

**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: L & S Farm Holdings LLC Surveyor's Name: Landgard, LLC  
 Owner's Signature: \_\_\_\_\_ Address: 10065 NW 136th Drive  
 Address: 1035 S. Suncoast Blvd Alachua, FL Zip 32615  
Homosassa, FL Zip 34448 Telephone Number: 352-493-0640  
 Telephone Number: \_\_\_\_\_  
 (see Strickland signature below)

**II. Parcel Information:**

1. Subdivision Name: Shady Hammock Estates

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>0463500000 (L&amp;S)</u>	<u>34-14-18 0240.00 ACRES</u>	<u>238.78 (S)</u>
B. <u>0464400100 (L&amp;S)</u>	<u>35-14-18 0080.00 ACRES</u>	<u>75.07 (S)</u>
C. <u>0464400200 (L&amp;S)</u>	<u>35-14-18 0020.00 ACRES</u>	<u>20.61 (S)</u>
D. <u>0463700000 (STRICKLAND)</u>	<u>35-14-18 0080.00 ACRES</u>	<u>78.28 (S)</u>
<b>Total Acreage:</b>		<u>412.74 (S)</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). VACANT PARCELS ON SE 80TH STREET LYING WEST OF SE 175TH AVENUE
4. Proposed Use of Property: RESIDENTIAL SUBDIVISION
5. Present Zoning/Land Use: ARR                      6. Proposed Zoning Changes: NO
7. Number of Lots 37                                      8. Acres in each Parcel: (10AC)
9. Do you propose deed restrictions ? Yes        No

I. Strickland Signature:  
 Owner's Name: Jesse D. Strickland  
 Owner's Signature:  
 Address: 20835 NW 13th Street, Dunnellon FL 34431  
 Telephone number: \_\_\_\_\_



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10. What type of sewage disposal do you propose ? Septic
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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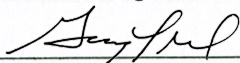
- ( d ) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day of 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.

**Gary L. Milam**

I ~~Chuck A. Pigeon~~, 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: 4/27/2022

<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"/>

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: \_\_\_\_\_



DESCRIPTIONS: (SEE NOTES 3 & 4)

PARCEL 1:  
THE NE 1/4 AND THE NORTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

PARCEL 2:  
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

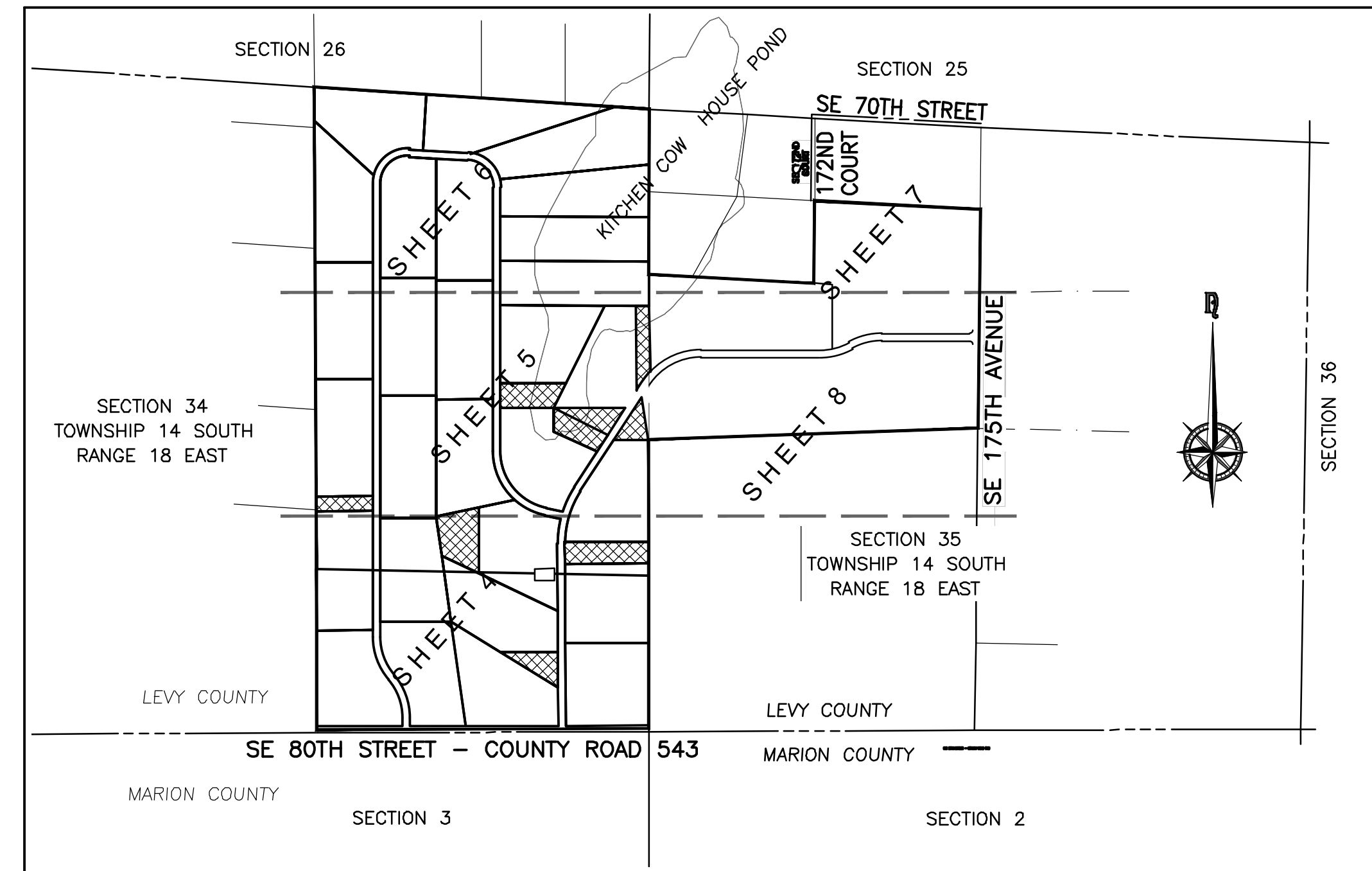
PARCEL 3:  
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

PARCEL 4:  
THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

GENERAL NOTES:

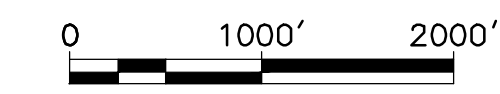
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE LEVY COUNTY OFFICIAL RECORDS.
- ALL RECORDING DATA REFERENCES THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THE LEGAL DESCRIPTIONS FOR PARCELS 1, 2 AND 3 SHOWN HEREON ARE RECORDED IN O.R. BOOK 1563, PAGE 558, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THE LEGAL DESCRIPTION FOR PARCEL 4 SHOWN HEREON IS RECORDED IN O.R. BOOK 1563, PAGE 558, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT FOR PARCEL 4 AND THEREFORE MAY NOT SHOW ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 88°52'39" E FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12075C0555F, LEVY COUNTY, FLORIDA, EFFECTIVE DATE: NOVEMBER 2, 2012, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "A" (AN AREA OF NO BASE FLOOD ELEVATIONS DETERMINED), THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF PRELIMINARY PLAT PREPARATION AND WERE DOWNLOADED FROM THE NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER (ARCGIS.COM) THAT IS OPERATED AND MAINTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA. THE FLOOD ZONE A ELEVATIONS WILL BE DETERMINED IN THE CONSTRUCTION PLAN REVIEW.
- THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS "ARR" AGRICULTURAL/RURAL RESIDENTIAL, ACCORDING TO THE CURRENT ZONING INTERACTIVE MAP OPERATED AND MAINTAINED BY THE GEOGRAPHIC INFORMATION SYSTEMS DIVISION OF THE LEVY COUNTY SYSTEMS MANAGEMENT DEPARTMENT.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE LEVY COUNTY LAND DEVELOPMENT CODE AND / OR A LEGITIMATE DEVELOPMENT AGREEMENT WITH LEVY COUNTY, SUCH SETBACKS SHALL BE SUBJECT TO FUTURE MODIFICATION THROUGH ADMINISTRATIVE ACTION AS APPROPRIATE AND AS ALLOWED BY SAID LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL BE IN ACCORDANCE WITH THE LEVY COUNTY LAND DEVELOPMENT CODE AND / OR AS PROVIDED BY A LEGITIMATE DEVELOPMENT AGREEMENT WITH LEVY COUNTY; SUCH BUFFERS SHALL BE SUBJECT TO FUTURE MODIFICATION THROUGH ADMINISTRATIVE ACTION AS APPROPRIATE AND AS ALLOWED PROVIDED BY SAID LAND DEVELOPMENT CODE.
- TRACTS "A" THROUGH "H" ARE TO BE DEDICATED FOR PUBLIC USE FOR STORM WATER DRAINAGE. TRACT "G" IS ALSO RESERVED FOR A COMMUNITY PARK. THE PROPOSED ROAD RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE PUBLIC FOR TRANSPORTATION, PUBLIC AND PRIVATE UTILITIES, STORM WATER DRAINAGE, TELECOMMUNICATION AND CABLE TELEVISION.
- NO FIELD DELINEATION OF JURISDICTIONAL WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WAS PERFORMED CONCERNING THE SUBJECT PROPERTY NOR WAS ANY INFORMATION PROVIDED CONCERNING THE PRESENCE OF JURISDICTIONAL WETLANDS IN CONJUNCTION WITH THE PREPARATION OF THIS PRELIMINARY PLAT. HOWEVER, THE NATIONAL WETLANDS INVENTORY INDICATES THE PRESENCE OF JURISDICTIONAL WETLANDS LYING WITHIN PORTIONS OF THE SUBJECT PROPERTY, THE LIMITS OF WHICH ARE SHOWN HEREON BASED ON SPATIAL DATA OBTAINED FROM THE WETLANDS MAPPER DATABASE OPERATED AND MAINTAINED BY THE U.S. FISH & WILDLIFE SERVICE; AS SUCH, THIS LINE REPRESENTS AN APPROXIMATION OF THE EXTENT TO WHICH THE SUBJECT PROPERTY MAY BE IMPACTED BY JURISDICTIONAL WETLANDS.
- THIS PLAT CONTAINS 37 LOTS, 8 DRAINAGE TRACTS, 1 COMMUNITY PARK OVER DRAINAGE TRACT "G", AND 3.09 MILES OF PUBLIC ROADS.
- SE 80TH STREET - COUNTY ROAD 543, LEVY COUNTY, FLORIDA (HALF RIGHT-OF-WAY WIDTH IS 25.00 FEET PER LANDGARD, LLC BOUNDARY SURVEY) NW 27TH STREET, MARION COUNTY, FLORIDA (HALF RIGHT-OF-WAY WIDTH IS 30.00 FEET PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1338, PAGE 151, PUBLIC RECORDS OF MARION COUNTY, FLORIDA), SE 175TH AVENUE (MAINTAINED RIGHT-OF-WAY WIDTH VARIES PER LANDGARD SURVEY), SE 70TH STREET AND SE 172ND COURT (BOTH ARE 30.00 FEET WIDE RIGHT-OF-WAYS PER LANDGARD, LLC SURVEY) ALL ARE PUBLICLY MAINTAINED RIGHT-OF-WAYS.
- FUNCTIONAL ACCESS TO LOTS SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LEVY COUNTY LAND DEVELOPMENT CODE AS APPLICABLE IN CONSIDERATION OF THE FUTURE DEVELOPMENT.
- WATER SERVICE WILL BE ACCOMPLISHED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL WILL BE ACCOMPLISHED BY INDIVIDUAL SEPTIC SYSTEMS.
- THERE ARE NOT PROPOSED DEED RESTRICTIONS AT THIS TIME.
- THE PROPOSED LOTS, PROPOSED ROAD RIGHT-OF-WAYS (60.00 FEET WIDE) AND PROPOSED DRAINAGE TRACTS WERE DESIGNED BY PIGEON-ARDURRA, LLC.
- THE OPEN SPACE REQUIREMENT IS 100 ACRES PER 1000 PEOPLE. THERE ARE 37 LOTS AT 2.5 PEOPLE PER LOT WHICH IS 93 PEOPLE DIVIDED BY 1000, TIMES 100 ACRES EQUALS 9.3 ACRES OF WHICH 10% MUST BE UPLANDS = 0.93 ACRES. THE DRAINAGE AND OPEN SPACE WITHIN THE EASEMENT ALONG THE EAST SIDE OF LOTS 8, 9, 10 & 11 AND TRACT F EXCEEDS THE 9.3 ACRES REQUIRED, TRACT F HAS +/-1.5 ACRES OF UPLAND WHICH EXCEEDS THE 0.93 ACRES REQUIRED.
- TRACT G IS TO BE USED AS PUBLIC PARK AND DRAINAGE. THE REAQUIRED AREA IS 93 PEOPLE DIVIDED BY 1000 TIMES 10 WHICH IS 0.9 ACRES. TRACT G IS 1.54 ACRES WHICH EXCEEDS THE REQUIRED AREA.
- BUILDING SETBACKS ARE TO BE: FRONT - 50.00', BACK - 50.00', SIDE - 10.00', ALONG FLOOD ZONE - 25.00'

SHADY HAMMOCK ESTATES  
BOUNDARY SURVEY AND PRELIMINARY PLAT  
SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
LEVY COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 1000'



PROJECT SUMMARY

1. INTENDED USAGE: RESIDENTIAL	8. WATER & FIREFLOW SUPPLY: INDIVIDUAL WELLS
2. LOTS: 37	9. SEWAGE DISPOSAL SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
3. TOTAL AREA OF LOTS: 373.57 ACRES ±	10. ROAD STATUS: PUBLIC
4. NUMBER OF DRAINAGE TRACTS: 8	11. DRAINAGE STATUS: PUBLIC
5. AREA OF TRACTS: 15.75 ACRES	12. PARCEL ACCOUNT NUMBERS:
6. NUMBER OF COMMUNITY PARKS: 1 (BEING DRAINAGE TRACT "G")	PARCEL 1: 0463500000
7. LENGTH OF ROADWAY: 3.09 MILES ±	PARCEL 2: 0464400100
8. AREA OF ROADWAY: 23.42 ACRES ±	PARCEL 3: 0464400200
9. TOTAL AREA: 412.74 ACRES ±	PARCEL 4: 0463700000
10. EXISTING LAND USE: 6000 - PASTURE	13. GROSS DENSITY: 0.09 UNITS/ACRE

SURVEYOR'S CERTIFICATE: (FOR PLAT)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY L. MILAM  
P.S.M. #5058, L.B. #2610  
ARDURRA GROUP, INC.  
OCALA SURVEY DIVISION  
2182 N.E. 2nd STREET  
OCALA, FLORIDA 34470  
(352) 622-7224

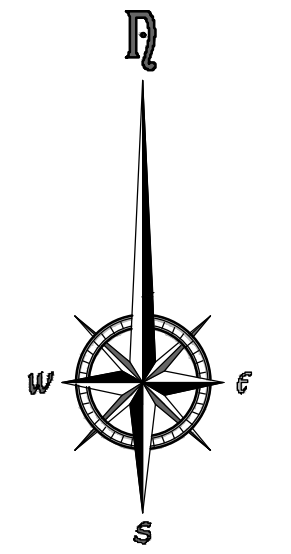
SURVEYOR'S CERTIFICATE: (FOR BOUNDARY SURVEY)

I HEREBY CERTIFY THAT WE HAVE MADE A PRELIMINARY PLAT OF THE ABOVE DESCRIBED PROPERTY AND THAT THE BOUNDARY SURVEY UPON WHICH IT IS BASED MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THOMAS R. BON  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6547  
LANDGARD, LLC LICENSED BUSINESS NO. LB. 8326

SHEET INDEX:

SHEET 1	VICINITY MAP, DESCRIPTION AND NOTES
SHEET 2	BOUNDARY SURVEY
SHEET 3	INDEX MAP/PARCEL LAYOUT
SHEET 4	LOTS 1, 2, 15, 16, 23, 24, 25, 26 & 27 DRAINAGE TRACTS "B", "E" & "H"
SHEET 5	LOTS 3, 4, 12, 13, 14, 17, 18, 21, 22 & 28 DRAINAGE TRACTS "A", "C", "D", "F" & "G"
SHEET 6	LOTS 5, 6, 7, 8, 9, 10, 11, 19 & 20
SHEET 7	LOTS 33 & 34
SHEET 8	LOT 29, 30, 31, 32, 33, 34, 35, 36 & 37, DRAINAGE TRACT "F" AND DRAINAGE TRACT AND COMMUNITY PARK TRACT "G"



BOUNDARY SURVEY AND  
PRELIMINARY PLAT  
SHADY HAMMOCK ESTATES  
SE 80TH STREET - COUNTY ROAD 543

PREPARED FOR  
DIX DEVELOPMENT, LLC

SCALE:	NO. SCALE:	NO. SCALE:	NO. SCALE:
DATE:	CHECKED:	DRAWN:	FIELD BOOK:
DATE:	DATE:	DATE:	DATE:
FILE NO.:	FILE NO.:	FILE NO.:	FILE NO.:
JOB NO.:	JOB NO.:	JOB NO.:	JOB NO.:
SHEET:	SHEET:	SHEET:	SHEET:

ARDURRA GROUP, INC. D.B.A.  
925 S.E. 17th Street  
Pigeon-Ardurra, LLC  
Ocala, Florida 34471  
CIVIL ENGINEERS & MAPPERS  
(352) 987-7789 voice  
(352) 687-7788 fax

SURVEYING & MAPPING  
LICENSED BUSINESS NO. LB 2610

File No.  
506.01001

Job No.  
506.01

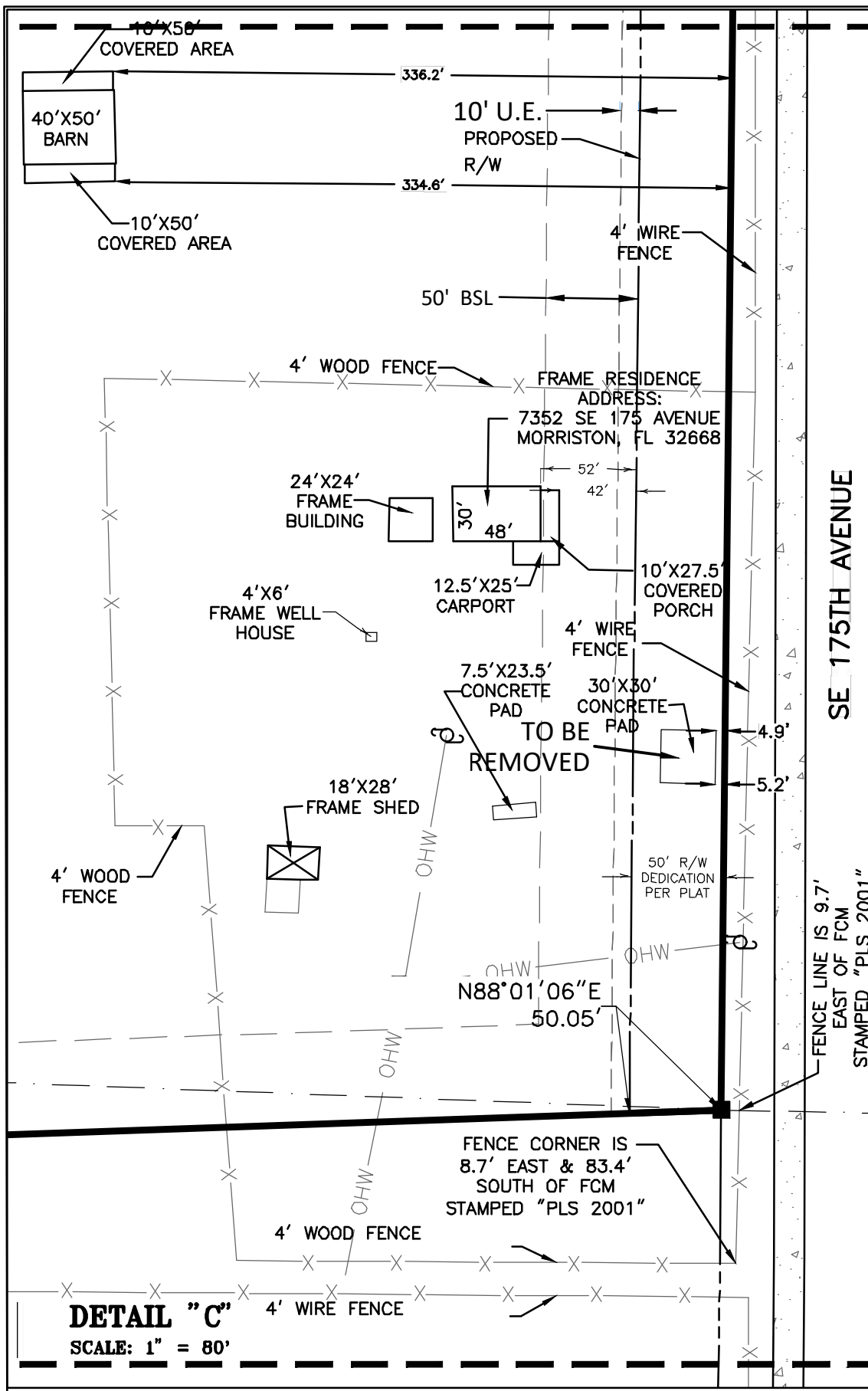
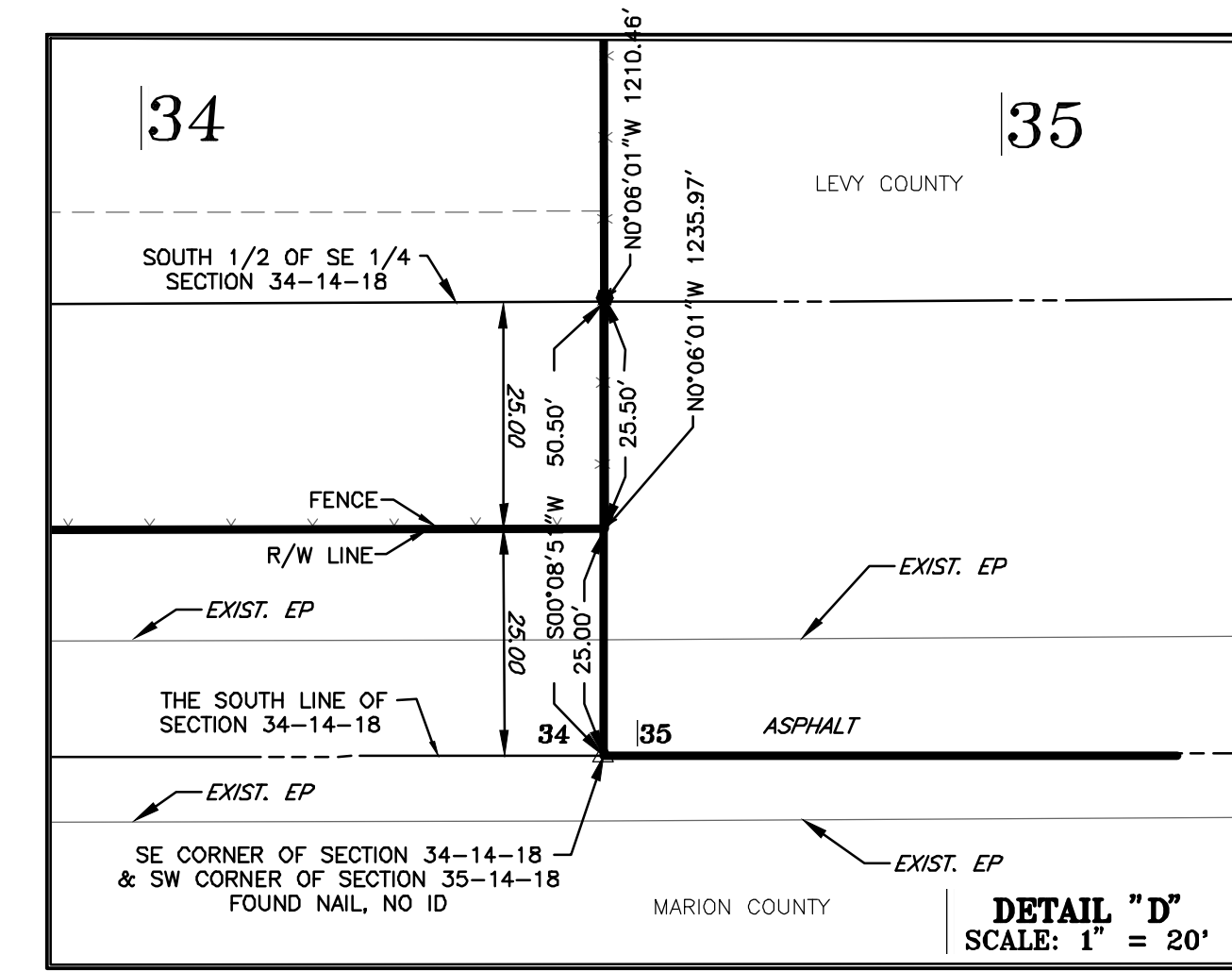
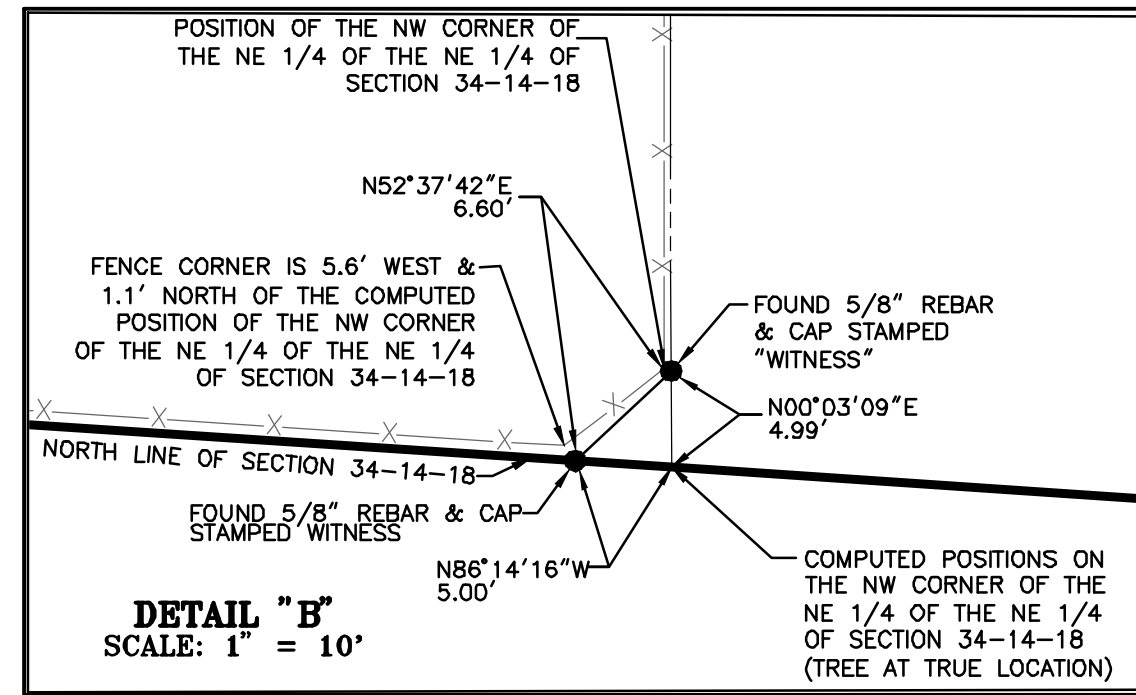
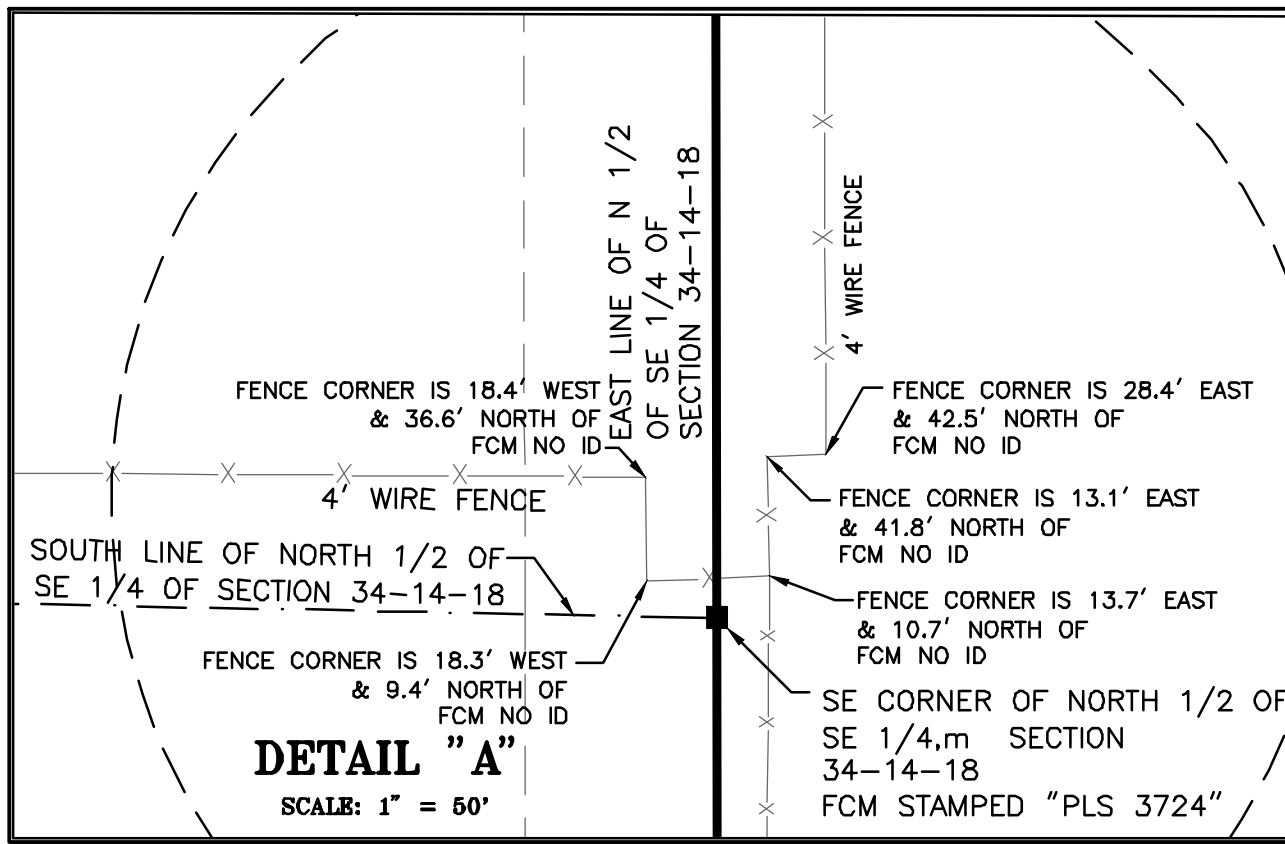
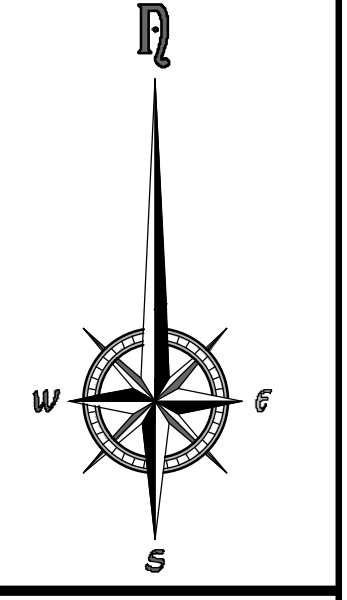
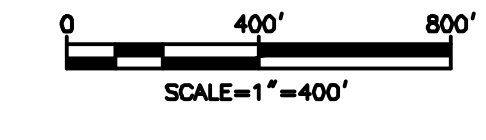
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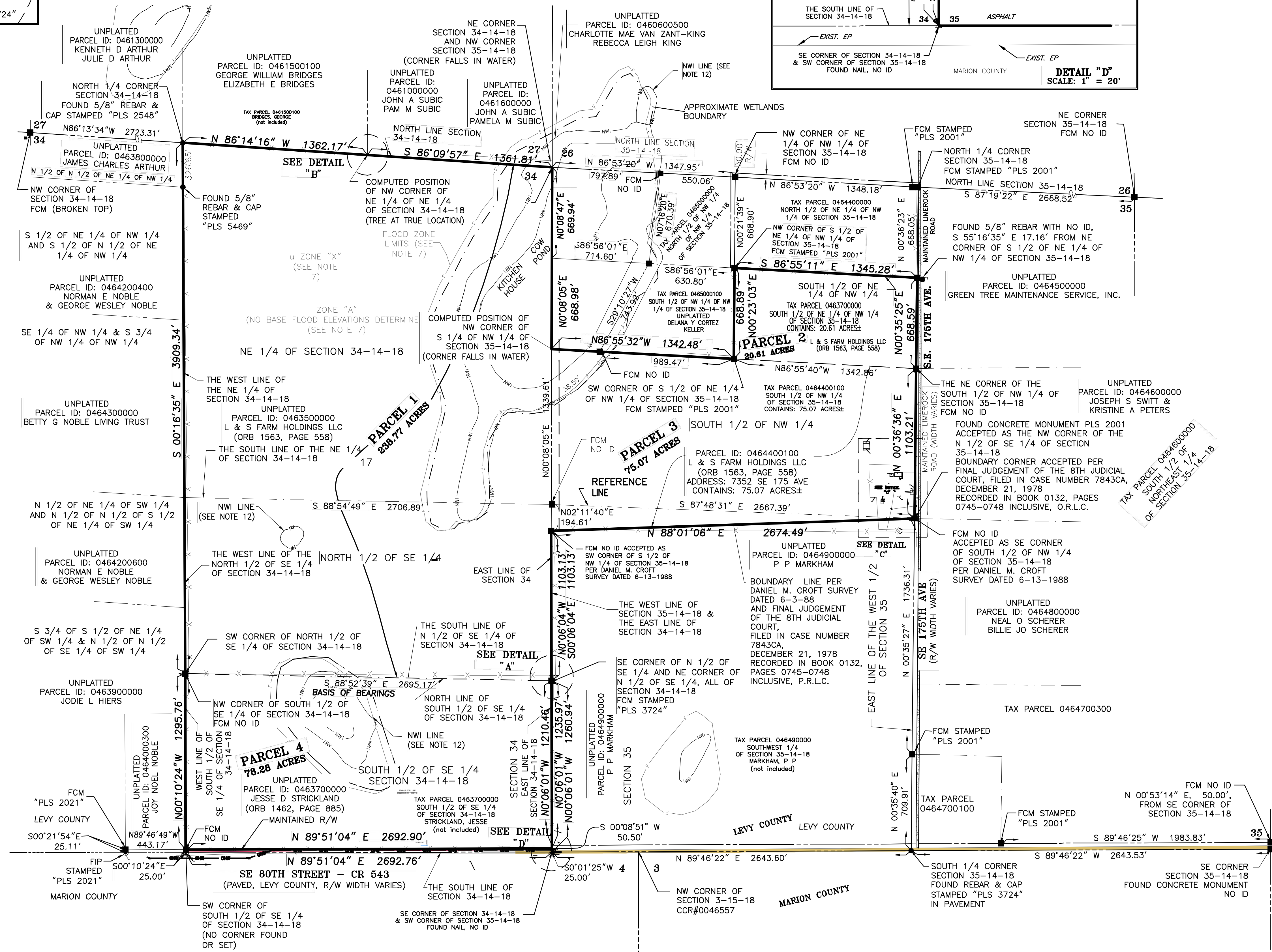
# SHADY HAMMOCK ESTATES

## BOUNDARY SURVEY AND PRELIMINARY PLAT

### SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST LEVY COUNTY, FLORIDA



- LEGEND:**
- 1/2" REBAR & CAP, SET - LB 8326 (SIR)
  - 4"x4" CONCRETE MONUMENT, FOUND AS NOTED (FCM)
  - 5/8" REBAR & CAP, FOUND AS NOTED (FIR)
  - 1/2" IRON PIPE, FOUND (FIP)
  - △ NAIL & DISK, FOUND
  - ⊙ POWER POLE
  - CCR CERTIFIED CORNER RECORDS
  - PLS PROFESSIONAL LAND SURVEYOR
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - LB LICENSED BUSINESS
  - PUE PUBLIC UTILITIES EASEMENT
  - BSL BUILDING SETBACK LINES
  - OHP OVERHEAD POWER
  - OHW OVERHEAD WIRE
  - R/W RIGHT OF WAY
  - CLF CHAIN LINK FENCE
  - HWF HOG WIRE FENCE
  - ORB OFFICIAL RECORDS BOOK
  - PRM PERMANENT REFERENCE MARKER
  - GLO GOVERNMENT LAND OFFICE
  - ID IDENTIFICATION
  - NWI NATIONAL WETLANDS INVENTORY
  - F- FLOOD ZONE LIMITS (SEE NOTE 7)



**BOUNDARY SURVEY AND  
PRELIMINARY PLAT  
SHADY HAMMOCK ESTATES**

**SE 80TH STREET - COUNTY ROAD 543**

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**PREPARED FOR  
DIX DEVELOPMENT, LLC**

SCALE: AS SHOWN	DATE: 04-05-2022	CHECKED: GLM	DRAWN: LUC
FIELD BOOK: N/A	DATE: N/A	DATE: N/A	DATE: N/A
FILE NO.: 506.01.001	JOB NO.: 506.01	SHEET: 5-02 OF 08	

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**ARDURRA GROUP, INC. D.B.A.  
Pigeon-Ardurra, LLC**  
925 S.E. 17th Street, Suite A  
Ocala, Florida 34471  
TEL: 352-987-7789 voice  
SURVEYORS & MAPPERS (352) 987-7700 fax

**SURVEYING & MAPPING  
LICENSED BUSINESS NO. LB 2610**

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File No.  
**506.01.001**

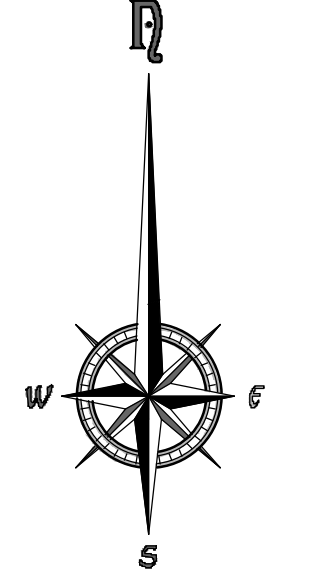
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**S-02 of 08**



SHADY HAMMOCK ESTATES  
BOUNDARY SURVEY AND  
PRELIMINARY PLAT  
SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
LEVY COUNTY, FLORIDA

SCALE=1"=400'



BOUNDARY SURVEY AND  
PRELIMINARY PLAT  
SHADY HAMMOCK ESTATES  
SE 80TH STREET - COUNTY ROAD 543

PREPARED FOR  
DIX DEVELOPMENT, LLC

SCALE: 1" = 400'  
DATE: 04-05-2022  
CHECKED: GLM  
DRAWN: LJC  
FIELD BOOK: N/A  
PAGE: N/A  
DATUM: NAD 83  
FILE NO.: 506.01.001  
JOB NO.: 506.01  
SHEET: 5-03 OF 08

ARDURRA GROUP, INC. D.B.A.  
Pigeon-Ardurra, LLC  
925 S.E. 17th Street  
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SURVEYING & MAPPING  
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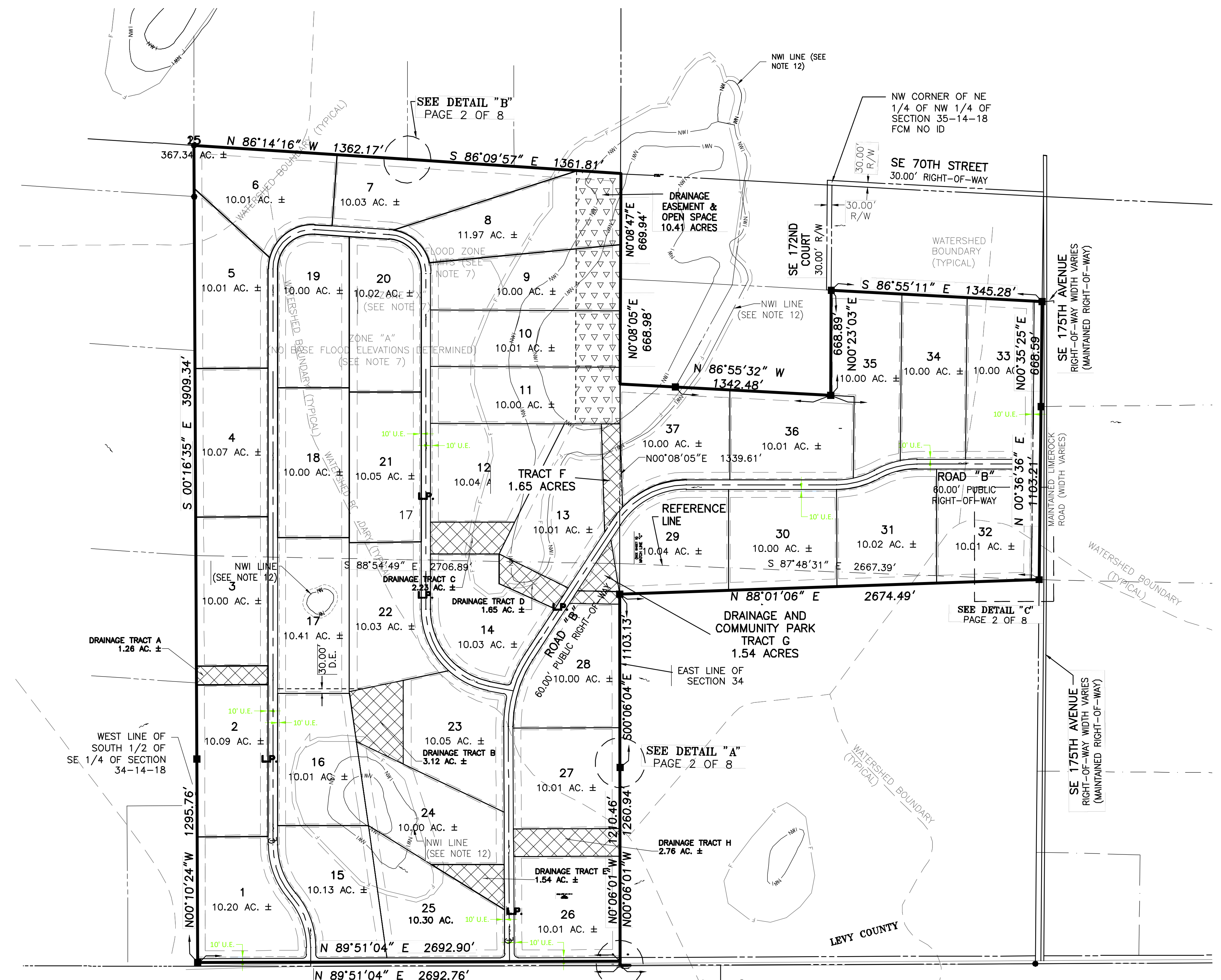
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506.01.001

Job No.  
506.01

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**LEGEND:**  
C = CURVE - SEE CURVE TABLE  
C/L = CENTER LINE  
L.P. = LOW POINT (PROPOSED)  
P.C. = POINT OF CURVATURE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.T. = POINT OF TANGENCY  
→ = FLOW ARROW (DIRECTION OF SHEET FLOW)  
--- = FLOOD ZONE LIMITS (SEE NOTE 7)  
--- = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)  
--- = RIGHT-OF-WAY LINE  
--- = NATIONAL WETLANDS INVENTORY LINE  
--- = SECTION LINE  
--- = DRAINAGE TRACT  
--- = DRAINAGE EASEMENT

**WETLAND CLASSIFICATION CODES**  
PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED  
PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED  
PABE/UBH - PALUSTRINE, AQUATIC BED, SEASONALLY FLOODED/SATURATED, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED



SE 80TH STREET - COUNTY ROAD 543  
(LEVY COUNTY ROAD NAME)  
RIGHT-OF-WAY WIDTH VARIES  
(PREVIOUSLY DEDICATED)

NW 27TH STREET  
(MARION COUNTY ROAD NAME)  
30' RIGHT-OF-WAY  
(PREVIOUSLY DEDICATED)

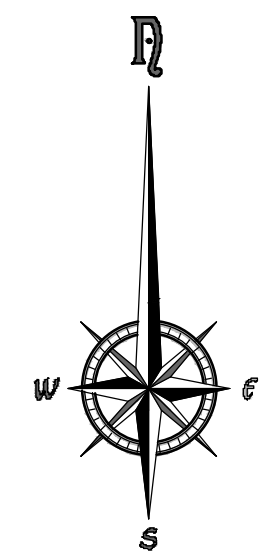
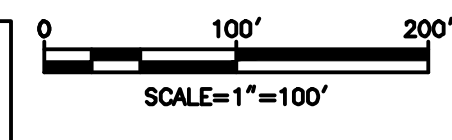
SEE SHEETS 4 THROUGH 8 FOR GEOMETRICAL DATA.



**SHADY HAMMOCK ESTATES**  
 BOUNDARY SURVEY AND PRELIMINARY PLAT  
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA

**LEGEND:**

- C = CURVE - SEE CURVE TABLE
- C/L = CENTER LINE
- L.P. = LOW POINT (PROPOSED)
- PC = POINT OF CURVATURE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- BSL = BUILDING SETBACK LINE
- = FLOW ARROW (DIRECTION OF SHEET FLOW)
- = FLOOD ZONE LIMITS (SEE NOTE 7)
- - - - = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
- - - - = RIGHT-OF-WAY LINE
- - - - = NATIONAL WETLANDS INVENTORY LINE
- - - - = SECTION LINE
- - - - = BUILDING SETBACK LINE
- - - - = DRAINAGE TRACT
- = DRAINAGE EASEMENT

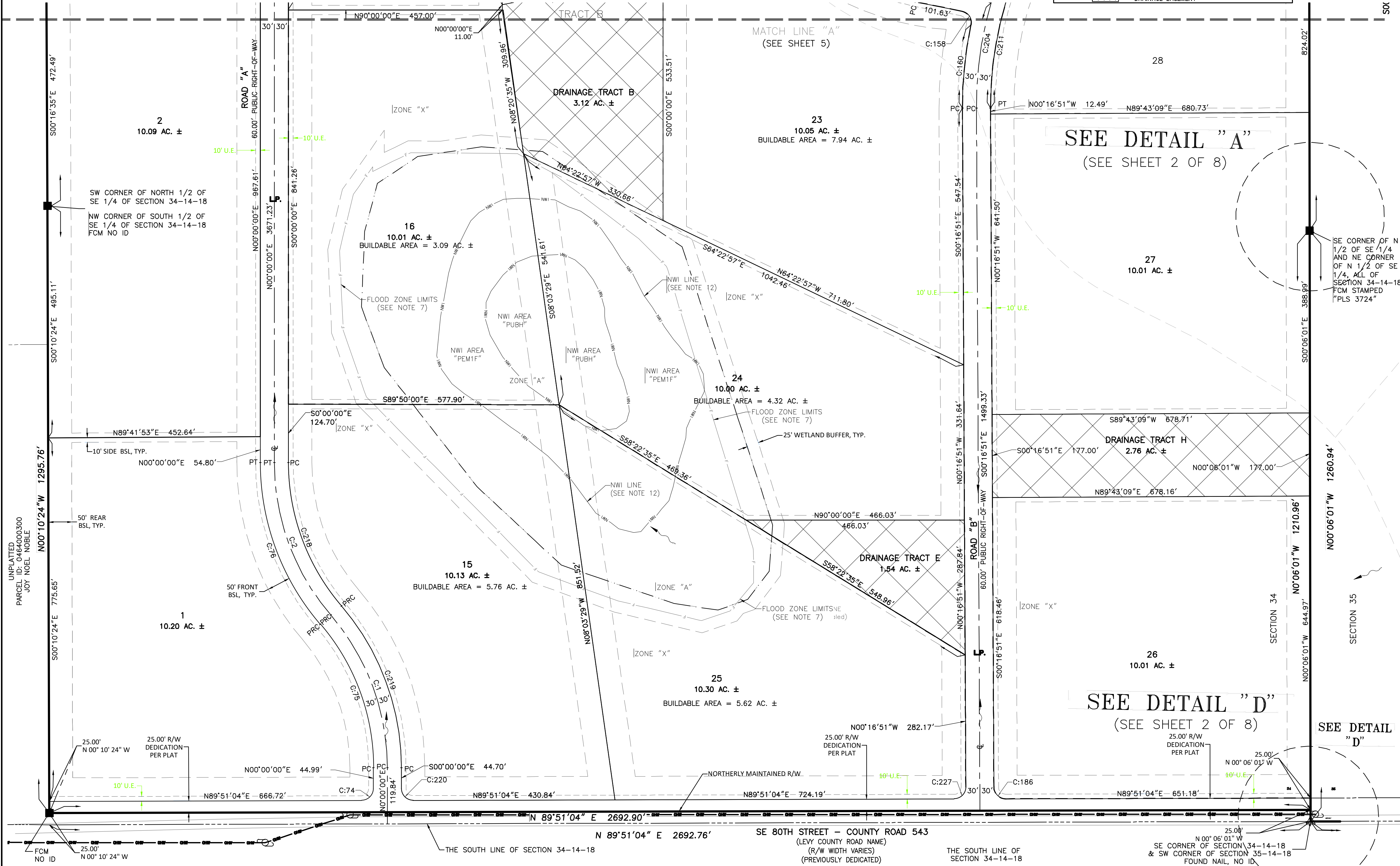


**WETLAND CLASSIFICATION CODES**

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**BOUNDARY SURVEY AND PRELIMINARY PLAT**  
**SHADY HAMMOCK ESTATES**  
**SE 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR**  
**DIX DEVELOPMENT, LLC**

NO.	DATE	REVISIONS

ARDURRA GROUP, INC. D.B.A.  
**Pigeon-Ardurra, LLC**  
 CIVIL ENGINEERS & MAPPERS  
 SURVEYORS & MAPPERS

925 S.E. 17th Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 987-7899 voice  
 (352) 687-7768 fax

**SURVEYING & MAPPING**  
 LICENSED BUSINESS NO. LB 2610

File No.  
**506.01.001**

Job No.  
**506.01**

**S-04 of 08**

T:\506 DIX Development\Levy Co\dwg\_PSM\2022\_06\_28-REVISED LOTS\PRE-PLAT\004 50601 PRE-PLAT SHEETS.dwg, 10/10/2022 10:34:30 AM, tstokes, ARCH expand D (36.00 x 24.00 inches), 1:1



# SHADY HAMMOCK ESTATES

## BOUNDARY SURVEY AND PRELIMINARY PLAT

### SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST

#### LEVY COUNTY, FLORIDA

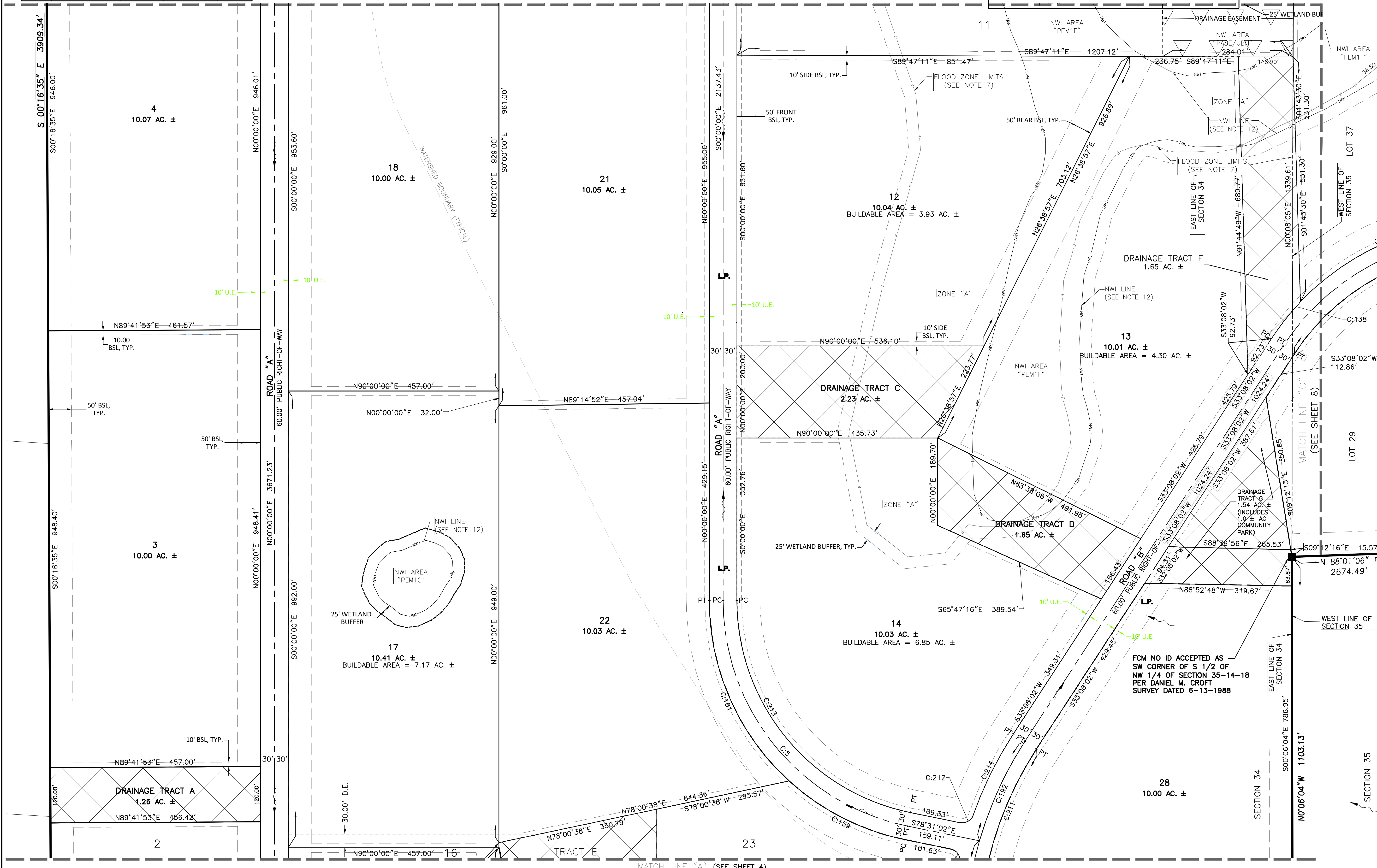
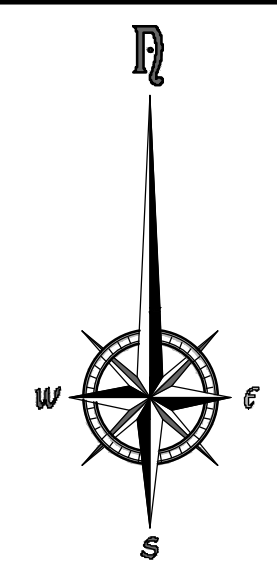
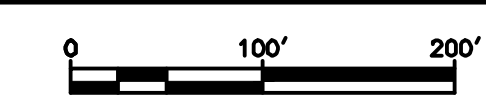
CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:5	500.00'	685.19'	78°31'02"	S39°15'31"E	632.82'
C:138	627.42'	102.29'	9°20'29"	S38°11'44"W	102.18'
C:159	530.00'	285.08'	30°49'06"	N63°06'29"W	281.65'
C:161	530.00'	441.23'	47°41'56"	N23°50'58"W	428.59'
C:192	800.00'	238.47'	17°04'46"	S24°34'28"W	237.59'
C:211	770.00'	448.79'	33°23'41"	S16°24'59"W	442.47'
C:212	25.00'	34.14'	78°14'21"	N63°31'24"E	31.55'

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:214	830.00'	197.96'	13°39'55"	N26°16'53"E	197.49'

**WETLAND CLASSIFICATION CODES**

PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED  
 PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED  
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- LEGEND:**
- C = CURVE - SEE CURVE TABLE
  - C/L = CENTER LINE
  - L.P. = LOW POINT (PROPOSED)
  - P.C. = POINT OF CURVATURE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.T. = POINT OF TANGENCY
  - B.S.L. = BUILDING SETBACK LINE
  - F.A. = FLOW ARROW (DIRECTION OF SHEET FLOW)
  - F.Z.L. = FLOOD ZONE LIMITS (SEE NOTE 7)
  - C.R.O.W. = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
  - R.O.W. = RIGHT-OF-WAY LINE
  - N.W.I. = NATIONAL WETLANDS INVENTORY LINE
  - S.L. = SECTION LINE
  - B.S.L. = BUILDING SETBACK LINE
  - D.T. = DRAINAGE TRACT
  - D.E. = DRAINAGE EASEMENT



**BOUNDARY SURVEY AND  
PRELIMINARY PLAT  
SHADY HAMMOCK ESTATES**

**SE 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR  
DIX DEVELOPMENT, LLC**

NO. DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 APP'D. BY: \_\_\_\_\_

SCALE: 1" = 100'  
 DATE: 04-05-2022  
 CHECKED: GLM  
 DRAWN: LJC  
 FIELD BOOK: N/A  
 DATUM: N/A  
 FILE NO.: 506.01.001  
 JOB NO.: 506.01  
 SHEET: 5-05 OF 08

ARDURRA GROUP, INC. D.B.A.  
**Pigeon-Ardurra, LLC**  
 CIVIL ENGINEERS & SURVEYORS & MAPPERS  
 925 S.E. 17th Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 987-7789 voice  
 (352) 987-7700 fax

**SURVEYING & MAPPING  
LICENSED BUSINESS NO. LB 2610**

File No.  
**506.01.001**

Job No.  
**506.01**

**S-05 of 08**







**WETLAND CLASSIFICATION CODES**  
 PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED  
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# SHADY HAMMOCK ESTATES

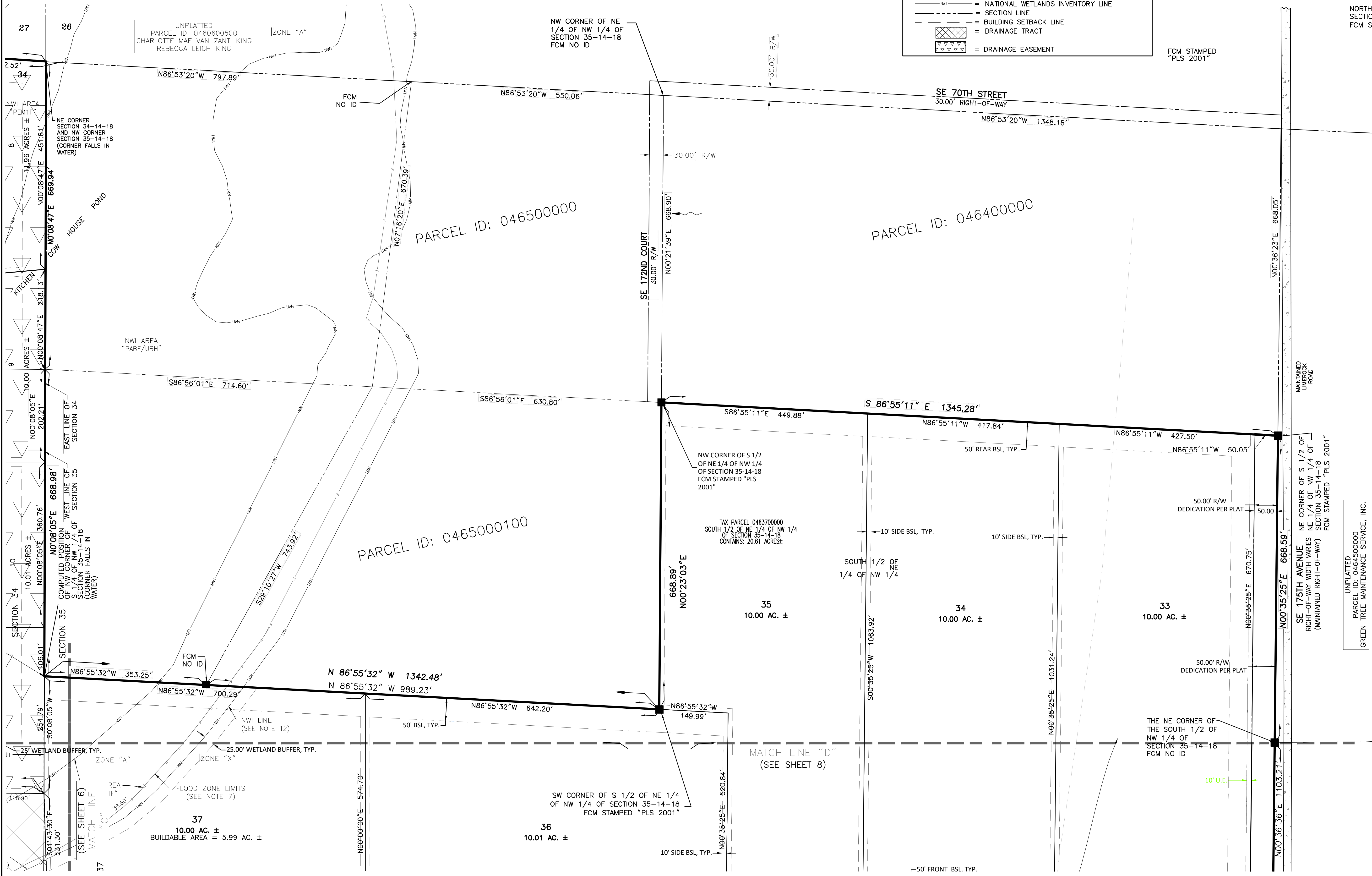
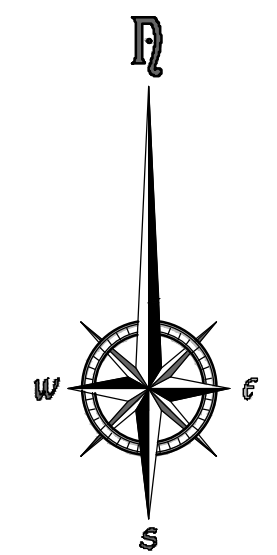
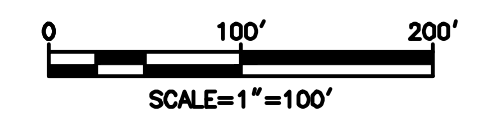
## BOUNDARY SURVEY AND PRELIMINARY PLAT

### SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST

#### LEVY COUNTY, FLORIDA

**LEGEND:**

- C: = CURVE - SEE CURVE TABLE
- C/L = CENTER LINE
- L.P. = LOW POINT (PROPOSED)
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- U.E. = UTILITY EASEMENT
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- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- BSL = BUILDING SETBACK KINE
- = FLOW ARROW (DIRECTION OF SHEET FLOW)
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- = RIGHT-OF-WAY LINE
- = NATIONAL WETLANDS INVENTORY LINE
- = SECTION LINE
- = BUILDING SETBACK LINE
- = DRAINAGE TRACT
- [Symbol] = DRAINAGE EASEMENT



NORTH SECTION FCM S

**BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SHADY HAMMOCK ESTATES**

**SE 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR  
 DIX DEVELOPMENT, LLC**

APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SCALE: 1" = 100'	FILE NO.: 506.01.001
DATE: 04-05-2022	JOB NO.: 506.01
CHECKED: GLM	SHEET: 5-07 OF 08
DRAWN: LUC	
FIELD BOOK: N/A	
PAGE: N/A	
DATE: N/A	

UNPLATTED  
 PARCEL ID: 0464500000  
 GREEN TREE MAINTENANCE SERVICE, INC.

ARDURRA GROUP, INC. D.B.A.  
**Pigeon-Ardurra, LLC**  
 925 S.E. 17th Street  
 Suite A  
 Ocala, Florida 34471  
 CIVIL ENGINEERS & SURVEYORS  
 (828) 987-7789 voice  
 (828) 687-7788 fax

**SURVEYING & MAPPING  
 LICENSED BUSINESS NO. LB 2610**

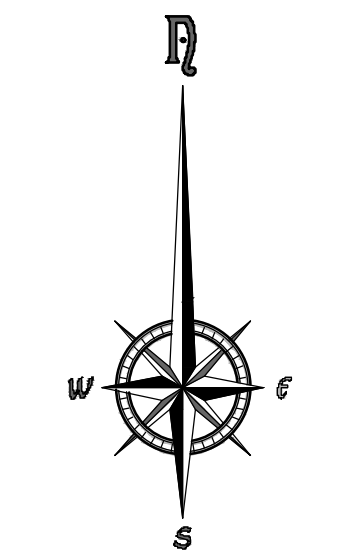
File No.  
**506.01.001**

Job No.  
**506.01**

**S-07 of 08**



**SHADY HAMMOCK ESTATES**  
**BOUNDARY SURVEY AND**  
**PRELIMINARY PLAT**  
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA



CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:123	25.00'	39.00'	89°23'24"	N45°18'18"E	35.17'
C:128	560.00'	453.21'	46°22'12"	N66°48'54"E	440.95'
C:138	627.42'	102.29'	9°20'29"	S38°11'44"W	102.18'
C:141	560.00'	174.54'	17°51'27"	S70°06'21"W	173.83'
C:142	500.00'	144.56'	16°33'54"	S69°27'35"W	144.05'
C:143	560.00'	107.17'	10°57'55"	N84°31'03"E	107.01'
C:144	500.00'	106.97'	12°15'28"	N83°52'16"E	106.77'
C:151	500.00'	251.53'	28°49'22"	S75°35'19"W	248.88'

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:152	560.00'	281.71'	28°49'22"	S75°35'19"W	278.75'
C:153	25.00'	39.54'	90°36'36"	S44°41'42"E	35.54'
C:200	500.00'	496.25'	56°51'58"	S61°34'01"W	476.13'
C:201	530.00'	526.02'	56°51'58"	S61°34'01"W	504.70'
C:202	530.00'	266.62'	28°49'22"	N75°35'19"E	263.82'
C:203	530.00'	266.62'	28°49'22"	S75°35'19"W	263.82'

- LEGEND:**
- C = CURVE - SEE CURVE TABLE
  - C/L = CENTER LINE
  - L.P. = LOW POINT (PROPOSED)
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  - = BUILDING SETBACK LINE
  - = DRAINAGE TRACT
  - = DRAINAGE EASEMENT

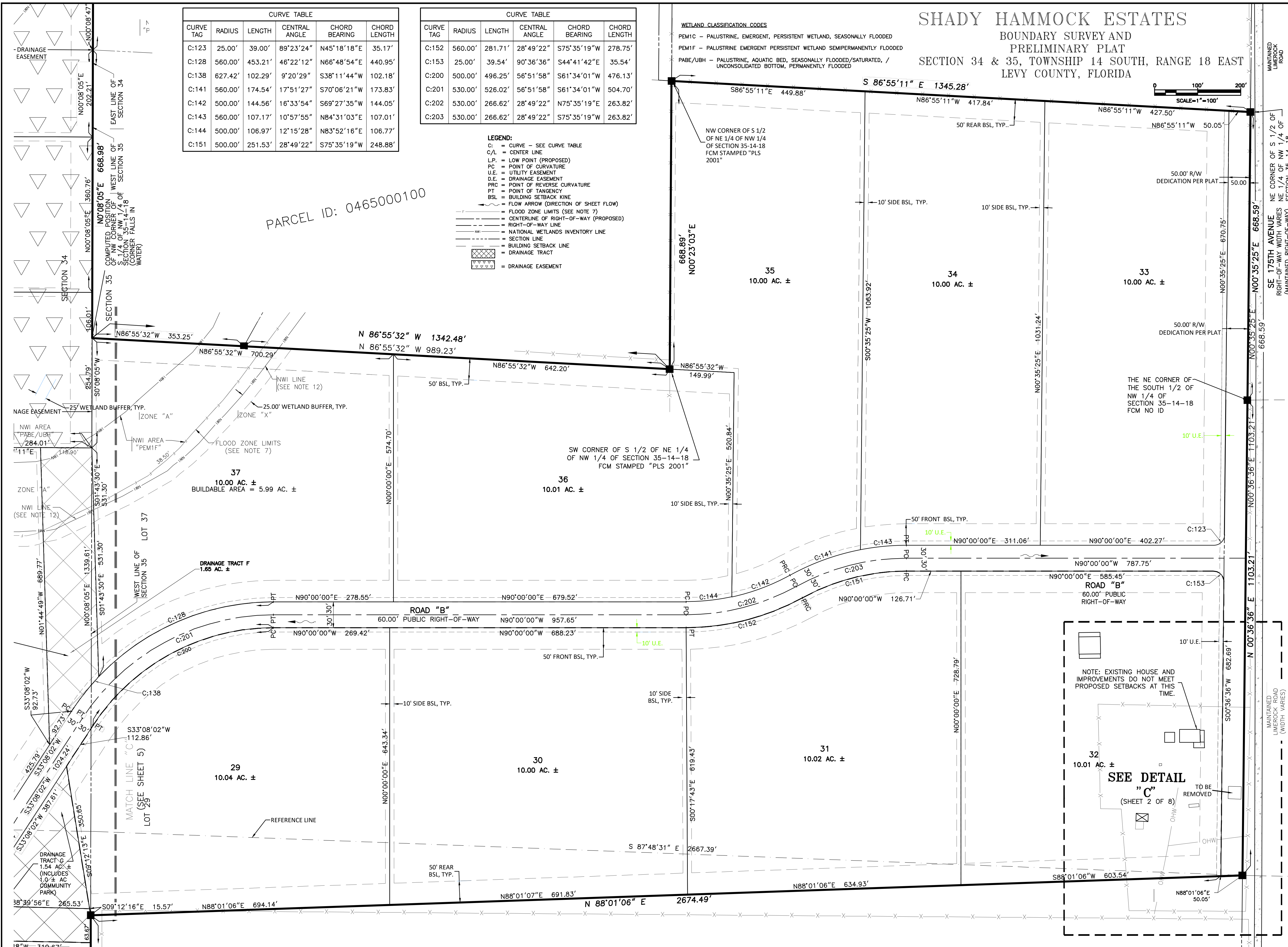
**WETLAND CLASSIFICATION CODES**

PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED

PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED

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PARCEL ID: 0465000100



**BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SHADY HAMMOCK ESTATES**

**SE 80TH STREET - COUNTY ROAD 543**

---

**PREPARED FOR  
 DIX DEVELOPMENT, LLC**

NO. DATE: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION

---

SCALE: 1" = 100'

DATE: 04-05-2022

CHECKED: GLM

DRAWN: "D" LUC

FIELD BOOK: N/A

PAGE: ?

DATUM: LKA

FILE NO.: 506.01.001

JOB NO.: 506.01

SHEET: 8-08 OF 08

---

ARDURRA GROUP, INC. D.B.A.  
**Pigeon-Ardurra, LLC**  
 CIVIL ENGINEERS & SURVEYORS & MAPPERS

925 S.E. 17th Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 981-8989 voice  
 (352) 981-7708 fax

**SURVEYING & MAPPING**  
 LICENSED BUSINESS NO. LB 2610

---

File No.  
**506.01.001**

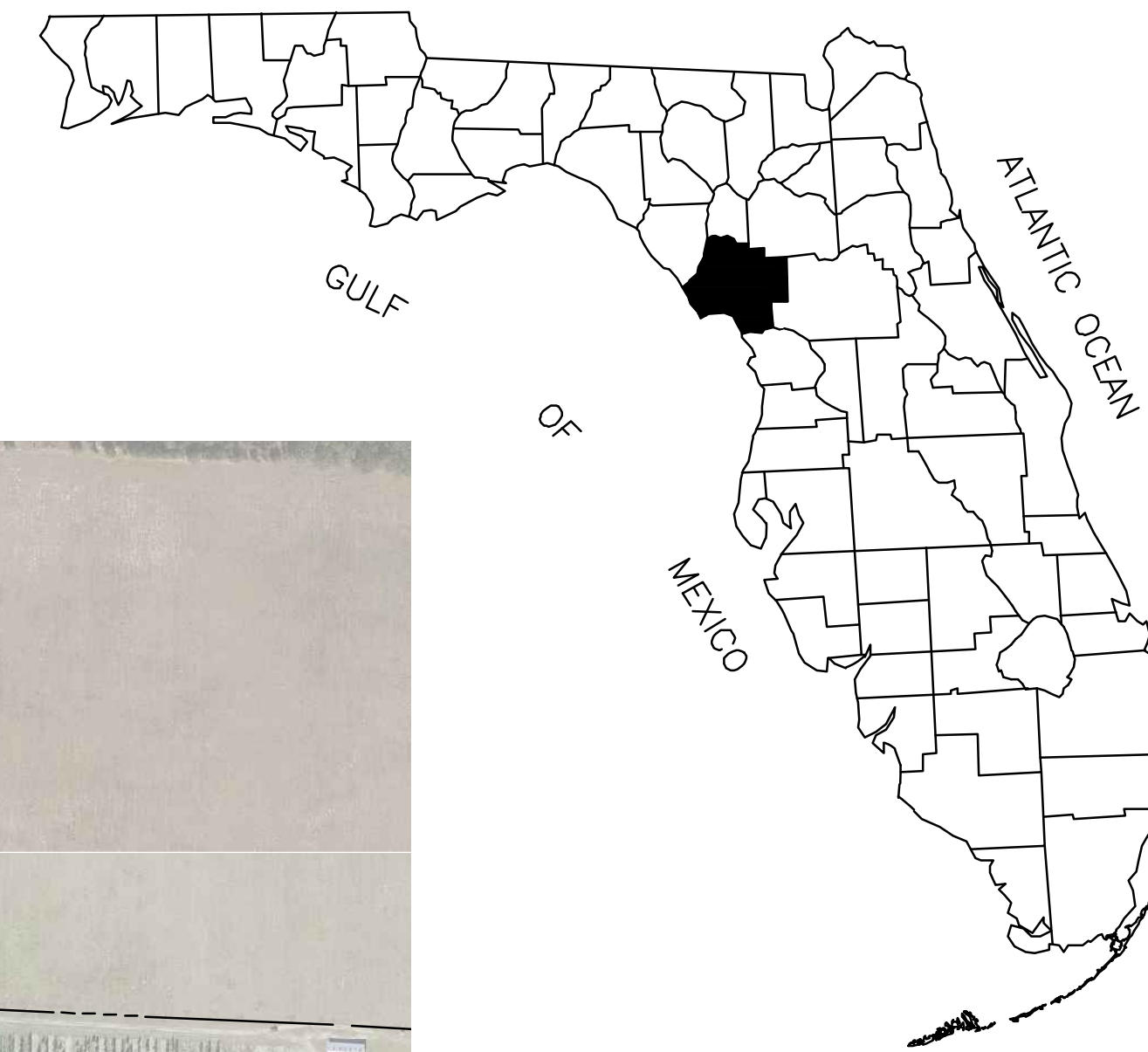
Job No.  
**506.01**

**8-08 of 08**

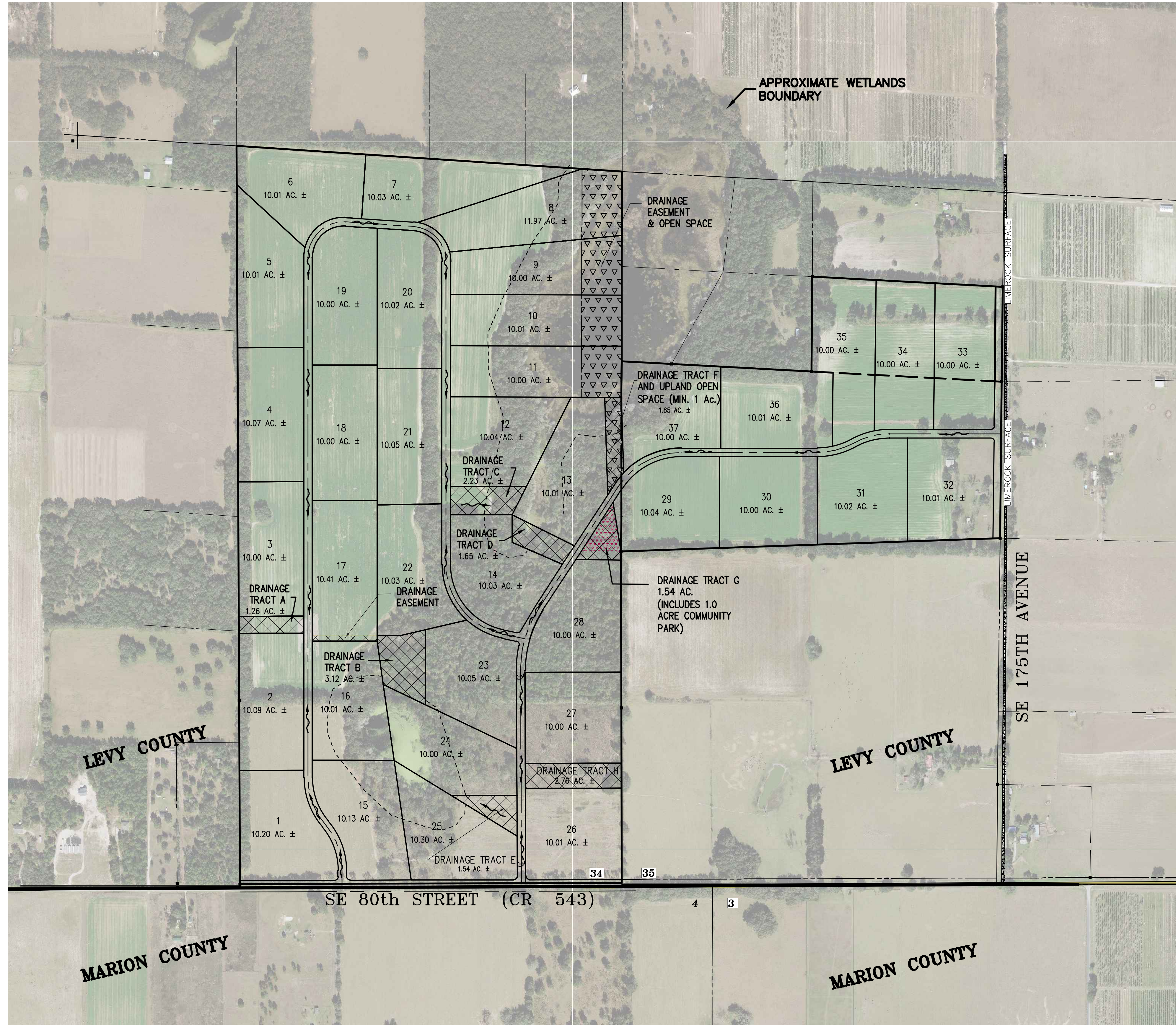
T:\506 DIX Development\Levy Co.\dwg\PSM\2022\_06\_28-REVISED LOTS\PRE-PLAT\004 50601 PRE-PLAT SHEETS.dwg, 10/10/2022 10:41:14 AM, tstones, ARCH D (36.00 x 24.00 inches), 1:1



**SHADY HAMMOCK ESTATES**  
 BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA



PROJECT LOCATION  
 LEVY COUNTY

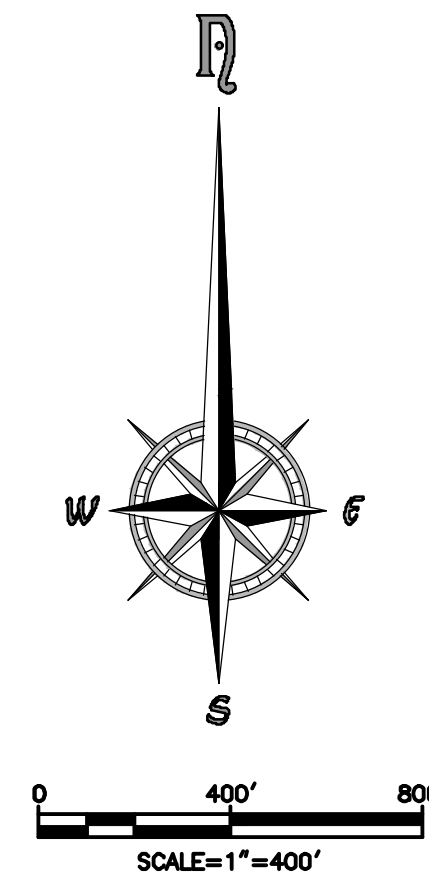


**NOTE:**

1. AERIAL IMAGE OBTAINED FROM FDOT DATA BASE 2020.
2. AERIAL IMAGE SCREENED 60%.

**LEGEND**

- (L.P.) LOW POINT
- ~> DIRECTION OF DRAINAGE
- ▭ DRAINAGE TRACTS
- PRE-DEVELOPMENT WATERSHED BOUNDARY
- - - APPROXIMATE WETLANDS BOUNDARY
- ▭ OPEN SPACE



**BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SHADY HAMMOCK ESTATES**

**S.E. 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR  
 DIX DEVELOPMENT, LLC**

SCALE:	09-14-2021
DATE:	CHECKED: G.M.
DRAWN:	FIELD BOOK:
PAGE:	DATE:
DRAWN:	FILE NO.: 506.01.001
DATE:	JOB NO.: 506.01
SHEET:	1 OF 1

ARDURRA GROUP, INC., D.B.A.  
**Pigeon-Ardura, LLC**  
 CIVIL ENGINEERS • PLANNERS  
 SURVEYORS & MAPPERS

825 S.E. 7th Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 861-7799 voice  
 (352) 861-7709 fax

**SURVEYING & MAPPING**  
 LICENSED BUSINESS NO. LB 2610

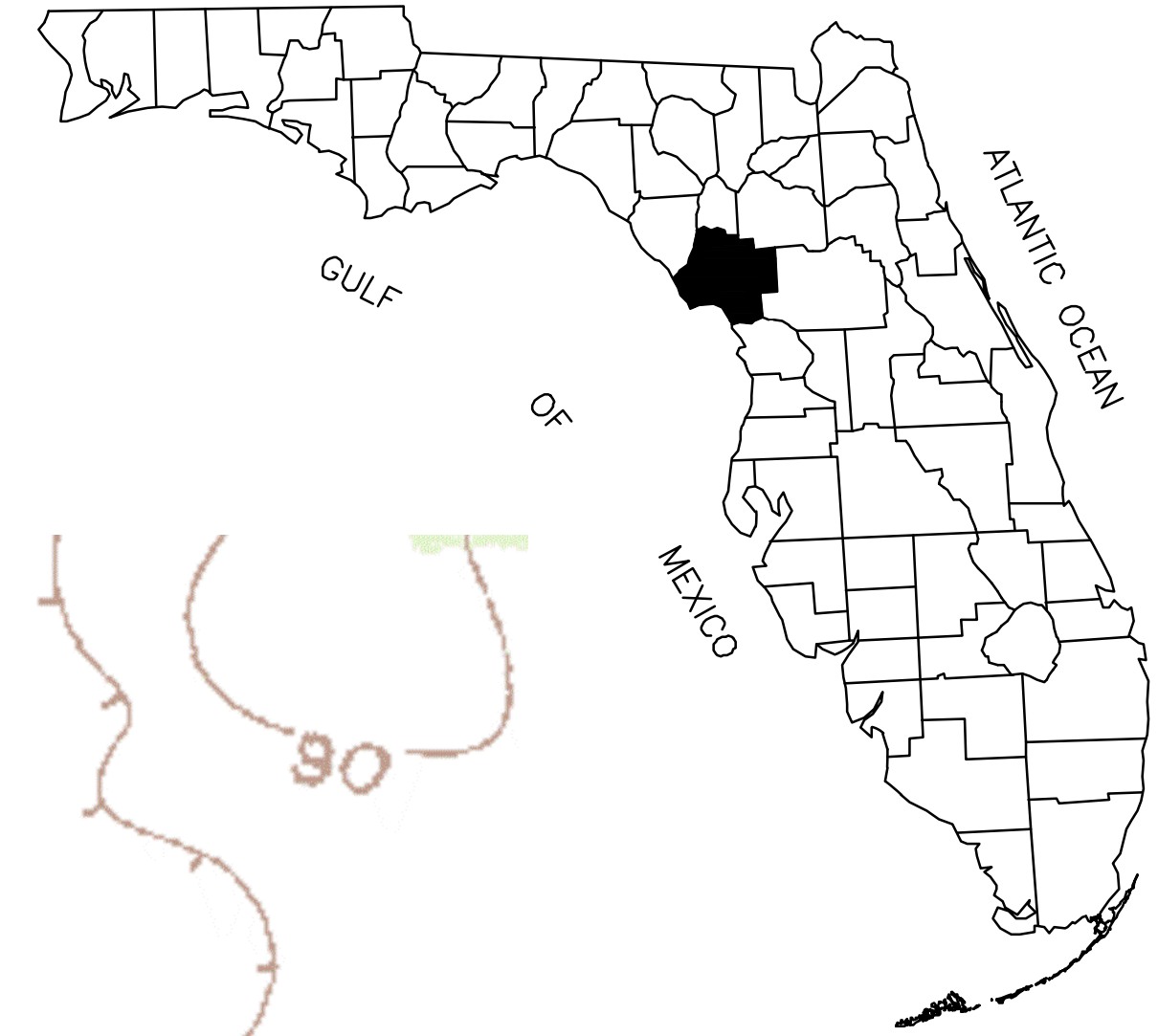
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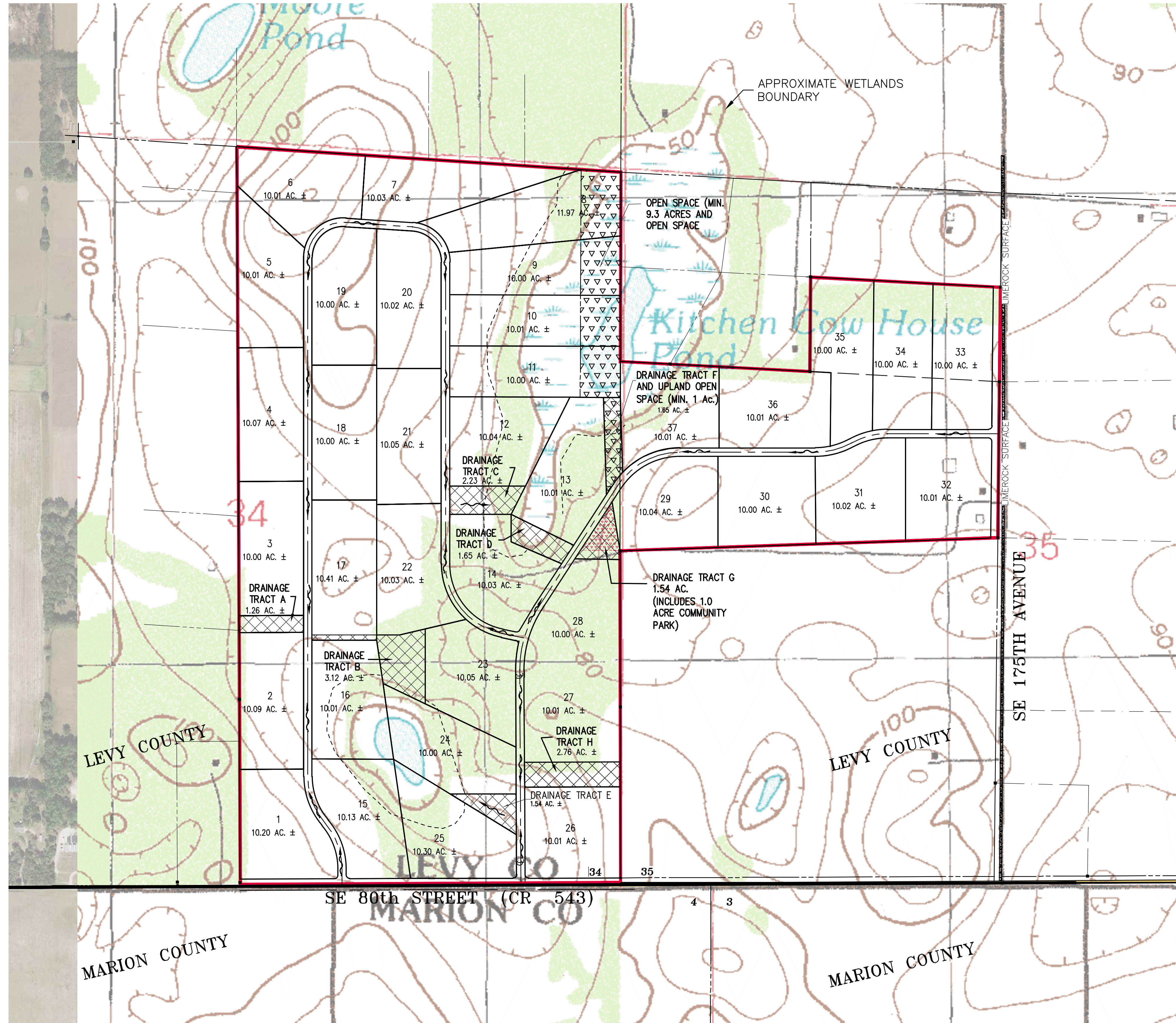
SHEET 1 OF 1



**SHADY HAMMOCK ESTATES**  
 BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST  
 LEVY COUNTY, FLORIDA



PROJECT LOCATION  
 LEVY COUNTY

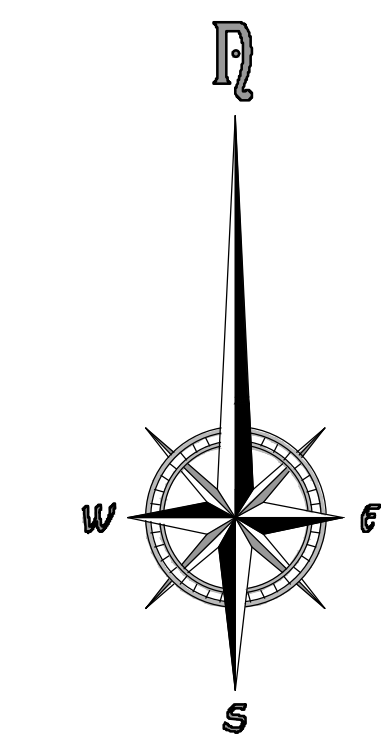


**NOTE:**

1. TOPOGRAPHIC IMAGE AND CONTOUR DATA OBTAINED FROM USGS QUADRANGLE MAP FOR ROMEO, FL 2021.
2. CONTOUR INTERVAL 10 FEET.

**LEGEND**

- LOW POINT
- DIRECTION OF DRAINAGE
- DRAINAGE TRACTS
- PRE-DEVELOPMENT WATERSHED BOUNDARY
- APPROXIMATE WETLANDS BOUNDARY
- OPEN SPACE



**BOUNDARY SURVEY AND  
 PRELIMINARY PLAT  
 SHADY HAMMOCK ESTATES**

**S.E. 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR  
 DIX DEVELOPMENT, LLC**

SECTIONS 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA

SCALE:	09-14-2021
DATE:	C.M.
CHECKED:	
DRAWN:	
FIELD BOOK:	
PAGE:	
DRAWN:	
FILE NO.:	506.01.001
JOB NO.:	506.01
SHEET:	1 OF 1

ARDUPRA GROUP, INC. D.B.A.  
**Pigeon-Ardura, LLC**  
 CIVIL ENGINEERS • PLANNERS  
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825 SE 17th Street  
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Job No.  
**506.01**

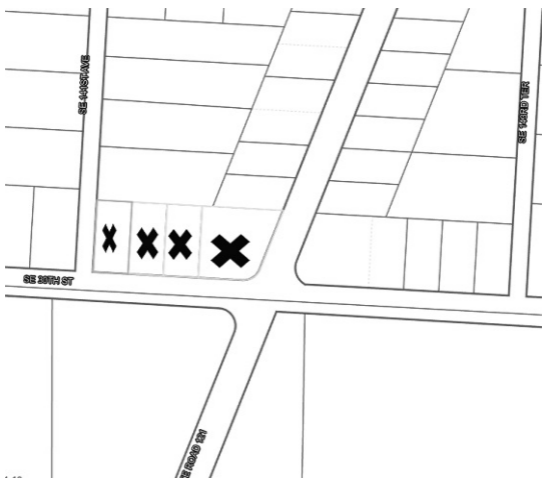
SHEET 1 OF 1



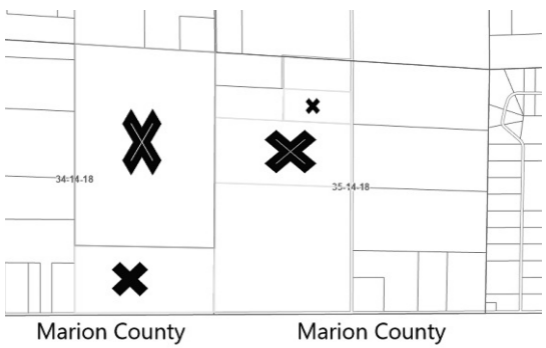
# LEVY COUNTY PLANNING COMMISSION

A public hearing on each petition as described below will be conducted by the Levy County Planning Commission on Monday, November 7, 2022 at 5:30 p.m. or as soon thereafter as the matter may be heard during the course of action. The hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, FL. The Planning Commission is not bound to consider the petitions in the order listed in this notice. Any of these petitions may be considered as soon as the meeting commences.

**PETITION NO CZ 22-03:** CHW Inc. on behalf of Michael and Rene Elliott and Christopher Healy, petitioning the Commission for a Change of Zoning on 2.33 acres (MOL). The petition request is to change the 2.33 acres from Agriculture Rural Residential (ARR) to Rural Mixed Use (RMU) on parcel numbers 0955501100, 0955501200, 0955501300, and 0955501000 located in Section 05, Township 14 and Range 18, generally the corner of County Road 326 and SE State Road 121.



**PETITION NO. PP 22-07:** Gary L. Milam Surveyor, representing L & S Holdings (Justin Lamb and Jesse Strickland), petitioning the Commission for a Preliminary Plat to divide a 412 acre parcel MOL into 37 - 10 acres parcels MOL. Said parcel is located in Section 35, Township 14, Range 19 in Levy County, Florida and has a Land Use and Zoning of ARR/Agricultural Rural Residential (10ac minimum). Generally located on SE 80th Street and the Levy/Marion County line. PID: 0463500000, 0464400100, 0464400200 and 0463700000



Copies of said petitions with complete legal descriptions and subsequent staff reports will be available for review at the Levy County Planning and Zoning Department. For information, call 352-486-5203. Interested parties may appear at the meeting and be heard regarding the proposed petitions. Any person requiring reasonable accommodations to participate in this meeting should contact the County Commissioners Administration Office at 352-486-5218.





# LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

---

Planning and Zoning Department  
320 Mongo Street  
Bronson, Florida 32621  
Office (352) 486-5203  
Email: [Planning@levycounty.org](mailto:Planning@levycounty.org)

## NOTICE OF PUBLIC MEETING FOR THE PETITION OF A PRELIMINARY PLAT

October 21, 2022

**RE: PETITION NO. PP 22-07:** Gary L. Milam Surveyor, representing L & S Holdings (Justin Lamb and Jesse Strickland), petitioning the Commission for a Preliminary Plat to divide a 412 acre parcel MOL into 37 - 10 acres parcels MOL. Said parcel is located in Section 35, Township 14, Range 19 in Levy County, Florida and has a Land Use and Zoning of ARR/Agricultural Rural Residential (10ac minimum). Generally located on SE 80<sup>th</sup> Street and the Levy/Marion County line. PID: 0463500000, 0464400100, 0464400200 and 0463700000

Dear Property Owner:

This notice has been mailed to you because the proposal for this petition is located on property within three hundred (300) feet of property you own, according to the latest tax roll available. This notice is also provided through advertisements in the Levy County Citizen and other appropriate publications, and signage on the proposed amendment site.

The *Levy County Planning Commission* will hold a PUBLIC HEARING on *Monday, November 7, 2022 at 5:30 pm* in the Levy County Government Center Auditorium, Bronson, FL. The *Planning Commission* acts in an advisory capacity to the *Board of Levy County Commissioners* and will hear the request and provide a recommendation to the Board of County Commissioners.

You are encouraged to attend the above mentioned meeting in order to provide comments to the *Planning Commission*. If you or your authorized representative cannot be in attendance, you may submit your comments in writing to the Planning and Zoning Department prior to the date of the Public Hearing.

Should you have any questions regarding this petition or the process, contact the Planning and Zoning Department at (352) 486-5203.

Sincerely,

Stacey Hectus  
Planning and Zoning Director