

OC# 2984
1753

000000

Preliminary Plat Application
Levy County, Florida

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP 0220
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: Linda GRAFTON Surveyor's Name: Stephen M. McMillen
 Owner's Signature: Linda Grafton Address: 444 NW Main Street
 Address: 701 NW 37th Avenue Zip: Williston FL 32696
Ocala Zip: 34475 Telephone Number: 352-528-6277
 Telephone Number: 407-947-0217

II. Parcel Information:

1. Subdivision Name: Webster Glen

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04589-005-00</u>	<u>19 / 14 / 18</u>	<u>58.920 40</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		<u>58.920 40</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). South 1/2 of the NW 1/4 of Section 19

4. Proposed Use of Property: Residential

5. Present Zoning/Land Use: AR

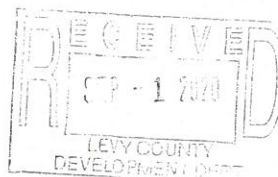
6. Proposed Zoning Changes: ---

7. Number of Lots: 8 4

8. Acres in each Parcel: 10.006/10.006/10.006/10.006

9. Do you propose deed restrictions? Yes No

17.391



**Preliminary Plat Application
Levy County, Florida**

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.

**Preliminary Plat Application
Levy County, Florida**

- (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. McWILLIAMS 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: 8.26.20

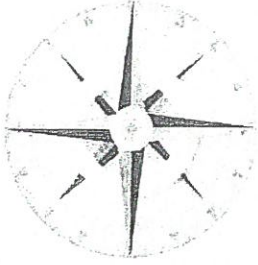
OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____

Planning Commission Action: Approval Denial

BOCC Public Hearing Date: _____

BOCC Action: Approval Denial



McMillen Surveying, Inc.

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

July 30, 2020

State of Florida
County of Levy

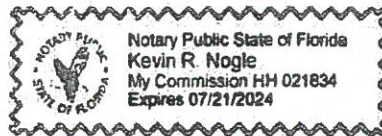
I, Linda Grafton, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Webster Glen" on the following parcel lying in Section 19, Township 14 South, Range 18 East, Levy County, Florida:

Parcel ID# 04589-005-00, Morriston.

Linda Grafton
Linda Grafton Date: 8-14-20
Linda

Notary Public, State of Florida
At Large

Kevin R. Nogle 8/14/2020
My Commission Expires: 07/21/2024





Summary

Parcel ID 0458900500
Location Address
Neighborhood 04.00 (4)
Legal Description* 19-14-18 0058.99 ACRES S1/2 OF NW1/4 LYING WEST OF SR 121 OR BOOK 1006 PAGE 914
 *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 CROPSOIL CLASS1 (5100)
Subdivision N/A
Sec/Twp/Rng 19-14-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 58.990
Homestead N
Ag Classification Yes

[View Map](#)

Owner

Owner Name [Grafton Linda A 100%](#)
Mailing Address 701 NW 37TH AVE
 OCALA, FL 34475

Valuation

	2020 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$214,724
Ag Land Value	\$18,877
Just (Market) Value	\$214,724
Assessed Value	\$18,877
Exempt Value	\$0
Taxable Value	\$18,877
Cap Differential	\$0
Previous Year Value	\$153,374

Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	58.99	AC	\$18,877
VAC LAND	0	0	58.99	AC	\$214,724

Sales

Sale Date	Sale Price
3/1/2006	\$913,900.00
10/1/2003	\$177,000.00

R

Prepared by:
Debi Zeigler
LEVY ABSTRACT & TITLE COMPANY
50 Picnic Street
Bronson, FL 32621
Parcel ID Number: 04589-005-00
File Number: T-14694

Doc# 470754
03/29/2006 2:20PM
Filed & Recorded in Official Records of
LEVY COUNTY Danny J. Shipp
03/29/2006 2:20PM
DEED STAMPS CL: MA \$6,397.30



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

General Warranty Deed

Made this 29th day of March, 2006, by **CORRIE F. BELL, JR.**, P. O. Box 236, Williston, FL 32696, hereinafter called the grantor, to **WILLIAM W. GRAFTON and LINDA A. GRAFTON, husband and wife**, whose post office address is: 1619 Park Commerce Court, St. Cloud, FL 34769, 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:

The S 1/2 of NW 1/4 of Section 19, Township 14 South, Range 18 East, Lying West of State Road No. 121, Levy County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

58' 920 Ae

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, 2005.

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:

Karen Pankow
Witness Printed Name Karen Pankow

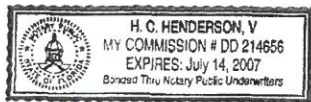
Corrie F. Bell Jr.
CORRIE F. BELL, JR.
P. O. Box 236
Williston, FL 32696

Skipp Henderson
Witness Printed Name Skipp Henderson

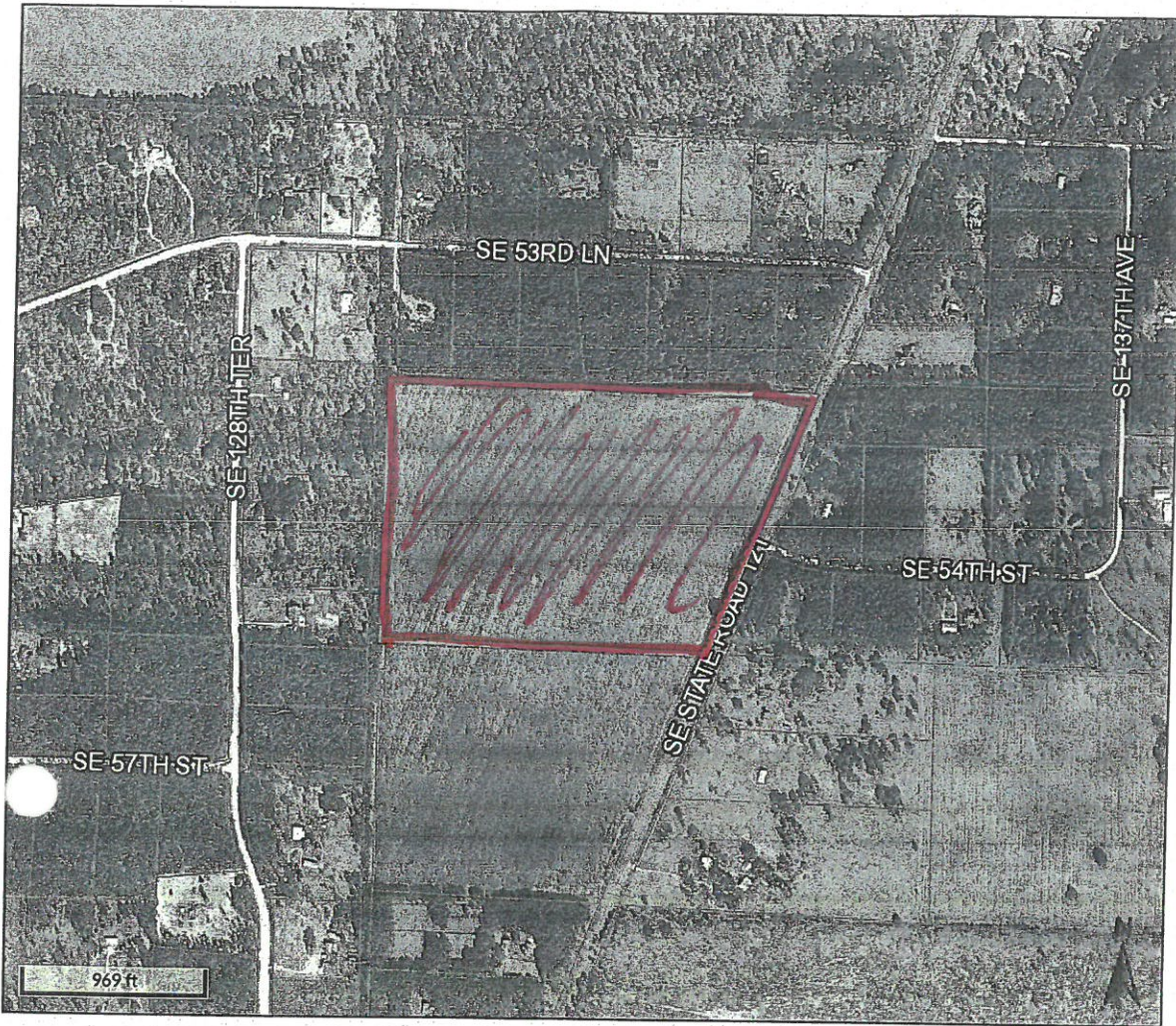
State of Florida
County of Levy

20-479a
Webster Glen

The foregoing instrument was acknowledged before me this 29th day of March, 2006, by CORRIE F. BELL, JR., who is personally known to me or has produced _____ as identification.



H. C. Henderson
Notary Public
Print Name: _____
My Commission Expires: _____



Overview



Legend

- Parcels
- Roads
- City Labels

<p>Parcel ID 0458900500</p> <p>Property Use 5100 - CROPLAND I</p> <p>Taxing District SW FLORIDA WT</p> <p>Acres 58.99</p>	<p>Physical Address</p> <p>Mailing Address GRAFTON LINDA A</p> <p>701 NW 37TH AVE</p> <p>OCALA FL 34475</p>	<p>Building Value \$0</p> <p>Extra Feature Value \$0</p> <p>Market Land Value \$214,724</p> <p>Ag Land Value \$18,877</p> <p>Just Value \$214,724</p> <p>Assessed Value \$18,877</p> <p>Taxable Value \$18,877</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>3/1/2006</td> <td>\$913900</td> <td>n/a</td> <td>Q</td> </tr> <tr> <td>10/1/2003</td> <td>\$177000</td> <td>n/a</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	3/1/2006	\$913900	n/a	Q	10/1/2003	\$177000	n/a	Q
Date	Price	Reason	Qual												
3/1/2006	\$913900	n/a	Q												
10/1/2003	\$177000	n/a	Q												

Date created: 7/13/2020
 Last Data Uploaded: 7/10/2020 7:17:59 PM

Developed by Schneider
 GEOSPATIAL

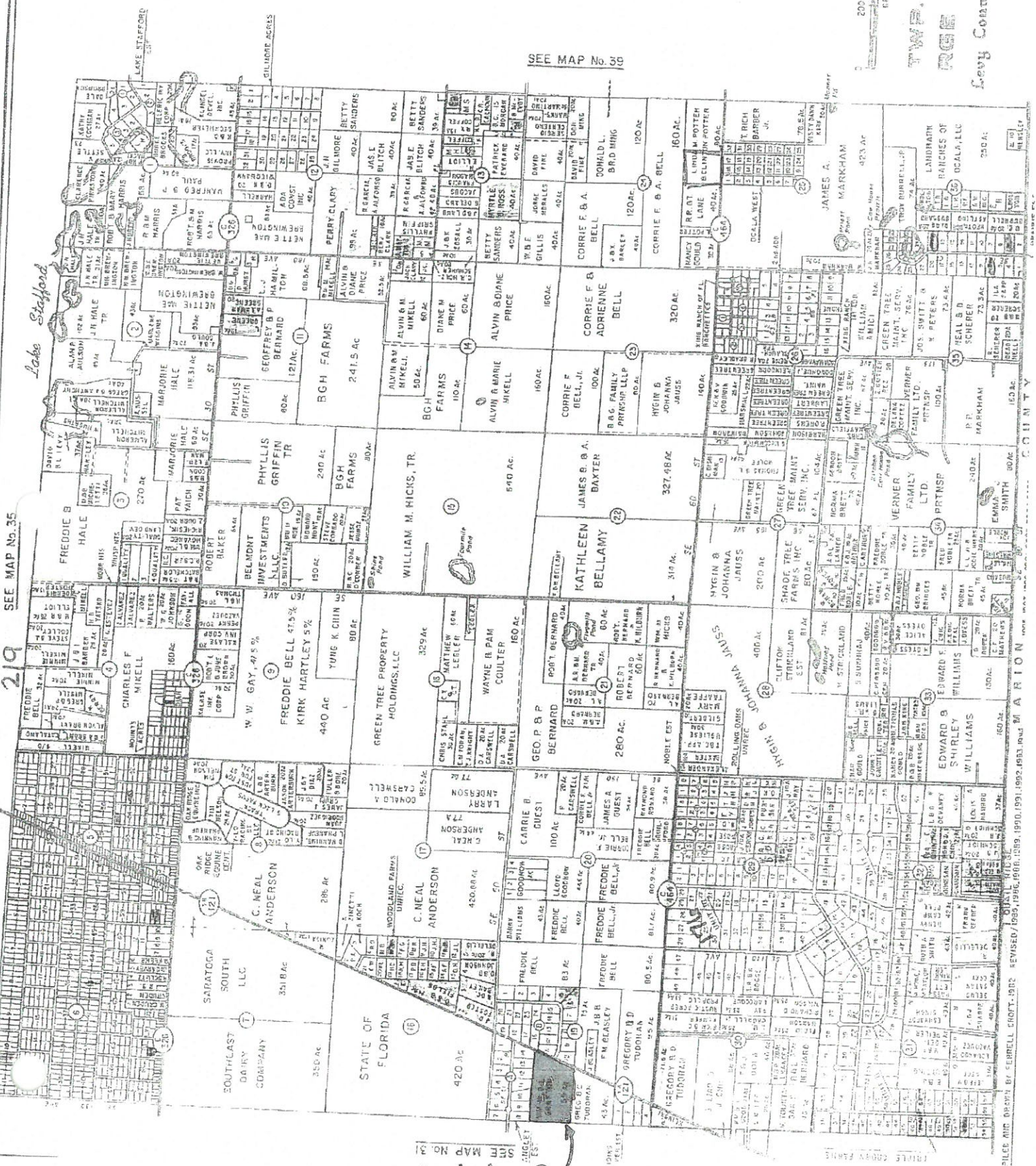
Sevy County, Florida

TWP. 14 S.

RANGE 18 E.

GRAPHIC SCALE
2000 4000 8000 FEET

SEE MAP No. 36



SEE MAP No. 35

219

Subject Property

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: <u>8/18/20</u>	Project Name: <u>Webster Glen</u>
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): Final <u>preliminary plat</u>	
New Construction or Redevelopment? (Check one)	
New construction <input type="checkbox"/>	Redevelopment <input type="checkbox"/> Both <input type="checkbox"/>

OWNERSHIP

1. Name: Linda A. Grafton
Address: 701 NW 37th Ave
City/State: Ocala, FL 34475
Phone No. 407-947-0217

2. **AGENT (IF APPLICABLE)**

Name: McMillan Surveying, Inc (Stephen M. McMillan)
Address: 444 NW Main Street
City/State: Williston, FL
Phone No. 352-528-6277

3. **PROPERTY IDENTIFICATION**

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

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

P#: 04589-005-60 19/14/18

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): Webster Glen

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		5	10.006 (Typical 4) 17.391 (Typical 1)		
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:

_____ State Road 121
_____ paved

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
---	--

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*: # units x 2.43 persons per household = x 2.8 lbs. =

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:

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

Certification

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

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

[Signature]
Owner/Agent Signature

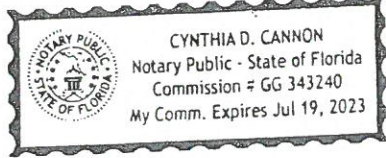
8-28-2020
Date

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and authorized before me this 28th day of August 2020 by Stephen M. McMillen.

[Signature]
Signature- Notary Public

Personally Known OR Produced Identification



by means of physical presence

**Road Capacity Analysis
STAFF USE**

Date: _____

Project Name: _____

Applicant: _____

County Roads

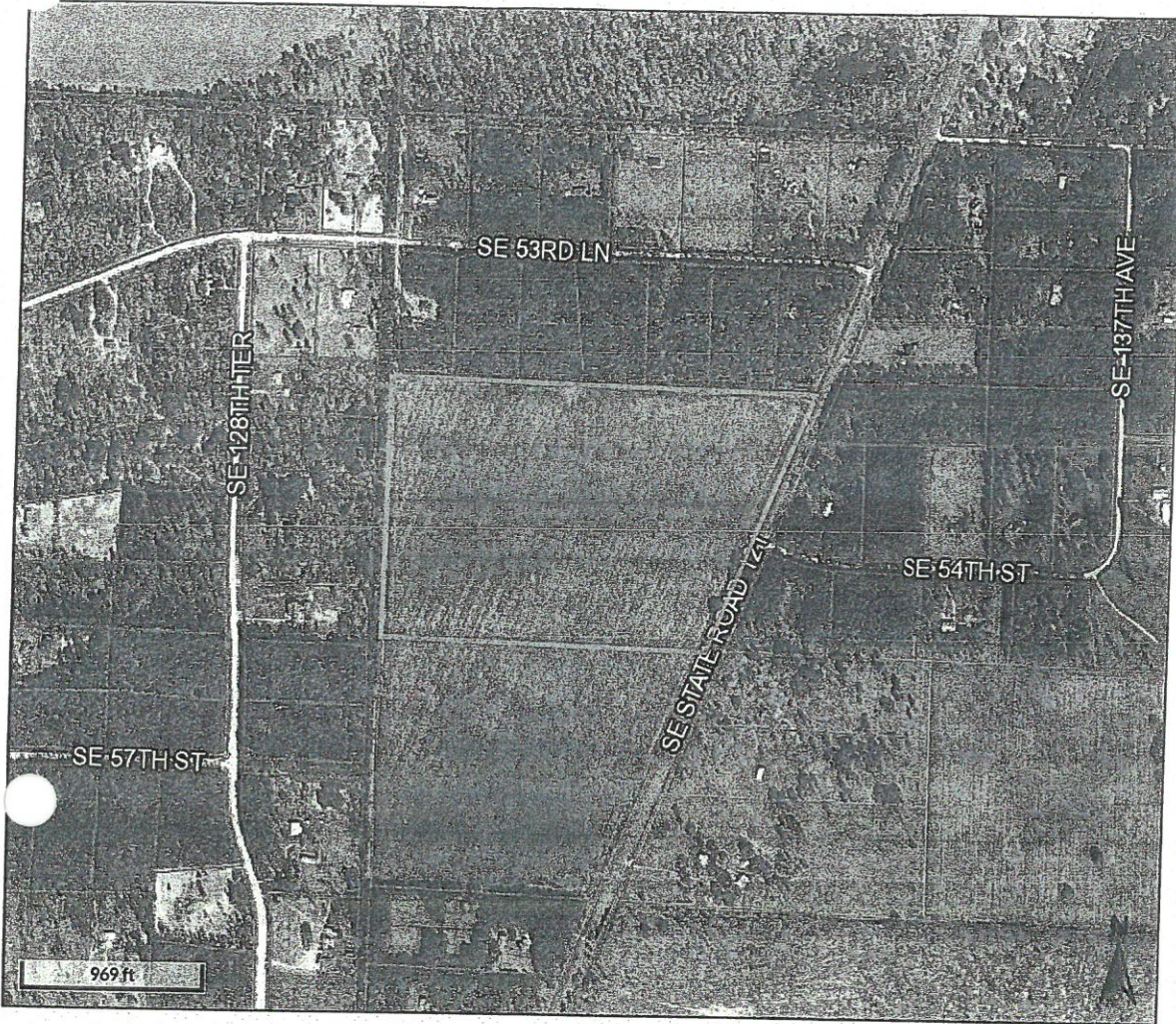
(To be completed by the Levy County Road Department)

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 _____



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	0458900500	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	5100 - CROPLAND I	Mailing Address	GRAFTON LINDA	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT		A	Market Land Value	\$214,724	3/1/2006	\$913900	n/a	Q
Acres	58.99		701 NW 37TH AVE	Ag Land Value	\$18,877	10/1/2003	\$177000	n/a	Q
			OCALA FL 34475	Just Value	\$214,724				
				Assessed Value	\$18,877				
				Taxable Value	\$18,877				

Date created: 7/13/2020
 Last Data Uploaded: 7/10/2020 7:17:59 PM

Developed by Schneider GEOSPATIAL