

1600-00

**LEVY COUNTY PLANNING AND ZONING DEPARTMENT**  
Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621 Office (352) 486-5203 Fax (352) 486-5405

**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 and Zoning Department at (352) 486- 5203 for assistance with locating this information.

**STEP 1 Create 15 Packets Containing the Following, In Order:**

Create 15 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 and Zoning 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.

**RECEIVED**  
AUG 31 2022  
Per *[Signature]*

*[Handwritten signature]*

# COMPREHENSIVE PLAN AMENDMENT CHECKLIST – PG. 2

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

N/A

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: _____



➔ **STEP 2** ~~Submit all 15 Packets~~

- **15 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 and Zoning Department, located at 320 Mongo Street, Bronson FL, 32621. Mail-in applications must be approved by the Planning and Zoning 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 and Zoning Department.

Date

8-10-22

Signature of Owner/Agent

*Cynthia Peatoto Manager*

*Infinity Park Holdings*

*Don Pull*

**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 and Zoning Department at (352) 486-5203



# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621 / Office (352) 486-5203 Fax (352) 486-5405

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

This section to be completed by Planning Department

Small Scale Amendment \$600 Large Scale Amendment \$1250  
Filing Date 8/31/2022 Petition Number SSA 22-02

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 and Zoning 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 \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Email \_\_\_\_\_

#### 2. Owner(s) of Record

Name Infinity Pink Holdings  
Address PO Box 945  
City Williston State FL Zipcode 32696  
Phone (352) 221-0019 Email Crystal.pinkston@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 \_\_\_\_\_

## II. REQUEST LAND USE CHANGE

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

Current FLUM Designation ~~Commercial~~ UMDR  
Current Zoning Classification ~~CO~~ RA  
Requested FLUM Designation Commercial

## III. PARCEL INFORMATION

Parcel Number(s)	Section/Township/Range	Acreage
<u>6433100100</u>	<u>01/13/18</u>	<u>11.61</u>

Total Acreage: 11.61

1. Physical Location TBD US

City \_\_\_\_\_ State FL Zip \_\_\_\_\_

2. Subdivision (if applicable) \_\_\_\_\_

3. Current Use Timber - Vacant

4. Improvements For example: "Single family home, well and septic, pole barn"

None

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

From Williston go towards Bronson on US 27  
property is located on left between bullock  
property + DOT retention pond. Shiny 11 acres  
of timber just outside city limits

# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621 / Office (352) 486-5203 Fax ((352) 486-5405

## 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 Roadway US 27  
South State Retention pond  
East Commercial + Residential  
West Pasture

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.

Later provide additional enclosed mini storage + commercial development

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

Additional taxes to the county, more storage facility + bring more growth to williston

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

Roadways none  
Recreation none  
Water and Wastewater none  
Solid Waste none



# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

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## 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: See attached

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
1 <u>Morich-Bushell Marble</u>	<u>Limestone substratum</u>	<u>2.3</u>	<u>15</u>
2 <u>Levyville <del>Shadeville</del></u>	<u>Shadeville Complex</u>	<u>12.8</u>	<u>85</u>
3			
4			
5			

2. Potential for Wildlife Habitat (please circle)

Openland Wildlife	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>
Woodland Wildlife	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>
Wetland Wildlife	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>

3. Suitability for Major Land Uses (please circle)

Cropland	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>
Pasture	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>
Woodland Potential Productivity	<u>Very Poor</u>	<u>Poor</u>	<u>Fair</u>	<u>Good</u>

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

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

5. Additional land characteristics or comments:

Date 8-10-02

Signature of Owner/Agent Carol Pugh  
Don Pugh

## Urban Sprawl Analysis

- 1) Proposed amendment directs growth and development to areas of the community in a manner that does not adversely impact natural resources by increasing the commercial potential for the area, which is in cohesion with the future land use.
- 2) Proposed amendment promotes efficient and cost effective provision of public infrastructure by extending the MSD infrastructure further west, creating more services available to the MSD area.
- 3) Not applicable, does not promote walkable and connecting communities through mixes uses and densities.
- 4) Proposed amendment conserves water and energy by connecting to the city infrastructure.
- 5) Proposed amendment preserves agricultural area and activities for other lands, as the proposed land is located within the already determined future land use of commercial and city MSD, therefore preserving other land for ag.
- 6) Not applicable, does not promote open space and natural land and public space and recreation needs
- 7) Proposed amendment, creates a balance of land uses based on the demands of the area for more commercial space providing needs for the residential population by means of commercial development.
- 8) Proposed amendment provides uses for commercial density for expansion of services that would support more population growth into the area.

# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621 / Office (352) 486-5203 Fax (352) 486-5405

## 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) Infinity Pink Holdings LLC  
Address PO Box 945 Williston FL 32696  
Phone 352-221-0019

### 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 8-10-22

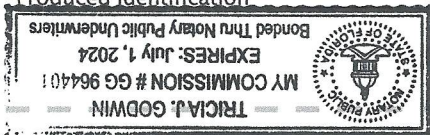
Owner(s) Signature Crystal Pinkston

This section to be completed by Public Notary

State of Florida, County of Levy; sworn to and subscribed before me  
on the 10<sup>TH</sup> (day) of August (month) of 20 22  
by (Name) Crystal Pinkston

Personally known   
Produced Identification

Type of ID \_\_\_\_\_



Tricia J. Godwin  
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 \_\_\_\_\_



WARRANTY DEED

THIS DEED is made this 16<sup>th</sup> day of June, 2022, by and between DANIEL R. PINKSTON and CRYSTAL W. PINKSTON, husband and wife, whose address is Post Office Box 945, Williston, Florida 32696, herein the "grantors," and INFINITY PINK HOLDINGS LLC, a Florida limited liability company, post-office address Post Office Box 945, Williston, Florida 32696, herein the "grantee." (As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the grantee, forever, all of that certain real property in Levy County, Florida, more particularly described as follows:

That part of the W 1/2 of W 1/2 of NW 1/4 of NE 1/4 of Section 1, Township 13 South, Range 18 East, Levy County, Florida, lying South of U.S. Alternate 27;

AND

W 1/2 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, Township 13 South, Range 18 East. The North boundary of said property being the South right-of-way line of U.S. Alternate 27.

LESS AND EXCEPT those lands conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Record Book 589, Page 763, public records of Levy County, Florida.

Parcel Identification Number: 04331-001-00

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantors fully warrant the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

Prepared by:  
(without examination of title)  
John R. Crawford  
Marks Gray, P.A.  
1200 Riverplace Blvd., Suite 800  
Jacksonville, FL 32207  
(904) 398-0900

R<sup>✓</sup>

MARKS GRAY, PA  
PO BOX 447  
JACKSONVILLE, FL 32201

This conveyance is SUBJECT TO ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any.

THE GRANTORS HOLD THE IDENTICAL MEMBERSHIP INTEREST IN THE GRANTEE LLC AS THE GRANTORS' OWNERSHIP INTEREST IN THE ABOVE-DESCRIBED PROPERTY. ACCORDINGLY, ONLY MINIMUM DOCUMENTARY STAMPS ARE REQUIRED TO BE PAID IN RECORDING THIS DEED.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of (as to both grantors):

Tricia J. Godwin

Daniel R. Pinkston (SEAL)  
Daniel R. Pinkston

Tricia Godwin  
(Printed Name of Witness)

Paula J. Marcum

Crystal W. Pinkston (SEAL)  
Crystal W. Pinkston

Paula J. Marcum  
(Printed Name of Witness)

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of June, 2022, by Daniel R. Pinkston and Crystal W. Pinkston, husband and wife, who are each  personally known to me, or who have each produced  Florida Driver's License or  \_\_\_\_\_ as identification.



Tricia J. Godwin  
Signature of Notary Public  
Notary Public, State of Florida  
My commission expires: July 1 2024

(Notarial Seal)



August 18, 2022

Legal Description (As per Official Records Book 1647, page 491, Public Records of  
Levy County, Florida)  
For: Infinity Pink Holdings, LLC

That part of the W 1/2 of W 1/2 of NW 1/4 of NE 1/4 of Section 1, Township 13 South, Range 18 East,  
Levy County, Florida, lying South of U.S. Alternate 27;

AND

W 1/2 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, Township 13 South, Range 18 East. The North  
boundary of said property being the South right-of-way line of U.S. Alternate 27.

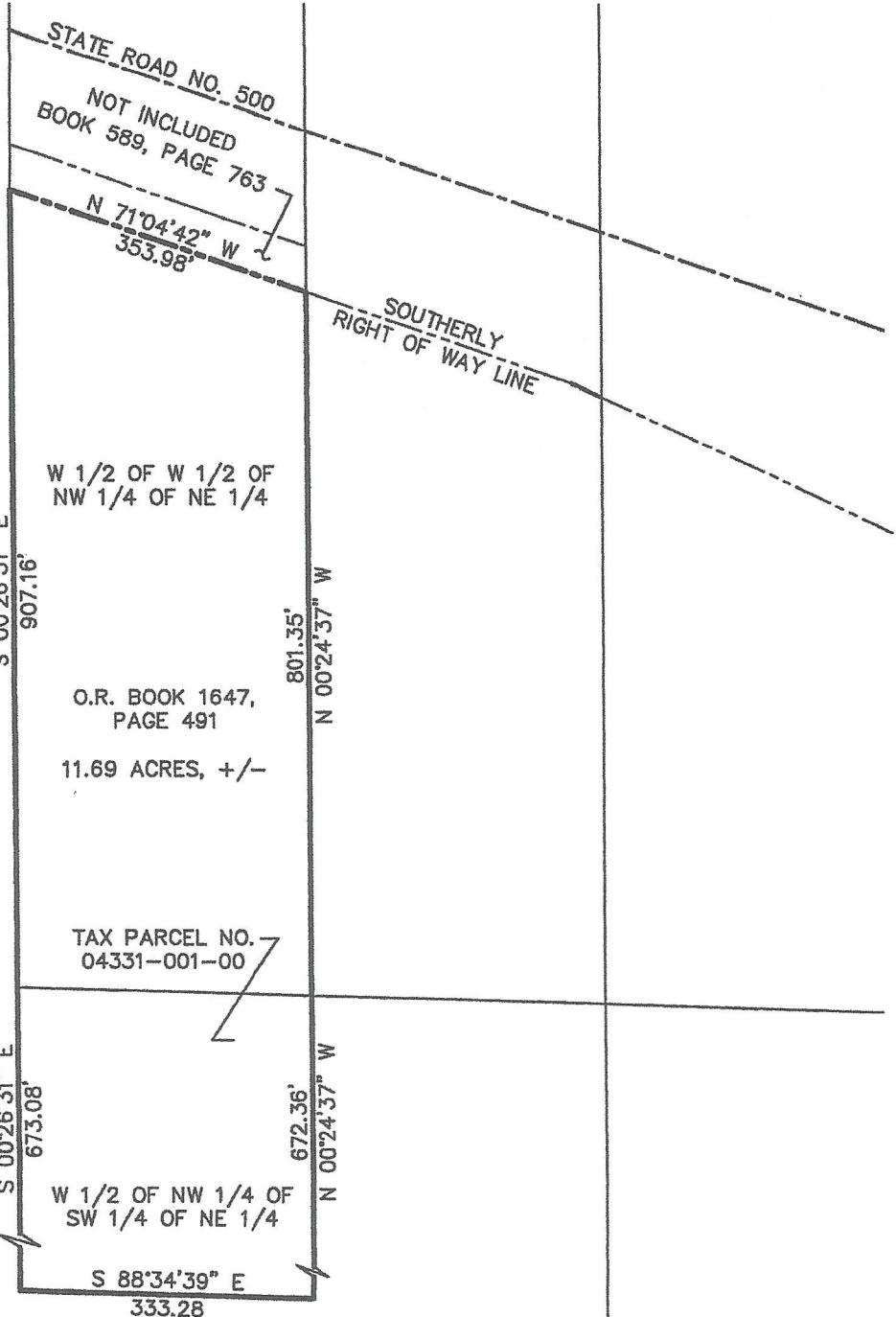
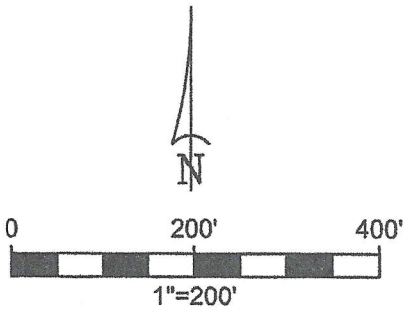
LESS AND EXCEPT those lands conveyed to the State of Florida Department of Transportation by  
Warranty Deed recorded in Official Record Book 589, Page 763, public records of Levy County, Florida.

Parcel Identification Number 04331-001-00

A handwritten signature in cursive script, which appears to read 'Robert W. Smith', is written over a circular embossed stamp. The stamp contains text that is mostly illegible but seems to include 'COUNTY OF LEVY' and 'FLORIDA'.

J:\Bob\2022-117Legal Description.docx





**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	8/17/22	2022-117			

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF THE W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4  
 AND THE W 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 OF  
 SECTION 1, TOWNSHIP 13 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA

**FOR:** INFINITY PINK HOLDINGS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
 MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
 SECTION 472.027 (2022), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
 No. LB 2389



eda consultants inc.

LB 2389  
 720 S.W. 2nd Ave, South Tower, Suite 300  
 GAINESVILLE, FLORIDA 32601  
 TEL. (352) 373-3541  
 www.edafl.com mail@edafl.com

J:\BOE\2022-117.DWG

## Existing Conditions and Compatibility

Considering the current parcel is r2 zoning, this splits the property and allows for Commercial on the front and UMDR in a r2 zoning for the rear. There is no access to rear of the property to develop UMDR. We feel the property should be cohesive with commercial zoning as to the front. The proposed change would be compatible with the future land use map of properties surrounding to be commercial as well as being a part of the MSD for Williston for future development.

We also feel strongly the neighboring r2 would rather see this property developed as commercial in the future rather than UMDR, which allows for multifamily housing of duplexes and quads.



**Paula Marcum**

---

**From:** Crystal Pinkston <cpink@me.com>  
**Sent:** Wednesday, August 17, 2022 12:06 PM  
**To:** Paula Marcum  
**Subject:** Can you print these as 4x6 on your printer?



North End of 11 Acre Subject Property  
Facing Hwy 27





North End of 11 Acre Subject Property  
Facing Hwy 27





East End of Subsect 11 Area Parcel 1





South End of Subject Parcel back  
up to Camel plantation





Crystal Pinkston  
Sent from my iPhone with help of Siri  
Please excuse typos, grammar and punctuation.

South End of Subject 11 Acre Parcel  
backing up to Canelia Plantation Rentition Pond





west end of sub Sect 11 Acre piece  
facing DOT Retention Pond





West End of Subject 11 Acre Property ✓





# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621, Phone (352) 486-5203 Fax (352) 486-5405

## 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: See attached

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
1 <u>Morich-Bushell Marble</u>	<u>Limestone siltstratum</u>	<u>2.3</u>	<u>15</u>
2 <u>Levyville <del>Shadeville</del></u>	<u>Shadeville Complex</u>	<u>12.8</u>	<u>85</u>
3			
4			
5			

2. Potential for Wildlife Habitat (please circle)

Openland Wildlife	Very Poor	Poor	<u>Fair</u>	Good
Woodland Wildlife	Very Poor	Poor	<u>Fair</u>	Good
Wetland Wildlife	<u>Very Poor</u>	Poor	Fair	Good

3. Suitability for Major Land Uses (please circle)

Cropland	Very Poor	Poor	<u>Fair</u>	Good
Pasture	Very Poor	Poor	<u>Fair</u>	Good
Woodland Potential Productivity	Very Poor	Poor	<u>Fair</u>	Good

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

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

5. Additional land characteristics or comments:

Date 8-10-02

Ceyral Pius  
Signature of Owner/Agent  
Don Pius

# LAND USE ANALYSIS FORM - PC

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 .25 miles

Police Protection .50 miles

Emergency Medical Service .50 miles

Centralized Sewer Service .25 miles

Centralized Water Service .25 miles

Nearest School .50 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.

Attached

Date 8-10-22

D. P. Allen  
Signature of Owner/Agent  
Crystal Rental Manager  
Infinity Park Holdings

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 and Zoning Department at (352) 486-5203 for assistance.



# LEVY COUNTY PLANNING AND ZONING DEPARTMENT

Planning and Zoning Department, 320 Mongo Street, Bronson FL 32621 / Office (352) 486-5203 Fax (352) 486-5405

## 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) Infinity Pink Holdings LLC  
Address PO Box 945 Williston FL 32696  
Phone 352-221-0019

### 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.

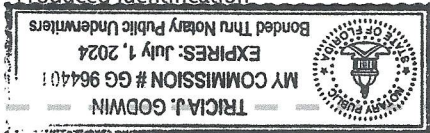
Date 8-10-22 Owner(s) Signature Crystal Pinkston

This section to be completed by Public Notary

State of Florida, County of Levy; sworn to and subscribed before me  
on the 10<sup>TH</sup> (day) of August (month) of 20 22  
by (Name) Crystal Pinkston

Personally known   
Produced Identification

Type of ID \_\_\_\_\_



Tricia J. Godwin  
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

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L22000229127  
FILED 8:00 AM  
May 16, 2022  
Sec. Of State  
jafason

**Article I**

The name of the Limited Liability Company is:  
INFINITY PINK HOLDINGS LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
3791 NE 180TH AVE.  
WILLISTON, FL. 32696

The mailing address of the Limited Liability Company is:  
P.O. BOX 945  
WILLISTON, FL. 32696

**Article III**

Other provisions, if any:  
THIS LLC SHALL BE MANAGED BY A BOARD OF MANAGERS.

**Article IV**

The name and Florida street address of the registered agent is:  
FREDERICK H KENT III  
1200 RIVERPLACE BLVD.  
SUITE 800  
JACKSONVILLE, FL. 32207

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: FREDERICK H. KENT, III

## Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR  
CRYSTAL PINKSTON  
3791 NE 180TH AVE.  
WILLISTON, FL. 32696

Title: MGR  
DANIEL PINKSTON  
3791 NE 180TH AVE.  
WILLISTON, FL. 32696

L22000229127  
FILED 8:00 AM  
May 16, 2022  
Sec. Of State  
jafason

Signature of member or an authorized representative

Electronic Signature: JOHN R. CRAWFORD

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.