

**VARIANCE APPLICATION
(Subdivision Regulations)
Levy County, Florida**

Filing Date: _____ Petition Number: SVA
 Fee: \$350.00 Validation No. _____

TO THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

In the event that the enforcement of any of the provisions of this ordinance would be impracticable or would work an undue hardship upon any person or persons, following a report by the Plat Review Committee on the nature of the hardship, the Commission may waive any of the provisions of this ordinance and said waiver shall not be deemed a continuing waiver of said provisions, nor shall said waiver abrogate or impair the effectiveness of said provisions. [Source: Levy County Code of Ordinances, Section 50-55)

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Subdivision Ordinance petitioning for a Variance on the following described property:

1. Applicant and Surveyor (agent) information: Please print unless otherwise specified.

Ownership: Jose Gonzalez
Jackie Wellington 1370 Hideaway Bend
 Name Address
Wellington, FL 33414 (561) 248-0274
 City Zip Code Phone #

Surveyor: Steve M. McMillen, PSM
McMillen Surveying, Inc 444 NW Main St.
 Name Address
Williston, FL 32696 (352) 528-6277
 City Zip Code Phone #

2. Type of Request:

Article No. and Division	Section	Subsection
	<u>Sec 50</u>	<u>580 (6)</u>
Description of Variance <u>lot depth to width shall not be greater than 2 1/2 to one except specified by county regulations.</u>		

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3. PARCEL INFORMATION:

Parcel Number (s)	Section/Township/Range	Acreage
a. <u>04224-002-00</u>	<u>30-12-18</u>	<u>13.560</u>
b. _____	_____	_____
Subdivision Name, Lot, Block (if applicable): <u>Hideaway Mills</u>		Total Acreage: <u>13.560</u> <u>(12.788 less r/w)</u>

4. **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 Board of County Commissioners Public Hearing.

*** Upon completion of the above application, **please submit the original and 20 copies** each of the supporting documents to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

Required supporting documents to be attached with the application:

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of Circuit Court's Office.
- Location map** Must identify subject parcel with either a color or pattern.
- Preliminary Plat**

5. **In order for a Variance to be approved, the Board of County Commissioners must find that the following items are true: (for use by the Commission)**

- a. **Special conditions exist peculiar to the land;**
yes no
- b. **That the special conditions and circumstances do not result from the actions of the applicant;**
yes no

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6. **COMPREHENSIVE PLAN:** The proposed use must be compatible with the Comprehensive Plan.

7. **APPLICATION INSTRUCTIONS:**

- (a) An application for a Variance must be accompanied by a fee of \$350.00. Please note, the application fee may be subject to change. **The application will not be processed for a Public Hearing until staff has reviewed the application and found it complete.**
- (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.
- (d) The Variance applications are processed once a month. **Applications received by the first day of the month** will tentatively be scheduled, advertised and presented at a public hearing the following month. **Applications received after the first of the month will not be scheduled for the following month.**
- (e) Applications may be submitted as follows:

In Person:

**LEVY COUNTY PLANNING & ZONING
320 MONGO STREET
BRONSON, FL 32621**

located on Alternate 27 (622 East Hathaway Building and Zoning Office.

By Mail:

Levy County Courthouse, Post Office Box 672

- (f) This office will prepare the poster and place it on the property involved in this request.
- (g) 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.

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(h) It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and Board of County Commissioners. The Commission, at its discretion, may defer action, or take decisive action on any application, regardless of attendance by the applicant, owner or representative thereof.

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

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>Jackie Wellington</u>	Name: <u>Jose Gonzales</u>
Address: <u>1375 Hideaway Bend</u>	Address: <u>" "</u>
<u>Wellington, FL 33414</u>	<u>" "</u>
Phone No. <u>(561) 248-0274</u>	Phone No. <u>" "</u>

No person submitting an application may rely upon any comment concerning the proposed variance, 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.

11/14/23 _____
Date Owner Signature

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Levy County

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to and scribed before me this 14th Day of November 2023, by (name)
Jaclyn Wellington Jose Gonzalez
Personally known Jose Identification Expiration Date _____

Linda Mustad-Johnston
Signature - Notary Public



LINDA MUSTAD-JOHNSTON
Commission # HH 453258
Expires October 27, 2027

My Commission Expires: 10/27/27

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 _____

Signature - Notary Public

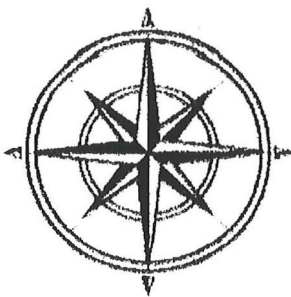
My Commission Expires: _____

FOR OFFICE USE ONLY:

Board of County Commissioners Public Hearing Date: _____

Board of County Commissioners Action: Approval Denial

Notes, Instructions and Comments:



McMILLEN SURVEYING, INC.

444 NORTHWEST MAIN STREET
WILLISTON, FLORIDA, 32696
OFFICE: 352 528-6277

State of Florida
County of Levy

I, Jose M. Gonzalez & Jackie G. Wellington, hereby give Stephen M. McMillen, P.S.M.,

President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the Platting Process upon "Hideaway Hills" on the following parcel lying in:

Section 30, Township 12 South, Range 18 East

County: Levy City: _____ State: Florida

Parcel ID# 164224-002-00

Parcel ID# N/A

Signature Jose Gonzalez

Printed Jose Gonzalez Date: 6/13/2023

Signature Jackie Wellington

Printed Jackie Wellington Date: 6/13/23

Signature _____

Printed _____ Date: _____

Notary Public, State of Florida
At Large

Linda Hustad-Johnston
My Commission Expires: 10/27/23



LINDA HUSTAD-JOHNSTON
Commission # GG 916769
Expires October 27, 2023
Bonded Thru Budget Notary Services

Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



September 8, 2023

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-29335

PROPOSED SUBDIVISION NAME:

“HIDEAWAY HILLS”

LEGAL SHOWN ON PROPOSED PLAT:

A part of lands described in O.R.B. 682, page 978, of the Public Records of Levy County, Florida; lying in the West 1/2 of the West 1/2 of the Northeast 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, North of Highway Alternate 27 in Section 30, Township 12 South, Range 18 East, Levy County, Florida, Less the North 33 feet for road right-of-way for N.E. 60th Street; being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 and run thence South 00°14'08"West, along the West line of said Northeast 1/4, a distance of 33.09 feet to the South right-of-way line of N.E. 60th Street and the Point-of-Beginning of the herein described parcel; thence continue South 00°14'08"East, along said West line, a distance of 873.63 feet; thence North 89°45'52"East, a distance of 661.21 feet to the East line of said West 1/2 of the West 1/2; thence North 00°13'20"West, along said East line, a distance of 846.89 feet to the said South right-of-way line; thence North 87°55'13"West, along said South right-of-way line, a distance of 661.96 feet to the said Point-of-Beginning.

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:



Main Office
50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



RECORD FEE SIMPLE TITLE HOLDER

JOSE M. GONZALEZ and JACKIE G. WELLINGTON, by virtue of the following document:

Warranty Deed from Katrina Sue Wade, a married woman, dated 06/06/2023, filed 06/08/2023 and recorded in O.R. Book 1691, Page 887, Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2022 Taxes

Assessed to: Katrina Sue Wade
Tax ID#: 0422400200

DELINQUENT TAXES YES NO

(If “Yes”, state the year and tax certificate number(s))

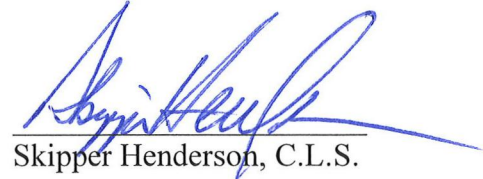
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.
President

SH/dkr
enclosures

Prepared by and return to:

Sonia Wiseman
All Florida Homes Title, LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 2023-1125

✓ R

Parcel Identification No 04224-002-00

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6 day of June, 2023 between Katrina Sue Wade, a married woman, whose post office address is 1393 Gainesville Highway, Alto, GA 30510, of the County of Habersham, State of Georgia, Grantor, to Jose M. Gonzalez, a married man, whose post office address is 3024 Custer Avenue, Lake Worth, FL 33467, and Jackie G. Wellington, a single woman, whose post office address is 1370 Hideaway Bend, Wellington FL 33414, of the County of Palm Beach, State of Florida and , Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

A part of lands described in O.R.B. 682, page 978, of the Public Records of Levy County, Florida; lying in the West 1/2 of the West 1/2 of the Northeast 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, North of Highway Alternate 27 in Section 30, Township 12 South, Range 18 East, Levy County, Florida, Less the North 33 feet for road right-of-way for N.E. 60th Street; being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 and run thence South 00° 14' 08" West, along the West line of said Northeast 1/4, a distance of 33.09 feet to the South right-of-way line of N.E. 60th Street and the Point-of-Beginning of the herein described parcel; thence continue South 00° 14' 08" East, along said West line, a distance of 873.63 feet; thence North 89° 45' 52" East, a distance of 661.21 feet to the East line of said West 1/2 of the West 1/2; thence North 00° 13' 20" West, along said East line, a distance of 846.89 feet to the said South right-of-way line; thence North 87° 55' T3" West, along said South right-of-way line, a distance of 661.96 feet to the said Point-of-Beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1393 Gainesville Highway, Alto, GA 30510.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Katrina Sue Wade
Katrina Sue Wade

Penny Rogers
WITNESS
PRINT NAME: Penny Rogers

[Signature]
WITNESS
PRINT NAME: Gary Kimbral

STATE OF Georgia
COUNTY OF Habersham

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 21 day of June, 2023, by Katrina Sue Wade.

Lisa K. Turner
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____

My commission expires 5/12/2024





Levy County, FL

Summary

Parcel ID 0422400200
 Location Address
 Neighborhood 04.00 (4)
 Legal Description* 30-12-18 0013.06 ACRES NORTH 873 FT OF W½ OF W½ OF NE¼ LESS ROW ALONG NORTH SIDE- OR BOOK 1638 PAGE 25
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use Code VACANT (0000)
 Subdivision N/A
 Sec/Twp/Rng 30-12-18
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 14.701
 Acreage 13.060
 Homestead N
 Ag Classification No

[View Map](#)

Owner

Owner Name Wade Katrina Sue 100%
 Mailing Address 13551 NE US ALT HWY 27A
 WILLISTON, FL 32696

Homestead Exemption Application

Valuation

	2023 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$84,146
Ag Land Value	\$84,146
Just (Market) Value	\$84,146
Assessed Value	\$84,146
Exempt Value	\$0
Taxable Value	\$84,146
Cap Differential	\$0
Previous Year Value	\$84,146

Exemptions

Homestead ⬇ 2nd Homestead ⬇ Widow/er ⬇ Disability ⬇ Seniors ⬇ Veterans ⬇ Other ⬇

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	13.06	AC	\$84,146

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
5/2/2022	\$0.00	FJ	1638 25	U	V	WARD ELIZABETH SUE JONES-ESTATE	WADE KATRINA SUE
4/18/2003	\$0.00	WD	830 941	Q	I	LEWIS WINSTON C	WARD ELIZABETH JONES
6/1/1999	\$100.00	WD	682 978	U	I	WARD ELIZABETH JONES-ET AL	WARD ELIZABETH JONES

Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

[Last Data Upload: 4/25/2023, 7:25:21 PM](#)

Developed by
 **Schneider**
GEOSPATIAL

Version 3.1.4

This instrument prepared by:
Elizabeth Jones Ward
13553 NE HWY 27
Williston, FL 32696
Parcel #:04224-002-00

FILE# 404982
Levy County, FLORIDA

RCD Apr 18 2003 02:31
Danny J. Shipp., CLERK

DEED DOC STAMPS 0.70
04/18/03 MJD Deputy Clk

WARRANTY DEED

THIS WARRANTY DEED, made this 18 day of April, 2003, by WINSTON C. LEWIS, the un-remarried widower of SABRINA E. LEWIS, whose mailing address is 13551 NE HWY 27, WILLISTON, FL 32696, hereinafter called the grantor, to ELIZABETH JONES WARD, a single woman, WILLIAM E. CHESSER and ALICE H. CHESSER, husband and wife, whose mailing address is 13553 NE HWY 27, WILLISTON, FL 32696, 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

A parcel of land in the W ½ of the SW ¼ of the NE ¼ of Section 30, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the NE corner of the W ½ of the SW ¼ of the NE ¼ of Section 30-12-18, Levy County, Florida; thence S 00°19'40" W, along the East line of said W ½ of the SW ¼ of the NE ¼, 210.00 feet to the POINT OF BEGINNING; thence continue S 00°19'40" W, along said East line, 210 feet; thence N 87°23'47" W, 415.18 feet; thence N 00°19'40" E, 210.00 feet; thence S 87°23'47" E, 415.18 feet to close on the POINT OF BEGINNING.

CONTAINING 2.0 ACRES.

TOGETHER WITH: a 30 foot non exclusive easement for the purpose of Ingress, Egress and Public Utilities over and across the following described property, being in the W ½ of the SW ¼ of the NE ¼ and the W ½ of the NW ¼ of the SE ¼ of Section 30-12-18, Levy County, Florida.

For a Point of Reference commence at the NE corner of the W ½ of the SW ¼ of the NE ¼ of section 30-12-18, Levy County, Florida; thence S 00°19'40" W, along the East line of the W ½ of the SW ¼ of the NE ¼ 210.00 feet; thence N 87°23'47" W, 415.18 feet to the POINT OF BEGINNING; thence continue N. 87°23'47" W, 246.6 feet more or less to the West line of said W ½ of the SW ¼ of the NE ¼; thence Southerly, along the West line of said W ½ of the SW ¼ of the NE ¼ and the West line of the W ½ of the NW ¼ of the SE ¼, 1585.4 feet more or less to the Northerly right of way line of S.R. No. 500 (U.S. HWY. No. 27-A); thence Southeasterly, along said right of way line, 31.7 feet more or less to a point that is 30 feet east of said west line of the W ½ of the NW ¼ of the SE ¼; thence Northerly, parallel with and 30 feet East of said West line of the W ½ of the NW ¼, of the SE ¼ and the West line of said W ½ of the SW ¼ of the NE ¼, 1354.4 feet more or less; thence S 87°23'47" E, 216.6 feet more or less to the West line of the above described 2 acre parcel; thence N 00°19'40" E, 30.02 feet to close on the POINT OF BEGINNING.

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 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, 2002.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seal the day and year first above



NE 65TH LN

NE 65TH LN

NE 135TH AVE

NE 140TH AVE

NE 64TH ST

NE 131ST AVE

NE 63RD ST

NE 133RD AVE

NE 137TH CT

NE 135TH TER

NE 139TH AVE

NE 60TH ST

DRIVEWAY

NE 137TH TER

NE 57TH PL

NE 139TH TER

DRIVEWAY

NE 138TH CT

NE 56TH LN

NE HIGHWAY 27 ALT

NE 55TH LN

NE 139TH AVE

NE 55TH PL

NE 132ND CT

NE 54TH ST

NE 133RD TER

NE HIGHWAY 27 ALT

NE 55TH ST

NE 54TH PL

NE 140TH CT

NE 133RD AVE

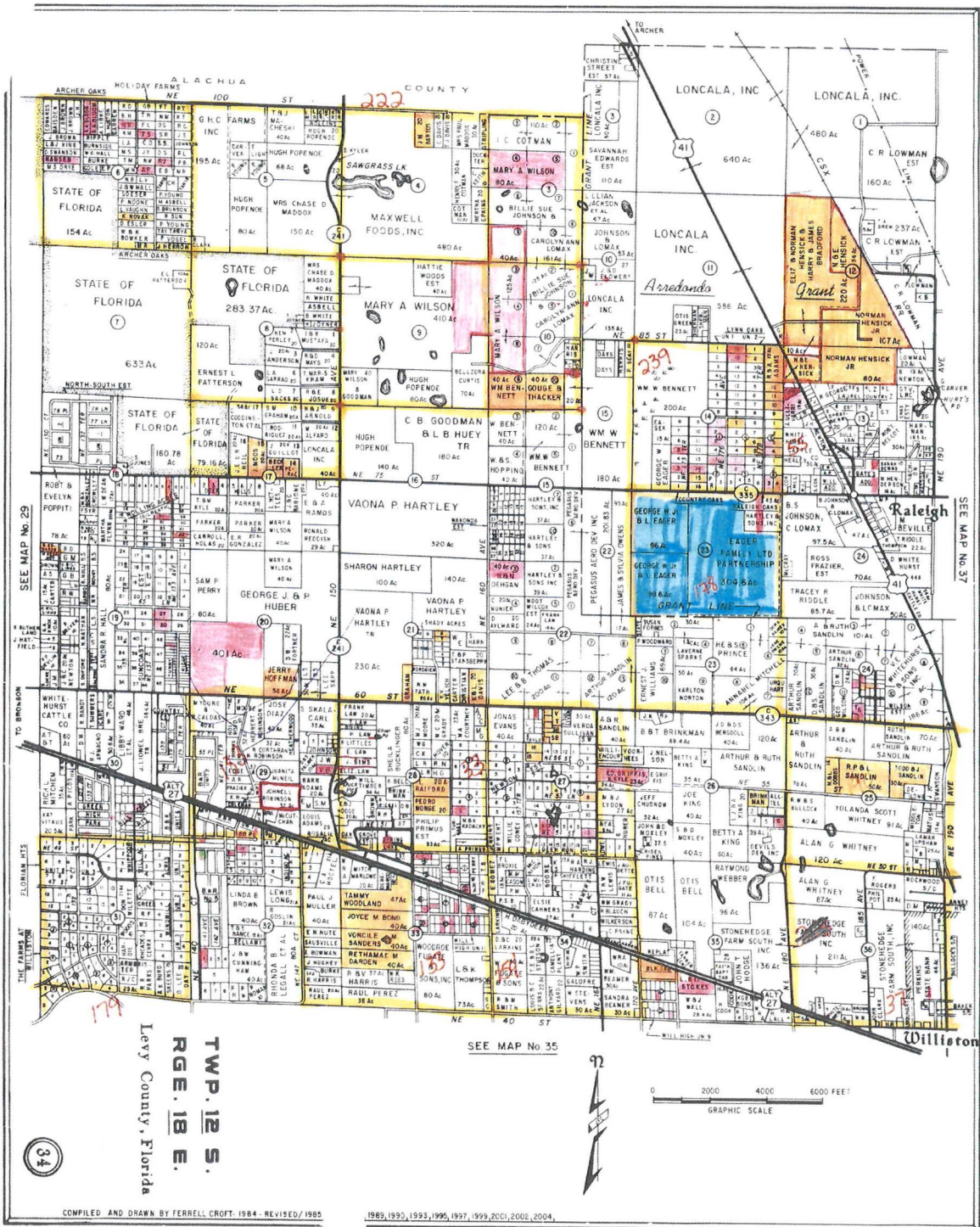
NE 133RD CT

NE 134TH AVE

NE 134TH TER

NE 52ND LN

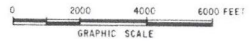
NE 52ND PL



SEE MAP No 29

SEE MAP No 37

SEE MAP No 35



TWP. 12 S.
RGE. 18 E.
Levy County, Florida

Subject Property

Bronson

Raleigh

Williston

Mentbrook

1

7

7

8

18

1

71063

A21

21

30

29

28

27

26

25

24

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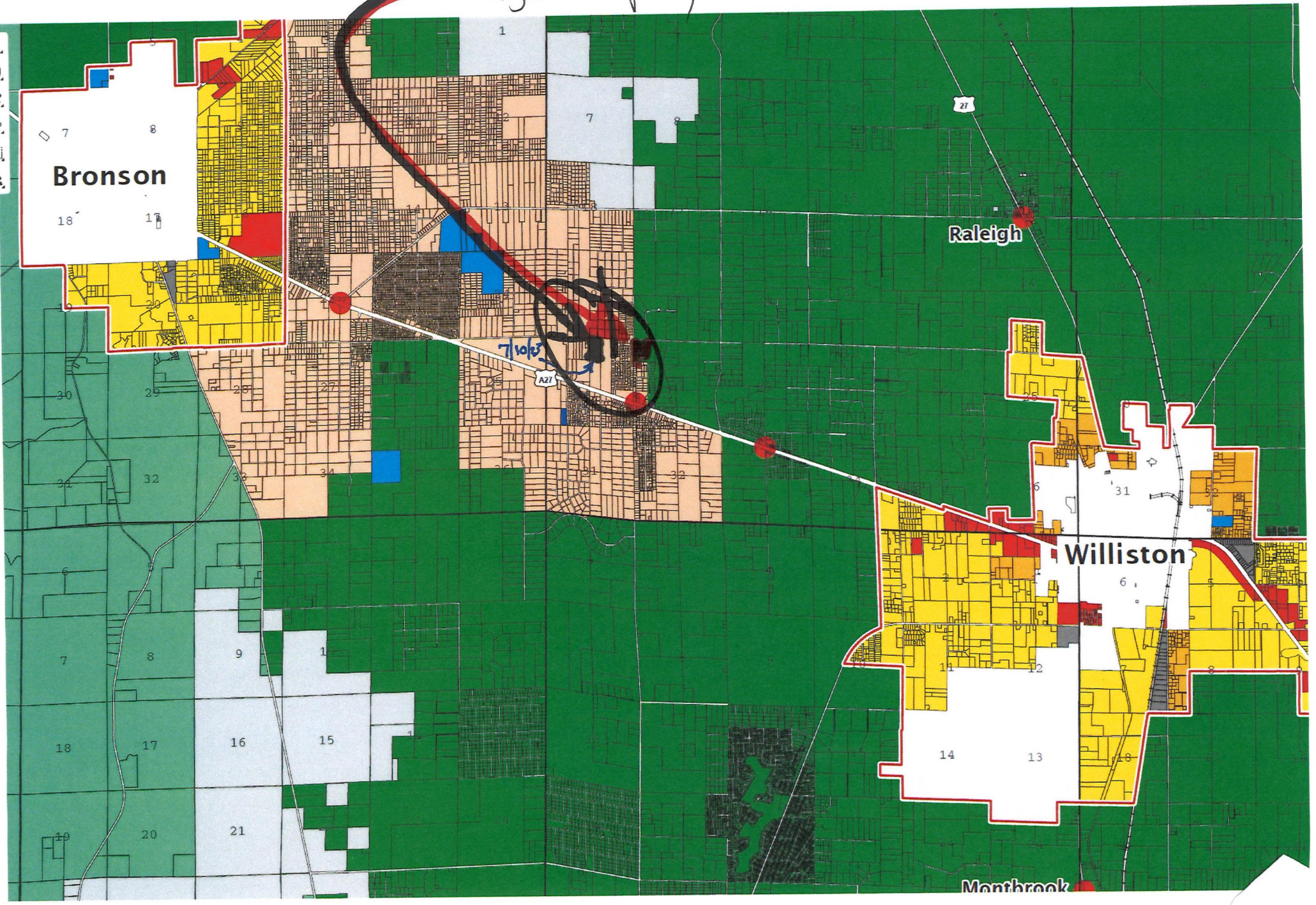
14

13

18

31

6



Levy County 2026

