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6 **ORDINANCE**
7 **NUMBER 2020-003**
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9 **AN ORDINANCE OF LEVY COUNTY, FLORIDA,**
10 **APPROVING A REZONING FOR APPLICANTS**
11 **THOMAS REAVES, JR. AND DEANNA C. REAVES,**
12 **REZONING 40 ACRES MORE OR LESS LOCATED IN**
13 **SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST,**
14 **LEVY COUNTY, FLORIDA, FROM FORESTRY/RURAL**
15 **RESIDENTIAL (F/RR) TO AGRICULTURAL/RURAL**
16 **RESIDENTIAL (A/RR), APPLICATION CZ 02-20;**
17 **PROVIDING FOR EXCLUSION FROM CODIFICATION;**
18 **PROVIDING AN EFFECTIVE DATE.**
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20
21 **WHEREAS**, in a public hearing held on November 3, 2020, the Board of County
22 Commissioners of Levy County, Florida ("Board"), reviewed Application CZ 02-20 which
23 requested a rezoning of 40 acres more or less from Forestry/Rural Residential (F/RR) to
24 Agricultural/Rural Residential (A/RR), on property owned by Thomas Reaves, Jr., and
25 Deanna C. Reaves, and Brian C. Reaves and Michael Reaves, whose address is 2961 W.
26 Laurel Street, Lecanto, FL 34461, which property is described in Exhibit "A" attached
27 hereto and by this reference incorporated herein; and

28 **WHEREAS**, the applicants, Thomas Reaves, Jr. and Deanna Reaves, seek a
29 rezoning to be able to accommodate additional density for residential development on the
30 subject property; and

31 **WHEREAS**, the Levy County Planning Commission and the Board conducted public
32 hearings on January 6, 2020 and February 4, 2020, respectively, regarding the transmittal
33 of a Future Land Use Map Amendment from Forestry/Rural Residential to

1 Agricultural/Rural designation on the Levy County Future Land Use Map for the subject
2 property (herein "the FLUM Amendment") to the state land planning agency and other
3 agencies, which transmittal was approved by the Board; and

4 **WHEREAS**, on April 21, 2020, the Board conducted a public hearing on the FLUM
5 Amendment and approved Ordinance 2020-002, adopting the FLUM Amendment for the
6 subject property; and

7 **WHEREAS**, the Levy County Planning Commission conducted a public hearing on
8 Application CZ 02-20 on October 5, 2020, and found the Application to be consistent with
9 the Levy County Comprehensive Plan and recommended approval of the Application; and

10 **WHEREAS**, after due consideration, the Board of County Commissioners has found
11 that the request is consistent with the Levy County Comprehensive Plan and has
12 determined it to be in the best interest of the public to rezone the subject property from
13 F/RR to A/RR.

14 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
15 Levy County, Florida:

16 **SECTION 1.** That the following application for a rezoning is hereby approved:

17 Application CZ 02-20 rezoning 40 acres more or less of property from
18 Forestry/Rural Residential (F/RR) to Agricultural/Rural Residential (A/RR) on
19 property owned by Thomas Reaves, Jr., and Deanna C. Reaves, and Brian
20 C. Reaves and Michael Reaves, whose address is 2961 W. Laurel Street,
21 Lecanto, FL 34461, which property is described in Exhibit "A" attached
22 hereto and by this reference incorporated herein.

23
24 **SECTION 2.** The zoning for this property shall run with the property and shall apply
25 to any subsequent owners, heirs and assigns.

1 **SECTION 3.** This ordinance shall not be included in the Code of Ordinances of
2 Levy County, Florida. This ordinance shall have all legal force and effect as a duly adopted
3 ordinance of Levy County, Florida.

4 **SECTION 4.** This ordinance shall take effect upon filing in the Office of the
5 Secretary of State, State of Florida.


6 **PASSED AND DULY ADOPTED** this 3rd day of November, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

Matthew Brooks, Chair

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13 **ATTEST:**
14 **Danny J. Shipp, Clerk of Circuit**
15 **Court and Ex-Officio Clerk to the**
16 **Board of County Commissioners**
17

18
19
20 _____
21 **Danny J. Shipp, Clerk**

22 **APPROVED AS TO FORM**
23 **AND LEGAL SUFFICIENCY**
24 
25 _____
26 **Anne Bast Brown, County Attorney**

27
28
29 **z:\rezone.reaves**
30 **LR2019-098**
31 **10/08/2020**
32

"Exhibit A"

LEGAL DESCRIPTIONS

PARCEL "A" (O.R. BOOK 1444, PAGE 812):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°54'26" E ALONG SAID NORTH LINE, A DISTANCE OF 1297.35 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN S 00°25'52" N ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 662.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'26" W ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1280.37 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N 01°02'11" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "A" CONTAINS 19.60 ACRES (853,872 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

PARCEL "B" (O.R. BOOK 1444, PAGE 814):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55); THENCE RUN S 01°02'11" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'11" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 201.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 5799.870 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY AND THROUGH A CENTRAL ANGLE OF 04°34'55" A DISTANCE OF 463.60 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°14'17" N 463.67 FEET); THENCE RUN S 88°00'04" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 1271.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 00°25'52" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 662.53 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 662.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N 88°54'26" W ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1280.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "B" CONTAINS 19.44 ACRES (848,797 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

Exhibit "A"

LEGAL DESCRIPTION (PROPOSED PARCEL "A"):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°54'26" E ALONG SAID NORTH LINE, A DISTANCE OF 1297.35 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN S 00°25'52" W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 662.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'26" W, ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1280.37 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N 01°02'11" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "A" CONTAINS 19.60 ACRES (853,872 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION (PROPOSED PARCEL "B"):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

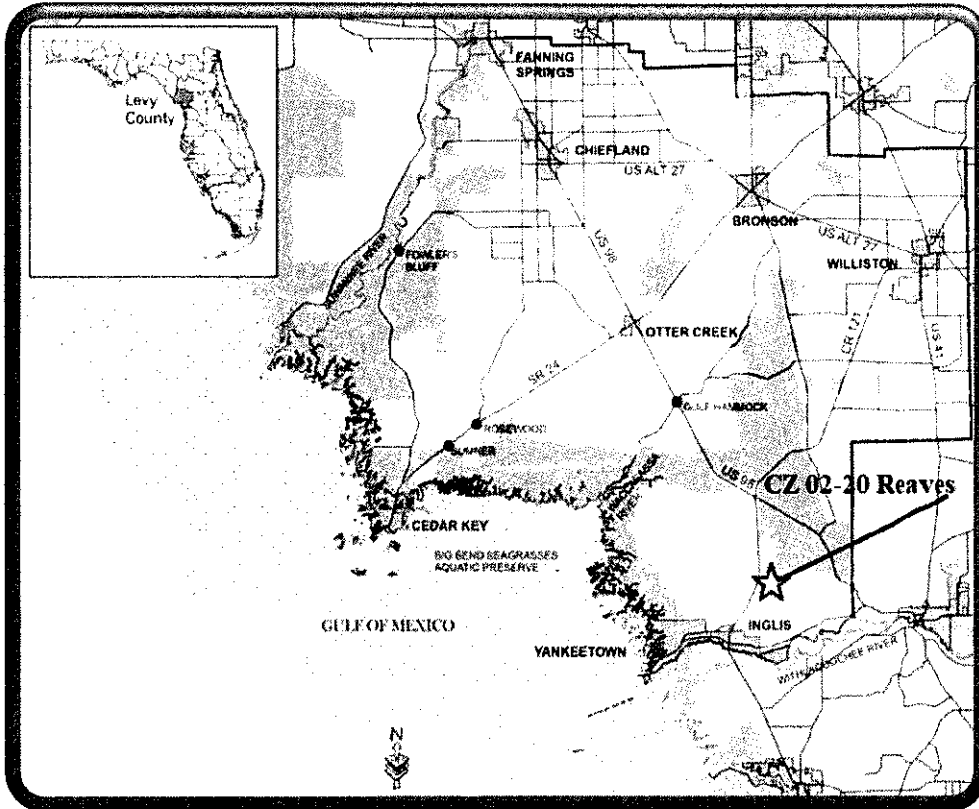
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55); THENCE RUN S 01°02'11" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'11" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 201.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 5799.578 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY AND THROUGH A CENTRAL ANGLE OF 04°34'55" A DISTANCE OF 463.80 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°14'17" W 463.67 FEET); THENCE RUN S 89°00'04" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 1271.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 00°25'52" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 662.53 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 662.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N 88°54'26" W, ALONG SAID SOUTH LINE OF THE NORTH 662.52 FEET, A DISTANCE OF 1280.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "B" CONTAINS 19.44 ACRES (846,757 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

EXHIBIT 11A

Levy County Staff Report for Thomas Reaves Change of Zoning (CZ 02-20)



PREPARED BY LEVY COUNTY
DEVELOPMENT DEPARTMENT
OCTOBER 21, 2020

FOR THE LEVY BOARD OF
COUNTY COMMISSIONERS

LEVY COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

THOMAS REAVES (CZ 02-20)

To: Levy County Board of County Commissioners
From: Development Department

Applicant/Owner: Thomas Reaves

Legal Description: Section 18, Township 16S, Range 17E, Levy County.

Parcel ID Number's: 03868-001-00 and 03868-001-0B

Total Project Area: 40 acres more or less

Situs Address: Not applicable

Current Zoning Designation: "FRR" Forestry/Rural Residential

Proposed Zoning Designation: "ARR" Agriculture/Rural Residential

Staff Review Based on the Application Submitted:

This is an application to assign an "ARR" Zoning District to 40 acres as identified in the preface of this staff report. The subject property is undeveloped and fronts U.S. Hwy 19/98.

This change of zoning is requested pursuant an approved Large Scale Plan Amendment [LSA 19-02] to the FLUM that changed the land use designation from "FRR" Forestry/Rural Residential to an "ARR" Agriculture/Rural Residential land use designation.

Proposed use of the Property: The purpose of the change of zoning is to create a residential subdivision in the future that will consist of three (3) 10+ lots.

Existing land uses:

- North and Northwest of the subject parcel is undeveloped and identified as timber use.
West of the subject parcel is developed with three (3) single-family residences.
South and South east of the subject parcel is undeveloped and identified as timber use.

The following are the code sections related to changes of zonings. Staff has provided comments following each applicable code section marked with asterisk (*)

Sec. 50-665 Zoning change criteria.

- (a) The following criteria shall serve as minimum requirements or criteria for the planning commission and the board of county commissioners to consider in a zoning change request, which a zoning request must meet in order to be approved by the board of county commissioners:
(1) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change are compatible with the adjacent development, and with uses allowed in the land use and zoning districts in the surrounding area or neighborhood.

(2) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change are consistent with the provisions of the comprehensive plan.

***The change of zoning application was reviewed by the Planning Department and was found to be in compliance with the Comprehensive Plan.**

(3) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change would protect the public health, safety, and welfare.

(4) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change would not adversely affect property values for properties in the surrounding area or neighborhood.

***Neither a professional analysis or opinion was provided as to the effect the proposed development of the subject property would have on nearby property values.**

(5) Whether there are substantial reasons why the property cannot be used in accordance with the existing zoning district.

(6) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change would cause a detrimental increased load on public infrastructure, including, but not limited to schools, utilities, roads, solid waste, than would otherwise be allowed with the existing zoning district.

(7) Whether the proposed zoning change or the uses that would be allowed by the proposed zoning change would not reduce light and air to adjacent properties and would not cause an increase in smoke, odor, or glare than would otherwise be allowed with the existing zoning district.

Sec. 50-665 Zoning Change Criteria

**** This application is not for a change of zoning to commercial. Therefore, this code section would not apply.**

STAFF SUMMARY:

Staff Summary:

The development of the subject parcels within ARR residential uses, would be consistent with the change of zoning criteria in this section, and would be compatible with the established land use pattern in the surrounding area.

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

Filing Date: _____
Amount of Fee: \$ 600.00

Petition Number CZ 02-20
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 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 AND REQUEST INFORMATION: Please print unless otherwise specified.

Applicant's Name <u>Tom and Deanna Reeves</u>	Owner's Name <u>Michael and Brian REAVES</u>
Address <u>2961 W. LAUREL street</u>	Address <u>2961 W. LAUREL St.</u>
<u>Leesville, FL</u> Zip Code <u>34461</u>	<u>Leesville, FL</u> Zip Code <u>34461</u>
Phone No. <u>(352) 527-3957</u>	Phone No. <u>(352) 586-1698</u>

II PARCEL INFORMATION

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>03868-001-00</u>	<u>18/16/17east</u>	<u>20 AC</u>
2. <u>03868-001-0B</u>	<u>18/16/17east</u>	<u>20 AC</u>
Total Acreage		<u>40 AC</u>

Subdivision name (if applicable): _____

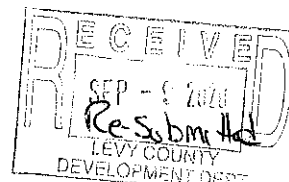
Legal Description: Provide most current deed. See required attachments.

III. CHANGE OF ZONING AND LAND USE INFORMATION:

1. Current Land Use: ARR

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 FARR district to ARR district.

Requested Use and Activities and Development associated with the Proposed Change of Zoning
To change to Residential development, it is low density, Agricultural and
the change from FRR to ARR is environmentally suitable for the area.
wells and septic tanks will serve the property
 (*Use additional sheets if needed)



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

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

Timber - VACANT undeveloped

Directions to the Property: (Please start directions from a State or County Road): TAKE Hwy 19 north out of Inglis 4.8 miles from Hwy 40 Redlight Property is on the EAST side of Hwy 19

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 Development 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 24 copies of the same** to the Levy County Development Department, 622 East Hathaway Avenue, 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.

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

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 Development 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 Department at 352/486-5405.

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.**

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

- (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 Development Department and received 10 days prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:
 - In Person: Levy County Development Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
 - By Mail: Levy County Development Department, Post Office Box 672, Bronson, Florida, 32621.
- (h) With approval by the Development Director, this office will prepare 2 posters (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 Development Department at (352) 486-5203 or visit the above address in person.

APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA

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: Thomas and Deanna Reaves
Address: 2961 W. Laurel Street
Jacinto, FL. 34461
Phone: 352-601-6118, 352-302-7820

Owner of Record

Name: Brian Reaves, Michael Reaves
Address: 2961 W. Laurel Street
Jacinto, FL 34461
Phone: 352-586-1698, 352-586-4989

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.

9/8/20 Thomas Reaves, Deanna Reaves, Paul, M
Date Owner Signature

STATE OF FLORIDA
COUNTY OF Citrus
Owner Signature

Sworn to and scribed before me this 8th Day of September 20 20, by (name) Thomas Reaves
Deanna Reaves, Brian Reaves, Michael Reaves.
Katrina L. Riggs
Signature - Notary Public

Personally known Identification Expiration Date _____



KATRINA L. RIGGS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG231774
Expires 6/25/2022

APPLICATION FOR CHANGE OF ZONING
LEVY COUNTY, FLORIDA

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.

9/8/20
Date

Thomas C. Reaves Jr
Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF Citrus

Sworn to and scribed before me this 8th Day of September 2020, by (name)
Thomas C. Reaves, Jr

Katrina L Riggs
Signature - Notary Public

Personally known Identification Expiration Date _____



KATRINA L. RIGGS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG231774
Expires 6/25/2022

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

Pu
This Instrument Prepared by & return to:
Name: Thomas Reaves, Jr.
Address: 2961 W. Laurel St.
Lecanto, FL 34461

No Consideration

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed executed this 21st day of January A.D. 2018, by THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, first party, to THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, whose post office address is 2961 West Laurel Street, Lecanto, FL 34461, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said 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 renise, release, and quit-claim unto the said 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:

See Attached Legal Description

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:

Stacey Clyatt
Witness Signature

Stacey Clyatt
Printed Name

[Signature]
Witness Signature

Ray C. Hart
Printed Name

Thomas Reaves Jr L.S.
THOMAS REAVES, JR.
Address: 2961 W. Laurel St.
Lecanto, FL 34461

Deanna C. Reaves L.S.
DEANNA C. REAVES
Address: 2961 W. Laurel St.
Lecanto, FL 34461

[Signature] L.S.
BRIAN C. REAVES
Address: 4420 W Whipperwood St
Lecanto FL 34461

[Signature] L.S.
MICHAEL REAVES
Address: 2961 W. Laurel St.
Lecanto, FL 34461

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 21st day of January, 2018, by THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, who is known to me or who has produced _____ as identification.

Stacey Clyatt
Signature of Notary
My commission expires _____



LEGAL DESCRIPTION (PROPOSED PARCEL "B"):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55); THENCE RUN S 01°02'11" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'11" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 201.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 5799.578 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY AND THROUGH A CENTRAL ANGLE OF 04°34'55" A DISTANCE OF 463.80 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°14'17" W 463.67 FEET); THENCE RUN S 89°00'04" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 1271.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 00°25'52" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 662.53 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 662.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N 88°54'26" W, ALONG SAID SOUTH LINE OF THE NORTH 662.52 FEET, A DISTANCE OF 1280.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "B" CONTAINS 19.44 ACRES (846,757 SQUARE FEET) MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

Pu
This Instrument Prepared by & return to:
Name: Thomas Reaves, Jr.
Address: 2961 W. Laurel St,
Lecanto, FL 34461

No Consideration

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed executed this 21st day of January A.D. 2018, by THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, first party, to THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, whose post office address is 2961 West Laurel Street, Lecanto, FL 34461, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said 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 said 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:

See Attached Legal Description

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:

Stacey Clyatt
Witness Signature

Stacey Clyatt
Printed Name

[Signature]
Witness Signature

ROY CHATT
Printed Name

Thomas Reaves Jr L.S.
THOMAS REAVES, JR.

Address: 2961 W. Laurel St.
Lecanto, FL 34461

Deanna C. Reaves L.S.
DEANNA C. REAVES

Address: 2961 W. Laurel St.
Lecanto, FL 34461

[Signature] L.S.
BRIAN C. REAVES

Address: 4424 W Whippoorwill St
Lecanto FL 34461

[Signature] L.S.
MICHAEL REAVES

Address: 2961 W. Laurel St.
Lecanto, FL 34461

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 21st day of January, 2018, by THOMAS REAVES, JR. and DEANNA C. REAVES, His wife, and BRIAN C. REAVES and MICHAEL REAVES, who is known to me or who has produced _____ as identification.

Stacey Clyatt
Signature of Notary
My commission expires _____



LEGAL DESCRIPTION (PROPOSED PARCEL "A"):

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'26" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°54'26" E ALONG SAID NORTH LINE, A DISTANCE OF 1297.35 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN S 00°25'52" W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 662.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'26" W, ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1280.37 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N 01°02'11" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL "A" CONTAINS 19.60 ACRES (853,872 SQUARE FEET) MORE OR LESS.

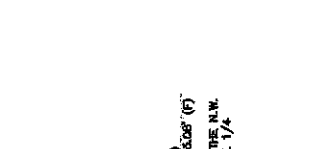
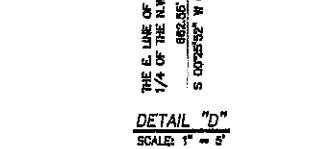
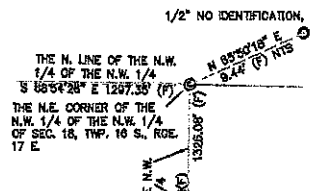
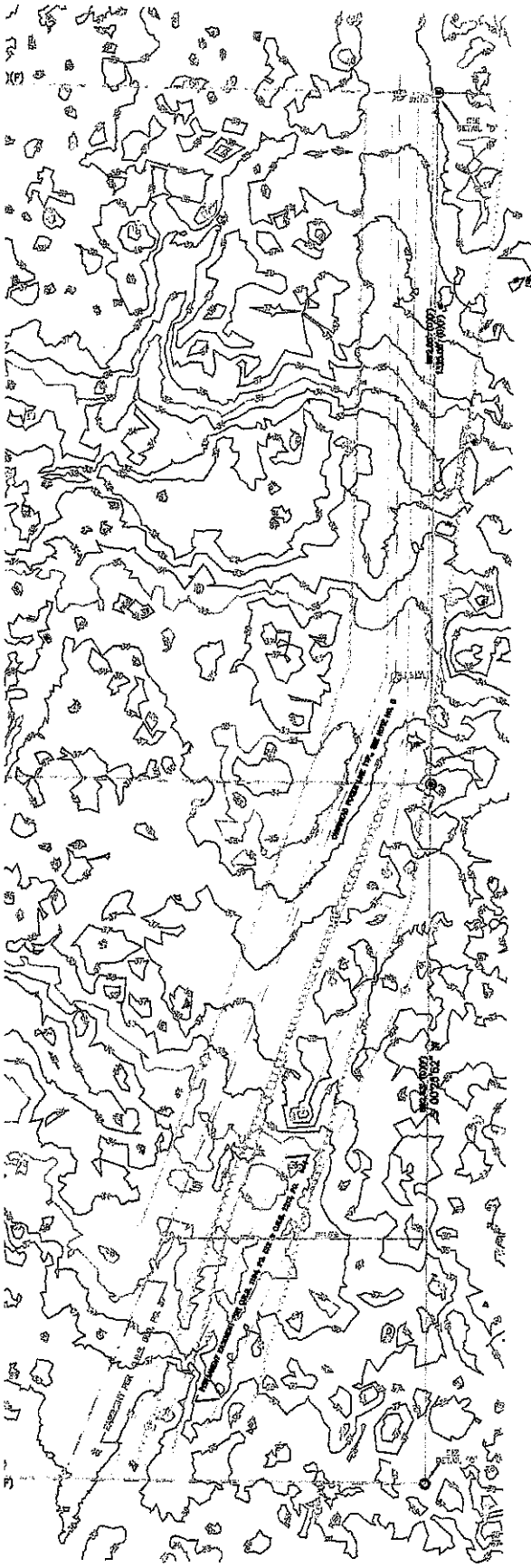
SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION (PROPOSED PARCEL "A"):
 THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'28" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°54'28" E ALONG SAID NORTH LINE, A DISTANCE OF 1297.35 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN S 0°22'52" W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 662.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'28" W, ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1260.37 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N 01°02'11" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.66 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL "A" CONTAINS 19.60 ACRES (853,872 SQUARE FEET) MORE OR LESS.
 SUBJECT TO EASEMENTS OF RECORD.

LEGAL DESCRIPTION (PROPOSED PARCEL "B"):
 THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, THENCE RUN S 88°54'28" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, A DISTANCE OF 20.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (ALSO KNOWN AS STATE ROAD NO. 55); THENCE RUN S 01°02'11" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 662.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 662.50 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°02'11" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 201.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 5793.576 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY AND THROUGH A CENTRAL ANGLE OF 04°34'58" A DISTANCE OF 463.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°41'17" W 463.87 FEET); THENCE RUN S 89°00'04" E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 1271.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 0°25'52" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18 A DISTANCE OF 662.53 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 662.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18; THENCE RUN N 88°54'28" W, ALONG SAID SOUTH LINE OF THE NORTH 662.50 FEET, A DISTANCE OF 1260.37 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL "B" CONTAINS 19.44 ACRES (849,757 SQUARE FEET) MORE OR LESS.
 SUBJECT TO EASEMENTS OF RECORD.

SURVEYORS NOTES:
 1. The bearings shown hereon are based on the East Right-of-Way line of State Road No. 55 (U.S. Highway 19), as shown on State of Florida State Road Department's Right of Way Map, Section 34050-2810. The East R/W line was held to bear N 01°02'11" W between Permanent Right of Way Markers on the E. R/W line at Stations P.C. 408 + 98.36 FOOT & (7) and P.O.L. Station 428 + 35.84 FDOT, 428 + 36.67 (7).
 2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
 3. No instrument of record reflecting easements, rights of way and/or ownerships was furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
 4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
 5. Overhead power lines as shown in centerline of pole line, with location of easement, if any, is unknown, no documents furnished.
 6. The contours shown hereon are based on 2007 Florida Division of Emergency Management (FDEM) LIDAR Project: Levy County. The data set used is a contour shape file of elevations derived from LIDAR. All contours shown hereon are based on NAVD 83 (North American Vertical Datum of 1983) and NAD 83 (North American Datum of 1983), Florida State Plane Coordinate System, Florida West, Zone 0902, HARN (High Accuracy Reference Network).

GulfWest Surveying, Inc.
 Professional Surveyors and Mappers
 9469 W. Green Bay Lane
 Crystal River, Florida 34428
 Ph: 352.563.1252 Fax: 352.563.1253



- LEGEND:**
- 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted
 - 1/2" IRON ROD & CAP (DOT) Except as noted
 - 1/2" IRON ROD & CAP (LS 7814)
 - 1/2" IRON ROD & CAP (LS 146)
 - ▲ GEODETIC POINT (DOT FOUND, NOT SET)
 - UTILITY POLE
 - (C) CALCULATED
 - (F) FLORIDA DEPARTMENT OF TRANSPORTATION
 - (D) DEED OR DESCRIBED
 - (7) FIELD MEASURED
 - (L) LOCKED BUSINESS
 - (R) RADIUS
 - (L) LINE LENGTH
 - (A) AREA
 - (CHD) CHORD BEARING & DISTANCE
 - R/W RIGHT-OF-WAY
 - CH CONCRETE MONUMENT
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - P.O.C. POINT OF CURVATURE
 - P.O.L. POINT ON LINE
 - D.B. DEED BOOK
 - O.R.M. OFFICIAL RECORD BOOK
 - C. CONTROL
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - HTS TO SCALE
 - X (SLD) SPOT ELEVATION
 - 72--- CONTOUR ELEVATION
 - CONC. CONCRETE
 - BLK. BLOCK

DATE	REVISION
01-02-2018	ADDED CONTOURS, PARCELS "A" AND "B"

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
FLORIDA

THOMAS C. REAVES, BRIAN C. REAVES, MICHAEL J. REAVES

LEVY COUNTY, FLORIDA
 Project No: 17426
 Scale: 1" = 80'

Field Book: 98, Page 31
 Drawing Date: 12/05/2017
 Field Date: 12/01/2017
 Sheet: 1 of 1

CERTIFIED TO: THOMAS C. REAVES, BRIAN C. REAVES, MICHAEL J. REAVES, FIRST QUALITY TITLE

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
 Florida Surveyor and Mapper registration no. 5832
 Florida licensed business number 7314
 Not valid without the signatures and original raised seal of a Florida licensed surveyor and mapper.

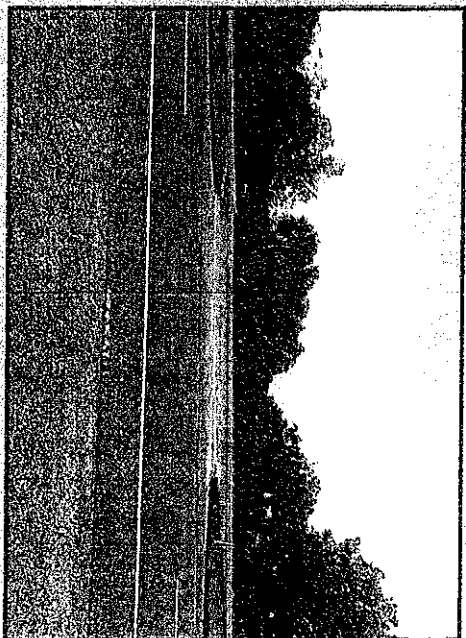
~~EAST~~
~~WEST~~



NORTH

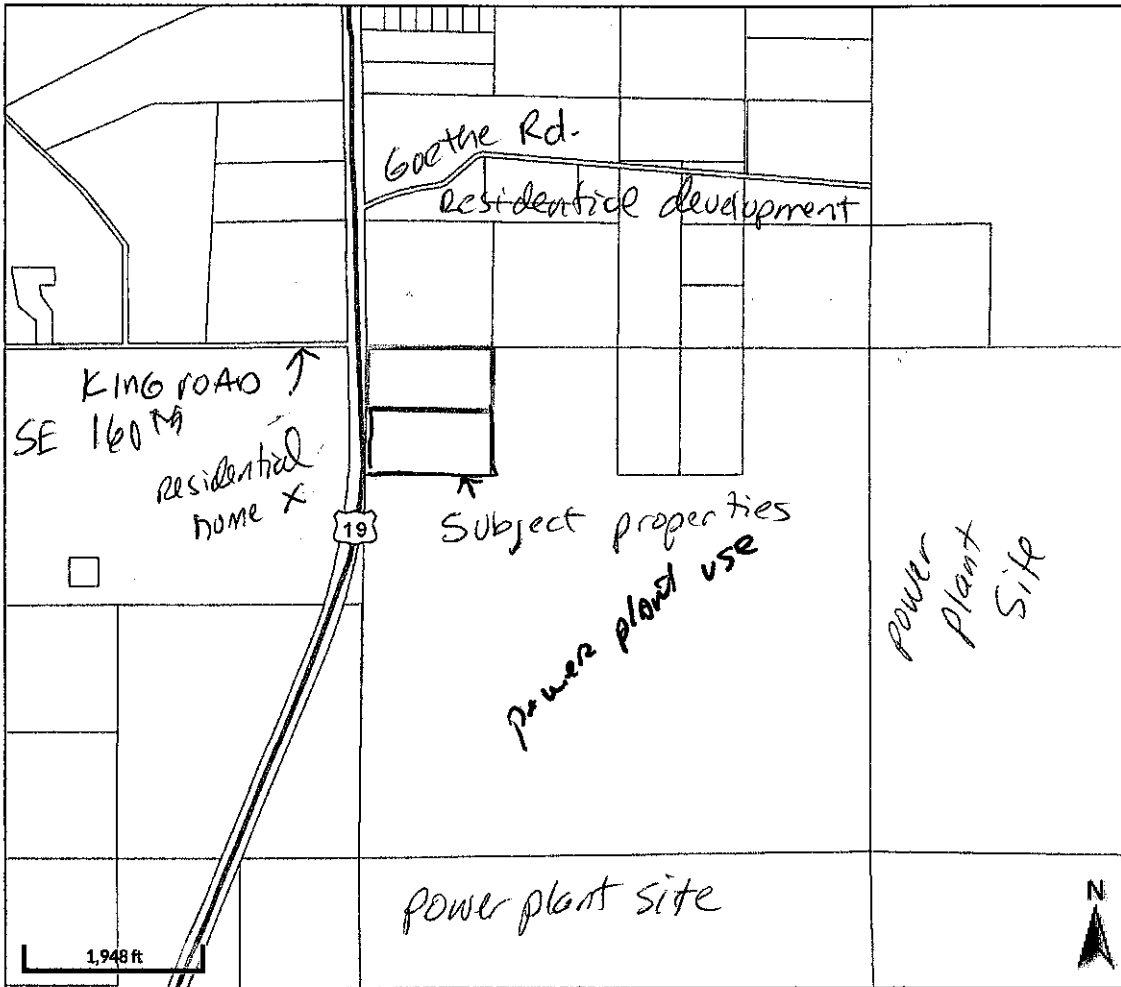


SOUTH



WEST

EXISTING USES



Legend
 □ Parcels
 --- Roads

Parcel ID 0386800100
 Property Class 5600 - TIMBER III
 Taxing District SW FLORIDA WT
 MG
 Acres 20

Physical Address
 Mailing Address
 REAVES THOMAS JR
 2961 W LAUREL ST
 LACANTO FL 34461

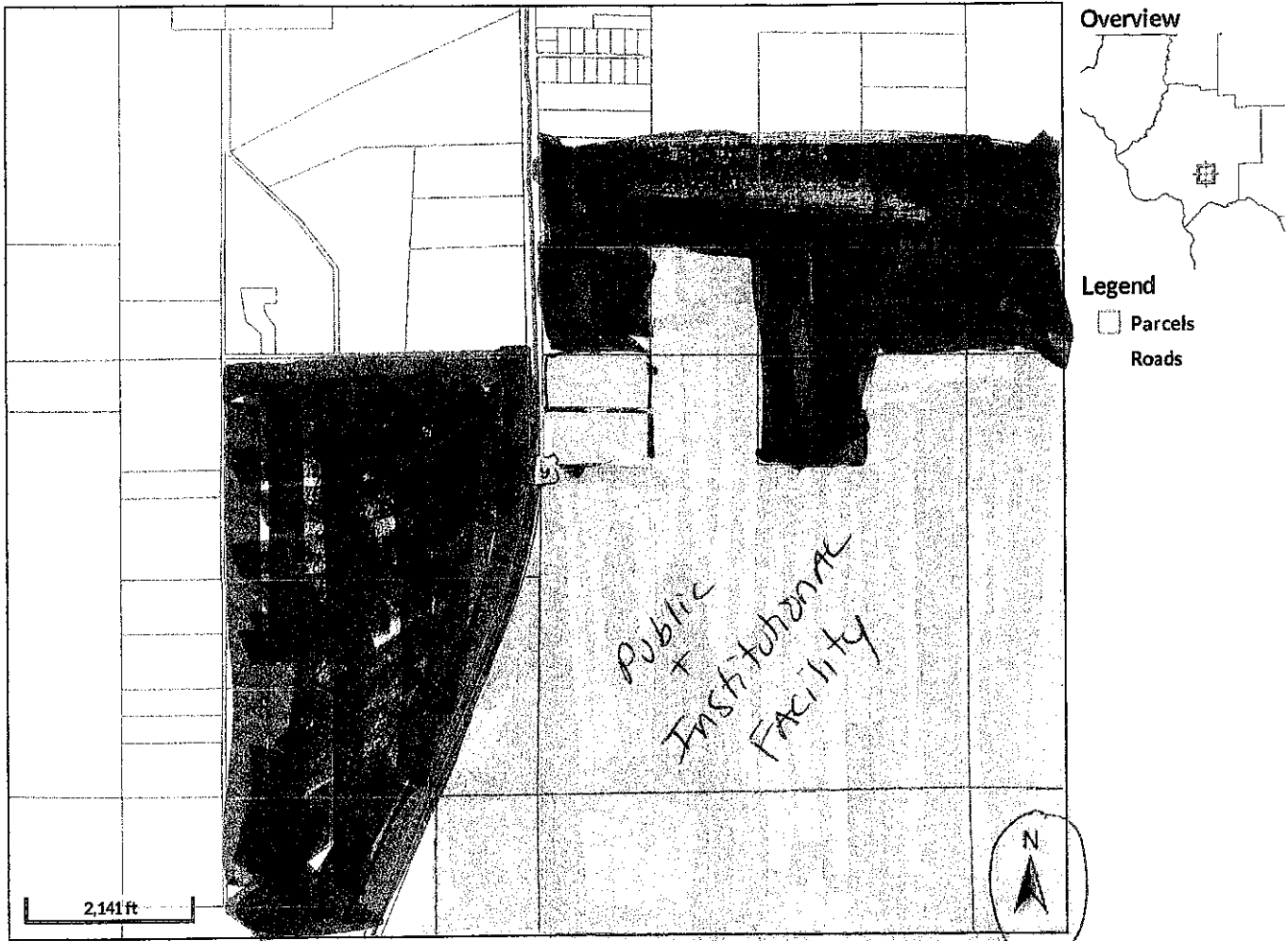
Building Value \$0
 Extra Feature Value \$0
 Market Land Value \$43,120
 Ag Land Value \$3,605
 Just Value \$43,120
 Assessed Value \$3,605
 Taxable Value \$3,605

Last 2 Sales
 Date Price Reason Qual
 12/18/2017 \$130000 01 Q
 n/a 0 n/a n/a

Date created: 10/24/2019

Developed by Schneider GEOSPATIAL

FLU MAP DESIGNATIONS

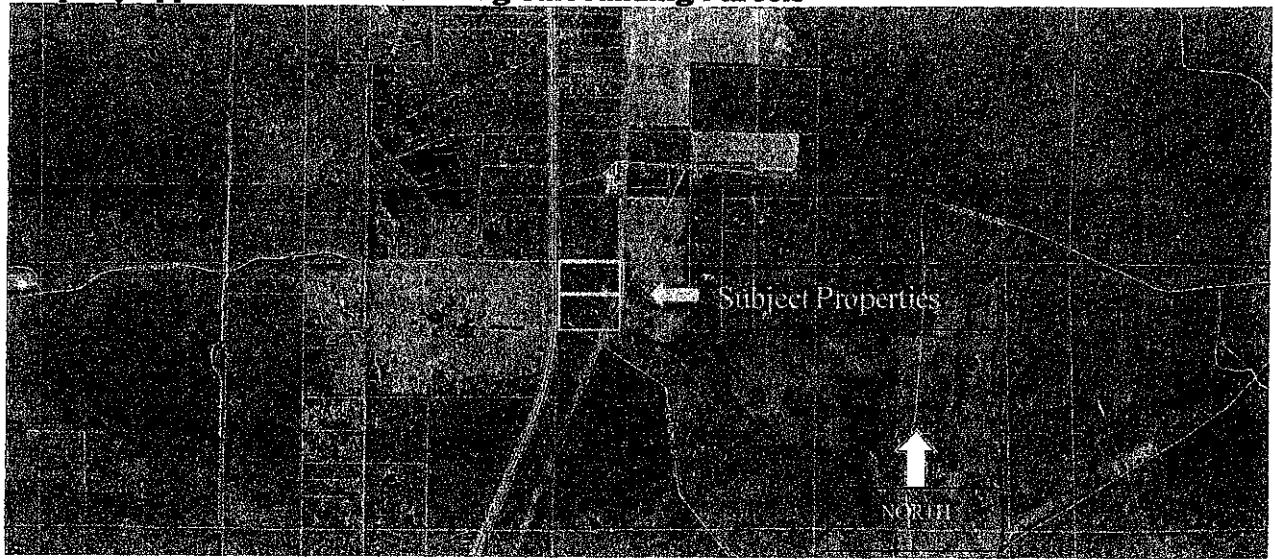


Parcel ID	038680010B	Physical Address	REAVES THOMAS JR	Building Value	\$0	Last 2 Sales							
Property Class	5600 - TIMBER III	Mailing Address	2961 W LAUREL ST	Extra Feature Value	\$0	Date	12/18/2017	Price	\$130000	Reason	01	Qual	Q
Taxing District	SW FLORIDA WT	Address	LACANTO FL 34461	Market Land Value	\$43,120	n/a	0	n/a	n/a	n/a	n/a		
Acres	20			Ag Land Value	\$3,480								
				Just Value	\$43,120								
				Assessed Value	\$3,480								
				Taxable Value	\$3,480								

Date created: 10/24/2019
 Developed by Schneider GEOSPATIAL

- ### LEGEND
- SUBJECT PROPERTY
 - PUBLIC + INSTITUTIONAL FACILITY
 - FORESTRY / RURAL RESIDENTIAL

Property Appraiser's Aerial Showing Surrounding Parcels



The proposed is simply a land use change to keep residential development and is outside County's MSD area.

The surrounding are is predominantly agricultural low density residential.

Having A/R/R use outside the Town of Ingles/Parkeboro MSD is in compliance with the County's Comprehensive Plan, as this is a low density residential proposal.

Justification

The County's current projected population growth is at approximately 1% annually. The proposed is only increasing the number of dwelling units by two residential units. The proposed ~~is~~ will have ~~the~~ well + septic to serve the development, so it is supported by available public facilities.

The land use change from F/R/R to A/R/R is environmentally suitable for the property, it will keep the area in a rural low density development that will be appropriate for this area. Site specific data will be addressed at the permitting phase of this project.