

APPLICATION FOR CONCURRENCY EVALUATION
Levy County, Florida

This application, together with ALL REQUIRED ATTACHMENTS, shall be completed and filed with the Planning and Zoning 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>2/5/24</u>	Project Name: <u>Indian Acres Final Plat</u>	
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): <u>Final Subdivision Plat</u>		
New Construction or Redevelopment? (Check one)		
New construction <input type="checkbox"/>	Redevelopment <input checked="" type="checkbox"/>	Both <input type="checkbox"/>

OWNERSHIP

1. Name: Loy Ann Mann
Address: 8551 NW CR 345
City/State: Chiefland, FL
Phone No. 352-221-2982

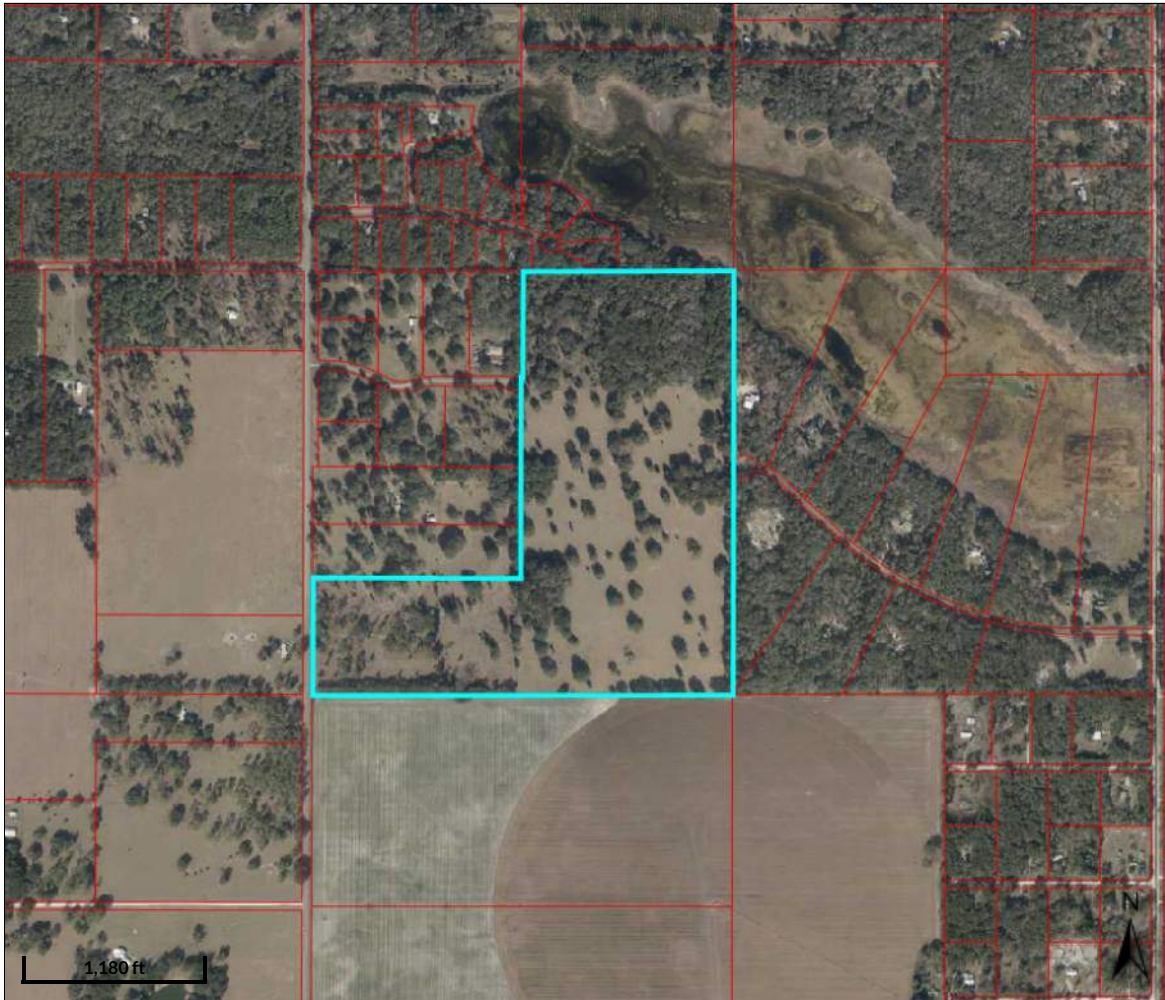
2. **AGENT (IF APPLICABLE)**

Name: Jordan Gray
Address: 6471 NW 85th Place
City/State: Chiefland, FL
Phone No. 407-864-4294

3. **PROPERTY IDENTIFICATION**

Site Address and Adjacent Roads (attach 8 ½ x 11 map): 8551 NW CR 345
NW 85TH Place, NW 88TH Lane, Existing driveway off CR 345

Tax Parcel Number, including Section, Township and Range: 11-12S-14E Parcel # 0096700300



Overview



Legend

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

Parcel ID	0096700300	Physical Address	8551 NW LCR 345	Building Value	\$240,221	Last 2 Sales			
Property Use	6100 - PASTURE II	Address	CHIEFLAND	Extra Feature Value	\$4,449	Date	Price	Reason	Qual
Taxing District	SUWANNEE RIVER WT	Mailing Address	MANN JACK C -TR-345	Market Land Value	\$455,940	7/14/1966	\$36200	n/a	Q
Acres	103	Address	8551 NW STATE ROAD 345	Ag Land Value	\$33,104	3/1/1943	\$2500	n/a	Q
			CHIEFLAND FL 32626	Just Value	\$700,610				
				Assessed Value	\$264,886				
				Taxable Value	\$264,886				

Date created: 5/3/2023
 Last Data Uploaded: 5/2/2023 7:21:40 PM

4. DEVELOPMENT INFORMATION

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

Subdivision name (if applicable): Indian Acres

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		3	102.42		
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:

Existing Paved roads (NW 85TH Place, NW 88TH Lane, Existing driveway off CR 345)

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.**

N/A

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

Please attach a letter from the Levy County Health Department verifying that the project is eligible for a well permit for the requested use.

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

Please attach a letter from the Levy County Health Department verifying that the project is eligible for a septic permit for the requested use.

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

N/A

The proposed project lies within the jurisdiction of the:

Suwannee River Water Management District 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*: # 3 units x 2.43 persons per household = 7.29 x 2.8 lbs. = 20.41

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

N/A

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: N/A

Certification

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

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

[Handwritten Signature]
Owner/Agent Signature

2/7/24
Date

STATE OF FLORIDA
COUNTY OF Gilchrist

Sworn to and authorized before me this 7 day of February 24.

Lindsey Baxter
Signature- Notary Public

Personally Known OR Produced Identification



**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 _____

Questions about septic

From: Church, Ethan (ethan.church@flhealth.gov)

To: mjordangray@yahoo.com

Cc: andrea.stivender@flhealth.gov

Date: Wednesday, February 7, 2024 at 02:59 PM EST

Hello,

My name is Ethan I'm from the health department and was getting back to you regarding the property you were inquiring about. I don't see any immediate issues based on what I see in terms of location. The soil conditions onsite could change things such as whether the system needs to be above ground or not and the size of the system. Being near long pond I would imagine the water table is relatively high and could result in the system being above ground as a mound. Other than that I don't see any reason why a septic system can't be installed on this lot so long as it meets all setback requirements in 62-2 FAC. We will need to do a site evaluations to determine specifics on the system.

Thanks,

Ethan Church

Environmental Health Specialist II

Levy: 66 West Main St. Bronson FL 352-577-6045

FDOH Levy/Dixie/Gilchrist County

***Mission:** Protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.*

***Vision:** To Be the Healthiest State in the Nation!*

***Values:** Innovation, Collaboration, Accountability, Responsiveness, and Excellence*

[Tell me how my service was today.](#)