



## ATTACHMENT "R-2"

Levy County Board of County Commission  
Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

### Zoning Map Amendment Application

Petition Number: \_\_\_\_\_ Amendment Fee Paid: \_\_\_\_\_  
Submittal Date: \_\_\_\_\_ Concurrent FLU Amendment ☒ Yes ☐ No  
Acceptance Date: \_\_\_\_\_

#### Applicant Information

Applicant(s)/Agent(s) Name Kenneth Metcalf, AICP  
Address 106 E. College Ave., Suite 700, Tallahassee, FL 32301  
Phone (850) 329-4848 Email KMetcalf@stearnsweaver.com

#### Owner Information

Owner(s) Name AIR 22 LLC  
Address 5877 NW 44th Ave., Ocala, FL 34482  
Phone (352) 278-3126 Email Michael@all-inremoval.com; christi@biglick.com

#### Parcel Information

Parcel ID(s) 051500010A  
\_\_\_\_\_  
Total Acreage 20.209 Subdivision Name (If applicable) \_\_\_\_\_  
Physical Location Address 21350 NE 30th Street (southwest quadrant at US 27/NE 30th Street)  
\_\_\_\_\_

#### Request

	Existing	Proposed
Use of Property	<u>Agriculture</u>	<u>Low Impact Distribution</u>
FLUM Designation	<u>Urban Low Density Residential</u>	<u>Commercial</u>
Zoning Designation	<u>R-1</u>	<u>C-3</u>



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Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

#### OWNER VERIFICATION

As Manager and duly authorized representative of AIR 22 LLC, I hereby certify that AIR 22 LLC is the legal owner of the above described property.

[Signature]  
Owner(s) Signature

5/8/25  
Date

STATE OF FLORIDA COUNTY OF LEVY the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of May, 2025. Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: \_\_\_\_\_

Megan Dooley  
Signature of Notary Public - State of Florida

Stamp:



#### CERTIFICATION

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners and their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

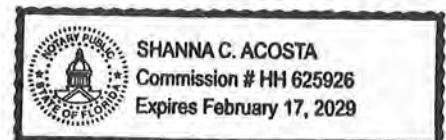
Kenneth Metcalfe  
Owner/Agent Signature

5/8/2025  
Date

STATE OF FLORIDA COUNTY OF Leon the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of May, 2025. Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: \_\_\_\_\_

Shanna C. Acosta  
Signature of Notary Public - State of Florida

Stamp:



## Attachment "R-3"

### AGENT AUTHORIZATION STATEMENT (when applicable)

I Reid Nagle hereby give Kenneth Metcalf

Property Owner Printed Name

Agent Printed Name

the authority to act as my Authorized Agent regarding comprehensive plan amendments, zoning amendments and permitting matters on the following parcel: 051500010A

  
Reid Nagle (Mar 20, 2025 1:02:11 EDT)

Property Owner Signature

03/20/2025

Date

ATTACHMENT "R-4"

**Prepared by and Return to:**


Christi Carel  
5877 NW 44<sup>th</sup> Avenue  
Ocala, Florida 34482

Tax Parcel ID: 051500010A

Instrument # 750445  
OR BK: 1783 PG: 413-4pg(s)  
REC: 4/17/2025 1:53 PM  
Matt Brooks, Levy County Clerk, Florida  
Rec: \$35.50  
Deed Doc: \$2,956.80  
Deputy Clerk MBASS1

(Space Above This Line for Recording Data)

**Warranty Deed**

**This Warranty Deed** made this 15 day of **April, 2025** between **NATURE COAST SOILS LLC, a Florida Limited Liability Company** whose post office address is **5877 NW 44<sup>th</sup> Avenue, Ocala, Florida 34482**, grantor, and **AIR 22 LLC, a Florida Limited Liability Company** whose post office address is **5877 NW 44<sup>th</sup> Avenue, Ocala, Florida 34482**, grantee: 

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

**See Exhibit "A" Attached**

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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, 2024.



In Witness Whereof, grantor has hereunto set grantor's hand and seal to the following page on the day and year first above written.

**GRANTOR:**

**WITNESS:**

Shawn Senders  
Name: Shawn Senders  
Address: 9720 NW 30<sup>th</sup> Ave  
Ocala, FL 34475

**Nature Coast Soils LLC**  
By: [Signature]  
Name: Michael Earnest, President  
Address: 5877 NW 44<sup>th</sup> Avenue  
Ocala, FL 34482

**WITNESS:**

[Signature]  
Name: Kelsey Whitehurst  
Address: 20654 NE 75<sup>th</sup> St  
Williston, FL 32696

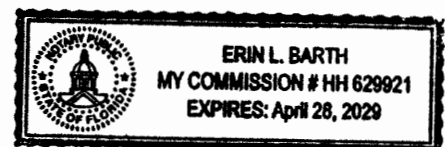
STATE OF FLORIDA

COUNTY OF MARION

Acknowledged before me by means of physical presence, this the 15 day of April, 2025, by Michael Earnest, President of Nature Coast Soils LLC, a Florida Limited Liability Company, who is personally known to me.

Notary Public Signature: [Signature]  
Notary Public Name: Erin L Barth  
Commission Number: HH 629921  
Commission Expires: 4/28/2029

(SEAL)



## Exhibit A

Description: (O.R.B. 851, page 939)

A parcel of land in the Northwest  $\frac{1}{4}$  of Section 9, Township 13 South, Range 19 East, Levy County, Florida being a portion of that property described in Official Records Book 181, Page 403, Public Records, Levy County, Florida and being further described as follows:

For a point of reference, commence at the Northwest corner of Section 9, Township 13 South, Range 19 East, Levy County, Florida; thence S  $89^{\circ}17'59''$  E along the centerline of Levy County Road No. C-316 (L.C.R. #C-316), 1529.55 feet; thence S  $00^{\circ}16'51''$  E 40.01 feet to the South right of way line of said L.C.R. #C-316 and the Point of Beginning (P.O.B.) ; thence S  $89^{\circ}17'59''$  E along said South right of way line, 382.30 feet to the P.C. of a curve concave to the Southwest having a radius of 200 feet; thence, Southeasterly along the arc of said curve through a central angle of  $52^{\circ}17'24''$ , 182.53 feet to the P.T. of said curve, said point being on the Westerly right of way line of U.S. Highway 27-A (S.R. 500) ; thence, S  $37^{\circ}00'35''$  E along said right of way line 1073.72 feet to an intersection with the East line of the Northwest  $\frac{1}{4}$  of said Section 9; thence S  $00^{\circ}16'51''$  E along said East line 1560.77 feet to the maintained North right of way line of L.C.R. #520; thence, N  $89^{\circ}22'54''$  W along said maintained right of way line and an old fence, 1181.37 feet; thence N  $00^{\circ}16'51''$  W 2489.70 feet to close on the Point of Beginning.

Less any portion lying within Road Rights of Way.

LESS AND EXCEPT THOSE PORTIONS THEREOF CONTAINED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 558, PAGE 883, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### Part "A"

A parcel of land in the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Section 9, Township 13 South, Range 19 East; thence run S  $89^{\circ}56'10''$  E. along the North line of the Northwest Quarter of said Section 9, a distance of 1,796.27 feet; thence departing said North line run S  $36^{\circ}57'27''$  E, a distance of 77.85 feet to a point on the South Right-of-Way line of County Road C-316 for a Point of Beginning; thence run S  $89^{\circ}14'51''$  E. along said Right-of-Way line, a distance of 68.68 feet to the point of curvature of a curve concave Southwesterly having a central angle of  $52^{\circ}17'24''$ , and a radius of 200.00 feet; thence run Southeasterly along the arc of said curve, a distance of 182.53 feet to the point of tangency, said point being on the Westerly Right-of-Way line of State Road No. 500; thence S  $36^{\circ}57'27''$  E. along said Right-of-Way line, a distance of 1,073.96 feet to a point on the East line of the Northwest Quarter of said Section 9; thence S  $00^{\circ}13'38''$  E. along said East line, a distance of 220.72 feet; thence departing said East line run N  $36^{\circ}57'27''$  W. a distance of 1451.08 feet to the Point of Beginning.

ALSO:

Part "B"

A parcel of land in the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 9, Township 13 South, Range 19 East; thence run S 00°13'38" E. along the East line of said Northwest Quarter, a distance of 1,220.74 feet for a Point of Beginning; thence continue S 00°13'38" E, a distance of 382.20 feet; thence departing said East line, run N 24°41'29" W, a distance of 96.59 feet; thence S 49°30'15" W, a distance of 109.82 feet; thence S 60°41'05" W, a distance of 168.23 feet; thence S 80°51'53" W, a distance of 461.43 feet; thence N 83°56'48" W, a distance of 81.89 feet; thence N 64°33'05" W, a distance of 247.73 feet; thence N 29°28'20" W, a distance of 171.12 feet; thence N 08°07'04" E, a distance of 132.84 feet; thence N 58°35'59" E, a distance of 293.74 feet; thence N 87°40'40" E, a distance of 800.22 feet; thence S 36°57'27" E, a distance of 74.65 feet to the Point of Beginning.

LESS AND EXCEPT: Westbrook Farms, according to the plat thereof, as recorded in Plat Book 12, page 13, of the Public Records of Levy County, Florida.

Parcel Identification Number: 051500010A

# ATTACHMENT "R-5"



**MICHELE LANGFORD, CFC**  
**Levy County Tax Collector**

Please select from the main menu below by hovering your mouse and clicking your selection

Main Menu ▼

Property Tax ▼

Support ▼

Zoom: 100% ▼

[Next](#) Previous

## Tax Roll Search Results

[Click here for help](#)

Search by Account Number 051500010A			Tax Year 2024
Owner/Business Name	NATURE COAST SOILS LLC	Account Number	<a href="#">051500010A</a>
Physical Property Address	21350 NE 30 ST WIL	Status	PAID
Legal Description	09-13-19 0021.25 ACRES TRACT IN NW1/4 WEST OF US HWY 27 OR BOOK 1681 PAGE 112 -LESS ADDN RD R/W OR BOOK 558 PAGE 888 &		

[Next](#) Previous

## ATTACHMENT "R-6"

Description: (O.R.B. 900, page 107)

A PARCEL OF LAND IN THE NW  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LEVY COUNTY, FLORIDA; THENCE S  $89^{\circ}16'10''$  E, ALONG THE CENTERLINE OF NE 30TH STREET (LEVY COUNTY ROAD C-316), 418.65 FEET; THENCE S  $00^{\circ}32'20''$  E 40.03 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID NE 30TH STREET (L.C.R. C-316) AND THE POINT OF BEGINNING, ALSO BEING THE NE CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 640, PAGE 132; THENCE CONTINUE S  $00^{\circ}32'20''$  E, ALONG THE EAST LINE OF LAST SAID PROPERTY, 2512.72 FEET, TO THE SOUTH LINE OF NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 9; THENCE S  $89^{\circ}28'29''$  E, ALONG SAID SOUTH LINE OF NORTHWEST  $\frac{1}{4}$ , 892.01 FEET, TO THE WEST MAINTAINED RIGHT OF WAY LINE OF NE 25TH ST (L.C.R. 520); THENCE N  $00^{\circ}38'29''$  E, ALONG SAID WEST RIGHT OF WAY LINE, 19.31 FEET, TO THE NORTH MAINTAINED RIGHT OF WAY LINE OF SAID NE 25TH STREET; THENCE S  $89^{\circ}21'31''$  E, ALONG SAID NORTH RIGHT OF WAY LINE, 206.08 FEET, TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 537, PAGE 50; THENCE N  $00^{\circ}15'47''$  W, ALONG THE WEST LINE OF LAST SAID PROPERTY, 2489.65 FEET, TO SAID SOUTH RIGHT OF WAY LINE OF NE 30TH STREET (L.C.R. C-316); THENCE N  $89^{\circ}16'10''$  W, ALONG SAID SOUTH RIGHT OF WAY LINE, 1110.54 FEET, TO CLOSE ON THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST; THENCE RUN S 89°56'10" E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,796.27 FEET; THENCE DEPARTING SAID NORTH LINE RUN S 36°57'27" E, A DISTANCE OF 77.85 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-316 FOR A POINT OF BEGINNING; THENCE RUN S 89°14'51" E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 68.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 52°17'24" , AND A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.53 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 500; THENCE S 36°57'27" E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,073.96 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE S 00°13'38" E. ALONG SAID EAST LINE, A DISTANCE OF 220.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N 36°57'27" W. A DISTANCE OF 1451.08 FEET TO THE POINT OF BEGINNING.

ALSO:

PART "B"

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST; THENCE RUN S 00°13'38" E. ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,220.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°13'38" E, A DISTANCE OF 382.20 FEET; THENCE DEPARTING SAID EAST LINE, RUN N 24°41'29" W, A DISTANCE OF 96.59 FEET; THENCE S 49°30'15" W, A



DISTANCE OF 109.82 FEET; THENCE S 60°41'05" W, A DISTANCE OF 168.23 FEET; THENCE S 80°51'53" W, A DISTANCE OF 461.43 FEET; THENCE N 83°56'48" W, A DISTANCE OF 81.89 FEET; THENCE N 64°33'05" W, A DISTANCE OF 247.73 FEET; THENCE N 29°28'20" W, A DISTANCE OF 171.12 FEET; THENCE N 08°07'04" E, A DISTANCE OF 132.84 FEET; THENCE N 58°35'59" E, A DISTANCE OF 293.74 FEET; THENCE N 87°40'40" E, A DISTANCE OF 800.22 FEET; THENCE S 36°57'27" E, A DISTANCE OF 74.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: WESTBROOK FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 13, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

## ATTACHMENT "R-7"

### Comprehensive Plan Consistency

The proposed concurrent zoning amendment will change the zoning of the subject parcel from the *Single-family residential, urban (R-1) district* to the *Moderately intensive commercial (C-3) district*. The proposed C-3 zoning district implements the intent of the Municipal Service District and Commercial future land use category, and is appropriate for the subject property based on its location at the intersection of US 27 and Highway 316 (NE 30<sup>th</sup> Street). Land to the east across US 27 is designated Commercial on the future land use map and is zoned C-2 and C-3. The proposed C-3 zoning will implement the proposed Commercial future land use and is consistent with the Comprehensive Plan including, but not limited to, the following policies:

**Future Land Use Element Policies 1.1 and 1.2.** These policies establish the Municipal Services District (MSD) for the purpose of designating areas appropriate for urban land uses, urban infrastructure and urban services. As confirmed by the map series included with the applications, the property is located within the unincorporated MSD surrounding Williston. Policy 1.2 specifically calls for the Commercial future land use category to be located within MSDs, which would then be implementing by commercial zoning districts, including the proposed C-3 zoning district.

Future Land Use Policy 1.2 also specifies the permitted uses and development standards for the Commercial land use, including direction to allow for zoning districts with varying levels of intensity, including *community retail* that is intended to serve more than just the immediate surrounding area or neighborhood. The proposed C-3 zoning district is appropriate at the location at the intersection of US 27, a principal thoroughfare, and Highway 316, a collector road. This location will effectively serve the community at large as well as nearby properties. The Commercial land use category requires a minimum lot size of .25 acres and a maximum floor area ratio of .50. LDC Section 50-677 requires a minimum lot size of one acre in the C-3 zoning district, which is consistent with Policy 1.2. The LDC does not regulate floor area. However, LDC Section 50-678 allows a maximum impervious ratio standard of .5, which would apply to the impervious areas such as buildings, parking, driveways and sidewalks. Although not directly measuring floor area, the impervious ratio standard does not conflict with the floor area ratio standard applicable to the Commercial land use category.

**Conservation Element Policies 2.1 and 2.2.** These policies define and require protection of environmentally sensitive lands, which include wetlands and various other designations as further documented by the County's *Environmentally Sensitive Lands* map adopted as part of the Future Land Use Map series. The subject property does not contain environmentally sensitive lands. The proposed rezoning to C-3 is consistent with Conservation Element Policies 2.1 and 2.2. A small forested area occurs along the south property line and abuts a water retention area owned by the Florida Department of Transportation. As documented in the map series, the forested area generally coincides with the A-Zone, but is not a flood zone associated with the Suwannee River and is not mapped an environmentally sensitive land type. However, it is anticipated that development will not be located within the forested area and A-zone. The

balance of the property is devoid of natural resources and is located within the X-zone, which is suitable for the C-3 zoning district and non-residential development.

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## ATTACHMENT "R-8"

### **Public Facilities/Concurrency**

The following analysis confirms public facilities and services are available to serve the property and that applicable level-of-service standards will be maintained to achieve concurrency, which will be determined at the time of future site plan review/permitting.

**Transportation:** The attached transportation analysis demonstrates that sufficient capacity is available on US 27 and Highway 316 (NE 30<sup>th</sup> Street) to serve future development of the property. Concurrency will be determined at the time of site plan approval based on the specific use/development proposed.

**Stormwater Management:** Drainage level-of-service standards will be met through the provision of on-site stormwater management facilities to serve the proposed development of the property. Stormwater management plans will be submitted as part of the proposed site plan and will be subject to an environmental resource permit issued by the Suwannee River Water Management District.

**Solid Waste:** The property will be served by Levy County's contracted services for solid waste management.

**Potable Water/Sanitary Sewer:** The site will be served by potable water well(s) and an onsite wastewater treatment and disposal system permitted in accordance with state permitting requirements. Future development will connect to centralized water and wastewater in accordance with County Code requirements when such services become available to the site.

**Law enforcement/Fire Protection/Emergency Medical:** As confirmed by the map series included with the application, the site is served by a sheriff substation and fire station located 2.5 miles to the north within a driving distance of about 4 minutes via US 27. Similarly, the site is served by EMS located 2.1 miles to the west within a driving distance of about 4 minutes via Highway 316.

**Recreation/Schools:** Not applicable to non-residential development.

## Transportation LOS Analysis

The site is located at the southwest quadrant of US 27 and NE 30<sup>th</sup> Street. US 27 is part of the Strategic Intermodal System. Pursuant to Transportation Policy 3.6, level of service standard “C” applies to US 27. Pursuant to Transportation Policy 2.1, level of service standard “C” also applies to NE 30<sup>th</sup> Street. As summarized in the following tables, both roads operate well above the LOS C service volume based on Average Annual Daily Traffic (AADT) and peak hour, peak direction (PHPD) volume.

Road	Count Station	AADT (1)	Daily LOS “C” Service Volume (2)
US 27	0133	9,100	45,800
NE 30 <sup>th</sup> Street	9141	5,000	8,200

Road	Count Station	PHPD Volume (1)	PHPD LOS “C” Service Volume (2)
US 27	0133	475	2,390
NE 30 <sup>th</sup> Street	9141	261	430

- (1) Obtained from [Florida Traffic Online](#). (Attachment “8.1”). Peak hour volume based on AADT multiplied by K-factor (.095) and D-factor (.55) as referenced in 2023 Multimodal Quality/Level of Service Handbook, Generalized Table (Attachment “8.2”). Levy County Engineering also confirmed that a traffic count was taken over three days in 2022, which averaged 6,600.
- (2) 2023 Multimodal Quality/Level of Service Handbook, Generalized Table (Attachment “8.2”)

# ATTACHMENT "8.1"

FLORIDA DEPARTMENT OF TRANSPORTATION  
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 34 LEVY

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====		DIRECTION 2 =====		AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
0112		SR 500 E. OF SR 345		0E		0E	7600 X	9.5	55.0F	10.6F
0113		SR 55 1 MI. N. OF CR 347	N	2400	S	2200	4600 C	9.5	55.0F	7.4F
0116	T	SR-55/US-19, 2 MI S OF SR-26, LEVY CO	N	7328	S	7197	14525 C	9.5	53.8A	8.6A
0117		SR 24 .2 MI. SW OF CR 32	E	0	W	0	3600 C	9.5	55.0F	13.4F
0122		SR 500 .2 MI. W. OF 7TH ST.(WILLISTON)	E	6200	W	5500	11700 C	9.5	55.0F	10.6F
0132		SR 500 .2 MI. NW OF NE 90TH CT.	E	5000	W	4800	9800 C	9.5	55.0F	10.6F
0133		SR 500 SE OF SR 318	E	4500	W	4600	9100 C	9.5	55.0F	10.6F
0139		SR 500 300' W. OF SR 45 TO N.	E	9600	W	10500	20100 C	9.5	55.0F	10.6F
0143		SR 45 .3 MI. N. OF SR 121		0E		0E	10000 E	9.5	55.0F	7.9F
0150		SR 45 .3 MI. S. OF CR 318A TO E.		0E		0E	4700 E	9.5	55.0F	7.9F
0155		SR 24 AT CHANNEL 3 BRIDGE (CEDAR KEY)	E	0	W	0	3000 C	9.5	55.0F	9.6F
0168		SR 345 200 ' E. OF CR 341	E	1200	W	1300	2500 C	9.5	55.0F	4.4A
0223		SR 45 1.2 MI. S. OF SR 121	N	3600	S	3600	7200 C	9.5	55.0F	7.9A
0224		SR 24 .2 MI. NE OF SR 55	E	700	W	750	1450 C	9.5	55.0F	13.4A
0226		SR 121 .3 MI. SW OF CR 318A	N	4100	S	4100	8200 C	9.5	55.0F	5.9A
0228		SR 500 W. OF CR 318	E	5800	W	5800	11600 C	9.5	55.0F	10.6F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;  
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

11-MAR-2024 17:14:47

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622UPD

2\_34\_CAADT.TXT



FLORIDA DEPARTMENT OF TRANSPORTATION  
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 34      LEVY

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====			DIRECTION 2 =====			AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
9127		CR 40A .1 MI. W. OF US 19		0E			0E	750 X	9.5	55.0F	2.4F	
9128		CR 343 .1 MI. E. OF SR 500		0E			0E	550 X	9.5	55.0F	2.4F	
9129		CR 343 REALIGNMENT .2 MI. N. OF SR 500		0E			0E	550 X	9.0	55.0F	2.4F	
9130		CR 345 .1 MI. N. OF SR 500		0E			0E	850 X	9.5	55.0F	2.4F	
9131		CR 337 .1 MI. S. OF SR 500		0E			0E	2600 X	9.5	55.0F	2.4F	
9132		CR 464 .1 MI. E. OF US 41	E	0	W		0	1700 C	9.5	55.0F	2.4F	
9133		CR 336 .1 MI. N. OF SR 24	N	0	S		0	150 C	9.5	55.0F	2.4F	
9134		CR 335 .1 MI. N. OF SR 500	N	0	S		0	1100 C	9.5	55.0F	2.4F	
9135		CR 346 .1 MI. E. OF US 19	E	0	W		0	850 C	9.5	55.0F	2.4F	
9136		NW 165TH ST. .1 MI. E. OF US 19	E	0	S		0	800 C	9.5	55.0F	2.4F	
9137		CR 464 .1 MI. E. OF SR 121	E	0	W		0	600 C	9.5	55.0F	2.4F	
9138		CR 40 .1 MI. E. OF US 98	E	0	W		0	3300 C	9.5	55.0F	2.4F	
9139		CR 339 300' N. OF SR 500	N	0	S		0	2400 C	9.5	55.0F	2.4F	
9140		CR 330 .1 MI. W. OF SR 345	E	0	W		0	550 C	9.5	55.0F	2.4F	
9141		CR-316, 0.1 MI E OF SR-45/SR-121	E	0	W		0	5000 C	9.5	55.0F	2.4F	
9142		CR 32 .1 MI. E. OF SR 500	E	0	W		0	2700 C	9.5	55.0F	2.4F	

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;  
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

11-MAR-2024 17:14:47

PAGE -06-

622UPD

2\_34\_CAADT.TXT

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables

### Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

### Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

### AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

### Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05  
 Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95  
 Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

## ATTACHMENT "R-9"



Levy County Board of County Commission  
Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

### Land Use Analysis

#### LAND USE INFORMATION

**NOTE:** All development associated with a land use change must meet adopted level of service standards and is subject to applicable Concurrency requirements

1. Indicate the current land uses of the surrounding property;

North Urban Low Density Residential

South Urban Low Density Residential

East Commercial

West Urban Low Density Residential

2. Will the proposed use of property have an impact on adjacent property or any impact on creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors? If so, please explain:

The proposed distribution use of the subject property will not adversely impact adjacent property. The site has sufficient acreage to allow for effective compatibility buffers.

Hardwood/coniferous forest exists along the south property line, which will be maintained within the required setback and applicable buffer.

3. Explain how the proposed change will contribute to the community.

The requested Commercial land use will serve demand from residential uses in the community.

4. What are the potential long-term economic benefits of the proposed change (wages, jobs, & tax base)? Commercial use will contribute to the County's tax base. The tax contribution, wages and job forecast will depend on the specific commercial use approved for the property.



Levy County Board of County Commission  
Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

5. What impact will the proposed change have on level of service standards?  
Attached traffic analysis documents sufficient capacity for proposed land use change  
Roadways and concurrent rezoning.  
Recreation Change to Commercial will result in reduction in demand for recreation.  
The site is not serviced by centralized water and wastewater. It will rely on well and  
Water and Wastewater septic in accordance with state permitting requirements.  
Solid Waste Sufficient solid waste capacity is available.
6. Indicate the closest distance by road from the proposed amendment site to the following public facilities. If not applicable write "n/a".
- Fire Protection 2.5 miles  
Centralized Sewer System > 1.0 miles  
Police Protection 2.5 miles  
Centralized Water System > 1.0 miles  
EMS 2.1 miles  
School N/A miles



## ATTACHMENT "R-10"

Levy County Board of County Commission  
Planning and Zoning Department  
320 Mongo Street, Bronson, Florida, 32621  
Office: 352.486.5203

### SOIL CHARACTERISTICS FORM

Information to complete this form can be gathered from either of the following:

1. USDA-NRCS Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app>

\*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.

2. Levy County Soil Survey <http://ufdc.ufl.edu/UF00025720/00001>

#### 1. Soil Association and Component Soils:

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
31	Jonesville-Otela Seaboard complex	18.15 +/-	89.85

#### 2. Potential for Wildlife Habitat

Openland Wildlife	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Woodland Wildlife	<input type="checkbox"/> Very Poor	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Wetland Wildlife	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good

#### 3. Suitability for Major Land Uses

Cropland	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good
Pasture	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Woodland				
Potential Productivity	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good

#### 4. Building Site and Sanitary Facilities Limitation

Septic Tank	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Septic Tank				
Absorbtion Field	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Building w/o				
Basement	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Local Roads and				
Streets	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Small Commercial				
Building	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Shallow Excavation	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good

5. Additional land characteristics or comments: On-site wastewater treatment disposal system will be required to comply with state permitting rules and may require addition of urban soils depending on type of soil sub-unit.

Signature of Owner/Agent

Date



### SOIL CHARACTERISTICS FORM

Information to complete this form can be gathered from either of the following:

1. USDA-NRCS Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app>

\*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.

2. Levy County Soil Survey <http://ufdc.ufl.edu/UF00025720/00001>

**1. Soil Association and Component Soils:**

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
78	Micanopy Loamy Fine Sand	2.05 +/-	10.15

**2. Potential for Wildlife Habitat**

Openland Wildlife	<input type="checkbox"/> Very Poor	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Woodland Wildlife	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Wetland Wildlife	<input type="checkbox"/> Very Poor	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good

**3. Suitability for Major Land Uses**

Cropland	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good
Pasture	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good
Woodland				
Potential Productivity	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good

**4. Building Site and Sanitary Facilities Limitation**

Septic Tank	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Septic Tank				
Absorbtion Field	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Building w/o				
Basement	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Local Roads and				
Streets	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Small Commercial				
Building	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good
Shallow Excavation	<input checked="" type="checkbox"/> Very Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good

5. Additional land characteristics or comments: Structures are not anticipated within this area.

\_\_\_\_\_  
 Signature of Owner/Agent

\_\_\_\_\_  
 Date



## ATTACHMENT "R-11"

### Existing Conditions/Compatibility Analysis

The 20.2-acre site is located at the southwest quadrant of US 27 and NE 30<sup>th</sup> Street. As documented by the map series, the property is currently in agricultural use. The map series further documents existing land uses within 300' of the property as classified by the Levy County Property Appraiser, including residential to the north and northwest, commercial and residential to the east, agriculture and water retention area (WRA) to the south and agriculture to the west.

Section 163.3164(9), Florida Statutes, defines compatibility:

(9) "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

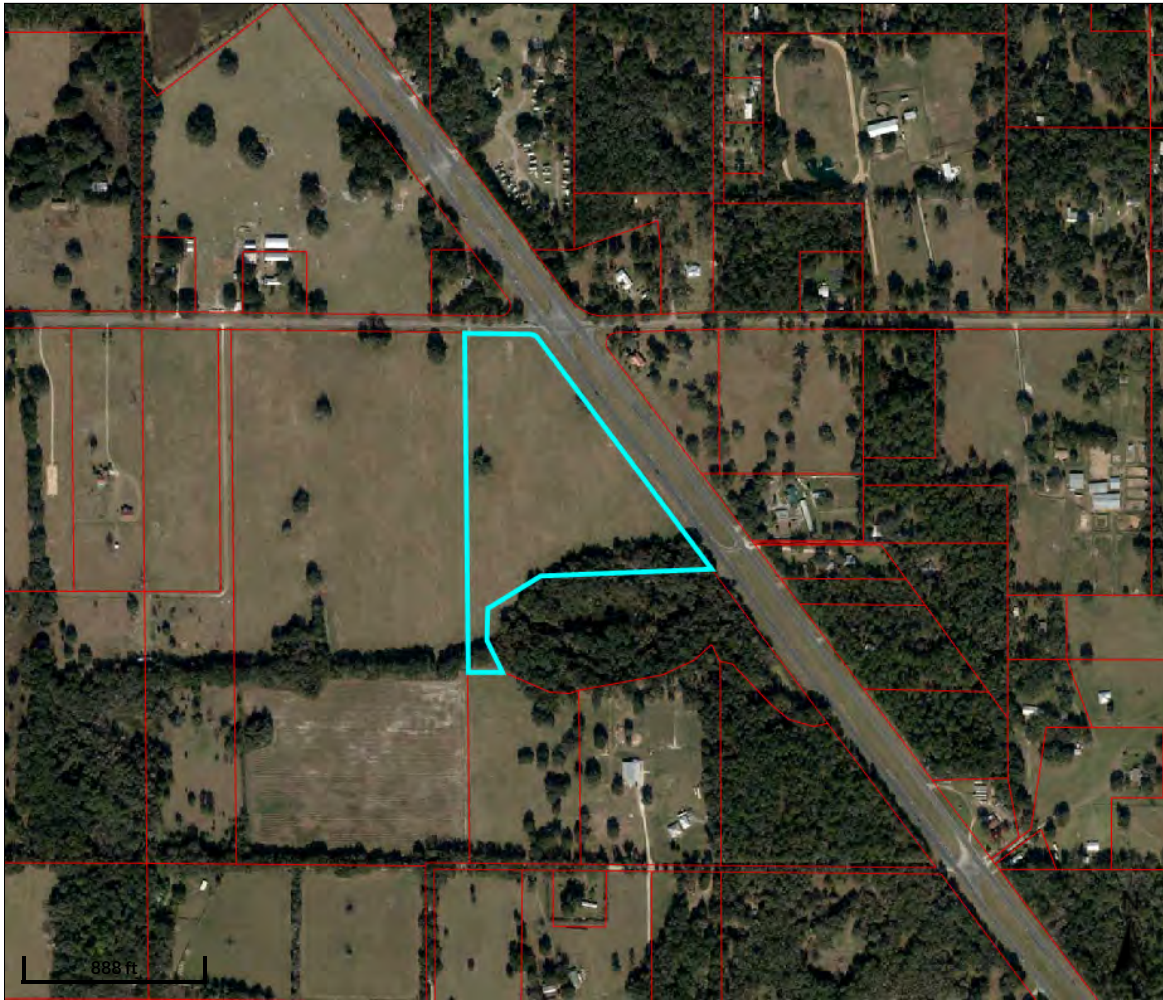
Levy County has previously determined that commercial land use is compatible with residential land use, provided that sufficient buffers are established as described by Future Land Use Policy 10.2. The site has sufficient acreage to allow for use of an effective compatibility buffer and screening treatments to protect the residential uses to the north.

**ATTACHMENT "R-12"**

**Property Appraiser Aerial**



# Levy County, FL



## Overview



## Legend

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

Parcel ID	051500010A	Physical Address	21350 NE 30 ST	Building Value	\$0	Last 2 Sales			
Property Use	5100 - CROPSOIL	Address	WILLISTON	Extra Feature	\$0	Date	Price	Reason	Qual
	CLASS1	Mailing Address	AIR 22 LLC	Value		4/15/2025	\$422400	01	Q
Taxing District	SW FLORIDA WT MG	Address	5877 NW 44TH AVE	Market Land Value	\$257,125	3/10/2023	\$1696200	05	U
Acres	21.25		OCALA FL 34482	Ag Land Value	\$7,225				
				Just Value	\$257,125				
				Assessed Value	\$7,225				
				Taxable Value	\$7,225				

Date created: 5/5/2025

Last Data Uploaded: 5/2/2025 7:33:10 PM

Developed by  SCHNEIDER  
GEOSPATIAL

## ATTACHMENT "R-13"

### Additional Supporting Documentation

LDC Section 50-665 requires consideration of the following criteria in reviewing a zoning amendment application:

(1) Consistency. The proposed rezoning is consistent with the comprehensive plan and this land development code.

**Finding:** As documented by Attachment R-7, the proposed zoning amendment is consistent with the Comprehensive Plan. In addition, LDC Section 50-663 confirms that the proposed C-3 zoning district is a compatible zoning district intended to implement the Commercial future land use category.

(2) Compatibility. The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

**Finding:** As documented by Attachments R-7 and R-11, the proposed zoning amendment is compatible with the established zoning pattern and character of the surrounding area, including commercial zoning located along US 27 to the east and at other locations along US 27 adjacent to residential use.

(3) Development patterns. The proposed rezoning shall result in logical and orderly development patterns.

**Finding:** The C-3 zoning represents a logical and orderly development pattern, as an extension of commercial zoning to the east. C-3 zoning is appropriate at this intersection of US 27 and Highway 316 and will serve community commercial needs as intended by the C-3 zoning district.

(4) Suitability. The property is suitable for the uses that are allowed in the proposed zoning district(s).

**Finding:** The property is devoid of wetlands and other environmentally sensitive lands. The limited forested area along the south property line will be substantially protected within the applicable setback areas.

(5) Adequate public facilities/services. The property is served by public facilities that are adequate for the uses that are allowed in the proposed zoning district(s).

**Finding:** As documented by Attachment R-8, the property is served by adequate public facilities.

(6) Access. Available ingress and egress is adequate for the uses that are allowed in the proposed zoning district.

**Finding:** The property has substantial frontage to allow for access on both US 27 and Highway 316 to ensure safe ingress/egress.

(7) Public health, safety, and welfare. The uses allowed within the proposed zoning district shall not adversely affect public health, safety, and welfare.

**Finding:** C-3 zoning allows for community retail and a variety of other uses to serve the needs of the community at large, which is appropriate for the site's location at the intersection of US 27 and Highway 316. C-3 uses at this location will not adversely affect public health, safety and welfare.

As analyzed in the findings above, the proposed rezoning to C-3 is consistent with the Comprehensive Plan.



# Property to East Across US 27

Write a description for your map.

ATTACHMENT "R-14"

## Legend

Overall



Google Earth

© 2025 Google

6.31 ft



# Property to the East (farther south across US 27)

Write a description for your map.

Legend

 Overall



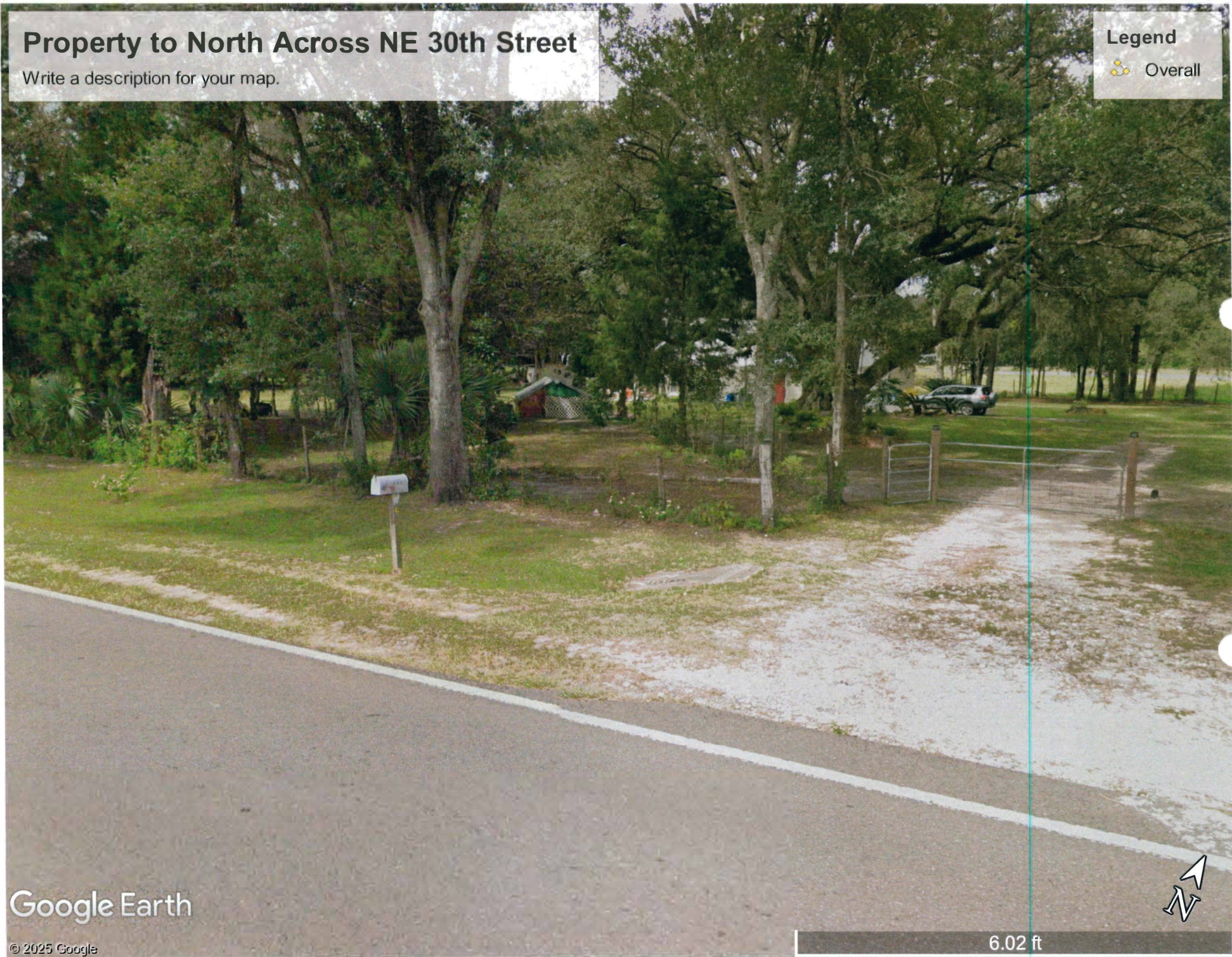


# Property to North Across NE 30th Street

Write a description for your map.

## Legend

Overall



Google Earth

© 2025 Google

6.02 ft



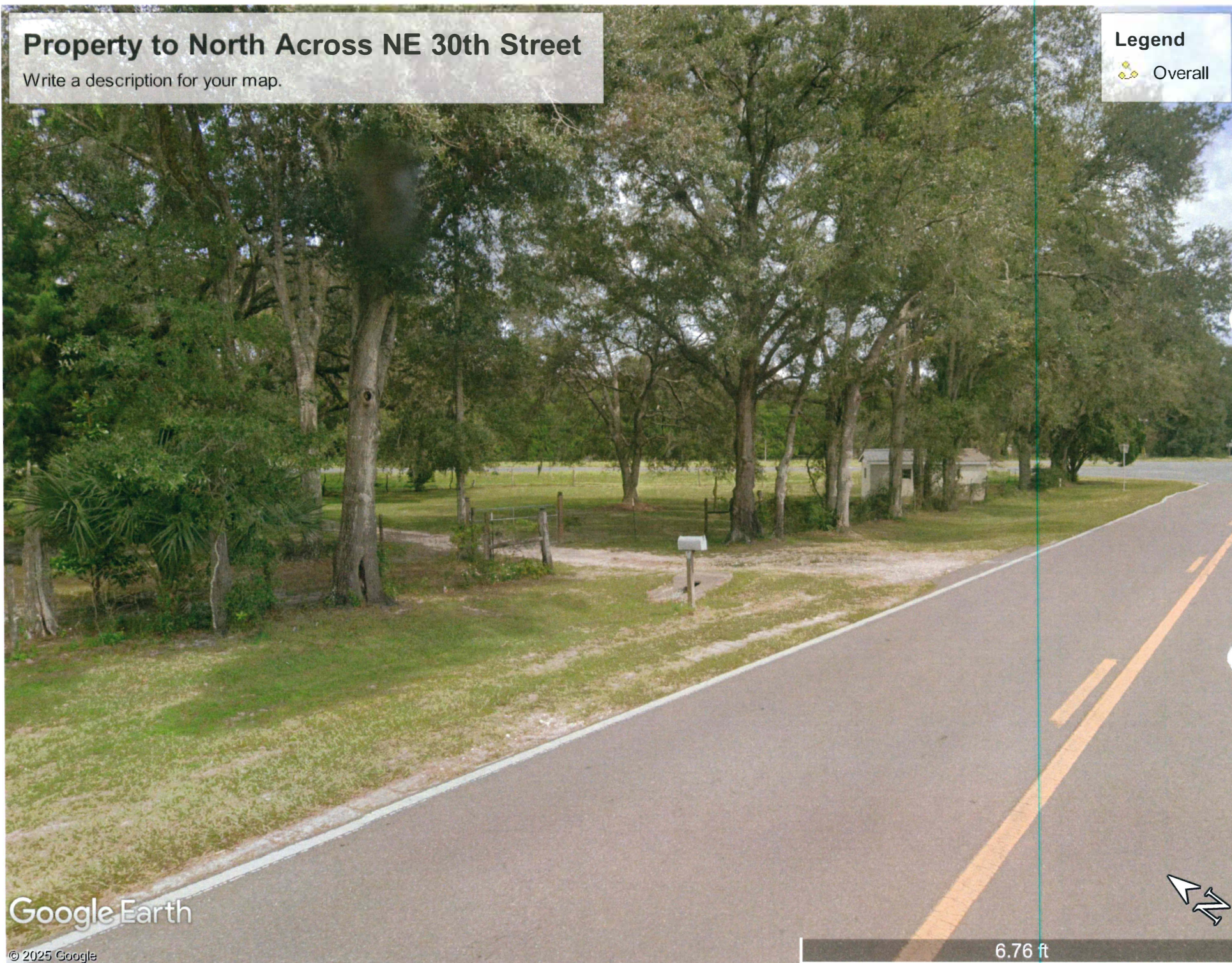


# Property to North Across NE 30th Street

Write a description for your map.

## Legend

Overall



Google Earth

© 2025 Google


6.76 ft



# Property to the South

Write a description for your map.

Legend

 Overall



Google Earth



# Property to the West

Write a description for your map.

## Legend

 Overall



Google Earth

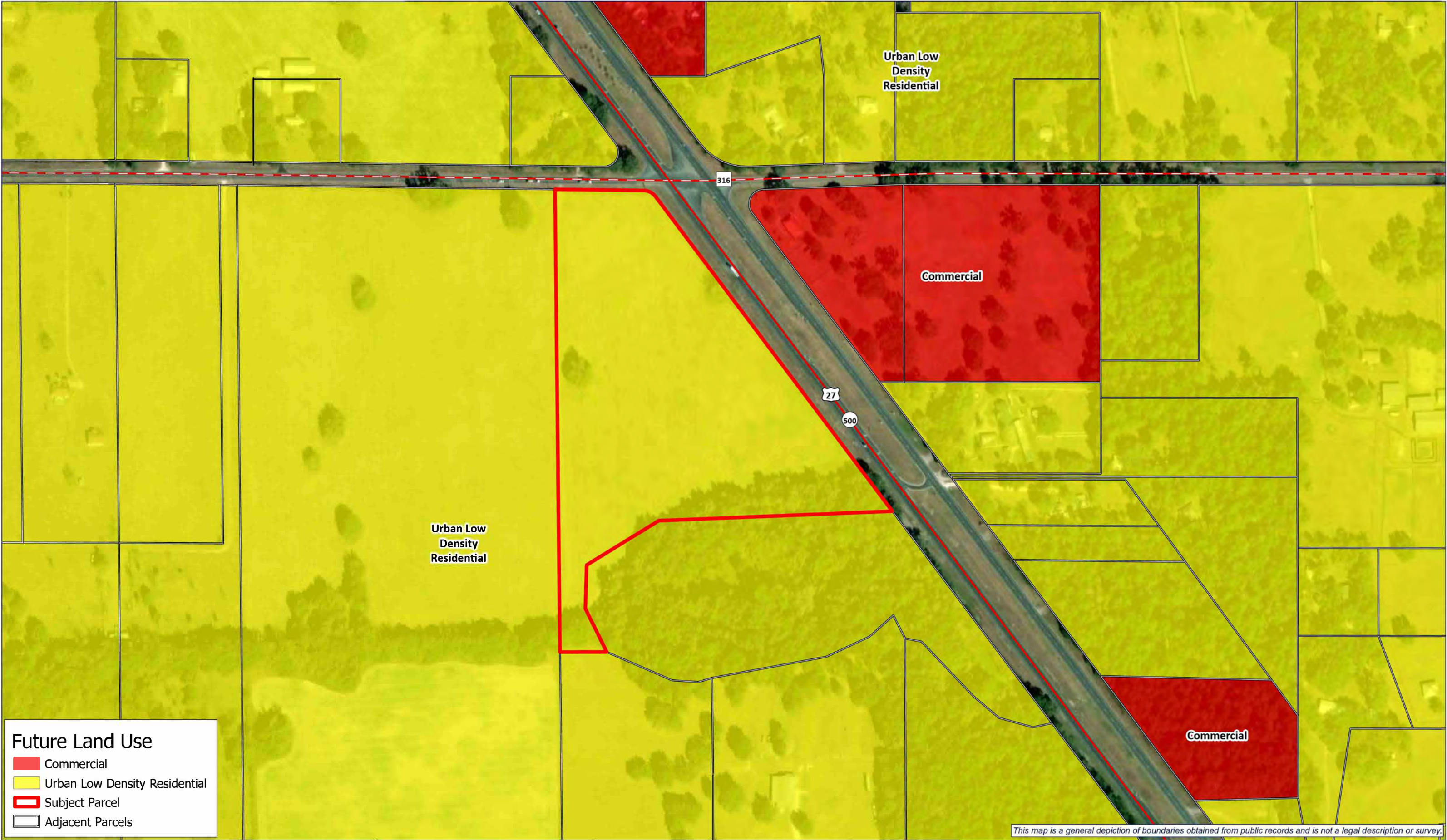
© 2025 Google

6.52 ft









**Future Land Use**

- Commercial
- Urban Low Density Residential
- Subject Parcel
- Adjacent Parcels

TITLE:

**Future Land Use**

1 in = 300 ft

0 150 300 600

Feet

Map Date: Oct-04-2024 By: S Halphen

PROJECT:

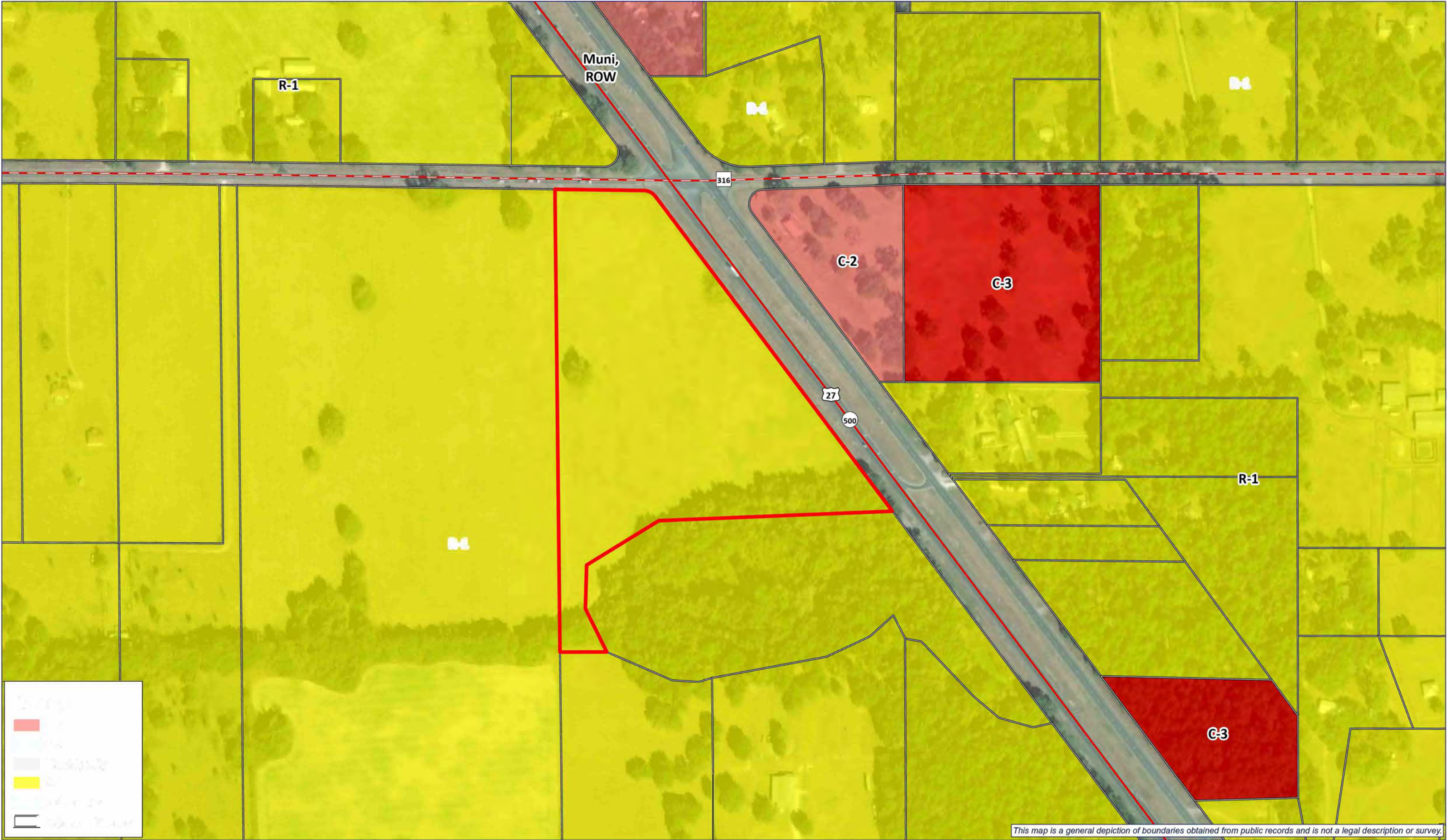
**AIR 22 LLC**

Levy County, Florida

**STEARNS WEAVER MILLER**

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES





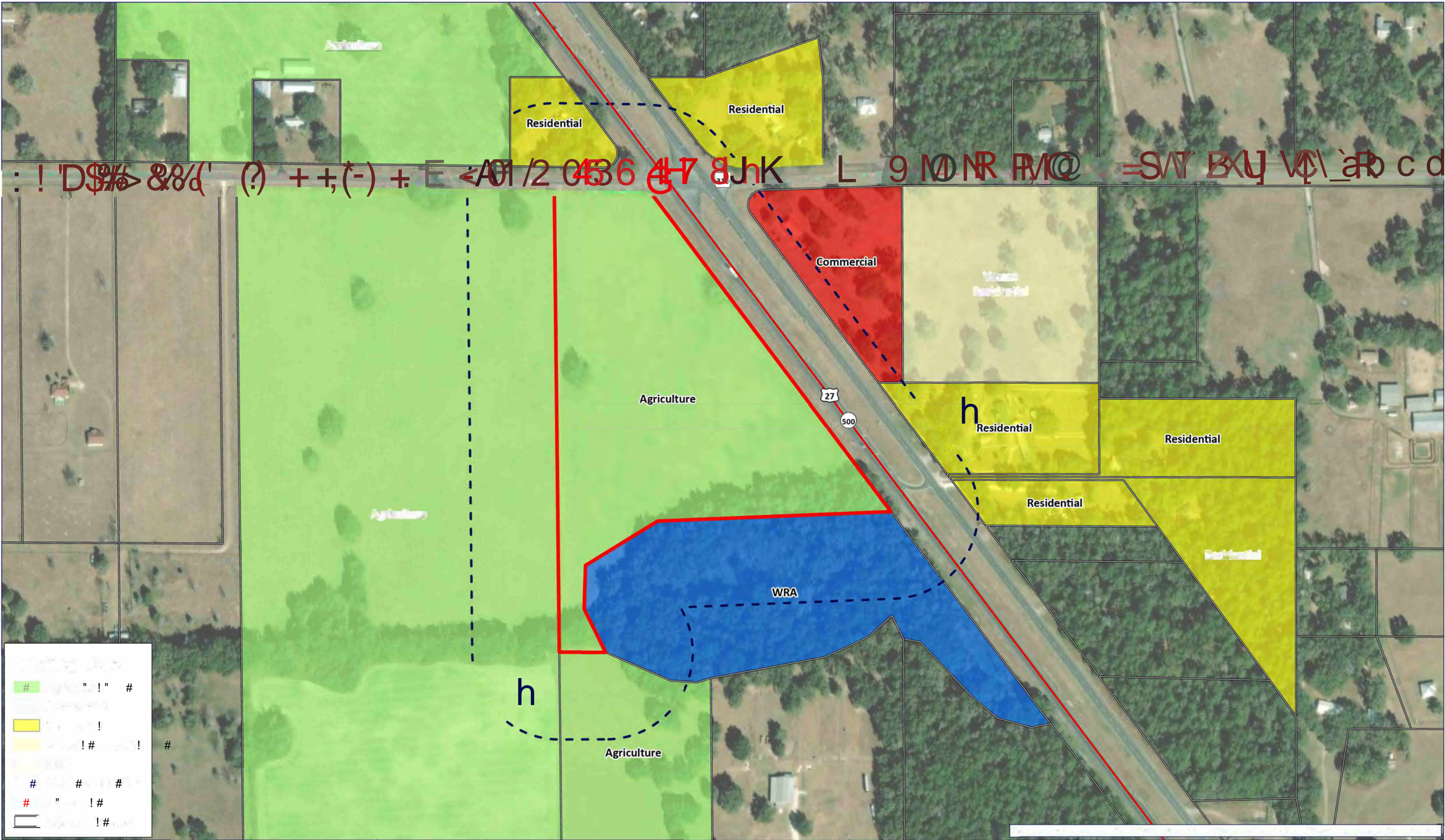
**Map of AIR 22**



**AIR 22**

**STEARNS WEAVER MILLER**



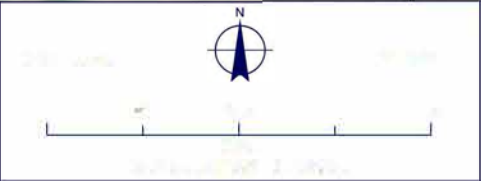
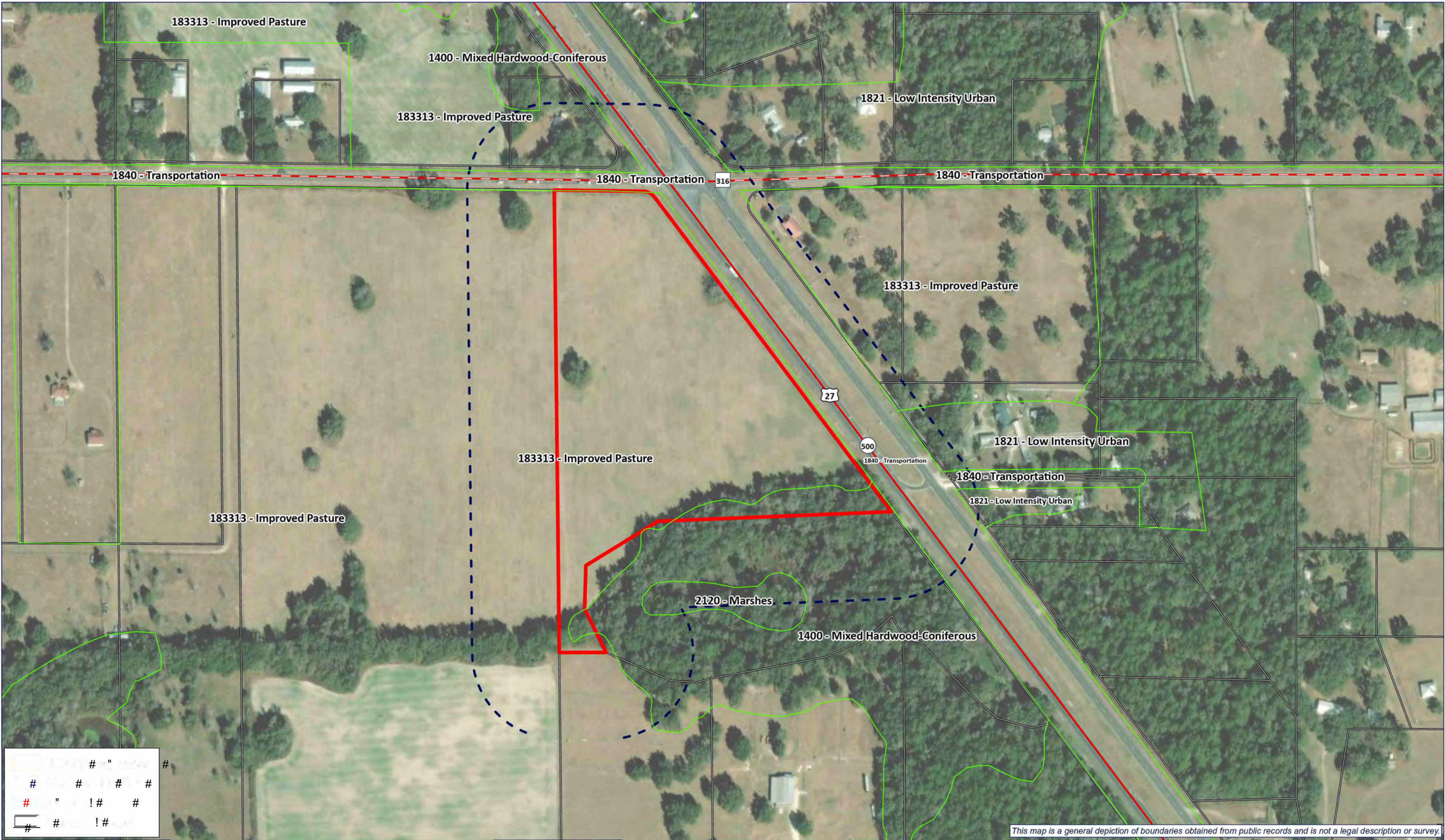


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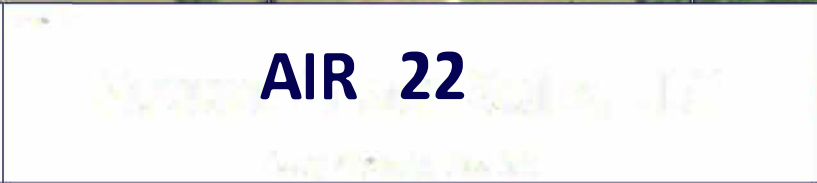
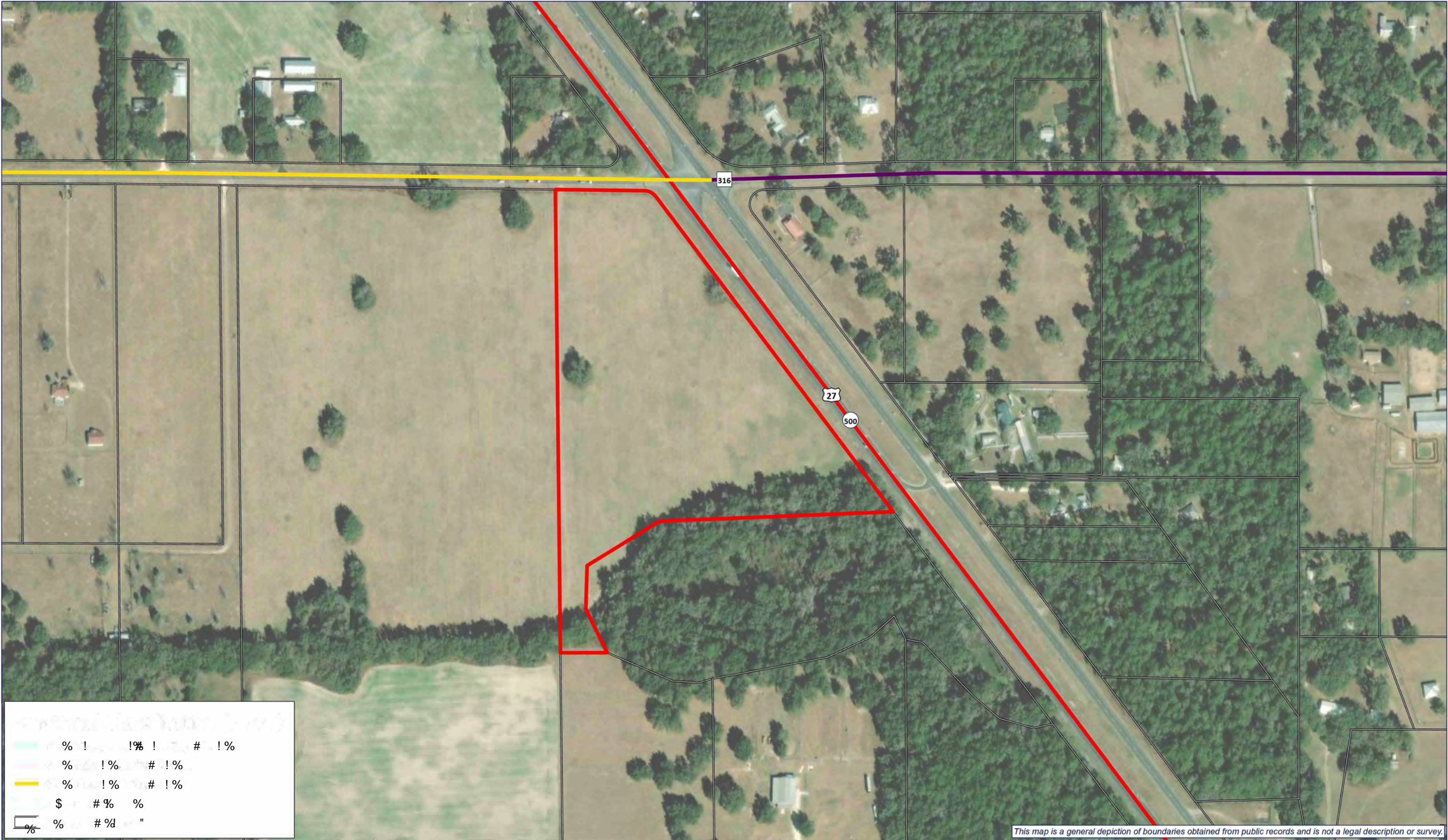
AIR 22



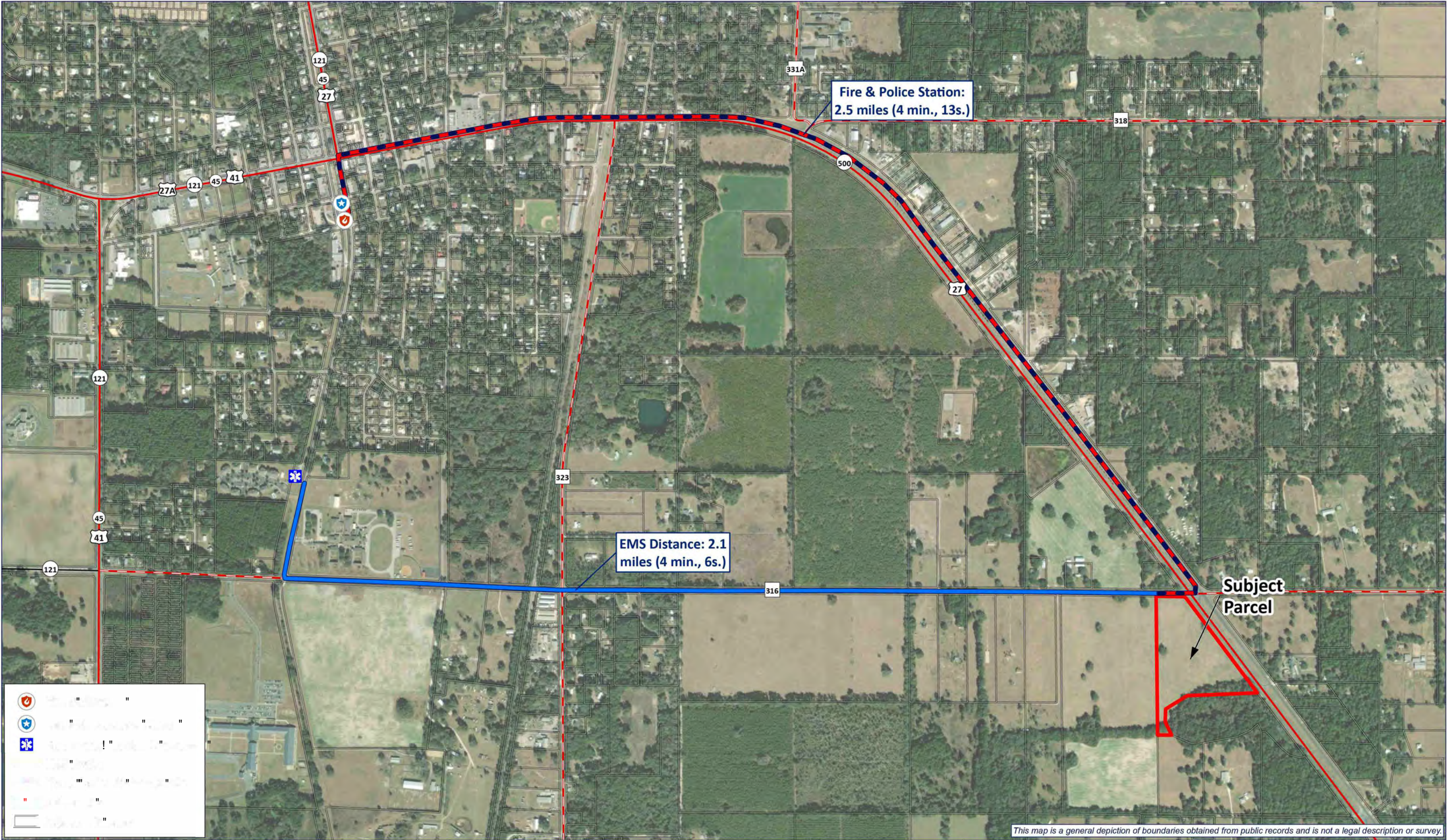












This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.