

**Preliminary Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_  
Amount of Fee: \$235.00

Petition Number: PP  
Validation Number: \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION**

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-532, petitioning for a Preliminary Plat on the following described:

**I. Applicant and Request Information - Please print unless otherwise specified.**

Owner's Name: John & Elizabeth Thibodeaux Surveyor's Name: Stephen McMillen  
 Owner's Signature: [Signature] Address: 444 NW Main St  
 Address: 4991 SE 27th Ct Williston FL Zip 32696  
Missisota, FL Zip 32668 Telephone Number: (325) 528-6297  
 Telephone Number: 954-661-2328

**II. Parcel Information:**

1. Subdivision Name: Starting Point Tract 21 Replat

	Parcel Number (s)	Section/Township/Range	Acreage
A.	<u>18011-000-00</u>	<u>16-14-1A</u>	<u>24.275</u>
B.	_____	_____	_____
C.	_____	_____	_____
D.	_____	_____	_____
Total Acreage:			_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). see attached
4. Proposed Use of Property: Residential
5. Present Zoning/Land Use: ARR      6. Proposed Zoning Changes: none
7. Number of Lots 2      8. Acres in each Parcel: 12.158
9. Do you propose deed restrictions ? Yes  No

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10. What type of sewage disposal do you propose ? \_\_\_\_\_
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

**NOTE: Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.**

**III. To Be Supplied At The Time Of Submission:**

Attach the supporting documents 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.

1. Preliminary Plat Application; 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office; 3. Preliminary Plats; 4. Concurrency form (if applicable); 5. Location map identifying subject parcel with either a color or pattern

**NOTE:** See checklist for appropriate number of copies for submittal.

**NOTE:** Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

**IV. APPLICATION INSTRUCTIONS:**

- ( a ) An application for a Preliminary Plat must be accompanied by a fee of \$235.00. plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application. Please note, application fee may be subject to change.
- ( 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 an 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 Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day of the month will not be scheduled for the following month.
  
- ( e ) Applications may be submitted as follows:
  - In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.
  
  - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.
  
- ( 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.
  
- ( h ) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

**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.

I Steve M McMiller, have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

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

Owner/Agent Signature:  Date: 8-20-21

<b>OFFICE USE ONLY:</b>			
Planning Commission Public Hearing Date: _____			
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
BOCC Public Hearing Date: _____			
BOCC Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>



# McMillen Surveying, Inc.

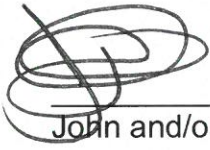
444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

August 20, 2021


State of Florida  
County of Levy

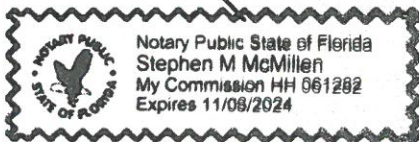
I, John and/or Elizabeth Thibodeau, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Starting Point Tract 21 Replat" on the following parcel lying in Section 16, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 18011-000-00, Morriston.

  
John and/or Elizabeth Thibodeau Date: 8/23/21

Notary Public, State of Florida  
At Large

  
My Commission Expires: 11-8-24



Levy County  
Preliminary Plat Checklist for:

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Prior to making application for a preliminary plat, the following must be done:

**Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)**

- Submit one original and four copies of the completed concurrency form along with the required fee. **(If applicable)**
- Submit five (5) paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
  - \* Deed
  - \* Location Map
- Fee in the amount of \$235.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: \_\_\_\_\_

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**Step 2: Submittal of a Preliminary Plat**

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

**ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

- Schedule meeting for Planning Commission: \_\_\_\_\_
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_

### Summary

**Parcel ID** 1801100000  
**Location Address** 4991 SE 212 CT  
 MORRISTON 32668-  
**Neighborhood** STARTING POINT (669)  
**Legal Description\*** 16-14-19 0024.00 ACRES STARTING POINT S/D TRACT 21 OR BOOK 1484 PAGE 436  
\*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** PASTURE LAND 1 (6000)  
**Subdivision** STARTING POINT  
**Sec/Twp/Rng** 16-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 24.000  
**Homestead** N  
**Ag Classification** Yes

### [View Map](#)

### Owner

**Owner Name** Thibodeau John A 100%  
 Thibodeau Elizabeth D Mc Daniel 100%  
**Mailing Address** 2111 SW 98TH TERR  
 DAVIE, FL 33324

### Valuation

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$360,000
Ag Land Value	\$10,800
Just (Market) Value	\$360,000
Assessed Value	\$10,800
Exempt Value	\$0
Taxable Value	\$10,800
Cap Differential	\$0
Previous Year Value	\$360,000

### Exemptions

Homestead     2nd Homestead     Widow/er     Disability     Seniors     Veterans     Other

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
6010	0	0	24	AC	\$10,800
Vac Lot	0	0	24	AC	\$360,000

### Sales

Sale Date	Sale Price	Instrument				Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book	Page					
2/20/2019	\$298,000.00	WD	<u>1484</u>	<u>436</u>	Q	V	GURINO LOUIS A	THIBODEAU JOHN A	
8/1/2017	\$100.00	WD	<u>1430</u>	<u>458</u>	U	V	FIDUCCIA CAROLE M	GURINO LOUIS A	
4/26/2016	\$0.00	WD	<u>1386</u>	<u>176</u>	U	V	FIDUCCIA ROBERT	FIDUCCIA CAROLE M	
10/1/1997	\$97,200.00	WD	<u>626</u>	<u>915</u>	Q	V	KATZ JEROME	FIDUCCIA ROBERT	

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.

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[GDPR Privacy Notice](#)

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 **Schneider**  
GEO SPATIAL

Version 2.3.128

Record  
Levy Cty



R

Prepared by  
Debora Phillips, an employee of  
**First American Title Insurance Company**  
1808 East Silver Springs Blvd  
Ocala, Florida 34470  
(352)690-1787

Return to: Grantee

File No.: 142032578006  
Consideration: \$298,000.00

**WARRANTY DEED**

This indenture made on **February 21, 2019** A.D., by

**Louis A. Gurino**

whose address is: **PO Box 249 Morriston, FL 32668**  
hereinafter called the "grantor", to

**John A. Thibodeau and Elizabeth D. McDaniel Thibodeau, husband and wife**

whose address is: **2111 SW 98TH Terrace Davie, FL 33324**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Tract 21, STARTING POINT, as per plat thereof recorded in Plat Book 6, Pages 69, 70 and 71, of the Public Records of Levy County, Florida.

Parcel Identification Number: **18011-000-00**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.



**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

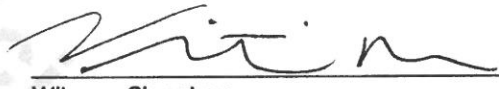
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
\_\_\_\_\_  
Louis A. Gurino

Signed, sealed and delivered in our presence:

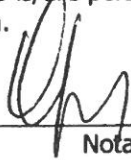
  
\_\_\_\_\_  
Witness Signature  
Print Name: 

  
\_\_\_\_\_  
Witness Signature  
Print Name: Victoria Medrano

State of **FL**

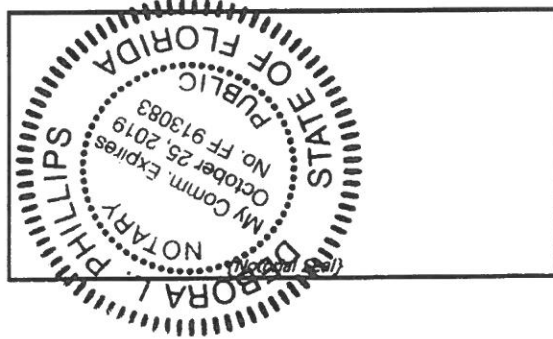
County of **Marion**

**The Foregoing Instrument Was Acknowledged** before me on **February 2<sup>0</sup>, 2019**, by **Louis A. Gurino** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_





**Overview**



**Legend**

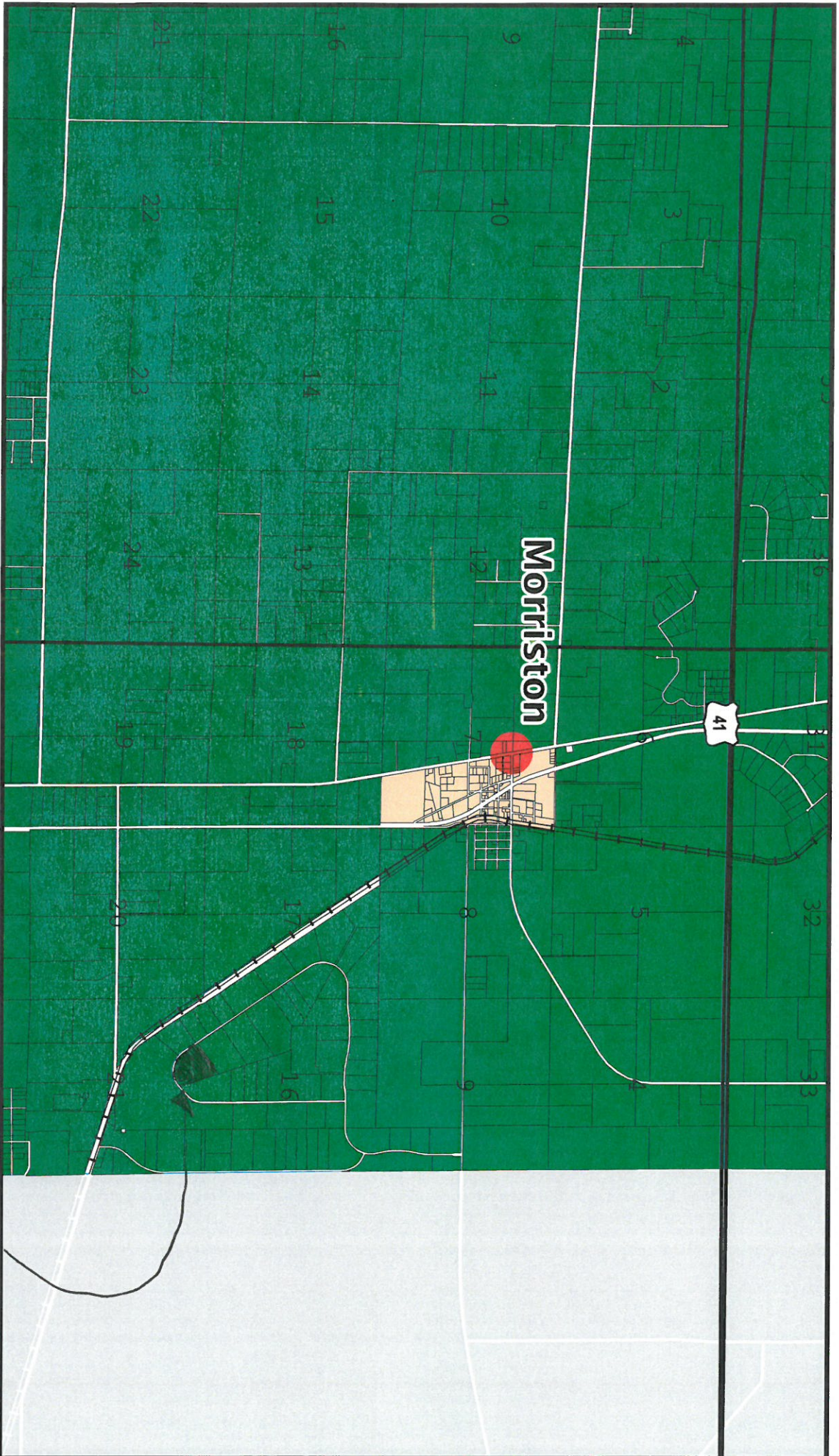
- Parcels
- Parcel Lines**
- <all other values>
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- Roads**
- City Labels**

<b>Parcel ID</b>	1801100000	<b>Physical Address</b>	4991 SE 212 CT	<b>Building Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Property Use</b>	6000 - PASTURE	<b>Mailing Address</b>	MORRISTON	<b>Extra Feature Value</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SW FLORIDA WT MG	<b>Address</b>	THIBODEAU JOHN A	<b>Market Land Value</b>	\$360,000	2/20/2019	\$298000	01	Q
<b>Acres</b>	24		2111 SW 98TH TERR DAVIE FL 33324	<b>Ag Land Value</b>	\$10,800	10/1/1997	\$97200	n/a	Q
				<b>Just Value</b>	\$360,000				
				<b>Assessed Value</b>	\$10,800				
				<b>Taxable Value</b>	\$10,800				

Date created: 8/11/2021  
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 GEOSPATIAL





Morriston

41

Subject Property



# Levy County

