

# Levy County Board of County Commissioners

## Agenda Item Summary

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

BILL HAMMOND, DEVELOPMENT DIRECTOR

**2. MEETING DATE:**

April 19, 2016

**3. REQUESTED MOTION/ACTION:** (Public Hearing) FP 01-16 Final Plat of "West Point Acres"

**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)

FP 01-16 Croft Land Surveying representing Carol Kearns, for a Final Plat of "West Point Acres", a residential subdivision located in Section 26, Township 11S, Range 14E, in Levy County. Said parcel contains 5.5 acres more or less and is located within a "RR" Rural Residential zone. This subdivision will consist of four (4) one (1) acre residential lots. This parcel is located within the Chiefland Municipal Service District (MSD).

This petition was heard by the Planning Commission on April 4, 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 <u>X</u> NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO	YES ___ NO

**8. COMMISSION ACTION:**

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:

**Final Plat Application  
Levy County, Florida**

Filing Date: 1-8-16  
Amount of Fee: \$ 225.00

Petition Number: PP 0176  
Validation Number: 1578

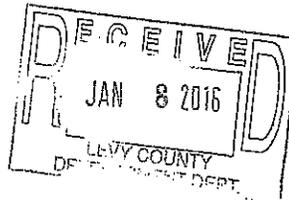
**TO THE LEVY COUNTY PLANNING COMMISSION:**

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 50-534, petitioning for a Final Plat on the following described:

<b>I. Applicant and Request Information -</b>		<b>Please print unless otherwise specified.</b>
Owner's Name: <u>Carol Jean Kearns</u>	Surveyor: <u>Croft Land Surveying, Inc.</u>	
Address: <u>P.O. Box 305</u>	Address: <u>P.O. Box 461</u>	
City <u>Chiefland, FL</u> Zip Code <u>32644</u>	City <u>Bronson, FL</u> Zip Code <u>32621</u>	
Phone <u>352-949-0215</u>	Phone <u>352-486-2055</u>	

<b>II. Parcel Information</b>		
1. Subdivision Name: <u>Westpoint Acres</u>		
2. Date Preliminary Plat Approved: <u>11-17-15</u>		
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>00726-000-00</u>	<u>26-11-14</u>	<u>5.5</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>5.5</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). \_\_\_\_\_
4. Proposed Use of Property: Residential



**Final Plat Application  
Levy County, Florida**

5. Present Zoning /Land Use: RR
6. Was a Zoning Change Requested ?  
Yes  No   
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed ? Yes  No   
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions ? Yes  No   
[If yes, please attach copy]

**III. 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 Levy County Development Department and received one week prior to the Planning Commission Public Hearing.**

1. Final 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. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

**NOTE:** See checklist for appropriate number of copies for submittal

**Final Plat Application  
Levy County, Florida**

**IV. APPLICATION INSTRUCTIONS:**

- (a) An application for a Final Plat must be accompanied by a fee of \$225.00 **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.**
- (d) The Final Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month preceding a regular monthly meeting of the planning commission will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) 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(s) and place them 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.

Final Plat Application  
Levy County, Florida

- (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 Daniel M. Croft, 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.

<b>OFFICE USE ONLY:</b>	
Planning Commission Public Hearing Date: _____	Time: _____
Board of County Commissioners Hearing Date: _____	Time: _____
Planning Commission Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Notes, Instructions and Comments:	

Final Plat Application  
Levy County, Florida

**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner Signature

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_, by (name)  
\_\_\_\_\_

\_\_\_\_\_  
Signature - Notary Public

Personally known \_\_\_\_\_ Identification Expiration Date \_\_\_\_\_

**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.

1-8-14  
\_\_\_\_\_  
Date

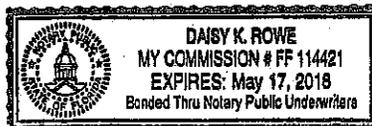
Daniel M. Craft  
\_\_\_\_\_  
Authorized Agent Signature (if applicable)

STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and scribed before me this 8th Day of January 20 14, by (name)  
Daniel M. Craft

Daisy K. Rowe  
\_\_\_\_\_  
Signature - Notary Public

Personally known  Identification Expiration Date \_\_\_\_\_



**DANIEL M. CROFT**  
**LAND SURVEYING, INC.**  
*Professional Land Surveying*

Florida Certification No. 2001  
P. O. Box 461 - Bronson, FL 32621  
Telephone (352) 486-2055  
Fax Number (352) 486-1355

Subdivision Name: Westpoint Acres

I (we) the undersigned, hereby authorize Daniel M. Croft Land Surveying, Inc. to subdivide my (our) 6 acre, more or less, property in Section(s) 26, Township 11 South, Range 14 East, Levy County, Florida, to sign and submit those documents required for said subdivision, and to represent me (us) at any required meetings.

Name(s) please print, sign, and date:

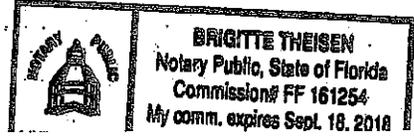
Carol Kearns  
Carol Kearns 2/25/2015  
Carol Kearns 2/25/2015

State of Florida, County of Alachua:

On 2/25/15, personally appeared before me Carol Kearns,  
whom I know personally,  
 whose identity(ies) I verified on the basis of FLDL  
 whose identity(ies) I verified on the oath or affirmation of \_\_\_\_\_,  
a credible witness, to be the signer(s) of the above.

September 18, 2018  
My Commission Expires

Brigitte T. Brigitte Theisen  
Notary Public, State of Florida (Print Name)



2702



This instrument prepared by and return to:  
H.C. Henderson, Jr.  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file #: 4-1939  
Parcel I.D. #: 00726-000-00

### WARRANTY DEED

THIS WARRANTY DEED, made this 1<sup>st</sup> day of May, A.D. 2009, by SCOTT SMITH, CAROL JEAN KEARNS and DONALD RAY SMITH, whose mailing address is PO Box 305, Chiefland, FL 32644, hereinafter called the Grantor, to CAROL JEAN KEARNS, whose mailing address is PO Box 305, Chiefland, FL 32644, hereinafter called the Grantee:

(Wherever used herein the terms "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 LOVE AND AFFECTION, hereby grants, bargains, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

A parcel of land in the NW ¼ of NW ¼ of Section 26, Township 11 South, Range 14 East, Levy County, Florida, more particularly described as:

Commence at the NW corner of the NW ¼ of NW ¼ of Section 26, Township 11 South, Range 14 East and run East 930 feet; thence South 471 feet; thence West 930 feet; thence North 471 feet to the Point of Beginning.

LESS that parcel conveyed to Carol Jean Kearns and George A. Kearns described in O.R. Book 320, Page 442, Public Records of Levy County, Florida, and

LESS the North and West 25 feet conveyed to Levy County by deed recorded in Deed Book 75, Page 226, Public Records of Levy County, Florida.

Said property is not the homestead of the grantors under the laws and constitution of the State of Florida in that neither grantors nor any members of their household reside thereon.

NOTE: This is a conveyance of unencumbered property between family members for LOVE AND AFFECTION. No Documentary Stamps are required.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same to fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the 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 actually due and unpaid to December 31, 2008.

PREPARED BY AND RETURN TO:  
RONALD W. STEVENS, ESQUIRE  
POST OFFICE BOX 1444  
BRONSON, FL 32621

Instrument # 602244  
OR BK 1357 Pages 943-3pg(s)  
RECORDED 06/18/2015 at 02:13 PM  
Danny J. Shipp, Levy County Clerk, Florida  
Deed Doc: \$0.70

DEPUTY CLERK AZOLA

WARRANTY DEED

This Warranty Deed, Executed the 17<sup>th</sup> day of June, 2015, by CAROL JEAN KEARNS, who does not hold these lands as her homestead property hereinafter called GRANTOR, to GEORGE KEARNS and CAROL JEAN KEARNS, husband and wife, whose mailing address is P.O. Box 305, Chiefland, Florida 32644, hereinafter called GRANTEEES.

(Wherever used herein the terms "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, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and being in LEVY County, FLORIDA, viz:

THOSE LANDS AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TAX PARCEL#00726-000-00

SAID PROPERTY IS NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO.

SUBJECT TO all easements, restrictions, reservations, ordinances, covenants, conditions, limitations of record, if any, and all other such zoning and governmental regulations.

TITLE TO THE HEREINABOVE DESCRIBED LANDS HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARING ATTORNEY. LEGAL DESCRIPTION AND DOCUMENTATION FURNISHED BY GRANTOR.

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 he/she

is lawfully seized of said land in fee simple; that he/she has good title and lawful authority to sell and convey said land; that he/she 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 subsequent to December 31, 2014.

IN WITNESS WHEREOF, the Grantor has caused the presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
1<sup>st</sup> Witness Signature

Kenneth W. Stevens  
Printed Name of 1<sup>st</sup> Witness

Vada Miller  
2nd Witness Signature

VADA Miller  
Printed Name of Witness

[Signature]  
Carol Jean Kearns  
P.O. Box 305  
Chiefland, Florida 32644  
Address

STATE OF Florida  
COUNTY OF Levy

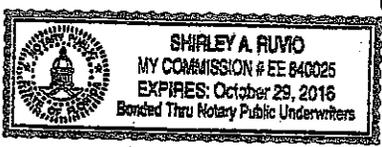
I hereby Certify that on this day, before, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carol Jean Kearns known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

D. License

Witness my hand and official seal in the County and State last aforesaid this 11th day of July, A.D. 2015.

(SEAL)

[Signature]  
NOTARY PUBLIC/STATE OF  
COMMISSION EXPIRATION DATE: \_\_\_\_\_  
COMMISSION #: \_\_\_\_\_  
PRINTED NAME OF NOTARY



**TRACT A:**

A parcel of land in the NW 1/4 of Section 26, Township 11 South, Range 14 East, Levy County, Florida, being a portion of that property described in Official Records Book 1166, page 364 of the public records of Levy County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the NW corner of Section 26, Township 11 South, Range 14 East, Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a distance of 720.98 feet; thence S 00°15'55" E, parallel with the West line of said Section 26, a distance of 260.50 feet to the Point of Beginning; thence continue S 00°15'55" E, 210.50 feet; thence N 89°34'30" W, 209.02 feet; thence N 00°15'55" W, 210.50 feet; thence S 89°34'30" E, 209.02 feet to close on the Point of Beginning.

Subject to and together with a 30 foot ingress, egress and public utility easement lying 15 feet each side of the following described centerline:

For a Point of Reference, commence at the NW corner of Section 26, Township 11 South, Range 14 East, Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a distance of 720.98 feet; thence S 00°15'55" E, parallel with the West line of said Section 26, a distance of 25.00 feet to the Point of Beginning of said easement centerline; thence continue S 00°15'55" E, a distance of 265.50 feet to the Terminus Point of said easement centerline.

**TRACT B:**

A parcel of land in the NW 1/4 of Section 26, Township 11 South, Range 14 East, Levy County, Florida, being a portion of that property described in Official Records Book 1166, page 364 of the public records of Levy County, Florida, and being more particularly described as follows:

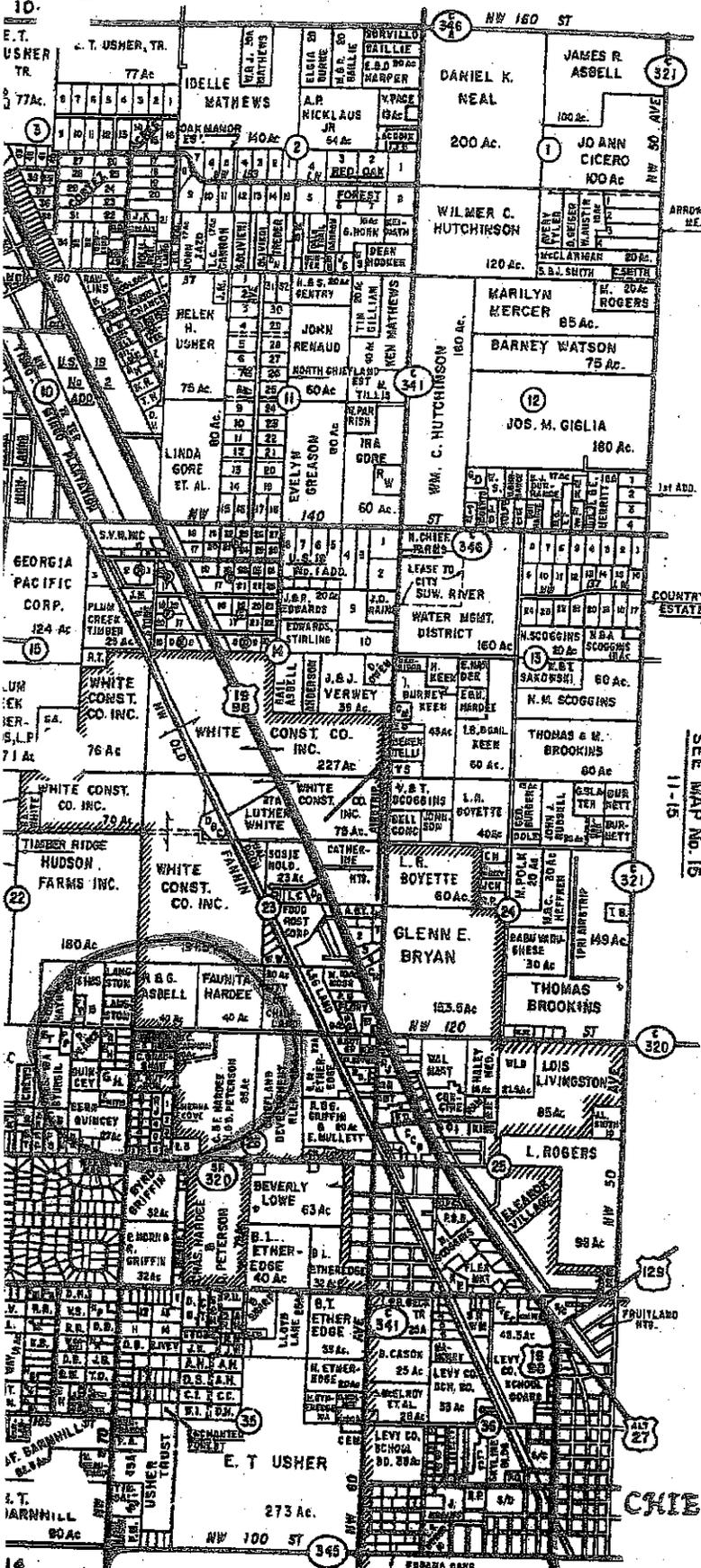
For a Point of Reference, commence at the NW corner of Section 26, Township 11 South, Range 14 East, Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a distance of 720.98 feet; thence S 00°15'55" E, parallel with the West line of said Section 26, a distance of 260.50 feet to the Point of Beginning; thence continue S 00°15'55" E, 210.50 feet; thence S 89°34'30" E, 209.02 feet; thence N 00°15'55" W, 210.50 feet; thence N 89°34'30" W, 209.02 feet to close on the Point of Beginning.

Subject to and together with a 30 foot ingress, egress and public utility easement lying 15 feet each side of the following described centerline:

For a Point of Reference, commence at the NW corner of Section 26, Township 11 South, Range 14 East, Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a distance of 720.98 feet; thence S 00°15'55" E, parallel with the West line of said Section 26, a distance of 25.00 feet to the Point of Beginning of said easement centerline; thence continue S 00°15'55" E, a distance of 265.50 feet to the Terminus Point of said easement centerline.

**EXHIBIT**  
    K

MAP No. 9



Westpoint Acres

TWP. 11 S.  
RGE. 14 E.  
Levy County, Florida

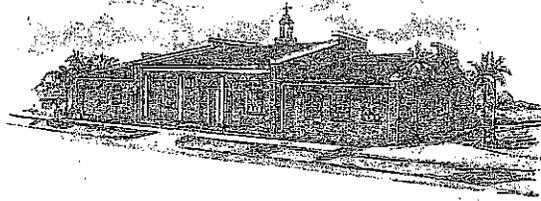
CHIEFLAND

*Levy Abstract and Title Company*  
"Serving Levy County Since 1927"

*Title Insurance*

C. HENDERSON, JR. PRES.  
CERTIFIED LAND - TITLE SEARCHER

SKIPPER HENDERSON V.P.  
CERTIFIED LAND - TITLE SEARCHER



*Closings*

ADAM C. HENDERSON V.P.  
BRANCH MANAGER

KAREN PANKOW  
CERTIFIED LAND - TITLE CLOSER

December 30, 2015

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS  
PO BOX 310, BRONSON, FL 32621**

**RE: TITLE CERTIFICATION LETTER – Our File: T-27082**

**PROPOSED SUBDIVISION NAME:**

**“WESTPOINT ACRES”**

**LEGAL SHOWN ON PROPOSED PLAT:**

A parcel of land in the NW ¼ of Section 26, Township 11 South, Range 14 East, Levy County, Florida, being a portion of that property described in Official Records Book 1166, page 364 of the Public Records of Levy County, Florida, and being more particularly described as follows:

For a point of reference, commence at the NW corner of Section 26, Township 11 South, Range 14 East, Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a distance of 25.00 feet; thence S 00°15'55" E, 25.00 feet to a point on the South right of way line of NW 23<sup>rd</sup> Avenue, being the NW corner of that property described in Official Records Book 1166, page 364 of the Public Records of Levy County, Florida, and the Point of Beginning; thence S 89°34'30" E, along said South right of way line and the North line of last said property, a distance of 905.00 feet to the NE corner of last said property; thence S 00°15'55" E, along the East line of last said property, a distance of 235.50 feet; thence N 89°34'30" W, 418.04 feet; thence N 00°15'55" W, 19.50 feet; thence N 89°34'30" W, 486.96 feet to a point on the East right of way line of NW 70<sup>th</sup> Avenue; thence N 00°15'55" W, along said East right of way line, a distance of 216.00 feet to close on the Point of Beginning.

**PERIOD OF SEARCH: 20 years last past, ending December 21, 2015**

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Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

**Main Office**

50 Picnic St. • P.O. Box 148, Bronson, FL 32621  
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com

[www.levyabstract.com](http://www.levyabstract.com)



**RECORD FEE SIMPLE TITLE HOLDER**

CAROL JEAN KEARNS, by virtue of the following document:

Warranty Deed from SCOTT SMITH, CAROL JEAN KEARNS and DONALD RAY SMITH, dated 05/01/2009, filed 06/25/2009 and recorded in O.R. Book 1166, Page 364, Public Records of Levy County, Florida.

**MORTGAGES – (not satisfied or released of record)**

NONE

**EASEMENTS OF RECORD**

1. EASEMENT contained in Warranty Deed to George Kearns and Carol Jean Kearns, husband and wife, dated 06/11/2015, filed 06/18/2015 and recorded in O.R. Book 1357, page 943, Public Records of Levy County, Florida.

**REAL ESTATE TAX INFORMATION:**

**2015 Taxes**

Assessed to: Carol Jean Kearns  
Tax ID#: 00726-000-00

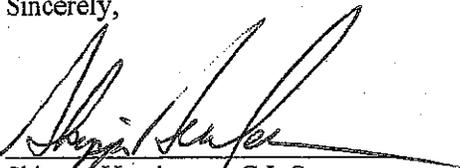
**DELINQUENT TAXES: NONE**

**NOTE:** This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the public records were searched. This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

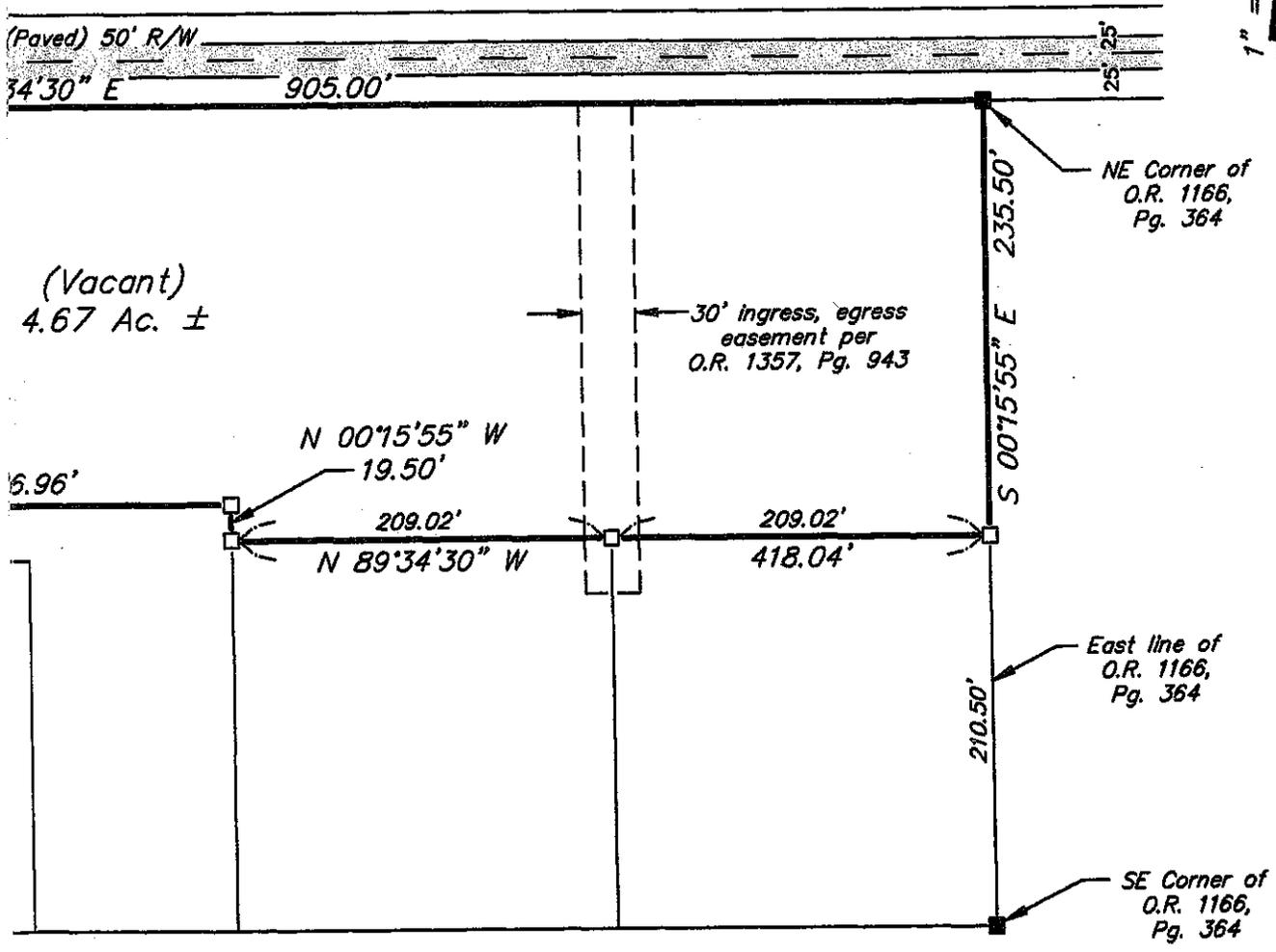
Sincerely,



Skipper Henderson, C.L.S.  
Vice President

SH/dkr  
enclosures

1/4 of Section 26, Township 11 South, Range 14 East, Levy County, Florida  
 Florida, being a portion of that property described in Official records Book 1166, page  
 Levy County, Florida; thence S 89°34'30" E, along the North line of said Section 26, a  
 rd Avenue, being the NW corner of that property described in Official Records Book  
 E, along said South right of way line and the North line of last said property, a  
 last said property, a distance of 235.50 feet; thence N 89°34'30" W, 418.04 feet;  
 e of NW 70th Avenue; thence N 00°15'55" W, along said East right of way line, a



**Certification:**

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Daniel M. Croft* 1-8-2016  
 Daniel M. Croft, P.L.S. 2001  
 for Daniel M. Croft Land Surveying Inc.

C15-006

3rd Avenue.  
 own hereon, but  
 county, Florida.

INSURANCE


# Levy County Board of County Commissioners

## Agenda Item Summary

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

BILL HAMMOND, DEVELOPMENT DIRECTOR

**2. MEETING DATE:**

April 19, 2016

**3. REQUESTED MOTION/ACTION:** (Public Hearing) SE 01-16 Private Family Cemetery - Flora

**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)**

SE 01-16 Croft Land Surveying representing Patricia Flora for a Special Exception to allow a private family cemetery, on a parcel of land located in Section 15, Township 12S, Range 18E, in Levy County. The proposed cemetery area will contain .55 acres (portion of parcel No. 04089-000-00). This parcel is located in an "ARR" Agriculture/Rural residential zone.

This petition was heard by the Planning Commission on April 4, 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

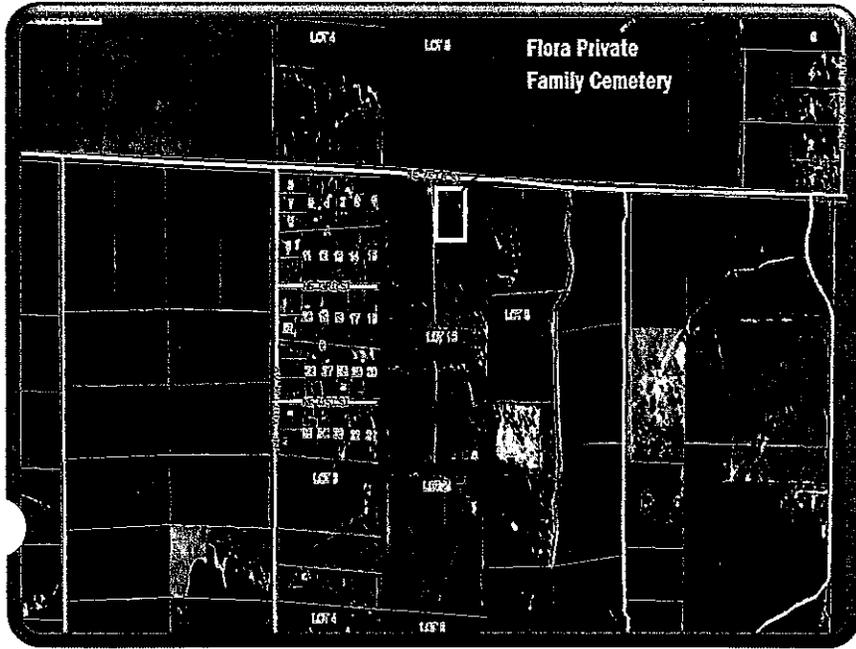
**8. COMMISSION ACTION:**

APPROVED

DENIED

DEFERRED DATE TO BRING BACK:

OTHER SPECIFY:



PREPARED MARCH 14, 2016  
FOR THE LEVY COUNTY PLANNING  
COMMISSION

SPECIAL EXCEPTION APPLICATION SE 01-16  
Levy County Development Department Staff Report

LEVY COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

PATRICIA FLORA SPECIAL EXCEPTION

To: Levy County Planning Commission  
From: Bill Hammond, Building Official

**Applicant:** Croft Land Surveying  
Danny Croft  
Post Office Box 461  
Bronson, FL. 32621

**Owner:** Patricia Flora  
16450 NE 75<sup>th</sup> Street  
Williston, FL. 32696

Legal Description: Section 15, Township 12S, Range 18E, Levy County.

Parcel ID Number: 04089-000-00 (79 acres)

Total Project Area: .55 acres more or less (portion of)

Situs Address: N/A

Current Zoning Designation: "ARR" Agriculture/Rural Residential

Existing Use of Property: Vacant

Proposed Use: Private Family Cemetery

\*\*\*\*\*

**Staff Review Based on Submitted Application:**

The cemetery area, being approximately 153' x 169', contains .55 acres (portion of Parcel No. 04089-000-00) is located on a sparsely wooded parcel that lies east of the 30' ingress/egress easement, and south of LCR C-335 (100' R/W).

The proposed cemetery is not located within a Special Flood Hazard Area (SFHA).

The adjacent parcel to the South and at the SE corner of the property boundary is owned by Mrs. Flora and developed with a single-family residence. On the west boundary is a residential subdivision known as "Wakonda Estates." This subdivision is developed with both single-family dwellings and mobile homes. On the east boundary, lies property owned by relatives and developed with a single family dwelling.

The site plan indicated there will be a total of 20 off-street parking spaces and 28 plots planned in groups of 4 each. Each plot will be 5' x 10'. The site plan indicates there will be a board fence along the north and west side of the proposed cemetery area.

Mrs. Flora, as the family representative, has provided a notarized letter of commitment for the perpetual maintenance of the cemetery.

No structures are known to exist within 300' of the boundary of the cemetery.

.....  
**Code Section Review of Application:**

The following are the code sections related to special exceptions. Staff has provided comments following each applicable code section marked in **bold**.

**DIVISION 5. STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS**

**Subdivision I. Special Exceptions in General**

**Sec. 50-796. Generally.**

Special exceptions, as enumerated in Schedule 1. Use Regulations, of section 50-676 hereof, or as contained in the Levy County Comprehensive Plan shall be permitted only upon authorization by the board of county commissioners subsequent to review by the planning commission. In granting any special exception, the board of county commissioners may require appropriate conditions and safeguards, made a part of the terms on which the special exception is granted, which if not complied with shall be deemed a violation of this article. The board of county commissioners may grant an application for special exception, provided that such application for special exception and the uses proposed therein shall be found by the board of county commissioners to comply with the following requirements or criteria and any other applicable requirements, criteria or standards set forth in this article.

1. That the use is a special exception as set forth in Schedule 1. Use Regulations, of Section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.

***The use is a special exception as set forth in Schedule 1. Use Regulations, of Section 50-676 hereof.***

2. That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

***The use is located in an area that the public safety, welfare and convenience would be protected. The applicant did not provide any details or information related to the burial techniques that would be employed. The State Department of Health, through Florida Administrative Code (FAC) would enforce standards that are intended to protect the public health.***

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

*Although no reports, studies or other documentation wasn't provided to address this code section, staff finds by virtue of its location and size, it should not cause substantial injury to the value of other property in the neighborhood where it is to be located.*

4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

*Staff finds the subject property to be suitable for the type of use proposed by virtue of its location and topography (i.e. the cemetery area would not be located within an area of the 100 year flood), and would be compatible with the adjacent development and with uses allowed in adjacent land use and zoning districts (ARR).*

5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.

*The mapping submitted with the application indicated a board fence on the north boundary (road front) and on the west boundary of the proposed cemetery area adjacent to the 30' easement. No heights were shown for the fencing, nor was there any fencing on the east and south boundary.*

6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.

*Staff finds that adequate off-street parking was provided on the submitted site plan. The site plan indicated there would be 20 off-street parking spaces which would be sufficient for the 28 proposed cemetery plots.*

7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.

8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of this division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

*Staff finds the proposed use is consistent with the Land Development Code and the Levy County Comprehensive Plan. 1/*

1/ Email dated March 17, 2016 from Planning Department for Comp. Plan consistency.

## Staff Recommendations:

Should the Planning Commission, and subsequently, the Board of County Commissioners upon review and recommendation of the Planning Commission, find the requested "Special Exception Use" consistent with the Comprehensive Land Use Plan and Land Development Code, staff recommends the following conditions be attached to the approval of the Special Exception Use Permit:

### Conditions of Approval for SE 01-16

1. The proposed Special Exception Use Permit is for a private family cemetery containing .55 acres more or less (153' x 169'), and must be located on the parent parcel as depicted on the site plan/boundary survey.
2. The applicant or property owner shall provide screening between the cemetery and adjacent properties consistent with Section 50-823, as required by Section 50-714 (3) b.

#### Sec. 50-823. - Visual barriers.

Where required, a visual barrier a minimum of six feet high shall be constructed, consisting of any one or any combination of the following:

- (1) A fence along any road frontage of the subject property, which shall consist of an opaque decorative wood or masonry fence no higher than ten feet. The fence around the remainder of the perimeter of the subject property shall consist of an opaque fence that may consist of masonry or wood construction, or of a chain link with sufficient aluminum slats to render it opaque.
  - (2) An irrigated berm.
  - (3) Non-deciduous, living vegetation, spaced in a manner, which, at the time of planting and thereafter, will constitute an unbroken screen.
  - (4) Masonry fencing, of decorative brick or concrete block and stucco, designed with a landscape theme that provides an unbroken screen and complements the character of the neighborhood.
3. A copy of the letter of approval of the Special Exception Use Permit, ordinance or resolution; the perpetual maintenance agreement; and the boundary survey, including the access easement, shall be recorded in the public records of Levy County, Florida prior to the use of the property for a family cemetery.

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

Filing Date 3-8-10 Petition Number SE 0116  
 Fee \_\_\_\_\_ (See fee schedule) Validation Number \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION:**

Special Exceptions are intended to provide for land use and activities not permitted "By Right" in the applicable zoning district. Because a Special Exception is not normally permitted in a particular district, the burden is placed upon the applicant to document that the granting of the Special Exception will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Levy County Code of Ordinances, Section 50-796]

This application is hereby made to the County Commission 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 Special Exception on the following described property:

<b>I. APPLICANT AND REQUEST INFORMATION:</b> Please print unless otherwise specified	
Applicant's Name <u>Daniel M. Craft Land Surveying</u>	Owner's Name <u>Patricia R. Flora</u>
Address <u>P.O. Box 461</u>	Address <u>16450 NE 75th St.</u>
<u>Bronson, FL</u> Zip Code <u>32621</u>	<u>Williston, FL</u> Zip Code <u>32696</u>
Phone No. <u>(352) 486-2055</u>	Phone No. <u>(352) 528-5652</u>

<b>II. PARCEL INFORMATION:</b>					
Parcel Number (s)	Section/Township/Range	Acreage			
1. <u>04089-000-00</u>	<u>15-12-18 015 GR</u>	<u>79</u>			
2. _____	_____	_____			
3. _____	_____	_____			
4. _____	_____	_____			
Subdivision name (if applicable): <u>N/A</u>		Total Acreage: <u>79</u>			
Lot _____		Block _____			
Current Zoning:	F/RR <input type="checkbox"/>	A/RR <input checked="" type="checkbox"/>	RR <input type="checkbox"/>	Industrial <input type="checkbox"/>	
	C-1 <input type="checkbox"/>	C-2 <input type="checkbox"/>	C-3 <input type="checkbox"/>	C-4 <input type="checkbox"/>	RMU <input type="checkbox"/>
Current Land Use:	LDR <input type="checkbox"/>	MDR <input type="checkbox"/>	HDR <input type="checkbox"/>	Commercial <input type="checkbox"/>	RCN <input type="checkbox"/>
	F/RR <input type="checkbox"/>	A/RR <input checked="" type="checkbox"/>	RR <input type="checkbox"/>	Industrial <input type="checkbox"/>	Public <input type="checkbox"/>
Current Use (Actual) and Improvements on the Property: (i.e. Single-family home, well and septic, pole barn, etc... <u>Timber</u> )					

SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA

Directions to the Property: (Please start directions from a State or County Road): From U.S. 41 in Raleigh, turn West on C.R. 335. Follow C.R. 335 West for about 2 miles. Property is on left side of road.

III. **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 and 24 copies to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

**Surrounding Land Owners & Mapping**

- A list of names and addresses of property owners within 300 feet of the subject property (excluding rights-of-way) with corresponding address labels. This information shall be based on the latest available property records of the property appraiser's office. The applicant shall also provide a map clearly showing the subject property and all of the other properties within 300 feet.

**Property Description**

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Special Exception is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.
- 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 (see Application Photo Directions, attached). 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.

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LEVY COUNTY, FLORIDA

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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.
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 Special Exception will be compatible with the adjoining development and the proposed zoning district where it is to be located.
- A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the special exception meets all requirements, criteria, and standards for approval set forth in division 5.

**Note:** The development department director or the board of county commissioners, or other provisions of this code, may require additional information to be included in any site plan submitted pursuant to this section.

**IV. Detailed Site Plan:** The developer shall submit a site plan of his proposed Special Exception to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger [subject to the Zoning Official's approval], showing the relationship of existing and proposed structures and uses to the parcel on which it is located. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-796, the following shall be required:

- 1) **Project identification:**
  - (a) Title of project or development
  - (b) Name of engineer, architect and developer
  - (c) North point, scale, date and legal description of the entire property encompassing the special exception.
- 2) **Existing conditions:**
  - (a) Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
  - (b) A 1" equals 200' aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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**3) Proposed development plans:**

- ( a ) Proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces.
- ( b ) Plan showing proposed locations for utility hookups.
- ( c ) Plan for screening and buffers, with reference to type, dimensions and character.
- ( d ) Proposed landscaping.
- ( e ) Proposed signs and lighting, including type, dimensions and character.
- ( f ) Size of proposed lot (s) or parcel (s).

**4) Tabulation of proposed development plans:**

- ( a ) Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets parking and open and enclosed storage areas.
- ( b ) Tabulations of total number of dwelling units by dwelling type within the project.
- ( c ) Proposed development schedule and phasing.
- ( d ) Square footage of floor area by type of structure.

**V. Additional Written and Mapping Documentation is required for the specific proposed Special Exceptions listed in Schedule I in applicable Zoning Districts. These uses include, but are not limited to, Mining, Excavation and Quarries, development in the Airport Overlay Zone, and Concentrated Commercial Farming Operations. Confirm with the Zoning Department whether the proposed use requested has additional requirements.**

**VI. In order for a special exception to be approved, the applicant must show that it meets the following criteria at a minimum and any other applicable requirements, criteria or standards as set forth in the Land Development Regulations.**

- 1. That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.
- 2. That the use is so designated, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.
- 3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- 4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA

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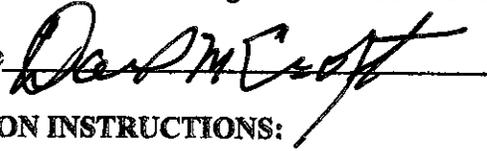
5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.
6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

**VII. 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, objective and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

**VIII.** 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's Signature



Date 3-8-16

**IX. APPLICATION INSTRUCTIONS:**

- (a) An application for a Special Exception must be accompanied with a fee as per the most recent fee schedule. Please note, application fees may be subject to change. Confirm fee at the time of application.
- (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.**

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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- (d) The minimum criteria for the applicable zoning district must be met uniformly by every change of zoning. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the special exception is being requested.
  - (e) Special Exception 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.
  - (f) Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.
  - (g) Applications may be submitted as follows:
    - In Person: Levy County Zoning Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.
    - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.
  - (h) This office will prepare the poster and place it on the property involved in this request.
  - (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) **The parties in interest shall appear at the hearings in person, by agent, or by attorney. [Levy County Land Development Code, Chapter 50, Section 798, Application Procedures]** 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.

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

**OFFICE USE ONLY:**

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Recommendation:    Approval        Denial   

BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action:        Approval        Denial   

Ordinance Number: \_\_\_\_\_ Adoption Date: \_\_\_\_\_

Notes, Instructions and Comments:

**IX. 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: Patricia Flora

Address: 16450 NE 75th St  
Williston FL 32696

Phone: 352 528-5652 -H  
352 494-2341 -C

**Owner of Record**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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.

SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA

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.

3/9/16  
Date

[Signature]  
Owner Signature

STATE OF FLORIDA  
COUNTY OF Levy  
Patricia FLORA

[Signature]  
Owner Signature

Sworn to and scribed before me this 9th Day of March 20 16, by (name)



[Signature]  
Signature - Notary Public

Identification Expiration Date FLDL 11/08/2018

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.

3-8-16  
Date

[Signature]  
Authorized Agent Signature (if applicable)

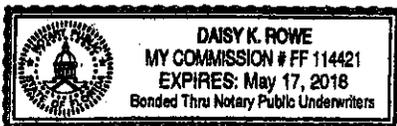
STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and scribed before me this 8th Day of March 20 16, by (name)  
Daniel M. Craft

[Signature]  
Signature - Notary Public

Personally known

Identification Expiration Date 5-17-18



AFFIDAVIT

Agreement for the Perpetual Maintenance of

The Patricia Flora Private Family Cemetery  
Applicant or Property Owner's Surname

Pursuant to the Levy County Code of Ordinances, Chapter 50, *Land Development Code, Article XIII, Zoning, Division 5, Standards and Requirements for Special Exceptions, Subdivision II. Requirements for Specific Uses, Section 50-714 Cemeteries, Subsection (3) c;*

I, Patricia Flora do hereby acknowledge that the approval of a Special  
Affiant's Printed Name  
Exception Use Permit by the Levy County Board of County Commissioners for the development of a private family cemetery requires a guarantee of perpetual maintenance of such private family cemetery.

Therefore, I, Patricia Flora as the applicant, property owner, and/or the  
Affiant's Printed Name  
spokes person for the family, do hereby acknowledge and accept the responsibility for the perpetual maintenance of the approved private family cemetery described by legal description therein the instrument filed with this Affidavit as attachment "A."

[Signature] 3-8-16  
Signature of Affiant Date

Sworn to and scribed before me this 8th day of March, 20 16

Personally Known to me \_\_\_\_\_ Driver's License State FL  
Driver's License Expiration Date: 11/8/18

[Signature]  
Notary Public Signature

Amy L. Cook  
Notary Public Printed Name



My Commission Expires: \_\_\_\_\_

Daniel M. Croft  
Land Surveying, Inc.

LS 2001; LB 7517  
P.O. Box 461  
Bronson, FL 32621  
Tel: (352) 486-2055; Fax: (352) 486-1355  
E-Mail: dmcroft@bellsouth.net

March 10, 2016

To whom it may concern:

Our company is representing a client who wishes to obtain a special exception in order to put a family cemetery plot on her property. We believe this cemetery plot will not cause any undue burden for neighboring property owners or conflict with how other properties in the area are being used. The parcel on which Ms. Flora wishes to place the cemetery plot is 79 acres. She owns the property to the south, and one of the properties to the east is owned by relatives. Most of the properties to the north, east, and south are currently undeveloped, or being used for timber or pasture land. The five properties to the west are residential subdivision lots that are approximately 2 acres apiece, but Ms. Flora plans to put the cemetery plot in the center of her property, adjacent to the highway.

Sincerely,



Daniel M. Croft, PLS 2001

3/8/2016

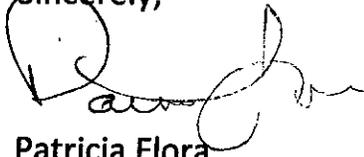
To: Levy County

From: Patricia Flora

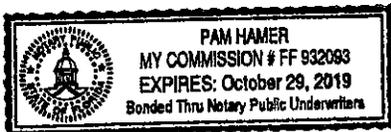
RE: Special Exception

To Whom It May Concern, I hereby authorize Mr. Daniel Croft to act as my agent for this special exception application process.

Sincerely,



Patricia Flora



Pam Hamer  
Pam Hamer

## BUREAU of VITAL STATISTICS

## CERTIFICATION OF DEATH

STATE FILE NUMBER: 2016030243

DATE ISSUED: March 1, 2016

## DECEDENT INFORMATION

STATE FILE DATE: February 26, 2016

NAME: BRET RAYMOND FLORA

DATE OF DEATH: February 24, 2016

SEX: MALE

AGE: 056 YEARS

DATE OF BIRTH: August 26, 1959

SSN: [REDACTED]

BIRTHPLACE: PALM BEACH, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: INPATIENT

FACILITY NAME OR STREET ADDRESS: NORTH FLORIDA REGIONAL MEDICAL CENTER

LOCATION OF DEATH: GAINESVILLE, ALACHUA COUNTY, 32605

## SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: MARRIED

SPOUSE (IF FEMALE, MAIDEN NAME): PATRICIA FLOW

RESIDENCE: 16450 NORTHEAST 75 STREET, WILLISTON, FLORIDA 32696, UNITED STATES

COUNTY: LEVY

OCCUPATION, INDUSTRY: CONTRACTOR, CONSTRUCTION

RACE:  White  Black or African American  Asian Indian  Chinese  Filipino  Native Hawaiian  
 American Indian or Alaskan Native--Tribe:  Japanese  Korean  Vietnamese  
 Guamanian or Chamorro  Samoan  Other Pacific Isl:  
 Other Asian:  Other:  Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

## PARENTS AND INFORMANT INFORMATION

FATHER: ROBERT CHARLES FLORA

MOTHER: JEANETTE BROWN

INFORMANT: PATRICIA FLORA

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 16450 NORTHEAST 75 STREET, WILLISTON, FLORIDA 32696, UNITED STATES

## PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: FLORA FAMILY CEMETERY  
WILLISTON, FLORIDA

METHOD OF DISPOSITION: BURIAL

FUNERAL DIRECTOR/LICENSE NUMBER: JOSEPH F. KNAUFF JR, F043258

FUNERAL FACILITY: KNAUFF FUNERAL HOME - WILLISTON F041279  
512 EAST NOBLE AVENUE, WILLISTON, FLORIDA 32696

## CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 2020

CERTIFIER'S NAME: GEORGE HAMILTON COCKEY

CERTIFIER'S LICENSE NUMBER: ME63274

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT ENTERED



, State Registrar

REQ: 2016788967

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.  
 THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

## WARNING:



\* 3 3 7 9 0 5 9 2 \*

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

This instrument prepared by:  
Name: Brenda Hinton, an employee of  
WILSON ABSTRACT & TITLE INSURANCE CO.  
Address: 602 E. HATHAWAY AVE.  
BRONSON, FL 32621

Return to: WILSON ABSTRACT & TITLE INSURANCE CO.  
Address: FILE NO. 04-445  
602 E. HATHAWAY AVE.  
BRONSON, FL 32621  
Property Appraisers Parcel Identification Number(s): 4089 & 4114

FILE# 428024  
Levy County, FLORIDA

RCD Jun 18 2004 04:21  
Danny J. Shipp., CLERK

DEED DOC STAMPS 3290.00  
06/18/04 VMW Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS CORPORATE WARRANTY DEED** Made and executed the 18 day of June, 2004 by Hartley & Sons, Inc., and having its principal place of business at P O Box 325, Williston, FL 32696 hereinafter called the grantor, to Bret R. Flora and Patricia F. Flora, husband and wife, whose post office address is 10301 Heritage Farms Road, Lake Worth, FL 33467 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the 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 grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in LEVY County, State of Florida, viz:

Government Lot 2, of Section 22, Township 12 South, Range 18 East, outside of the Arredondo Grant, Levy County, Florida.

AND

Government Lots 7 and 10, of Section 15, Township 12 South, Range 18 East, outside of the Arredondo Grant, Levy County, Florida.

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS AND EASEMENTS OF RECORD, IF ANY, AND ZONING AND OTHER GOVERNMENTAL REGULATIONS.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 2003. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.



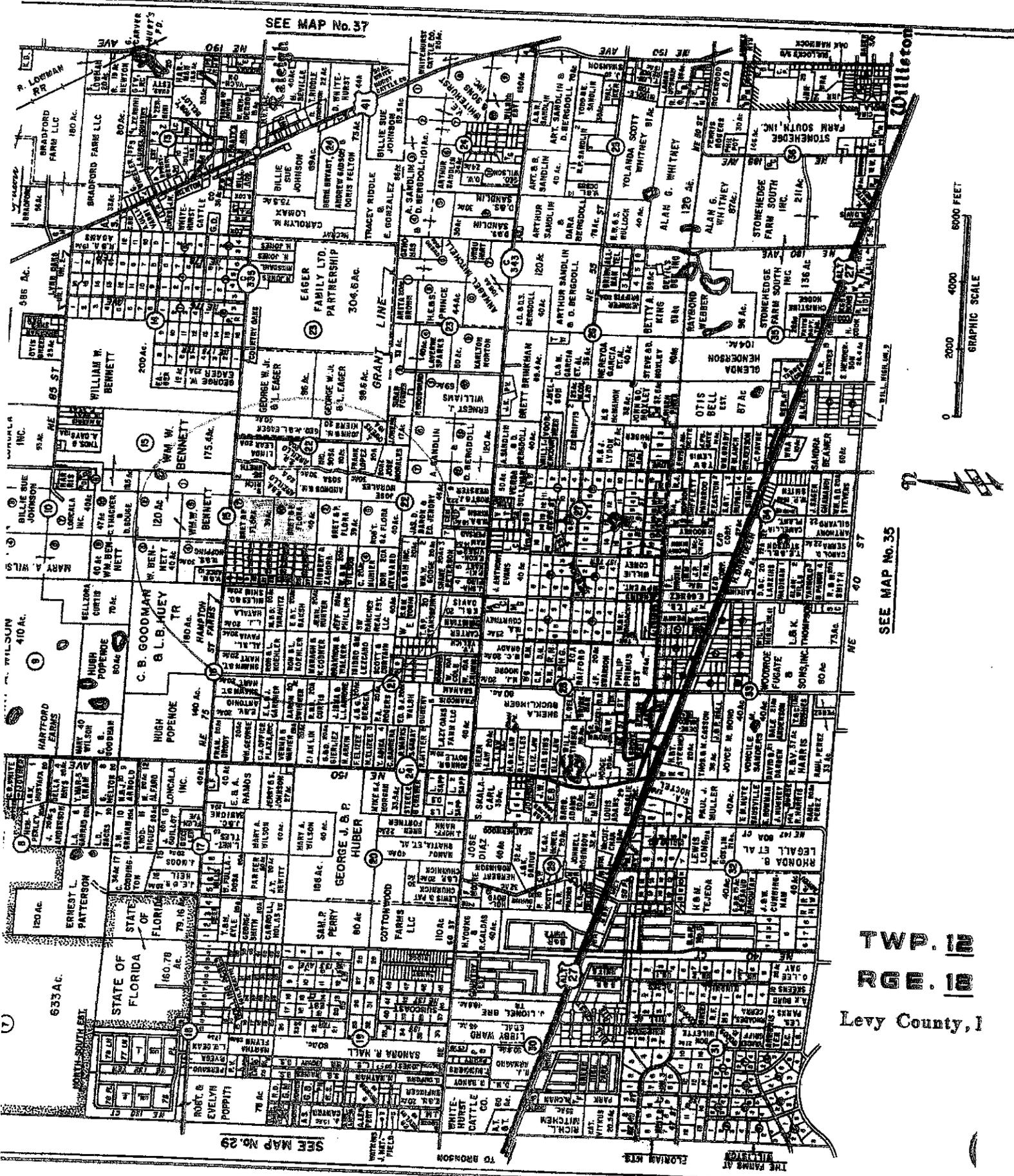
SEE MAP No. 37

SEE MAP No. 35

SEE MAP No. 29



TWP. 12  
RGE. 10  
Levy County, I



# LEVY COUNTY PROPERTY APPR

## Osborn "Oz" Barker

[Recent Sales in Neighborhood](#)  
[Recent Sales in Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search Page](#)

[Levy Home](#)

Parcel Number 0408900000

Owner Name FLORA BRET R 100.00%  
 FLORA PATRICIA F 100.00%

Mailing Address 16450 NE 75TH ST  
 WILLISTON, FL 32696

Location Address

Homestead N

Land Use 5500-TMBR 2

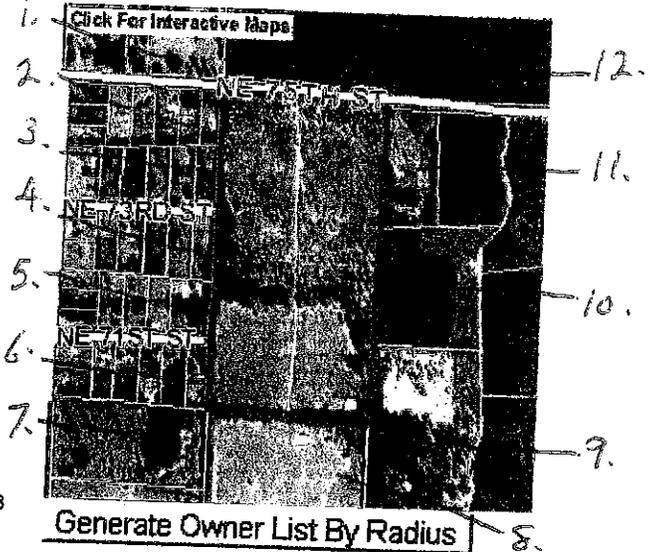
Subdivision (000000.00)

Neighborhood BR 2 (2.1.00)

Acres 79

Tax District/Rate SW FLORIDA WT MG 15.682

Legal Description SEC: 15, TWP: 12, RNG: 18, 15-12-18 0079.00  
 ACRES GOV'T LOTS 7 & 10 OUTSIDE GRANT OR BOOK 893  
 PAGE 400



The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

### 2016 Preliminary Value Summary

Building Value	Extra Feature Value	Market Land Value	AG Classification	Just Value	Assessed Value	Taxable Value	Tax Information
							SOH Values
\$ 0	\$ 1,400	\$ 141,884	Yes	\$ 143,284	\$ 26,000	\$ 26,000	\$ 26,000

### Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
No exemptions associated with this parcel.						

### Building Information

No buildings associated with this parcel.

### Extra Features

Code Description	BLD	Length	Width	Height	Units
BOARD FENCE	0	0	0	0	800

### Land Lines

Use Description	Front	Depth	Total Land Units	Land Value
TMBR 2	0	0	50	\$ 0
6010	0	0	29	\$ 0
VACANT	0	0	79	\$ 0

### Sale Information

Sale Date	Sale Price	Instrument	OR Book	OR Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No sales associated with this parcel.								

## Information on Surrounding Properties

1. Owners: Wray & Sylvia Hopping  
Address: P.O. Box 329 Williston, FL 32696  
Land use: Residential/pasture land  
Zoning: A/RR
2. Owners: Michael & Linda Brogan  
Address: 16290 NE 75<sup>th</sup> St. Williston, FL 32696  
Land use: Residential  
Zoning: A/RR
3. Owner: Mark Reimel  
Address: 16291 NE 73<sup>rd</sup> St. Williston, FL 32696  
Land use: Residential  
Zoning: A/RR
4. Owner: Dale Clafin  
Address: 16290 NE 73<sup>rd</sup> St. Williston, FL 32696  
Land use: Residential  
Zoning: A/RR
5. Owners: Gary Lee & Renee Lowell  
Address: 16251 NE 71<sup>st</sup> St. Williston, FL 32696  
Land use: Residential  
Zoning: A/RR
6. Owners: Leon Luis & John William Snow  
Address: 16290 NE 71<sup>st</sup> St. Williston, FL 32696  
Land use: Residential  
Zoning: A/RR
7. Owners: Kenneth & Sue Lower  
Address: 7292 Fourth Section RD Brockport, NY 14420  
Land use: Residential/timber  
Zoning: A/RR
8. Owner: Patricia Flora  
Address: 16450 NE 75<sup>th</sup> St. Williston, FL 32696  
Land use: Residential/pasture land  
Zoning: A/RR

9. Owners: Robert & Jeanette Flora  
Address: 6571 NE 150<sup>th</sup> Ave. Williston, FL 32696  
Land use: Timber  
Zoning: A/RR

10. Owners: Donald & Stephanie Emrick  
Address: P.O. Box 92 Williston, FL 32696  
Land use: Timber  
Zoning: A/RR

11. Owner: Stephanie Emrick  
Address: P.O. Box 92 Williston, FL 32696  
Land use: Residential/timber  
Zoning: A/RR

12: Owner: Williston Homeplace, LLC  
Address: 5850 NE S.R. 121 Williston, FL 32696  
Land use: Timber/undeveloped  
Zoning: A/RR

On site photographs 3-10-2016



facing North



facing South

On site photographs 3-10-2016



facing East



facing West

# Levy County Board of County Commissioners

## Agenda Item Summary

This completed form is required to be turned in at the Board of County Commission Office by noon on Wednesday before the Tuesday Regular Meeting

1. **NAME/ORGANIZATION/TELEPHONE:** DIRECTOR ROBERT E. LOWYNS  
 2. LEVY COUNTY VETERANS SERVICE OFFICE 352-486-5210

2. **MEETING DATE:**  
 04/19/2016

3. **REQUESTED MOTION/ACTION:** Requesting a donation of \$500.00 for the 50<sup>th</sup> Year Ceremony of the end of the Vietnam War.

4. **Agenda Presentation**  
**Time Requested: 10**  
**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: NEED TO HAVE A NEW LINE ITEM ASSIGNED.  
 DETAILED ANALYSIS ATTACHED?: YES  NO  BUDGET OFFICER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

6. **BACKGROUND: ( WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)**  
 The Tri County Veterans Service Offices have partnered with the ForVets Inc., a 501 c 3 military association to have a 50<sup>th</sup> Year Ceremony of the end of the Vietnam War. The ceremony will take place at Otter Springs Park and Campground, 6470 SW 80<sup>th</sup> Avenue, Trenton Florida 32693 from 10:00 AM – 2:00 PM. The donation is in support of the ceremony. See attached information letter and flyer.

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

DEPARTMENT DIRECTOR	OTHER	OTHER	OTHER	COUNTY ATTORNEY	COUNTY COORDINATOR
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>				
04/13/2016					

8. **COMMISSION ACTION:**  
 APPROVED  
 DENIED  
 DEFERRED    DATE TO BRING BACK: \_\_\_\_\_  
 OTHER    SPECIFY: \_\_\_\_\_



04/13/2016

Levy County Veterans Service  
Office  
Post Office Box 310  
353 Court Street  
Bronson, FL 32621

Mr. W. Dean  
Assistant County Coordinator  
353 Court Street  
Bronson, FL 32621

Mr. Dean,

The Levy, Gilchrist and Dixie County Veterans Service Offices have partnered with the ForVets Inc., a 501 © (3) military association. The purpose is to celebrate the 50th Anniversary of the end of the Vietnam War. The ceremony is on April 30, 2016 at 10:00 AM to 2:00 PM at the ForVets Inc park. The park is located in the Otter Springs Park and Campground, 6470 SW 80th Avenue, Trenton Florida 32693, phone 352-463-0800. The program includes a quest speaker, and a free chicken and /or pork lunch for the veterans and their families.

The Levy County Veterans Services Office is requesting a \$500.00 donation from the Levy County Board of County Commissioners to the ForVets Inc., in support of this event commemorating veterans and the families who have sacrificed during that War. The event flyer is attached to this request.

Thank you for your support.

Respectfully,

Robert E. Lowyns  
Director

Levy County Veterans Service Office  
P.O. Box 310  
Bronson, FL 32621  
Tel 352-486-5210 Fax 352-486-3329  
veteransoffice@levycounty.org



MARCH 28, 2016

To Whom It May Concern,

As the County Veterans Service Officer, I am writing to ask for assistance from your organization in supporting the upcoming Tri County (Gilchrest, Dixie, and Levy) Veterans Event to be held on April 30<sup>th</sup> 2016 at Otter Springs Park in Gilchrest County. We will be celebrating the 50<sup>th</sup> year anniversary End of the Vietnam War. It is our desire to honor the veterans who bravely served during that era.

We are asking for whatever support or sponsorship you and your company wish to provide. We will have a sponsor's board at the event to show our veterans and their family the support they have received from our local community partners.

The event will be an all-day event, and will be open to all veterans and their families. We are planning to serve lunch, as well host other activities. This is a terrific setting to provide a service and share your company with the community. We hope that you accept our request and join us in this fun filled day.

If you wish to make a donation of support, checks can be made out to ForVets.inc, a not for profit corporation, (they specifically provide services for disabled Veterans). ForVets.inc is working in conjunction with the Tri County Veteran Service Offices to make this event possible. Any checks can be mailed to ForVets.inc at P.O. Box 189 Bell FL. 32619

Warm regards,

VETERAN SERVICE OFFICER



# **TRI-COUNTY VIETNAM WAR COMMEMORATION CELEBRATION**

**APRIL 30TH 2016 10 AM TO 2 PM**

**OTTER SPRINGS PARK AND CAMPGROUND**

**6470 SW 80TH AVE TRENTON, FL 32693**

Free event to bring all veterans together to commemorate the service, sacrifice, and valor of

Vietnam Veterans

Bring the family out and enjoy Free BBQ lunch, live entertainment, and relax in Otter Springs!

For more information please contact Levy County VSO 352-486-5210  
Gilchrist County VSO 352-463-3188, Dixie County VSO 352-498-1246  
Otter Springs Park at 352-463-0800

# Levy County Board of County Commissioners

## Agenda Item Summary

1. *NAME/ORGANIZATION/TELEPHONE:*

FRED MOODY, COUNTY COORDINATOR 486-5218

2. *MEETING DATE:*

4/19/2016

3. *REQUESTED MOTION/ACTION:*

Request approval of Resolution 2016-009

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*

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)*

authorizing acceptance and directing the recordation of a deed transferring from the City of Williston, Florida Grantor to Levy County, Florida, Grantee, Property Located adjacent to the Williston municipal Airport in Levy County, Florida, Consisting of portions of N.E. 170th Ave, N.E. 20th St, all in Williston, Florida

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:

**RESOLUTION  
NUMBER 2016-009**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, AUTHORIZING ACCEPTANCE AND DIRECTING THE RECORDATION OF A DEED TRANSFERRING FROM CITY OF WILLISTON, FLORIDA, GRANTOR, TO LEVY COUNTY, FLORIDA, GRANTEE, PROPERTY LOCATED ADJACENT TO THE WILLISTON MUNICIPAL AIRPORT IN LEVY COUNTY, FLORIDA, CONSISTING OF PORTIONS OF N.E. 170<sup>TH</sup> AVENUE, N.E. 20<sup>TH</sup> STREET, N.E. 175<sup>TH</sup> AVENUE, AND N.E. 25<sup>TH</sup> STREET, ALL IN WILLISTON, FLORIDA.**

**RECITALS**

**WHEREAS**, certain property located in Levy County, Florida, has been granted by the City of Williston, Florida ("City") to Levy County for the use and benefit of the public, by Special Warranty Deed, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein; and

**WHEREAS**, the property being transferred to the County by the City consists of portions of several roads known as N.E. 170<sup>th</sup> Avenue, N.E. 20<sup>th</sup> Street, N.E. 175<sup>th</sup> Avenue, and N.E. 25<sup>th</sup> Street, all in Williston, Florida, which have been used as County roads for many years, but which also were included in the Williston Municipal Airport property; and

**WHEREAS**, in order to transfer the interest in the roads to the County, federal regulations and restrictions governing the Williston Municipal Airport required the City to enter into such transfer only in exchange for valuable consideration, which was provided by the County in the form of work performed by County staff to benefit the Williston Municipal Airport; and

**WHEREAS**, it is desired on behalf of the public to accept the Special Warranty Deed for the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners, of Levy County, Florida, that:

1. The Special Warranty Deed attached hereto as Exhibit "A" is hereby accepted for the use and benefit of the public as County roads. This acceptance by the

County of the attached Special Warranty Deed is contingent upon final approval by the FAA of the transfer of the property described in the Special Warranty Deed.

2. The Clerk of the Circuit Court of Levy County, and Ex-Officio Clerk to the Board of County Commissioners, is hereby directed to record the fully executed original of the Special Warranty Deed attached hereto as Exhibit "A" when presented for recordation.

**PASSED AND DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
John Meeks, Chairman

ATTEST: Danny J. Shipp, Clerk  
Of Circuit Court and Ex-officio  
Clerk to the Board of County  
Commissioners

\_\_\_\_\_  
Danny J. Shipp, Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Anne Bast Brown, County Attorney

z:\deed\res.accept.williston.airport.roads.final.doc  
LR2013-108  
3/9/2016

This instrument prepared by:  
Fred Koberlein, Jr., City Attorney  
City of Williston  
P.O. Drawer 160  
Williston, FL 32696

---

### SPECIAL WARRANTY DEED

**This Warranty Deed**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between the **City of Williston, Florida**, a Florida municipal corporation, whose mailing address is Post Office Box 160, Gainesville, Florida 32696-0160, hereinafter called the Grantor, and **Levy County, Florida**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 310, Bronson, Florida 32621, Grantee:

*(Wherever used herein the terms "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 good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated, lying and being in the County of Levy, State of Florida, to wit:

### Legal Description

Portions of N.E. 170th Avenue, N.E. 20th Street, N.E. 175th Avenue and N.E. 25th Street, lying in Sections 11 and 14, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Begin at the Southwest corner of said Section 14, and run thence North 00°01'24"West, along the West line of said Section 14, a distance of 5306.64 feet to the Northwest corner of said Section 14; thence South 88°08'41"East, along the North line of the Northwest ¼ of said Section 14, a distance of 2694.80 feet to the Northeast corner of said Northwest ¼; thence North 00°02'40"West, along the West line of the Southeast ¼ of said Section 11, a distance of 2635.38 feet to the Northwest corner of the said Southeast ¼; thence South 88°42'06"East, along the North line of said Southeast ¼, a distance of 2634.31 feet to the West right-of-way line of S.W. 18th Street (a.k.a. N.E. 180th Avenue); thence South 00°23'31"West, along said West right-of-way line, a distance of 26.58 feet; thence North 88°29'41"West, a distance of 2586.79 feet; thence South 00°29'35"West, a distance of 2596.72 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 50.00 feet, a central angle of 91°21'45" and a chord bearing and distance of South 46°10'27"West - 71.55 feet; thence Southwesterly, along said curve, an arc distance of 79.73 feet to the end of said curve; thence North 88°08'41"West, a distance of 215.85 feet; thence

Special Warranty Deed

North 01°51'19"East, a distance of 5.00 feet; thence North 88°01'31"West, a distance of 2399.91 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 25.00 feet, a central angle of 91°59'53" and a chord bearing and distance of South 45°58'33"West - 35.97 feet; thence Southwesterly, along said curve, an arc distance of 40.14 feet to the end of said curve; thence South 00°01'24"East, a distance of 5260.76 feet to the South line of said Section 14; thence North 88°13'47"West, along said South line, a distance of 25.01 feet to the said Point-of-Beginning.

Containing 7.911 Acres, more or less.

**Subject To** any remaining exceptions identified within the Quitclaim Deed between the United States of America and the City of Williston recorded March 31, 1947, at Book 45, page 376, public records of Levy County, Florida, and that Supplemental Quitclaim Deed between the United States of America and the City of Williston, Florida recorded April 27, 1948, at Book 47, page 15, public records of Levy County, Florida and all other federal regulations concerning the above described land.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise pertaining.

**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 the said land is free of all encumbrances, except as stated herein.

**In Witness Whereof**, the said GRANTOR has hereunto set his/her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
In our Presence:

**CITY OF WILLISTON**  
A Florida municipal corporation

Print Name: \_\_\_\_\_

Charles Goodman, President  
City Council

Print Name: \_\_\_\_\_

ATTEST:

Frances Taylor, City Clerk

Approved as to Form and Legality:

Frederick Koberlein, City Attorney  
City of Williston, Florida

**STATE OF FLORIDA  
COUNTY OF LEVY**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Charles Goodman and Frances Taylor, the City Council President and the City Clerk, respectively, of the City of Williston, Florida, a municipal corporation, who are personally known to me and duly sworn, and acknowledged that as such officers, and pursuant to authority from said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: