

**CHANGE OF ZONING APPLICATION
LEVY COUNTY, FLORIDA**

Filing Date: _____
Amount of Fee: \$ 600.00

Petition Number CZ
Validation Number _____

TO THE LEVY COUNTY PLANNING COMMISSION:

A Change of Zoning is intended to provide for a land use change and activities not permitted "By Right" or as a "Special Exception" in the applicable zoning district. The proposed use or activity must meet the standards below. [Source: Levy County Code of Ordinances, Section 50-664]

Application is hereby made to the Board of County Commission of Levy County, Florida pursuant to the provisions of the Florida Statutes, as amended, and the Levy County Zoning Ordinance petitioning for a Change of Zoning on the following described property:

I. APPLICANT INFORMATION: Please print unless otherwise specified.

Applicants name Joseph Ransdell Owners name Hanimi R. Challa
 Address 16530 N Hwy 329, Reddick Address 134 NW 88th Ter, Gainesville
 State FL Zip Code 32686 State FL Zip Code 32607
 Phone No. (843) 301-6763 Phone No. (352) 274-1622
 Email jsransdell30@gmail.com Email challamd@yahoo.com

II. PARCEL INFORMATION

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>1426400000</u>	<u>09/13/19</u>	
2. <u>1426500000</u>	<u>09/13/19</u>	
<u>1426600000</u>	<u>09/13/19</u>	
Total Acreage		<u>4.753</u>

Subdivision name (if applicable): Williston Ridge
Legal Description: Provide most current deed. See required attachments. attached

III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: ULDR

It is desired that the zoning district boundaries shown on the Official Zoning Districts Map be amended and the area described above be changed from the present R-1 district to C3 district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning
Future commercial development

(*Use additional sheets if needed)

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Current Use (Actual) and Improvements on the Property: (i.e. Single family home, well and septic, pole barn, etc...)

no improvements

Directions to the Property: (Please start directions from a State or County Road): From Williston go towards ocala on US. 27

IV. TO BE SUPPLIED AT THE TIME OF SUBMISSION: Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Planning and Zoning Department and received one week prior to the Planning Commission Public Hearing.

- * Upon completion of the above application, **please submit the original application and supporting documents along with 15 copies of the same** to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.

Property Description

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Legal Description.** The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view. Additional photos showing relevant information may also be included.

Maps: All required maps and information can be obtained at the Levy County Property Appraiser's Office.

- Property Appraiser's Parcel Map.**
 1. Identify the proposed site clearly using a color or pattern.
 2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.

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3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.

Property Appraiser's Aerial Photograph with Parcel Overlay. Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

Documentation

Existing Conditions and Compatibility on Property adjacent to the proposed amendment site. Provide a cover letter for this application which documents in writing how you believe the proposed Change of Zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

V. Additional Written and Mapping Documentation is required for proposed Change of Zonings that may have impacts that exceed those uses permitted by right in the inapplicable Zoning Districts. Confirm with the Planning and Zoning Department whether or not the proposed may require additional documentation.

VI. COMPREHENSIVE PLAN. The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objectives and policies. For assistance, call the Levy County Planning and Zoning Department at 352-486-5203.

VII. APPLICATION INSTRUCTIONS

(a) An application for a Change of Zoning must be accompanied with a fee of \$600.00. Please note, the application fee may be subject to change. Confirm fee at the time of application.
Note: All copies must be bound and collated.

(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 minimum criteria for the applicable zoning district must be met uniformly for every change of zoning. These standards are not exclusive of any other standards which may be established by the Planning Commission due to particular circumstances which are unique to the property for which the change of zoning is being requested.
- (e) **Change of Zoning applications are processed once a month. Applications received and found complete by the first day of the month will tentatively be scheduled, advertised and presented at the public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.**
- (f) Any information changes must be submitted, in writing, to the Levy County Planning and Zoning Department. These changes must be received 10 days prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
 - In Person: Levy County Planning and Zoning Department, located at 320 Mongo Street, Bronson, Florida.
 - By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, Bronson, Florida, 32621.
- (h) With approval by the Planning and Zoning Director, this office will prepare 2 posters (with Notice of Land Use Action) and place them on the subject property approximately 2 weeks prior to the public hearing.
- (i) 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.
- (j) It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and the Board of County Commissioners. The Commission, at its discretion, may defer action, or take decisive action on any application.

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

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VIII. CERTIFICATION

The undersigned has read and understands the application, and has received, read and understands the submittal 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 of which the petition is being submitted. Signatures of all owners or their agents 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).

Owner of Record

Name: Hanimi R. Challa
Address: 134 NW 88th Ter.
Gainesville, FL 32607
Phone: 352-274-1622

Owner of Record

Name: _____
Address: _____
Phone: _____

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

OWNER VERIFICATION

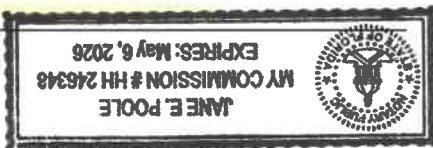
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

102822 _____
Date Owner Signature

STATE OF FLORIDA
COUNTY OF Florida Marion
Hanimi Challa Owner Signature

Sworn to and scribed before me this 28 Day of October 2022 by (name)
Hanimi Challa
Jane E Poole
Signature - Notary Public

Personally known Identification Expiration Date _____



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AGENT VERIFICATION (if applicable)

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

10/31/22
Date

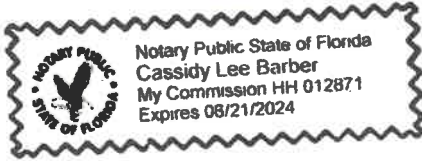
[Signature]
Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 31 Day of October 2022, by (name)
NORM FUGATE

[Signature]
Signature - Notary Public

Personally known Identification Expiration Date 6/21/2024



Office Use Only: PC Public Hearing Date _____
Recommendation: Approval _____ Denial _____
BOCC Public Hearing Date _____ BOCC Action _____
Ordinance Number _____ Adoption Date _____

Prepared by:
Debi Bouchard
LEVY ABSTRACT & TITLE COMPANY
50 Picnic Street
Bronson, Florida 32621
Parcel ID Number: 14264; 265; 266
File Number: T-26538

RETURN TO: LEVY ABSTRACT
P. O. BOX 148
BRONSON, FL 32621
352-486-2116

General Warranty Deed

Made this 30 day of Oct., 2013, by CAROLYN J. MENA, Individually and as Trustee, whose address is 9306 NW 2nd St., Coral Springs, Fl 33071, and JEANNINE C. BALBIER, Individually and as Trustee, whose address is 8001 E. Country Club Blvd., Boca Raton, FL 33487, hereinafter called the grantor, to HANIMI R. CHALLA, a married man, whose address is 134 NW 88th Terr., Gainesville, FL 32607, 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 Ten Dollars, (\$10.00) 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:

A part of the W 1/2 of NE 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, and further described and bounded as follows:

To find the Point of Beginning for this conveyance, start at the Southeast corner of the W 1/2 of NE 1/4 of 9-13-19 and run N 0°06'26" W, for 675.55 feet to an iron pipe - the Point of Beginning. From this Point of Beginning, first run N 88°42'12" W for 557.88 feet to an iron pipe in the edge of the right of way of US Highway #27; thence run, with said right of way, N 36°57'47" W for 200 feet to an iron pipe; thence S 88°41'50" E for 576.94 feet to an iron pipe; thence S 35°34'52" E for 173.89 feet to a concrete marker; thence S 0°06'26" E for 17.89 feet to the iron pipe which is the Point of Beginning.

a/k/a Lot 7, WILLISTON RIDGE, unrecorded

AND

A part of the W 1/2 of NE 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, and further described and bounded as follows:

To find the Point of Beginning for this conveyance, start at the Southeast corner of the W 1/2 of NE 1/4 of 9-13-19 and run N 0°06'26" W for 429 feet to a concrete marker, which is the Point of Beginning. From this Point of Beginning, run S 88°26'44" W for 356.02 feet to a concrete marker in the edge of the right of way line of US Highway #27; thence, with said right of way line, N 36°57'47" W for 336.45 feet to an iron pipe; thence S 88°42'12" E for 557.88 feet to an iron pipe; thence S 0°06'26" E for 246.55 feet to the concrete marker, the Point of Beginning.

a/k/a Lots 8 and 9, WILLISTON RIDGE, unrecorded

This Instrument can be executed in counterparts and the pages reassembled for purposes of recording and notice.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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, 2012.

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]
1st Witness Signature
Witness Printed Name Kathleen Chiorillo

[Signature]
CAROLYN J. MENA
9306 NW 2nd St., Coral Springs, FL 33071

[Signature]
2nd Witness Signature
Witness Printed Name Marcia McLean

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 30 day of Oct, 2013, by CAROLYN J. MENA, who (CHECK ONE): is personally known to me OR has produced _____ as identification.

[Signature]
Notary Public
Print Name: Kathleen Chiorillo
My Commission Expires: _____


Signed, sealed and delivered in our presence:

1st Witness Signature

Witness Printed Name

Courtney Dgrey

JEANNINE C. BALBIER

8001 E Country Club Blvd., Boca Raton, FL 33487

2nd Witness Signature

Witness Printed Name

Daniella Eaton

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of Nov, 2013, by
JEANNINE C. BALBIER who (CHECK ONE): is personally known to me OR has produced
as identification.

PDL#E

exp 12/14/19

Notary Public
Print Name:

Daniella Eaton

My Commission Expires:

Oct 30, 2016

Seal



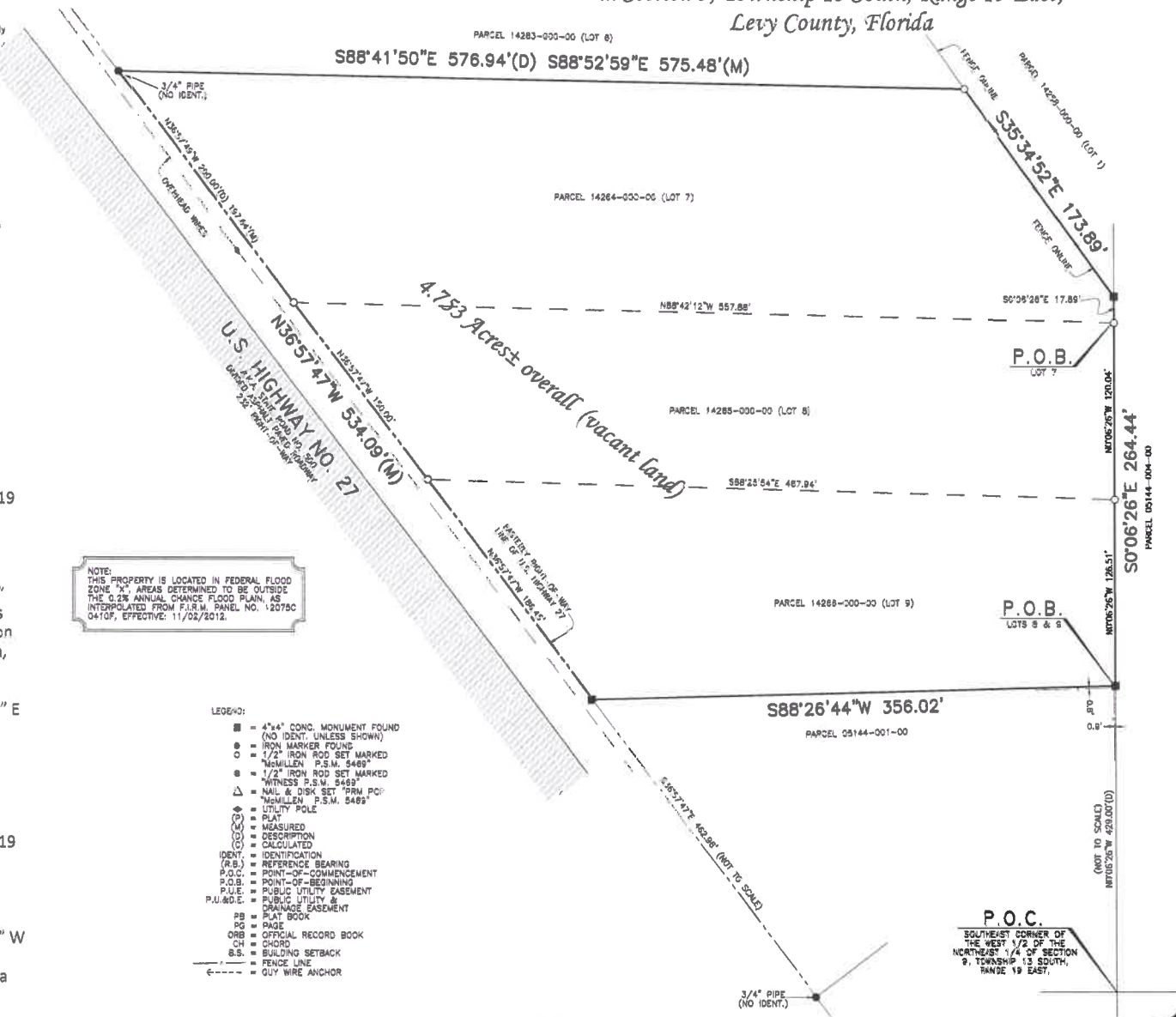
Official Copy

Map of Boundary Survey

Lots 7-9, Williston Ridge Small Farms (unrecorded) lying
in Section 9, Township 13 South, Range 19 East,
Levy County, Florida

Notes:

- Bearings hereon are based on an assumed value of South 88°26'44" West, for the South line of Subject Property, said bearing is identical with the deed of record.
- 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.
- No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. 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 judicially made by letter and may not be reflected on said map.



Description: (O.R.B. 1309, page 252)
A part of the W 1/4 of NE 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, and further described and bounded as follows:

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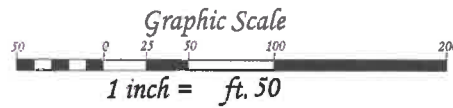
A/K/A Lot 7, Williston Ridge, unrecorded

AND

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A/K/A Lots 8 and 9, Williston Ridge, unrecorded



<p>Prepared By: McMILLEN SURVEYING, INC. 444 N.W. Main Street Williston, Florida, 32688 Office: 352 528-8277</p>	For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com	Florida Professional Surveyor and Mapper License No. 18,446B Florida Professional Surveyor and Mapper License No. 18,446B Not Valid Without the Seal and Signature of a Florida Licensed Surveyor & Mapper. Digitally signed by Stephen K. McMillen P.S.M. on 10/10/22 10:27:09 AM	PREPARED FOR: JOSEPH RANDOLL	Scale: 1" = 50' Proj. No. 2022-028A Drawn: S.M.M. Check: S.M.M. Log. Name: 2022-028A Survey Date: 10/10/22 Field Book: 100 Page: 79
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 51-17, Florida Administrative Code.	Professional Surveyor & Mapper steve@mcsurveying.com		

Cassidy Barber

From: phys assist <jsransdell30@gmail.com>
Sent: Tuesday, October 25, 2022 12:14 PM
To: Cassidy Barber
Subject: Photos facing west

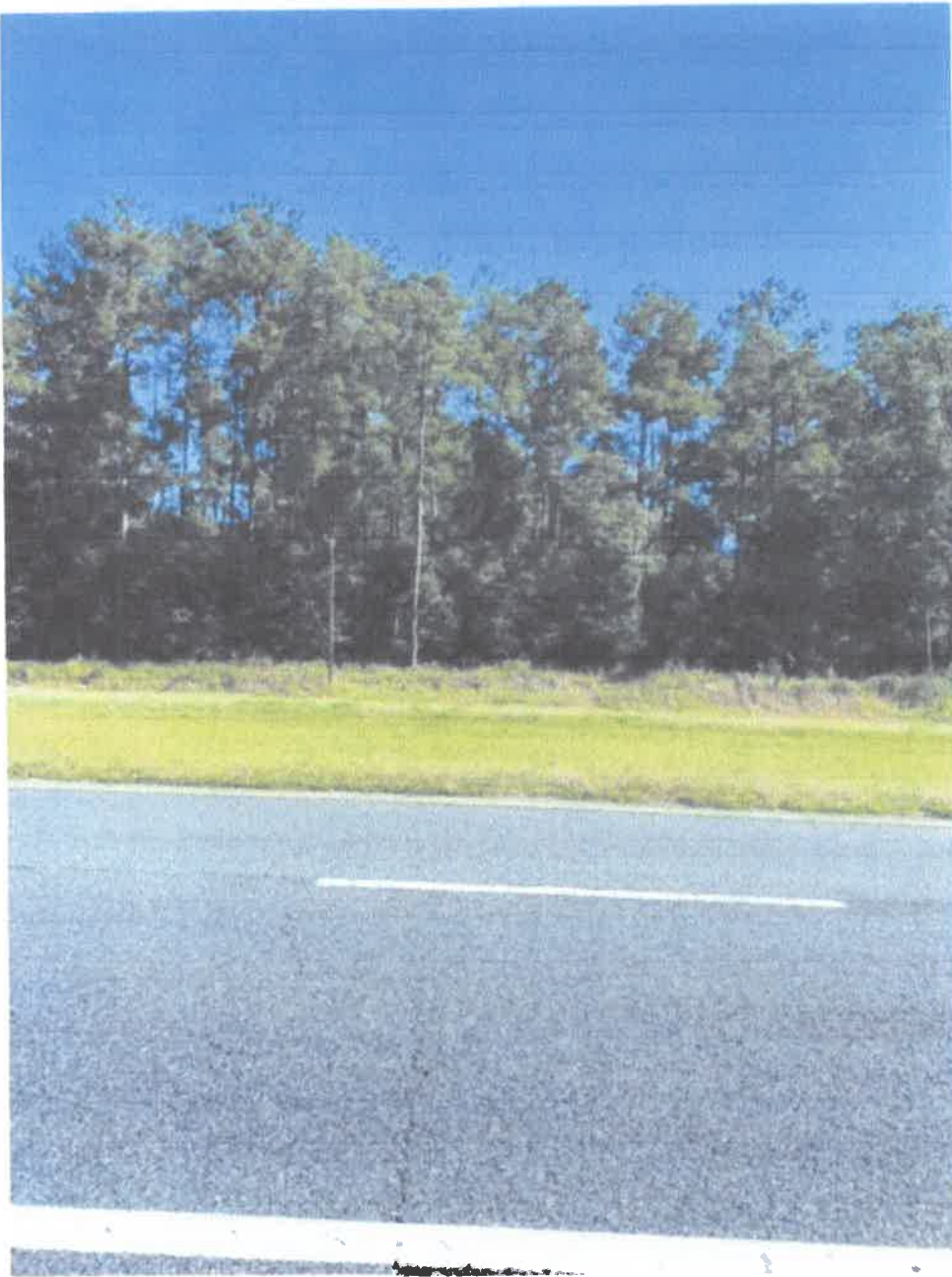


West end, facing US. Highway 27



Sent from my iPhone

South, facing parcel 0514400100



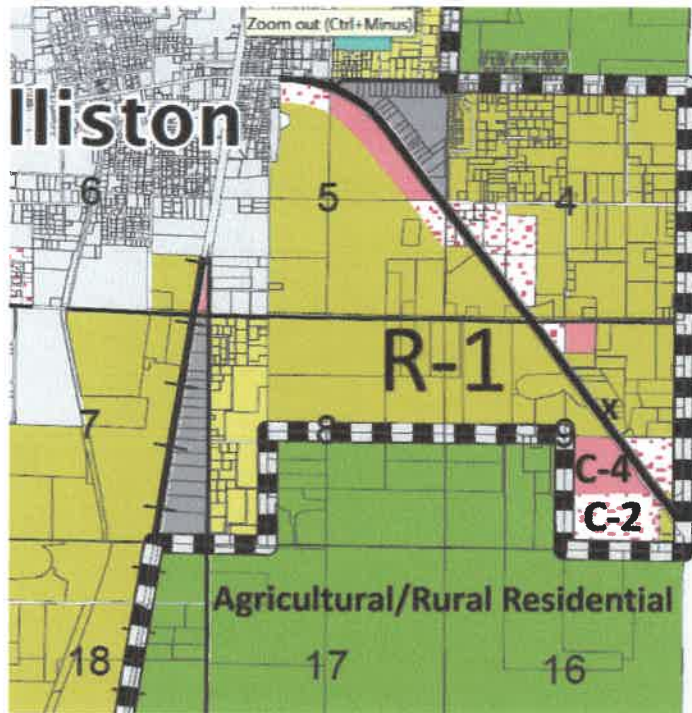
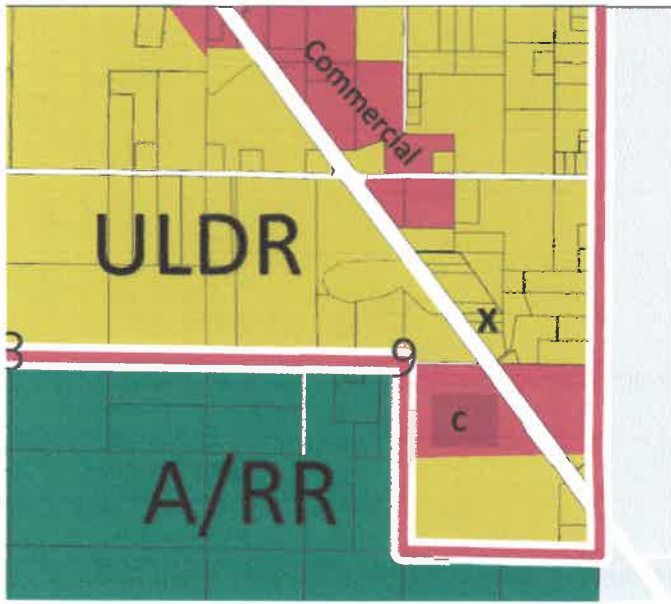
standing across 27 from subject
property facing east

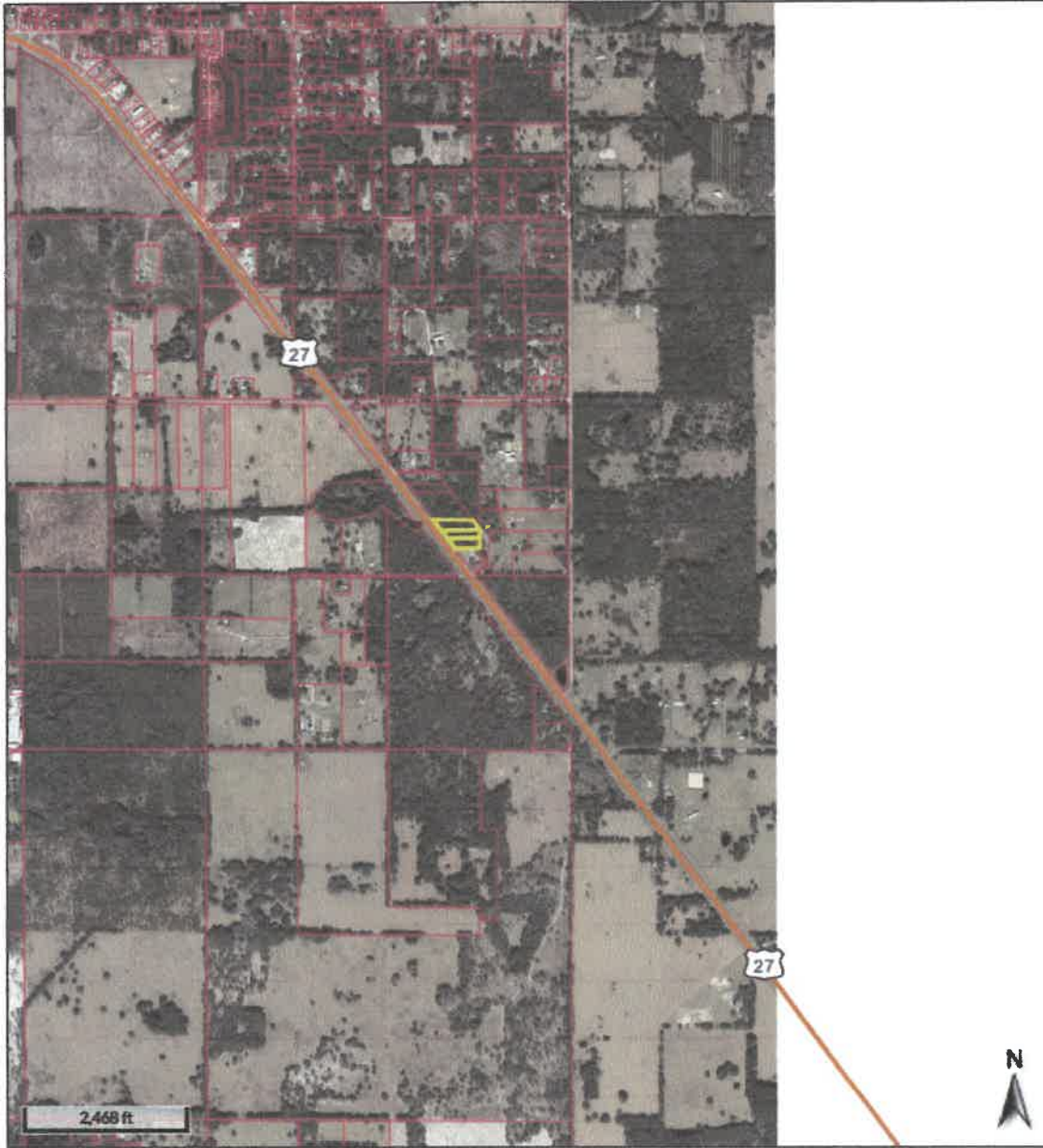
Cassidy Barber

From: phys assist <jsransdell30@gmail.com>
Sent: Tuesday, October 25, 2022 12:13 PM
To: Cassidy Barber
Subject: Photos facing north



facing north, parcel # 1426300000





Overview



Legend

- Parcels
- City Labels

Date created: 10/14/2022
Last Data Uploaded: 10/13/2022 7:24:26 PM

Developed by  Schneider
GEOSPATIAL

The proposed change of zoning on the subject parcel will be compatible with the adjoining development and proposed zoning district because: (i) the proposed new zoning is compatible with the recent commercial development pattern along the Highway 27 corridor between the Williston city limits and the Marion County line, with all recent rezonings in the area having been a change from residential to commercial; (ii) the location of nearby residential structures are situated quite a distance from the location of any proposed commercial structures; and (iii) compatibility with adjoining development will be enhanced by compliance with required buffering requirements .