



**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**PLANNED UNIT DEVELOPMENT (PUD)
PUD ZONING CHANGE OR PUD AMENDMENT – 2025**

Application Type: PUD REZONING / PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

CONCEPTUAL PLAN / MASTER PLAN

*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

The undersigned hereby requests a Zoning Change in accordance with Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:
PUD _____ (current Zoning) to **PUD** for the intended use of: Amending existing case
220309Z to modify lot sizes, proposed amenities, and reduction of front setback to 20'.

Parcel ID Number(s): 14973-000-00 & 14971-001-00

Property Address: 5823 NE Jacksonville Rd

Future Land Use(s): Medium Residential Total PUD Acreage: 79.21 +/-

Total Proposed Open Space Acreage: _____ Total Amenities Acreage: _____

Date of Required Pre-Application Meeting with Growth Services: _____ / _____ / _____

Maximum Proposed Residential Units: SFR 321 MF 0 Density: 4U/ Acre

Maximum Non-Residential Acreage: COM 0 IND 0 OTHER 0

Traffic Methodology AR# NA

Affordable Housing Project?* Yes / No If yes, indicate number of units: _____

* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

Required Documents: Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

***** See page 2-6 for PUD Application Completeness Checklist*****

***** See page 6 for Application Signature Page*****

PUD Zoning Change Application
Document Completeness Checklist – 2025

The County will not review a Zoning Change application for a PUD unless the Applicant provides a signed and complete application, application fee payment, all materials required for a standard Zoning Change, and all materials required for a PUD Zoning Change.

All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the last page, you acknowledge that all required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A pre-application meeting is REQUIRED. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

A PUD Rezoning/Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

(A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners	PUD Amendment that does NOT require Board of County Commissioners Approval
<p>BASE FEE: \$1,000.00 AND</p> <p>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</p> <p>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>	<p>BASE FEE: \$150.00 AND</p> <p>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</p> <p>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>
<p>Fee Calculation Method Example:</p> <p align="center"> $\text{(Base Fee - \\$1,000 or \\$150.00)} + (\\$5.00 \times \underline{321} \text{ DUs}) + (\\$5.00 \times \underline{0} \text{ Non-Res AC}) = \underline{\\$2,605.00} \text{ Total Fee}$ </p>	

Payment complete? Yes / No

B) Standard Requirements:

The application **must** provide or identify:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A Letter of Intent that describes:
 - a. The current use, zoning, and future land use designations of the subject property;
 - b. The rezoning request and the intended use;
 - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
 - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4. A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
6. A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

¹ Payments using a credit card are subject to a surcharge.

- d. Agricultural activities and rural character of the area, if applicable;
 - e. Consistency with the Urban Growth Boundary, if applicable;
 - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 - g. Compatibility with current uses and land uses in the surrounding area;
 - h. Water Supply and Alternative Water Supply needs; and
 - i. Concurrency.
7. Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

C) PUD Conceptual/Master Plan Sheets Requirements:

The plan sheets must be **signed by a Florida licensed engineer** and provide or identify:

1. A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
2. A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
3. The boundaries of the subject property showing dimensions of all sides.
4. The acreage of the subject property along with a legal description of the property.
5. The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. The location and dimensions of any existing site improvements on the site.
7. A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
8. The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
9. The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
 - a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
 - b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

10. The proposed phasing of the PUD, if applicable.
 - a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11. The proposed buffers, including:
 - a. Descriptions and color rendering of buffering plan;
 - b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
 - c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
 - d. Timing plan of implementation.
12. All proposed amenities and open spaces including:
 - a. The location and area (square feet) of each amenity;
 - b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
 - c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
 - d. Renderings of amenities; and
 - e. Timing plan of implementation.
13. The legal ingress and egress access to the site.
14. The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
15. The proposed parallel and cross access locations.
16. The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17. A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18. The location of 100-year floodplain and wetlands on the site.
19. The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

- 21. A set of architectural renderings or color photos detailing the design features and color pallet.
- 22. A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
- 23. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

Property Owner Name (print) Jax Road LLC	Applicant or Agent Name (print) Tillman & Assoc. Engineering LLC
Mailing Address 1240 SE 12th Court	Mailing Address 1720 SE 16th Avenue, Bldg 100
City, State, Zip Ocala, FL 34471	City, State, Zip Ocala, FL 34471
Phone Number (include area code) 352-239-0683	Phone Number (include area code) 352-387-4540
E-Mail Address Mattfabian@gmail.com	E-Mail Address Permits@Tillmaneng.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Matt Fabian	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) J.David Tillman

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:		Application Request No.:	
Rcvd by:		Code Case No.:	
Rcvd Date: / /	Time:	PZ Case No.:	

Please note: A Zoning Change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Attachment A
Tillman & Associates
ENGINEERING, LLC.

March 25th, 2026

Growth Services
Chuck Varadin, Director
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: PUD Modification of Case 220309Z

Mr. Varadin,

Case 220309Z was previously approved under Ordinance #22-10. Condition #1 stated the PUD shall be developed consistently with the PUD application and the PUD Concept Plan Set (1/18/2022) and the development conditions for this approval. The vacant property is designated medium residential. This concept delineated certain lots to be minimum dimensions. We are requesting to revise the concept to show changes in lot widths and depths for certain areas. Previous approval allowed for a maximum of 321 units. Our request will not cause an increase to exceed that amount. In fact, our revision creates a slight increase in the lot count from 240 units to 261 units. This is well below the 321-maximum allowed. Secondly, condition #8 states *that the final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, playground, play area, etc.) demonstrating the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater.* We are requesting to modify the amenities to include only the following items:

Pickle Ball Courts, a limited covered/shaded Playground Area with swing set and equipment, and a designated Activity Field. We want to reserve the right to have the option to install either a pool or the activity courts at time of construction. Based on our experience with subdivisions, we have found that active courts are more utilized than a pool. Our hope is that you agree that the amenities being proposed are satisfactory to meet the volume of 261 units but not to exceed 321 units. Lastly, we are requesting to reduce the front setback from 25' to 20'. Thank you in advance for your consideration of this request. These changes in the lot sizes and front setback are necessary in order to accommodate a request for right of way from the County.

Sincerely,

Tillman and Associates Engineering, LLC

Attachment A

This Document Prepared By and Return To:

W. James Gooding III, Esquire
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala FL 34471

Property Appraiser's Parcel ID No. 14 971-001-00, 14976-004-00, 14973-00-00

Rec. \$27.00
Doc Stamps \$0¹

SPECIAL WARRANTY DEED

THIS INDENTURE, made this Nov. 13, 2024, by Harvey W. Vandeven, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantor*, and Jax Road, LLC, a Florida limited liability company, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

See attached Exhibit A

Grantor does hereby covenant that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

¹ This instrument evidences a conveyance of unencumbered property from an individual to a limited liability company, all of the Membership Interests are owned by such individual. Therefore, no documentary excise taxes are due on this transaction.

* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Attachment A

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

[Signature]

Witness Signature

MATT FABIAN

Witness Printed Name

[Signature]
Harvey W. Vandeven

Print Witness Address:

4349 SE 20TH ST
Ocala, FL 34471

[Signature]

Witness Signature

W. James Gooding III

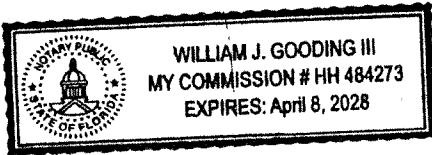
Witness Printed Name

Print Witness Address: 1571 SE 36 Ave,

Ocala, FL 34471

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of Nov. 2024, by Harvey W. Vandeven.



[Signature]
Notary Public, State of Florida
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

Personally known OR

Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N.89°51'59"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 154.46 FEET; THENCE N.13°22'58"E. A DISTANCE OF 30.90 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 200A; THENCE N.89°51'59"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE), A DISTANCE OF 796.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'59"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1037.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N.00°07'13"W. A DISTANCE OF 1292.81 FEET; THENCE S.89°51'35"W. A DISTANCE OF 666.68 FEET; THENCE S.00°10'38"E. A DISTANCE OF 150.02 FEET; THENCE S.89°53'00"W. A DISTANCE OF 370.78 FEET; THENCE S.00°07'13"E. A DISTANCE OF 1142.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET AND THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF LANDS LYING IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 28, N.89°42'05"W., 1,354.95 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 844 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS N.00°16'05"E., 209.43 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6352, PAGE 676 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°40'23"E., 71.35 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°18'28"E., 291.75 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5944, PAGE 1967 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°41'32"E., 619.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°20'45"E., 330.46 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, N.00°21'59"E., 197.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6067, PAGE 887 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°13'06"E., 331.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 7589, PAGE 256 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: (1) S.89°16'00"W., 654.60 FEET; (2) THENCE S.89°15'23"W., 550.21 FEET TO THE EASTERLY RIGHT OF WAY OF N.E. JACKSONVILLE ROAD (HAVING 100' RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY, N.13°48'10"E., 1,345.82 FEET TO THE NORTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN ORB 7589, PAGE 256; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S.89°54'38"E., 1,558.98 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S.00°24'17"W., 1,280.61 FEET TO THE

Attachment A

SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7603, PAGE 990 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°24'00"W., 1,371.63 FEET TO THE POINT OF BEGINNING.

P:\JG\Vandeven\Jax Road\Title\SWD to Jax Road.docx



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
JAX ROAD, LLC

Filing Information

Document Number L24000222347
FEI/EIN Number 99-3188658
Date Filed 05/13/2024
State FL
Status ACTIVE

Principal Address

1240 S.E. 12TH COURT
OCALA, FL 34471

Mailing Address

1240 S.E. 12TH COURT
OCALA, FL 34471

Registered Agent Name & Address

VANDEVEN, HARVEY W
1240 S.E. 12TH COURT
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

VANDEVEN, HARVEY W
1240 S.E. 12TH COURT
OCALA, FL 34471

Title MGR

Vandeven, Carson
12673 Laurel Bay Dr
Jacksonville, FL 32246

Title MGR

Attachment A

Fabian, Matt
4349 SE 20TH STREET
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2025	01/08/2025

Document Images

[01/08/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/13/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

14971-001-00

Prime Key: 284050

[MAP IT+](#)

Current as of 6/5/2025

[Property Information](#)

JAX ROAD LLC
1240 SE 12TH CT
OCALA FL 34471-4557

[Taxes / Assessments:](#)

Map ID: 194

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 53

Acres: 31.40

[2024 Certified Value](#)

Land Just Value	\$773,696		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$773,696	Land Class Value	(\$765,155)
Total Assessed Value	\$8,541	Total Class Value	\$8,541
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$8,541		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$773,696	\$0	\$0	\$773,696	\$8,541	\$0	\$8,541
2023	\$525,008	\$0	\$0	\$525,008	\$8,761	\$0	\$8,761
2022	\$455,928	\$0	\$0	\$455,928	\$6,751	\$0	\$6,751

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8469/1442	11/2024	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
7603/0990	10/2021	07 WARRANTY	8 ALLOCATED	Q	I	\$750,000
6067/0881	07/2014	09 EASEMNT	0	U	V	\$100
6040/0244	03/2014	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
5944/1964	10/2013	09 EASEMNT	0	U	I	\$100
4684/0844	12/2006	07 WARRANTY	0	U	I	\$100
4684/0839	12/2006	07 WARRANTY	0	U	I	\$100
1855/1716	08/1992	08 CORRECTIVE	0	U	I	\$100
0986/1265	07/1979	05 QUIT CLAIM	0	U	I	\$100

[Property Description](#)

SEC 28 TWP 14 RGE 22
TRACT 1 BEING MORE PARTICULARLY DESC AS:

Attachment A

BEGIN AT THE SE COR OF NE 1/4 OF SW 1/4 OF SEC 28 TH S 89-50-37 W 1770.57 FT TH N 00-09-23 W 209.78 FT TH S 89-52-10 W 369.24 FT TH N 13-21-20 E 41.13 FT TH N 89-52-10 E 376.86 FT TH S 45-07-40 E 56.57 FT TH N 89-52-10 E 429.47 FT TH N 00-08-49 W 291.81 FT TH N 89-51-28 E 1284.53 FT TH S 00-03-20 E 501.06 FT TO THE POB

EXC COM AT THE SE COR OF NE 1/4 OF SW 1/4 OF SEC 28 TH S 89-50-37 W 1770.57 FT TH N 00-09-23 W 209.78 FT TO THE POB TH S 89-52-10 W 269.24 FT TH N 13-21-20 E 41.13 FT TH N 89-52-10 E 376.86 FT TH S 45-07-40 E 56.57 FT TH S 89-52-10 W 57.21 FT TO THE POB

EXC COM AT THE SE COR OF NE 1/4 OF SW 1/4 OF SEC 28 TH S 89-50-37 W 1355.22 FT TO THE POB TH CONT S 89-50-37 W 415.35 FT TH N 00-09-23 W 207.78 FT TH N 89-52-10 E 415.35 FT TH S 00-09-23 W 209.59 FT TO THE POB &

TRACT 2 BEING MORE PARTICULARLY DESC AS:

BEGIN AT THE SE COR OF NE 1/4 OF SW 1/4 OF SEC 28 TH N 00-03-20 W 501.06 FT TO THE POB TH S 89-51-28 W 664.64 FT TH N 00-06-48 W 330.49 FT TH S 89-51-28 W 620.09 FT TH S 00-08-49 E 45 FT TH S 89-51-11 W 45 FT TH N 00-10-20 W 117.96 FT TH S 89-17-18 W 390.28 FT TH N 00-02-23 E 130.05 FT TH S 88-33-22 W 225.27 FT TH N 13-22-13 E 321.24 FT TH N 88-49-00 E 550.36 FT TH S 00-08-49 E 306.75 FT TH N 89-51-11 E 96.53 FT TH S 00-08-49 E 12 FT TH N 89-51-11 E 558.42 FT TH N 00-06-48 W 330.60 FT TH N 88-49-00 E 665.64 FT TH S 00-03-20 E 870.86 FT TO THE POB

EXC COM AT THE SE COR OF NE 1/4 OF SW 1/4 OF SEC 28 TH N 00-24-00 E 500.94 FT TH N 89-41-32 W 664.76 FT TH N 00-20-45 E 330.46 FT TH N 89-41-21 W 620.09 FT TH S 00-19-34 W 45 FT TH N 89-37-49 W 44.77 FT TH N 00-11-12 E 117.92 FT TO THE POB TH S 89-44-13 W 390.28 FT TH N 00-31-45 E 130.05 FT TH S 89-01-22 W 225.23 FT TH N 89-15-23 W 550.21 FT TH S 00-20-06 W 306.65 FT TH S 04-33-52 W 137.07 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	PUD	31.40	AC							
9994		.0	.0	R1	1.00	UT							

Neighborhood 0869 - 600+QGJAX RD E TO RR S OF 70TH
Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
------	-----	-------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2011010647	1/2/2011	11/23/2011	RESIDENTIAL DRIVEWAY
0423031	5/1/1998	8/1/1998	WHIRLPOOL
0506014	5/1/1997	5/1/1997	ROOF OVER
MA78586	5/1/1994	11/1/1994	SFR
MA68716	9/1/1993	-	SFAS
MA16289	8/1/1988	12/1/1988	POOL



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

14973-000-00

[GOOGLE Street View](#)

Prime Key: 284092

[MAP IT+](#)

Current as of 6/5/2025

[Property Information](#)

[M.S.T.U.](#)

[PC: 53](#)

Acres: 50.65

JAX ROAD LLC
1240 SE 12TH CT
OCALA FL 34471-4557

[Taxes / Assessments:](#)

Map ID: 194

[Millage:](#) 9001 - UNINCORPORATED

Situs: 5823 NE JACKSONVILLE RD
OCALA

[2024 Certified Value](#)

Land Just Value	\$755,251		
Buildings	\$0		
Miscellaneous	\$1,487	Impact	
Total Just Value	\$756,738	Land Class Value	(\$741,474)
Total Assessed Value	\$15,264	Total Class Value	\$13,777
Exemptions	\$0	Ex Codes: 08	\$15,264
Total Taxable	\$15,264		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$755,251	\$0	\$1,487	\$756,738	\$15,264	\$0	\$15,264
2023	\$671,335	\$0	\$1,487	\$672,822	\$15,618	\$0	\$15,618
2022	\$545,459	\$0	\$1,487	\$546,946	\$12,377	\$0	\$12,377

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8469/1442	11/2024	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
7589/0256	10/2021	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$563,800
5572/0324	09/2011	31 CERT TL	0	U	I	\$100
4181/1955	09/2005	07 WARRANTY	9 UNVERIFIED	Q	I	\$2,546,000
3966/1113	02/2005	60 CRT ORD	0	U	I	\$100
3961/0825	02/2005	25 PER REP	0	U	I	\$100
DETH/REGS	02/2004	71 DTH CER	0	U	I	\$100
3653/1992	02/2004	60 CRT ORD	0	U	I	\$100
3653/1989	02/2004	74 PROBATE	0	U	I	\$100

[Property Description](#)

Attachment A

SEC 28 TWP 14 RGE 22
 BEG AT NE COR OF SW 1/4 OF NW 1/4 OF SEC 28 TH S 89-39-13 W 231.75 FT
 TO PT ON ELY ROW OF JACKSONVILLE RD TH S 13-20-46 W 1347.02 FT TH
 N 88-47-28 E 550.47 FT TH N 00-20-19 W 1300.45 FT TO POB. &
 A PORTION OF SE 1/4 OF NW 1/4 DESC AS FOLLOWS:
 COM AT A CONC MON OF SE COR OF NE 1/4 OF SW 1/4
 TH N 00-03-20 W ALONG E BDY LINE OF W 1/2 1371.41 FT TO
 CONC MON AT SW COR L 7 BLK A FORES ACRES NORTH
 FIRST ADD SAID CONC MON BEING POB OF PARCEL
 III-B DESC HEREIN TH CONT N 00-03-20 W ALG E BDY LINE
 AND ALONG W BDY LINE OF SAID FORE ACRES NORTH FIRST ADD
 1280.81 FT TO A CONC MON AT NE COR OF SE 1/4 OF
 NW 1/4 TH S 89-39-24 W ALONG N BDY LINE OF SE 1/4 OF NW 1/4
 AND ALONG S BDY LINE OF MARION HIGHLANDS 1326.90 FT TH
 S 00-19-52 E 1300.50 FT TO A CONC MON TH N 88-48-07 E
 1320.89 FT TO THE CONC MON AT POB SAID PARCEL III-B

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	PUD	44.71	AC							
5302		150.0	1,725.0	PUD	5.94	AC							
9994		.0	.0	R1	1.00	UT							
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY													
Mkt: 8 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1952	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1952	1	0.0	0.0	
112 FENCE WIRE/BD	1,382.00	LF	10	1985	3	0.0	0.0	

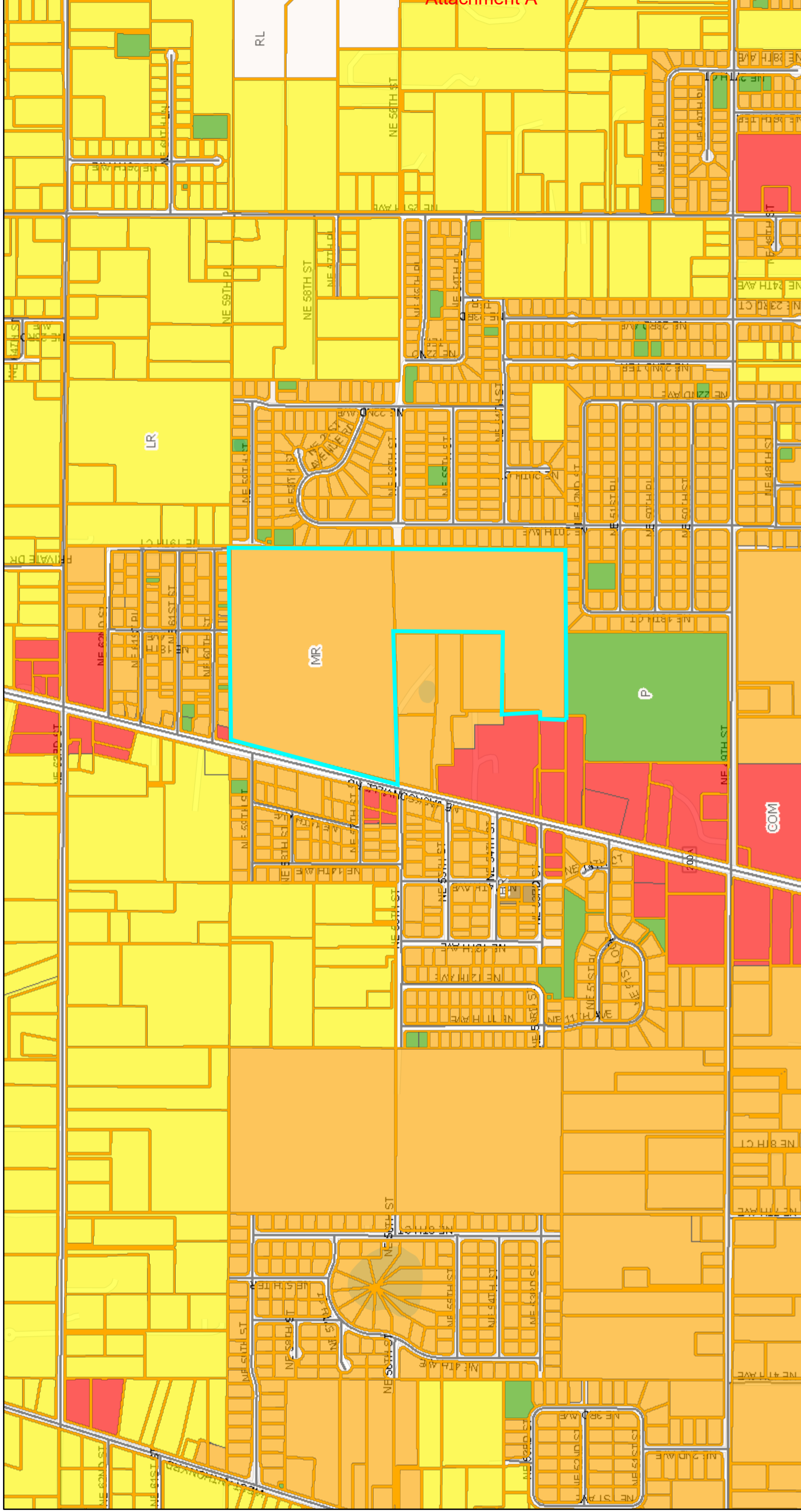
[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
M041164	4/1/2007	6/1/2007	DEMO SFR
1022049	10/1/1996	11/1/1996	SFAD-FCP

ArcGIS Web Map



3/24/2026, 2:56:18 PM

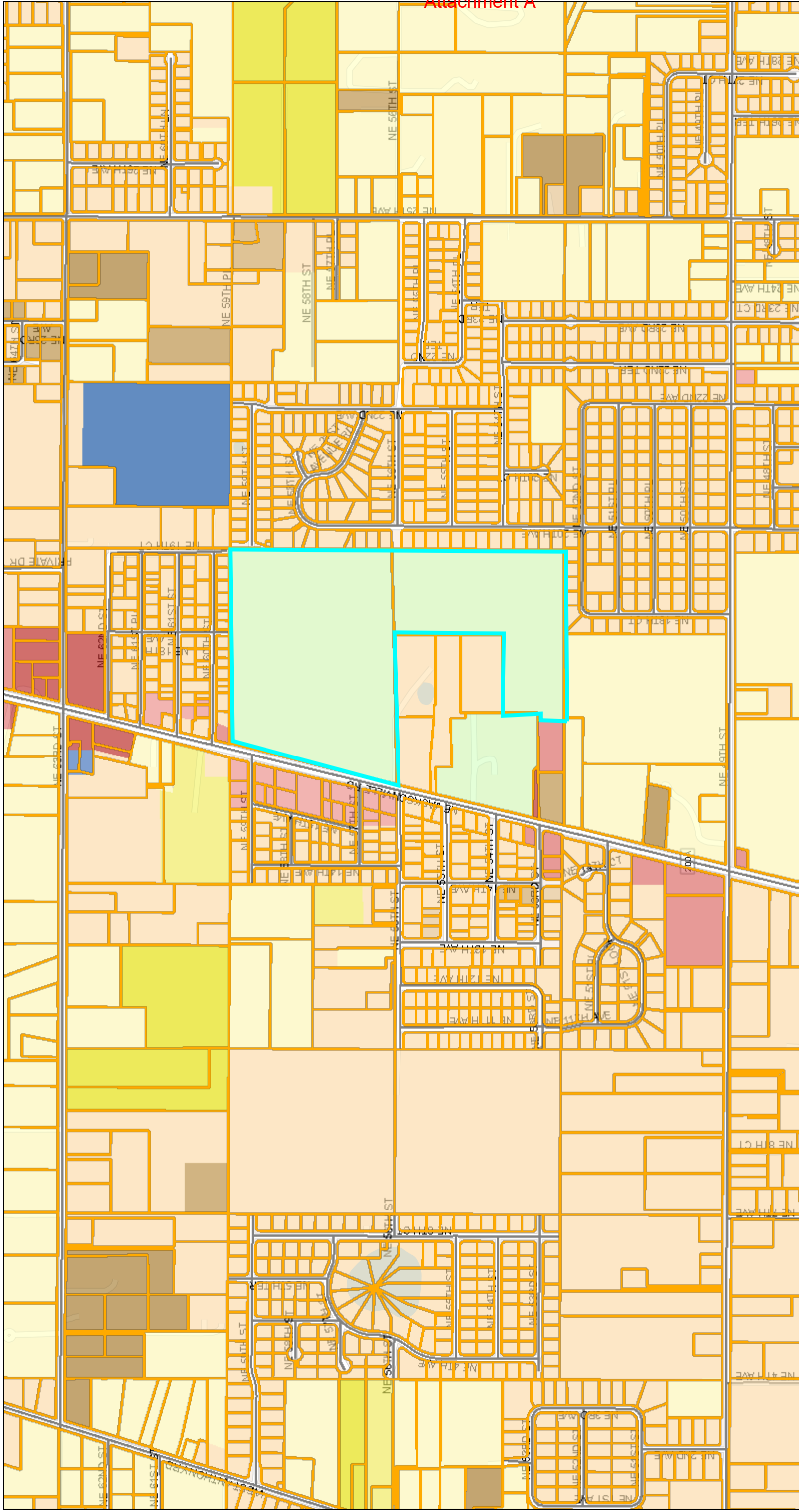
1:10,511

- Marion County
- Parcels
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Commercial (0 - 8 du/ac; FAR 1.0)
- Public (N/A; FAR 1.0)
- Future Land Use
- Rural Land (1 du/10 ac)
- Streets



Marion County BOCC, Marion County Property Appraiser

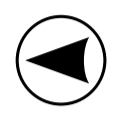
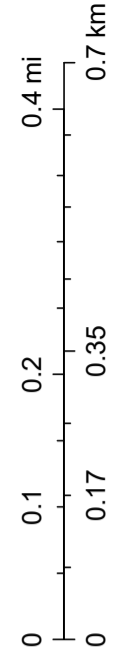
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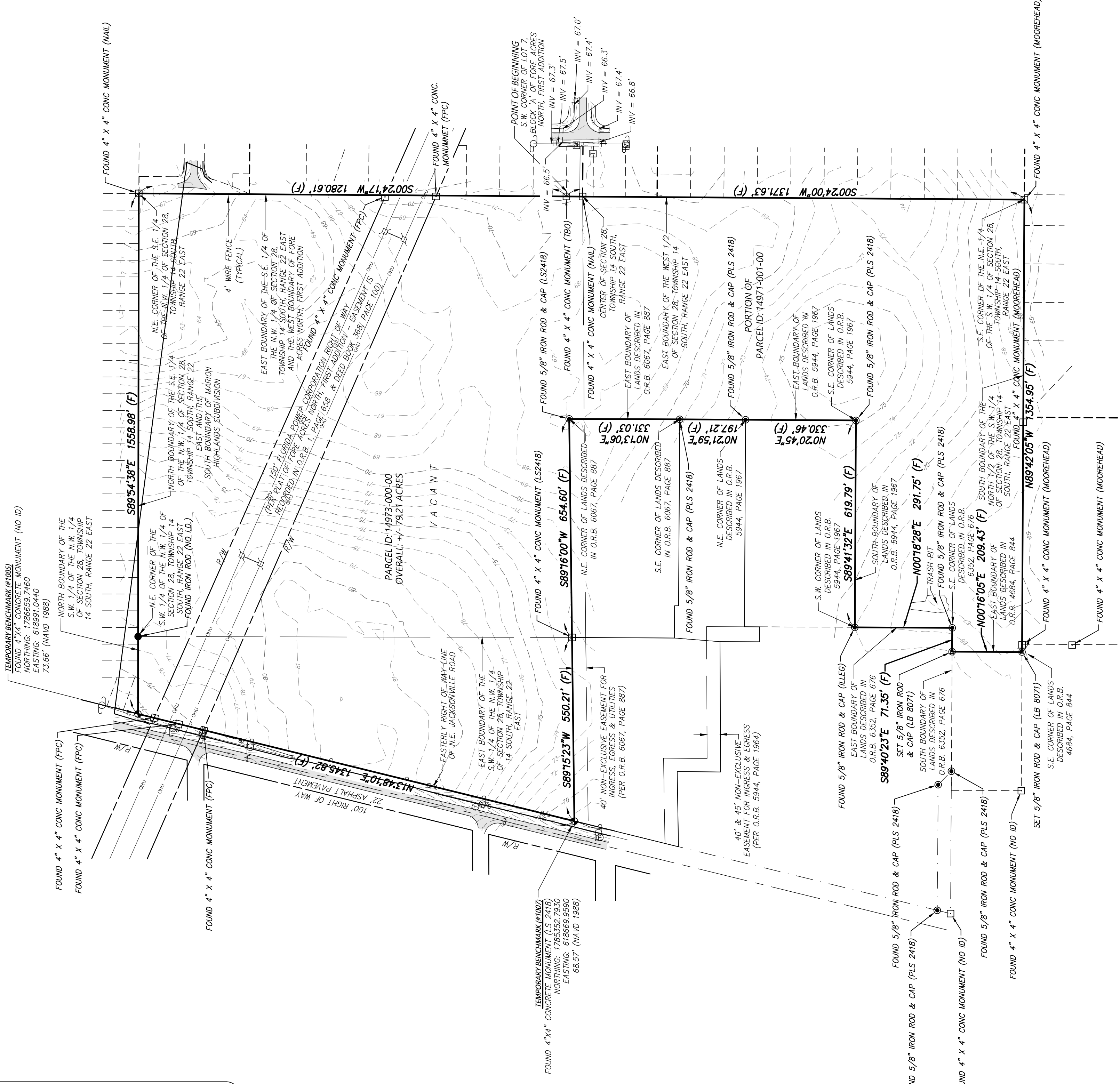
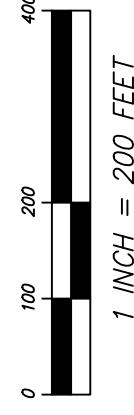
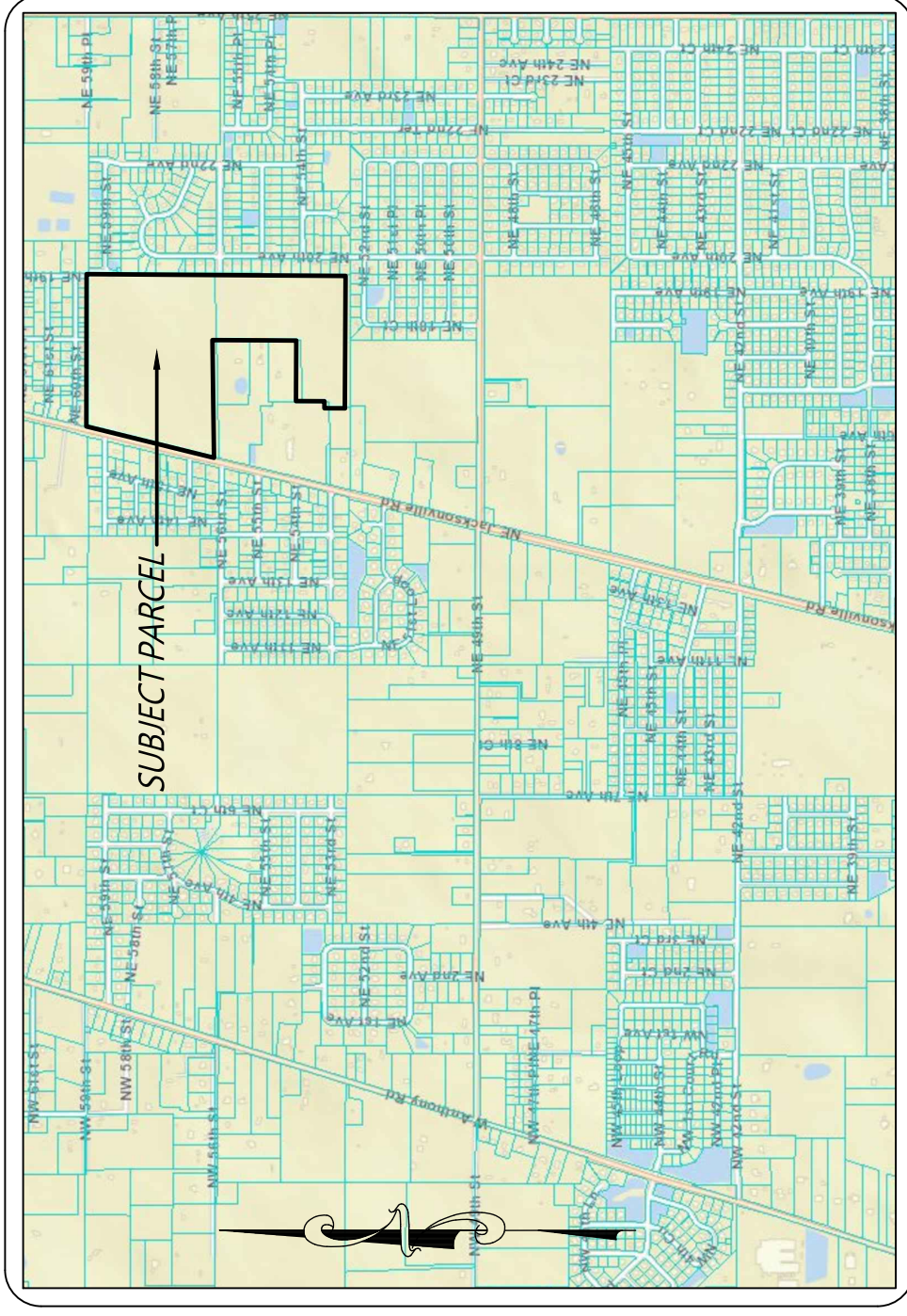
- Marion County
- Parcels
- Zoning Classification
- A-1
- A-2
- A-3
- B-1
- B-2
- B-4
- M-1
- M-2
- PUD
- R-1
- R-2
- R-3
- R-4
- R-E
- Streets



Marion County BOCC, Marion County Property Appraiser

"TOPOGRAPHIC SURVEY"
SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA
"WOODBRIDGE PLACE"

VICINITY MAP:
NOT TO SCALE



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
C	CENTERLINE
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
∠	CHORD BEARING
C.D.	CHORD MEASUREMENT
C.B.	CHORD BEARING
(D)	DEED MEASUREMENT
(C)	CALCULATED MEASUREMENT
(F)	FIELD MEASUREMENT
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
PCP	PRECAST CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
FP	FLORIDA POWER CORPORATION
FB	FLAG BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
COR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CONC	CONCRETE
⊕	CONTROL/BENCHMARK AS DESCRIBED
⊖	STORM MANHOLE
⊙	MITERED END SECTION
⊚	SANITARY MANHOLE
⊛	SANITARY CLEANOUT
⊜	ELECTRIC MANHOLE
⊝	ELECTRIC METER
⊞	ELECTRIC RISER BOX
⊟	CABLE TELEVISION RISER BOX
⊠	TELEPHONE MANHOLE
⊡	WATER METER
⊢	WATER VALVE
⊣	FIRE HYDRANT
⊤	BACKFLOW PREVENTER
⊥	GAS VALVE
⊦	GAS METER
⊧	GAS LINE MARKER
⊨	CONCRETE UTILITY POLE
⊩	WOOD UTILITY POLE
⊪	UTILITY POLE GUY ANCHOR
⊫	LIGHT POLE
⊬	ELECTRIC VAULT
⊭	SIGN
⊮	FLAG POLE
⊯	MAILBOX
⊰	FENCE LINE AS NOTED
⊱	APPROXIMATE TOP OF BANK
⊲	APPROXIMATE TOE OF SLOPE
⊳	EXISTING CONTOUR
⊴	UNDERGROUND FIBER OPTIC
⊵	UNDERGROUND SANITARY SEWER
⊶	UNDERGROUND FORCE MAIN
⊷	UNDERGROUND WATER LINE
⊸	OVERHEAD UTILITY
⊹	UNDERGROUND ELECTRIC LINE
⊺	UNDERGROUND TV CABLE LINE

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

⊙	CAMPBOR
⊙	CEDAR
⊙	CHERRY
⊙	CHINABERRY
⊙	CYPRESS
⊙	DOGWOOD
⊙	ELM
⊙	GUM
⊙	HICKORY
⊙	HOLLY
⊙	LAUREL OAK
⊙	LIVE OAK
⊙	MAGNOLIA
⊙	MAPLE
⊙	MIMOSA
⊙	MISC
⊙	OAK
⊙	PALM
⊙	PECAN
⊙	PINE TREE
⊙	SUGAR HACKBERRY
⊙	SYCAMORE

SURVEY NOTES:

- DATE OF FIELD SURVEY: FEBRUARY 3, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120830030E, EFFECTIVE APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (RURAL) 1 FOOT IN 5,000 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NOS. 286107494, 286107597, 286107615. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "T 447", ELEVATION = 71.37' (NAVD-88).

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5017.000-002, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
DATE _____
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

FB/PG	21-10/28-30	FIELD DATE	2/3/22
DRAWING DATE	2/17/22	BY	APPROVED
		KLJ	CJH
JOB NO.	2127268ND_TOPO00D	SCALE	1" = 200'
		1	OF 1

TOPOGRAPHIC SURVEY
—FOR—
HARVEY W. VANDEVEN

LOCATED IN SECTION 28, TOWNSHIP 14
SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
1000 W. STATE STREET, SUITE 200, GAITHERSBURG, MD 20878
PHONE: 301-985-1485 FAX: 301-985-1486
WWW.JCHCONSULTING.COM
CERTIFICATE OF AUTHORIZATION - LB 8071

DATE	DRAWN	REVISION	CAD
06/13/23	CJH	ADD OFFSITE TOPO	CJH

DATE	DRAWN	REVISION	CAD
06/13/23	CJH	ADD OFFSITE TOPO	CJH

WOODRIDGE PLACE PUD AMENDMENT LOT MODIFICATION EXHIBIT

MARION COUNTY, FLORIDA
220309Z

Tilman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

SITE DATA
OWNER: JAX ROAD LLC
DEVELOPER: HTM Developers, LLC
ADDRESS: 4949 SE 20th Street
Ocala, FL 34471

PROJECT AREA:
14973-000-00 = 50.9 ± AC.
14971-001-00 = 28.31 ± AC.
TOTAL = 79.21 ± AC.

DENSITY:
RESIDENTIAL ALLOWED -
14973-000-00 = 206 UNITS
14971-001-00 = 115 UNITS
TOTAL ALLOWABLE = 321 UNITS

50' X 115' LOTS = 177 UNITS (30.0%)
60' X 115' LOTS = 66 UNITS (33.8%)
60' X 140' LOTS = 19 UNITS (9.6%)
TOTAL PROPOSED = 261 UNITS
(FINAL DEVELOPMENT PLAN NOT TO EXCEED 321 UNITS)

LAND USE & ZONING:
EXISTING LAND USE: MR (MEDIUM RESIDENTIAL)
EXISTING ZONING: PUD

DRA AREA:
PROVIDED: 8.02 ± AC.

OPEN SPACE:
REQUIRED: 15.84 ± AC. (79.21 X 0.20)

PROPOSED:
PASSIVE OPEN SPACE: 14.23 ± AC.
IMPROVED OPEN SPACE: 1.63 ± AC.

DRA:
1.60 ± AC. (8.02 X 0.20)
BUFFERS:
1.44 ± AC.

TOTAL SHOWN:
18.89 ± AC.
MINIMUM TO BE PROVIDED: 15.84 ± AC. (79.21 X 0.20)

MARION COUNTY: A MINIMUM OPEN SPACE REQUIREMENT OF 20 PERCENT, OF WHICH 20 PERCENT OF DRAS CAN COUNT TOWARDS OPEN SPACE.

MINIMUM LOT DIMENSIONS:
WIDTH: 50' & 60'
DEPTH: 115' & 140' MINIMUMS

MINIMUM BUILDING SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 5' MIN.
MAXIMUM HEIGHT: 40'

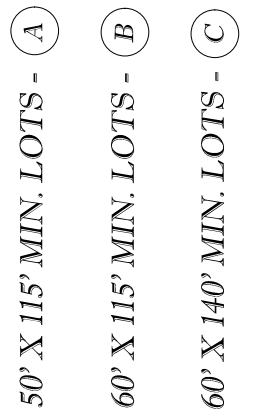
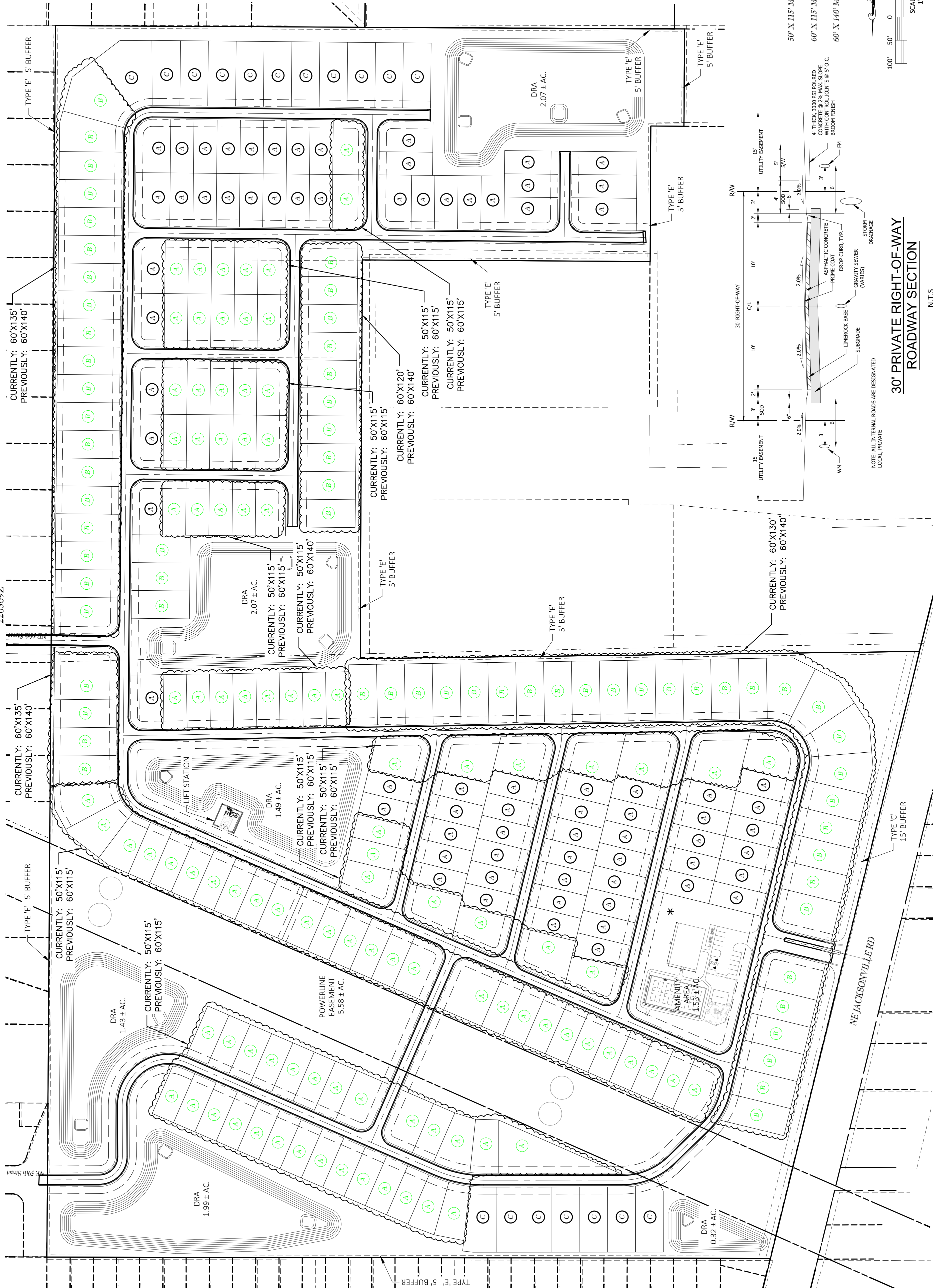
PROPOSED USE: DETACHED SFR

NOTE: ACCESSORY STRUCTURES - I.E. SHEDS, POOL ENCLOSURES, ECT. TO BE 5' FROM REAR AND SIDE. USES ALLOWED AS IN R-1

NOTES:
SIDEWALKS - TO BE ALONG ONE SIDE OF INTERNAL ROADS AND ALONG NE JACKSONVILLE RD

PLEASE NOTE THE LOTS WITH COLOR LABEL INDICATED CHANGE IN LOT SIZE BEING PROPOSED.

* PLEASE NOTE THAT AMENITY AREA MAY BE EITHER OPTION 1 OR OPTION 2.



30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S.

WOODRIDGE PLACE PUD AMENDMENT
MARION COUNTY, FLORIDA
LOT MODIFICATION EXHIBIT

DATE: 3/25/2026
DRAWN BY: NR
CHKD. BY: JMM
JOB NO.: 21-7058

Attachment A

March 25th, 2026

Items submitted for PUD Modification of 220309Z

- Cover Letter
- Executed Application
- Approved PUD letter for 220309Z
- MCPA cards
- Deed
- Sunbiz Document
- Land Use Map
- Zoning Map
- Previous Traffic Assessment
- Sample Renderings of Amenities
- Amended Plan sheets #1-5
- Original Plan sheet # 2
- Survey