

Preliminary Plat Application

Filing Date: 1-26-24

Petition Number: PP-24-01

PP Fee: \$500.00

TO THE LEVY COUNTY PLANNING COMMISSION

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

Agent Name (if applicable): Theodor M. Burt

Agent Address: P.O. Box 308, Tranton, FL 32693

Agent Telephone: 352-463-2348 Ext 2

Agent Email: tedburtlaw@gmail.com

Owner(s) Name: Berta Jenkins Individually and as Personal Representative  
of the Estate of Colin Deanyne Jenkins

Owner(s) Address: 1550 NW 167<sup>th</sup> Place, Tranton, FL 32693

Owner(s) Telephone: 352-221-0796

Owner(s) Email: berta.jenkins@jenkinspaintinginc.com

Parcel ID Number(s): 01434-000-00 Acreage 22.88

01434-002-00 Acreage 58.09

\_\_\_\_\_ Acreage \_\_\_\_\_

\_\_\_\_\_ Acreage \_\_\_\_\_

\_\_\_\_\_ Acreage \_\_\_\_\_

Total Acreage: 80.97

Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision:

See legal description on sheet 19

Rural Residential

Current Zoning Designation: A-RR

Proposed Zoning: A-RR

Number of Lots: 4

Do you propose deed restrictions? Yes  No

What type of sewage disposal do you propose? on site septic system

List all proposed improvements, utilities and state your intention to install or post a guarantee prior to actual installation:

See attached Boundary Survey For existing improvements located on proposed Lot 2.

Currently there are no other existing or proposed improvements

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

### To Be Supplied At The Time of Submission:

Attach the supporting documents in the order listed below. The application will not be processed without these items. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received. Any information changes must be submitted in writing to the Levy county Planning & Zoning Department and received one week prior to the Planning Commission Public Hearing.

- (1) Property statement from the Tax Collector's Office
- (2) Property Deed, the most recent of the property requested to be subdivided. Can be obtained at the Clerk of Court's Office
- (3) Preliminary Plat Application
- (4) Preliminary Plats
- (5) Concurrency form
- (6) Location map identifying subject parcel with either a color or pattern

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

## **Preliminary Plat Application Instructions**

**Step 1: Plat Review (Must submit plat (s) on the third Friday of the month to be reviewed on the 1<sup>st</sup> Thursday of the next month)**

- Submit three (3) paper copies (**must be signed and sealed**) of the proposed plat for review by the County Engineer, Road Department and Planning and Zoning Director with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
- Submit one original and three copies of the completed concurrency form along with the required fee.
- Fee in the amount of \$500.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: \_\_\_\_\_

**Step 2: Plat Submittal (after the go ahead from Plat Review meeting)**

- (a) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- (b) Twelve (12) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee and one electronic version. (Three copies must be signed and sealed). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

ALL COPIES MUST BE FOLDED, 3-HOLE PUNCHED AS NECESSARY OR IN A JACKET SLEEVE AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.

In person or Levy County Planning and Zoning Department at 320 Mongo Street, Bronson, FL  
by mail: 32621

(d) **Public notice and public hearings.** Notice of public hearings shall be given in accordance with secs. 50-2 and 50-3.

(e) The zoning official and the applicant (in person, by agent or by attorney) shall appear at the hearings. At the completion of its public hearing, the planning commission will make a recommendation regarding the preliminary plat petition to the board. The board will then hold a public hearing on the preliminary plat petition. At the completion of its public hearing, the board may approve or deny (with brief statement of reasons therefor) the petition.

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

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

Owner/Agent Signature: Berta Jenkins Date: \_\_\_\_\_



\*\*\*\*\*

OFFICE USE ONLY:

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Action:      Approval       Denial

BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action: Approval       Denial

**AD VALOREM TAXES**

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES LEVIED
COUNTY	BOARD OF CO COMMISSIONERS	9.0000	32,810	0	32,810	295.29
SCHOOL	SCHOOL - STATE	3.1950	32,810	0	32,810	104.83
	SCHOOL - LOCAL	1.5000	32,810	0	32,810	49.22
	SCHOOL-BASIC DISC	.7480	32,810	0	32,810	24.54
WATER	SR WATER MGT DIST	.3113	32,810	0	32,810	10.21

EXEMPTION: NONE

TOTAL MILLAGE 14.7543 AD VALOREM TAXES 484.09

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	PURPOSE	RATE/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:	0.00
		COMBINED TAXES & ASSESSMENTS TOTAL:	484.09

1550 NW 167 PL TRE

COMBINED TAXES AND ASSESSMENTS 484.09

IF PAID BY:	JAN 31, 2024	FEB 29, 2024	APR 1, 2024	DELINQUENT ON
PLEASE PAY:	474.41	479.25	484.09	APRIL 2

\*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT\*

**MICHELE LANGFORD**  
 LEVY COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**

REAL ESTATE 3635846.0000

DUPLICATE

IF PAID BY:	JAN 31, 2024	FEB 29, 2024	APR 1, 2024	DELINQUENT ON
PLEASE PAY:	474.41	479.25	484.09	APRIL 2

ACCOUNT NUMBER	TAX YEAR	EX TYPE	ESCROW	MILL CD	Remit to: Michele Langford, Levy County Tax Collector
01434-002-00	2023			SR	310 School Street, Bronson, FL 32621-6424
ASSESSMENT	32,810 TAXES		484.09		
TAXABLE	32,810 TOTAL		484.09		

**RETURN THIS PART**

1550 NW 167 PL TRE

34-10-15 000055.03 ACRES SW1/4  
 OF NE1/4 & SE1/4 OF NW1/4 & N1/2

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES LEVIED
COUNTY BOARD OF CO COMMISSIONERS	9.0000	258,468	50,000	208,468	1,876.21
SCHOOL SCHOOL - STATE	3.1950	258,468	25,000	233,468	745.93
SCHOOL SCHOOL - LOCAL	1.5000	258,468	25,000	233,468	350.20
SCHOOL-BASIC DISC	.7480	258,468	25,000	233,468	174.63
WATER SR WATER MGT DIST	.3113	258,468	50,000	208,468	64.90

EXEMPTION: HOMESTD WATER EX  
DBL HMST

TOTAL MILLAGE 14.7543 AD VALOREM TAXES 3,211.87

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE	RATE/BASIS	AMOUNT
AMBULANCE (BD OF CO COMM)	AMBULANCE		154.00
FIRE TAX (BD OF CO COMM)	FIRE ASSESSMENT		129.00
ENVIR-SOLID WASTE (BOCC)	ENVIR-SOLID WST		116.00
NON AD VALOREM ASSESSMENTS:			399.00
COMBINED TAXES & ASSESSMENTS TOTAL:			3,610.87

1550 NW 167 PL TRE

COMBINED TAXES AND ASSESSMENTS 3,610.87

IF PAID BY:	JAN 31, 2024	FEB 29, 2024	APR 1, 2024	DELINQUENT ON
PLEASE PAY:	3,538.65	3,574.76	3,610.87	APRIL 2

\*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT\*

**MICHELE LANGFORD** **NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**  
 LEVY COUNTY TAX COLLECTOR REAL ESTATE 3635844.0000  
 ORIGINAL CORRECTED 11/08/23

IF PAID BY:	JAN 31, 2024	FEB 29, 2024	APR 1, 2024	DELINQUENT ON
PLEASE PAY:	3,538.65	3,574.76	3,610.87	APRIL 2

ACCOUNT NUMBER	TAX YEAR	EX TYPE	ESCROW	MILL CD	Remit to: Michele Langford, Levy County Tax Collector
01434-000-00	2023			SR	310 School Street, Bronson, FL 32621-6424
ASSESSMENT	258,468	TAXES			
TAXABLE	208,468	TOTAL			
HOMESTD	25,000				
DBL HMST	25,000				
WATER EX	50,000				

1550 NW 167 PL TRE

34-10-15 000022.88 ACRES IN THE  
SW1/4 OF NE1/4 & IN THE SE1/4 OF

RETURN THIS PART

Address: 1550 N.W. 167th pl. Tuxton, Fla. 32693

This Instrument Prepared by:

Name: Colin Dewayne Jenkins

Address: 1550 N.W. 167th pl. Tuxton, Fla. 32693

Property Appraisers Parcel Identification: 01434-000-00

Subsequent to:

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This Quit Claim Deed, Made the 16 day of September, 2015, by Dewayne C. Jenkins aka Dwayne Jenkins, first party, to Colin Dewayne Jenkins, whose post office address is 1550 N.W. 167th pl. Tuxton, Fla. 32693, second party:

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to-wit:

attachment - A

ORIGINAL COPY

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor): Andrea Esteres, Printed Name: Andrea Esteres, Witness Signature (as to first Grantor): Melinda Bass, Printed Name: Melinda Bass

Grantor Signature: Colin Dewayne Jenkins, Printed Name: COLIN DEWAYNE JENKINS, Post Office Address: 1550 N.W. 167th pl. Tuxton, Fla. 32693

Witness Signature (as to Co-Grantor, if any), Printed Name, Witness Signature (as to Co-Grantor, if any), Printed Name

Co-Grantor Signature, (if any), Printed Name, Post Office Address

STATE OF Florida, COUNTY OF Levy

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Colin Dewayne Jenkins

known to me to be the person as described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one): Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: DL: DS-11 2018

R

Security Title

10/13/2005 2:30PM  
Filed & Recorded in Official Records of  
LEVY COUNTY Danny J. Shipp

10/13/2005 2:30PM  
DEED STAMPS CL: MA

\$0.70

Prepared by and return to  
BEAUCHAMP & KOCH, P. A.  
P. O. Box 10  
Chiefland, FL 32644  
Property appraiser's parcel ID #34-10-15-01434-000-00



LT2-978-138-1



LT1-2-460222-1

SPECIAL WARRANTY DEED

I, KAREN JENKINS, married to Grantee, whose mailing address is P.O. Box 36, Chiefland, Florida 32644, herein called grantor, in consideration of the sum of \$10.00 and other good and valuable consideration paid to grantor by the grantee herein named, the receipt and sufficiency of which is acknowledged, grants, sells, and conveys unto DEWAYNE JENKINS, of 1550 NW 167th Place, Trenton, Florida 32693, herein called grantee, all of that certain property situated and located in the County of Levy, State of Florida, and more fully described as follows:

SW ¼ of NE ¼ of Section 34, Township 10 South, Range 15 East, TOGETHER WITH  
SE ¼ of NW ¼ of Section 34, Township 10 South, Range 15 East, TOGETHER WITH  
N ½ of the N ½ of the NW ¼ of the SE ¼ of Section 34, Township 10 South, Range 15  
East, all lying in Levy County, Florida, LESS County Road Right of Way in the NE  
corner and SUBJECT TO AND TOGETHER WITH a non-exclusive easement over the  
Easterly 30 feet thereof for the purpose of ingress and egress.  
Containing 90 acres more or less.

To have and to hold the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the grantee above named, grantee's heirs, successors, and assigns forever.

Grantor covenants that the premises are free from all encumbrances made by grantor, and grantor does bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

In witness whereof, grantor has executed this deed at Trenton, Florida on July 20, 2005.

Alicia A. Wilson  
Witness: Alicia A. Wilson

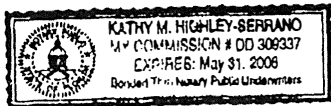
Debbie Wilson  
Witness: Debbie Wilson

Karen S. Jenkins  
KAREN S. JENKINS  
1550 NW 167th Place  
Trenton, FL 32693

Bk# 978 Pg# 136

STATE OF FLORIDA  
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2005 by KAREN S. JENKINS, (who is personally known to me or produced FL-Driv.Lic.# \_\_\_\_\_ as identification.



Kathy M. Highley-Serrano  
Notary Public: Kathy M. Highley-Serrano

R

2005-7524

Security Title

Prepared by and return to  
BEAUCHAMP & KOCH, P. A.  
P. O. Box 10  
Chiefland, FL 32644  
Property appraiser's parcel ID #34-10-15-01434-000-00

Doc# 450222  
10/13/2005 2:30PM  
Filed & Recorded in Official Records of  
LEVY COUNTY Danny J. Shipp  
10/13/2005 2:30PM  
DEED STAMPS CL: NA 50.70  
LT2-978-136-1

LT1-2-460222-1

SPECIAL WARRANTY DEED

I, KAREN JENKINS, married to Grantee, whose mailing address is P.O. Box 36, Chiefland, Florida 32644, herein called grantor, in consideration of the sum of \$10.00 and other good and valuable consideration paid to grantor by the grantee herein named, the receipt and sufficiency of which is acknowledged, grants, sells, and conveys unto DEWAYNE JENKINS, of 1550 NW 167th Place, Trenton, Florida 32693, herein called grantee, all of that certain property situated and located in the County of Levy, State of Florida, and more fully described as follows:

SW 1/4 of NE 1/4 of Section 34, Township 10 South, Range 15 East, TOGETHER WITH  
SE 1/4 of NW 1/4 of Section 34, Township 10 South, Range 15 East, TOGETHER WITH  
N 1/2 of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Township 10 South, Range 15 East, all lying in Levy County, Florida, LESS County Road Right of Way in the NE corner and SUBJECT TO AND TOGETHER WITH a non-exclusive easement over the Easterly 30 feet thereof for the purpose of ingress and egress.  
Containing 90 acres more or less.

To have and to hold the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the grantee above named, grantee's heirs, successors, and assigns forever.

Grantor covenants that the premises are free from all encumbrances made by grantor, and grantor does bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

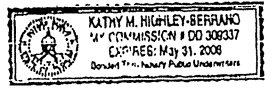
In witness whereof, grantor has executed this deed at Trenton, Florida on July 20, 2005.

Alicia A. Wilson  
Witness: Alicia A. Wilson  
Debbie Wilson  
Witness: Debbie Wilson

Karen S. Jenkins  
KAREN S. JENKINS  
1550 NW 167th Place  
Trenton, FL 32693  
Bk# 978 Pg# 136

STATE OF FLORIDA  
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2005 by KAREN S. JENKINS, who is personally known to me or produced FL. Driver Lic. # \_\_\_\_\_ as identification.



Kathy M. Highley-Berardo  
Notary Public

Prepared by:  
Holly Helgesson  
Gilchrist Title Services  
302 North Main Street  
Trenton, Florida 32693

File Number: 2015-6067

### General Warranty Deed

Made this March 31, 2015 A.D. By Judy Price and Alix Spurlock, hereinafter called the grantor, to Colin Dewayne Jenkins, whose post office address is: 1550 NW 167th Place, Trenton, Florida 32693, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$38,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 01427-002-00

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of their family resides thereon.

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, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] (Seal)  
Judy Price  
Address: 16891 NW 20th Avenue, Trenton, Florida 32693  
Witness Printed Name: Deanna Robertson

[Signature] (Seal)  
Alix Spurlock  
Address: 5475 NW 160th Street, Reddick, Florida 32686  
Witness Printed Name: Holly Helgesson

State of Florida  
County of Gilchrist

The foregoing instrument was acknowledged before me this 31st day of March, 2015, by Judy Price and Alix Spurlock, who are personally known to me or who have produced Driver Licenses as identification.

[Signature]  
Notary Public  
Print Name: Holly W Randolph  
My Commission Expires: 10/04/2015



Prepared by:  
Holly Helgesson  
Gilchrist Title Services  
302 North Main Street  
Trenton, Florida 32693

File Number: 2015-6067

**"Schedule A"**

**The East 1/2 of the following described property:**

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence run West along the North line of said Forty a distance of 12.54 chains; run thence South parallel to the East line of said Forty to the South line of said Forty; thence run East to the Southeast corner of said Southwest 1/4 of the Northwest 1/4, a distance of 12.54 chains; thence run North along said East line to the point of beginning, all lying and being in Levy County, Florida.



IN AND FOR LEVY COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF

COLIN DEWAYNE JENKINS,  
Deceased.

FILE NO.: 38-2022-CP-00138  
Instrument # 723720  
OR BK: 1702 PG: 867-3pg(s)  
REC: 8/24/2023 2:53 PM  
Danny J. Shipp, Levy County Clerk, Florida

Deputy Clerk MBASS1

**ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY**

On the petition of **BERTA JENKINS**, for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of this petition, and no objection having been filed thereto, the court finds that:

1. The decedent died testate and was domiciled in Levy County, Florida;
2. The decedent was survived by a spouse but no minor child;
3. Decedent's homestead is validly devised to the decedent's spouse;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence

Northwest 1/4 of said Section 34, thence run S 00°21'01" W, along the South line thereof, a distance of 237.87 feet; thence run N 00°20'24" E, a distance of 1324.08 feet to the North line of said Southeast 1/4 of the Northwest 1/4; thence run N 88°21'58" E, along the North line thereof, a distance of 237.80 feet to the Point of Beginning. All lying and being in Levy County, Florida. Containing 22.88 acres, more or less.

Portion of Parcel No. 0143400000

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the surviving spouse, **BERTA JENKINS**.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative, to the surviving spouse, and the personal representative shall have no further responsibility with respect to it.

ORDERED on Wednesday, August 23, 2023.


38-2022-CP-000138-CPA 08/23/2023 03:03:00 PM



Craig C. DeThomasis, Circuit Judge  
38-2022-CP-000138-CPA 08/23/2023 03:03:00 PM

I HEREBY CERTIFY that a true copy of the foregoing has been furnished by email delivery to **THEODORE M. BURT, ESQ.**, Attorney for Personal Representative, at tedburtlaw@gmail.com, on Wednesday, August 23, 2023.

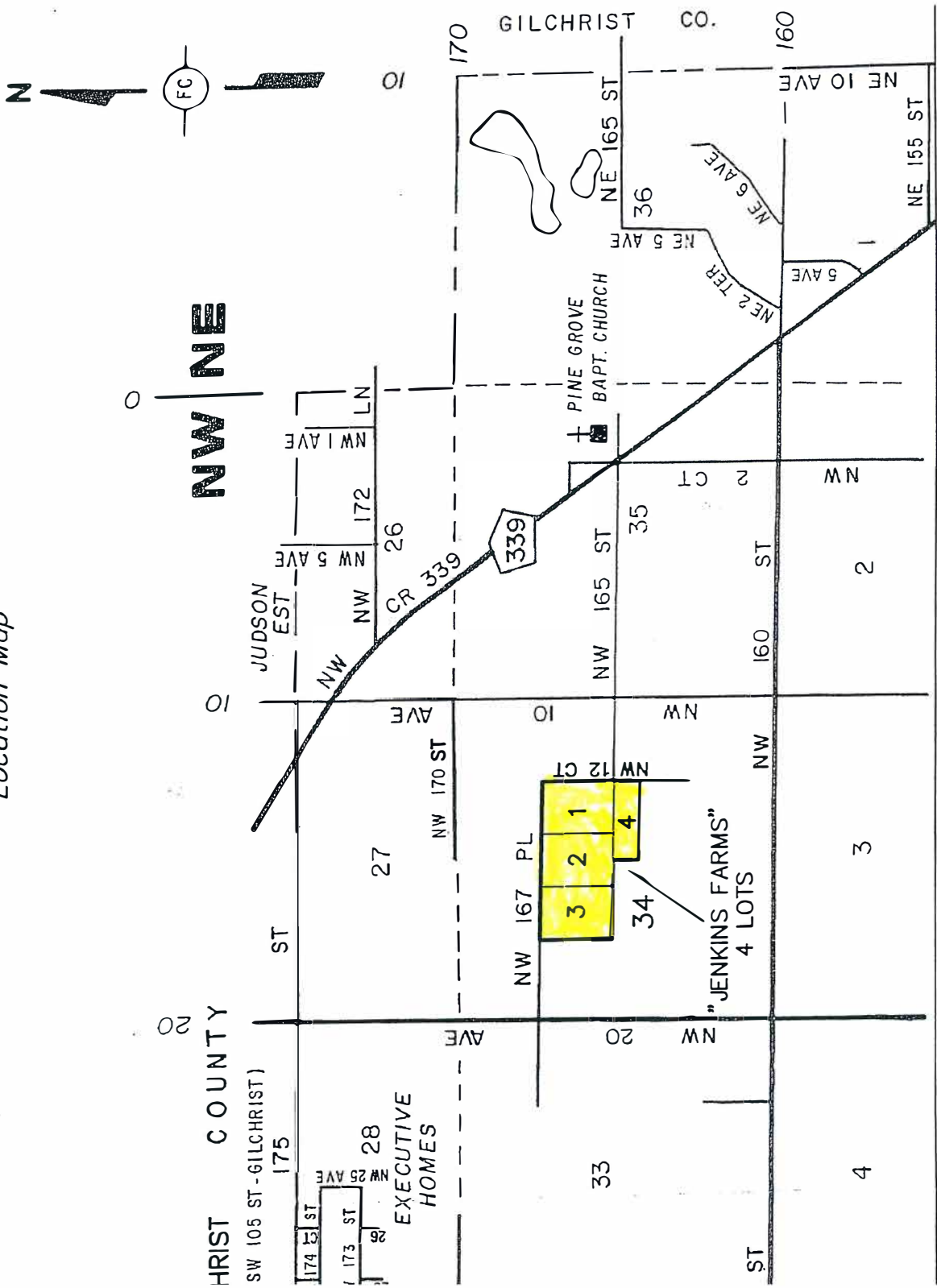
38-2022-CP-000138-CPA 08/23/2023 03:08:51 PM

A handwritten signature in cursive script, appearing to read "Shea Hagan", written over a horizontal line.

Shea Hagan, Judicial Assistant

38-2022-CP-000138-CPA 08/23/2023 03:08:51 PM

Location Map



**THEODORE M. BURT**  
Attorney at Law  
403 East Wade Street  
Post Office Box 308  
Trenton, Florida 32693

Theodore M. Burt  
tedburtlaw@gmail.com

(352) 463-2348  
fax (352) 463-6908

February 13, 2024

**CERTIFIED PARTY:** Levy County, Board of County Commissioners  
P.O. Box 310, Bronson, FL 32621

Re: Jenkins Property Information Report - Our File: 14072

Proposed Subdivision Name: "JENKINS FARMS"

**LEGAL SHOWN ON PROPOSED PLAT:**

(Parcel No. 0143400200 as surveyed)

(Part 1)

A part of the Southwest 1/4 of Northeast 1/4 of Section 34, Township 10 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for a Point of Reference. Thence run N 88°21'31" E, along the North line thereof, a distance of 515.93 feet to the Point of Beginning; thence continue N 88°21'31" E, along the North line thereof, a distance of 815.17 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 00°24'33" W, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 34, a distance of 1321.75 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 88°17'19" W, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 34, a distance of 813.61 feet; thence run N 00°20'24" E, a distance of 1322.69 feet to the Point of Beginning.

SUBJECT TO county road right of way along the East and North margins thereof.

AND

(Part 2)

A part of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Reference. Thence run S 88°21'58" W, along the North line thereof, a distance of 237.80 feet to the Point of Beginning; thence continue S 88°21'58" W, a distance of 752.54 feet to the Northeast corner of the lands conveyed in Official Records Book 1624, Page 986, Public Records of Levy County, Florida; thence run S 00°20'24" W, along the East line of said conveyed lands, a distance of 1326.48 feet to the Southeast corner of said conveyed lands, said point being on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence run N 88°11'01" E, along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 752.62 feet; thence run N 00°20'24" E, a distance of 1324.08 feet to the Point of Beginning.

SUBJECT TO county road right of way along the North margin thereof.

AND

(Part 3)

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 10 South, Range 15 East, all lying in Levy County, Florida, SUBJECT TO county road right of way in the Northeast corner and subject to and together with a non-exclusive easement over the Easterly 30 feet thereof for the purpose of ingress and egress.

AND

(Part 4)

(Parcel No. 0143400000 as surveyed)

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 10 South, Range 15 East for the Point of Beginning. Thence run N 88°21'31" E, along the North line thereof, a distance of 515.93 feet; thence run S 00°20'24" W, 1322.69 feet to the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence run S 88°17'19" W, along said South line, a distance of 515.92 feet to the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34;



thence run S 88°11'01" W, along the South line thereof, a distance of 237.87 feet; thence run N 00°20'24" E, a distance of 1324.08 feet to the North line of said Southeast 1/4 of the Northwest 1/4; thence run N 88°21'58" E, along the North line thereof, a distance of 237.80 feet to the Point of Beginning. All lying and being in Levy County, Florida.

SUBJECT TO a county maintained road along the North margin thereof.

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

**RECORD FEE SIMPLE TITLE HOLDER:**

Berta Jenkins, a single person, Individually and as Personal Representative of the Estate of Colin Dewayne Jenkins, by virtue of the following documents:

Order Determining Homestead Status of Real Property in the Estate of Colin Dewayne Jenkins, Levy County, Eighth Judicial Circuit, File No. 38-2022-CP-000138, dated August 23, 2023.

AND

Berta Jenkins as Personal Representative of the Estate of Colin D. Jenkins, a/k/a Colin Dewayne Jenkins, Deceased, as evidenced by Letters of Administration issued in the Estate of Colin Dewayne Jenkins, Levy County, Eighth Judicial Circuit, File No. 38-2022-CP-000138 and recorded 06/28/2022 in Official Records Book 1647, Page 62, of the Public Records of Levy County, Florida, and by virtue of the following:

Quit Claim Deed recorded 09/16/2015 in Official Records Book 1366, Page 72 of the Public Records of Levy County, Florida.

Warranty Deed recorded 04/02/2015 in Official Records Book 1651, Page 124 of the Public Records of Levy County, Florida.

Special Warranty Deed recorded 10/13/2005 in Official Records Book 978, Page 138 of the Public Records of Levy County, Florida.

Ad Valorem Taxes are paid through the year 2023.

**MORTGAGES:** None

**EASEMENT OF RECORD:** A non-exclusive easement for ingress, egress, and utilities over the Easterly 30 feet of the Northwest  $\frac{1}{4}$  of the Southeast Quarter, and the Westerly 30 feet of the Northeast  $\frac{1}{4}$  in Section 34, Township 10 South, Range 15 East, Levy County, Florida as recorded in Official Records Book 566, Page 952, of the Public Records of Levy County, Florida. (The easement includes the Easterly 30 feet of proposed Lot 4 on the preliminary plat of Jenkins Farms.)

**REAL ESTATE TAX INFORMATION:**

2023 Taxes

Assessed to: The Estate of Colin Dewayne Jenkins

Tax ID: 0143400200 and 0143400000

**DELINQUENT TAXES:** No



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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Theodore M. Burt". The signature is written in a cursive, flowing style.

Theodore M. Burt

TMB/mh



LEVY COUNTY
PLANNING & ZONING DEPARTMENT

320 Mongo Street • Bronson, FL 32621 • 352-486-5203

Fax – 352-486-5405 • email: LCPZ@levycounty.org

AGENT AUTHORIZATION FORM

I Berta Jenkins hereby give Theodore M. Burt the
Property Owner's Name Representative's Name

authority to act as my Authorized Agent to facilitate the Platting Process upon

" Jenkins Farms " on the following parcel located in:
Subdivision Name

Section 34, Township 10 South, Range 15 East

County Levy City Trenton State Florida

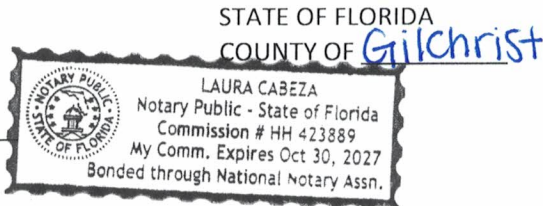
Parcel ID Number(s) 0143400000 and 0143400200

Property Owner Signature: Berta Jenkins
Printed Name: Berta Jenkins Date: Feb 8, 2024

Property Owner Signature:
Printed Name:
Date:

Property Owner Signature:
Printed Name:
Date:

Printed Name - Notary Public
Laura Cabeza
Signature - Notary Public



Personally known [checked] OR Produced Identification Type of Identification Produced:
Identification Expiration Date:

**APPLICATION FOR CONCURRENCY EVALUATION**  
**Levy County, Florida**

This application, together with ALL REQUIRED ATTACHMENTS, shall be completed and filed with the Planning and Zoning Department prior to or concurrent with making application for any development, development order or development permit (herein "development permit"). The fee required with this application is \$50 (for small projects generating 1 to 200 average daily trips); or \$250 (for projects generating greater than 200 average daily trips), plus any additional fees incurred by the County for review by professional consultants.

Date: <u>2/13/2024</u>	Project Name: <u>Jenkins Farms</u>
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): <u>Preliminary Plat</u>	
New Construction or Redevelopment? (Check one)	
New construction <input checked="" type="checkbox"/>	Redevelopment <input type="checkbox"/> Both <input type="checkbox"/>

**OWNERSHIP**

1. Name: Berta Jenkins, Individually and as Personal Representative of the Estate of Colin Dewayne Jenkins  
Address: 1550 NW 167th Place  
City/State: Trenton, Florida 32693  
Phone No. 352-221-0796

2. **AGENT (IF APPLICABLE)**

Name: Theodore M. Burt  
Address: P.O. Box 308  
City/State: Trenton, Florida 32693  
Phone No. 352-463-2348, ext. 2

3. **PROPERTY IDENTIFICATION**

Site Address and Adjacent Roads (attach 8 ½ x 11 map): \_\_\_\_\_  
1550 NW 167th Place, Trenton, Florida 32693

Tax Parcel Number, including Section, Township and Range: 34-10-15-01434-000-00 and 34-10-15-01434-002-00



**4. DEVELOPMENT INFORMATION**

Present or previous use of property (include square footage for non-residential uses or number of dwelling units for residential uses): Rural Residential

Subdivision name (if applicable): Jenkins Farms

Is this project (phase) part of a larger project? \_\_\_ yes  no

Please provide the below information for each phase (if this is a single phase project, please fill out the first line)

**Residential**

Type	Phase	Number of Dwelling Units or Lots	Acres	Expected beginning date	Expected completion date
Single-family, detached	1	4 lots	80.97	February 2024	July 2024
Single-family, attached					
Multi-family					
Condominium					
Other (specify)					

**Non-Residential**

Types(s) Specify	Phase	Square Footage	Acres	Expected beginning date	Expected completion date

**STATEMENT OF IMPACT ON LEVELS OF SERVICE**

**TRAFFIC**

1. Identify any existing roads which provide direct access to the parcel to be developed. Indicate whether the road is paved or unpaved:

Unpaved

NW 167th Place

NW 12th Court and NW 165th Street provides access to NW 12th Court

2. Provide the existing traffic count for all paved road segments within 1/4 mile. **Submit the attached form** to the Levy County Road Department for completion or provide the information within a traffic study, if required.

3. Provide the **average daily** and **peak hour** trips to be generated (by phase for the project), using the trip generation rate(s) for the appropriate land use(s), as contained in the most recent edition of the ITE Trip Generation Manual (*see attached for common land use trip generation rates*). **Submit to the Levy County Road Department along with attached form.**

The Levy County Road Department advised the proposed plat does not require compliance with paragraph 2, 3, and 4.

4. **Projects generating equal to or greater than 200 average daily trips, or projects that will impact more than 5% of the maximum service volume for an impacted road segment, shall provide a traffic study examining all roadway segments wholly or partially within 1/2 mile of the project entrance/exits, or to the nearest intersecting roadway, whichever is greater.**

**POTABLE WATER**

*(check applicable category and provide required information)*

1.  Water distribution and treatment provided by a municipality, special district or other entity  
Name of provider: \_\_\_\_\_

**Please provide a letter verifying capacity from the service provider for each development phase**

2.  Privately owned and operated potable water distribution system and treatment plant

**Please attach the name of the civil engineer or firm responsible for the design of the potable water distribution system and treatment plant, the capacity of the system in gallons per**

**STORMWATER MANAGEMENT**

The proposed project lies within the jurisdiction of the:

<input checked="" type="checkbox"/> Suwannee River Water Management District	<input type="checkbox"/> Southwest Florida Water Management District
--	--

The project construction plans:

**have been** approved by the appropriate water management district (*attach ERP*)

**have not been** approved by the appropriate water management district

are exempt from water management district requirements (*attach letter*) Exemption letter attached. No Construction is being performed.

**SOLID WASTE**

Estimate the daily generation of solid waste:

a) *Residential*: # 4 units x 2.43 persons per household = 9.72 x 2.8 lbs. = 27.22

b) *Non-residential*: Estimate based on the type and intensity of the specific use. *Attach documentation of the assumption and calculations in determining the estimated generation rate.*

**RECREATION**

Determine recreation demand by using the following formulas (*residential use only*)

a) Public parks and recreation:

4 Residential units x 2.43 persons per households divided by 1,000 x 2 acres = .005 acres of demand.

b) Open Space

4 Residential units x 2.43 persons per household divided by 1,000 x 100 acres = .00001 acres if demand.

Itemize proposed recreational facilities and/or acreage to be provided by applicant, if any:

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None

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Identify name of nearest Levy County or state owned and operated park or recreational facility: Fanning Springs State Park

\*\*\*\*\*

Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy.

Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

*Thomas M. Burr*

Owner/Agent Signature

February 13, 2024

Date

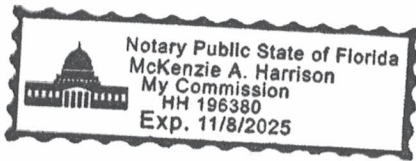
STATE OF FLORIDA  
COUNTY OF GILCHRIST

Sworn to and authorized before me this 13th day of February 2024.

*Margie A. DeW*

Signature - Notary Public

Personally Known  OR Produced Identification





**Road Capacity Analysis  
STAFF USE**

Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

**County Roads**

*(To be completed by the Levy County Road Department)*

Roadway Segment	Daily count	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	LOS with impact from project
		C					
		C					
		C					
		C					

**State Roads (see FDOT Annual Report)**

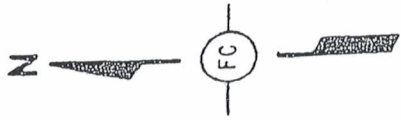
Roadway Segment	Avg. annual daily traffic counts	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	Level of service with impact from project

Does this project impact more than 5% of the maximum service volume for an impacted road segment? Yes \_\_\_\_\_ No \_\_\_\_\_

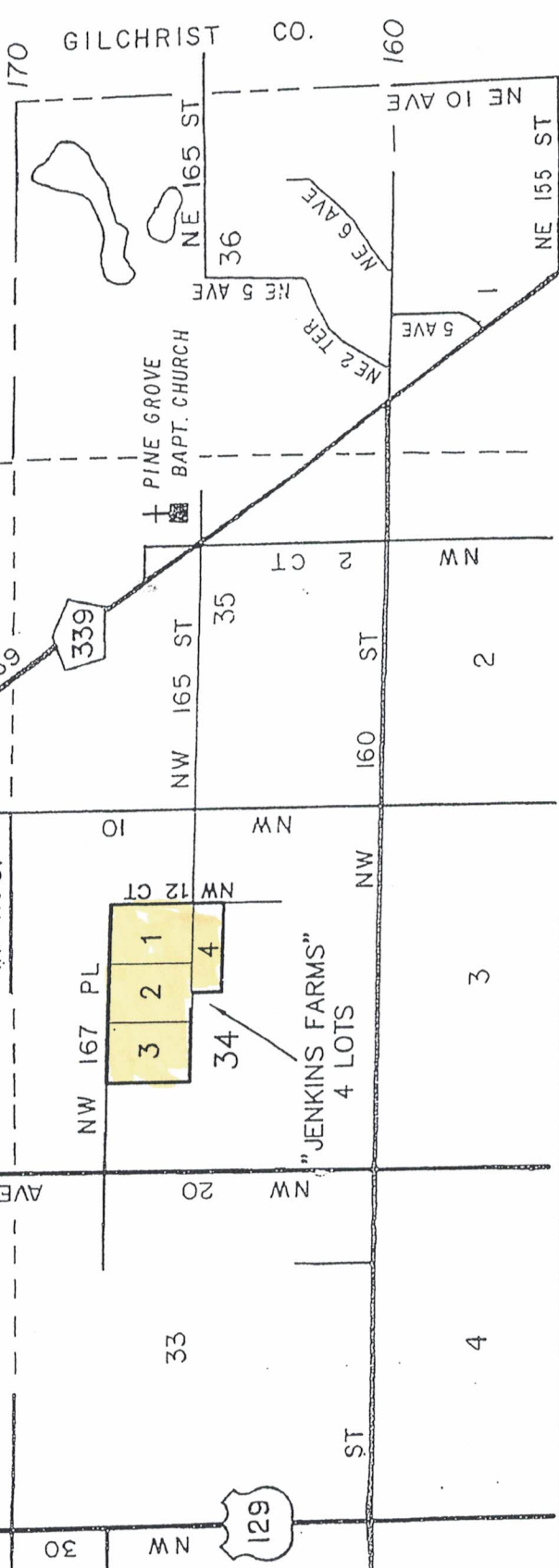




Location Map



NW NE



GILCHRIST COUNTY  
 (SW 105 ST - GILCHRIST)  
 175  
 EXECUTIVE HOMES

20

NW 170 ST  
 27

NW 167 PL  
 33

NW 160 ST  
 3

NW 155 ST  
 4

NW 12 CT  
 1

NW 10 AVE  
 2

NW 5 AVE  
 26

NW 1 AVE  
 1

NE 10 AVE  
 1

NE 165 ST  
 36

NE 6 AVE  
 1

NE 5 AVE  
 1

NE 2 TER  
 1

5 AVE  
 1

2 CT  
 1

30

PL  
 30

NW 129

160

170

10

N

FC

**Ted Burt**

---

**From:** "Church, Ethan" <Ethan.Church@flhealth.gov>  
**Date:** Wednesday, February 07, 2024 2:23 PM  
**To:** <tedburtlaw@gmail.com>  
**Cc:** "Stivender, Andrea I" <Andrea.Stivender@flhealth.gov>  
**Subject:** Question about septic

Hello,

My name is Ethan I'm from the health department and was getting back to you regarding the 2 properties you were inquiring about. Both lots are large and septic systems have been installed in the area plenty of times in the past. Soil conditions might impact factors such as drain field size and the whether it will be above ground or below, which we can only determine accurately during a site evaluations. Overall, I don't see any issues with being able to put a septic on either property, a site evaluation will tell us specifics.

Thanks,

**Ethan Church**

**Environmental Health Specialist II**

Levy: 66 West Main St. Bronson FL 352-577-6045

FDOH Levy/Dixie/Gilchrist County

*Mission: Protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.*

*Vision: To Be the Healthiest State in the Nation!*

*Values: Innovation, Collaboration, Accountability, Responsiveness, and Excellence*

Tell me how my service was today.



# SUWANNEE RIVER

## WATER MANAGEMENT DISTRICT

February 12, 2024

Berta Jenkins  
1550 NW 167th Pl  
Trenton, FL 32693-8238

SUBJECT: Environmental Resource Permit (ERP) Exemption, Jenkins Farms, ERP-075-247982-1, Levy County

Dear Berta Jenkins,

The above referenced proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the documentation submitted on or before February 12, 2024. The proposed activity is for the replat of parcel 0143400000 and parcel 0143400200 in Levy County into 4 parcels. No construction is authorized with this letter. The proposed activity is considered exempt in accordance with subsection 373.406(6) of the Florida Statutes (F.S.) and section 62-330.051(2), of the Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operations shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard.
- Cause or contribute to a violation of state water quality standards; or,
- Allow any excavated or dredged material to be placed in a location other than a self-contained upland disposal site, except as expressly allowed in rule 62-330.051, F.A.C.

**Water for Nature. Water for People.**

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Chris Martins  
Engineer Specialist

Cc: Theodore Mark Burt