



City of Keystone Heights
555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



PLANNING AND ZONING BOARD AGENDA
CITY OF KEYSTONE HEIGHTS

Monday, February 26, 2024 at 5:00 PM

Please silence any cellular phones and other electric devices

CALL TO ORDER

ROLL CALL – City Manager

Public Comment – this portion of the agenda is designed to allow citizens an opportunity to bring matters to the attention of the Board. It is not reasonable to expect that the Board will engage in debate or deliberation about matters on which the Board has received no prior information as part of the agenda.

I. Items for Consideration:

1. Use by Exception; Variance – Vince McLeod
2. Use by Exception; Zoning – George Restea

II. Board Member Comments

ADJOURNMENT

NOTICE:

APPEAL PROCESS - ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS FOR SUCH PURPOSE SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. SEE SECTION 286.0105, FLORIDA STATUTES.

ANYONE WISHING TO ADDRESS THE BOARD REGARDING ANY TOPIC ON THIS AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY MANAGER. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.

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www.facebook/keystoneheights

Vince & Pam McLeod

575 South Lawrence Blvd.
Keystone Heights, FL 32656
(352) 225-1147

19 December 2023

Local Land Planning Agency
Planning and Zoning Board
City of Keystone Heights
555 S Lawrence Boulevard
Keystone Heights, Florida

RE: Zoning: RSF- Sec. 17-99 (5) Minimum Yard Requirements, (c) Side Yard
Parcel: ID# 19-08-23-022194-000-00

Members of the Board,

We are planning to construct a detached two car garage on our property at 575 S. Lawrence Blvd. (SR 21). This letter is in support of our application for a side yard setback variance.

We are requesting a variance for the above parcel to seek relief of the required side yard setback. We request to reduce the side yard building setback minimum from 5ft to 2'-6", a mere 30", along the Northeast property line, which borders Keystone Beach public park. The setback variance is necessary to preserve and maintain the turn-through, semicircular driveway, which is critical for safe access onto SR 21, Lawrence Blvd.

Briefly, the project will consist of constructing a two-car garage, roughly 525 ft.² with brick walls and copper metal roof to match the existing structure. The roof ridge line will also match the existing structure to avoid impacting existing views and be oriented east west matching the long axis of the existing home to keep roof drainage on the owner's property. The requested setback variance will also ensure that the roof edge remains over the owner's property. One final detail is that the driveway will be replaced with pavers which will greatly reduce stormwater runoff.

In summary,

1. The variance is needed to allow proper driveway clearance while also maintaining the existing roundabout for safe highway access.
2. Granting the variance will not change or inhibit existing views or impact any neighbors.
3. The requested variance will ensure the structure does not overhang onto public property. In fact, roof orientation will not increase stormwater drainage onto public property and the planned paver driveway will actually reduce potential runoff.
4. Granting the variance would have no effect on any adjoining properties. The adjacent property is a public park, and the new garage would not impede any neighbors or public views.

We believe we have done our best ensure our application is accurate and complete and that granting the variance request guarantees the project results in minimal impacts. We await your positive decision.

Best regards,

Vince & Pam McLeod
575 S Lawrence Blvd
Keystone Heights, FL 32656

Vince 352-225-1147
Pam 352-235-1823



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Variance Application

Property Information

Property Address: 757 South Lawrence Boulevard Phone: (352) 225 - 1147
Keystone Heights, FL 32656

Tax Parcel # 19-08-23-022194-000-00 Zoning RSF Land Use: Residential

Proposed Zoning RSF Seeking (circle one) Permitted Use or Use by Exception

Requesting relief from (please list each code)

RSF - Sec. 17-99, (5) Minimum Yard Requirements, (c) Side Yard

Property Owner Information

Property Owner: Vince and Pamela Mcleod

Address: 575 S Lawrence Blvd. City Keystone Heights

State: FL Zip Code: 33656 Phone: (352) 225 - 1147

Email: vmcleodcih@gmail.com

Registered Agent

I hereby appoint: _____ as my agent.

Address: _____ City _____

State: _____ Zip Code: _____ Phone: (_____) _____ - _____

Email: _____

Attached Documents

- Deed Legal Description Survey Site Plan Detailed Description of Proposed Use
 Proof of Hardship (one per each variance request) Other (Please List)

County health department addition permit

choice and have reviewed and agreed to all conditions listed in this application, the requirements in the City of Keystone Heights Code of Ordinances, and Land Development Regulations.

Owner Signature: Pamela McLeod

STATE OF FLORIDA
COUNTY OF clay

Sworn to (or affirmed) and subscribed before me this 20th day of December, 2023,
by Pamela McLeod.

Personally known _____ Or Produced Identification FLDL ✓
Type of Identification Produced FLDL

[Signature]
(Signature of Notary Public State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

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If the side yard variance of 30 inches is not granted then owners lose the ability to maintain a turn through, semicircular drive on a very busy, sharp corner and are deprived of reasonable use, i.e. safe access to SR 21 (please see letter with project description and details.) The setback variance is needed to allow proper clearance for the driveway.

The hardship of which the applicant complains is one suffered by only the applicant rather than by neighbors or the general public;

~~The hardship of not receiving a side yard variance is unique to this property as it is the only and closest property to the sharp curve in Highway 21 (Lawrence Boulevard) and this location necessitate maintaining a semicircular, turn-through drive for safe entrance to and exit from this busy road, which is notorious for frequent accidents and total disregard for the posted speed limits by most drivers.~~

The hardship is relates to the applicant's land, rather than personal circumstances (i.e. extraordinary and exceptional conditions pertaining to size, shape or topography);

~~As stated above the need for the side yard variance of 30 inches is due to the property location and its proximity to the sharp curve of Highway 21. The new garage location is essential to avoid the septic drain field on the opposite side of the property.~~

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[www.twitter/cityofkeystone](https://twitter.com/cityofkeystone)

[www.facebook/keystoneheights](https://www.facebook.com/keystoneheights)

~~impose a unique hardship due to the properties location being the closest to the sharp curve in the road unlike any other property. Also, the adjacent property is a public park and therefore the new garage will not impede any neighbors or public views. No neighbors will be visually impacted.~~

The hardship is not the result of the applicant's own actions;

The hardship, a lack of a variance for the side yard setback which would prevent maintaining a semicircular, turn-through driveway, is not the result of the applicants' actions but simply due to the location of the property in the curve of a very busy highway.

The variance requested is the minimum variance that will make reasonable use of the land, building or structure and will neither result in the extension of a non-conforming situation in violation of Article VIII nor authorize the initiations of a non-conforming land use.

The requested variance is a mere 30 inches, the absolute minimum that will allow safe and reasonable use of the property and construction of the detached garage while keeping all construction, e.g. roof overhangs, eaves, soffets etc., on the owners property.

Property Appraisers Parcel
Identification Number:

19-08-23-022194-000-00

Recording: 24.00
Doc. Stamps: 1190.00
Intangible Tax:
TOTAL: 1214.00



Book: 1767
Page: 1043
Rec: 01/12/99
12:40 P.M.
File# 9901500
James B. Jeff
Clerk Of Courts
Clay County, FL
Fee: \$24.00
Doc: \$1190.00

AFTER RECORDING PLEASE RETURN TO: ✓

Paul D. Newell
P. O. Box 1369
Keystone Heights, FL 32656

WARRANTY DEED

THIS INDENTURE, is made this 3rd day of January, 1999, between

CHARLES G. MASSEY and KATHLEEN N. MASSEY, husband and wife,

whose post office address is Post Office Box 1694, Keystone Heights, Florida 32656, grantor*, and

WILLIAM VINCENT MCLEOD and PAMELA D. MCLEOD, husband and wife,

whose post office address is 575 S. Lawrence Boulevard, Keystone Heights, Florida 32656, Grantee*, whose social security number are

WITNESSETH, That said grantor, for and in consideration of the sum of Ten----- and No/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay County, Florida, to-wit:

A parcel of land situated in Block 34 of the City of Keystone Heights, as per plat thereof recorded in Plat Book 2, Pages 39 and 40, of the public records of Clay County, Florida; said parcel being more particularly described in Exhibit "A" which is attached hereto and by reference made a part hereof.

TOGETHER WITH ALL water, riparian and littoral rights thereunto appertaining.


SUBJECT TO taxes for the year 1999 and subsequent years; and any easements, restrictions and reservations of record;

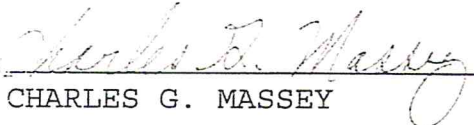
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

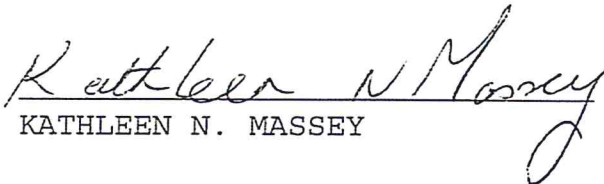
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

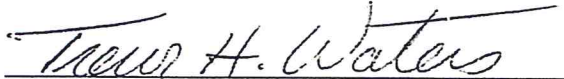
Signed, sealed and delivered in our presence:


WITNESS (as to Charles G. Massey)
Witnesses Printed Name:
JONATHAN RHODES


CHARLES G. MASSEY


WITNESS (as to Charles G. Massey)
Witnesses Printed Name:
Tom Thissen


KATHLEEN N. MASSEY


WITNESS (as to Kathleen N. Massey)
Witnesses Printed Name:
TREVOR H. WATERS



WITNESS (as to Kathleen N. Massey)
Witnesses Printed Name:
Pam A. Nowell

Exhibit A - Legal Description

A parcel of land situated in Block 34 of the City of Keystone Heights, as per plat thereof recorded in Plat Book 2, Pages 39 and 40, of the public records of Clay County, Florida; said parcel being more particularly described as follows:

Commence at the Northwest corner of a Public Park lying Southeast of Lakeview Drive as shown on said plat of the City of Keystone Heights; thence run South $49^{\circ}38'20''$ West, along the Southeasterly right of way line of said Lakeview Drive, 125.00 feet to an iron pipe and the Point of Beginning; thence continue South $49^{\circ}38'20''$ West, along the Southeasterly right of way line of said Lakeview Drive, 110.00 feet to an iron pipe; thence run South $44^{\circ}55'07''$ East, 185.54 feet to an iron pipe; thence run North $34^{\circ}29'52''$ East, 97.00 feet to an iron pipe; thence run North $39^{\circ}46'41''$ West, 159.63 feet to the Point of Beginning.

ALSO: All those lands lying between the Southeasterly boundary line of the above described lands and the waters of Lake Geneva; being bounded on the South by a Southeasterly prolongation of the Southwesterly line of the above described lands and being bounded on the North by a Southeasterly prolongation of the Northeasterly line of the above described lands.


EMBASSY OF THE UNITED STATES OF AMERICA
COUNTRY OF _____
CITY OF _____

The foregoing instrument was acknowledged before MIREMBE NANTONGO Consul of the United States of America at MUSCAT, OMAN, duly commissioned and qualified, this ~~3rd~~ JANUARY December, 1998, by CHARLES G. MASSEY, who personally appeared before me and who is personally known to me or who produced his PPT.# 8464026 as identification, and who executed the foregoing instrument, and he acknowledged before me that he executed the same for the purposes therein expressed.

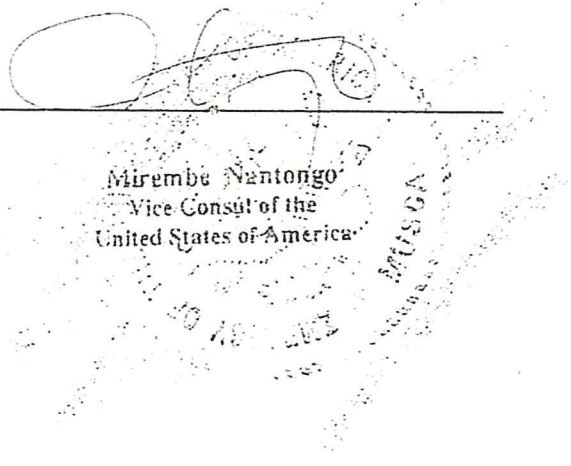
WITNESS my hand and official seal in the County and State last aforesaid this 30 day of December, A.D., 1998.

JANUARY

<u>Sultanate of Oman</u>)	
(Country))	
<u>Capital Area</u>)	
(State, province, etc.))	
<u>Muscat</u>)	SS:
(City))	
<u>Embassy of the United States of America</u>)	
(Name of consular post))	



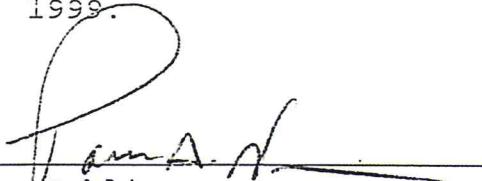
Mirembé Nantongo
Vice Consul of the
United States of America



STATE OF FLORIDA
COUNTY OF CLAY

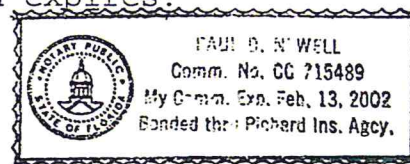
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KATHLEEN N. MASSEY, who is personally known to me or who produced her Florida Driver's License as identification, and who executed the foregoing instrument, and she acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of January, A.D., 1999.



Notary Public
State of Florida
Commission No:
My Commission expires:

THIS INSTRUMENT PREPARED BY:
Paul D. Newell, Esq.
P. O. Box 1369
Keystone Heights, FL 32656
(352) 473-4928



File #11376

Sec. 17-99. Residential districts.

(a) Residential single-family (RSF).

- (1) These districts are intended to provide for single-family residential use. The districts should ordinarily be buffered from areas of substantial industrial, commercial or business development. The districts should be located so as to have available easy access to major transportation routes and governmental services such as schools, fire fighting facilities and water and sewer utilities. This district is intended to implement the goals, objectives and policies of the residential single-family land use category of the city's comprehensive plan.
- (2) *Permitted uses.* The uses permitted in this district are as follows:
 - a. Single-family dwellings;
 - b. Accessory uses;
 - c. Outbuildings;
 - d. Mother-in-law suites.
- (3) *Uses by exception.* In these districts, uses by exception are as follows:
 - a. Churches;
 - b. Schools;
 - c. Home occupations.
 - d. Bed and breakfast.
- (4) *Minimum lot or site requirements.* The minimum requirements for lots and sites in these districts are as follows:
 - a. Lot or site area: 6,500 square feet;
 - b. Lot width: 50 feet;
 - c. Lot depth: 135 feet.
- (5) *Minimum yard requirements.* The minimum yard requirements in these districts are as follows:
 - a. Front yard: 20 feet;
 - b. Rear yard: 20 feet;
 - c. Side yard: Five feet; provided that the combined side yards shall not be less than 15 feet.
- (6) *Building restrictions.* The building restrictions in these districts are:
 - a. Maximum lot coverage: 35 percent;
 - b. Maximum building height: 35 feet.

(b) Residential general (RG).

- (1) These districts are intended to provide for single and multiple-family uses and to serve as buffers between low-density single-family residential districts and multi-family, commercial or industrial development. These districts are also intended to provide areas for affordable housing. These districts should be located so that the traffic they generate will not adversely impact single-family development. These districts are not intended for high rise development and should be located so that they are easily serviced by public and commercial services and have convenient access to thoroughfares and collector

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

December 01, 2023

Vince & Pam Mcleod
575 S Lawrence Boulevard
Keystone Heights, FL 32656

RE: Modification to a Single Family Residence - No Bedroom Addition

Application Document Number: AP2024648
Centrax Permit Number: 10-SC-2828553
575 S Lawrence Boulevard
Keystone Heights, FL 32656
Lot: 220 Block: Subdivision:

Dear Applicant,


This will acknowledge receipt of a floor plan and site plan on 12/01/2023 for the use of the existing onsite sewage treatment and disposal system located on the above referenced property. Garage 0 bedrooms 525 sq feet

This office has reviewed and verified the floor plan and site plan you submitted, for the proposed remodeling addition or modification to your single-family home. Based on the information you provided, the Health Department concludes that the proposed remodeling addition or modification is not adding a bedroom and that it does not appear to cover any part of the existing system or encroach on the required setback or unobstructed area. No existing system inspection or evaluation and assessment, or modification, replacement, or upgrade authorization is required.

Because an inspection or evaluation of the existing septic system was not conducted, the Department cannot attest to the existing system's current condition, size, or adequacy to serve the proposed use. You may request a voluntary inspection and assessment of your system from a licensed septic tank contractor or plumber, or a person certified under section 381.0101, Florida Statutes.

If you have any questions, please call our office at (904) 278-3784.

Sincerely,


Phyllis C Barnett, R.S.
EH Manager
Department of Health in Clay County

PAM AND VINCE MCLEOD
575 LAWRENCE BLVD SOUTH
KEYSTONE HEIGHTS FL 32656-9233
473-4056

9943
63-7847/2631



12/20/23
Date

Pay to the Order of City of Keystone Heights \$ 250.00
Two hundred fifty and 00/100 Dollars



For Variance

Famela McLeod



MP

CITY OF KEYSTONE HEIGHTS

OFFICIAL RECEIPT

Keystone Heights, Florida

RECEIVED FROM

Vince McLeod

Two Hundred Fifty and 00/100 DOLLARS \$ 250.00

FOR Variance

Amount of Account \$

Amount Paid \$ 250.00

Balance \$

Cash

Check

THANK YOU

BY

MB

CITY OF KEYSTONE HEIGHTS

7713

20 Dec 2023

Deposit Summary

1/3/2024 8:31 AM

City of Keystone Heights

Summary of Deposits to 101010 · AMERIS BANK - GENERAL ACCOUNT on 01/03/2024

Chk No.	PmtMethod	Rcd From	Memo	Amount
9943	Check		VARIANCE MCLEOD	250.00
Less Cash Back:				
Deposit Total:				250.00



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Rezoning Application

Property Information

Property Address: 210 N. Lawrence Blvd Phone: () NA
 Tax Parcel # 190823-002260-0000 Zoning BB Residential and Use: Residential
 Proposed Zoning Commercial/BB Seeking (choose one) Permitted Use or Use by Exception
 Property will be used as commercial use - to be determined - office/retail
one portion of this plot is already zoned commercial, rest of it is R/cor

Property Owner Information

Property Owner: George R. Rester
 Address: 1609 NW 103rd Ter. City Gainesville
 State: Florida Zip Code: 32606 Phone: (904) 966-1448
 Email: george.r.rester@postmail.com

Registered Agent

I hereby appoint: Melissa Pellerito as my agent.
 Address: 275 S. Lawrence Blvd City Keystone Heights
 State: Florida Zip Code: 32656 Phone: (352) 494-1829
 Email: Melissa Pellerito ~~mpelleritor@keystoneheights.net~~ mpelleritor@realtor@gmail.com

Attached Documents

- Deed Legal Description Survey Site Plan Other (Please List)



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Application Certification

I, hereby, swear to or affirm that I am the owner of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application, the requirements in the City of Keystone Heights Code of Ordinances, and Land Development Regulations.

Owner Signature: *[Handwritten Signature]*

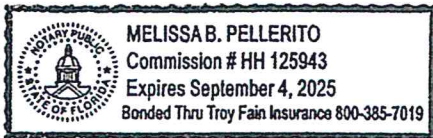
STATE OF FLORIDA
 COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me this 7th day of February, 2024,
 by _____.

Personally known X Or Produced Identification _____

Type of Identification Produced _____

Melissa B. Pellerito
 (Signature of Notary Public State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY
PO Box 218
Green Cove Springs, FL 32043
(904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002260-000-00	47109	0 N LAWRENCE Blvd

YEAR	MILL CODE	ESCROW
2023	007	



25659 RESTEA GEORGE L
P3**T127 1609 103RD TERRACE NW
1 of 1 GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 AS REC
O R 3468 PG 936

Main parcel

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED
C100 CLAY COUNTY BOCC COUNTY SERVICES	5.5471	32,694		32,694	181.36
FIRE CONTROL MSTU-8	0.5048	32,694		32,694	16.50
LAW ENFORCEMENT MSTU-4	2.4014	32,694		32,694	78.51
S200 CLAY COUNTY SCHOOL DISTRICT					
SCHOOL LOCAL EFFORT	3.1560	32,694		32,694	103.18
SCHOOL CAP OUTLAY	1.5000	32,694		32,694	49.04
SCHOOL DISCRETIONARY	0.7480	32,694		32,694	24.46
SCHOOL DISCRETIONARY VOTED	1.0000	32,694		32,694	32.69
410 KEYSTONE HEIGHTS CRA	4.2901	32,694		32,694	140.26
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	32,694		32,694	5.86
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$631.86

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$606.59
	Dec 31, 2023	\$612.90
	Jan 31, 2024	\$619.22
	Feb 29, 2024	\$625.54
	Mar 31, 2024	\$631.86

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002260-000-00	47109	0 N LAWRENCE Blvd	2023	007	

RESTEA GEORGE L
1609 103RD TERRACE NW
GAINESVILLE, FL 32606-5584



PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT
PAY IN U.S. FUNDS DRAWN ON A U.S. BANK



PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$606.59	\$612.90	\$619.22	\$625.54	\$631.86

1 00047109 2023 9

See reverse side for important information

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 CLAY COUNTY, FLORIDA 2023 REAL ESTATE

DIANE HUTCHINGS
 TAX COLLECTOR
 SERVING CLAY COUNTY
 PO Box 218
 Green Cove Springs, FL 32043
 (904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002259-001-00	47108	0 CARGO Way
YEAR	MILL CODE	ESCROW
2023	007	

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329

1369
 P4**T150
 2 of 2
 RESTEA GEORGE & LINDA /PC
 RESTEA LINDA
 1609 103RD TER NW
 GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 (IN
 CITY/CRA)AS REC O R 2289 PG
 1502;2492 PG 1132 & 3298 PG 1893

*Small side additional parcel
 (see map)*

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED	
C100 CLAY COUNTY BOCC COUNTY SERVICES	5.5471	3,782		3,782	20.98	
FIRE CONTROL MSTU-8	0.5048	3,782		3,782	1.91	
LAW ENFORCEMENT MSTU-4	2.4014	3,782		3,782	9.08	
S200 CLAY COUNTY SCHOOL DISTRICT						
SCHOOL LOCAL EFFORT	3.1560	4,000		4,000	12.62	
SCHOOL CAP OUTLAY	1.5000	4,000		4,000	6.00	
SCHOOL DISCRETIONARY	0.7480	4,000		4,000	2.99	
SCHOOL DISCRETIONARY VOTED	1.0000	4,000		4,000	4.00	
410 KEYSTONE HEIGHTS CRA	4.2901	3,782		3,782	16.23	
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	3,782		3,782	0.68	
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$74.49	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$71.51
	Dec 31, 2023	\$72.26
	Jan 31, 2024	\$73.00
	Feb 29, 2024	\$73.75
	Mar 31, 2024	\$74.49

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002259-001-00	47108	0 CARGO Way	2023	007	

RESTEA GEORGE & LINDA /PC
 RESTEA LINDA
 1609 103RD TER NW
 GAINESVILLE, FL 32606-5584

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329



PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT
 PAY IN U.S. FUNDS DRAWN ON A U.S. BANK

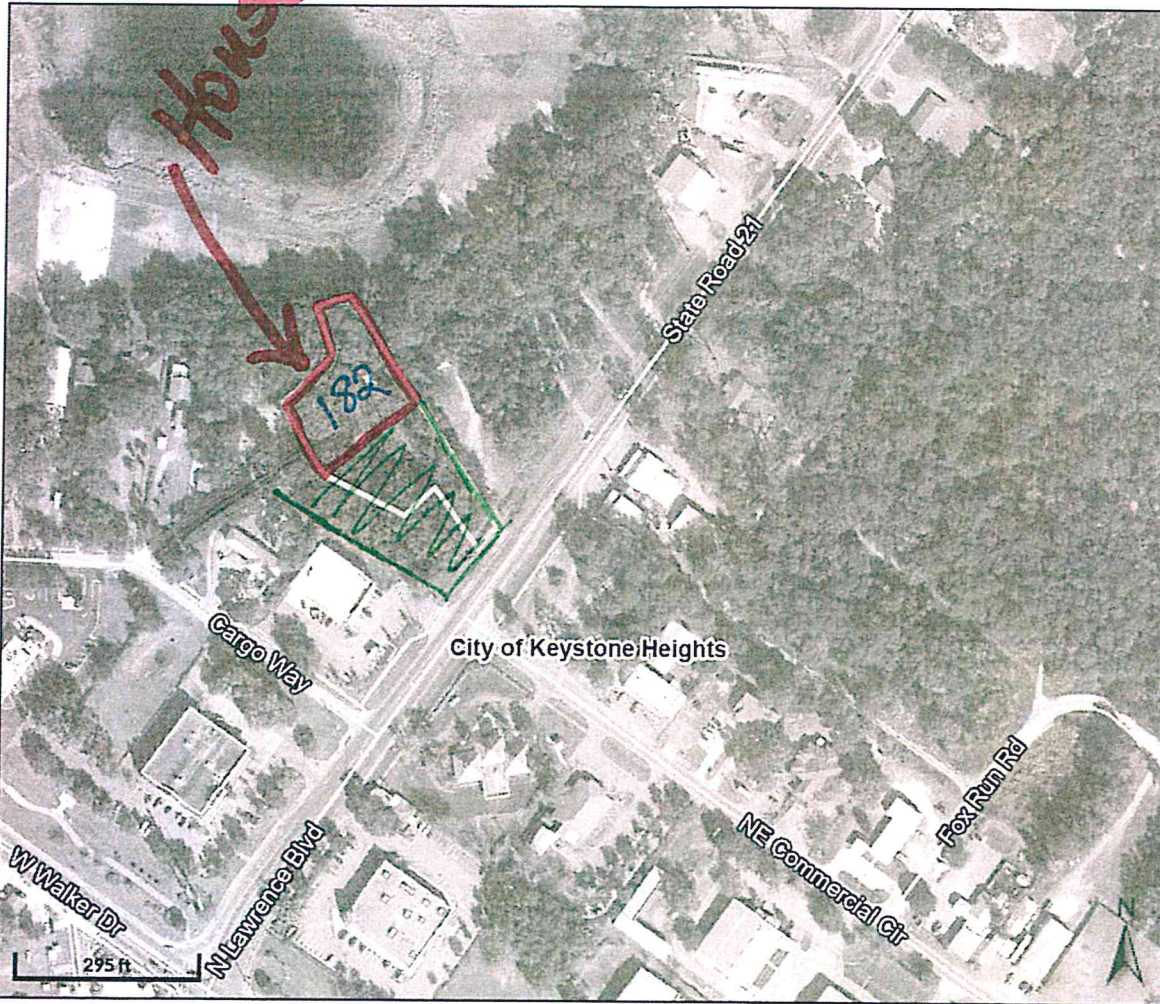


PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$71.51	\$72.26	\$73.00	\$73.75	\$74.49

1 00047108 2023 0



Clay County Property Appraiser's Office



Overview



Legend

Roads

Conservation
Easements

Parcel ID	19-08-23-002259-000-00	Physical Address	182 CARGO Way Keystone Heights
Acres	0.542	Mailing Address	RESTEA GEORGE & LINDA /PC
Property Class	Single Family	Address	1609 103RD TER NW GAINESVILLE, FL 32606
Taxing District	003		

Last 2 Sales			
Date	Price	Reason	Qual
2/25/2008	0	QUAL/DEED EXAMINATION	Q
12/1/2004	\$100	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Q

Date created: 6/21/2023
Last Data Uploaded: 6/21/2023 4:37:53 AM

Developed by Schneider GEOSPATIAL

Dr Restea would like to have this surveyed before listing the house. Red indicates the property he would like to convey w/ the home. Green is indicative of all property he would like to remain/add to Commercial zoning.

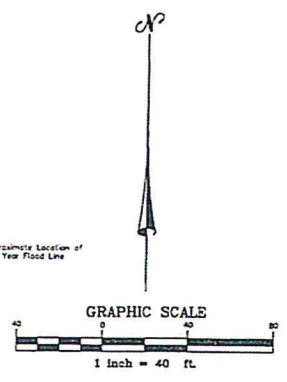
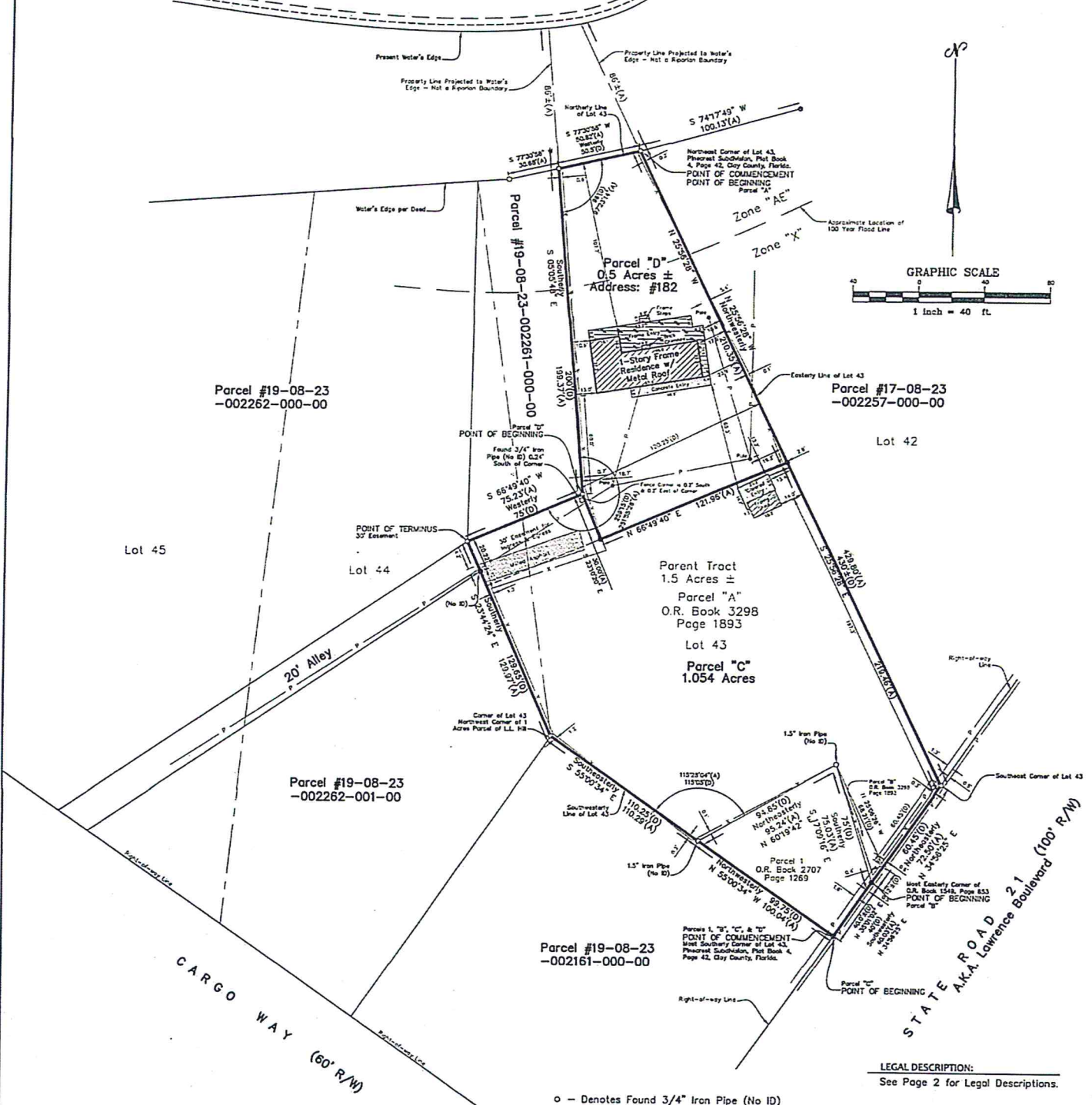
M Pellenito

BOUNDARY SURVEY

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records	O.R.
Central Angle	Δ
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Deed	(D)
Plot	(P)

LAKE BROOKLYN



SURVEYOR'S CERTIFICATION TO: George Rosta
 I hereby certify that this map is a true and correct representation of a survey made by me.
 BY: *Joseph G. Knapp* Date of Field Survey: October 4, 2023
 JOSEPH G. KNAPP, Registered Land Surveyor, Florida Certificate No. 2051
 KNAPP SURVEYING, INC., LB 7627

SURVEYOR'S NOTES:
 1. Unless this map bears the Original Signature and the Raised Seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
 2. Unless noted no Underground Installations or Improvements were located on this survey.
 3. No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor Except as shown.
 4. Ordinary High Water Line NOT located on Lake Front Property.
 5. Wetlands/Environmentally Sensitive Lands are NOT located, unless specifically stated.
 6. Dimensions from Improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW Improvements, without additional information for Boundary control or a RESURVEY.
 7. Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
 8. The mean high water line as it may pertain was not located unless shown and specifically stated.

LEGAL DESCRIPTION:
 See Page 2 for Legal Descriptions.

Denotes Iron Corner —○—
 Denotes Concrete Monument —□—
 Denotes Power Line & Poles —P—
 Denotes Fence Line —X—X—
 Denotes Centerline —|—|—
 Denotes Not to Scale —f—

Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zones "X & AE", Flood Boundary lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120671 0345 E is not field verified and must not be assumed to be correct. Flood Information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.
 Method of Balancing the Survey Closure was by the Compass Rule.
 Error of Closure = 1:54598".
 Bearings refer to the Easterly of Lands Surveyed, being N 25°56'28" W, per Deed.

Knapp Surveying, Inc.
 Land Surveying and Drafting Services
 Voice: (352) 473-3166 Fax: (352) 473-2998
 270 Southeast Palmello Avenue
 P.O. Box 386, Keystone Heights, Florida 32656
 JOB NUMBER : F23-154 LLJ

BOUNDARY SURVEY

LEGAL DESCRIPTION: Parent Tract

A. A part of Lots Forty-Three (43) and Forty-Four (44), Section One (1), PINECREST SUBDIVISION, according to plat thereof recorded in Plat Book 4, Page 42 of the public records of Clay County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the Northeast corner of said Lot 43 and run Westerly along the Northerly line of said Lot 43 for a distance of 50.5 feet; thence turn Southerly at an inside angle of 96° for a distance of 200 feet to a point which is 120.25 feet Westerly of the Easterly lot line of Lot 43; thence turn and run Westerly at an angle of 259°15' for a distance of 75 feet; thence run Southerly for a distance of 129.65 feet to the corner of said Lot 43, which is common to the Northwest corner of a one acre parcel owned by L.L. Hill; thence run Southeasterly along the boundary of said Lot 43 for a distance of 110.25 feet; thence turn an inside angle of 115°05' and run Northeasterly for a distance of 91.85 feet; thence run Southerly for a distance of 75 feet to the Northwesterly boundary line of State Road No. 21; thence run Northeasterly along said right of way for a distance of 60.45 feet to the Southeast corner of said Lot 43; thence Northwesterly along the Easterly boundary line of said Lot 43 for a distance of 430 feet, more or less, to the Point of Beginning.

B. A parcel of land situated in Lot Forty-Three (43) of Section One (1), PINECREST SUBDIVISION, according to plat thereof recorded in Plat Book 4, on Page 42 of the public records of Clay County, Florida; said parcel being more particularly described as follows:

Commence at the most Southerly corner of Lot 43 as shown on said Plat and run North 35°01'02" East, along the Northwesterly right of way line of State Road No. 21, a distance of 40.0 feet more or less to the most Easterly corner of lands described in O.R. Book 1549, on page 653 of the public records and the Point of Beginning; thence continue North 35°01'02" East, along said right of way line, 12 feet more or less to an iron rod lying 60.45 feet, as measured along said right of way from the Southeast corner of said Lot 43; thence run North 25°06'26" West, 68.21 feet to an iron pipe at the Northerly most corner of said O.R. Book 1549, page 653; thence run Southeasterly along the Easterly line of said lands, 75 feet more or less to the Point of Beginning.

Parcel 1

A parcel of land situated in Lot Forty-Three (43) of Section one (1), Pincrest Subdivision, according to plat thereof recorded in Plat Book 4, on page 42 of the public records of Clay County, Florida, said parcel being more particularly described as follows:

Commence at the most Southerly Corner of Lot 43 as shown on said Plat and run North 35°01'02" East, along the Northwesterly right of way line of State Road No. 21, a distance of 40.0 feet more or less to the most Easterly corner of lands described in O.R. Book 1549, on page 653 of said public records and the Point of Beginning; thence continue North 35°01'02" East, along said right of way line, 12 feet more or less to an iron rod lying 60.45 feet, as measured along said right of way from the Southeast corner of said Lot 43; thence run North 25°06'26" West, 68.21 feet to an iron pipe at the Northerly most corner of said O.R. Book 1549, page 653, thence run Southeasterly along the Easterly line of said lands, 75 feet more or less to the Point of Beginning.

LEGAL DESCRIPTION: Written to Match Survey Parcel "C"

A parcel of land lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 2707, Page 1269 and Official Records Book 3298, Page 1893 of the Public Records of said county; said parcel being more particularly described as follows:

For a Point of Beginning, commence at the most Southerly corner of said Lot 43 and run thence (1) North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in said O.R. Book 2707, Page 1269; thence continue (2) North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence (3) North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe; run thence (5) South 23°10'20" East, perpendicular to last call a distance of 30.00 feet to an iron rod; run thence (6) North 66°49'40" East, parallel to call (4) above 121.96 feet to an iron rod on the Easterly line of said Lot 43; run thence (7) South 25°56'28" East, along the Easterly line thereof 219.46 feet to an iron pipe at the Southeast corner of said Lot 43, said corner lying on the Northwesterly right-of-way line of State Road 21; run thence (8) South 34°56'25" East, along the Northwesterly right-of-way line thereof 72.50 feet to an iron rod; thence continue (9) South 34°56'25" West, along said Northwesterly right-of-way line 40.03 feet to the Point of Beginning and to close.

Subject to a 30.00 foot easement for ingress and egress lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said easement lying 30.00 feet right of the following described line:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in said O.R. Book 2707, Page 1269; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe and the Point of Beginning of this line; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Terminus of this Easement Line.

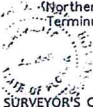
LEGAL DESCRIPTION: Written to Match Survey Parcel "D"

A parcel of land lying in and being a part of Lot 43, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said parcel being more particularly described as follows:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in a parcel of land as described in O.R. Book 2707, Page 1269 of said public records; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe; run thence North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Beginning of this description; From the Point of Beginning thus described run thence (1) South 23°10'20" East, perpendicular to last call a distance of 30.00 feet to an iron rod; run thence (2) North 66°49'40" East, 121.96 feet to an iron rod on the Easterly line of said Lot 43; run thence (3) North 25°56'28" West, along the Easterly line thereof 210.35 feet to an iron pipe at the Northeast corner of said Lot 43; run thence (4) South 77°30'58" West, along the Northerly line thereof 50.82 feet to an iron pipe at a Northwest corner of said Parcel "A"; run thence (5) South 05°05'48" East, along the Westerly line thereof 199.37 feet to an iron pipe and the Point of Beginning and to close.

Together with a 30.00 foot easement for ingress and egress lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said easement lying 30.00 feet right of the following described line:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in said O.R. Book 2707, Page 1269; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe and the Point of Beginning of this line; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Terminus of this Easement Line.



SURVEYOR'S CERTIFICATION TO:

I hereby certify that this map is a true and correct representation of a survey made by me.

BY: Joseph G. Knapp Date of Field Survey: October 4, 2023
JOSEPH G. KNAPP, Registered Land Surveyor, Florida Certificate No. 2061
KNAPP SURVEYING, INC., LB 7627

SURVEYOR'S NOTES:

1. Unless this map bears the Original Signature and the Raised Seal of a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
2. Unless noted no Underground Installations or Improvements were located on this survey.
3. No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor Except as shown.
4. Ordinary High Water Line NOT located on Lake Front Property.
5. Wetlands/Environmentally Sensitive Lands are NOT located, unless specifically stated.
6. Dimensions from Improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW Improvements, without additional information for Boundary control or a RESURVEY.
7. Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
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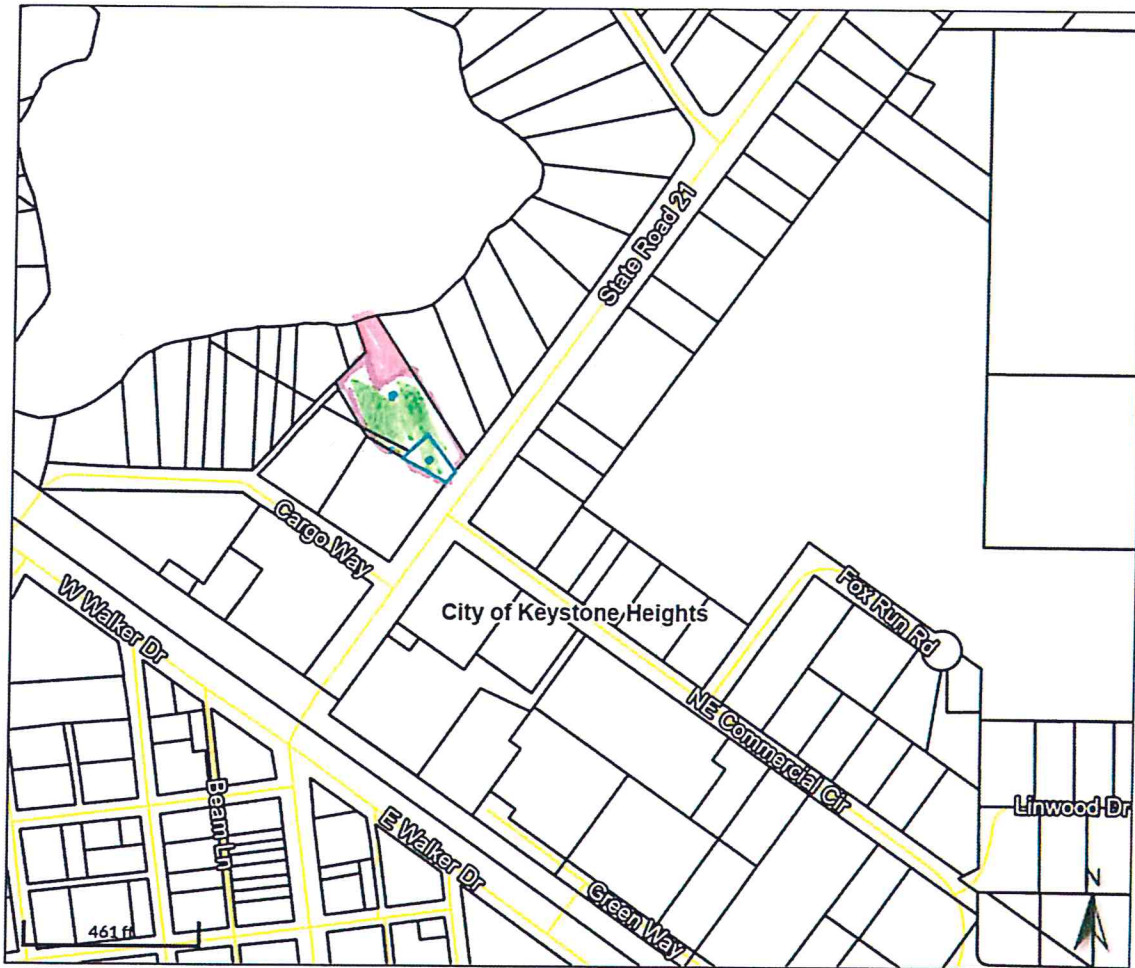
Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zones "X" & "AE". Flood Boundary lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120571 0345 E is not field verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.
Method of Balancing the Survey Closure was by the Compass Rule.
Error of Closure = 1:54598'.
Bearings refer to the Easterly of Lands Surveyed, being N 25°56'28" W, per Deed.

- Denotes Iron Corner
- Denotes Concrete Monument
- Denotes Power Line & Poles
- Denotes Fence Line
- Denotes Centerline
- Denotes Not to Scale

*** SURVEYORS:**
1. _____
2. _____
3. _____
Knapp Surveying, Inc.
Land Surveying and Drafting Services
Voice: (352) 473-3166 Fax: (352) 473-2998
270 Southeast Palmetto Avenue
P.O. Box 386, Keystone Heights, Florida 32656
JOB NUMBER : F23-154 LLU



Clay County Property Appraiser's Office



Overview



Legend

- Parcels
- Roads
- Conservation Easements

?

Parcel ID	Physical Address	Mailing Address	Land Value	Ag Land Value	Building Value	Misc Value	Just Value	Assessed Value	Exempt Value	Taxable Value	Last 2 Sales Date	Price	Reason	Qual
19-08-23-002260-000-00	N LAWRENCE Blvd Keystone Heights	RESTEA GEORGE L 1609 103RD TERRACE NW GAINESVILLE, FL 32606	\$16,564	\$0	\$16,130	\$0	\$32,694	\$32,694	\$0	\$32,694	10/19/2012	\$23500	QUAL/DEED EXAMINATION	Q
											12/7/2006	\$100	QUAL/DEED EXAMINATION	Q

Date created: 10/27/2023

Last Data Uploaded: 10/27/2023 7:40:15 AM

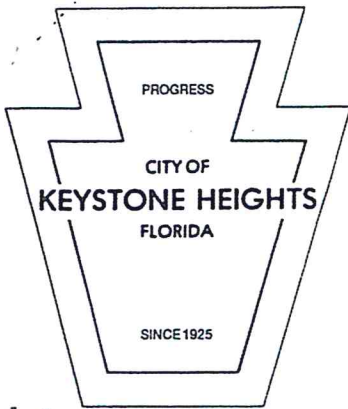
Developed by Schneider
GEOSPATIAL

City of Keystone Heights, Florida

Post Office Box 420

Keystone Heights, Florida 32656

(352) 473-4807



Lake House

July 27, 2004

Dr. George Restea, .M. D.
6542 Triest Avenue
Keystone Heights, Fl 32656

RE: Annexation

Dear Dr. Restea:

After the City Attorney reviewed your request for annexation he had the following concerns: 1) it appears the warranty deed attached to the request contains a parcel number that is different that the area described in the attached tax map and 2) the cover letter contains two parcel numbers and the area described in the tax map outlines one parcel. Please provide clarification on these items.

Please do not hesitate to call with any questions. I will be out of the office this week, returning on August 9.

Sincerely,

A handwritten signature in cursive script that reads 'Karen P. Nelson'.

Karen P. Nelson
City Clerk

Enclosure



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, Florida 32068-3907
Telephone (904) 213-2471
Facsimile (904) 213-2495

*Working together to
protect public health,
conserve our natural
resources, and create
long-term value for
our ratepayers.*

TRANSMITTAL INFORMATION COVER SHEET

Date: December 9, 2011
From: Lynn Valentin
Subject: Recorded Grant of Easement.

COMMENTS:

The enclosed is your copy of the recorded Grant of Easement.

Thank you,

Lynn O. Valentin
Contracts Administrator

LOV
Enclosure

PHYSICIANS CARE PA

132 E. MADISON ST.
STARKE, FL 32091
PH: 904-964-5591
FAX: 904-964-3577

6542 TRIEST AVE
KEYSTONE HIGHTS, FL 32656
PH: 352-473-7288
FAX: 352-473-9365

319 W. CALL STREET
STARKE, FL 32091
PH: 904-964-6500
FAX: 904-964-9170

RE: PARCEL # 19-08-23-002259-001-00
19-08-23-002259-000-00

DEAR CITY OF KEYSTONE,

I WOULD LIKE TO REQUEST A VOLUNTARY ANNEXATION OF THE PROPERTY I RECENTLY PURCHASED INTO THE CITY OF KEYSTONE HIGHTS. THIS PROPERTY IS LOCATED ON HIGHWAY 21. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST, I CAN BE REACHED AT (904) 219-3620.

SINCERELY,

Cell


GEORGE L. RESTEA, M.D.

Prepared under the direction of,
Record and return to:
Grady H. Williams, Jr., Esq.
c/o Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907

INSTR # 2011037508
OR BK 3325 Pages 487 - 489
RECORDED 07/25/11 15:27:28
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DOC STMP-D: \$0.70
DEPUTY CLERK HAMPSHIRE E#2

GRANT OF EASEMENT

(Individual)

Parcel No's: 19-08-23-002259-000-00
& 19-08-23-002259-001-00
Project Name: 182 Cargo Way

THIS INDENTURE, made this 13th day of July, A.D. 2011, BETWEEN **GEORGE L. RESTEA**, a married adult, dealing with his separate non-homestead property, hereinafter called **GRANTORS**, whose mailing address is 1609 NW 103rd Terrace, Gainesville, FL 32606, and **CLAY COUNTY UTILITY AUTHORITY**, an independent special district and political subdivision of the State of Florida, existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, hereinafter called **GRANTEE**, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907.

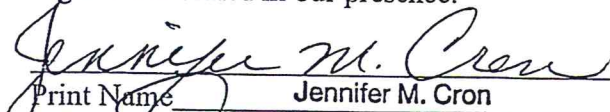
WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the GRANTEE, its successors and assigns forever an unobstructed right-of-way and easement with the right, privilege and authority to said GRANTEE, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair associated equipment for existing and future water, wastewater, and/or reclaimed water utilities, any or all, on, along, over, through, across or under the following described land, situate in Clay County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER, with the right of said GRANTEE, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. GRANTOR does hereby fully warrant the title to the Grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereto set hand and seal the day and year first above written.

Signed and sealed in our presence:


Print Name Jennifer M. Cron

By:  (Seal)
George L. Restea


Print Name Lori Stewart



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 13th day of July,
2011, by **GEORGE L. RESTEA**, who is personally known to me or has produced _____
FL DL, as identification.

Jennifer M. Cron
Print Name: **Jennifer M. Cron**
Notary Public in and for the
County and State Aforesaid
My Commission Expires:



Accepted on behalf of the Clay County Utility Authority.

By: [Signature]
Ray O. Avery, Executive Director

**Parcel No's.: 19-08-23-002259-000-00
& 19-08-23-002259-001-00**

EXHIBIT "A"

An easement for utilities, covering (1) the area seven and one-half feet (7-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 0' – 8' deep; (2) the area twelve and one-half feet (12-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 8' – 12' deep; (3) an area fifteen feet (15') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 12' – 15' deep; (4) the area seven and one-half feet (7-1/2') on either side of any water mains located upstream of the downstream side of the potable water meters (including fire hydrants) and upstream of any fire main double detector check valve assemblies; (5) the area seven and one-half feet (7-1/2') on either side of any reclaimed water mains located upstream of the downstream side of any reclaimed water meters; and (6) the area seven and one-half feet (7-1/2') on either side of any associated water, wastewater and/or reclaimed water facilities, all of which are owned and maintained by GRANTEE and are located within the boundary of those lands described and recorded in Official Records Book 2289, page 1502, and Official Records Book 2492, page 1132, of the Public Records of Clay County, Florida, except for any portion of the above described easement that places it under a permanent building.

CITY OF KEYSTONE HEIGHTS

OFFICIAL RECEIPT

Keystone Heights, Florida

7721

Feb 07 2024

RECEIVED FROM

Dr. Restea

Nine hundred dollars and 00/100 DOLLARS \$ 400.00

FOR

Re Zoning

Amount of Account \$ _____

Amount Paid \$ 900.00

Balance \$ _____

Cash

Check

THANK YOU

BY

WMB

CITY OF KEYSTONE HEIGHTS

GEORGE L RESTEA
LINDA C RESTEA
1609 NW 103RD TER
GAINESVILLE, FL 32606-5584

LOOK FOR:
3D hologram foil across top
Heat-reactive circle in upper-right corner

613

63-8419/2670
6932

Feb 7 / 2024
Date

Pay to the
Order of

City of Keystone Heights

\$ 900.00

Nine hundred even

Dollars

Security Features Details on Back

PNC BANK

PNC Bank, N.A. 001

or Re zoning

George Restea
MP

Security Check