

**Preliminary Plat Application
Levy County, Florida**

21 - 08

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP _____
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:

Marian Foley, Darla Brooks, & James Brooks

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

Owner's Name: _____ Surveyor's Name: Steve M McMillen
 Owner's Signature: Marian Foley Address: 444 NW Main St
 Address: 6251 SE CR 337 Williston Zip 32696
Mcriston Zip 32608 Telephone Number: 352-518-6277
 Telephone Number: _____

[Signatures: Darla Brooks, Steve M McMillen]

II. Parcel Information:

1. Subdivision Name: Paradise Oaks

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>03745-015-00</u>	<u>26-14-17</u>	<u>20.21.096</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). see attached
4. Proposed Use of Property: Residential
5. Present Zoning/Land Use: A/RP 6. Proposed Zoning Changes:
7. Number of Lots 2 8. Acres in each Parcel: 10.185 / 10.911
9. Do you propose deed restrictions ? Yes No

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10. What type of sewage disposal do you propose ? private
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 Stephen M. McMillen, 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: 11.18.21

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

Parcel ID 0374501500
Location Address 6231 SE COUNTY ROAD 337
 6251 SE COUNTY ROAD 337
 MORRISTON
Neighborhood 04,00 (4)
Legal Description* 26-14-17 0021.10 ACRES TRACT IN NE1/4 AKA PARCEL 15 UNREC SURV OR BOOK 1588 PAGE 6
*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 3 (5600)
Subdivision N/A
Sec/Twp/Rng 26-14-17
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 21.100
Homestead Y
Ag Classification Yes

[View Map](#)

Owner

Owner Name Foley Marian J -Eh Life Estate 100%
 Brooks Darla J -Et AL- 0%
 Brooks James S 0%
Mailing Address 6231 SE COUNTY RD 337
 MORRISTON, FL 32668

Valuation

	2021 Preliminary Value Summary
Building Value	\$80,740
Extra Features Value	\$14,922
Market Land Value	\$94,472
Ag Land Value	\$56,567
Just (Market) Value	\$190,134
Assessed Value	\$96,422
Exempt Value	\$96,422
Taxable Value	\$0
Cap Differential	\$55,807
Previous Year Value	\$147,898

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
	0				96422	

Building Information

Building	1	Roof Cover	METAL
Actual Area	2564	Interior Flooring	CARPET
Conditioned Area	2052	Interior Wall	DRYWALL
Actual Year Built	1998	Heating Type	FORCED AIR DUCTED
Use	MOBILE HOME 1	Air Conditioning	CENTRAL
Exterior Wall	VINYL SIDING	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	2052	2052
DECK	0	96
UNFINISHED SCREEN PORCH	0	288
DECK	0	128
Total SqFt	2052	2564

Building	2	Roof Cover	ASPHALT/COMP SHG
Actual Area	2276	Interior Flooring	CARPET
Conditioned Area	2052	Interior Wall	DRYWALL
Actual Year Built	1998	Heating Type	FORCED AIR DUCTED
Use	MH NOT ASSESSED	Air Conditioning	CENTRAL
Exterior Wall	VINYL SIDING	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	128
MOBILE HOME BASE	2052	2052
DECK	0	96
Total SqFt	2052	2276

Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	16	14	0	224
FIREPLACE-C	1	0	0	0	1
DU-C STORAGE	1	16	10	0	160
DU-C STORAGE	1	20	10	0	200
DU-C STORAGE	1	26	16	0	416
RES SITE IMP 1	1	0	0	0	1

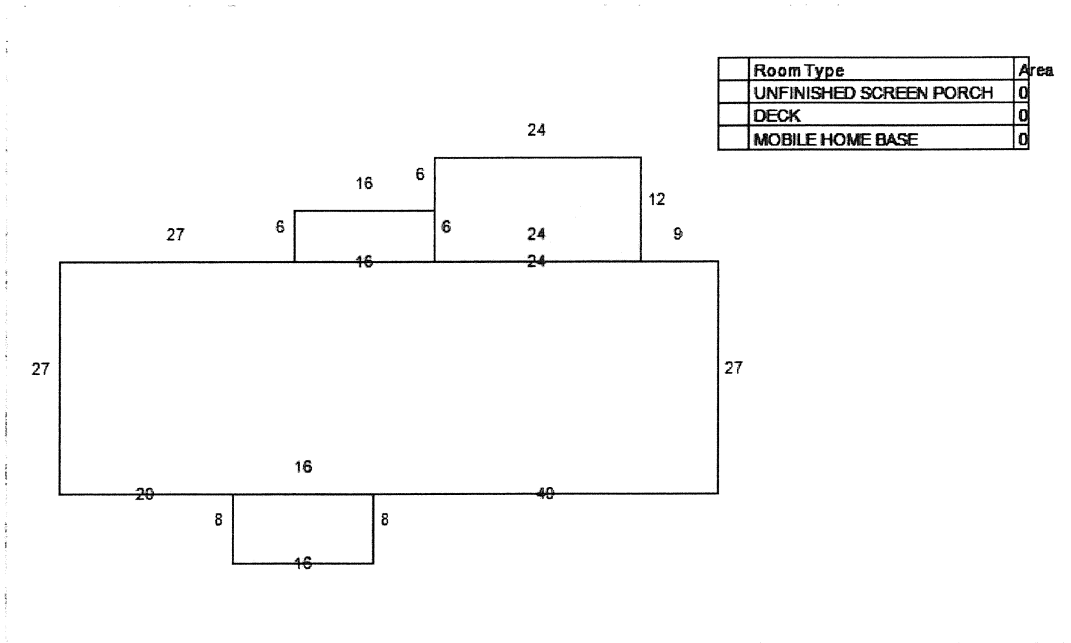
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
9910 NON AG	0	0	14.1	AC	\$55,272
TIMBER III	0	0	7	AC	\$1,295
MOBILE HOME	0	0	7	AC	\$39,200

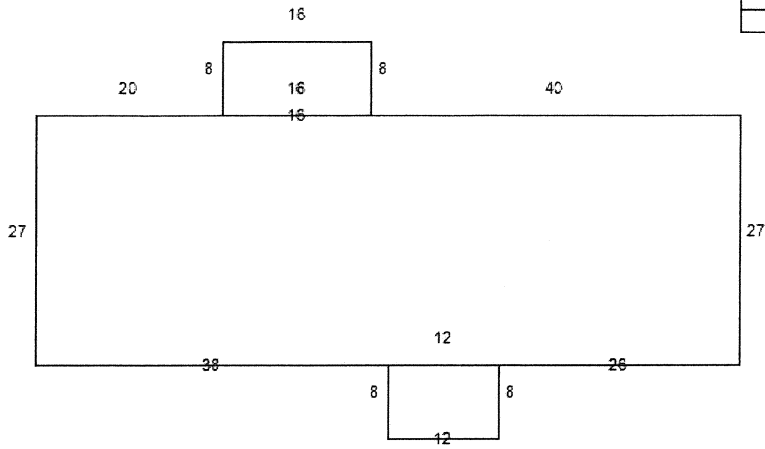
Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
6/11/2021	\$100.00	WD	<u>1588</u> <u>6</u>	U	I	FOLEY MARIAN J	FOLEY MARIAN J -EH LIFE ESTATE
8/1/2005	\$100.00	WD	<u>969</u> <u>801</u>	U	I	WEGNER VIRGINIA J SWANSON	
9/1/1997	\$47,900.00	WD	<u>635</u> <u>694</u>	Q	V	WOODLAND III LTD	

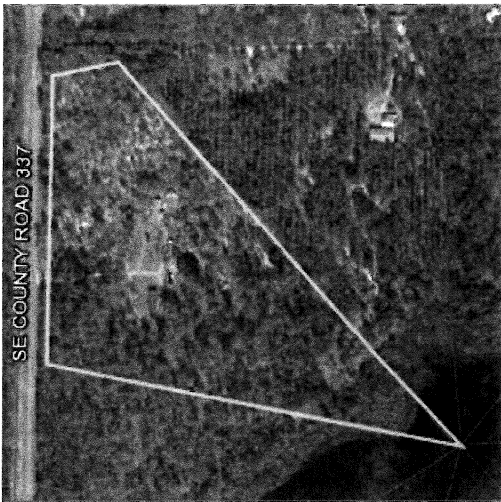
Building Sketch



Room Type	Area
DECK	0
MOBILE HOME BASE	0
FINISHED OPEN PORCH	0



Map



No data available for the following modules: Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 9/29/2021, 7:26:07 PM

Developed by
 Schneider
 GEOSPATIAL

16-96-2017

This instrument prepared by:
Ryan C. Curtis
Curtis Law Firm, LLC
175 NW 138th Terr., Suite 100
Jonesville, Florida 32669

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED is made this 11 day of June 2021, by **MARIAN J. FOLEY**, an unremarried widow of **RONALD P. FOLEY**, deceased, whose post office address is 6231 SE County Road 337, Morriston, Florida 32668, hereinafter called "Grantor", to **MARIAN J. FOLEY**, a Life Estate, *with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to divest remaindermen, and retain any and all proceeds generated thereby*, and upon the death of the life tenant, the remainder, if any to **DARLA J. BROOKS** and **JAMES S. BROOKS**, wife and husband, whose post office address is 6231 SE County Road 337, Morriston, Florida 32668, hereinafter called "Grantee".

pu

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the said Grantee the following described land situate, lying, and being in the County of **LEVY**, State of Florida, to-wit:

Tax Parcel Number: 03745-000-00

A parcel of land in the Northeast 1/4 of Section 26, Township 14 South, Range 17 East, Levy County, Florida being further described as follows:

For a Point of Reference, commence at the Northeast corner of Section 26, Township 14 South, Range 17 East, thence run S 88°55'04" W, along the North line of the Northeast 1/4 of said Section 26, 2656.68 feet, to the East right of way line of Levy County Road No. C-337; thence S 00°44'24" E, along said right of way line, 150.00 feet to the POINT OF BEGINNING; thence continue S 00°44'24" E, along said right of way line, 1021.18 feet; thence S 80°21'08" E, 1461.59 feet; thence N 42°50'51" W, 1800.94 feet; thence S 76°40'22" W, 235.73 feet to close on the POINT OF BEGINNING.

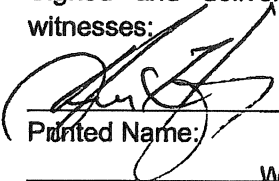
No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or condition of the title to or boundaries of the property described herein.

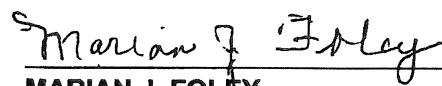
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.


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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed and delivered in our presence as witnesses:

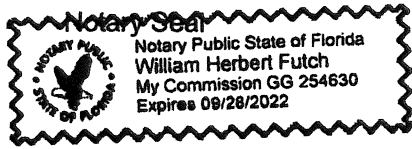

Printed Name: William Futch

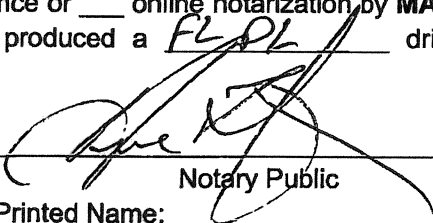

MARIAN J. FOLEY

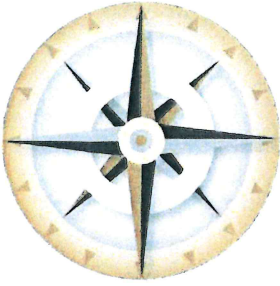

Printed Name: Virginia McCormac

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing ENHANCED LIFE ESTATE DEED was acknowledged before me this ___ day of June, 2021 by means of physical presence or ___ online notarization by **MARIAN J. FOLEY**, who ___ is personally known or has produced a FLDL driver's license as identification.




Notary Public
Printed Name: _____
Commission Number: _____
Expiration Date: _____



McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

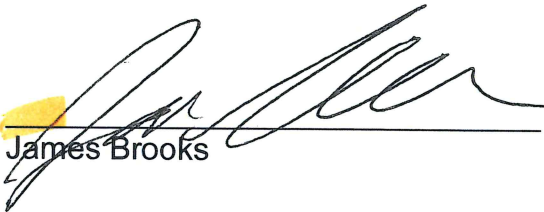
November 16, 2021

State of Florida

County of Levy

I, James Brooks, 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 "Paradise Oaks" on the following parcel lying in Section 26, Township 14 South, Range 17 East, Levy County, Florida:

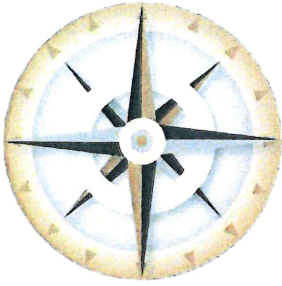
Parcel ID# 03745-015-00, Morriston.

 Date: 11/17/21
James Brooks

Notary Public, State of Florida
At Large


My Commission Expires: 11-8-24





McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277


November 15, 2021

State of Florida

County of Levy

I, Marian Foley and Darla Brooks, 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 "Paradise Oaks" on the following parcel lying in Section 26, Township 14 South, Range 17 East, Levy County, Florida:

Parcel ID# 03745-015-00, Morriston.

 Marian Foley
Marian Foley

Date: 11/15/2021

 Darla Brooks
Darla Brooks

Date: 11/15/2021

Notary Public, State of Florida

At Large


My Commission Expires: 11/06/2024



The flood map for the selected area is number **12075C0530F**, effective on **11/02/2012** [?](#)

DYNAMIC MAP



PRINT MAP:
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM [?](#)

- Revisions (0)
- Amendments (0)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.

[Go To NFHL Viewer »](#)



PIN

- Approximate location based on user and does not represent an authoritative property location

SPECIAL FLOOD HAZARD AREAS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

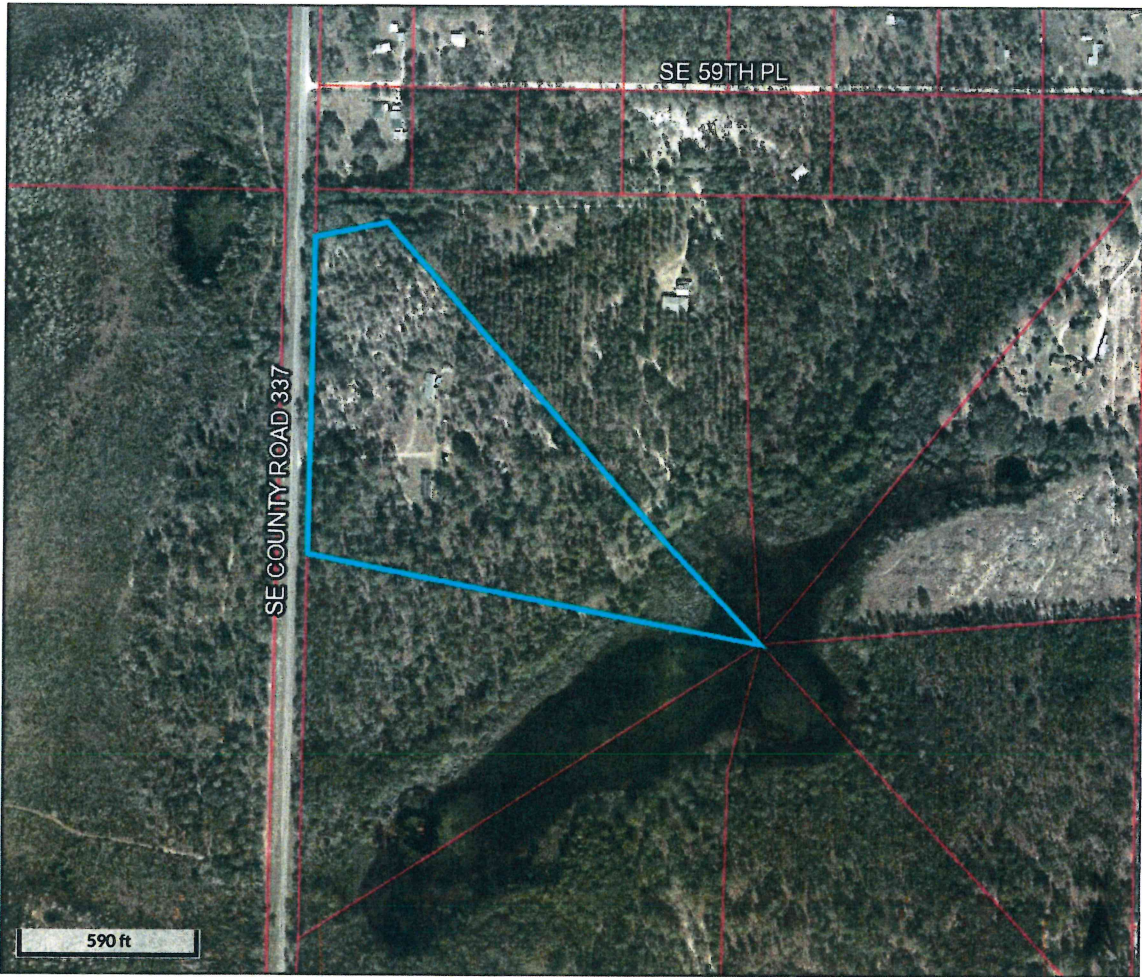
- Without Base Flood Elevation (BFE) Zone A, V, ASD
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH

- 0.2% Annual Chance Flood Hazard of 1% annual chance flood with a depth less than one foot or with areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS



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

Parcel ID	0374501500	Physical Address	6231 SE COUNTY ROAD 337	Building Value	\$80,740	Last 2 Sales							
Property Use	5600 - TIMBER III	Address	MORRISTON	Extra Feature Value	\$14,922	Date	9/1/1997	Price	\$47900	Reason	n/a	Qual	Q
Taxing District	SW FLORIDA WT MG	Mailing Address	BROOKS DARLA J - ET AL- 6231 SE COUNTY RD 337 MORRISTON FL 32668	Market Land Value	\$94,472	Date	n/a	Price	0	Reason	n/a	Qual	n/a
Acres	21.1			Ag Land Value	\$56,567								
				Just Value	\$190,134								
				Assessed Value	\$96,422								
				Taxable Value	\$0								

Date created: 9/30/2021
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