

Levy County Board of County Commissioners

Agenda Item Summary

1. **NAME/ORGANIZATION/TELEPHONE:**

BILL HAMMOND, DEVELOPMENT DIRECTOR

2. **MEETING DATE:**

April 5, 2016

3. **REQUESTED MOTION/ACTION:** (Public Hearing) Ha.Va. 01-16 Hardship Variance, Robert Barnhill Jr.

4. **Agenda Presentation**

Time Requested: _____

(Request will be granted if possible)

ALLOTTED TIME NOT

MORE THAN 15 MINUTES

5. **IS THIS ITEM BUDGETED (IF APPLICABLE) ?** YES ___ NO ___ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED?: YES ___ NO ___ BUDGET OFFICER APPROVAL ___ DATE

6. **BACKGROUND:** (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

HA.VA. 01-16 Robert M. Barnhill Jr., petitioning the board for Hardship Variance to allow a second dwelling for a caregiver, on a parcel of land located in Section 3, Township 12S, Range 14E, in Levy County. Said parcel contains 20 acres more or less and is located in a "RR" Rural Residential zone. Situs address: 9850 NW County Road 345, Miefland, FL. 32626.

7. **RECOMMENDED APPROVAL AND DATE** (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES <input checked="" type="checkbox"/> NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO

8. **COMMISSION ACTION:**

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:

APPLICATION FOR A HARDSHIP VARIANCE
Levy County, Florida

Filing Date: 3-10-10 Petition Number: CV-10
 Fee: \$150.00 Validation Number: _____

TO THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS:

This application is hereby made to the Board of County Commissioners of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Hardship Variance on the following described property. [Source: Levy County Land Development Code, Section 50-852]

I. OWNER/AGENT INFORMATION:

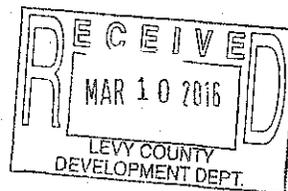
Applicant's Name Robert M. Barnhill Jr. Owner's Name Robert M. Barnhill Jr.
 Address 7791 N.W. 95th St. Address 7791 N.W. 95th St. (mailing)
 City Chiefland Zip 32626 City Chiefland Zip 32626
 Phone Number(s) (352) 493-2024
 Name of Person (s) Receiving Care Self
 Relationship to Applicant/Owner "

PARCEL INFORMATION:

Parcel Number (s)	Section/Township/Range	Acreage
a. <u>00925-001-00</u>	<u>3-12-14</u>	<u>20</u>
b. _____	_____	_____
Subdivision Name: <u>20</u>		Total Acreage <u>20</u>
_____	Lot (s) <u>—</u>	Block <u>—</u>

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

Directions to the Property: (Please start directions from a State or County Road):
Go South on 345 approx. 2 1/2 miles make right on 95th St. Go down 3/4 mile on right.



APPLICATION FOR A HARDSHIP VARIANCE
Levy County, Florida

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 Board of County Commissioners Public Hearing.

*** Upon completion of the above application, **please submit the original and 8 copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

Property Description

- Property Deed or Tax Certificate:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of Circuit Court's Office or Tax Collector.
- Detailed Site Plan:** See Section 4 of this application for required information to be shown on the site plan.

Maps:

- Property Appraiser's Parcel Map:** Identify the proposed site clearly using a color or pattern. _____

Documentation:

- Identification:** **Must provide picture ID of the hardship recipient (person receiving care) [Current driver's license]**
- Medical Certification:** Letter obtained by a doctor or by the Florida Department of Health and Rehabilitative Services etc.
- Narrative:** Provide a letter for this application which documents in writing why the requested Hardship Variance is needed and what special conditions exist that justifies the Variance.

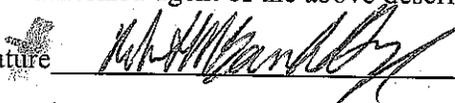
3. DETAILED SITE PLAN: Property owner/agent shall submit a site plan of his proposed Hardship Variance to be reviewed by the Board of County Commissioners. The site showing the relationship of the proposed use to the parcel on which it is located. Where a site plan approval is required the following shall be required:

- 1) **Position all existing criteria on the site plan.**
 - A. Dimensions of the entire property and the size of the parcel of land for which a hardship variance is requested, in square feet.
 - B. Name of road fronting property.

APPLICATION FOR A HARDSHIP VARIANCE
Levy County, Florida

- C. All existing structures, and the distance from such structures to:
 - 1) The property line.
 - 2) The setback lines required for that zoning district.
 - D. All locations of any natural or topographical peculiarities. (i.e. sinkholes, water ways, marshland, etc.) [if applicable]
 - E. Both the centerline and edge of the right-of-way of adjoining roads or easements. [if applicable]
4. The Applicant states that she/he has read and understands 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.

Applicant/Owner (s) Signature  Date 3-10-16

6. **APPLICATION INSTRUCTIONS:**

- a. An application for a Hardship Variance must be accompanied by a fee of \$150.00. Please note, application fee may be subject to change. **The filing fee will not be collected and the application will not be processed for a Public Hearing until staff has reviewed the application and found it complete.**
- 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.
- e. The Hardship Variance applications are processed once a month. Applications received by the **first day** of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the **first day** of the month will not be scheduled for the following month.

APPLICATION FOR A HARDSHIP VARIANCE
Levy County, Florida

f. Applications may be submitted as follows:

In Person: Levy County Zoning Department 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.

g. This office will prepare the poster and place it on the property involved in this request.

h. 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.

i. It is highly advised that the applicant or representative be present at the Public Hearing by the Board of County Commissioners. The Board, at its discretion, may defer action, or take decisive action, on any application, regardless of attendance by the applicant, owner or representative thereof.

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.

OFFICE USE ONLY:

Board of County Commissioners Public Hearing Date: _____

Board of County Commissioners Action: Approval Denial

Notes, Instructions and Comments:

HARDSHIP VARIANCE
AFFIDAVIT

Hardship Variance No. 01-14

Date 3-10-16

PARCEL INFORMATION: Legal Description of Property

Subdivision _____ Unit _____ Lot (s) _____ Block _____
Parcel No. C0925 - 001-00 911 Address 9850 N.W. Campbell 345 Section(s) 3
Township 13 Range 14 Net Area of Parcel or Lot (s) _____ Acres 20

Mailing Address: 7791 N.W. 95th St
Chiefland, FL 32626

I, the property owner (or authorized agent), understand that if the Hardship Variance that I am applying for is granted, the variance becomes null and void at the time the hardship ceases to exist. (i.e. the person that the hardship variance benefits moves from the property, deceases, or is institutionalized for an indefinite period of time). I agree to honestly answer and return {mail back} the annual status report in a timely manner. I agree to remove the second {or first} dwelling from the property within sixty (60) days from the time the hardship ceases to exist. I understand that if improvements to the property, such as but not limited to a separate septic tank is involved, that it is a loss I must endure.

I understand that the variance is non-transferable, that any new property owner would not be allowed to assume the variance or keep a second dwelling on their property as "grandfathered-in". I would not be able to sign the variance to any other member of the family not named in the variance, without re-applying and being approved by the Board of County Commissioners.

I Robert M. Barnhill Jr, on this 10th day of March 20 16, have read, or caused to have read to me, this legal instrument and do hereby agree to the conditions set herein.

Robert M. Barnhill Jr
Owner/Authorized Agent's Signature

STATE OF FLORIDA
COUNTY OF Levy

Before me personally appeared Robert M. Barnhill Jr to be well known to me, to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purpose therein expressed.

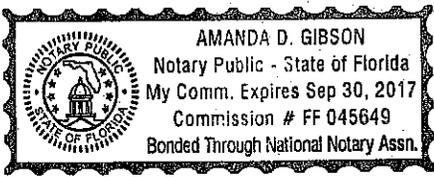
Witness my hand and official seal this 10th day of March 20 16.

Personally known _____ Identification Expiration Date FWD 12/17/18

Notary Public Amanda D. Gibson
(Print)

Notary Public Amanda D. Gibson
(Signature)

My Commission Expires: 9/30/17



This documents prepared by,
record & Return to:
Angela J. Bounds, Esquire
Graves & Bounds, P.A.
3720 NW 43rd Street, Suite 101
Gainesville, FL 32606

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of October, 2014, between **ROBERT M. BARNHILL, SR. and MAUDINE H. BARNHILL**, as Trustees under unrecorded Trust Agreement dated April 5, 2010, and known as **BARNHILL FAMILY REVOCABLE TRUST**, ("Grantors") whose address is P.O. Box 64, Chiefland, Florida, 32644, **ROBERT BARNHILL, JR.**, a married man ("Grantee"), whose address is 7791 NW 95th Street, Chiefland, FL 32626.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns, the following described land, situate in LEVY County, Florida:

The East 1/2 of the SW 1/4 of the NW 1/4 of Section 3, Township 12 South, Range 14 East, Levy County, Florida. Containing 20 acres more or less.

No review or examination of title to the above described property has been made by Angela J. Bounds, Esquire, or the firm, Graves & Bounds, P.A., and the legal description was derived without a survey and no opinions or representations are made as the accuracy of the description.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple.

AND THE Grantor does hereby covenant with the Grantee that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by the Grantor, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN
OUR PRESENCE AS WITNESSES:

Dorothy D. Friedel
DOROTHY D. FRIEDEL

Robert M. Barnhill Sr.
ROBERT M. BARNHILL, SR.

[Signature]
ANGELA J. BOUNDS

Maudine H. Barnhill
MAUDINE H. BARNHILL

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15 day of October,
2014, by ROBERT M. BARNHILL, SR. and MAUDINE H. BARNHILL, who are personally
known to me.



[SEAL]

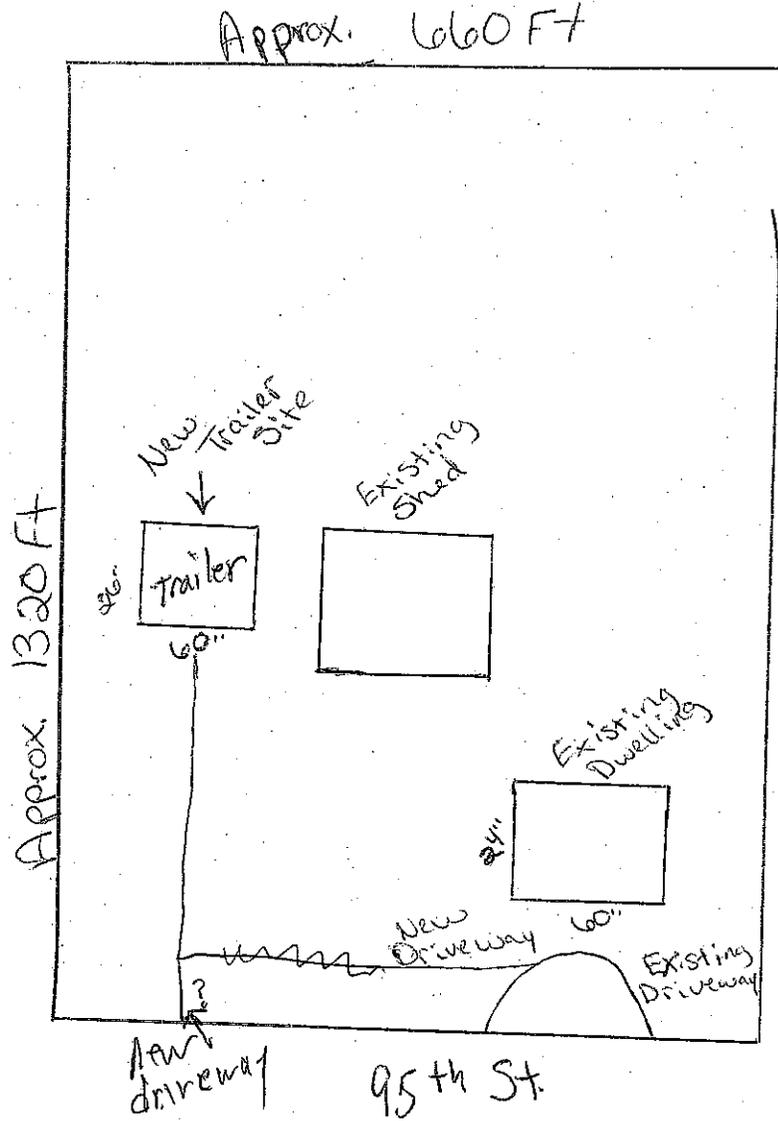
[Signature]
Notary Public, State of Florida
Commission Expires:
Commission No.:

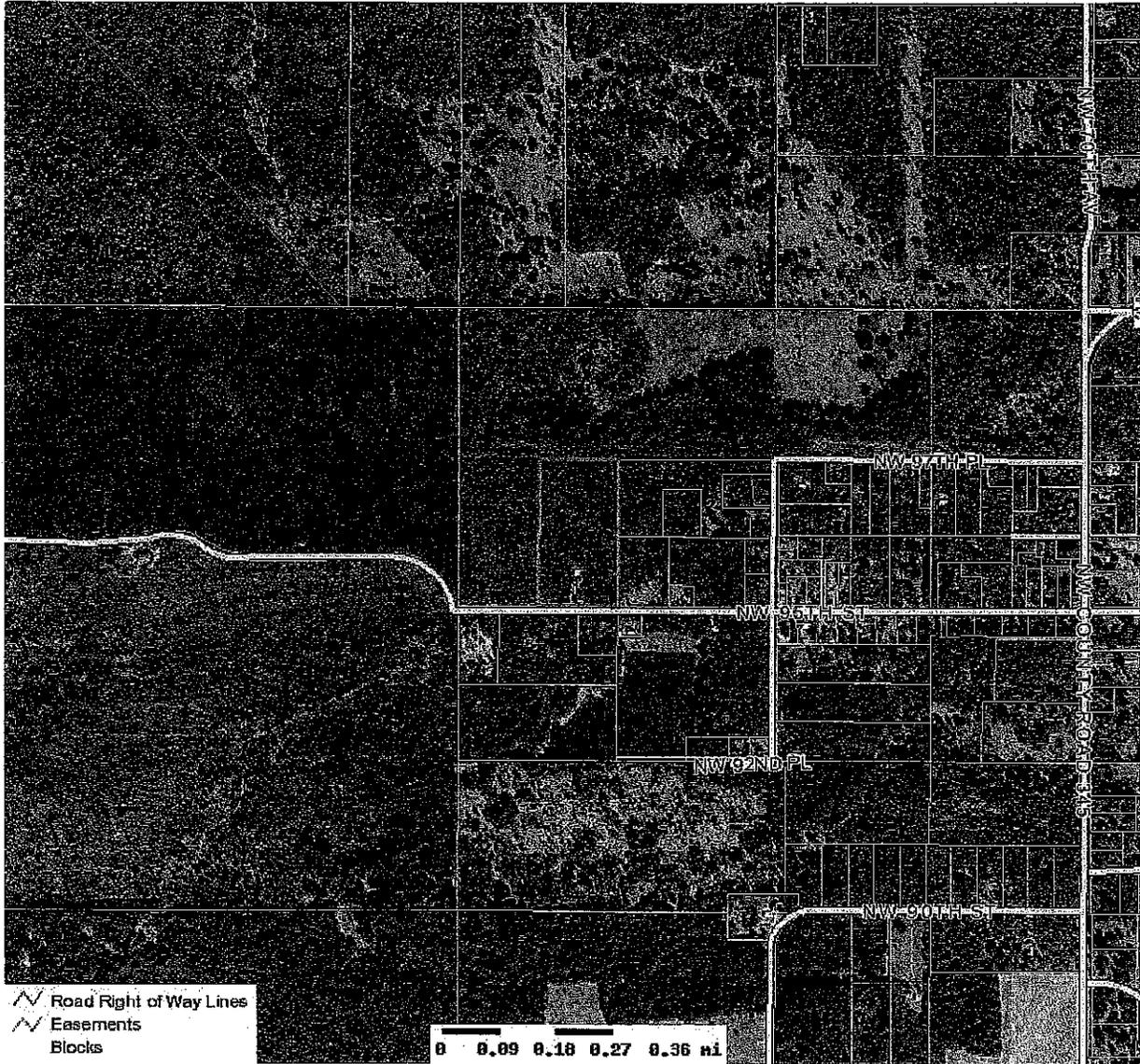
NOTARY COPY

Site Plan

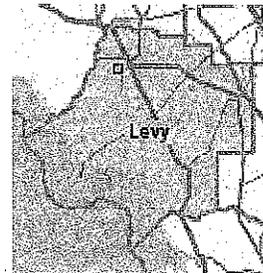
Parcel # 0092500100

North
↑

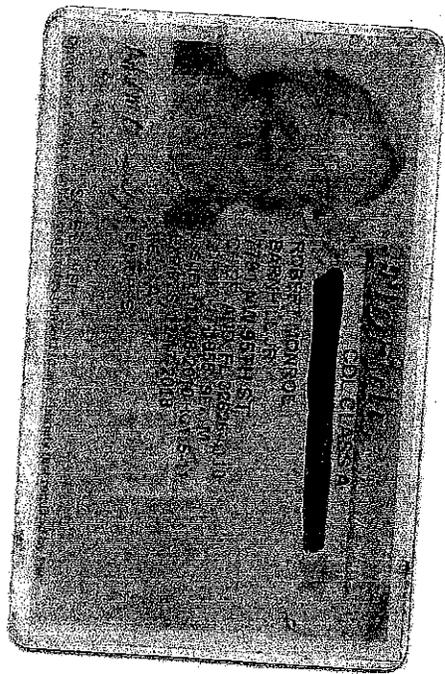




Levy County Property Appraiser			
Parcel: 0092500100 Acres: 20			
Name	BARNHILL ROBERT JR	Building Value	\$ 17,468
APNs	3985 NW COUNTY ROAD 345 CHIEFLAND 32	Excluded Value	\$ 10,264
Salv	\$ 100 on 2014-10-15 Reason=U Qual=11	Market Value	\$ 62,237
Mail	7791 NW 95TH STREET CHIEFLAND, FL 32626	Ag. Land Value	\$ 10,040
		Just Value	\$ 89,969
		Assessed Value	\$ 37,772
		Payable Value	\$ 12,772



The Levy County Property Appraiser's Office 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. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LEVY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 03/10/16 : 11:03:02



**NF SENIOR
HEALTHCARE CENTERS**

NORTH FLORIDA REGIONAL HEALTHCARE

We are with you for life.

March 14, 2016

RE: Robert Barnhill, Jr
7791 NW 95th Street
Chiefland, FL 32626

To Whom It May Concern,

The purpose of this letter is to request a hardship variance for my patient Robert Barnhill, Jr. He has been my patient since 11-12-2012. I am following him for a number of chronic conditions including a recent fall resulting in a fractured right hip. It is my understanding that he has been deemed permanently disabled due to shoulder injury and is being treated for chronic pain issues.

Sincerely,



James J Nelson, M.D.

I am 60 years old. I have a lot of medical problems. We are a very close family and we help each other out. My health has been getting worse every year. My memory is also getting worse.

Just this year I broke my hip and I'm having trouble walking. I would really ~~appreciate~~ appreciate your help.

Thank you,

Robert M. Bantel Jr.

Levy County Board of County Commissioners

Agenda Item Summary

1. **NAME/ORGANIZATION/TELEPHONE:**

BILL HAMMOND, DEVELOPMENT DIRECTOR

2. **MEETING DATE:**

April 5, 2016

3. **REQUESTED MOTION/ACTION:** (Public Hearing) PP 01-16 Preliminary Plat of "Williston Cedar Farms"

4. **Agenda Presentation**

Time Requested: _____

(Request will be granted if possible)

ALLOTTED TIME NOT

MORE THAN 15 MINUTES

5. **IS THIS ITEM BUDGETED (IF APPLICABLE) ?:** YES ___ NO ___ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED?: YES ___ NO ___ BUDGET OFFICER APPROVAL _____ DATE

6. **BACKGROUND:** (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

PP 01-16 McSurveying representing George W. Eager, for a Preliminary Plat of "Williston Cedar Farms," a residential subdivision consisting of six (6) 10 acre more or less lots located in Section 29, Township 12S, Range 19E, in Levy County. Said parcel contains 77 acres more or less and is located within an "ARR" Agriculture/Rural Residential zone.

This petition was heard by the Planning Commission on March 7, 2016 and is being forwarded with a recommendation of approval.

7. **RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)**

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES <input checked="" type="checkbox"/> NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO

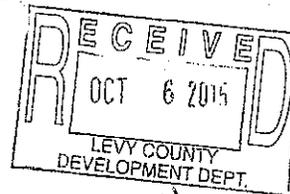
8. **COMMISSION ACTION:**

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:



CR# 1249

Preliminary Plat Application
Levy County, Florida

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:

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

Owner's Name: GEORGE H. EDGER Surveyor's Name: STEPHEN M. MCMILLEN
 Owner's Signature: _____ Address: 336 SOUTH MAIN ST.
 Address: PO BOX 222 WILLISTON Zip 32696
WILLISTON Zip 32696 Telephone Number: 352 528-6277
 Telephone Number: 352

II. Parcel Information:

1. Subdivision Name:	<u>WILLISTON CEDAR FARMS</u>		
2. Parcel Number (s)	Section/Township/Range	Acreage	
A. <u>04743-000-00</u>	<u>29/12/19</u>	<u>42.5</u>	<u><30.84></u>
B. <u>04743-002-00</u>	<u>29/12/19</u>	<u>35</u>	<u><35.00></u>
C. _____	_____	_____	_____
D. _____	_____	_____	_____
Total Acreage: <u>77.5</u>			<u>65.84 ?</u>

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: ARR (ARR) 6. Proposed Zoning Changes: NONE
7. Number of Lots 6 8. Acres in each Parcel: 10+
9. Do you propose deed restrictions? Yes No

100710 0

2356.00

**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.

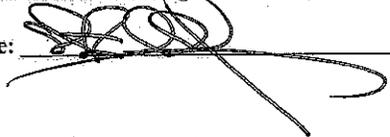
**Preliminary Plat Application
Levy County, Florida**

- (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. 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: 9.14.15

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"/>

Prepared by:
Tracy Williams
Tracy Title Services, Inc.
370 N. Hathaway Avenue
Bronson, Florida 32621

File Number: 2014-11835

General Warranty Deed

Made this May 15, 2014 A.D. By Troy Henry Strawder, Trustee of the Strawder Family Revocable Trust u/a/d 9/8/08, 4546 West Old Citrus Road, Lecanto, FL 34451, hereinafter called the grantor, to George W. Eager Jr., a married person, whose post office address is: P.O. Box 222, Williston, FL 32696, 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 One Hundred Thirty - Four Thousand, Seven Hundred and Fifty Dollars, (\$134,750.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

A parcel of land in the SW ¼ of the SE ¼ of Section 29, Township 12 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 1140, page 344 of the public records of Levy County, Florida, and being more particularly described as follows:

for a Point of Reference, commence at the SW corner of the SW ¼ of the SE ¼ of Section 29, Township 12 South, Range 19 East, Levy County, Florida; thence S 89°28'23" E, along the South line of said SW ¼ of SE ¼, a distance of 40.02 feet to a point on the East right of way line of County Road C 331-A and the Point of Beginning; thence continue S 89°28'23" E, along said South line, a distance of 1280.09 feet to the SE corner of said SW ¼ of SE ¼; thence N 00°58'18" E, along the East line of said SW ¼ of SE ¼, a distance of 1202.52 feet; thence N 89°28'23" W, parallel to the South line of said SW ¼ of SE ¼, a distance of 1255.67 feet to the East right of way line of Levy County Road C 331-A; thence S 02°08'05" W, along said right of way line, 1202.96 feet to close on the Point of Beginning.

Subject to county maintained right of way along the South line thereof.
Containing 35.00 acres, more or less.

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

Parcel ID Number: Pt of 0474300000

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.

Prepared by:
Troy Williams
rity Title Services, Inc.
370 N. Hathaway Avenue
Bronson, Florida 32621

File Number: 2014-11835

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, 2013.

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:

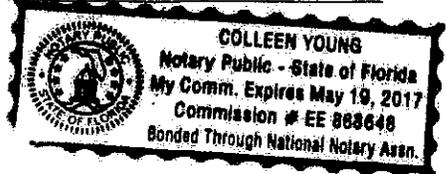
Jill S. Barclay (Seal)
Witness Signature: Troy Henry Strawder, Trustee of the Strawder Family
Witness Printed Name: Jill S. Barclay Revocable Trust u/a/d 9/8/08
Address: 4546 West Old Citrus Road, Lecanto, FL 34451

Frank Sotia
Witness Signature: Frank Sotia
Witness Printed Name: Frank Sotia

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 15 day of May, 2014, by Troy Henry Strawder, Trustee of the Strawder Family Revocable Trust u/a/d September 8, 2008, who is/are personally known to me or who has produced _____ as identification.

Colleen Young
Notary Public
Print Name: Colleen Young
My Commission Expires: May 19, 2017



Prepared by:

T Williams
S y Title Services, Inc.
370 N. Hathaway Avenue
Bronson, Florida 32621

File Number: 2014-11838

SECURITY TITLE SERVICES INC
PO DRAWER 1357



TRENTON, FL 32693

General Warranty Deed

Made this May 30, 2014 A.D. By Troy Henry Strawder, Trustee of the Strawder Family Revocable Trust u/a/d 9/8/08, 4546 West Old Citrus Road, Lecanto, FL 34451, hereinafter called the grantor, to George W. Eager Jr., a married person, whose post office address is: P.O. Box 222, Williston, FL 32696, 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 **One Hundred Fifty - Five Thousand Dollars, (\$155,000.00)** 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 SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 12 South, Range 19 East, Levy County, Florida, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 12 South, Range 19 East, Levy County, Florida.

LESS AND EXCEPT road right of way for Levy County Road C-331A.

LESS AND EXCEPT that 35 acres described in Official Records Book 1324, page 747 of the public records of Levy County, Florida.

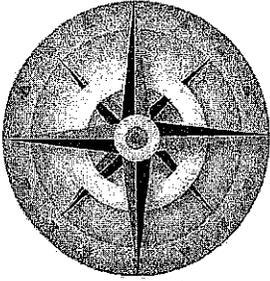
Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: Pt of 0474300000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.



McSurveying, Inc.

33b South Main Street
Williston, Florida, 32696
Office: 352 528-6277
Mobile: 352 538-2929

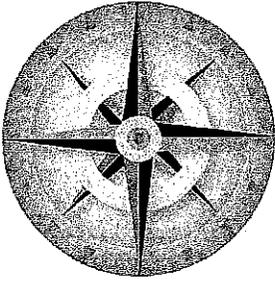
September 1, 2015

Description: (by surveyor)

A part of lands described in O.R.B. 1325, page 612 of the Public Records of Levy County, Florida; lying in the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 12 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Southeast 1/4 and run thence North $02^{\circ}08'05''$ East, along the West line of said Southeast 1/4 a distance of 2647.37 feet to the Northwest corner of said Southeast 1/4; thence South $89^{\circ}32'54''$ East, along the North line of said Southeast 1/4, a distance of 40.02 feet to the East right-of-way line of N.E. 205th Avenue (a.k.a. County Road No. 331a) and the Point-of-Beginning of the herein described parcel; thence continue South $89^{\circ}32'54''$ East, along said North line, a distance of 1226.36 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence South $00^{\circ}58'18''$ West, along the East line of said Northwest 1/4 of the Southeast 1/4, a distance of 354.22 feet; thence North $89^{\circ}32'54''$ West, a distance of 1233.56 feet to the said East right-of-way line; thence North $02^{\circ}08'05''$ East, along said East right-of-way line, a distance of 354.36 feet to the said Point-of-Beginning.

Containing 10.001 Acres, more or less.



McSurveying, Inc.

33b South Main Street
Williston, Florida, 32696

Office: 352 528-6277

Mobile: 352 538-2929

September 4, 2015

State of Florida
County of Levy

I, George W. Eager, Jr. hereby give Stephen M. McMillen, P.S.M., President of McSurveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** on the following parcels lying in Section 29, Township 12 South, Range 19 East, Levy County, Florida:

Parcels ID# 04743-000-00 and 04743-002-00

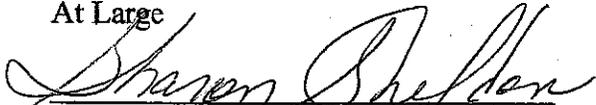
This parcel is located at 20691 N.E. 50th Street, Williston, Florida.



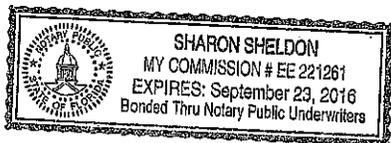
George W. Eager, Jr. Date: 9/14/15

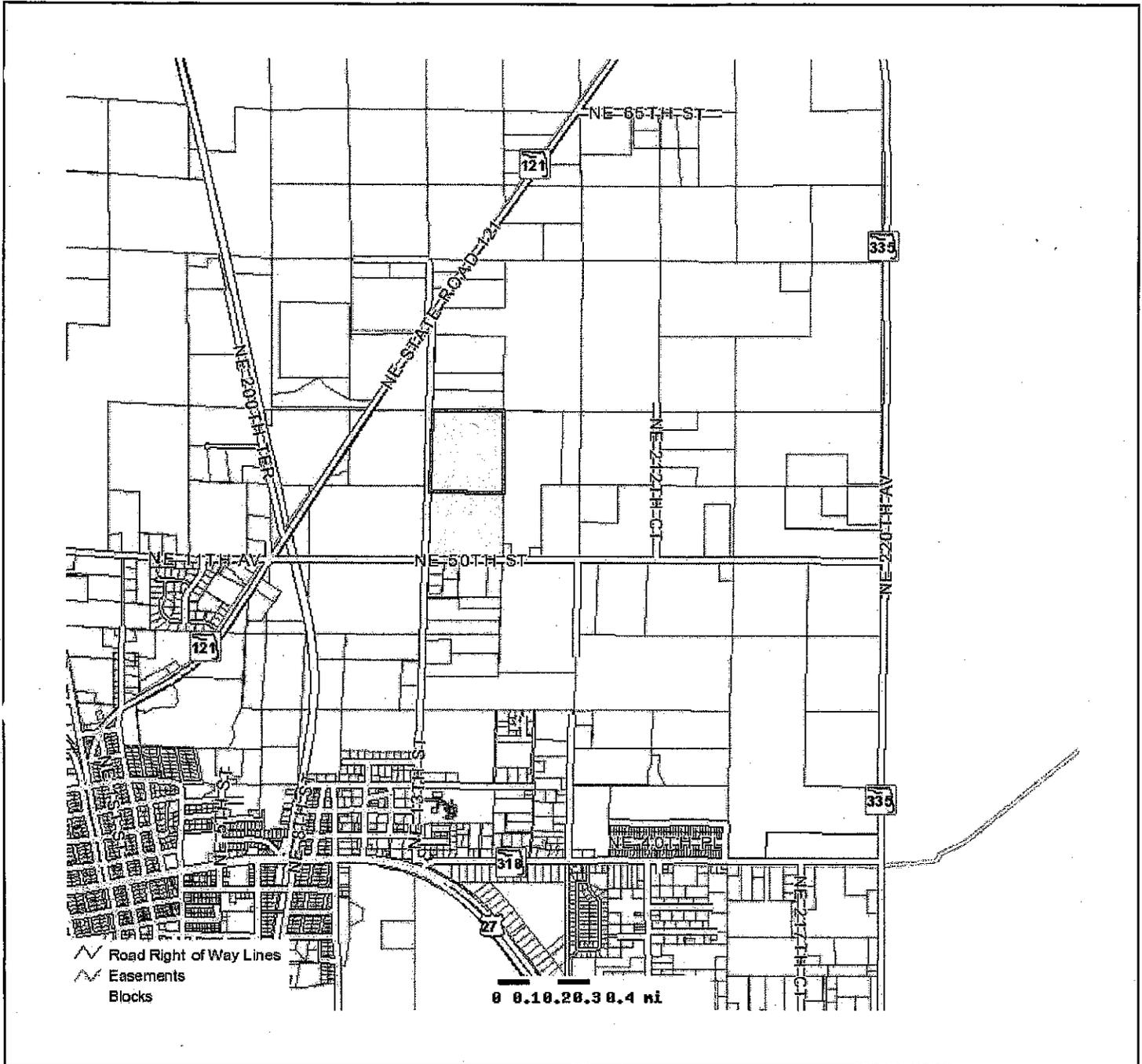
Notary Public, State of Florida

At Large

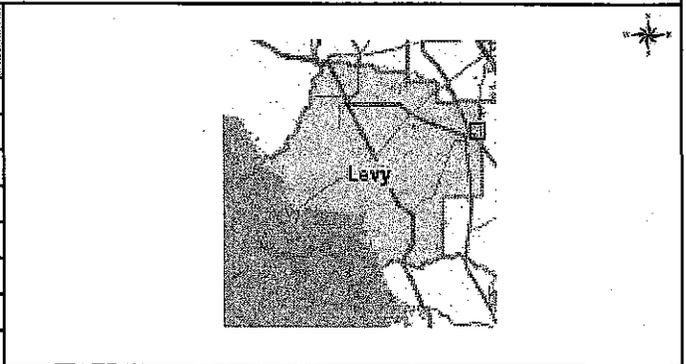


My Commission Expires: 9-23-16



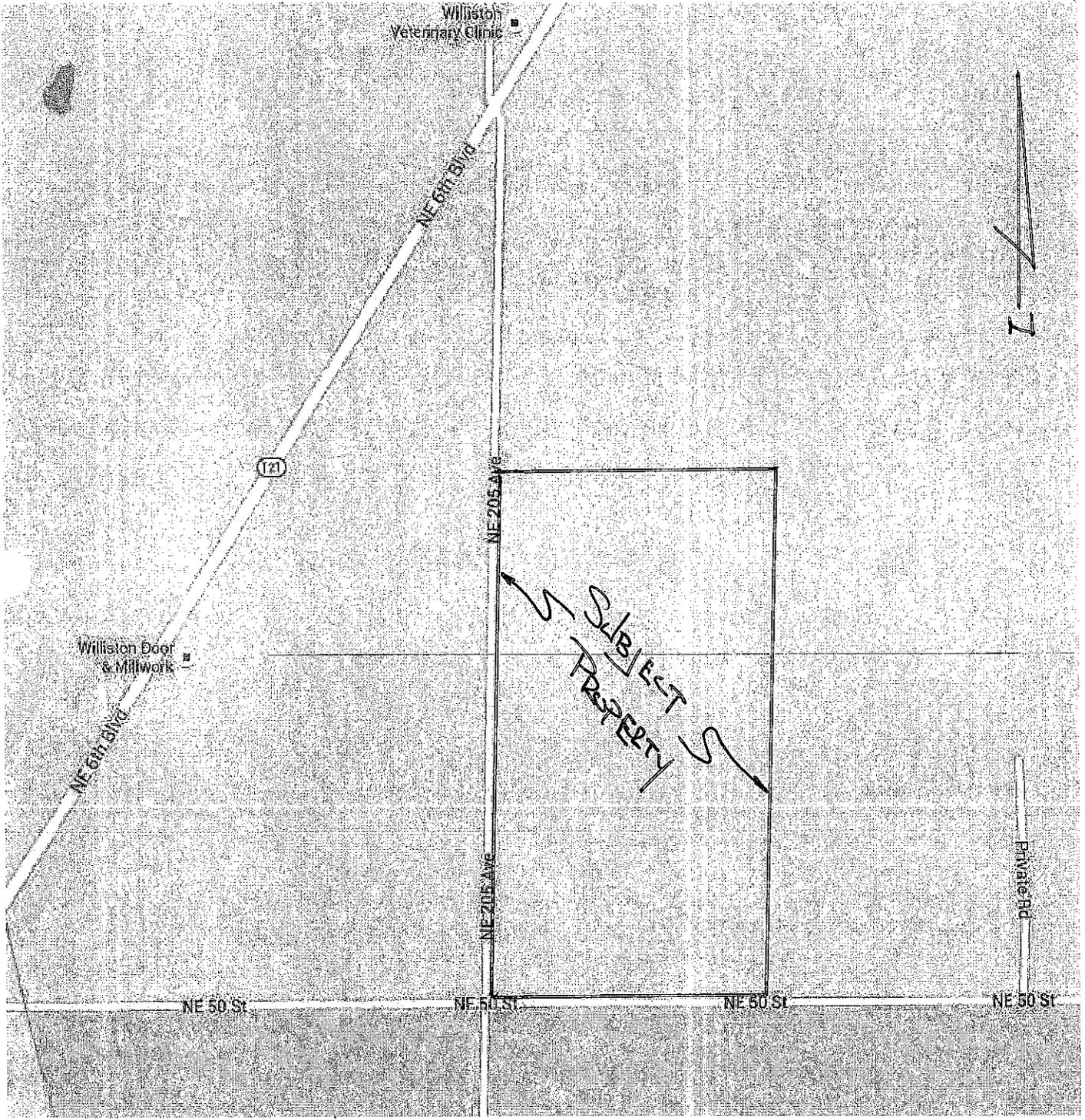


Levy County Property Appraiser	
Parcel: 0474300000 Acres: 42.5	
Name:	EAGER GEORGE W, JR
Site:	
Sale:	\$155,000 on 2014-05-30 Reason=Q Qual=01
Mail:	P.O. BOX 222
	WILLISTON, FL 32696
Building Value	0
Extra Feature Val	0
Market Land Val	\$ 167,552
Ag Land Value	\$ 9,775
Just Value	\$ 167,552
Assessed Value	\$ 9,775
Taxable Value	\$ 9,775



The Levy County Property Appraiser's Office 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. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LEVY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 12/14/15 : 14:36:01



Williston Veterinary Clinic

Williston Door & Millwork

NE 6th Blvd

NE 6th Blvd

NE 205 Ave

NE 205 Ave

NE 50 St

NE 50 St

NE 50 St

NE 50 St

Private Rd

SUBJECT PROPERTY



*Levy County Board of County Commissioners
Agenda Item Summary*

1. DEPARTMENT MAKING REQUEST/NAME/EXTENSION:
NATURE COAST BUSINESS DEVELOPMENT COUNCIL

2. MEETING DATE:
April 5, 2016

3. REQUESTED MOTION/ACTION:

Two items: regular activities report for February – April; and approval of two board members for consideration that are County-appointed vacancies

4. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES _ NO _ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED?: YES ___ NO ___ BUDGET OFFICER APPROVAL ___ DATE

5. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

Activities report will highlight key developments this quarter.

Current vacancies on the NCBDC Board of Directors require County approval per Articles of Incorporation and bylaws.

More information on the vacancies and suggested appointments is contained in the accompanying agenda packet

6. RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES _ NO	YES _ NO	YES _ NO	YES _ NO	YES _ NO	YES _ NO

7. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:

SUMMARY: Activity is shifting as we end the second quarter of the fiscal year; while less attention right now is from the outside, existing industry continues to show good signs of continued growth through expansions, remodels and job creation.

There are some notable exceptions - Project A is a potential large scale one with numerous jobs and significant capital investment of a currently vacant site. We have had conversations with several other outside parties, and while not everything has panned out, the main thing is we're getting noticed for the right reasons.

We received notification from the IRS that we are now a 501(c)(3). This is a huge step for us, including opening the doors for us to get funding for the previously discussed industry cluster analysis that will do three things: 1.) identify current industry clusters and what supply chain fits work best here, 2.) where that industry fits best (sites/buildings), and 3.) ID county-specific sites for tech centers, business parks and industrial parks.

I requested and received information on what County businesses utilize rail here. The reason; to ultimately tie into the cluster study to see what industry we have or could have that would increase traffic to the short line, which right now basically remains active because of coal shipped to the power plant in Citrus.

PROJECT NAME	SITE	START	INDUSTRY	JOBS	NEEDS	STATUS	RESOURCES
retailer remodel	Chiefland	3/16/2016	CONFIDENTIAL	N/A	local incentives	awaiting city response; county will review	county, city & CareerSource
Project A	Williston	2/17/2016	CONFIDENTIAL		none as of now	awaiting presentation - 2 weeks approx.	City; County & CareerSource
Deer Island	Cedar Key	2/12/2016	recreation	N/A	buyer/stakeholders	awaiting preliminary sitdown meeting	TBD based on input
Yankeetown General Store	Yankeetown	1/22/2016	retail		5 \$ for improvements	bank contacted owners about loan options	Florida Capital Bank
RV park	Chiefland	9/1/2015	recreation		30 N/A	construction pending	City
trucking school	Inglis	8/13/2015	transportation	N/A	N/A	proposal distributed to targeted list	CareerSource, Inglis
RV sales/service	various	8/10/2015	service	N/A	N/A	research shows not enough demand	
indoor shooting range	Inglis	7/14/2015	manufacturing		100 zoning change	inactive based on contact being elusive	NFEDP, Inglis
Paradox Intellectual Prop.	Chiefland	1/15/2015	manufacturing		10	OJT assistance ongoing through CareerSource	CareerSource
ALF facility	Chiefland	1/9/2015	healthcare	N/A	site selection	grant for utility upgrades being sought	City
Team Tango	Williston	7/24/2014	aviation		10 \$; facilities; labor	new leadership and potential investors	FL Capital Bank, USDA
Kirby Farm	Williston	2/1/2014	agri-tourism	N/A	\$	grants info provided; no response	City, TBD
Hotel	Williston	8/22/2013	hospitality		20 \$	forwarded list of \$ options; no response	City
resort	Inglis	8/1/2013	lodging		20 \$	potential JV being vetted	Town
Pegasus Farms	Bronson	4/30/2013	agriculture		40 \$; labor	construction ongoing; \$ being allocated	USDA, various state
Rail spur	Williston	2/13/2013	future industry	N/A	feasibility study	hotel plans have this tabled for now	City, FNR
SRC Hospital	Chiefland	5/1/2012	healthcare		159 incentives; labor	awaiting definitive decision on future	City

TOTAL 394

Special projects	Type	Start date	Status	Needs	Column3	Summary	status2
A-Z business guide	bus. Asst.	2/1/2016	active	input		how to guide for new/expanding bus.	compiling info
501c3 app	funding	11/1/2014	completed	none		restructuring organization tax structure	approved
industry cluster study	technical	3/4/2014	active	\$ for prop.		analysis of industry gaps	reviewing \$ options



There are currently two vacancies on the Nature Coast Business Development Council's board of directors that require County approval to fill.

According to the Articles of Incorporation and bylaws for the organization, five members are County-appointed. Two recent resignations – Doug King and Sharon Battles – were initial County appointments when the NCBDC was the Levy County Development Authority before its merger.

The Council has reached out to and has had initial commitments from two individuals to serve; Chris Cowart and Joyce Wilson.

Mr. Cowart is a well-known County resident on the Levy County School Board, and also serves on the RESTORE Act advisory committee and a Rotarian.

Ms. Wilson is a colleague of Ms. Sharon at the Unity Family Community Center in Williston; she is active in her community and has extensive experience with non-profits.

Both would be great additions to our board.

**Levy County Board of County Commissioners
Agenda Item Summary**

1. NAME/ORGANIZATION/TELEPHONE: <u>352 447-6186</u> Debra Weiss and Drinda Merritt Yankeetown/Inglis	2. MEETING DATE: 4/5/16
--	-----------------------------------

3. REQUESTED MOTION/ACTION: Request for help from Grant Writer Tisha Whitehurst with a grant for feasibility study for regional waste water/storm water and also a Grant for Economic Impact Analysis

4. Agenda Presentation Time Requested: <u>10</u> minutes (Request will be granted if possible) ALLOTTED TIME NOT	5. IS THIS ITEM BUDGETED (IF APPLICABLE) ?: Yes ___ No ___ IF NO, STATE ACTION REQUIRED BUDGET ACTION: FINANCIAL IMPACT SUMMARY STATEMENT: DETAILED ANALYSIS ATTACHED?: Yes ___ No ___ BUDGET OFFICER APPROVAL _____ DATE
--	---

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)
 BEFORE WE LOOK FOR A PUBLIC PRIVATE PARTNERSHIP AND CAN APPLY FOR GRANTS FOR A SUB-REGIONAL WASTE WATER/STORM WATER PLANT WE NEED THE FEASIBILITY STUDY. THE ECONOMIC IMPACT ANALYSIS WILL HELP WITH FUTURE ECONOMIC AND RECREATIONAL DEVELOPMENT

7. RECOMMENDED APPROVAL AND DATE (YES & NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO

8. COMMISSION ACTION:
 ___ APPROVED
 ___ DENIED
 ___ DEFERRED DATE TO BRING BACK:
 ___ OTHER SPECIFY:

3/28/2016

Strategic Economic and Community Development | USDA Rural Development



Strategic Economic and Community Development Program 101

Program Status: Open
Application Deadline: June 30, 2016
Federal Register Notice: (.pdf)

Section 6025 of the 2014 Farm Bill enables the Secretary of Agriculture to provide priority to projects that support strategic economic and community development plans. The result of that is a provision called Strategic Economic and Community Development (SECD).

Purpose

To advance projects which support long-term community and economic growth strategies that reflect both multi-jurisdictional stakeholder collaboration and capitalize upon the unique strengths of the rural area. Through this provision, USDA Rural Development is empowered to work further with rural communities to align resources with long-range and multi-jurisdictional challenges and needs by leveraging federal, state, local, or private funding.

Goal

By creating a regional focus and increasing collaboration across Rural Development agencies and programs, USDA resources can have a larger impact, enabling greater wealth creation, and quality of life improvements.

Eligibility

To be eligible for SECD, a project must:

- Be eligible for the underlying program
- Be carried out solely in a rural area
- Support a multi-jurisdictional strategic economic community development plan.

Application Process

Applicants to any of several existing Rural Development programs whose projects support the implementation of multi-jurisdictional strategic economic and community development plans may apply for priority consideration through SECD. Consideration will be based on:

- (1) How well the project supports a multijurisdictional plan and
- (2) How well the plan addresses collaboration, regionalism, and investments from other federal and philanthropic agencies. Interested participants are encouraged to have their plans reviewed by their State's staff early in the process for feedback and possible modification prior to submitting with the formal application.

Participating Rural Development Programs

Applications to the following programs may apply to SECD:

- Community Facility Direct Loans and Grants
- Community Facilities Loan Guarantees

3/28/2016

Strategic Economic and Community Development | USDA Rural Development

- Water and Waste Disposal Loan Guarantees
- Water & Waste Loans and Grants
- Business and Industry Loan Guarantees (B&I)
- Rural Business Development Grants (RBDG)

Interim Rule Implementing 6025

For More Information

Please contact your local USDA Rural Development office: <http://www.rd.usda.gov/contact-us/state-offices> or contact Farah Ahmad in the national office at RDCED@wdc.USDA.gov



Water & Waste Disposal Predevelopment Planning Grants Program 101

What does this program do?

It assists low-income communities with initial planning and development of an application for USDA Rural Development Water and Waste Disposal direct loan/grant and loan guarantee programs.

Who may apply?

- Most State and local governmental entities
- Nonprofit organizations
- Federally Recognized Tribes |

What is an eligible area?

- Rural areas and towns with a population of 10,000 or less. Check eligible addresses
- Federally Recognized Tribal Lands |
- Colonias |
- And the area must also have a median household income below the poverty line or less than 80% of the statewide non-metropolitan median household income

How may the funds be used?

- Grants may be used to pay part of the costs of developing a complete application for USDA Rural Development Water & Waste Disposal direct loan/grant and loan guarantee programs

Are there terms for grants?

- May not be used to pay for work already completed
- The amount of this grant will be subtracted from the total grant eligibility if a USDA grant is awarded for part of the water or waste disposal project
- These grants do not have to be paid back if the application for the USDA Direct loan or loan/grant combination is not successful
- Grants are based on demonstrated need and subject to the availability of funds
- Partnerships with other federal, state and local entities are encouraged and grants are awarded only when the applicant cannot afford to borrow the needed funds

Is there a maximum grant amount?

Maximum of \$30,000 or 75% of the predevelopment planning costs

Are matching funds required?

Yes, at least 25% of the project cost must come from the applicant or third party sources. In-kind contributions do not count toward this minimum

How do we get started?

- Applications for this program are accepted through your local RD office year round
- Program Resources are available online (includes forms needed, guidance, certifications etc

3/28/2016

Water & Waste Disposal Predevelopment Planning Grants | USDA Rural Development

Who can answer questions?

- Help is always available through your local office
- Participating non-profit associations also offer assistance and training

What governs this program?

- Code of Federal Regulation, 7 CFR 1780
- This program is authorized by the Agricultural Act of 2014

Forms & Resources

NOTE: If state specific forms are not shown above, please ensure that your state is selected in the dropdown menu above to find the State Office contact information and speak to a Specialist before attempting to fill out any forms or applications. This will save you valuable time in your application.