Meeting Attendance:** It is highly advised the applicant or representative be present at both the Planning Commission and Board of County Commission public hearings. The Commission, at its discretion, may defer action or take decisive action on any application.
- **Timeline:** Amendment applications are processed once a month. Applications received on or by the first of the month will be tentatively scheduled, advertised, and presented to the Planning Commission at a public hearing the following month.
- **Public Notice:** Notice signs will be posted on the property involved approximately two weeks before the scheduled meetings to hear the proposed request. Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- **Effective Date:** If approved, Small Scale FLUM amendments shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, the amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. Large Scale amendments' timing must be discussed with Planning Department.

Date

10/6/2020

Signature of Owner/Agent

Sarah Gathup

ANALYSIS OF APPLICATION IN STAFF REVIEW

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

1. Concurrency & Level of Service (LOS) Impact

The Levy County Comprehensive Plan sets out LOS standards for Public Facilities and infrastructure. LOS calculations are based on adopted LOS standards in the Comprehensive Plan. All development proposals are required to meet the LOS standards at the time of development. Concurrency is reviewed for the maximum potential in relation to: 1) use water, sewer; 2) generation of solid waste; 3) impact to traffic circulation, storm water management systems; 4) demand on recreational facilities; 5) Provision of open space.

2. Environmental Suitability

The Levy County Comprehensive Plan sets out guidelines for environmentally sensitive lands and land characteristics suitable for urban and rural land uses and development. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

3. Land Use Compatibility

The Levy County Comprehensive Plan sets out guidelines for compatibility for urban and rural land uses. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

4. Consistency with the Levy County Comprehensive Plan

Proposed FLUM amendments are reviewed for consistency with Plan goals, objectives, and policies that discourage urban sprawl development patterns and encourage the efficiency of land use, the efficient provision of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and natural resources, per Levy County Comprehensive Plan Chapter 163, F.S.

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

General Warranty Deed

Made this March 20th, 2015 A.D. By **CIRCLE K DEVELOPERS, LLC**, a Florida limited liability company, whose mailing address is: 1644 SW St. James Ct., Lake City, Florida 32025, hereinafter called the grantor, to **BRODY LATHROP and SARAH LATHROP, husband and wife**, whose mailing address is: 16151 NW 12th Ct., Trenton, Florida 32693, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

Lots 6 thru 15, inclusive, Block 12, CIRCLE "K" RANCH S/D UNIT NO. 1, according to the plat thereof recorded in Plat Book 3, Page 11, Public Records of Levy County, Florida.

Parcel ID Number: 07576-005 thru 014-00

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, 2014.

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:

Jeannie Hudson
Witness Printed Name Jeannie Hudson

Adam C. Henderson
Witness Printed Name Adam C. Henderson

CIRCLE K DEVELOPERS, LLC

By: J. Lestock (Seal)
JAMES J. LESTOCK, Managing Member
1644 SW St. James Ct., Lake City, Florida 32025

(Seal)

State of Florida

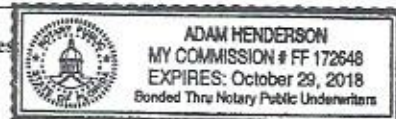
County of LEVY

The foregoing instrument was acknowledged before me this 20th day of March, 2015, by **JAMES J. LESTOCK** the Managing Member of **CIRCLE K DEVELOPERS, LLC**, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

Prepared by and return to:
Adam C. Henderson
Levy Abstract & Title Company
13 East Park Avenue
Chiefland, Florida 32626
File Number: T-10497

Adam
Notary Public
Print Name: _____

My Commission Expires _____



Boundary Survey Certified To:

Brody and Sarah Lathrop

BOUNDARY SURVEY

IN

SECTION 10, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
LEVY COUNTY, FLORIDA

Sheet 1 of 2

No one sheet is
intended to stand
alone as a complete
boundary survey

LEGAL DESCRIPTION:

LOTS 4 THRU 15, INCLUSIVE, BLOCK 12, CIRCLE 'K' RANCH SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 11, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED TO MEET THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, WAS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THIS SURVEY IS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION, BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT IS THIS SURVEYOR'S OPINION THAT BASED ON THESE MAPS THAT THIS PROPERTY LIES IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, COMMUNITY NO. 120145, MAP NO. 12075C0020F, EFFECTIVE DATE: NOVEMBER 2, 2012.
5. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE.
6. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FOOT.
7. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
9. NO UNDERGROUND INSTALLATIONS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.
11. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOCATION OF THE IMPROVEMENTS RELATIVE TO THE PROPERTY LINE BOUNDARY. PROPERTY IS CURRENTLY VACANT.
12. BEARINGS SHOWN HEREON HAVE BEEN PROJECTED FROM A BEARING OF S89°26'00"E AS ESTABLISHED FOR THE SOUTH LINE OF BLOCK 12 ON THE RECORD PLAT OF UNIT NO. 1, CIRCLE 'K' RANCH, PLAT BOOK 3, PAGE 11, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
13. BUILDING SETBACKS AND ZONING INFORMATION CAN BE OBTAINED BY CONTACTING GRACE ROMERO AT romero-grace@levycounty.org. ZONING CODES SPECIALIST WITH THE LEVY COUNTY DEVELOPMENT DEPARTMENT.
14. FENCES SHOWN HEREON HAVE BEEN SHOWN FOR GRAPHIC REPRESENTATION ONLY; OWNERSHIP OF FENCE HAS NOT BEEN DETERMINED FOR THIS SURVEY. FENCE TIES ARE NOT TO BE USED TO RECONSTRUCT THE PROPERTY/BOUNDARY LINE.

Boundary Survey Certified To:

Brody and Sarah Lathrop

BOUNDARY SURVEY

IN

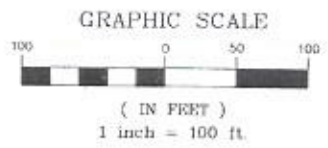
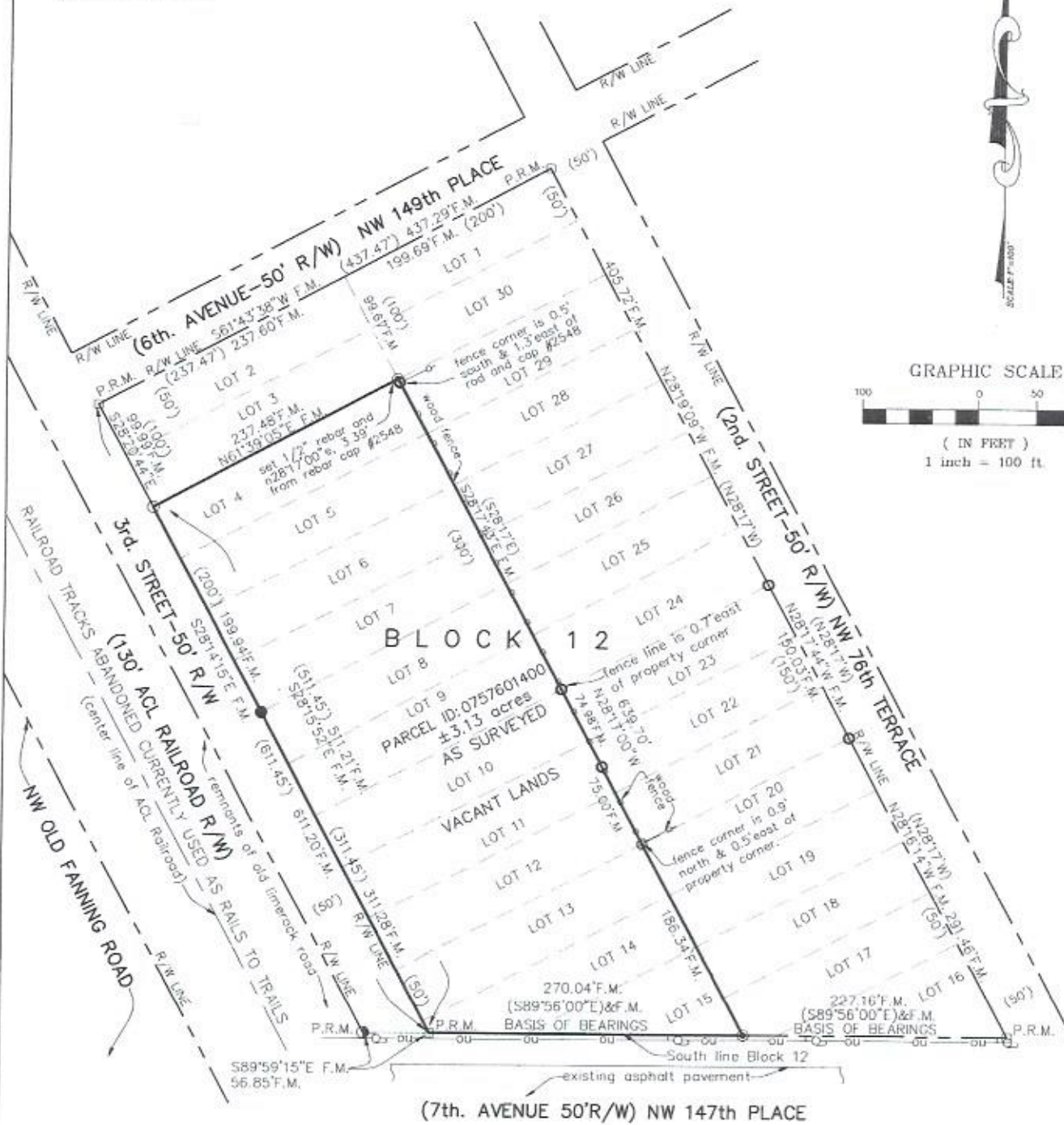
SECTION 10, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
LEVY COUNTY, FLORIDA

Sheet 2 of 2

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LEGAL DESCRIPTION:

LOTS 4 THRU 15, INCLUSIVE, BLOCK 12, CIRCLE 'K' RANCH
SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 3, PAGE 11, PUBLIC RECORDS OF LEVY
COUNTY, FLORIDA.



Brody and Sarah Lathrop

Document Existing Conditions and Compatibility with Adjacent Property

To whom this may concern,

In 2015, we purchased the lots 6 through 15, inclusive 12, Circle "K" Ranch as commercial property. We are now wanting to make a land use change. This change of land use from commercial to residential would not only benefit our family, but all the surrounding families around us. Where this property is located, we would be able to blend in with the other surrounding areas. The north, east and south of our property are all homes who all have families. Our intentions are for our family to plant our roots in that property, for that place to be our future home.

Thank You,

Brody and Sarah Lathrop

Brody and Sarah Lathrop

Justification Statement

To whom this may concern,

Back in 2015, Myself and my husband Brody bought land that we have intended for our soon to be home. Only to find out it is commercial property; our intentions are to have this changed to residential property. With this change it will benefit not only our family, but the surrounding families around us. Even if we did have intentions of having a business out on our property, it would only make the people infuriated. The people surrounding our property I know, do not want another business at their back door, here we only want to blend in and become another family out here to enjoy this beautiful land that we purchased five years ago.

LAND USE ANALYSIS FORM

I. LAND USE INFORMATION

* NOTE: All development associated with a land use change must meet adopted level of service standards and is subject to applicable Concurrency requirements

1. Indicate the current land uses of the surrounding property

North Home - Commercial
South street / Home - Rural / Residential
East Homes - Commercial
West street / Home - Rural / Residential

2. Will the proposed use of the property have an impact on adjacent property or any impact on creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors? If so, please explain:

N/A.

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

We will be blending in with our neighbors because it is already a residential property surrounding us.

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

Lower taxes when we are able to homestead the property.

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

Roadways

N/A

Recreation

N/A.

Water and Wastewater

Private septic and well

Solid Waste

Private Pick up.

LAND USE ANALYSIS FORM – PG. 2

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

Fire Protection 5.2 miles

Police Protection 5.2 miles

Emergency Medical Service 3.4 miles

Centralized Sewer Service 5.3 miles

Centralized Water Service 5.3 miles

Nearest School 4.9 miles

II. URBAN SPRAWL ANALYSIS

Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
2. Promotes the efficient and cost effective provision or extension of public infrastructure and services;
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
4. Promotes conservation of water and energy;
5. Preserves agricultural areas and activities;
6. Preserves open space and natural lands and provides for public open space and recreation needs;
- ⑦ Creates a balance of land uses based on demands of residential population with the non-residential needs of an area;
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns.

N/A
We are changing land use from commercial to residential. Our intentions are only to be good obedient citizens, and NOT cause any harm. And to just be able to raise our family out on our property.

9/15/20.
Date

Sarah Yathup.
Signature of Owner/Agent

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call the Levy County Planning Department at (352) 486-5405 for an appointment.

Levy County Property Appraiser Osborn "Oz" Barker

P. O. Drawer 100 Bronson, Florida 32621

Telephone (352) 486-5222
Map Room (352) 486-5192



Date: September 16, 2020

Dear Mr. & Mrs. Lathrop,

Enclosed please find two 8.5 X11 and two 11 X 17 aerial maps with your property highlighted in yellow. If I can be of further assistance call

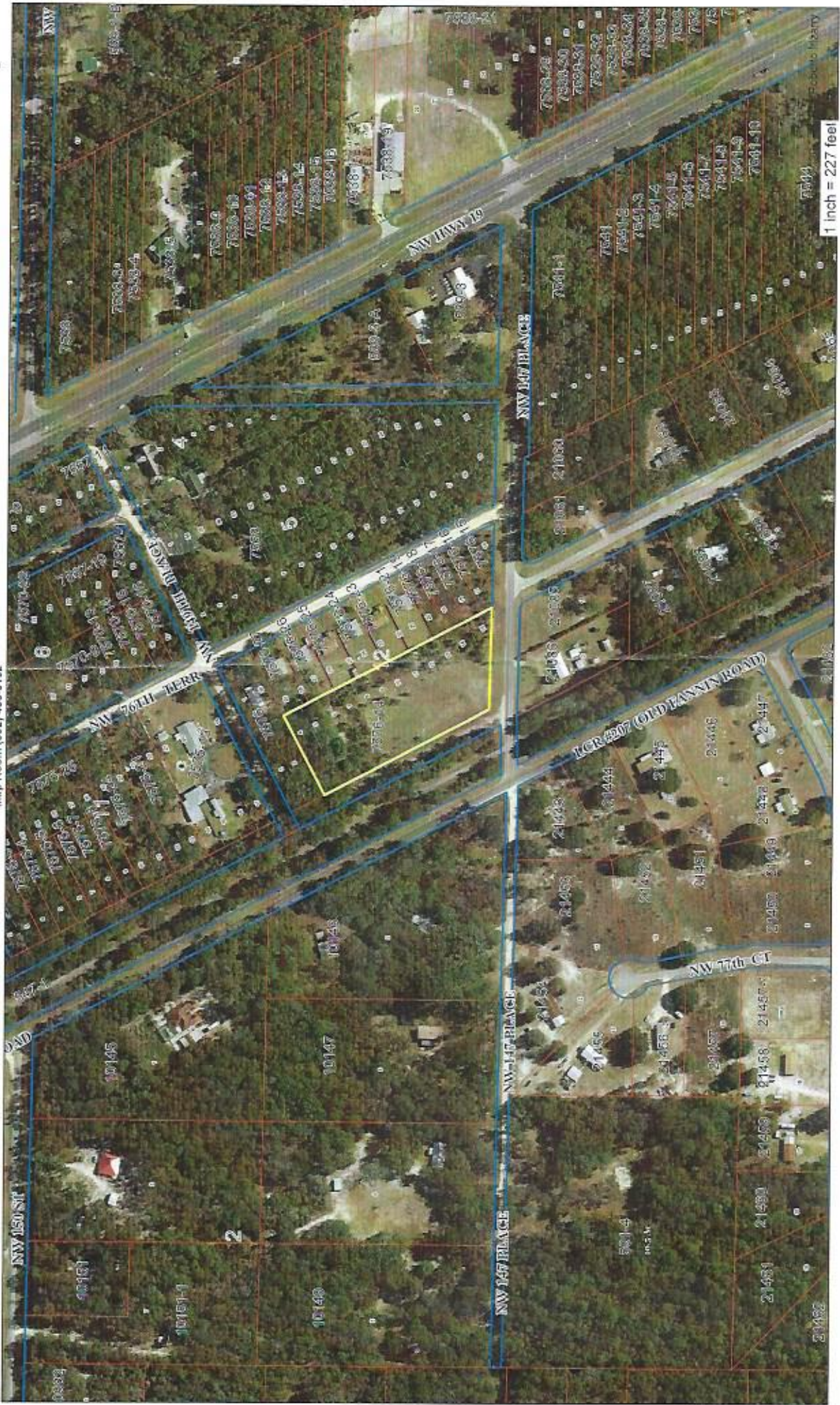
If I may assist you in any way please call 352-486-5192 or email Roberto@levypa.com

Sincerely,

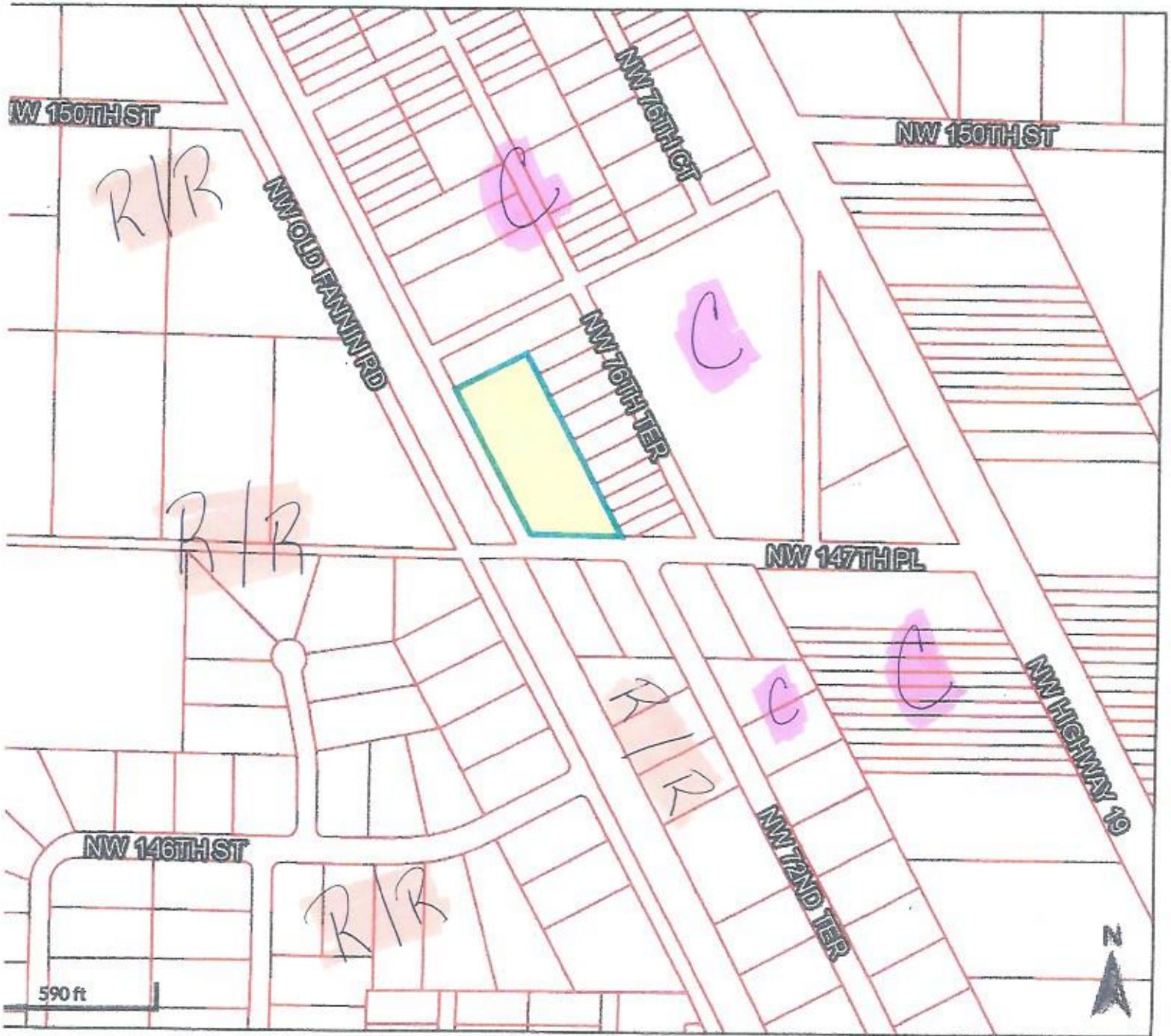
Roberto Irizarry (for)
Osborn "Oz" Barker
Levy County Property Appraiser

INFORMATION MAP - NOT A SURVEY
No warranties express or implied are provided
for the data herein, its use or its interpretation.
This information should not be relied upon by
anyone as a survey or determination of the
ownership of property.

Levy County Property Appraiser
Osborn "Oz" Barker
P.O. Drawer 100
Bronson, Florida 32821
Telephone (352) 486-5222
Map Room (352) 486-5192



1 inch = 227 feet



ID 0757601400

Physical

Building Value \$0

Last 2 Sales

North.



South



EAST



West



SOIL CHARACTERISTICS FORM

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

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

1. Soil Association and Component Soils:

	MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
1	12	Candler complex	7.0	0.1%
2	31	Olea-Seaboard	3.66	99.9%
3				
4				
5				

2. Potential for Wildlife Habitat (please circle)

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

3. Suitability for Major Land Uses (please circle)

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

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

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

5. Additional land characteristics or comments: All soil characteristics forms are included.

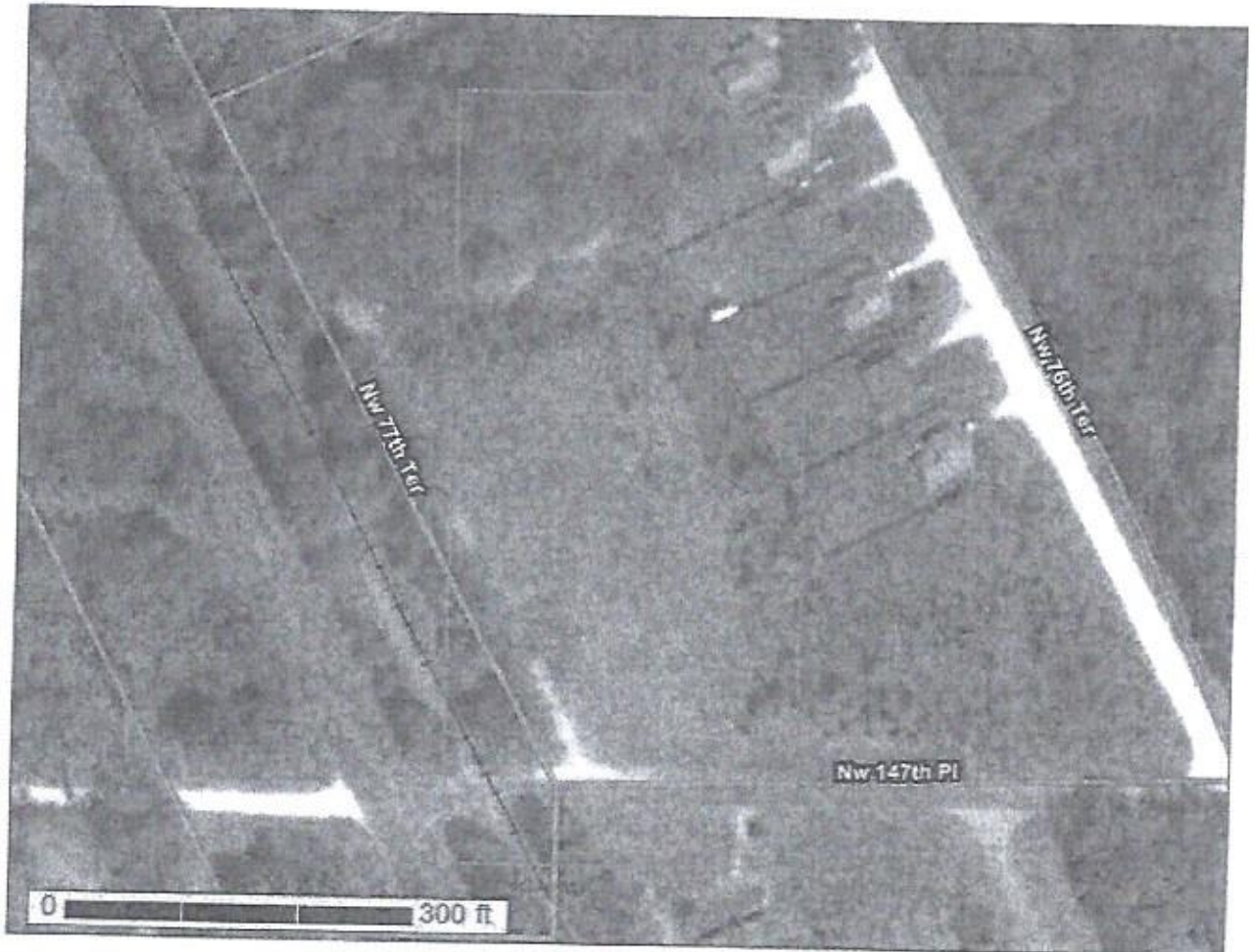
Date 9/17/2020.

Jaesh Yathrup.
Signature of Owner/Agent

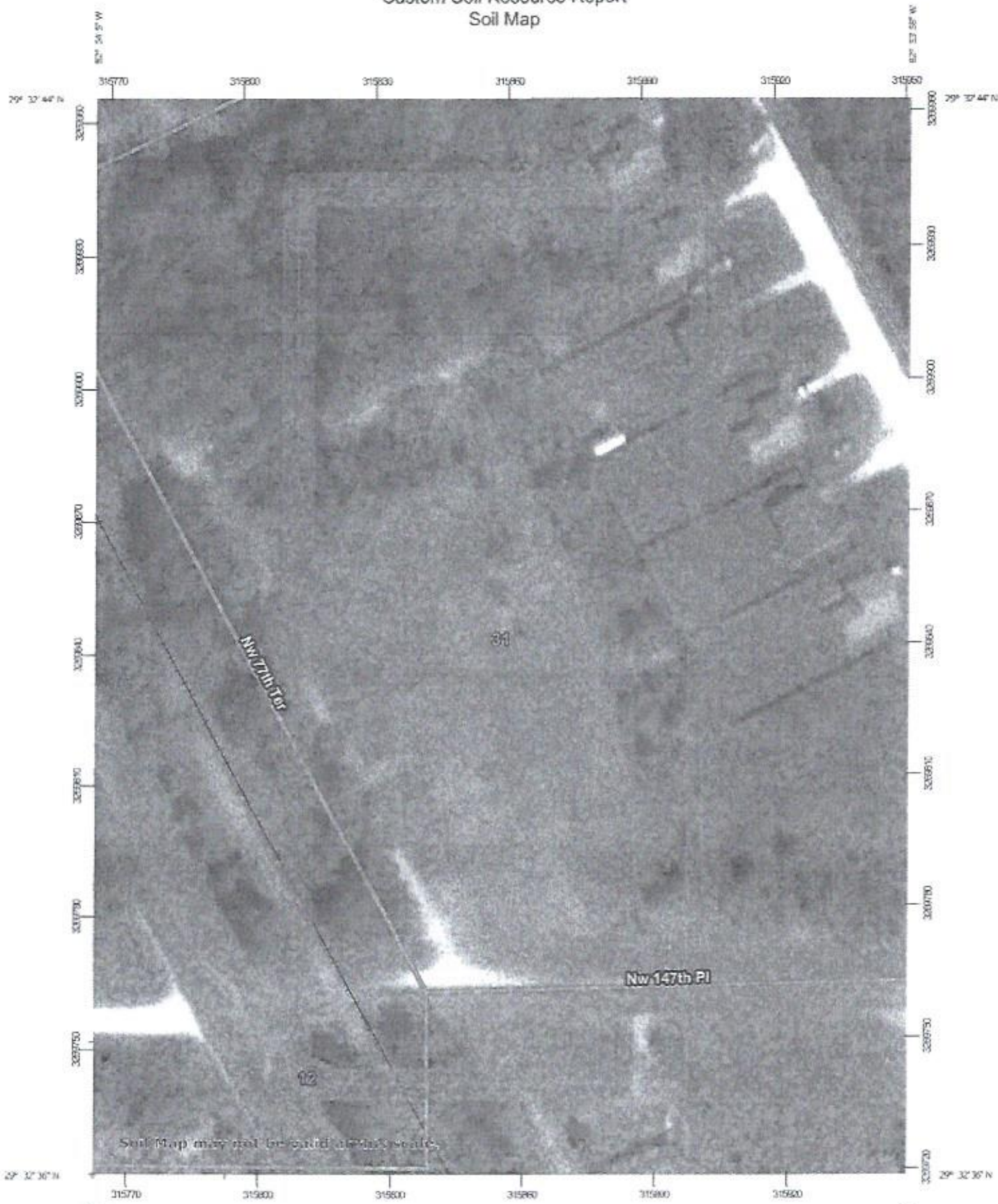
USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

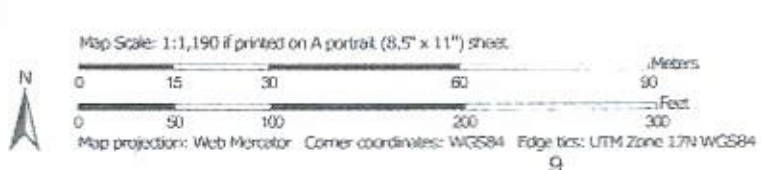
Custom Soil Resource Report for Levy County, Florida



Custom Soil Resource Report
Soil Map



Soil Map may not be scaled at this scale.



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Levy County, Florida
 Survey Area Data: Version 16, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Otela-Candler complex, 1 to 5 percent slopes	0.0	0.1%
31	Jonesville-Otela-Seaboard complex, 1 to 5 percent slopes	4.6	99.9%
Totals for Area of Interest		4.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Levy County, Florida

12—Otela-Candler complex, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2y51j
Elevation: 20 to 120 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 254 to 284 days
Farmland classification: Not prime farmland

Map Unit Composition

Otela and similar soils: 59 percent
Candler and similar soils: 35 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Otela

Setting

Landform: Karstic marine terraces, rises, knolls
Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 50 inches: fine sand
Bt - 50 to 68 inches: fine sandy loam
Btg - 68 to 80 inches: sandy clay loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 40 to 62 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G152AA121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G152AA121FL)

Hydric soil rating: No

Description of Candler

Setting

Landform: Knolls, karstic marine terraces, ridges

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy marine deposits marine deposits derived from limestone

Typical profile

A - 0 to 7 inches: fine sand

E - 7 to 75 inches: fine sand

E and Bt - 75 to 94 inches: fine sand

Properties and qualities

Slope: 1 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Adamsville

Percent of map unit: 3 percent

Landform: Knolls, karstic marine terraces, rises

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Bonneau

Percent of map unit: 3 percent

Landform: Rises, karstic marine terraces, knolls

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Other vegetative classification: Sandy over loamy soils on rises, knolls, and ridges of mesic uplands (G138XA221FL)

Hydric soil rating: No

31—Jonesville-Otela-Seaboard complex, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1jgg9

Elevation: 0 to 150 feet

Mean annual precipitation: 56 to 64 inches

Mean annual air temperature: 66 to 73 degrees F

Frost-free period: 254 to 284 days

Farmland classification: Not prime farmland

Map Unit Composition

Jonesville and similar soils: 48 percent

Otela and similar soils: 25 percent

Seaboard and similar soils: 16 percent

Minor components: 11 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Jonesville

Setting

Landform: Rises on karstic marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 5 inches: fine sand

E - 5 to 27 inches: fine sand

Bt - 27 to 35 inches: sandy clay loam

2R - 35 to 39 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 5 percent

Depth to restrictive feature: 24 to 40 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 8 inches: fine sand
C - 8 to 17 inches: fine sand
2R - 17 to 20 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Forage suitability group: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G152AA521FL)
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G152AA521FL)
Hydric soil rating: No

Minor Components

Candler

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Hydric soil rating: No

Levyville

Percent of map unit: 2 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on knolls and ridges of mesic uplands (G152AA311FL)
Hydric soil rating: No

Bushnell

Percent of map unit: 2 percent

Custom Soil Resource Report

Landform: Rises on karstic marine terraces, knolls on karstic marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G152AA521FL)

Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent

Landform: Rises on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Forage suitability group not assigned (G152AA999FL)

Hydric soil rating: Unranked

Tavares

Percent of map unit: 1 percent

Landform: Ridges on karstic marine terraces, flats on karstic marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G152AA121FL)

Hydric soil rating: No

Moriah

Percent of map unit: 1 percent

Landform: Flats on karstic marine terraces, rises on karstic marine terraces

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy over loamy soils on rises and knolls of mesic uplands (G152AA231FL)

Hydric soil rating: No

Mabel

Percent of map unit: 1 percent

Landform: Rises on karstic marine terraces, knolls on karstic marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Loamy and clayey soils on flats and rises of mesic lowlands (G152AA331FL)

Hydric soil rating: No

Lutterloh, limestone substratum

Percent of map unit: 1 percent

Landform: Rises on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G152AA131FL)

Hydric soil rating: No

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

COMPREHENSIVE PLAN AMENDMENT CERTIFICATION

I. CERTIFICATION

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

Owner(s) of Record
Name(s) Brody & Sarah Lathrop
Address 8830 NW 174th Street Fanning Springs, FL 32609
Phone 352-443-3813 / 352-881-5736

II. OWNER VERIFICATION

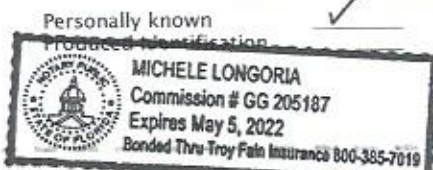
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

9/20/20
Date

Sarah Lathrop - Brody Lathrop
Owner(s) Signature

This section to be completed by Public Notary

State of Florida, County of Levy; sworn to and subscribed before me
on the 20th (day) of Sept. (month) of 20 20
by (Name) Michelle Longoria



Type of ID _____

Michelle Longoria
Public Notary's Signature

III. AGENT VERIFICATION (if applicable)

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

Date

Owner(s) Signature

This section to be completed by Public Notary

State of Florida, County of _____; sworn to and subscribed before me
on the _____ (day) of _____ (month) of 20 _____
by (Name) _____

Personally known _____
Produced Identification _____

Type of ID _____

Public Notary's Signature