

**Preliminary Plat Application
Levy County, Florida**

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP 21-06
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION

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

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

Owner's Name: <u>SHILL FORD, LLC</u>	Surveyor's Name: <u>STEVE McMILLEN</u>
Owner's Signature: <u>[Signature]</u>	Address: <u>444 NW MAIN ST.</u>
Address: <u>1901 NW Hwy 335</u>	<u>Williston</u> Zip <u>32692</u>
<u>Williston</u> Zip <u>32692</u>	Telephone Number: _____
Telephone Number: <u>352 843-7141</u>	<u>352 528-6277</u>

II. Parcel Information:

1. Subdivision Name: <u>Levy Farms</u>		
2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>Port of 04349-0000</u>	<u>2/13/18</u>	<u>42.4</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
	Total Acreage:	<u>42.4</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). _____
4. Proposed Use of Property: RESIDENTIAL
5. Present Zoning/Land Use: FR-1/UDR
6. Proposed Zoning Changes: YES
7. Number of Lots 4
8. Acres in each Parcel: 10
9. Do you propose deed restrictions ? Yes No

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

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

III. To Be Supplied At The Time Of Submission:

Attach the supporting documents in the order listed below. The application will not be processed without these items. Any information changes must be submitted in writing to the Development Department and received one week prior to the Planning Commission Public Hearing.

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

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

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

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00. plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application. Please note, application fee may be subject to change.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

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- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) day of the month will not be scheduled for the following month.

- (e) Applications may be submitted as follows:
 - In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.

 - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.

- (f) This office will prepare the poster and place it on the property involved in this request.

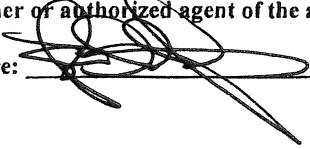
- (g) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

- (h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

Additional Assistance: If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

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

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

Owner/Agent Signature:  Date: 9.28.21

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

Levy County
Preliminary Plat Checklist for:

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

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

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

Step 2: Submittal of a Preliminary Plat

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

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

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

- Schedule meeting for Planning Commission: _____
- Schedule meeting for Board of County Commissioners: _____

Copies will be distributed as follows and as applicable:

Plat Review:

Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1

Planning Commission:

Planning Board Members - 5
Alternate - 1 (if applicable)
School Board - 1
County Attorney - 1
City - 1 (if applicable)
Other Agencies (if applicable, i.e. Water Management District) - 1

Board of County Commissioners:

Board Members - 5
Clerk's Office - 1
Board Office - 8

APPLICATION FOR CONCURRENCY EVALUATION
Levy County, Florida

This application, together with ALL REQUIRED ATTACHMENTS, shall be completed and filed with the Development 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: _____	Project Name: _____	
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): _____		
New Construction or Redevelopment? (Check one)		
New construction _____	Redevelopment _____	Both _____

OWNERSHIP

1. Name: SHELL Pools, LLC
Address: 19801 NW Hwy 335
City/State: WILLISTON FL
Phone No. 352 843-7141

2. **AGENT (IF APPLICABLE)**

Name: STEVE McMILLEN
Address: 444 NW Noid St.
City/State: WILLISTON FL
Phone No. 352 528-6277

3. **PROPERTY IDENTIFICATION**

Site Address and Adjacent Roads (attach 8 1/2 x 11 map): _____

NE 172ND CT & NE 35TH ST.

Tax Parcel Number, including Section, Township and Range: _____

04349-00-00 02-13-18

4. DEVELOPMENT INFORMATION

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

Subdivision name (if applicable): _____

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		4	10		
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:

NE 172nd CT & NE 35th ST.

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.**

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 day, and the amount of potable water use for the project based on the County's level of service of 150 gallons per capita per day.

3. Individual well

Note: *FS 381.0065(4) lots served by a private well may be as small as one half acre. The permitting of the installation and use of individual wells is not regulated by the Levy County Health Department*

SANITARY SEWER

(check applicable category and provide required information)

1. Central sewage collection 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 package treatment plant

Please attach the name of the civil engineer or firm responsible for the design capacity of the package treatment plant, the capacity of the system in gallons per day, and the amount of use for the project based on the County's level of service of 100 gallons per capita per day.

3. On-site sewage treatment and disposal system

Note: Based on the lot size, this subdivision is eligible for onsite sewage permits.

4. Advanced secondary treatment on-site sewage treatment and disposal system

Please attach the name of the civil engineer or firm responsible for the design capacity of the advanced secondary treatment system and the capacity of the system in gallons per day.

STORMWATER MANAGEMENT

The proposed project lies within the jurisdiction of the:

<input type="checkbox"/> Suwannee River Water Management District	<input type="checkbox"/> Southwest Florida Water Management District
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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*)

SOLID WASTE

Estimate the daily generation of solid waste:

a) *Residential*: # 4 units x 2.43 persons per household = 9.7 x 2.8 lbs. = 27.2

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:

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

b) Open Space

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

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

**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 _____

Identify name of nearest Levy County or state owned and operated park or recreational facility:

CEDAR LAKE BOULEVARD (WILLISTON)

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).

[Handwritten Signature]

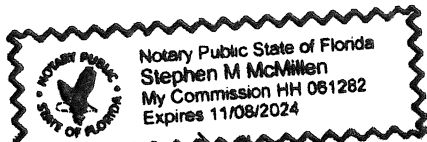
Owner/Agent Signature

9-29-21

Date

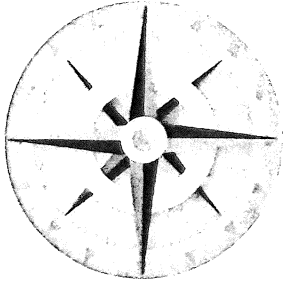
STATE OF FLORIDA
COUNTY OF LEVY

Sworn to and authorized before me this 29 day of SEPT 2021.



[Handwritten Signature]
Signature- Notary Public

Personally Known OR Produced Identification



McMillen Surveying, Inc.

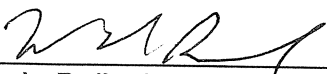
444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

September 28, 2021

State of Florida
County of Levy

We, Wade Bullock and Ken Boyer, authorized representatives of Shell Pond, LLC, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Levy Farms" on the following parcel lying in Section 2, Township 13 South, Range 18 East, Levy County, Florida:

Part of Parcel ID# 04349-000-00, Williston.



Wade Bullock Date: _____

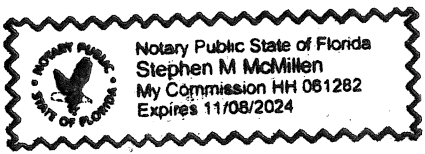


Ken Boyer Date: _____

Notary Public, State of Florida
At Large



My Commission Expires: 11-8-24





Summary

Parcel ID 0434900000
 Location Address
 Neighborhood 05.00 (5)
 Legal Description* 02-13-18 0060.00 ACRES S1/2 OF NE1/4 OF NW1/4 & SE1/4 OF NW1/4 OR BOOK 1598 PAGE 80 LESS PIT NO 4 ORB 253 PG 13
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use Code TMBR 2 (5500)
 Subdivision N/A
 Sec/Twp/Rng 02-13-18
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 60.000
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Shell Pond LLC 100%
 Mailing Address 19801 NW HWY 335
 WILLISTON, FL 32696

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$316,800
Ag Land Value	\$14,860
Just (Market) Value	\$316,800
Assessed Value	\$14,860
Exempt Value	\$0
Taxable Value	\$14,860
Cap Differential	\$0
Previous Year Value	\$252,000

Exemptions

Homestead ⇅ 2nd Homestead ⇅ Widow/er ⇅ Disability ⇅ Seniors ⇅ Veterans ⇅ Other ⇅

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
TIMBER I	0	0	10	AC	\$4,000
TIMBER II	0	0	30	AC	\$9,060
HARDWOOD/CYPRESS	0	0	20	AC	\$1,800
VAC LAND	0	0	60	AC	\$316,800

Sales

Sale Date	Sale Price	Instrument				Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book	Page					
8/6/2021	\$279,300.00	WD	<u>1598</u>	<u>80</u>	Q	V	WHISKEY BENT LAND COMPANY LLC	SHELL POND LLC	
10/8/2020	\$100.00	WM	<u>1556</u>	<u>460</u>	U	V	PARTIN CALVIN L-TTEE-ET AL	WHISKEY BENT LAND COMPANY LLC	
8/31/2020	\$100.00	QM	<u>1556</u>	<u>420</u>	U	V	PARTIN JOHN C III	WHISKEY BENT LAND COMPANY LLC	
11/9/2018	\$100.00	WM	<u>1474</u>	<u>965</u>	U	V	HOLMES MARY A	CHUNK POND LLC	
11/4/2017	\$100.00	WM	<u>1438</u>	<u>569</u>	U	V	PARTIN JOHN C IV	WHISKEY BENT LAND COMPANY LLC	
9/24/2015	\$0.00	DC	<u>1368</u>	<u>80</u>	U	V	PARTIN JOHN C III	PARTIN JOHN C IV	
9/24/2015	\$100.00	QM	<u>1366</u>	<u>853</u>	U	V	PARTIN JOHN C III	PARTIN JOHN C IV	
11/1/2010	\$100.00	WM	<u>1215</u>	<u>720</u>	U	V	PARTIN CORA ADLINE	PARTIN JOHN C III -ET AL	
3/12/2010	\$100.00	WM	<u>1194</u>	<u>184</u>	U	V	STEVENS E ANN	SANDY GAP LAND COMPANY	
2/24/2010	\$100.00	WM	<u>1191</u>	<u>826</u>	U	V	PARTIN CORA ADLINE	PARTIN JOHN C III -ET AL	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SHELL POND, LLC

Filing Information

Document Number L09000056649
FEI/EIN Number 27-0352466
Date Filed 06/11/2009
State FL
Status ACTIVE

Principal Address

19801 NW HWY 335
WILLISTON, FL 32696

Changed: 04/29/2019

Mailing Address

19801 NW HWY 335
WILLISTON, FL 32696

Changed: 04/29/2019

Registered Agent Name & Address

BOYER, KENNEDY GSR
19801 NW HWY 335
WILLISTON, FL 32696

Authorized Person(s) Detail

Name & Address

Title MGRM

BOYER, KENNEDY GSR
19801 NW HWY 335
WILLISTON, FL 32696

Title MGRM

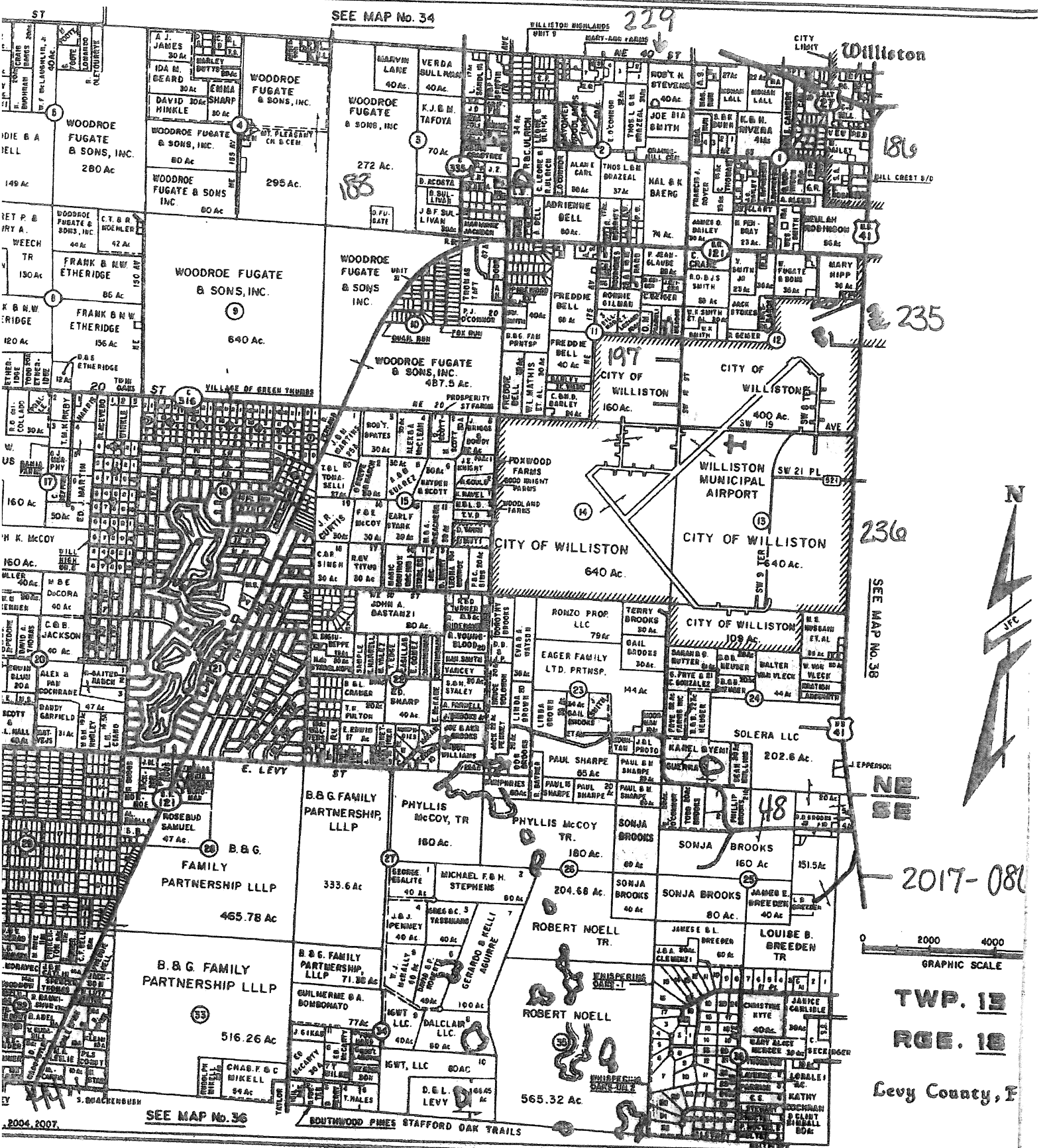
BULLOCK, ROBERT W
505 SW 7TH STREET
WILLISTON, FL 32696

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	05/28/2020
2021	04/12/2021

Document Images

<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/28/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/11/2009 -- Florida Limited Liability</u>	View image in PDF format



SEE MAP No. 34

229

Williston

186

235

236

SEE MAP No. 38

2017-086

0 2000 4000
GRAPHIC SCALE

TWP. 13
RGE. 18

Levy County, F

2004, 2007. SEE MAP No. 36

BOUTWOOD PINES STAFFORD OAK TRAILS

✓R

Prepared by:
Nicole Rappaport, an employee of
Atlas Title & Escrow Services, LLC,
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

File Number: 650521WHISKEY

\$279300

ASSET #:

Warranty Deed

This Indenture, made , August 6, 2021 A.D. Between **WHISKEY BENT LAND COMPANY, LLC**, a Florida **Limited Liability Company**, whose post office address is: 153 Treebark Court, Havana, Florida 32333, Grantor and **SHELL POND, LLC**, a **Limited Liability Company** whose post office address is: 19801 NW Hwy 335, Williston, Florida 32696, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to wit:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, AND the Southeast 1/4 of the Northwest 1/4, Section 2, Township 13 South, Range 18 East, Levy County, Florida.

LESS AND EXCEPT that portion described in Official Records Book 253, Page 13, of the Public Records of Levy County, Florida.

Subject to taxes for the current year, covenants, restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, of record, if any.

Parcel Identification Number: **0434900000**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

WHISKEY BENT LAND COMPANY, LLC

Signed and Sealed in Our Presence:

By: John C Partin, IV
John C Partin, IV
Its: Authorized Member

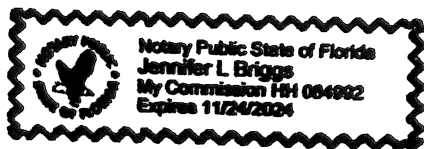
By: Angela Partin
Angela Partin
Its: Authorized Member

Erin H Clark
Witness Print Name: Erin H Clark

Christina Powell
Witness Print Name: Christina Powell

State of Florida
County of

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 6th day of August, 2021, by John C Partin, IV and Angela Partin, the Authorized Members of WHISKEY BENT LAND COMPANY, LLC. He/She is personally known to me or has produced driver license as identification.



Jennifer L Briggs (Seal)
Notary Public
Notary Printed Name: Jennifer L Briggs
My Commission Expires: 11/24/2024