

RECEIVED

LEVY COUNTY PLANNING DEPARTMENT

SEP 18 2020

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

BY: DJB

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 20-02

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 Judith A. Hyde Jerry W. Hyde
Address P.O. Box 53
City Old Town State FL Zipcode 32650
Phone (305) 807-9650 Email Judyhyde60@outlook.com

2. Owner(s) of Record

Name Jerry W. Hyde
Address P.O. Box 53
City Old Town State FL Zipcode 32650
Phone (352) 469-2024 Email Jerryhyde57@outlook.com

3. Owner(s) of Record

Name Judith A. Hyde
Address P.O. Box 53
City Old Town State FL Zipcode 32650
Phone (305) 807-9650 Email Judyhyde60@outlook.com

4. Owner(s) of Record

Name
Address
City State Zipcode
Phone ( ) Email

II. REQUEST LAND USE CHANGE

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

Current FLUM Designation Commercial  
 Current Zoning Classification Commercial  
 Requested FLUM Designation Residential

III. PARCEL INFORMATION

Parcel Number(s)	Section/Township/Range	Acreage
<u>0753-018-00</u>	<u>14-11-14</u>	<u>2.67</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Acreage: 2.67

1. Physical Location 6550 NW 137<sup>th</sup> ST.

City Chiefland State FL Zip 32626

2. Subdivision (if applicable) US 19 ADD 1

3. Current Use Commercial (Vacant)

4. Improvements For example: "Single family home, well and septic, pole barn"  
Well, Septic, Power Pole, Fenced

5. Directions to the Property (Please start directions from a State or County Road)  
North on US 19 out of Chiefland. Turn Right on NW 137<sup>th</sup> ST at Prestige Mobile Homes. Property 1/4 mile at end of road on right.

# LEVY COUNTY PLANNING DEPARTMENT

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

## 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 ½ 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 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

9-16-20

Signature of Owner/Agent

*Sergio W. Hyde* *Judith Hyde*

## **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.

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

This instrument prepared by and return to:  
Deniese Clements  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148  
Bronson, FL 32621  
LATC file # : T-28284  
Parcel I.D. #: 07531-018-00



### WARRANTY DEED

THIS WARRANTY DEED, made this 21<sup>st</sup> day of July, 2020, by

**ELVIRA W. WESTBURY the unmarried widow of ARTHUR O. WESTBURY,  
deceased,**

whose address is: P.O. Box 273, Chiefland, Florida 32626, hereinafter called the Grantor, to

**JERRY W. HYDE and JUDITH A. HYDE, husband and wife,**

whose address is: P.O. Box 53, Old Town, Florida 32680, hereinafter called the Grantee:

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

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

**Lot 23, Block C, U.S. 19 NO. 1 ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 62, Public Records of Levy County, Florida.**

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

**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 the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Britt S. Williams  
1st Witness Signature

Britt S. Williams  
1st Witness Printed Name

Scott W. Wagoner  
2nd Witness Signature

Scott W. Wagoner  
2nd Witness Printed Name

Marcia W. Pollock POA  
MARCIA W. POLLOCK,  
as Attorney-in-Fact for  
ELVIRA W. WESTBURY  
Elvira W. Westbury

STATE OF Virginia  
COUNTY OF Patrick

The foregoing instrument was acknowledged before me (CHECK ONE):  in physical presence OR  online notarization, this 21st day of July, 2020, by MARIA W. POLLOCK the Attorney-in-Fact for ELVIRA W. WESTBURY, who (CHECK ONE):  is/are personally known to me OR  has/have produced Florida Driver License as identification. (Type of Identification)

Zoe Wagoner  
Notary Public  
Notary Printed Name: Zoe Wagoner  
Commission Expiration Date: 6/30/2023

(Notary Stamp/Seal)





*Map of Boundary Survey  
 Lot 23 Block G, 11th St Addition, Eving in District  
 14, Township 11 South, Range 14 East, Levy County, Florida*

Description: (Verbally by client)  
 Lot 23, Block C, U.S. 19 No. 1 Addition, according to  
 the plat thereof recorded in Plat Book 2, Page 82,  
 Public Records of Levy County, Florida.

NOTE:  
 THIS PROPERTY IS LOCATED IN FEDERAL PLANNED  
 UNIT DEVELOPMENT (PUD) AREA ENTITLED TO BE CLASSIFIED  
 AS AN "A" CATEGORY PLANNED UNIT DEVELOPMENT (PUD) AS  
 AUTHORIZED BY THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS  
 UNDER ORDINANCE 11/22/2012.

NW 137TH STREET

330'(P)  
 N90°00'00"E 330.00'(M)

351.86'(P)  
 N00°40'19"W 350.73'(M)

*Lot 23 Block G  
 2655 Acres  
 (Planned Land)*

351.86'(P)  
 S00°37'38"E 350.59'(M)  
 NW 65TH AVENUE

330'(P)  
 S89°58'32"W 329.73'(M)

LOT 21, BLOCK G

LOT 22, BLOCK G



- NOTES:
1. Existing survey and boundary lines are shown in red ink. All other lines are shown in black ink.
  2. Property not represented by a foundation, utility, or other structure is shown in black ink. If a structure is shown, it is shown in red ink. The location of a structure is shown in black ink. The location of a structure is shown in black ink.
  3. The survey is based on the data furnished by the client. The survey is based on the data furnished by the client. The survey is based on the data furnished by the client.
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- LEGEND:
- 1. 1/4" = 1' SCALE, UNADJUSTED
  - 2. 1/4" = 1' SCALE, ADJUSTED
  - 3. 1/4" = 1' SCALE, UNADJUSTED
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  - 99. 1/4" = 1' SCALE, UNADJUSTED
  - 100. 1/4" = 1' SCALE, ADJUSTED

**MCHILLEN SURVEYING, INC.**  
 Registered Surveyors  
 10000 Highway 19, Suite 100  
 Jacksonville, Florida 32218  
 Phone: 904.241.1111  
 Fax: 904.241.1112  
 Email: info@mchillensurveying.com  
 Website: www.mchillensurveying.com

Project: NW 137th Street Addition, Eving in District 14, Township 11 South, Range 14 East, Levy County, Florida  
 Date: 11/22/2012  
 Scale: 1/4" = 1'

Surveyor: Stephen W. McMillen, P.E., S.F.S.M.  
 Assistant Surveyor: Stephen W. McMillen, P.E., S.F.S.M.

Prepared by: Stephen W. McMillen, P.E., S.F.S.M.  
 Checked by: Stephen W. McMillen, P.E., S.F.S.M.

Print Date: 11/22/2012  
 Plot No: 1111

#5 The land we are trying to rezone is on a dirt road one quarter mile off US 19. The neighbors are all mobil homes on homestead property. Our property will also have a doublewide home on it which will be compatible with the neighborhood.

#6 In 1952 the property was bought by a man from St. Petersburg. This was bought in a large amount along the US 19 corridor. The land developed into commercial businesses in 2009 but not all the way  $\frac{1}{4}$  mile down the road. Over time homes moved in. The land was commercial residential and homes were allowed. Now homes are not allowed to be put on commercial land. Other homes are grandfathered in and can be replaced within 180 days. To put a residence on the property now would be in accordance with the area of homes. Recent commercial Business development are bordering US 19 300 ft. The requested land would be suitable because it will be residential which is environmentally friendly.

The requested residential land can be supported by Florida Electric Coop. The property has a well and Septic tank already. Trash pickup is also available.

Other property on the US 19 Corridor has homes within 300 feet of the highway. By the college on US 19 there are homes close to it.

# LEVY COUNTY PLANNING DEPARTMENT

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

## 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 Residential  
South Residential  
East Agriculture  
West 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:

No

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

Better for others for use of residential in the future

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

NONE EXCEPT FOR PROPERTY TAXES.

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

Roadways NONE  
Recreation NONE  
Water and Wastewater NONE  
Solid Waste NONE

9

## 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 2 miles

Police Protection 2 miles

Emergency Medical Service 2 miles

Centralized Sewer Service N/A miles

Centralized Water Service N/A miles

Nearest School 1/2 mile 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.

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9-10-20  
Date

Judith A. Hyde  
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.

## II Urban Sprawl Analysis

- 1) Changing of the zoning to residential of this property improves the area. It will not hurt the natural resources. The trees will remain for the wild life. The septic and water are already there. We will be adding to the consumer growth and tax base for the area.
  
- 4) The property has its own well which will cut down on any water needed from the city of Chiefland. There will be no industrial farming or livestock so that will reduce the need for extra watering which also takes less power.
  
- 5) With using this 2.67 acres as residential it provides for a homestead. This leaves other areas for agriculture.
  
- 7) This area was set up many years ago as commercial-residential. Over time many homes have gone in the area. With this property being zoned as residential it will start to balance out the area for homes that are already developed.

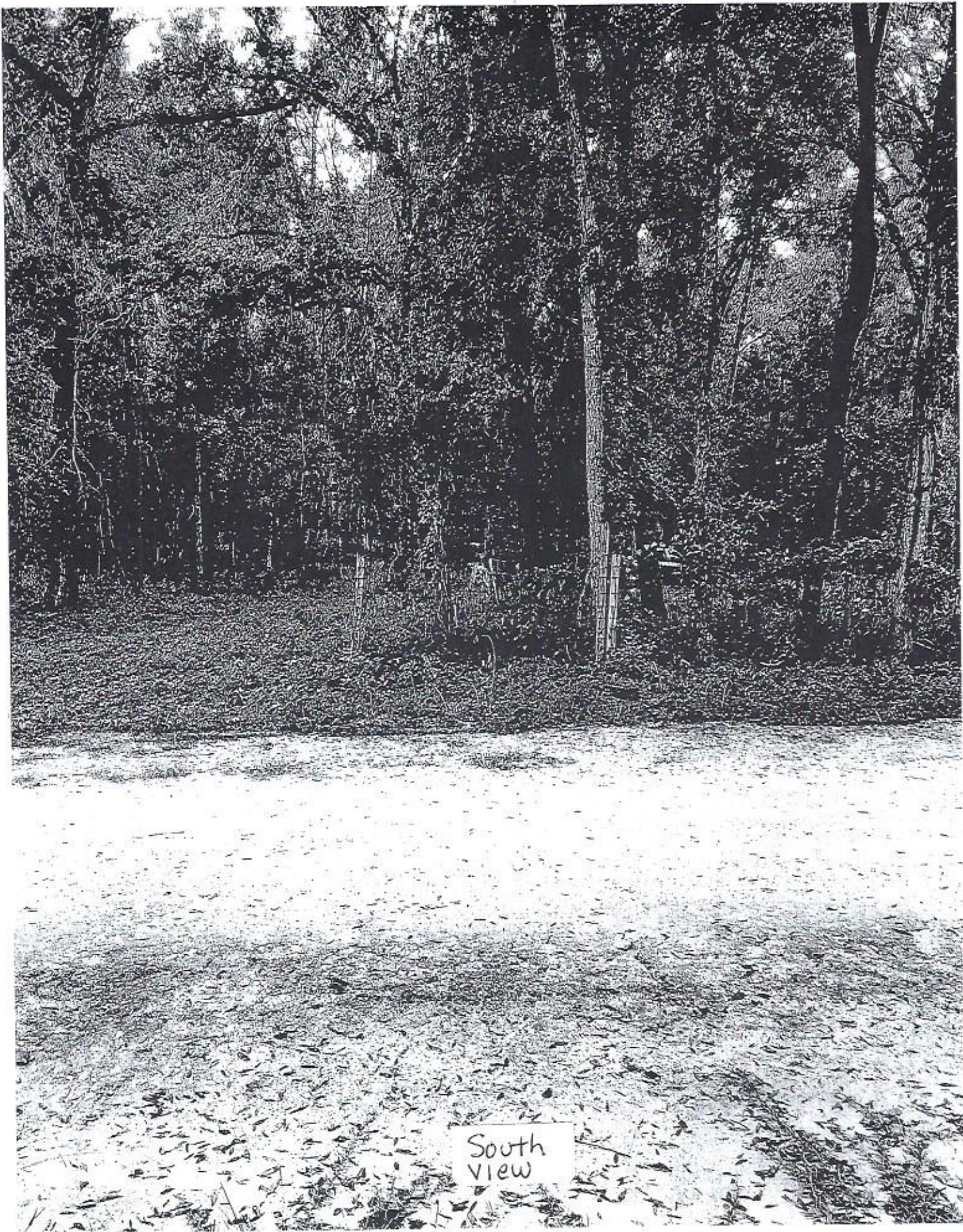
#8 Public facilities of electricity has already been hooked up to the property in the past.

There is already a county maintained road in the front of the property, this has an existing connection to US 19.



North  
view



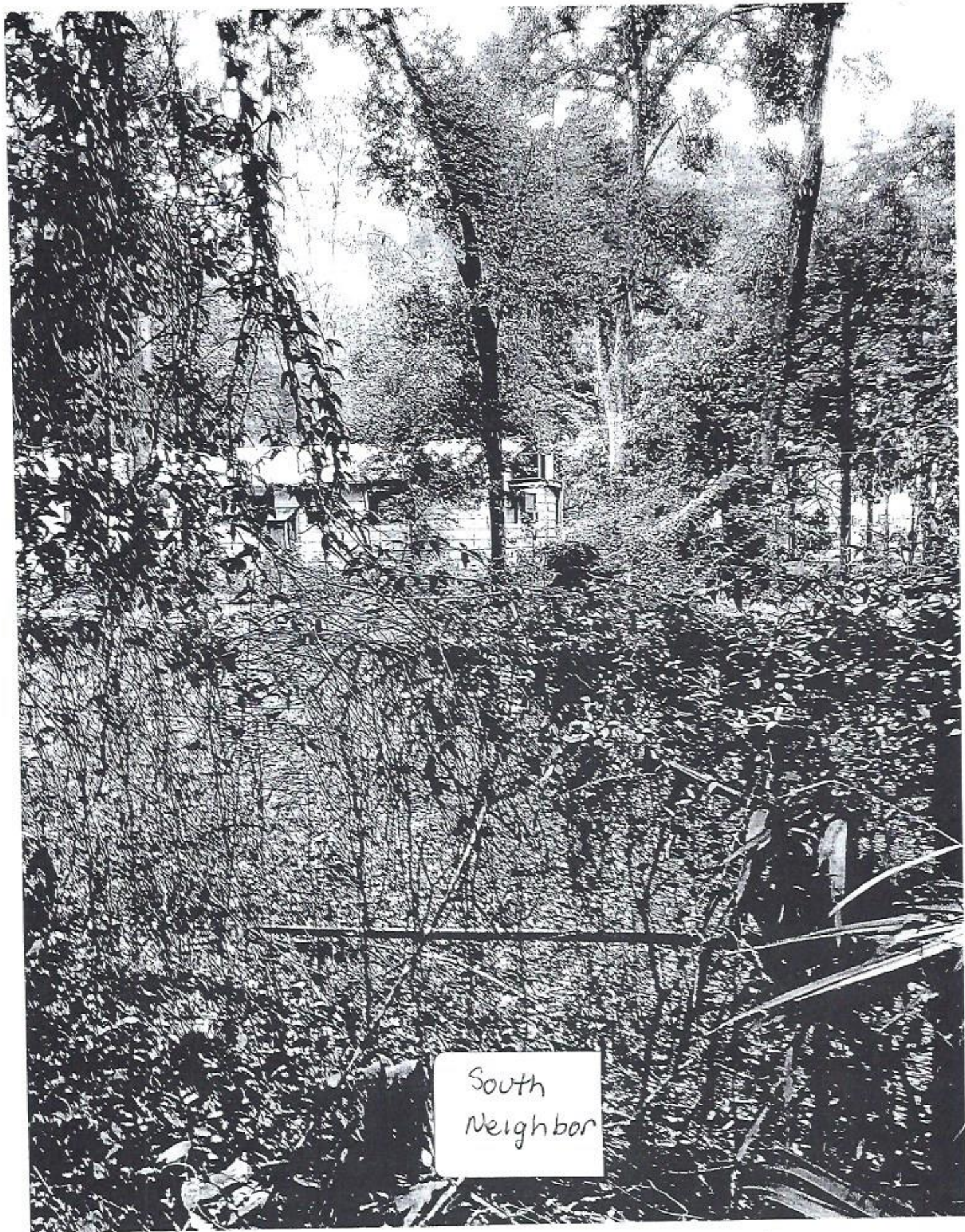


South  
View

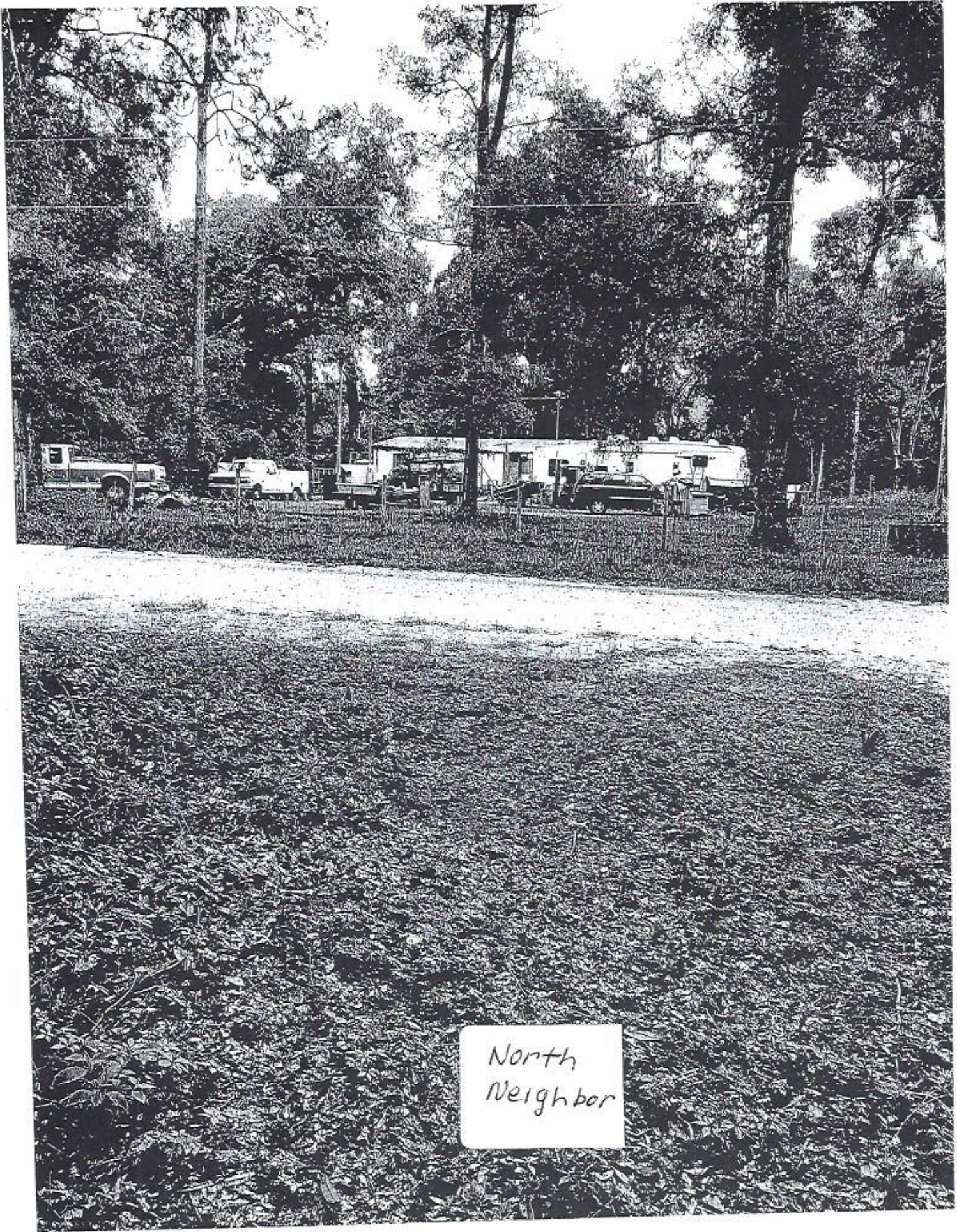


EAST  
view





South  
Neighbor

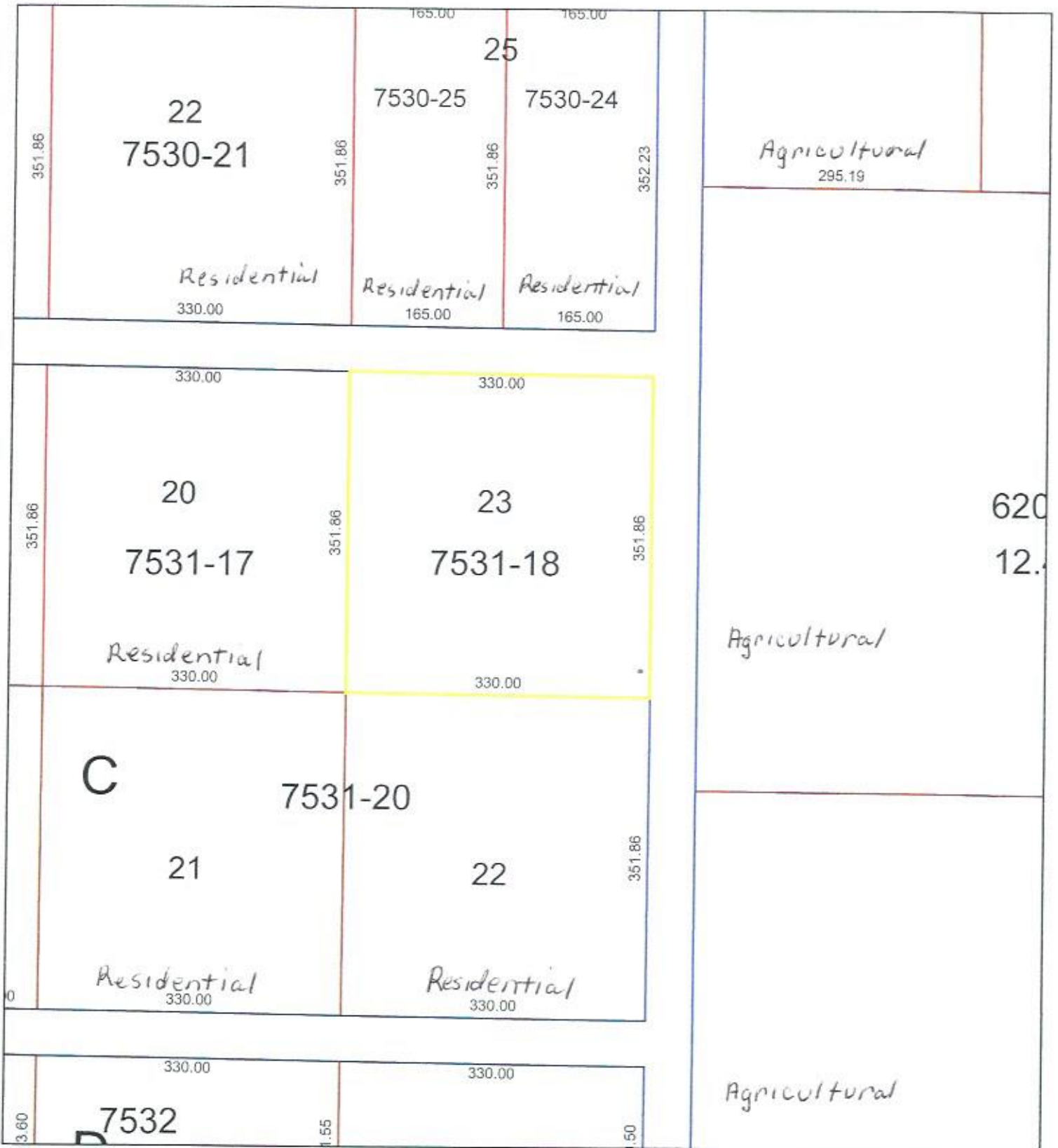


North  
Neighbor

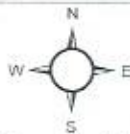


West  
Neighbor

Levy County Property Appraiser  
Osborn "Oz" Barker



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.



1 inch = 141 feet

P.O. Drawer 100  
Bronson, Florida 32621  
Telephone (352) 486-5222  
Map Room (352) 486-5192

10-4

East side of property is listed as  
ARR.

West side of property is listed as COMMERCIAL

North side of property is listed as COMMERCIAL

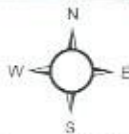
South side of property is listed as COMMERCIAL.



Levy County Property Appraiser  
Osborn "Oz" Barker



INFORMATION MAP - NOT A SURVEY  
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1 inch = 141 feet

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Bronson, Florida 32621  
Telephone (352) 486-5222  
Map Room (352) 486-5192

# LEVY COUNTY PLANNING DEPARTMENT

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

## 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	2-12	Otela-Candler, Trvares	2.67	100%
2				
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 Absorbtion 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: Small 2.67 acres wooded with septic and well.

Date 9-10-20

Andrick A. Hyde  
Signature of Owner/Agent



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



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Soil Map may not be scaled at this scale.

Map Scale: 1:665 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge lbs: UTM Zone 17N WGS84

## MAP LEGEND

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

## 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: Dec 31, 2009—Nov 26, 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	2.9	100.0%
<b>Totals for Area of Interest</b>		<b>2.9</b>	<b>100.0%</b>

## 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.

## Custom Soil Resource Report

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):* Interfluve  
*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)

## Custom Soil Resource Report

*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



Custom Soil Resource Report

*Across-slope shape:* Convex

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

*Hydric soil rating:* No

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**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) Jerry W. Hyde Judith A. Hyde  
 Address P.O. BOX 53 Old Newton, FL 32680  
 Phone 352-469-2024

**II. OWNER VERIFICATION**

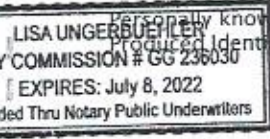
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Date 9/14/2020 Owner(s) Signature Jerry W. Hyde Judith A. Hyde

*This section to be completed by Public Notary*

State of Florida, County of Levy; sworn to and subscribed before me  
 on the 16 (day) of September (month) of 20 20  
 by (Name) Jerry W Hyde and Judith A. Hyde personally appeared

Personally known  Produced Identification  Type of ID Florida Driver License

 Lisa Ungerbueller  
 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