

**CITY OF WILLISTON, FLORIDA
CITY COUNCIL MEETING
AGENDA**

DATE: TUESDAY, DECEMBER 5, 2023
TIME: 6:00 P.M.
PLACE: WILLISTON CITY COUNCIL CHAMBER

CALL TO ORDER

ROLL CALL

MEMBERS:

Mayor Charles Goodman
Council President Debra Jones
Vice-President Jerry Robinson
Councilmember Michael Cox
Councilmember Zach Bullock
Councilmember Darfeness Hinds

OTHERS:

City Manager Terry Bovaird
Attorney Kiersten Ballou
City Clerk Latricia Wright

OPENING PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ITEM – 1 – ADDITIONS, DELETIONS, CHANGES AND APPROVAL OF THE AGENDA

ITEM – 2 – MAYORS STUDENT OF THE MONTH. Chloe McKee, 10th Grade, Williston Middle-High School, Zaria Rayne Taylor, Kindergarten, Joyce Bullock Elementary School. (pp 4-5)

ITEM – 3 – PRESENTATION BY CITY PLANNER LAURA JONES TO SARAH ISAACS, FAMILY DOLLAR STORE MANAGER.

ITEM – 4 – PUBLIC PARTICIPATION

ITEM – 5 – CONSENT AGENDA – (pp 6 – 8)

- Council minutes from November 21, 2023

ITEM – 6 – UPDATES

A. STAFF AND BOARD AND COUNCIL UPDATES

- CITY MANAGER TERRY BOVAIRD
- STAFF
- COUNCIL
- MAYOR

ITEM – 7 – NEW BUSINESS –

CITY OF WILLISTON, FLORIDA
CITY COUNCIL MEETING

- A. DISCUSSION REQUESTING DIRECTION FROM THE CITY COUNCIL:
GRANTING OF EASEMENT LOT 24 OAK HAMMOCK SUBDIVISION. CITY
MANAGER TERRY BOVAIRD AND ATTORNEY NORM FUGATE. (pp 9-11)
- B. RESOLUTION 2023-104: A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WILLISTON, FLORIDA, APPROVING A PROPOSED RE-PLAT FOR
MAP OF WILLISTON, REPLAT OF PART OF BLOCK 16, PARCEL #560800000,
ADDRESS 108 NW 2ND STREET, WILLISTON, FLORIDA. CITY PLANNER
LAURA JONES. (pp 12- 37)
- C. RESOLUTION 2023-105: A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WILLISTON, FLORIDA, APPROVING THE 2024 GENERAL
MUNICIPAL ELECTION DATES AND PROCESS AND ESTABLISHING AN
EFFECTIVE DATE. CITY CLERK LATRICIA WRIGHT. (pp 38- 39)
- D. A RESOLUTION 2023-106: A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WILLISTON, FLORIDA, APPOINTING DALLAS LESTER, AND
BETTY JO BISHOP TO THE CITY OF WILLISTON GENERAL EMPLOYEE'S
PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND RE-
APPOINTING LATRICIA WRIGHT TO THE GENERAL EMPLOYEE'S
PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND
PROVIDING AN EFFECTIVE DATE. COUNCIL PRESIDENT DEBRA JONES.
(pp 40- 46)

ITEM – 8 – PUBLIC PARTICIPATION

ITEM - 9 - ANNOUNCEMENTS

ITEM – 10 – ADJOURNMENT

SPECIAL CALL MEETING DECEMBER 11, 2023 AT 6:00 P.M.

NEXT SCHEDULED COUNCIL MEETING JANUARY 2, 2024 AT 6:00 P.M.

NEW LINK: Please join my meeting from your computer, tablet or smartphone.

<https://v.ringcentral.com/join/069017976>

Meeting ID: 069017976

One tap to join audio only from a smartphone:
+16504191505,, 069017976/# United States (San Mateo, CA)

Or dial:

CITY OF WILLISTON, FLORIDA
CITY COUNCIL MEETING

+1 (650) 4191505 United States (San Mateo, CA)

Access Code / Meeting ID: 069017976

International numbers available: <https://v.ringcentral.com/teleconference>

YouTube Link: <https://www.youtube.com/channel/UCKt1468kcNjBS2AYgOaBsRQ>

Clicking this link will enable you to see and hear the Council meeting.

Council Meeting Procedures for members of the Public

1. All cell phones to be turned off when entering the Council Chambers.
2. Once the audience has taken their seat and the meeting begins, there will be no talking between audience members during the course of the Council meeting. If anyone continues to talk within the audience and is called down 3 times during the course of the meeting, on the third time that person will be escorted out of the Council meeting;
3. The audience must be recognized by the President before being allowed to address the Council;
4. The member of the audience that is recognized will proceed to the podium, state their name for the benefit of the City Clerk, prior to offering comments on a given matter.
5. The audience member will be limited to not more than 5 minutes to speak based on Resolution 2012-07;
6. There will be no personal attacks made by any member in the audience toward a sitting Council member and no personal attacks made by any Council member toward a member of the audience;
7. There will be no conversation between a member of the audience that has been recognized and any other member of the audience when speaking while at the podium;
8. If an audience member wants to speak more than the allotted 5 minutes allowed then that person should make a request to City Hall so that the item may be placed on the agenda.

Minutes of the City Council meeting may be obtained from the City Clerk's office. The minutes are recorded, but not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be borne by the requesting party.

In accordance with Section 286.0105, Florida Statutes, notice is given that if a person wishes to appeal a decision made by the City Council with respect to any matter considered at this meeting they will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor through the City Clerk's office no later than 5:00 P.M. on the day prior to the meeting.

Date: December 5, 2023

COUNCIL AGENDA ITEM

TOPIC: MAYORS STUDENT OF THE MONTH

REQUESTED BY: MAYOR CHARLES GOODMAN
PREPARED BY: CITY CLERK LATRICIA WRIGHT

BACKGROUND / DESCRIPTION:

- 1. ZARIA TAYLOR – KINDERGARTEN, JOYCE BULLOCK ELEMENTARY SCHOOL**
- 2. CHLOE MCKEE – 10TH GRADE, WILLISTON MIDDLE-HIGH SCHOOL**

Joyce Bullock Elementary School:

Zaria Rayne Taylor

Parent(s):

Kindergarten Class

Shatia Hardy

Nominated by: Ms. Calvin who made the following comments:

Zaria Taylor is a model student in her class. She is dedicated to always trying her best when it comes to academics and has made huge strides because of it. She is always helping other students when they are struggling. She can be a great friend to those around her by making sure that no one feels left out. I am so proud to be her teacher and seeing her blossom this year so far.

Williston Middle-High School:

Chloe McKee

Parent(s):

10th Grade

Leslie Bean

Nominated by: Scarlett McGowan who made the following comments:

Chloe is always on time/early with work, she is extremely polite. Chloe wants to learn the material not just get by with the minimum. Third; Chloe is a stellar student and is consistently on task and looking for ways to improve and get good grades!

**CITY OF WILLISTON, FLORIDA
CITY MINUTES MEETING
MINUTES**

DATE: TUESDAY, NOVEMBER 21, 2023
TIME: 6:00 P.M.
PLACE: WILLISTON CITY COUNCIL CHAMBER

CALL TO ORDER

ROLL CALL

MEMBERS:

Mayor Charles Goodman
Council President Debra Jones
Vice-President Jerry Robinson
Councilmember Michael Cox
Councilmember Zach Bullock
Councilmember Darfeness Hinds -Absent

OTHERS:

City Manager Terry Bovaird
City Attorney Kiersten Ballou
City Clerk Latricia Wright

OPENING PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Opening prayer and pledge led by Mayor Goodman.

ITEM – 1 – ADDITIONS, DELETIONS, CHANGES AND APPROVAL OF THE AGENDA

Motion to approve agenda by Vice-President Robinson. Seconded by Councilmember Bullock.
Motion carried 4-0.

ITEM – 2 – PUBLIC PARTICIPATION – Williston resident Timothy Ecker talked about the cat problem around his home.

ITEM – 3 – CONSENT AGENDA – Motion to approve consent agenda by Councilmember Bullock. Seconded by Vice-President Robinson. Motion carried 4-0.

- Council minutes from November 7, 2023

ITEM – 4 – UPDATES

A. STAFF AND BOARD AND COUNCIL UPDATES

- CITY MANAGER TERRY BOVAIRD – Update on the Easement swap with Attorney Fugate and Golf cart signs ordered.
- STAFF – Airport Manager Benton Stegall, gave update on T-hangars that had fire damage.
- COUNCIL - None
- MAYOR – None

ITEM – 5 – NEW BUSINESS –

- A. 2ND READING OF RESOLUTION 2023-95: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, DESIGNATING THE

CITY OF WILLISTON, FLORIDA
CITY COUNCIL MEETING

PROPERTY LOCATED AT 630 AND 650 W. NOBLE AVENUE, AND 31 AND 41 N.W. 7TH STREET, WILLISTON, FLORIDA 32696, AS THE BW NOBLE GREEN REUSE AREA PURSUANT TO SECTION 376.80(2) (C), FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE. **BRETT C. BRUMMUND, ESQ.** – Motion to approve Resolution 2023-95 by Vice-President Robinson. Seconded by Councilmember Bullock. Motion carried 4-0.

- B. RESOLUTION 2023-100: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, ACCEPTING THE BID FROM OELRICH CONSTRUCTION FOR THE PROJECT KNOWN AS THE JOHN HENRY CELEBRATION PARK STORMWATER IMPROVEMENTS (BASE BID); AUTHORIZING THE APPROPRIATE PARTIES TO SIGN ANY DOCUMENTS REQUIRED TO EXECUTE SUCH BID ON BEHALF OF THE CITY OF WILLISTON; AND PROVIDING AN EFFECTIVE DATE. **WALT NICKEL, WIGHT-PIERCE.** –

OR

RESOLUTION 2023-101: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, ACCEPTING THE BID FROM OELRICH CONSTRUCTION FOR THE PROJECT KNOWN AS THE JOHN HENRY CELEBRATION PARK STORMWATER IMPROVEMENTS (BASE BID PLUS ALTERNATIVE 1); AUTHORIZING THE APPROPRIATE PARTIES TO SIGN ANY DOCUMENTS REQUIRED TO EXECUTE SUCH BID ON BEHALF OF THE CITY OF WILLISTON; AND PROVIDING AN EFFECTIVE DATE. **WALT NICKEL, WRIGHT-PIERCE** - Motion to approve Resolution 20233-101 by Vice President Robinson. Seconded by Councilmember Cox. Motion carried 4-0.

- C. RESOLUTION 2023-103: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, AUTHORIZING THE SALARY ADJUSTMENT OF THE CITY CLERK AND PROVIDING AN EFFECTIVE DATE. **HR DIRECTOR KRYSTAL PATTERSON.** – Motion to approve Resolution 2023-103 by Councilmember Bullock. Seconded by Councilmember Cox. Motion carried 4-0.
- D. DISCUSSION/EXPLANATION OF FORM 6. **ATTORNEY KIERSTEN BALLOU.** Presentation of Form 6 by Attorney Ballou.
- E. DISCUSSION WITH POSSIBLE ACTION: FIREWORKS/ENTERTAINMENT PROPOSAL. **COUNCIL PRESIDENT DEBRA JONES.** – Motion to approve Fireworks proposal by Vice-President Robinson. Seconded by Councilmember Bullock. Motion carried 4-0.

ITEM – 6 – PUBLIC PARTICIPATION – None

CITY OF WILLISTON, FLORIDA
CITY COUNCIL MEETING

ITEM - 7 – ANNOUNCEMENTS – Chief Rolls announced there will be a football game on Friday with extra security.

ITEM – 8 – ADJOURNMENT – Motion to adjourn at 7:35 by Vice-President Robinson. Seconded by Councilmember Bullock. Motion carried 4-0.

Date: 12/05/2023

COUNCIL AGENDA ITEM

TOPIC: DISCUSSION REQUESTING DIRECTION FROM THE CITY COUNCIL GRANTING OF AN EASEMENT FOR LOT 24 OAK HAMMOCK SUBDIVISION.

AGENDA ITEM COVER PAGE: PRPARED BY CITY MANAGER TERRY BOVAIRD

ATTACHMENTS PREPARED BY: ATTORNEY NORM FUGATE FOR STONEHEDGE FARM SOUTH, LLC.

BACKGROUND / DESCRIPTION: On October 3rd, 2023, Attorney Norm Fugate made a request to the City Council regarding a proposal for an Easement relocation of Lot 24 Oak Hammock Subdivision. The owner of Lot 24 requested, through their legal representative Mr. Fugate, that their original Easement located off Northwest 7th Street be changed. Or secondly the City of Williston granting them a new Easement from city property on the Northside of Lot 24 off Northwest 7th Street. As stated by Mr. Fugate the city staff did meet with Mr. Fugate at the location and discussed the options available to his client. The city staff does agree that the Easement requested by Mr. Fugate is possible. There was discussion about the need for a Utility Easement for all city utilities the full length of both lot twenty-four (24) and lot twenty-five (25). There was discussion of the Property Easement across the North end of Lot 24 on location, size, length, width, access, and types of utilities. The granting of the North Easement by the council will increase traffic on the new Easement that is between two residential homes.

LEGAL REVIEW: Brief discussion with the City Attorney at this point. There will need to be considerable legal discussion and preparation of legal documentation before we can formally proceed.

FISCAL IMPACTS: Legal review required by the City Attorney for all documents on the Easement. The City Manager is recommending that the city only pay for the review process by our city attorney. Mr. Fugate, through/by his client, should be required to organize and prepare the proper documents for the granting of the requested Easement. The city attorney should review and or prepare any documents that require the city council's approval and signature as needed.

RECOMMENDED ACTION: There needs to be further discussion by the City of Williston Utility Department on the Easement wording. Discussion on who is responsible for the cost and preparation of the documents for the Easement swap or creation. The Council should approve or deny the action requested by Mr. Fugate and give directions to city staff on how to proceed. The City Staff is requesting that a condition of granting the Northside Easement the Southside Easement should be vacated by the owners of Lot 24. However, the City will not vacate the Southside Easement as already established for the city.

ATTACHMENTS: Two documents prepared and submitted by Mr. Fugate. One face sheet titled Request to Relocate Easement and one document representing a diagram of the proposed Easement.

COMMISSION ACTION:

_____ **APPROVED**

_____ **DISAPPROVED.**

REQUEST TO RELOCATE EASEMENT
(Continuation from October 3, 2023 Meeting)

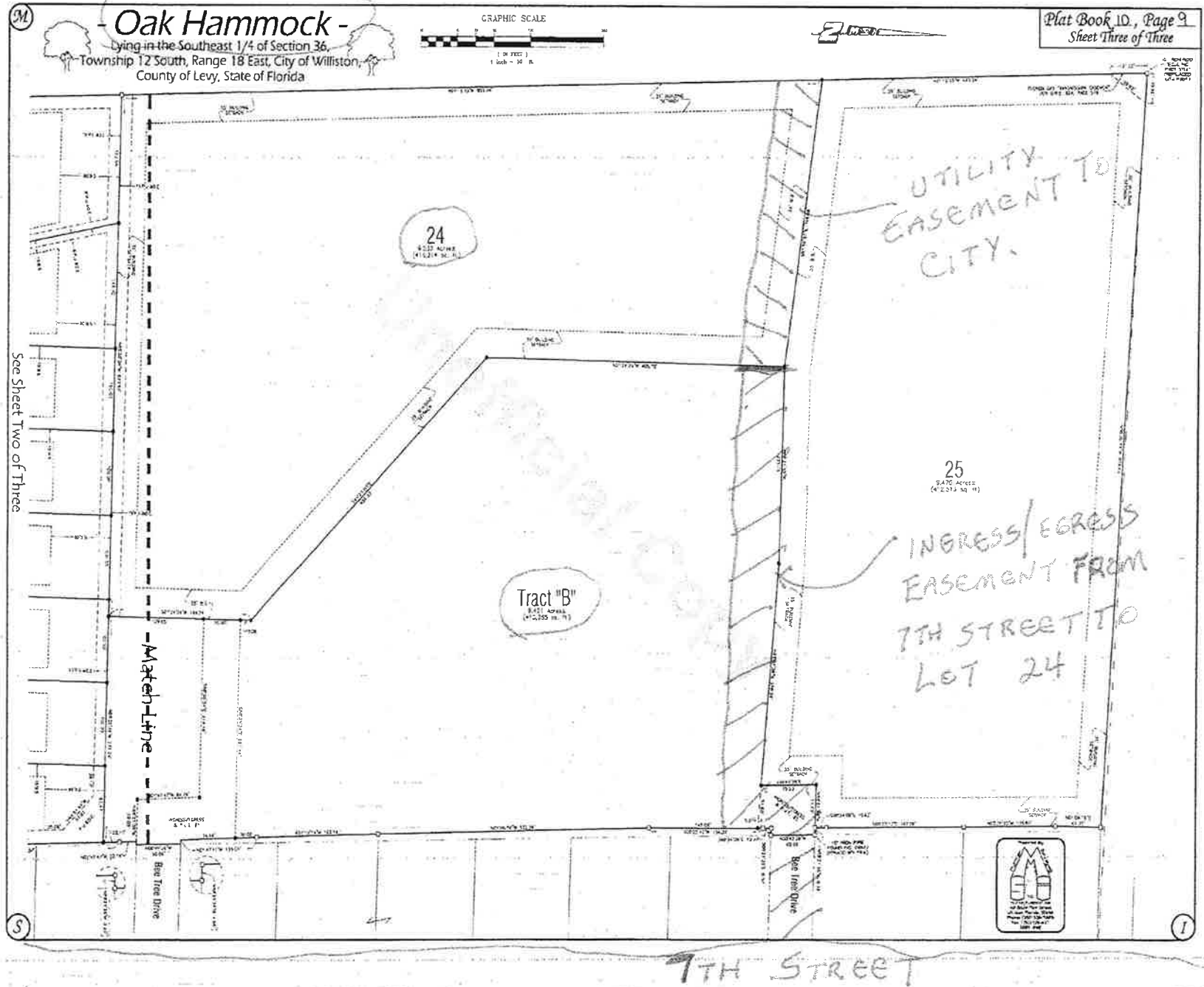
Applicant: Stonehedge Farm South, Inc.

Subject property: Easement from N.W. 7th Street to Lot 24, Oak Hammock Subdivision.

Background: Following the October 3, 2023 Council meeting, an onsite meeting between the City and the applicant occurred. City representatives included the City Manager, representatives from the City utility department and the City Engineer.

INGRESS/EGRESS EASEMENT TO OWNER OF LOT 24: The parties observed the proposed ingress/egress easement location along the north 50 feet of Tract B of Oak Hammock Subdivision. The City representatives present agreed that the location of the proposed easement would be acceptable.

UTILITIES EASEMENT TO CITY: The City Engineer requested that, in exchange for the grant of the requested easement, the owner of Lot 24 grant a utilities easement to the City along the north 50 feet of Lot 24. The stated purpose of this easement was to locate underground utilities to serve Lots 24 and 25. The easement would need to allow above ground utility facilities at the west end of the easement. The easement would need to allow above ground entry by the City for installation and maintenance purposes. The Applicant and the owner of Lot 24 are agreeable with the requested easement by the City.



December 5, 2023

CITY COUNCIL AGENDA ITEM

TOPIC: CITY COUNCIL RESOLUTION 2023-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, APPROVING A PROPOSED RE-PLAT FOR MAP OF WILLISTON, REPLAT OF PART OF BLOCK 16.

REQUESTED BY: Laura Jones, City Planner

BACKGROUND / DESCRIPTION:

Map of Williston, Replat of Part of Block 16 (Parcel #0560800000). This property is located at 108 NW 2nd St, Williston, FL 32696. Ms. Susan Kapr and Ms. Nicole Kapr are the property owners and Mr. Stephen McMillen, Surveyor, is the Agent.

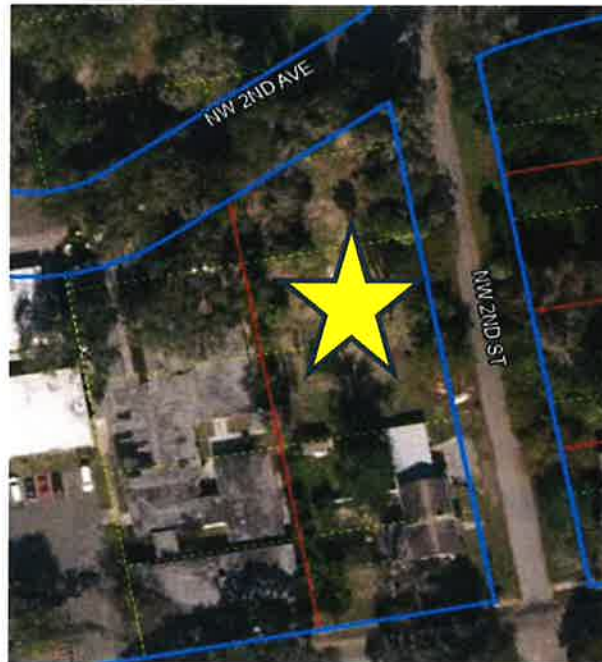
Currently parcel #0560800000 consists of 0.85 acres and is zoned Residential Single Family. The purpose of this replat is to divide the parcel into 3 residential lots.

Lot 1 -0.351 acres

Lot 2- 0.283 acres

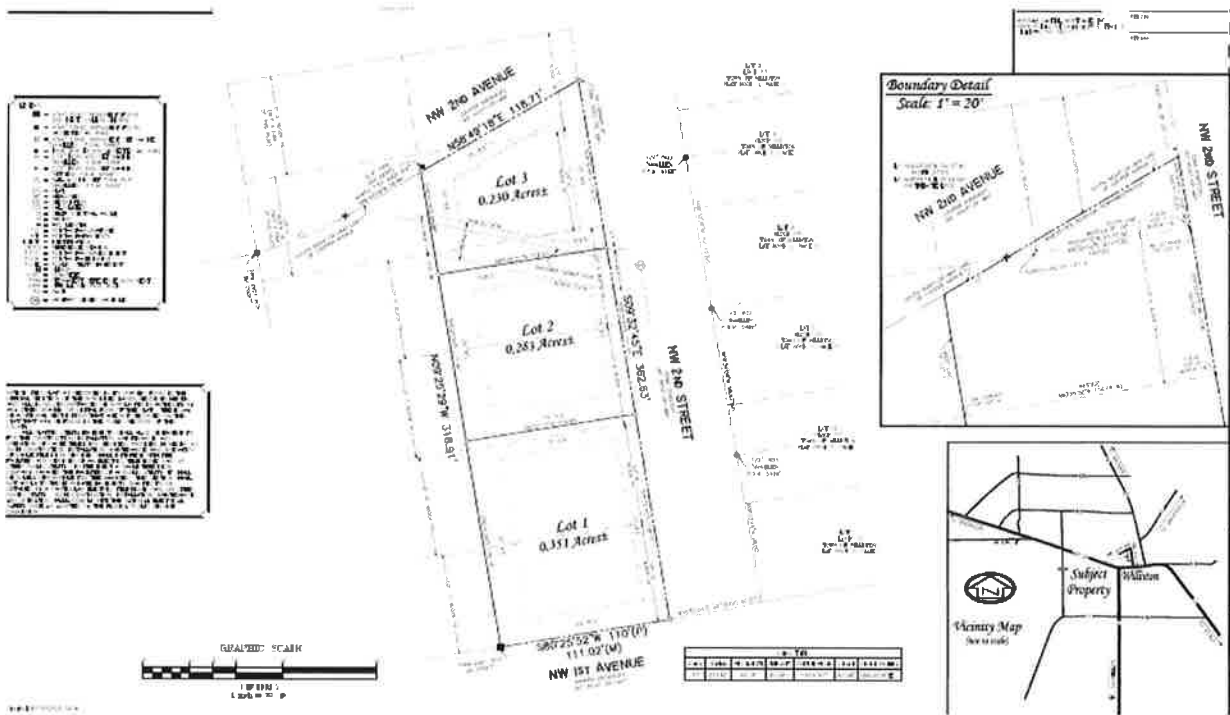
Lot 3- 0.230 acres

Current Site: 108 NW 2nd St.



December 5, 2023

Proposed Re-Plat



Approval of this replat complies with the Land Development Code; therefore, staff recommends approval.

LEGAL REVIEW: NA

FISCAL IMPACTS: None

RECOMMENDED ACTION: Planning and Zoning Commission recommended approval of RP2023-04 Map of Williston, Replat of Part of Block 16 to City Council.

ATTACHMENTS: Application
Resolution 2023-1.4

ACTION:

☐ **APPROVED**

☐ **DISAPPROVED**

CITY OF WILLISTON, FLORIDA

SUBDIVISION PRELIMINARY (PLAT) PLANS SUBMISSION CHECKLIST

(Applies to Non-Minor Subdivisions)

Transmit to: Planning & Zoning Department, P.O. Box 160, WILLISTON, FL 32696 Phone: 352-528-3060 opt 3,

This Checklist is based on the relevant provisions of Chapter 56-16 – Submission of Preliminary Plat - of the WILLISTON, FL Code of Ordinances. The Code is available online at www.municode.com.

General Requirements

- Contact the Zoning Director, who will in coordination with Levy County E 911 office to get an **approved** subdivision name.
- Schedule a pre-application conference with this Department as early as possible in the project development process.
- No subdivision application shall be scheduled for processing until this Department determines the application package is complete, including all fees paid.
- **Since the application package completeness determination must occur PRIOR the agenda deadline date, do not wait until the deadline to submit the application package.** Application are reviewed by internal departments as well as by the department. The Zoning department will create a staff report which is provided to the reviewing Board with the agenda.
- Resubmissions must also comply with the agenda deadline date. • All subdivision submissions must comply with the relevant requirements of Section 56-16– Preliminary Plans.
- Be advised that no site clearing activity, other than the minimum necessary for surveying purposes, may be initiated until the construction plans are approved AND a tree removal permit has been issued.
- All plats, plans & specifications must be signed & sealed by a Florida registered surveyor, landscape architect or engineer, as appropriate for the document.
- Preliminary plans are reviewed by the Planning and Zoning Commission and the City Council.
- Phasing must be arranged so that each phase can stand alone and function adequately with regard to required improvements, infrastructure and facilities. Submit 12 copies of the preliminary plans at the appropriate scale on 24" by 36" sheets **PLUS** 12 copies of the plans reduced to 11" by 17", PLUS and electronic PDF format of the drawings.
- **Submissions may require prove of title insurance.**

SUBDIVISION PRELIMINARY PLANS SUBMISSION CHECKLIST

 Preliminary Plat – 1-15 Lots \$ 250 Application Fee -Plus \$12 Per lot or parcel
 Preliminary Plat – 16 lots and up \$500 Application Fee -Plus \$12 Per lot or parcel

Rec'd Requirement

Legal description of the subject site – could be on the boundary survey
Complete name and mailing address of the property owner, developer and engineer
Tract boundaries with dimensions
North arrow, date of preparation and other pertinent legend information A
location map at no greater than 1000 scale
Zoning of the site AND adjacent parcels on all sides
Plat book and page of the site
Typical lot size by phase, if necessary
A copy of the draft HOA deeds, restrictions and covenants
Streets and easements of adjacent land
Topography map in NGVD contours at 1-foot intervals
Site conditions including, but not limited to, existing watercourses, drainage ditches, bodies of water, wetland, 100-year flood elevations, and surrounding physical features Existing property lines, buildings, transmission lines, water and/or sewer lines, bridges, culverts, city limits and utility easements on the subject site AND the adjacent parcels **Levy County E-911 approved street names**, street types, pavement widths and right-of way dimensions and typical cross section diagrams
Identification of the storm water disposal method and connection to the city potable water, wastewater and reuse systems
Proposed off-site roadway and other public improvements in the area
Phasing the subdivision, if any – lots must be numbered consecutively for the whole project
Dedications of sites and roadways to the public Identify/map the on-site soils
A summary list of the total acres, lots, minimum lot area and lineal feet of streets
An environmental assessment pursuant to the provisions of Chapter 114 of this Code A preliminary concurrency review document
Adequately address zoning, buffering, environmentally sensitive area, upland habitat, floodplains, well field, aquifer protection, historic/archeological and traffic
A CD in PDF format which Includes ALL the application package text and graphics

CERTIFICATION

I, the undersigned, do hereby certify that I have read this Checklist and understand the requirements described therein. I further understand that only application packages that have been determined complete by the Department prior to the agenda deadline will be scheduled for processing.



Owner or Authorized Applicant Signature Date

APPLICATION FOR SUBDIVISION PRELIMINARY PLANS

(Applies **only** to division of land into 6 or more parcels)

(Please type or write very clearly)

County 911 Approved Subdivision Name: Map of Williston Replat of Part of Block 16

Parcel Number 05608-000-00

Legal Description Lots 4, 5, 8, 9, 12 of Tract of Williston

General Location and/or Street Address: NW 2nd Ave + NW 2nd St

East of Williston Core Center

Project Area: 0.964 AC # of Units: 3 Density: _____ Zoning: R-1

Typical Lot Size: 0.216-0.351 # of Phases: 1

Lots & Acres by Phase: 3

Acres of Recreation Area: _____ # Acres of Wetlands: _____

Acres of Roads & R/W: _____ Public or Private Streets: Public Has

this site been subject to any other development permit action in the last two years?

No ☒ If Yes, provide the type of action and date of final action below.

Attach a copy of the Property Owner's Authorization form.

Surveyor Name: McMillen Surveying, Inc - _____

Stephen M. McMillen, PSM _____

Address: 444 NW Main Street _____

Williston, FL 32696 _____

Phone: (352) 528-6277 _____

Email: quotes@mcsurveying.com _____

Fax # and/or E-mail: _____

Cell Phone _____

Owner Name: Susan Kapt & Nicole Kapt

Email Kaptsfarm@gmail.com

Owner Address: 108 2nd ST

Williston, FL 32696

Owner Phone #: (727) 729-9314 Fax # and/or E-mail: _____

Person to be contacted regarding questions about this application (e.g. engineer, architect, attorney, etc.):

Contact Name: Steve McMillen

Email _____

Contact Address: _____
Phone #: _____ Fax #: _____ E-mail: _____

CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project. I understand that the application fee is non-refundable. I further understand that I am responsible to reimburse the City for the actual advertising costs **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

Applications need to be submitted by the 1st of the month to be considered at the next Planning & Zoning Commission meeting. Any and all supporting documents that need to be reviewed by the Commission need to be submitted by the 15th of the same month to be included in the packet for review.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Applicant Signature _____

Date _____

OWNER'S APPLICATION AUTHORIZATION STATE OF FLORIDA COUNTY OF LEVY

(Required if the property owner of record is not the applicant)

Before me, the undersigned authority, personally appeared _____ who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application. 2. That he/she desires to apply for a Subdivision Preliminary Plans on land generally located at (insert legal description)

_____ 3. That he/she has appointed _____ to act as agent in his/her behalf to accomplish the above.

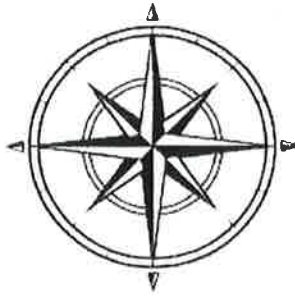
Owner's Signature _____

This is to certify that on _____, 20____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ he/she is personally known to me or has produced _____ as identification and Did (Did Not) Take an Oath.

SEAL

Signature of Acknowledger _____

Acknowledger Name _____



McMILLEN SURVEYING, INC.

444 NORTHWEST MAIN STREET

WILLISTON, FLORIDA, 32696

OFFICE: 352 528-6277

State of Florida
County of Levy

I, Susan Kapr, hereby give Stephen M. McMillen, P.S.M.,
President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the Platting
Process upon "Map of Williston Replat of Block 16" on the following parcel lying in:

Section 06, Township 13 South, Range 19 East
County: Levy City: Williston State: Florida
Parcel ID# 05608-000-00
Parcel ID# n/a

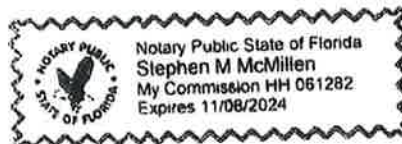
Signature Susan Kapr
Printed Susan Kapr Date: 10/3/23

Signature _____
Printed _____ Date: _____

Signature _____
Printed _____ Date: _____

Notary Public, State of Florida
At Large

My Commission Expires: 11.0.24



Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



September 1, 2023

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

RE: PROPERTY INFORMATION REPORT – Our File: T-29387

PROPOSED SUBDIVISION NAME:

"MAP OF WILLISTON, REPLAT OF PART OF BLOCK 16"

LEGAL SHOWN ON PROPOSED PLAT:

All of Lots 5, 8, 9, and 12 of Block 16 of CS Noble Survey of the Town of Williston, according to the plat thereof as recorded at Plat Book 1, Page 1, Public Records of Levy County, Florida.

and

All that part of Lot 4 of said Block 16 of said CS Noble Survey of the Town of Williston, according to the plat thereof as recorded at Plat book 1, Page 1, Public Records of Levy County, Florida, that lies South of presently existing right of way of re-located extension of Couper Avenue, more particularly described as follows:

Begin at the Southeast corner of said lot 4 of Block 16 and run thence West to SW corner of said Lot 4, run thence North along the West line of said Lot 4 a distance of 57 feet to a point in South right of way line of re-located and existing Couper Avenue, run thence Northeasterly along the South right of way line of re-located Couper Avenue to a point in the North line of said Lot 4, run thence East along the North line of Lot 4 to the Northeast corner of said Lot 4, run thence South along the East line of said Lot 4 to the Point of Beginning.

and

All that part of Lot 1 of said Block 16 of said CS Noble Survey of the Town of Williston, according to the plat thereof as recorded at Plat book 1, Page 1, Public Records of Levy County, Florida, that lies South of presently existing right of way of re-located extension of Couper Avenue, more particularly described as follows:

Begin at the Southeast corner of said Lot 1 and run West along the South line of said Lot 1 to its intersection with the South right of way line of re-located and existing Couper Avenue, run thence Northeasterly along the South right of way line of re-located Couper Avenue to its intersection with the East line of said Lot 1, run thence South along the East line of said lot 1 a distance of 32 feet to the Southeast corner of said Lot 1, the Point of Beginning.



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



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:

RECORD FEE SIMPLE TITLE HOLDER

SUSAN S. KAPR, for an Enhanced Life Estate, with the remainder, if any, to NICOLE KAPR, by virtue of the following document:

Enhanced Life Estate Deed from Susan S. Kapr, dated 05/12/2022, filed 07/25/2022 and recorded in O.R. Book 1650, Page 464 (#705007), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

1. **Mortgage** from Susan S. Kapr, to **MERS (Mortgagee) and Wyndham Capital Mortgage, Inc. (Lender)**, dated 05/25/2022, filed 06/01/2022 and recorded in O.R. Book 1643, Page 211 (#702562), Public Records of Levy County, Florida.

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2022 Taxes

Assessed to:	Susan S. Kapr – Eh. Life Est. – 100%
	Nicole Kapr – 0%
Tax ID#:	0560800000

DELINQUENT TAXES YES ☐ NO ☒

(If “Yes”, state the year and tax certificate number(s))

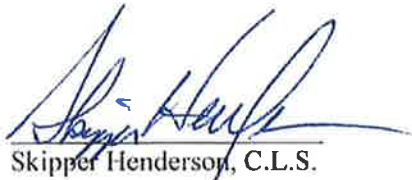
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

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,

A handwritten signature in blue ink, appearing to read "Skipper Henderson", is written over a horizontal line.

Skipper Henderson, C.L.S.
President

SH/dkr
enclosures

THIS INSTRUMENT PREPARED BY AND RETURN TO:

✓
R
Patrick D. Quarles, Esq.
Richert Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, FL 33760
Parcel ID: 05608-000-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this May 12, 2022, between **SUSAN S. KAPR** ("Grantor"), a single person, whose post office address is 925 14th Avenue North, St. Petersburg, FL 33705, retaining for herself a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and on the death of the last life tenant, the remainder, if any, to **NICOLE KAPR**, a single person, whose post office address is 108 NW 2nd Street, Williston, FL 32696 (referred to as "Grantee"):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to wit:

LEGAL DESCRIPTION: All of Lots 5, 8, 9 and 12 of Block 16 of CS NOBLE SURVEY OF THE TOWN OF WILLISTON, according to the Plat thereof as recorded at Plat Book 1, Page 1, Public Records of Levy County, Florida;

and

All that part of Lot 4 of said Block 16 of said CS NOBLE SURVEY OF THE TOWN OF WILLISTON, according to the Plat thereof as recorded at Plat Book 1, Page 1, Public Records of Levy County, Florida, that lies South of presently existing right of way re-located extension of Couper Avenue, more particularly described as:

Begin at the Southeast corner of said Lot 4 of Block 16 and run thence West to SW corner of said Lot 4, run thence North along the West line of said Lot 4 a distance of 57 feet to a point in South right of way line of re-located and existing Couper Avenue, run thence Northeasterly along the South right of way line of re-located Couper Avenue to a point in the North line of said Lot 4, run thence East along the North line of Lot 4 to the Northeast corner of said Lot 4, run thence South along the East line of said Lot 4 to the Point of Beginning;

and

All that part of Lot 1 of Block 16 of said CS NOBLE SURVEY OF THE TOWN OF WILLISTON, according to the Plat thereof as recorded at Plat Book 1, Page 1, Public Records of Levy County, Florida, that lies South of presently existing right of way of re-located extension of Couper Avenue, more particularly described as:

Begin at the Southeast corner of said Lot 1 and run West along South line of said Lot 1 to its intersection with the South right of way line of re-located and existing Couper Avenue, run thence Northeasterly along the south right of way line of re-located Couper Avenue to its intersection with the East line of said Lot 1, run thence South along the East line of said Lot 1 a distance of 32 feet to the Southeast corner of said Lot 1, the Point of Beginning ("Property").

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

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, 2021.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND SOLELY IN RELIANCE OF INFORMATION PROVIDED BY CLIENT, PREPARER OF DEED MAKES NO WARRANTY WITH RESPECT TO ANY PART OF THIS DEED.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written. Signed, sealed, and delivered in the presence of:

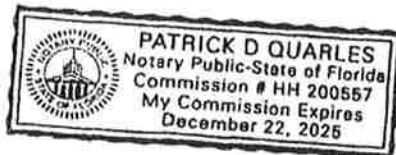
Susan S. Kapr
Susan S. Kapr
925 14th Avenue North
St. Petersburg, FL 33705

John A. Richert
Witness #1 Signature
John A. Richert
Witness #1 Printed Name

Emina Memić
Witness #2 Signature
Emina Memić
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this May 12, 2022, by Susan S. Kapr, who is personally known to me or who produced FL DL as identification and who did take an oath.



Patrick D. Quarles
Patrick D. Quarles

SILK TITLE
300 CENTERVILLE RD
SUMMIT SOUTH STE 304
WARWICK, RI 02886

✓R

When recorded, return to:
Wyndham Capital Mortgage, Inc.
Attn: Final Document Department
4064 Colony Rd
Morrocraft 2, Floor 2
Charlotte, NC 28211

This document was prepared by:
Wyndham Capital Mortgage, Inc.
4064 Colony Rd, Morrocraft 2, Floor 2
Charlotte, NC 28211

Title Order No.: R-226666-WCM
Escrow No.: R-226666-WCM
LOAN #: HQ220400843

[Space Above This Line for Recording Data]

MORTGAGE

MIN 1005715-0000451469-7

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **May 25, 2022**, together with all Riders to this document.

(B) "Borrower" is **SUSAN S KAPR**.

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Wyndham Capital Mortgage, Inc.

Lender is a Corporation,
under the laws of **North Carolina**.
Lender's address is **4064 Colony Rd, Morrocraft 2, Floor 2, Charlotte, NC 28211**

organized and existing

(E) "Note" means the promissory note signed by Borrower and dated **May 25, 2022**. The Note states that Borrower owes Lender **TWO HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100** Dollars (U.S. **\$202,500.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2052.

LOAN #: HQ220400843

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
 (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
 (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):
- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> V.A. Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> Other(s) (specify) | | |

- (I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
 (J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
 (K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
 (L) "Escrow Items" means those items that are described in Section 3.
 (M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
 (N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
 (O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
 (P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
 (Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County of Levy

(Type of Recording Jurisdiction)

(Name of Recording Jurisdiction):

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
 APN #: 05608-000-00

which currently has the address of 108 Nw 2Nd St, Williston,

(Street)(City)

Florida 32696

("Property Address"):

(Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

LOAN #: HQ220400843

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. **Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Susan S. Kapr
SUSAN S. KAPR

925 14th Avenue North
St. Petersburg, FL 33705

05/25/2022 (Seal)
DATE

Witnesses:

Signed, sealed and delivered in the presence of:

Stanley Wayne Worm

STANLEY WAYNE WORM
Printed Name

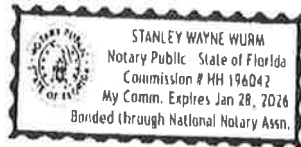
Printed Name

LOAN #: HQ220400843

State of FLORIDA

County of LEVY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of MAY, 2022 by SUSAN S KAPR, who is ~~is~~ personally known to me or who has have produced FLDL as identification.



Stanley Wayne Wurm
Signature

STANLEY WAYNE WURM
Printed Name

NOTARY SIGNING AGENT
Title or Rank

NA
Serial Number (if any)

Lender: Wyndham Capital Mortgage, Inc.
NMLS ID: 2948
Loan Originator: Candace Adine Tabb
NMLS ID: 1671396

Exhibit "A"

Legal Description

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN LEVY COUNTY, FLORIDA TO-WIT:

ATTACHED TO AND MADE A PART OF A WARRANTY DEED FROM JOHN BAXTER STREATER AND ETHEL ALLENE STREATER, AS CO-TRUSTEES OF THE UNRECORDED REVOCABLE LIVING TRUST OF JOHN BAXTER STREATER AND ETHEL ALLENE STREATER, DATED AUGUST 6, 2003 TO NORBERT B. KAPR AND SUSAN S. KAPR, HUSBAND AND WIFE DATED APRIL 28, 2020

ALL OF LOTS 5, 8, 9 AND 12 OF BLOCK 16 OF CS NOBLE SURVEY OF THE TOWN OF WILLISTON, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA;

AND

ALL THAT PART OF LOT 4 OF SAID BLOCK 16 OF SAID CS NOBLE SURVEY OF THE TOWN OF WILLISTON, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, THAT LIES SOUTH OF PRESENTLY EXISTING RIGHT OF WAY OF RE-LOCATED EXTENSION OF COUPER AVENUE, MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4 OF BLOCK 16 AND RUN THENCE WEST TO SW CORNER OF SAID LOT 4, RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 57 FEET TO A POINT IN SOUTH RIGHT OF WAY LINE OF RE-LOCATED AND EXISTING COUPER AVENUE, RUN THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF RE-LOCATED COUPER AVENUE TO A POINT IN THE NORTH LINE OF SAID LOT 4, RUN THENCE EAST ALONG THE NORTH LINE OF LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING;

AND

ALL THAT PART OF LOT 1 OF BLOCK 16 OF SAID CS NOBLE SURVEY OF THE TOWN OF WILLISTON, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, THAT LIES SOUTH OF PRESENTLY EXISTING RIGHT OF WAY OF RE-LOCATED EXTENSION OF COUPER AVENUE, MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1 AND RUN WEST ALONG SOUTH LINE OF SAID LOT 1 TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF RE-LOCATED AND EXISTING COUPER AVENUE, RUN THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF RE-LOCATED COUPER AVENUE TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 1, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NORBERT B. KAPR AND SUSAN S. KAPR, HUSBAND AND WIFE FROM JOHN BAXTER STREATER AND ETHEL ALLENE STREATER, AS CO-TRUSTEES OF THE UNRECORDED REVOCABLE LIVING TRUST OF JOHN BAXTER STREATER AND ETHEL ALLENE STREATER, DATED AUGUST 6, 2003 BY DEED DATED APRIL 28, 2020, AND RECORDED ON MAY 01, 2020, AS BOOK 1533, PAGE 995.

Parcel ID Number: 0560800000

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Summary

Parcel ID 0560800000
Location Address 108 NW 2 ST
WILLISTON
Neighborhood Old Williston North Residential (101.01)
Legal Description* 06-13-19 WILLISTON BLK 16 LOTS 5 8 9 & 12 & THAT PART OF LOTS 1 & 4 SOUTH OF ROAD OR BOOK 1650 PAGE 464
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code SINGLE FAMILY R (0100)
Subdivision WILLISTON
Sec/Twp/Rng 06-13-19
Tax District WILLISTON (District WI)
Millage Rate 21.451
Acreage 0.850
Homestead Y
Ag Classification No

[View Map](#)

Owner

Owner Name [Kapr Susan S-Eh Life Est](#) 100%
[Kapr Nicole](#) 0%
Mailing Address 108 NW 2ND ST
WILLISTON, FL 32696

Trim Notice

Valuation

		2023 Preliminary Value
		Summary
Building Value		\$187,738
Extra Features Value		\$6,860
Market Land Value		\$65,000
Ag Land Value		\$65,000
Just (Market) Value		\$259,598
Assessed Value		\$74,738
Exempt Value		\$54,738
Taxable Value		\$20,000
Cap Differential		\$184,860
Previous Year Value		\$231,445

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
25000	24738	5000				

Building Information

Building	1	Roof Cover	ASBESTOS SHG
Actual Area	3672	Heating Type	FORCED AIR DUCTED
Conditioned Area	1606	Air Conditioning	CENTRAL
Actual Year Built	1956	Baths	3
Effective Year Built	1980		
Use	SINGLE FAMILY 1		
Exterior Wall	CONCRETE BLOCK		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	650	650

Description	Conditioned Area	Actual Area
FINISHED STORAGE	0	676
FINISHED CARPORT	0	520
FINISHED UPPER STORY	676	676
SEMI FINISHED BASE	280	280
PATIO	0	520
FINISHED ENCLOSED PORCH	0	322
FINISHED OPEN PORCH	0	28
Total SqFt	1606	3672

Extra Features

Code Description	BLD	Length	Width	Height	Units
FIREPLACE-A	1	0	0	0	1
DU-AV STORAGE	1	14	10	0	140
DU-AV STORAGE	1	0	0	0	426

Land Line

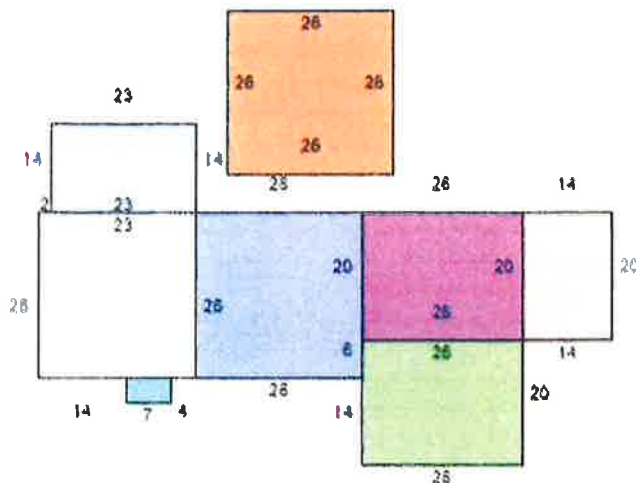
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hse on Lot	4	0	5	LT	\$65,000

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/12/2022	\$0.00	WD	1650	464	U	I	KAPR SUSAN S	KAPR SUSAN S-EH LIFE EST
4/28/2020	\$180,000.00	TR	1533	995	Q	I	STREATER JOHN BAXTER & ETHEL- TTEES	KAPR NORBERT B
10/1/2003	\$100.00	WD	861	26	U	I	STREATER ETHELA	STREATER JOHN BAXTER & ETHEL- TTEES
8/1/2001	\$100.00	PR	755	642	U	V	BARTON HENRY ESTATE	

Building Sketch

Room Type
FINISHED OPEN PORCH
FINISHED ENCLOSED PORCH
PATIO
SEMI FINISHED BASE
FINISHED UPPER STORY
FINISHED CARPORT
FINISHED STORAGE
Base



Map



No data available for the following modules: Photos.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 10/2/2023 7:33:44 PM





Overview



Legend

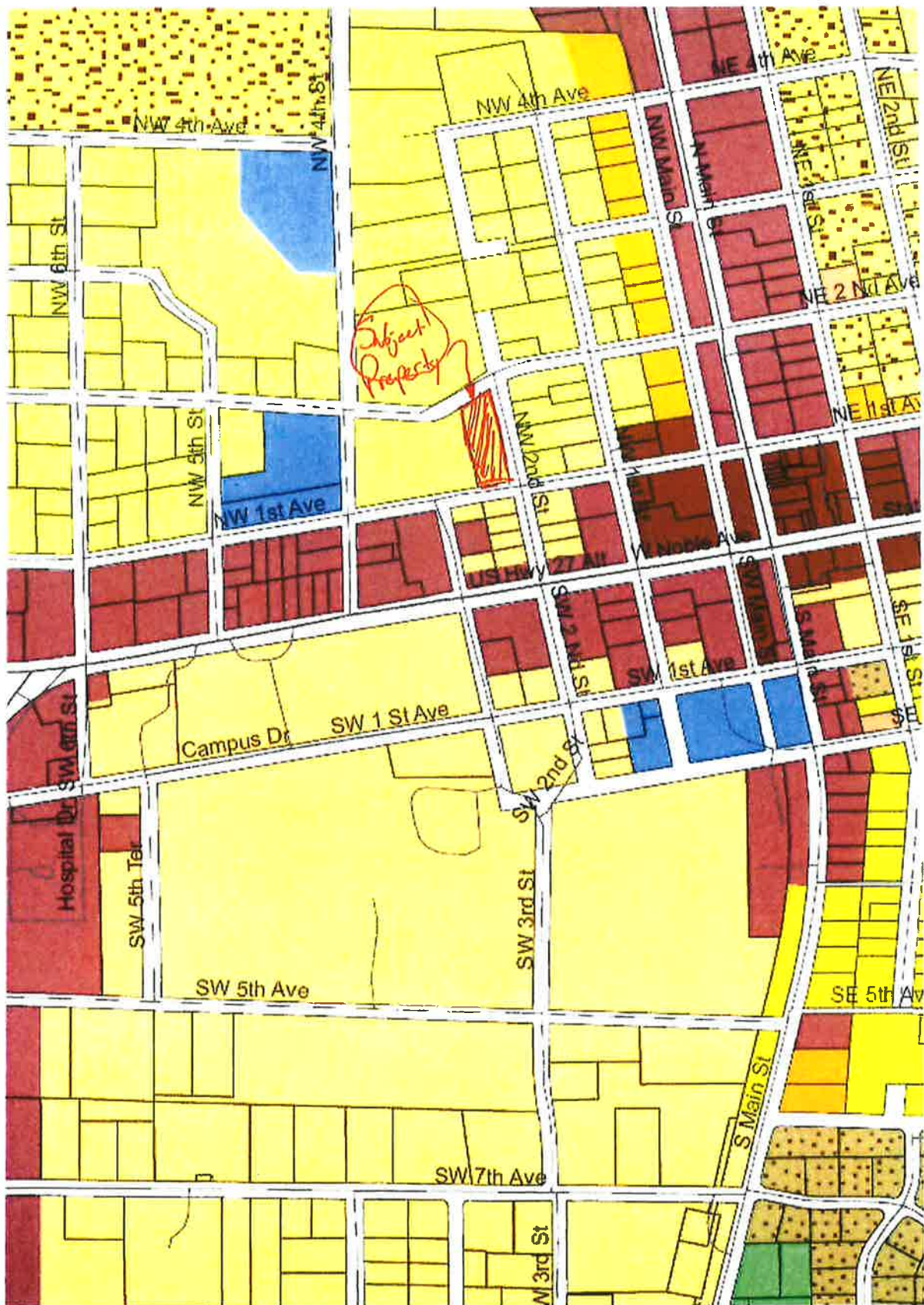
- Parcels
- Parcel Lines**
 - <all other values>
 - Construction
 - Easement
 - Lot
 - Miscellaneous
 - Parcel
 - Private Road
 - Road Right of Way
 - Subdivision
 - Water
 - Roads
 - City Labels

Parcel ID	0560800000	Physical Address	108 NW 2 ST	Building Value	\$96,724	Last 2 Sales			
Property Use	0100 - HOUSE		WILLISTON	Extra Feature Value	\$4,622	Date	Price	Reason	Qual
Taxing District	WILLISTON	Mailing Address	KAPR NORBERT B	Market Land Value	\$37,500	4/28/2020	\$180000	01	Q
Acres	0.85		108 NW 2ND ST	Ag Land Value	\$37,500	n/a	0	n/a	n/a
			WILLISTON FL 32696	Just Value	\$138,846				
				Assessed Value	\$138,846				
				Taxable Value	\$138,846				

Date created: 2/4/2021
Last Data Uploaded: 2/3/2021 7:25:28 PM

Developed by Schneider
GEOSPATIAL
























0 500 1,000

Legend

	Williston City Limits	City of Williston Zoning			RB	Residential Business		A	Agricultural	
	Roads		R-1	Residential Single-Family		C-1	Commercial General		I	Industrial
	Parcel Line		R-1-A	Residential Single-Family		C-2	Commercial Intensive		SI	Spray Irrigation
			RM-1-A	Residential Mobile Home		CBD	Central Business District		P	Public
			R-2	Residential Duplex		REC/OS	Recreation/Open Space		QP	Quasi Public
			RM-2	Residential Multifamily		RVP	Recreational Vehicle Park			

Map data provided by the City of Williston. The City of Williston is not responsible for any errors or omissions in the data. The City of Williston is not responsible for any errors or omissions in the data. The City of Williston is not responsible for any errors or omissions in the data.

CITY COUNCIL RESOLUTION 2023-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, APPROVING A PROPOSED RE-PLAT FOR MAP OF WILLISTON, REPLAT OF PART OF BLOCK 16.

WHEREAS, a proposed re-plat for of Part of Block 16 (Parcel #0560800000), this property is located at 108 NW 2nd St, Williston, FL 32696, has been filed with the City, and

WHEREAS, the City of Williston Planning and Zoning Commission approved the Re-Plat application # RP2023-04 on November 28, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, AS FOLLOWS:

Section 1. the above recitals are true and accurate and are made part of this resolution.

Section 2. The City Council hereby approves of Part of Block 16 (Parcel #0560800000), this property is located at 108 NW 2nd St, Williston, FL 32696.

Section 3. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED at a meeting of the City Council this _____ day of _____ 2023.

CITY OF WILLISTON, FLORIDA

Debra Jones, President
Williston City Council

ATTEST: Latricia Wright
City Clerk

Date: December 5, 2023

COUNCIL AGENDA ITEM

TOPIC: RESOLUTION 2023-105: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, APPROVING THE 2024 GENERAL MUNICIPAL ELECTION DATES AND PROCESS AND ESTABLISHING AN EFFECTIVE DATE.

**REQUESTED BY: CITY CLERK LATRICIA WRIGHT
PREPARED BY: CITY CLERK LATRICIA WRIGHT**

BACKGROUND / DESCRIPTION: SETTING THE DATES AND TIMES FOR QUALIFYING FOR ELECTION, SEATS THAT ARE UP FOR ELECTION AND ELECTION DATE.

LEGAL REVIEW: NONE

FISCAL IMPACTS: NONE

RECOMMENDED ACTION: Approve

ATTACHMENTS: RESOLUTION 2023-105.

COMMISSION ACTION:

_____ APPROVED

_____ DISAPPROVED

RESOLUTION 2023-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, APPROVING THE 2024 GENERAL MUNICIPAL ELECTION DATES AND PROCESS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Williston requires biennial elections to fill expired terms of the City Council and Mayor per the established election cycle; and

WHEREAS, the City of Williston is bound to conduct the election process as required by Florida Statue;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, AS FOLLOWS:

SECTION 1. The above recitals are true and accurate and are made a part of this resolution.

SECTION 2. The City of Williston Municipal election date is established as Tuesday, April 2, 2024, to fill the following seats: Mayor, Group "D", and Group "E". The official qualifying period starts at noon on January 22, 2024, and ends at noon on Friday January 26, 2024.

SECTION 3. If any provision or portion of this resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this resolution shall remain in full force and effect.

SECTION 4. This resolution shall become effective immediately upon passage and adoption:

PASSED AND ADOPTED at a meeting of the City Council this 5th day of December 2023.

CITY OF WILLISTON, FLORIDA

Debra Jones, President City Council

ATTEST: Latricia Wright, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Scott Walker, City Attorney
Kiersten Ballou, Attorney

Date: December 5, 2023

COUNCIL AGENDA ITEM

TOPIC: RESOLUTION 2023-106: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA, APPOINTING DALLAS LESTER, AND BETTY JO BISHOP TO THE CITY OF WILLISTON GENERAL EMPLOYEE'S PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND RE-APPOINTING LATRICIA WRIGHT TO THE GENERAL EMPLOYEE'S PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND PROVIDING AN EFFECTIVE DATE.

**REQUESTED BY: GENERAL EMPLOYEE'S PENSION PLAN AND TRUST BOARD
PREPARED BY: CITY CLERK LATRICIA WRIGHT**

BACKGROUND / DESCRIPTION: SERVE A TWO-YEAR TERM ON THE EMPLOYEE'S GENERAL PENSION PLAN AND TRUST BOARD.

LEGAL REVIEW: NO

FISCAL IMPACTS: NO

RECOMMENDED ACTION: Approve

ATTACHMENTS: RESOLUTION 2023-106

COMMISSION ACTION:

_____ APPROVED

_____ DISAPPROVED

RESOLUTION 2023-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLISTON, FLORIDA APPOINTING DALLAS LESTER AND BETTY JO BISHOP TO THE CITY OF WILLISTON GENERAL EMPLOYEE'S PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND RE-APPOINTING LATRICIA WRIGHT TO THE GENERAL EMPLOYEE'S PENSION PLAN AND TRUST FOR A PERIOD OF TWO (2) YEARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Williston City Council wishes to appoint Dallas Lester and Betty Jo Bishop to the City of Williston General Pension Board; for two years, term starting January 6, 2024, ending January 5, 2026.

WHEREAS, the Williston City Council wishes to reappoint Latricia Wright to the City of Williston General Employee Pension Board, for two years, term starting January 6, 2024, ending January 5, 2026.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Williston, Florida as follows:

SECTION 1. The above recitals are true and accurate and are made a part of this resolution.

SECTION 2. The City of Williston appoint Lester Dallas and Betty Jo Bishop and re-appoint Latricia Wright to the City of Williston General Employee's Pension Plan and Trust Board.

SECTION 3. This resolution shall become effective immediately upon adoption.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

PASSED AND ADOPTED at a meeting of the City Council this 5th day of December 2023.

CITY OF WILLISTON

By: _____

Debra Jones, Council President

ATTEST:

By: _____

Latricia Wright, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: _____

Scott Walker or Kiersten Ballou, Attorney



APPLICATION FOR COMMISSION/BOARD MEMBERSHIP

NAME Dallas Lester

ADDRESS 597 NW 155th ST Citra 32113

TELEPHONE: 352-679-8821

EMAIL ADDRESS: dallas.lester@willistonfl.org

COMMISSION OR BOARD TO WHICH YOU ARE APPLYING (CIRCLE ONE):

PLANNING & ZONING

PENSION

BACE

CRA

CHAPTER 185

ARE YOU AVAILABLE TO MEET ACCORDING TO THE PUBLISHED COMMISSION/BOARD MEETING SCHEDULE?

YES X NO

ARE YOU A (CIRCLE ALL THAT APPLY):

RESIDENT

BUSINESS OWNER

PROPERTY OWNER

WHY WOULD YOU LIKE TO SERVE ON THIS COMMISSION OR BOARD?

As an employee of the city, I have a vested interest
in the success of this board pertaining to the pension
plan.

BRIEF EDUCATIONAL/EMPLOYMENT/BUSINESS EXPERIENCE BENEFICIAL TO THIS BOARD?

High School Diploma, two years community college for
Business Administration

WHAT SPECIAL ASSETS WOULD YOU BRING TO THE BOARD?

Ethical mindset and strong moral compass

BRIEF COMMUNITY SERVICE:

DO YOU HAVE ANY PREVIOUS BOARD EXPERIENCE?

YES _____ NO X

DATE: 10 Oct 2023

SIGNATURE: Dallas Latt

PLEASE RETURN THIS APPLICATION TO: **CITY OF WILLISTON
50 NW MAIN STREET
WILLISTON, FLORIDA 32696**

YOU MAY ALSO EMAIL A COMPLETED APPLICATION TO THE CITY CLERK:
city.clerk@willistonfl.org



APPLICATION FOR COMMISSION/BOARD MEMBERSHIP

NAME Betty J Bishop (BJ)

ADDRESS 4470 NE 140th Court Williston, HI 96096

TELEPHONE: 352-207-2815

EMAIL ADDRESS: _____

COMMISSION OR BOARD TO WHICH YOU ARE APPLYING (CIRCLE ONE):

PLANNING & ZONING

PENSION

BACE

CRA

CHAPTER 185

ARE YOU AVAILABLE TO MEET ACCORDING TO THE PUBLISHED COMMISSION/BOARD MEETING SCHEDULE?

YES ✓ NO _____

ARE YOU A (CIRCLE ALL THAT APPLY):

RESIDENT

BUSINESS OWNER

PROPERTY OWNER

WHY WOULD YOU LIKE TO SERVE ON THIS COMMISSION OR BOARD?

Because I want to be an active voice for our employees.

BRIEF EDUCATIONAL/EMPLOYMENT/BUSINESS EXPERIENCE BENEFICIAL TO THIS BOARD?

accounting, customer service

WHAT SPECIAL ASSETS WOULD YOU BRING TO THE BOARD?

A fresh face with an open mind.

BRIEF COMMUNITY SERVICE:

I have helped with different events for my other jobs & the Fire department

DO YOU HAVE ANY PREVIOUS BOARD EXPERIENCE?

YES _____ NO X _____

DATE: 11-29-2023

SIGNATURE: _____

B. J. Rush

PLEASE RETURN THIS APPLICATION TO:

**CITY OF WILLISTON
50 NW MAIN STREET
WILLISTON, FLORIDA 32696**

YOU MAY ALSO EMAIL A COMPLETED APPLICATION TO THE CITY CLERK:

city.clerk@willistonfl.org