



ATTACHMENT "SSA-2"

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

Comprehensive Plan Amendment Application

Petition Number: _____ Amendment Fee Paid: _____
Submittal Date: _____ Concurrent Rezoning ☒ Yes ☐ No
Acceptance Date: _____

Applicant Information

Applicant(s)/Agent(s) Name Kenneth Metcalf
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 Avenue, Ocala, FL 33482
Phone (352) 278-3126 Email Michael@all-inremoval.com; christi@biglick.com

Request

Project Name AIR 22 Distribution
Future Land Use Amendment Type ☐ Large Scale ☒ Small Scale
Parcel ID(s) 051500010-A

Total Acreage 20.209 Subdivision Name (If applicable) _____
Physical Location Address 21350 NE 30th Street (Southwest quadrant at US 27/NE 30th Street)

	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>



Levy County Board of County Commission
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, 20 25. 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).

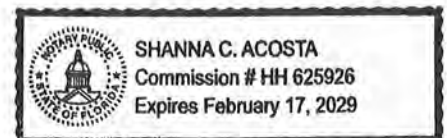
Kenneth Mcbray
Owner/Agent Signature

5/8/2025
Date

STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of May, 20 25. Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: _____

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

Stamp:



Attachment "SSA-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 15:21 EDT)

Property Owner Signature

03/20/2025

Date

ATTACHMENT "SSA-4"

Prepared by and Return to:

Christi Carel
5877 NW 44th 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 44th Avenue, Ocala, Florida 34482**, grantor, and **AIR 22 LLC, a Florida Limited Liability Company** whose post office address is **5877 NW 44th Avenue, Ocala, Florida 34482**, grantee: *pu*

(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 Sanders
Name: Shawn Sanders
Address: 9720 NW 30th Ave
Ocala, FL 34475

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

WITNESS:

[Signature]
Name: Kelsey Whitehurst
Address: 20654 NE 75th 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: HH629921
Commission Expires: 4/28/2029

(SEAL)

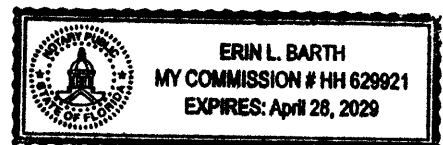


Exhibit A

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.

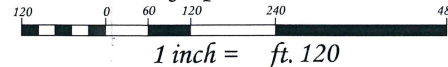
Parcel Identification Number: 051500010A

Map of Boundary Survey Lying in the Northwest 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida

Notes:

- Bearings hereon are based on the State of Florida State Plane Coordinate System for the Florida West Zone, NAD83.
- Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
- Property lines should not be reconstructed based on distances to improvements.
- Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- This survey does not reflect or determine ownership.
- This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
- Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
- The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
- Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
- Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
- Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.

Graphic Scale



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

A parcel of land in the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being more particularly 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°16'10" E, along the centerline of NE 30th Street (Levy County Road C-316), 418.65 feet; thence S 00°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°32'20" E, along the East line of last said property, 2512.72 feet, to the South line of Northwest 1/4 of said Section 9; thence S 89°28'29" E, along said South line of Northwest 1/4, 892.01 feet, to the West maintained right of way line of NE 25th St (L.C.R. 520); thence N 00°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°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°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°16'10" W, along said South right of way line, 1110.54 feet, to close on the Point of Beginning.

Parcel Identification Number: 05150-001-00

AND

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

A parcel of land in the Northwest 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:

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Less any portion lying within Road Rights of Way.

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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°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:

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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.

"ADDED BY SURVEYOR"

Scale: 1" = 120'	Prepared For: MURDER CASES, LLC	Florida Professional Surveyor and Mapper License No. 102,549	Survey Date: 05/07/23
Proj. No. 2023-07A	Drawn: S.M.M.	Not Valid Without the Signature & Seal of a Licensed Surveyor or Mapper	Field Book: xxx
Doc. Name: 2023-07A	Check: S.M.M.	Digitally signed by Stephen M. McMillen, P.S.M.	Page: xx
Survey Date: 05/07/23	Doc. No. xxx	Date: 2023.05.03	1345438-05100

For more information please contact the surveyor at:
www.mcmillensurveying.com
or email us at: info@mcmillensurveying.com

This survey was prepared by the State of Florida Board of Professional Surveyors and Mappers pursuant to Chapter 34-17, Florida Administrative Code.

McMILLEN SURVEYING, INC.
Williston, Florida, 32666
Office: 352-528-6277

NOTE:
THE FEDERAL FLOOD ZONES SHOWN HEREON
WERE DIGITIZED FROM FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NO. 12075C 0410P
EFFECTIVE DATE: 11/02/2012.

- L1 S0°30'15"E 40.01'(M)
S00°32'20"E 40.03'(D)
- L2 S89°25'32"E 891.99'(M)
S89°28'29"E 892.01'(D)
- L3 N0°40'04"E 19.33'(M)
N00°38'29"E 19.31'(D)
- L4 S89°19'23"E 206.03'(M)
S89°21'31"E 206.08'(D)
- L5 S0°13'25"E 40.01'(M)
S00°16'51"E 40.01'(D)
- L6 S89°14'48"E 382.30'(C)
S89°17'59"E 382.30'(D)
- L7 N24°41'24"W 96.59'(M)
N24°41'29"W 96.59'(D)
- L8 S49°30'20"W 109.82'(M)
S49°30'15"E 109.82'(D)

- LEGEND:
- 4"x4" CONC. MONUMENT FOUND
 - "D.M. CROFT PCP 2001 PRM"
 - 3/4" IRON PIPE FOUND (NO IDENT.)
 - 1/2" IRON ROD SET MARKED
 - McMILLEN P.S.M. 5469
 - 1/2" IRON ROD SET MARKED
 - WITNESS P.S.M. 5469
 - NAIL & DISK SET PRM PCP
 - McMILLEN P.S.M. 5469
 - UTILITY POLE
 - PLAT
 - MEASURED
 - DESCRIPTION
 - CALCULATED
 - IDENTIFICATION
 - REFERENCE BEARING
 - POINT-OF-COMMENCEMENT
 - POINT-OF-BEGINNING
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - CHORD
 - BUILDING SETBACK
 - FENCE LINE
 - CLAY WIRE ANCHOR
 - CLEANOUT
 - WELL
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - ASPHALT
 - CONCRETE
 - COVERED CONCRETE
 - BUILDING
 - DIRT/LIME/ROCK DRIVEWAY
 - BRICK PAVERS
 - COVERED AREA

S00°32'20"E 2512.72'(D) S0°30'15"E 2512.27'(M)

Parcel 05150-001-00
63.553 Acres±
(vacant land)

83.762 Acres±(overall)

Parcel 05150-001-0A
20.209 Acres±
(vacant land)

LOT 1
WESTBROOK FARMS,
PLAT BOOK 12, PAGE 13
(NOT INCLUDED EXCEPTION PARCEL)

LOT 2
WESTBROOK FARMS,
PLAT BOOK 12, PAGE 13
(NOT INCLUDED EXCEPTION PARCEL)

NE 25TH STREET

ATTACHMENT "SSA-6"

Existing Conditions/Compatibility Analysis

The 20.2-acre site is located at the southwest quadrant of US 27 and NE 30th 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.



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.



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 "SSA-8" 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

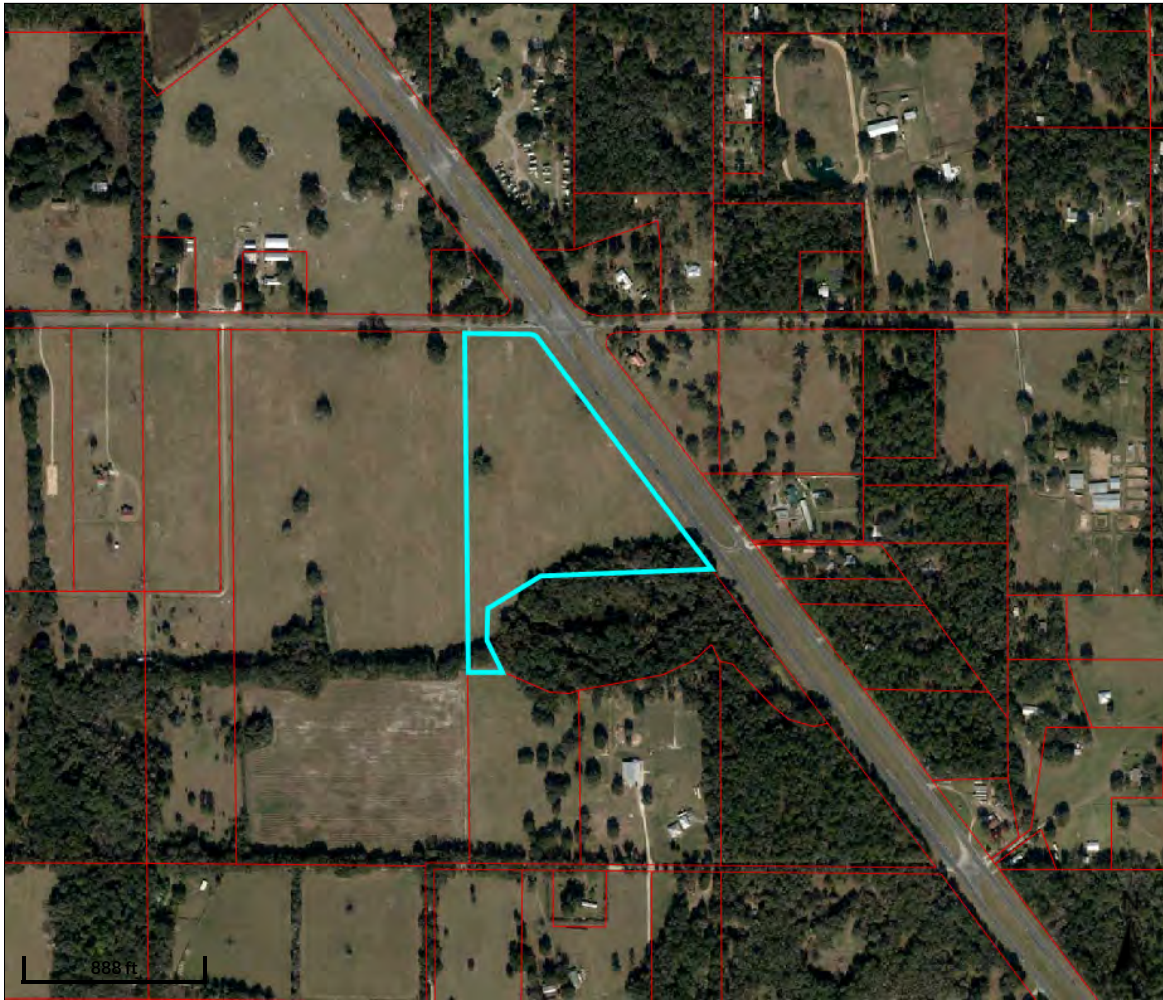
5. Additional land characteristics or comments: Structures are not anticipated within this area.

Signature of Owner/Agent

Date



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

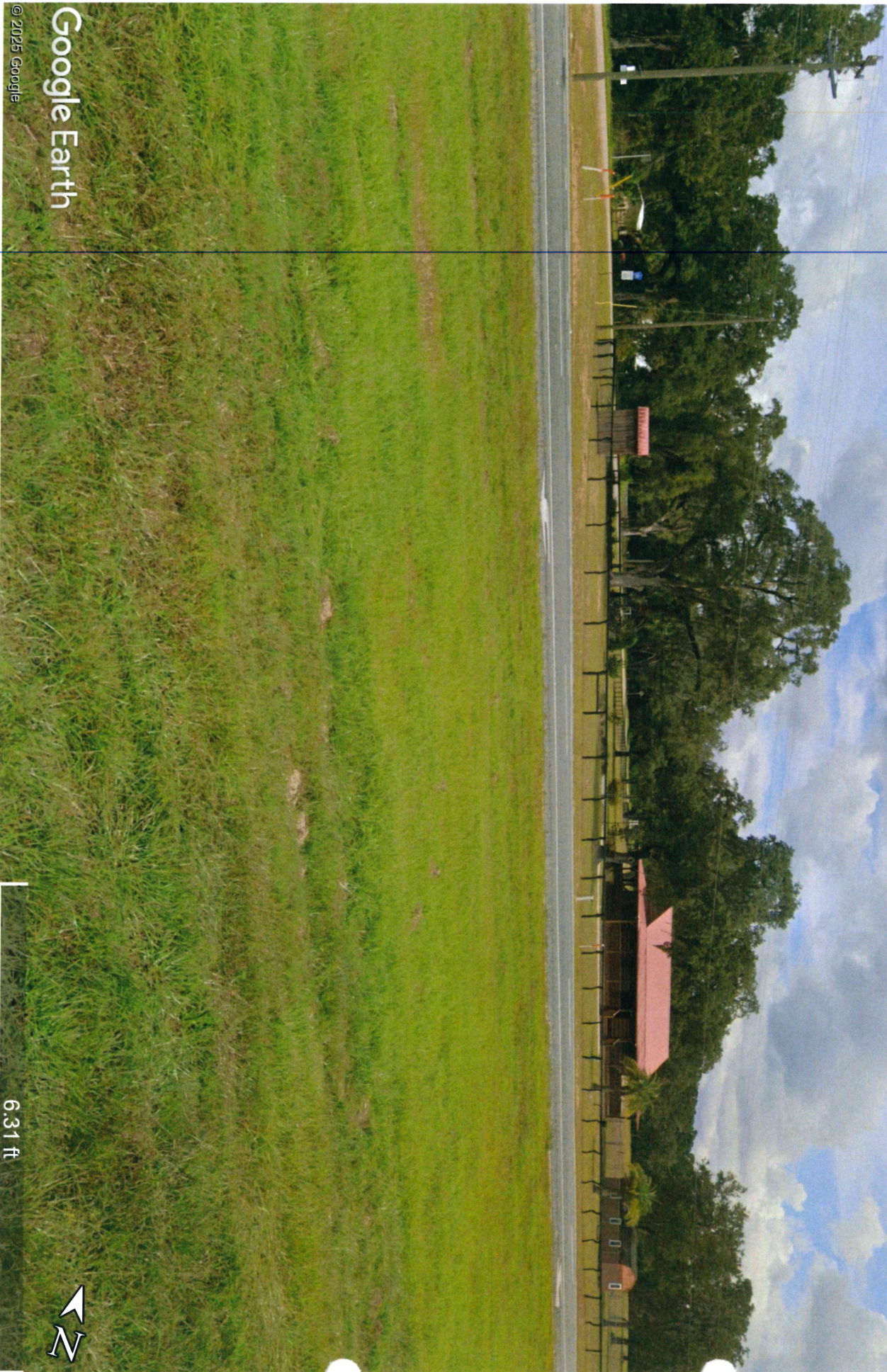
Developed by  SCHNEIDER
GEOSPATIAL

Property to East Across US 27

Write a description for your map.

ATTACHMENT "SSA-10"

Legend
Overall



Google Earth

© 2025 Google

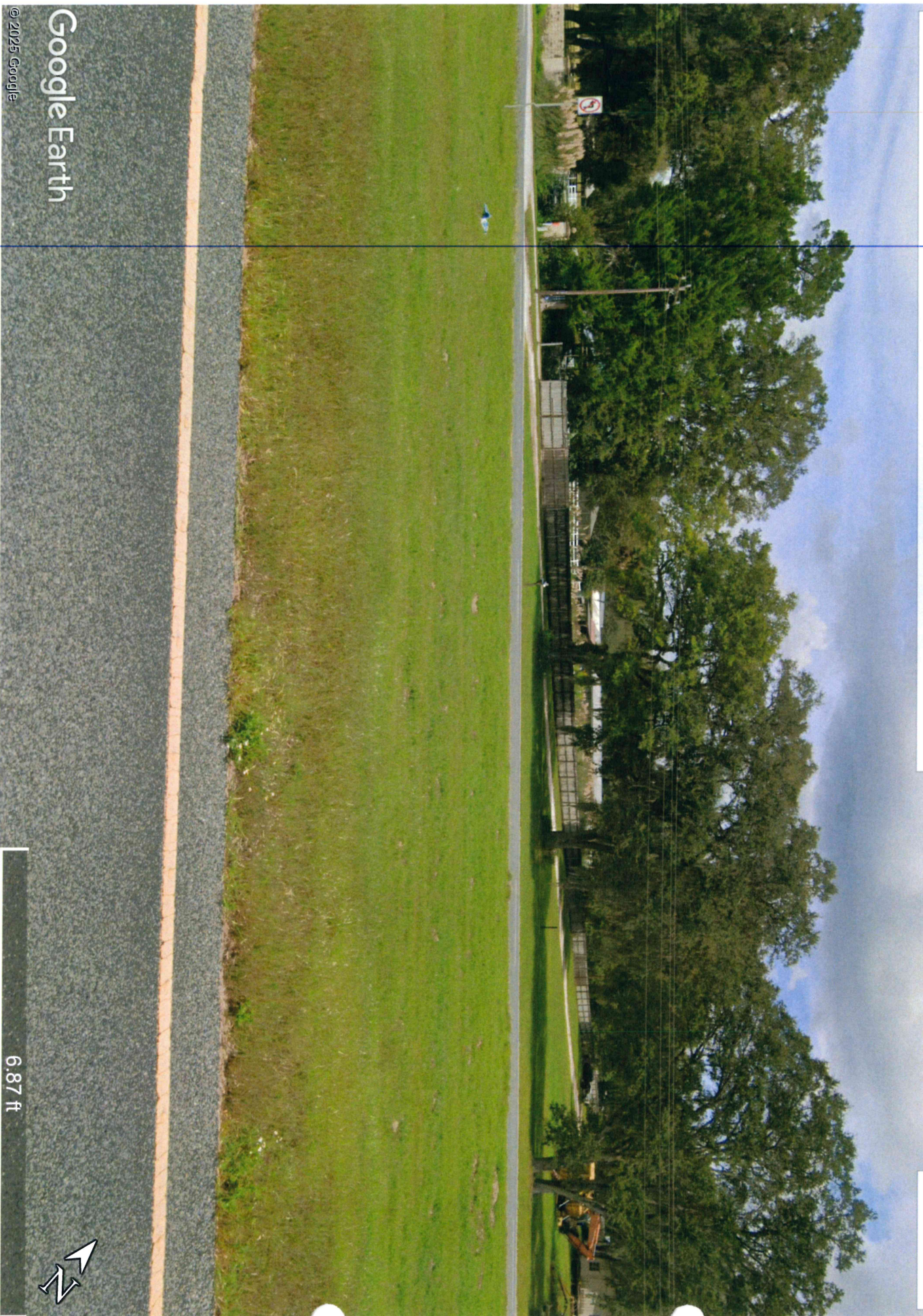
6.31 ft



Property to the East (farther south across US 27)

Write a description for your map.

Legend
Overall



Google Earth

@ 2025 Google

Property to North Across NE 30th Street

Write a description for your map.

Legend
Overall



Google Earth

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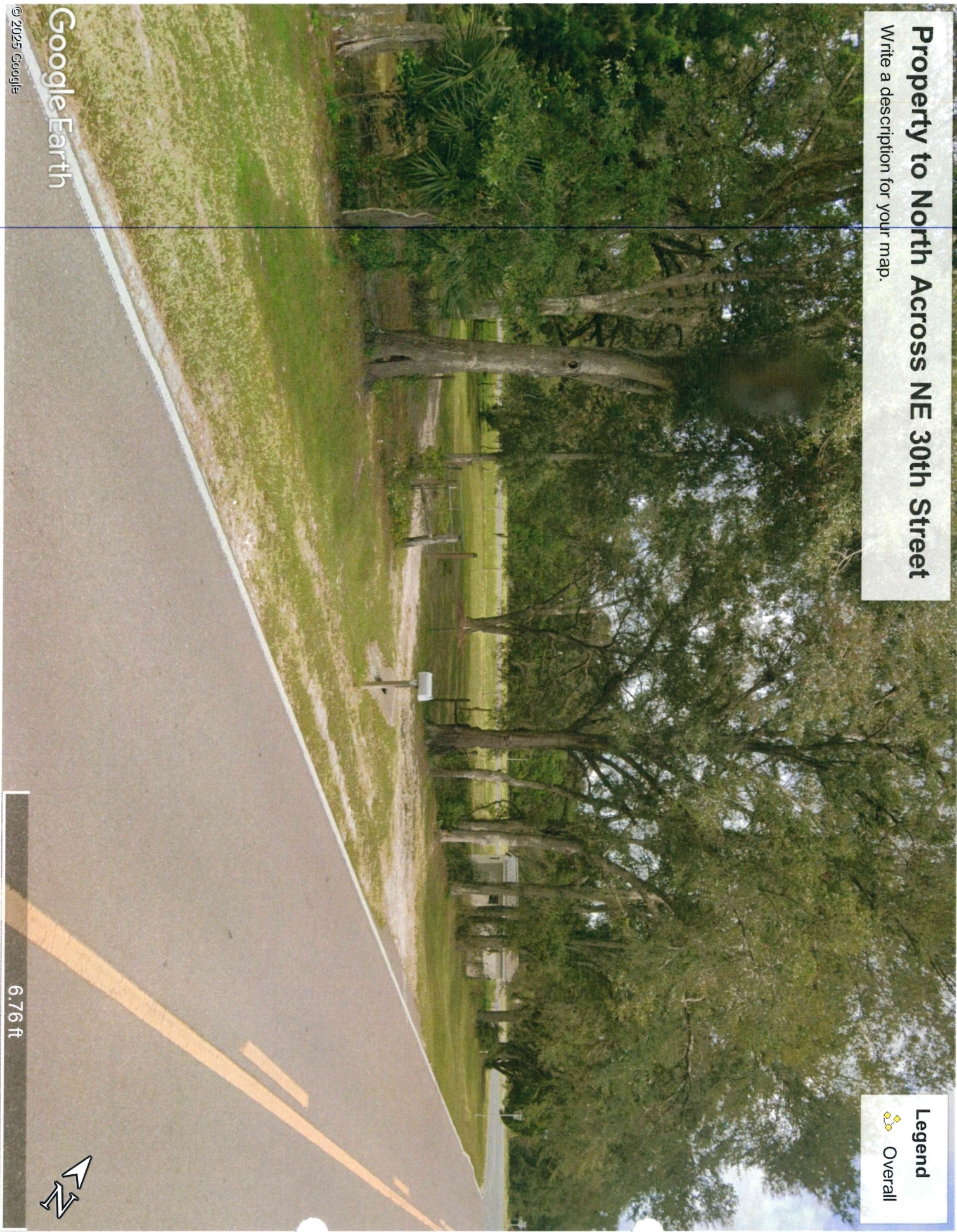
6.02 ft



Property to North Across NE 30th Street

Write a description for your map.

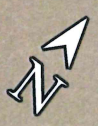
Legend
Overall



Google Earth

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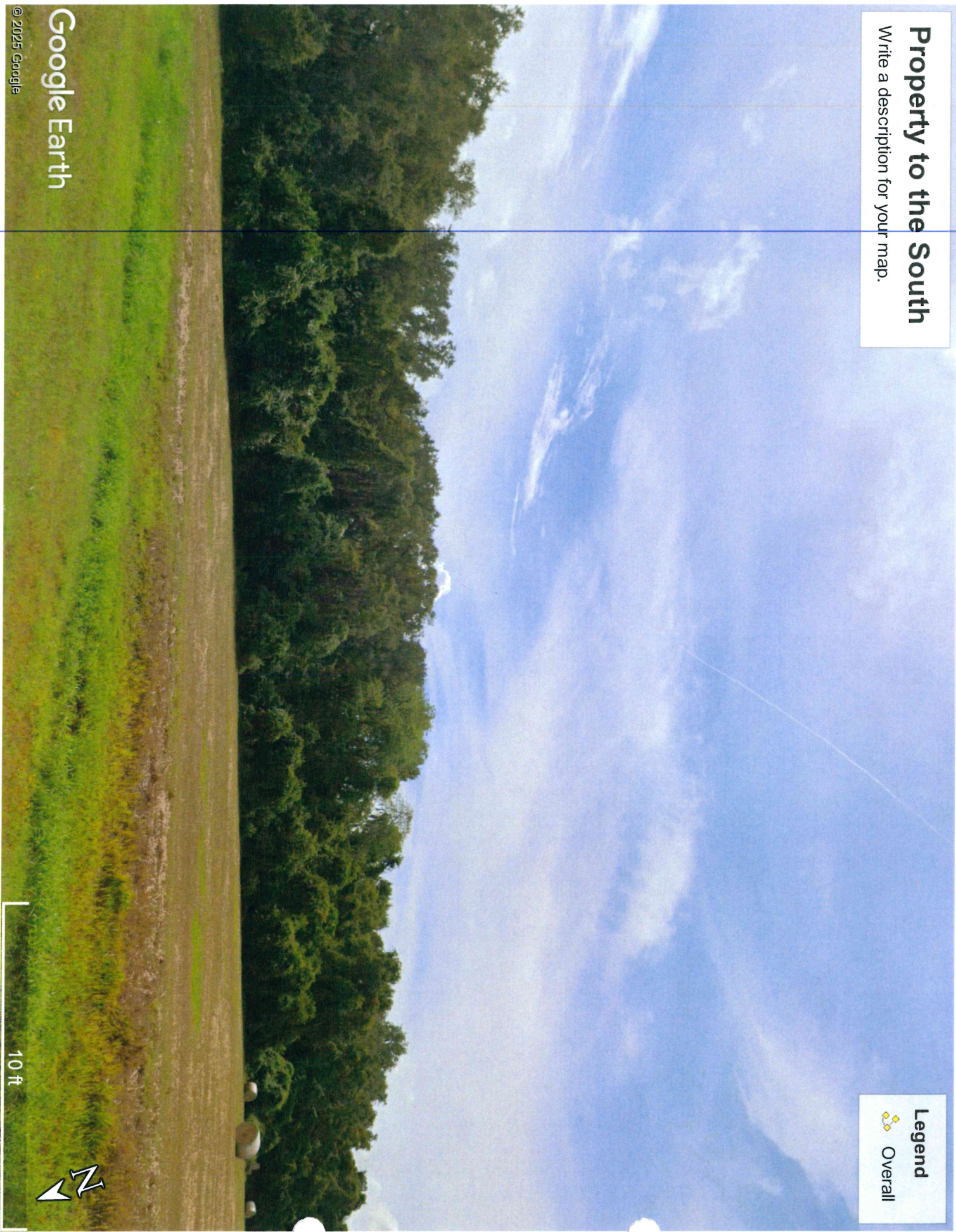
6.76 ft



Property to the South

Write a description for your map.

Legend
Overall



Google Earth

© 2025 Google

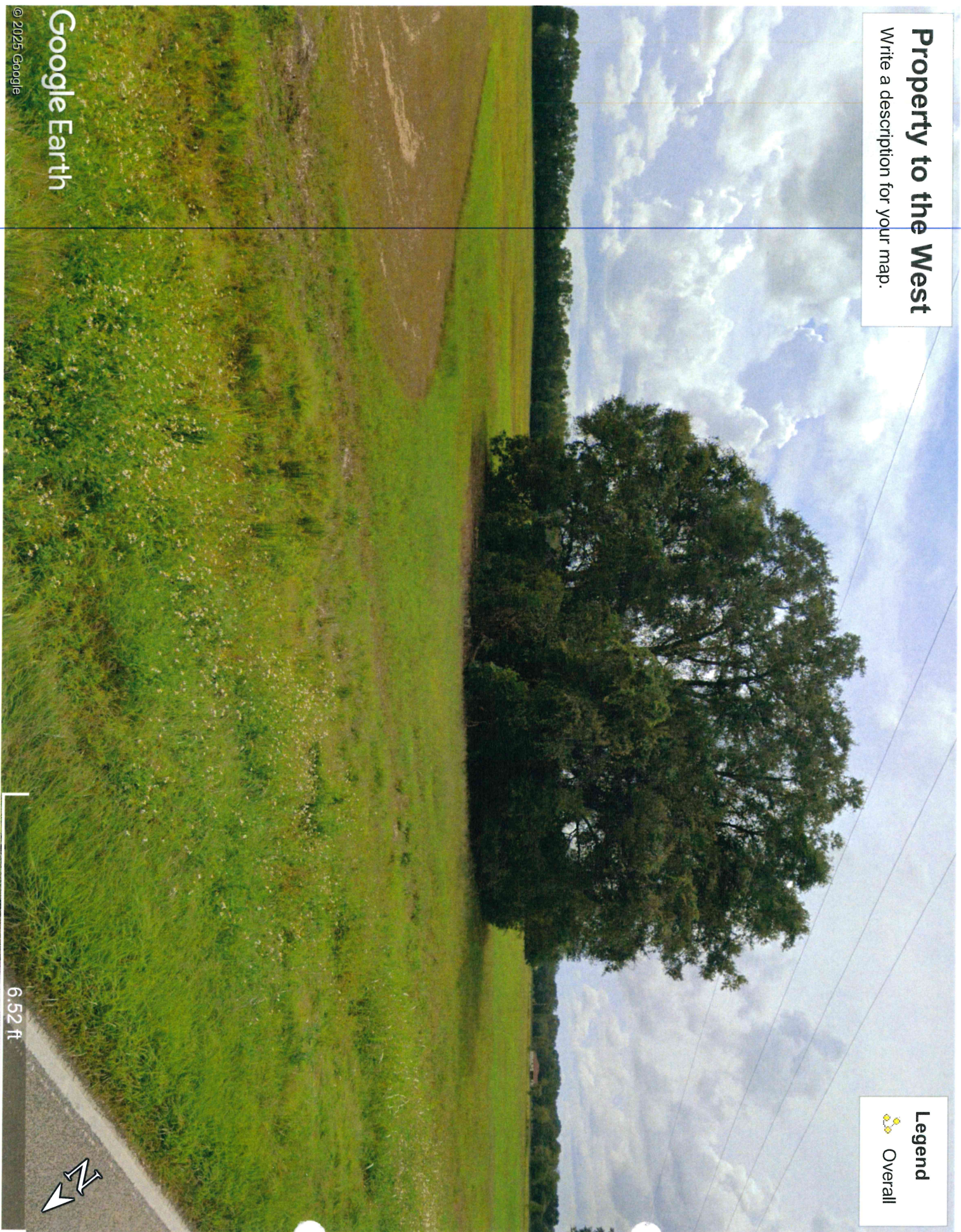
10 ft



Property to the West

Write a description for your map.

Legend
Overall



Google Earth

© 2025 Google

ATTACHMENT "SSA-11"

Transportation LOS Analysis

The site is located at the southwest quadrant of US 27 and SW 30th 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 SW 30th 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
SW 30 th Street	9141	5,000	8,200

Road	Count Station	PHPD Volume (1)	PHPD LOS "C" Service Volume (2)
US 27	0133	475	2,390
SW 30 th Street	9141	261	430

- (1) Obtained from [Florida Traffic Online](#). (Attachment "11.1"). 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 "11.2").
- (2) 2023 Multimodal Quality/Level of Service Handbook, Generalized Table (Attachment "2")

ATTACHMENT "11.1"

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

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PAGE -02-

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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

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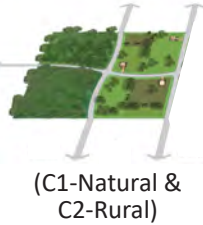
PAGE -06-

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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

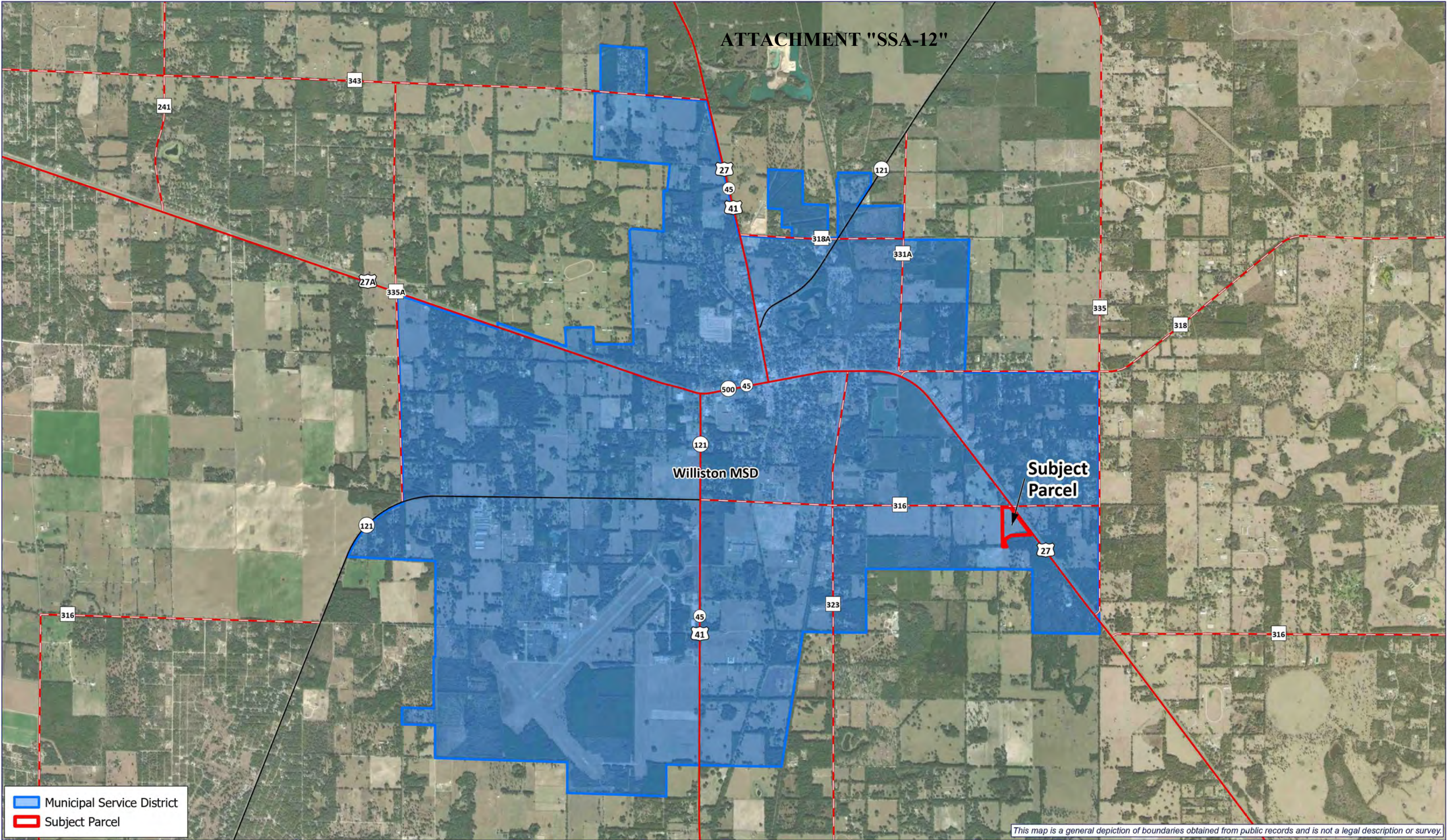
	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

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



TITLE:

Municipal Service District



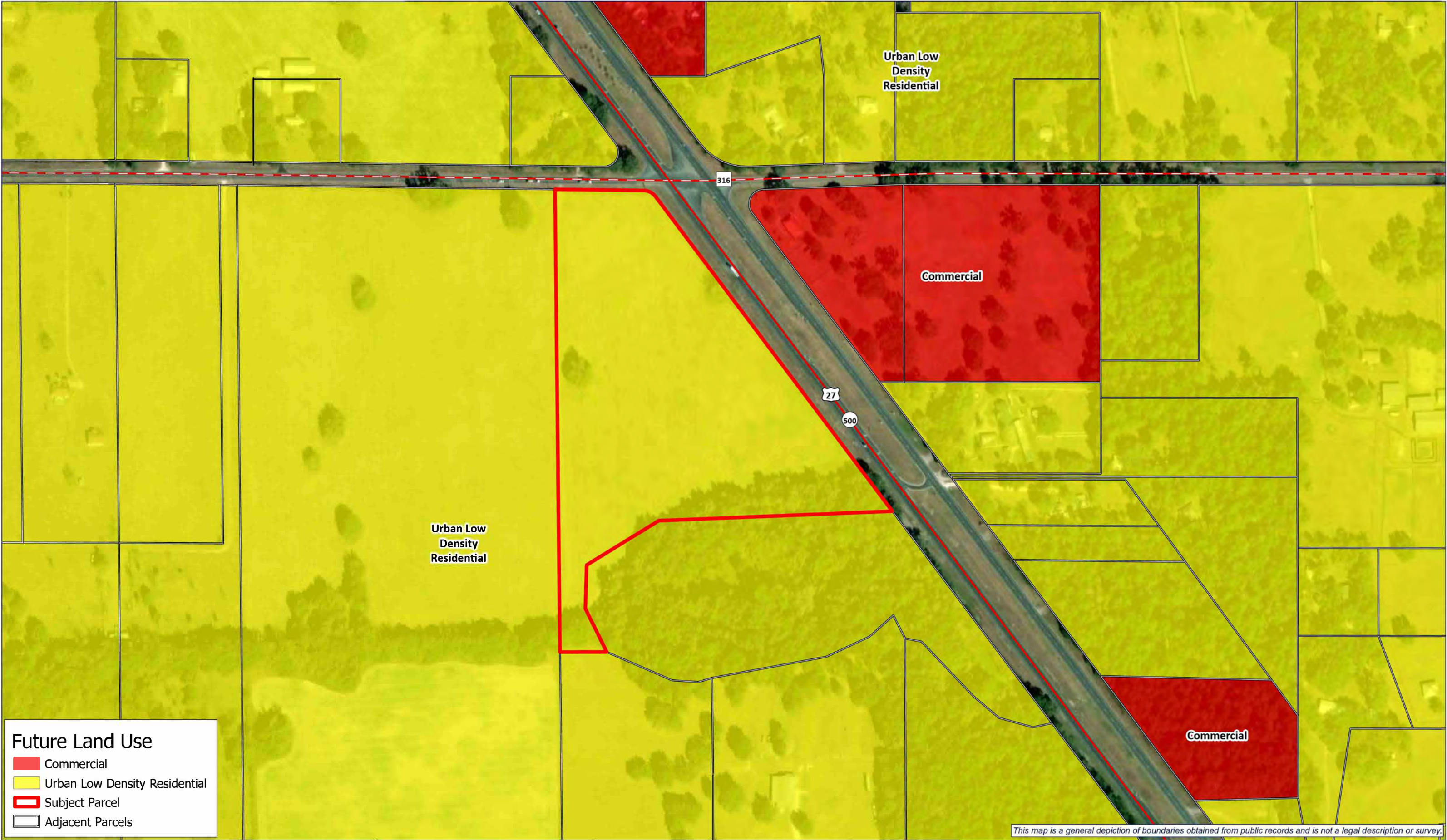
PROJECT:

AIR 22 LLC

Levy County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



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

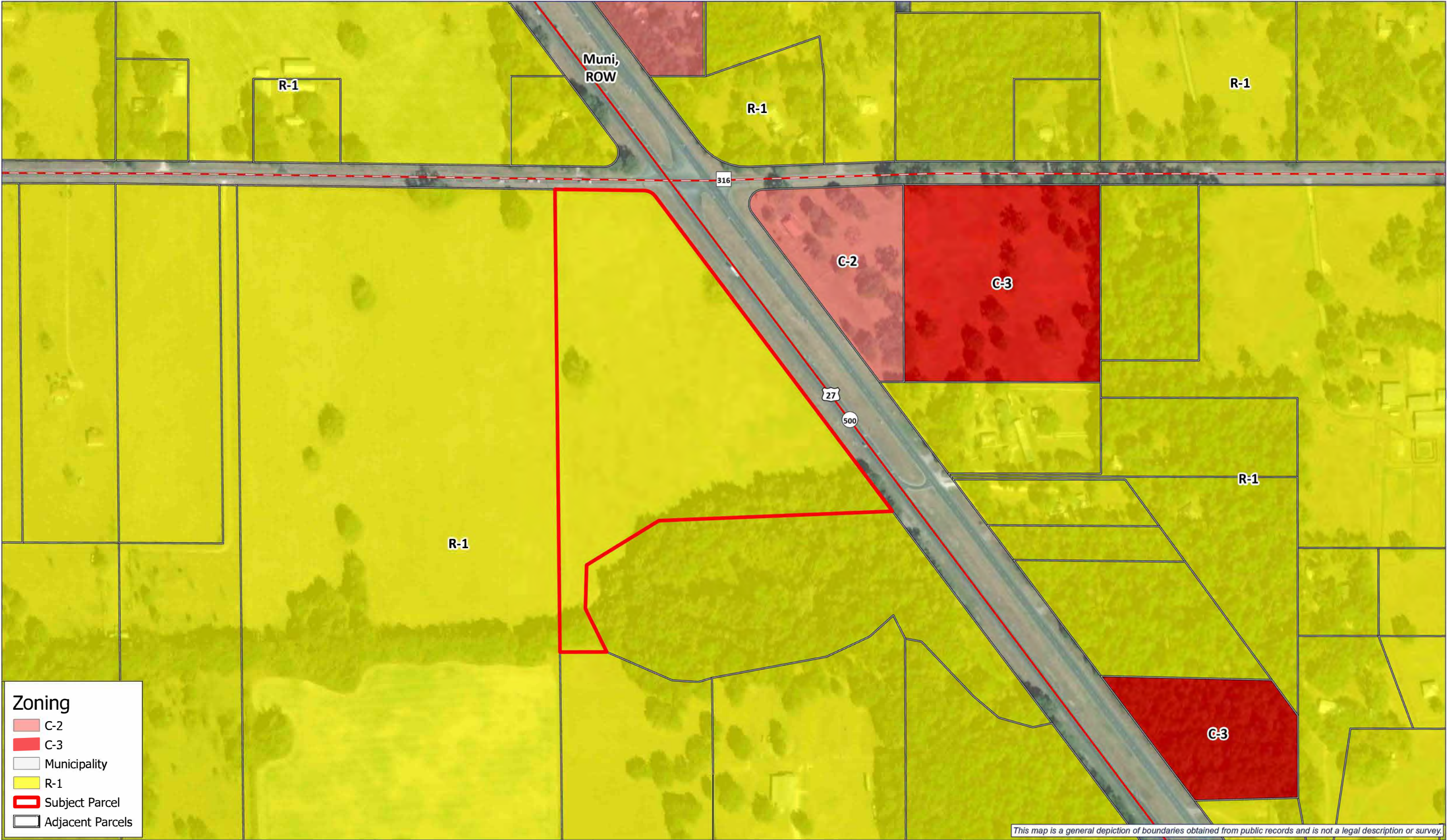
PROJECT:

AIR 22 LLC

Levy County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



TITLE:

Zoning



PROJECT:

AIR 22 LLC

Levy County, Florida

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

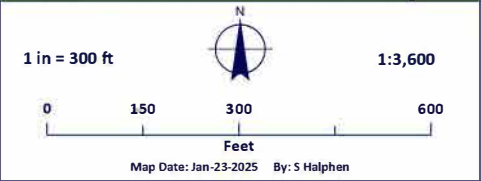
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



TITLE:

Existing Uses within 300' of Subject Parcel



PROJECT:

AIR 22 LLC

Levy County, Florida

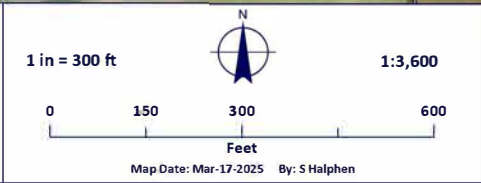
STEARNs WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



TITLE:

Soils



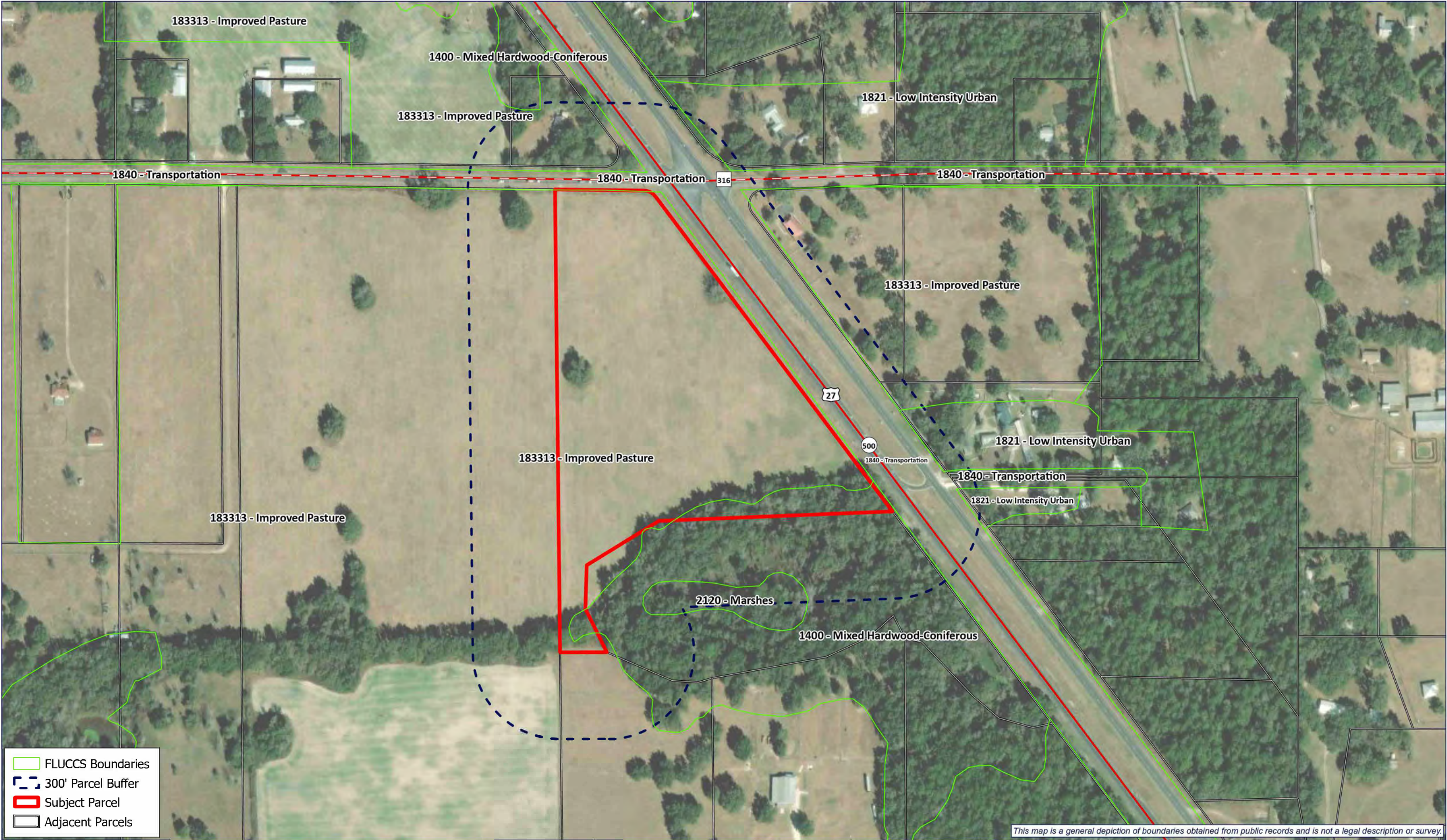
PROJECT:

AIR 22 LLC

Levy County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



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

TITLE:

FLUCCS

1 in = 300 ft

1:3,600

0 150 300 600

Feet

Map Date: Jan-23-2025 By: S Halphen

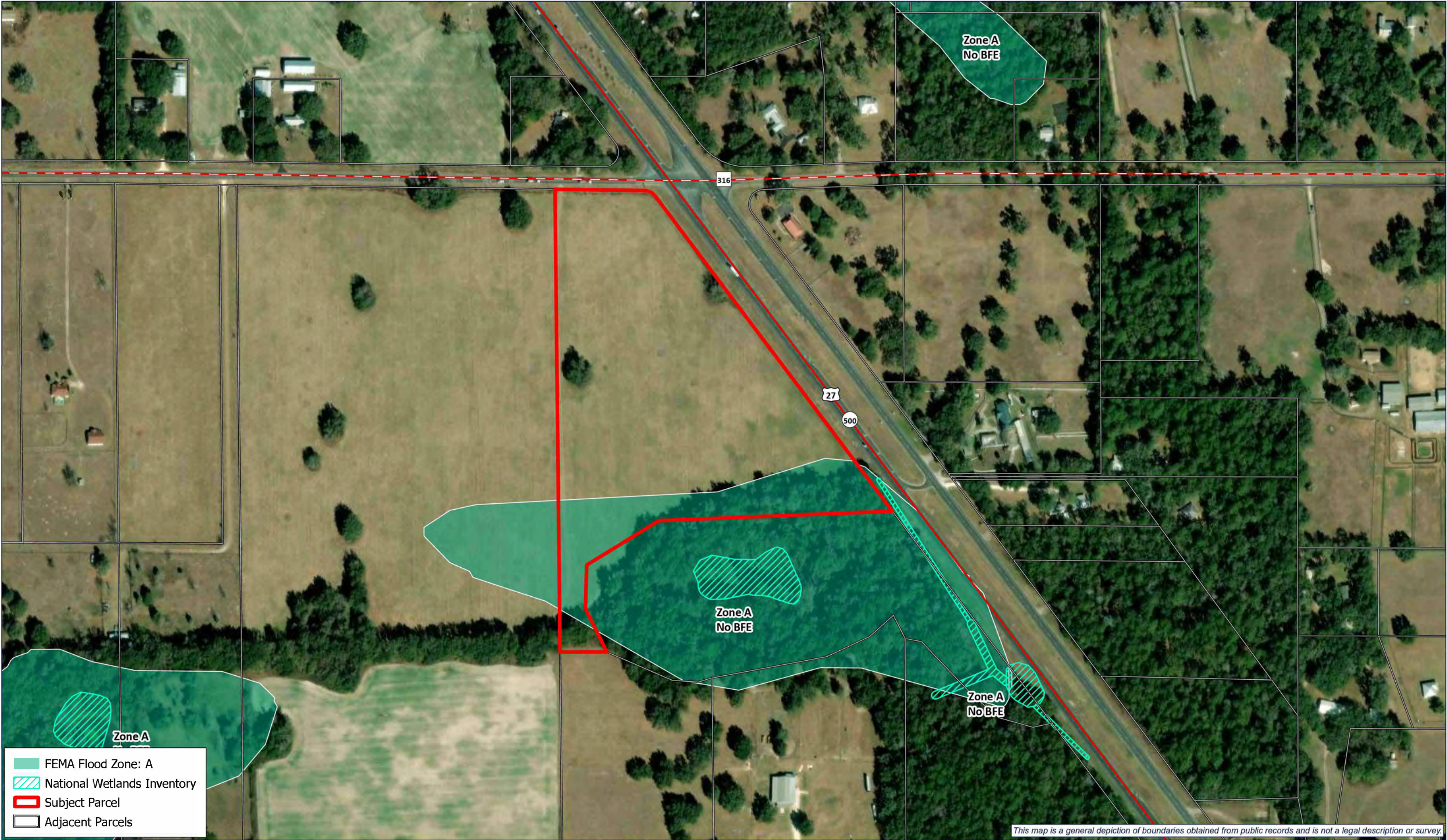
PROJECT:

AIR 22 LLC

Levy County, Florida

STEARNS WEAVER MILLER

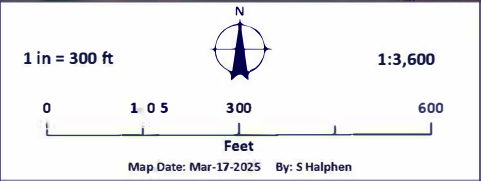
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



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

TITLE:

Wetlands & Flood Zones



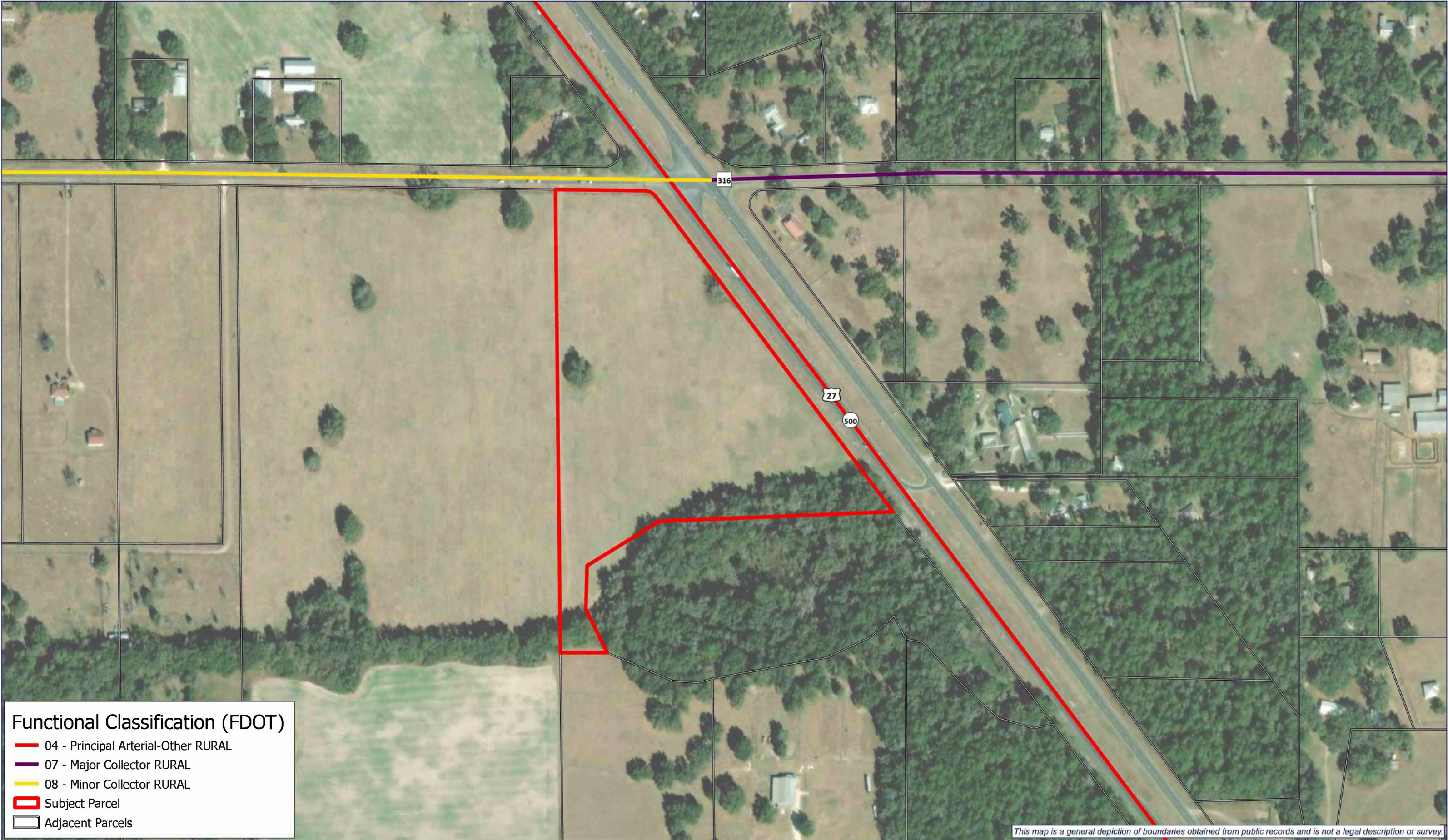
PROJECT:

AIR 22 LLC

Levy County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



Functional Classification (FDOT)

- 04 - Principal Arterial-Other RURAL
- 07 - Major Collector RURAL
- 08 - Minor Collector RURAL
- Subject Parcel
- Adjacent Parcels

TITLE:

Functional Classification

1 in = 300 ft

0 105 300 600

Feet

Map Date: Jan-23-2025 By: S Halphen

PROJECT:

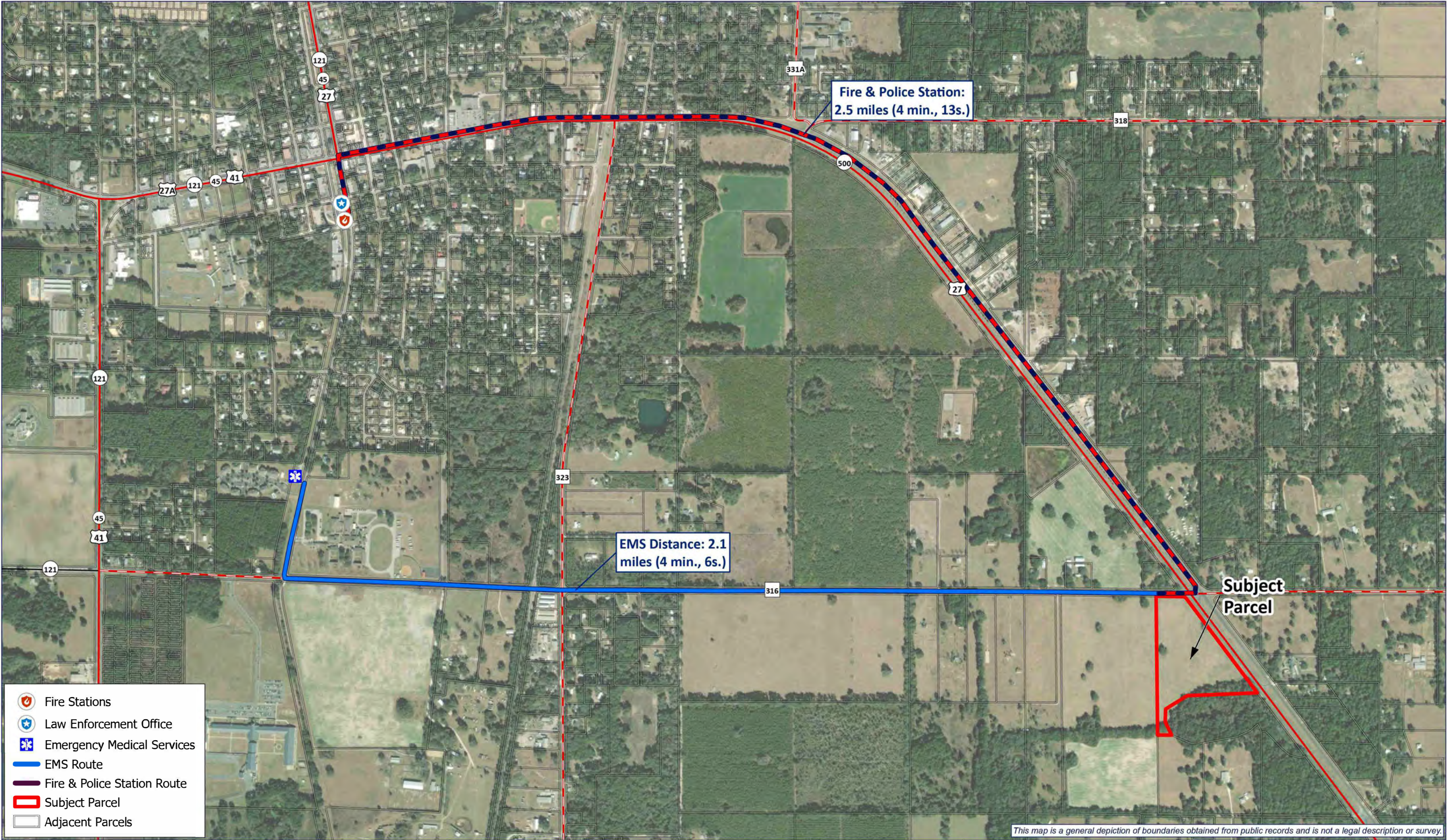
AIR 22 LLC

Levy County, Florida

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

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



TITLE:

Proximity to Emergency Services



PROJECT:

AIR 22 LLC
Levy County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

Internal Consistency

The proposed Comprehensive Plan amendment to change the future land use category of the property from Urban Low Density Residential to Commercial is internally consistent with the Comprehensive Plan including, but not limited to, the following objectives and policies:

Future Land Use Element Policy 1.1. This policy recognizes that lands within the Municipal Services District are appropriate for non-residential land use to support the economic needs of the unincorporated area. The site is located within the MSD surrounding the City of Williston.

Future Land Use Element Policy 1.2. This policy specifically lists the Commercial future land use category as permitted within a Municipal Service District. The site is located within the MSD surrounding the City of Williston. This policy also describes the Commercial future land use category, indicating that is appropriate for "...Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional Retail and Wholesale Business." It further confirms that "[t]he Commercial category is only permitted within Municipal Service Districts..."

Future Land Use Element Policy 1.8. This policy states that "[t]he Commercial Future Land Use Map designations shall be limited to Municipal Service Districts..."

Future Land Use Element Policy 1.9. This policy calls for the County to promote commercial development, as provided within the Economic Element and Future Land Use Element. It further indicates that Commercial land use shall occur at appropriate locations and according to performance criteria which discourage urban sprawl, manage access and require that facilities and services are available at the time development takes place. The proposed amendment will discourage urban sprawl as summarized in Attachment SSA-13. The site benefits from substantial frontage on US 27 and Highway 316 to ensure safe ingress/egress and comply with applicable access standards. The site is served by public facilities and

Future Land Use Element Policy 11.1. This policy states that the County will review proposed changes to the Future Land Use Map by using the following evaluation criteria:

1. Consistency with the Levy County Comprehensive Plan.

Finding: The proposed amendment is consistent with the Comprehensive Plan as summarized in this attachment.

2. An analysis of the amount of land required to accommodate anticipated growth.

Finding: Levy County currently has a deficit of commercial land use in the unincorporated area relative to its unincorporated population. The following table summarizes the acreages of future land use categories in the unincorporated area. In order to not skew the analysis, the Natural Reservation category was removed from the table. Even with that adjustment, commercial land use accounts for just .33% of land use.

Levy County Unincorporated FLU	Acres	Percentage
Agricultural / Rural Residential	223,151.50	32.46%
Commercial	2,246.57	0.33%
Forestry / Rural Residential	291,887.29	42.45%
Industrial	626.46	0.09%
Low Density Residential	12,938.84	1.88%
Medium Density Residential	1,273.35	0.19%
Natural Reservation	123,766.83	18.00%
Public and Institutional Facilities	4,363.81	0.63%
Recreation	159.97	0.02%
Rural Residential	27,127.16	3.95%
TOTAL	687,541.78	100.00%

Even further adjusting to remove the Forestry/Rural Residential category, commercial land use accounts for less than 1% of the remaining uses as summarized in the following table:

Levy County Unincorporated FLU	Acres	Percentage
Agricultural / Rural Residential	223,151.50	82.07%
Commercial	2,246.57	0.83%
Industrial	626.46	0.23%
Low Density Residential	12,938.84	4.76%
Medium Density Residential	1,273.35	0.47%
Public and Institutional Facilities	4,363.81	1.61%
Recreation	159.97	0.06%
Rural Residential	27,127.16	9.98%
TOTAL	271,887.66	100.00%

Future population growth will continue to support the need for additional commercial development to support the unincorporated area and avoid unnecessarily long trip lengths to access goods and services.

3. The projected permanent and seasonal population of the area.

Finding: The proposed land use change does not affect residential land use. The County's supporting analysis for the 2023 evaluation-based amendments forecasted a .72% annual increase in the unincorporated population.

4. The character of undeveloped land, soils, topography, natural resources and historic resources on site.

Finding: As documented in the map series and supporting analysis of existing conditions, the site does not include Environmentally Sensitive Lands, as defined by Conservation Element Policy 2.1, and is suitable for the proposed Commercial land use category.

5. The availability of water supplies, public facilities, and services.

Finding: As documented in the map series and supporting analysis, the site has direct frontage on US 27 and US 316, both of which operate at an acceptable level of service. The site will rely on potable water wells and an on-site wastewater treatment and disposal system to be permitted by the state, and will connect to centralized utilities once made available to the site.

6. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Finding: Not applicable.

7. The compatibility of uses on lands adjacent to an airport as defined in Section 330.35, Florida Statutes, and consistent with Section 333.02, Florida Statutes.

Finding: Not applicable.

8. The discouragement of urban sprawl as defined in Section 163.3164, Florida Statutes, and consistent with the indicators in Section 163.3177(6)(a)9, Florida Statutes.

Finding: As documented in the attached urban sprawl analysis, Section 163.3177(6)(a)9.b, Florida Statutes, provides that an amendment which meets at least 4 of the 8 criteria listed is deemed to discourage urban sprawl. The proposed amendment discourages urban sprawl by meeting seven of the eight criteria.

9. The need for job creation, capital investment, and economic development that will strengthen and diversity the community's economy.

Finding: The proposed amendment will support Levy County in its efforts to create jobs, encourage capital investment and strengthen and diversity its economic base.

10. The need to modify land uses and development patterns within antiquated subdivisions as defined in Section 163.3164, Florida Statutes.

Finding: Not applicable.

Based on the above findings, the proposed Comprehensive Plan amendment is internally consistent with the Comprehensive Plan.

Urban Sprawl Analysis

The proposed small-scale Comprehensive Plan amendment will change the future land use category from Urban Low Density Residential to Commercial. Pursuant to s. 163.3177(6)(a)9.b, Florida Statutes, a proposed comprehensive plan amendment is deemed to discourage urban sprawl if four of the eight statutory criteria are met. As summarized in the following analysis, the proposed Comprehensive Plan amendment will meet seven of the eight statutory criteria, which demonstrates the proposed Comprehensive Plan amendment will discourage urban sprawl.

Statutory Criteria	Finding
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.	The subject property is currently in agricultural use and does not contain wetlands. A small portion of the site along the south property line contains hardwood mixed forest. The proposed Comprehensive Plan amendment will not adversely affect natural resources and ecosystems.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.	The subject property is located within the Municipal Services District. Pursuant to Future Land Use Policies 1.1 and 1.2, the Municipal Service District is intended to identify future urban areas where urban infrastructure and services can be efficiently provided. Law enforcement and fire services are located in reasonable proximity as confirmed in the accompanying map series. Commercial land use has already been established across US 27.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.	The requested Commercial future land use category allows for non-residential intensity to serve residential uses. The site is relatively compact at only 20 acres and will allow for multimodal access once available.
(IV) Promotes conservation of water and energy.	The requested Commercial future land use category will allow for shorter trips from residential uses and thereby reduce energy consumption. Commercial land use

	will reduce water consumption as compared to the current agricultural use.
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.	N/A. The subject property does not contain dormant, unique or prime farmlands.
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.	The Commercial land use category will preserve open space and natural lands within forested areas along the south property line within the setback area. While the Commercial land use category is unlikely to provide public open space, it will result in a reduction in future residential demand for public open space and recreation.
(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.	The requested Commercial land use category will achieve improved land use balance by providing an appropriate accessible location to meet the non-residential land use needs of local residents.
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. <u>163.3164</u> .	The requested Commercial land use category remediates an existing development pattern that lacks commercial options outside of incorporated areas. The site is located within the Municipal Services District, which Future Land Use Policy 1.2 recognizes as an appropriate location for commercial land use to serve local residents.