

RECEIVED
MAR 04 2021

CHANGE OF ZONING APPLICATION
LEVY COUNTY, FLORIDA

Levy County
Development Dept.

Filing Date: _____
Fee: \$600.00

Petition No. CZ 02-21
Validation No. _____

TO THE LEVY COUNTY PLANNING COMMISSION:

A Change of Zoning is intended to provide for a land use change and activities not permitted "By Right" or as a "Special Exception" in the applicable zoning district. The proposed use or activity must meet the standards below. [Source: Levy County Code of Ordinances, Section 50-664]

Application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of the Florida Statutes, as amended, and the Levy County Zoning Ordinance petitioning for a Change of Zoning on the following described property:

I. APPLICANT AND REQUEST INFORMATION: Please print unless otherwise specified.

Applicant's Name <u>Daniel & Crystal Pinkston</u>	Owner's Name <u>Hiram Wattie Lall, Reshey Lall, Peter Lall, Asha Singh, Marine Lall</u>
Address <u>PO Box 945</u>	Address <u>18250 NE US ALT 27</u>
<u>Williston FL</u> Zip Code <u>32696</u>	<u>Williston FL</u> Zip Code <u>32696</u>
Phone No. <u>(352) 529-7381</u> <u>352-221-0019</u>	Phone No. <u>(352) 528-0722</u>

II. PARCEL INFORMATION

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0428400000</u>	<u>35/12/18</u>	<u>9.70</u>
2. _____	_____	_____
Total Acreage		<u>9.70</u>

Subdivision name (if applicable): _____

Legal Description: Provide most current deed. See required attachments.

III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: FRR

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and the area described above be changed from the present FRR district to Com district. C2

Requested Use and Activities and Development associated with the Proposed Change of Zoning
open & enclosed Storage facility

CHANGE OF ZONING APPLICATION
LEVY COUNTY, FLORIDA

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

Pasture with fencing / Gates

Directions to the Property: (Please start directions from a State or County Road): From City of Williston head towards Bronson.

Property is located .9 miles on left hand side of ~~right~~ US 27. Just after 180th Ave. Across from Stonehedge Farm Entrance

IV. **TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

* Upon completion of the above application, please submit the **original application and supporting documents along with 24 copies of the same** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

Property Description

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

Legal Description. The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.

Photographs. Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view. Additional photos showing relevant information may also be included.

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

Property Appraiser's Parcel Map.

1. ✓ Identify the proposed site clearly using a color or pattern.
2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate ✓ all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.

CHANGE OF ZONING APPLICATION
LEVY COUNTY, FLORIDA

3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.

✓ **Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

Documentation

Existing Conditions and Compatibility on Property adjacent to the proposed amendment site. Provide a cover letter for this application which documents in writing how you believe the proposed Change of Zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

V. Additional Written and Mapping Documentation is required for proposed Change of Zonings that may have impacts that exceed those uses permitted by right in the inapplicable Zoning Districts. Confirm with the Development Department whether or not the proposed may require additional documentation.

VI. COMPREHENSIVE PLAN. The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objectives and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

VII. APPLICATION INSTRUCTIONS

- (a) An application for a Change of Zoning must be accompanied with a fee of \$600.00. Please note, the application fee may be subject to change. Confirm fee at the time of application.
Note: All copies must be bound and collated.

- ✓ (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**

- ✓ (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

**APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA**

- (d) The minimum criteria for the applicable zoning district must be met uniformly for every change of zoning. These standards are not exclusive of any other standards which may be established by the Planning Commission due to particular circumstances which are unique to the property for which the change of zoning is being requested.
- (e) **Change of Zoning applications are processed once a month. Applications received and found complete by the first day of the month will tentatively be scheduled, advertised and presented at the public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.**
- (f) Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
- In Person: Levy County Development Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
- By Mail: Levy County Development Department, Post Office Box 672, Bronson, Florida, 32621.
- (h) With approval by the Development Director, this office will prepare 2 posters (Notice of Land Use Action) and place them on the subject property approximately 2 weeks prior to the public hearing.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and the Board of County Commissioners. The Commission, at its discretion, may defer action, or take decisive action on any application.

Additional Assistance: If you require further information, please contact the Levy County Development Department at (352) 486-5203 or visit the above address in person.

APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA

VIII. CERTIFICATION

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

Owner of Record

Owner of Record

Name: HOANOWATTIE LALL

Name: _____

Address: 18250 NE Hwy 27 ACT
WILKINSON FL 32696

Address: _____

Phone: 352-528-0722

Phone: _____

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

OWNER VERIFICATION

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.

2-24-2021
Date

Hoanowattie Lall
Owner Signature

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 24th Day of February 2021, by (name)
by means of physical presence

Personally known _____ Identification Expiration Date: Florida Drivers License
Exp. 2/18/2026

Janice L. Carlisle
Notary Public Signature



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Owner of Record

Owner of Record

Name: Peter Hall

Name: _____

Address: 34 CENTER STREET

Address: _____

Phone: 917-858-6071

Phone: _____

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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.

2/11/21
Date

Peter Hall
Owner Signature

STATE OF ~~FLORIDA~~ New York
COUNTY OF Kings

Sworn to and scribed before me this 11 Day of February 2021, by (name)

Personally known

Identification Expiration Date: _____

Janis Ostrander
Notary Public Signature

JANIS OSTRANDER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4641189
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES

9-2-22

APPLICATION FOR CHANGE OF ZONING
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Owner of Record

Owner of Record

Name: RESHEY LALL

Name: _____

Address: 14883 ORANGE AVE

Address: _____

Phone: 786-390-4914

Phone: _____

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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.

FEB 09, 2021
Date

[Signature]
Owner Signature

STATE OF FLORIDA
COUNTY OF Lake

Sworn to and scribed before me this 9 Day of February 2021, by (name)

Personally known _____ Identification Expiration Date: FLORIDA DL

[Signature]
Notary Public Signature



AMYTOST
Notary Public, State of Florida
My Comm. Expires 09/14/2021
Commission No. GG143190

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Owner of Record

Name: N. NARINE LALL

Address: 676-E. 2ST. BROOKLYN
11218

Phone: 1-646-483 1553

Owner of Record

Name: Narine Lall

Address: _____

Phone: _____

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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.

2/11/21
Date

[Signature]
Owner Signature

STATE OF ~~FLORIDA~~ New York
COUNTY OF KINGS

Sworn to and scribed before me this 11 Day of February 2021, by (name)

Personally known Identification Expiration Date: _____

[Signature]
Notary Public Signature

JANIS OSTRANDER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4641189
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES
9-2-22

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LEVY COUNTY, FLORIDA

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Owner of Record

Owner of Record

Name: Asha L. Singh Name: _____
Address: 35 Midland Ave Address: _____
Kearny NJ 07032
Phone: 201-991-2747 Phone: _____

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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.

2/8/2021 Date Asha L. Singh Owner Signature

STATE OF FLORIDA NJ
COUNTY OF ~~BENTON~~ Hudson

Sworn to and scribed before me this 8th Day of February 20 21, by (name)

Personally known _____ Identification Expiration Date: NJIDL Expires 1/8/2023

[Signature]
Notary Public Signature



APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA

AGENT VERIFICATION (if applicable)

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

Date _____

Authorized Agent Signature (if applicable) _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to and scribed before me this _____ Day of _____ 20____, by (name)
_____.

Personally known _____ Identification Expiration Date _____

Notary Public Signature _____

<i>Office Use Only:</i>	<i>PC Public Hearing Date</i> _____
	<i>Recommendation: Approval</i> _____ <i>Denial</i> _____
	<i>BOCC Public Hearing Date</i> _____ <i>BOCC Action</i> _____
	<i>Ordinance Number</i> _____ <i>Adoption Date</i> _____

Law 15.00
Docs .70

14 ACRES

Prepared by:
W. E. BISHOP, JR.
8720 SW S.R. 200, #14
Ocala, FL 34476

FILE# 339301
Levy County, FLORIDA

RCD May 17 1999 01:51
Douglas M. McKoy, CLERK

DEED DOC STAMPS 0.70
05/17/99 Deputy Clk

WARRANTY DEED

THIS INDENTURE, made this 13 day of May, 1999, between MOHAN LALL and HOAMWATTIE LALL, his wife whose address is 18250 NE 40th Street, Williston, Florida 32696, Grantor, and HOAMWATTIE LALL, RESHEY LALL, ASHA LALL SINGH, PETER LALL, NARINE LALL and NEHAUL LALL, Joint Tenants With Right of Survivorship, whose address is 18250 NE 40th Street, Williston, Florida 32696 Grantee.

affection WITNESSETH, that the grantors, for and in consideration of *Love &* ~~\$10.00~~ and other valuable considerations to them in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantees, and grantees', successors and assigns forever, the following described land, situate, lying and being in the County of Levy, State of Florida:

Parcel No. (04294-000-00) 5.06 ACRES (*9.70 ACRES*)
PARCEL # 04284-000-00

As described on Exhibit "A" attached hereto and by reference made a part.

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

THIS DEED HAS BEEN PREPARED AT THE REQUEST OF THE PARTIES WITHOUT BENEFIT OF TITLE INFORMATION OR SURVEY.

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 grantors hereby covenant with grantees that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors 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, 1998.

IN WITNESS WHEREOF, the grantors have set their hands and seals the day and year first above written.

BOOK 676 PAGE 757

Beginning at the Southeast corner of Section 35 in Township 12 South, Range 18 East, running thence West 20.00 chains along the section line, thence running North to the right of way line of State Road 500 (formerly known as State Road 19) 14.65 chains, thence Southeast along the said road right of way line to the East line of the section 21.70 chains, thence South along the section line 8.20 chains to the point of beginning, being all that part of SE 1/4 of SE 1/4 of Section 35, Township 12 South, Range 18 East lying South of State Highway 500 (formerly known as State Road 19.)

LESS and EXCEPT:

(1) The East 40 feet of SE 1/4 of SE 1/4 of Section 35, Township 12 South, Range 18 East South of S.R. 500 and the West 10 feet of SW 1/4 of SW 1/4 of Section 36, Township 12 South Range 18 East South of S.R. 500 conveyed to Levy County by deed recorded in Deed Book 90, Page 72.

(2) Additional land acquired by The State of Florida for the expansion of S.R. 500 as described in Final Judgment recorded in Circuit Court Minute Book Q, Page 87 and in Order of Taking recorded in O.R. Book 609, Page 337.

IN WITNESS WHEREOF, the grantors have set their hands and seals the day and year first above written.

Witnesses

[Signature]
W. L. [Signature]
(print name as signed)

G. Field
G. Field
(print name as signed)

Mohan Lall (SEAL)
Mohan Lall

Hoamwattie Lall (SEAL)
Hoamwattie Lall

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 13 day of May, 1999, by MOHAN LALL and HOAMWATTIE LALL, his wife, who are (are not () personally known to me and presented _____ as identification and who did not take an oath.

Geraldine Field
(print name as signed)
Notary Public, State of Florida

My Commission expires:



Geraldine Field
MY COMMISSION # C0644225 EXPIRES
June 23, 2001
BONDED TO THE STATE OF FLORIDA, INC.

That parcel of land conveyed by L. GOLDEN, et ux to ROSS A. DICE and MYRTIS J. DICE, husband and wife by Deed dated August 10, 1948 and recorded in Deed Book 47, Page 149 described as:

Beginning at the Southwest corner of Section 36, Township 12 South, Range 18 East, running thence East along the Section line 12.10 chains, thence North 4.52 chains to the South line of the right of way of State Road 500 (formerly known as State Road 19), thence Northwesterly along the right of way line 13.03 chains to the West line of Section 36, thence South along the section line 8.18 chains to the point of beginning, being in the in the SW 1/4 of SW 1/4 of Section 36, Township 12 South, Range 18 East;

AND

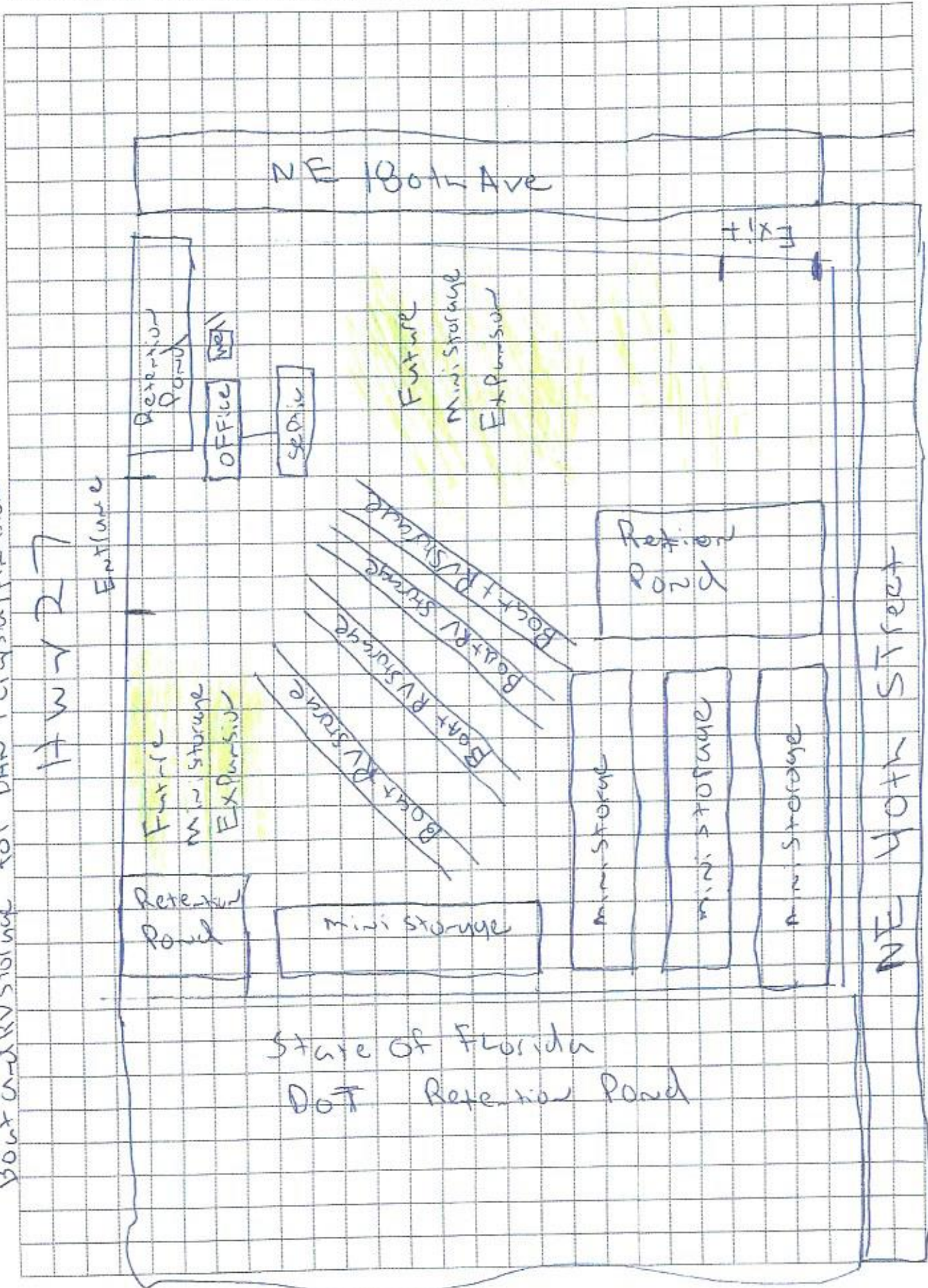
Beginning at the Southeast corner of Section 35 in Township 12 South, Range 18 East, running thence West 20.00 chains along the section line, thence running North to the right of way line of State Road 500 (formerly known as State Road 19) 14.65 chains, thence Southeast along the said road right of way line to the East line of the section 21.70 chains, thence South along the section line 8.20 chains to the point of beginning, being all that part of SE 1/4 of SE 1/4 of Section 35, Township 12 South, Range 18 East lying South of State Highway 500 (formerly known as State Road 19.)

LESS and EXCEPT:

- (1) The East 40 feet of SE 1/4 of SE 1/4 of Section 35, Township 12 South, Range 18 East South of S.R. 500 and the West 10 feet of SW 1/4 of SW 1/4 of Section 36, Township 12 South Range 18 East South of S.R. 500 conveyed to Levy County by deed recorded in Deed Book 90, Page 72.
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BOOK 676 PAGE 759

PROPOSED SITE PLAN... BOAT AND RV STORAGE



State of Florida
DOT Retention Pond

NE 140th Street

NE 180th Ave

HWY 27

Entrance

Retention Pond

OFFICE

SEW

Future Mini Storage Expansion

Boat + RV Storage

mini storage

mini storage

mini storage

mini storage

Retention Pond

Future Mini Storage Expansion

EXIT

R: 25'

Setbacks: F: 175' from Hwy center line. S: 10'

Height: 50'

2/20/21

Levy County Planning and Zoning Department
622 East Hathaway Avenue
Bronson, FL 32621

RE: Existing condition and compatibility on Project adjacent to the proposed amendment site

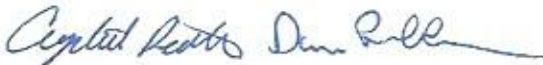
To whom it may concern,

The subject property is located on HWY 27 just outside the city limits of Williston, Florida. Although this location is not currently used for commercial property is it a prime location due to HWY 27 road frontage and proximity to Williston, FL. Please note the Future Land Use for the subject property is Commercial.

We believe the proposed change of zoning would be compatible with not only the Future Land use Map for the subject property as commercial but also with majority of the surrounding/adjoining properties Future Land Use Map as Commercial, as you can see on the accompanying maps. We would also like to bring your attention to the fact the property with a Future Land Use of ULDR, does have a road between the two properties, should there be any concern with the property and its current use or Future Land use being compatible with the subject property proposed change in zoning.

We appreciate your time and consideration in this matter.

Very Respectfully,



Crystal Pinkston and Daniel Pinkston



South



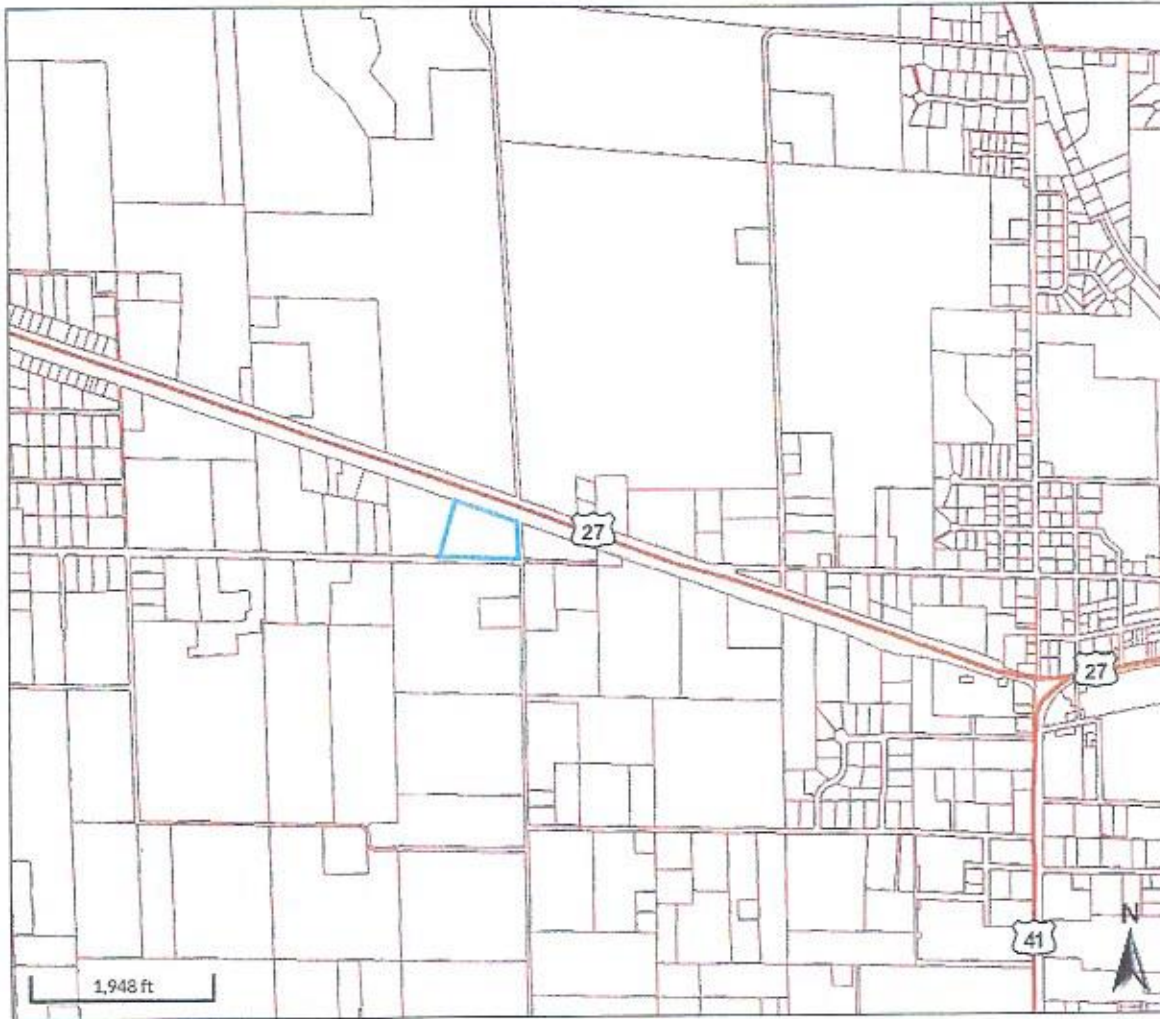
North



West



East



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	0428400000	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	6000 - PASTURE	Mailing Address	LALL HOAMWATTIE	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDAWT		18250 NE US ALT 27	Market Land Value	\$46,920	4/1/1998	\$49000	35	U
	MG		WILLISTON FL	Ag Land Value	\$2,318	n/a	0	n/a	n/a
Acres	9.2		32696	Just Value	\$46,920				
				Assessed Value	\$2,318				
				Taxable Value	\$2,318				

Date created: 3/8/2021
 Last Data Uploaded: 3/5/2021 7:22:17 PM

Developed by  **Schneider**
 GEOSPATIAL

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

Levy County Property Appraiser
 Osborn "Oz" Barlow
 P.O. Drawer 100
 Bronson, FL 32621
 Telephone (352) 458-9222
 Fax (352) 458-5188
 Web Page: (352) 458-5188

