

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

Filing Date: _____
Amount of Fee: \$ 600.00

Petition Number CZ
Validation Number _____

RECEIVED

AUG 31 2022

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 Board of 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 INFORMATION: Please print unless otherwise specified.

Applicants name _____	Owners name <u>Infinity Pnh Holdings LLC</u>
Address _____	Address <u>PO Box 945 Williston</u>
State _____ Zip Code _____	State: <u>FL</u> ip Code <u>32696</u>
Phone No. () _____	Phone No. <u>(352) 225-0019</u>
Email _____	Email <u>Crystal.orkston@gmail.com</u>

II PARCEL INFORMATION

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0433100100</u>	<u>01/13/18</u>	<u>11.61</u>
2. _____	_____	_____
Total Acreage		<u>11.61</u>

Subdivision name (if applicable): _____

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

III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: C + UMDR

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 R2 district to C3 district.
zoning

Requested Use and Activities and Development associated with the Proposed Change of Zoning
Future commercial development - Currently just
looking to ensure entire parcel is the same zoning
+ use rather than split

(*Use additional sheets if needed)

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

Timber use - no improvements

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

From Williston go towards bronson on US 27, property located on 27 between bullach & DOT retention on left just outside city limits

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 Planning and Zoning 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 15 copies of the same** to the Levy County Planning and Zoning Department at, 320 Mongo Street, 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.

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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.
-
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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 Planning and Zoning 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 and Zoning Department at 352-486-5203.

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.**

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- (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 Levy County Planning and Zoning Department. These changes must be received 10 days prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
- In Person: Levy County Planning and Zoning Department, located at 320 Mongo Street, Bronson, Florida.
- By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, Bronson, Florida, 32621.
- (h) With approval by the Planning and Zoning Director, this office will prepare 2 posters (with 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 Planning and Zoning Department at (352) 486-5203 or visit the above address in person.

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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: <u>Infinity Pink Holdings LLC</u>	Name: _____
Address: <u>PO Box 945</u>	Address: _____
<u>Williston FL 32696</u>	_____
Phone: <u>352-221-0019</u>	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

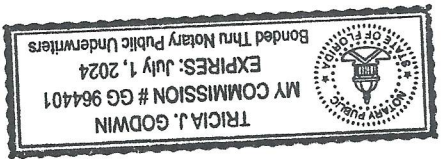
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Date 8-10-22 Owner Signature Crystal Pinkston

STATE OF FLORIDA
COUNTY OF Henry Owner Signature Don Puller

Sworn to and scribed before me this 10 Day of August 20 22, by (name)
Crystal Pinkston
Signature - Notary Public Tricia J. Godwin

Personally known Identification Expiration Date July 1 2024



**APPLICATION FOR CHANGE OF ZONING
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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)

_____ Signature - Notary Public

Personally known _____ Identification Expiration Date _____

Office Use Only:

PC Public Hearing Date _____

Recommendation: Approval _____ **Denial** _____

BOCC Public Hearing Date _____ **BOCC Action** _____

Ordinance Number _____ **Adoption Date** _____

WARRANTY DEED

THIS DEED is made this 16th 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.

R✓

MARKS GRAY, PA
PO BOX 447
JACKSONVILLE, FL 32201

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

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)

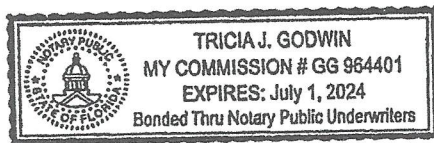
Paula J. Marcum

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

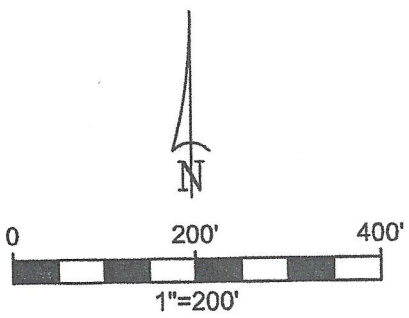
W 1/2 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, Township 13 South, Range 18 East. The North
boundary of said property being the South right-of-way line of U.S. Alternate 27.

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 black ink is written over a circular embossed stamp. The signature is cursive and appears to read 'Robert W. Jones'. The stamp is circular and contains text that is mostly illegible due to fading and the signature overlapping it.

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



STATE ROAD NO. 500
 NOT INCLUDED
 BOOK 589, PAGE 763

N 71°04'42" W
 353.98'

SOUTHERLY
 RIGHT OF WAY LINE

W 1/2 OF W 1/2 OF
 NW 1/4 OF NE 1/4

S 00°26'31" E
 907.16'

O.R. BOOK 1647,
 PAGE 491

11.69 ACRES, +/-

TAX PARCEL NO.
 04331-001-00

801.35'
 N 00°24'37" W

S 00°26'31" E
 673.08'

W 1/2 OF NW 1/4 OF
 SW 1/4 OF NE 1/4

672.36'
 N 00°24'37" W

S 88°34'39" E
 333.28'

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	B/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
 AS 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:\BOB\2022-117.DWG

Paula Marcum

From: Crystal Pinkston <cwpink@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 Subsect 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's 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 Canelier Plantation Rent. tion Pond



West end of sub Sect II Acre piece
facing DOT Retikow Pond



West End of Subject 11 Acre Property ✓

Existing Conditions and Compatibility

Considering the current parcel is Commercial and 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.

**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.