

DATE COMPLETED 2/09/23
INITIALS ome

APPLICATION INCOMPLETE
Date returned 12/29/22
Returned by ome
Missing Items

RECEIVED **A -1**

TENTATIVE MEETING DATES

P&Z PH 4/24/23

Marion County
Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

FINDINGS OF FACT
SUNBIZ
✓ EMAIL ADDRESS

DEC 29 2022

MC GROWTH SERVICES



Marion County
FLORIDA

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from Commercial B-2 to Agriculture A1, for the intended use of: equestrian

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 21162-006-01

Property dimensions: _____ Total acreage: 10 acres

Directions: 40 west to SW 125 ave, parcel on NW side of 40 and SW 125 ave

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Diamond D Ranch LLC - Bill Dyer

Property owner name (please print)

2976 River Rd

Mailing address

Melrose NY 12121

City, state, zip code

(518) 852-0855

Phone number (please include area code)

Diamond D. Ranch LLC Matt Dyer

Applicant or agent name (please print)

2976 River Rd.

Mailing address

Melrose NY 12121

City, state, zip code

(518) 852-1434

Phone number (please include area code)

Signature [Signature]
wjdyer3@gmail.com

Signature [Signature]
mjdyer3@gmail.com

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: [Signature] DATE: 12-29-22 ZONING MAP NO.: 74

Rev. 07/03/2019

"Meeting Needs by Exceeding Expectations"



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2022 Certified Assessment Roll

21162-006-01

Prime Key: 3294190

[Beta MAP IT+](#)

Property Information

DIAMOND D RANCH LLC
 2976 RIVER RD
 MELROSE NY 12121-2523

Taxes / Assessments: \$2,735.42
 Map ID: 74
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 99
 Acres: 10.00

Current Value

Land Just Value	\$182,000		
Buildings	\$0		
Miscellaneous	\$8,139		
Total Just Value	\$190,139		
Total Assessed Value	\$155,710	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$34,429)
Total Taxable	\$155,710		
School Taxable	\$190,139		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$182,000	\$0	\$8,139	\$190,139	\$155,710	\$0	\$155,710
2021	\$145,000	\$0	\$8,457	\$153,457	\$141,555	\$0	\$141,555
2020	\$120,000	\$0	\$8,686	\$128,686	\$128,686	\$0	\$128,686

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7014/1258	07/2019	07 WARRANTY	9 UNVERIFIED	Q	V	\$268,000
6774/0096	05/2018	07 WARRANTY	9 UNVERIFIED	Q	V	\$219,000
3379/1302	02/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$125,000

Property Description

SEC 20 TWP 15 RGE 20
 PLAT BOOK UNR
 HOOPER FARMS
 A PT OF TRACT 6 BEING MORE PARTICULARLY DESC AS:
 BEGIN AT THE INTERSECTION OF THE N BNDY OF SE 1/4 OF NW 1/4
 OF SEC 20 WITH THE W ROW LINE OF SW 125TH AVE TH
 S 89-33-11 W 984.94 FT TH S 22-23-37 E 759.21 FT TH
 N 56-57-07 E 669.61 FT TH N 54-36-28 E 164.65 FT TH
 N 250.23 FT TO THE POB

Parent Parcel: 21162-006-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		.0	.0	A1	2.00	AC	18,200.0000	1.00	1.00	1.00	320	36,400
6202		.0	.0	B2	8.00	AC	18,200.0000	1.00	1.00	1.00	1,280	145,600
Neighborhood 0152 - AC N40 S328 E41 W110											Total Land - Class \$1,600	
Mkt: 4 70											Total Land - Just \$182,000	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	900.00	LF	10	1952	5	0.0	0.0

112 FENCE WIRE/BD	1,725.00	LF	10	1952	3	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2003	1	0.0	0.0	
009 BARN HORSE	1,296.00	SF	40	2003	2	36.0	36.0	
045 LEAN TO	216.00	SF	15	2017	1	6.0	36.0	
045 LEAN TO	216.00	SF	15	2017	1	6.0	36.0	
							Total Value - \$8,139	

Appraiser Notes

JOCKEY CLUB FARM
EST

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
---------------	-------------	---------------	-------------

Cost/Market Summary

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$8,139	10/25/2018	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$182,000	3/28/2022				
Total Just Value	\$190,139					

This Instrument Prepared by & return to:

Name: **Gina Preston, an employee of
Brick City Title Insurance Agency, Inc.**
Address: **521 NE 25th Avenue
Ocala, FL 34470
19-1836**
Parcel I.D. #: **21162-006-01**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 26th day of July, A.D. 2019, by **ROBERT FRITSCHY and LISA FRITSCHY, husband and wife, hereinafter called the grantors, to DIAMOND D RANCH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, having its principal place of business at 2976 River Road, Melrose, NY 12121, hereinafter called the grantee:**

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Marion County, State of Florida, viz:

Begin at the intersection of the North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 15 South, Range 20 East, Marion County, Florida, with the West right of way line of Southwest 125th Avenue; thence South 89 degrees 33 minutes 11 seconds West along said North boundary 984.94 feet; thence South 22 degrees 23 minutes 37 seconds East, 759.21 feet to a point on the Northerly right of way line of State Road Number 40; thence North 56 degrees 57 minutes 07 seconds East along said Northerly right of way line 669.61 feet; thence North 54 degrees 36 minutes 28 seconds East along said Northerly right of way line 164.65 feet to an intersection with the aforesaid West right of way line of Southwest 125th Avenue; thence North along said West right of way line 250.23 feet to the Point of Beginning.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

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

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Cori Feo
Witness Signature
Cori Feo
Printed Name

Gina M. Preston
Witness Signature

Gina M. Preston
Printed Name

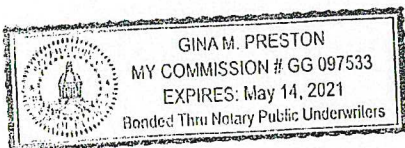
Robert Fritschy L.S.
Robert Fritschy
Address:
8355 SE 7th Avenue Road, Ocala, FL
34480

Lisa Fritschy L.S.
Lisa Fritschy
Address:
8355 SE 7th Avenue Road, Ocala, FL
34480

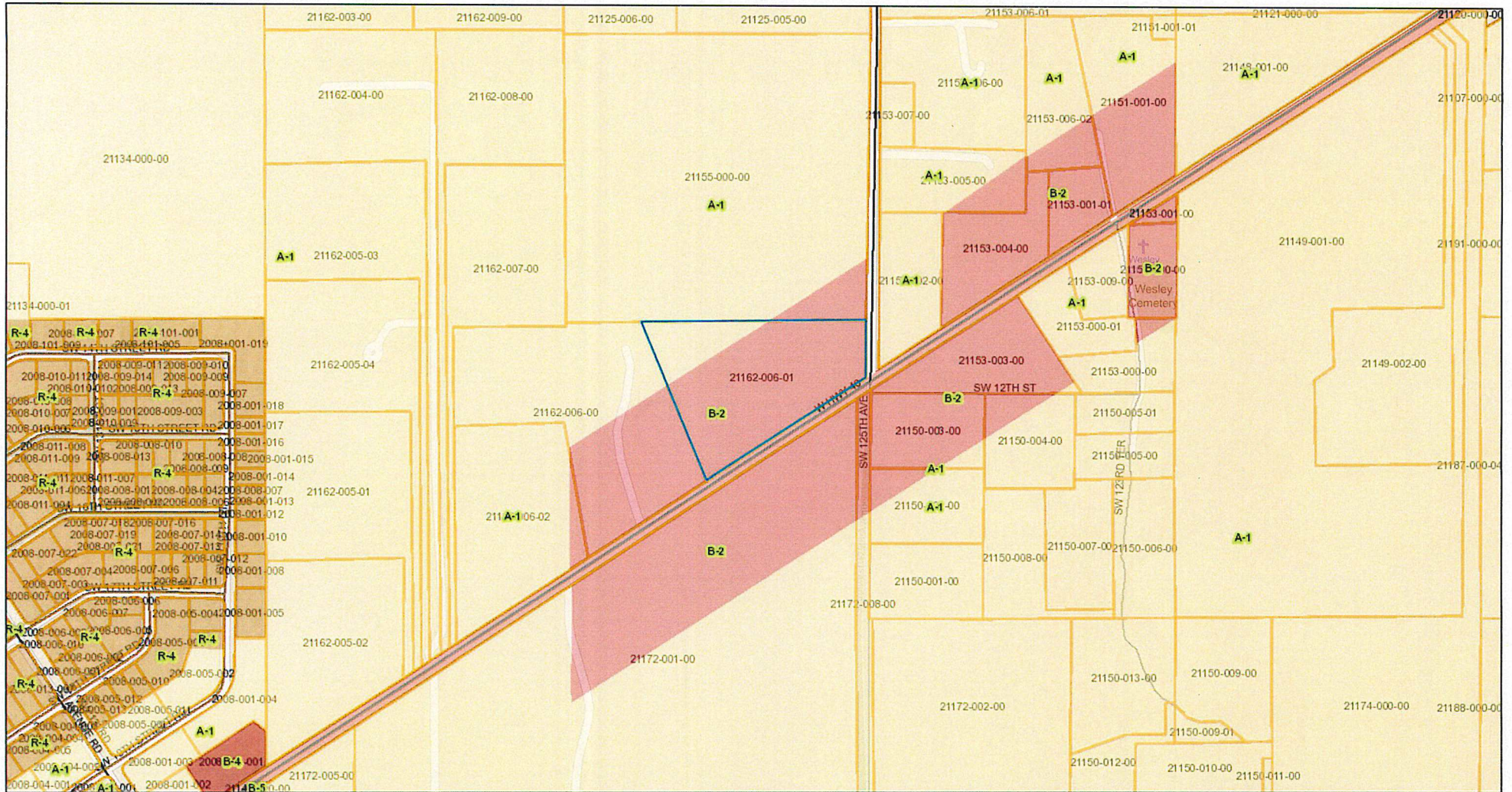
STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 26th day of July, 2019, by Robert Fritschy and Lisa Fritschy, who are known to me or who have produced D.L. as identification.

Gina M. Preston
Signature of Notary
My commission expires 5/14/21

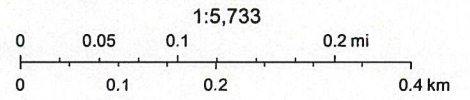


MCBCC Interactive Map - Internal



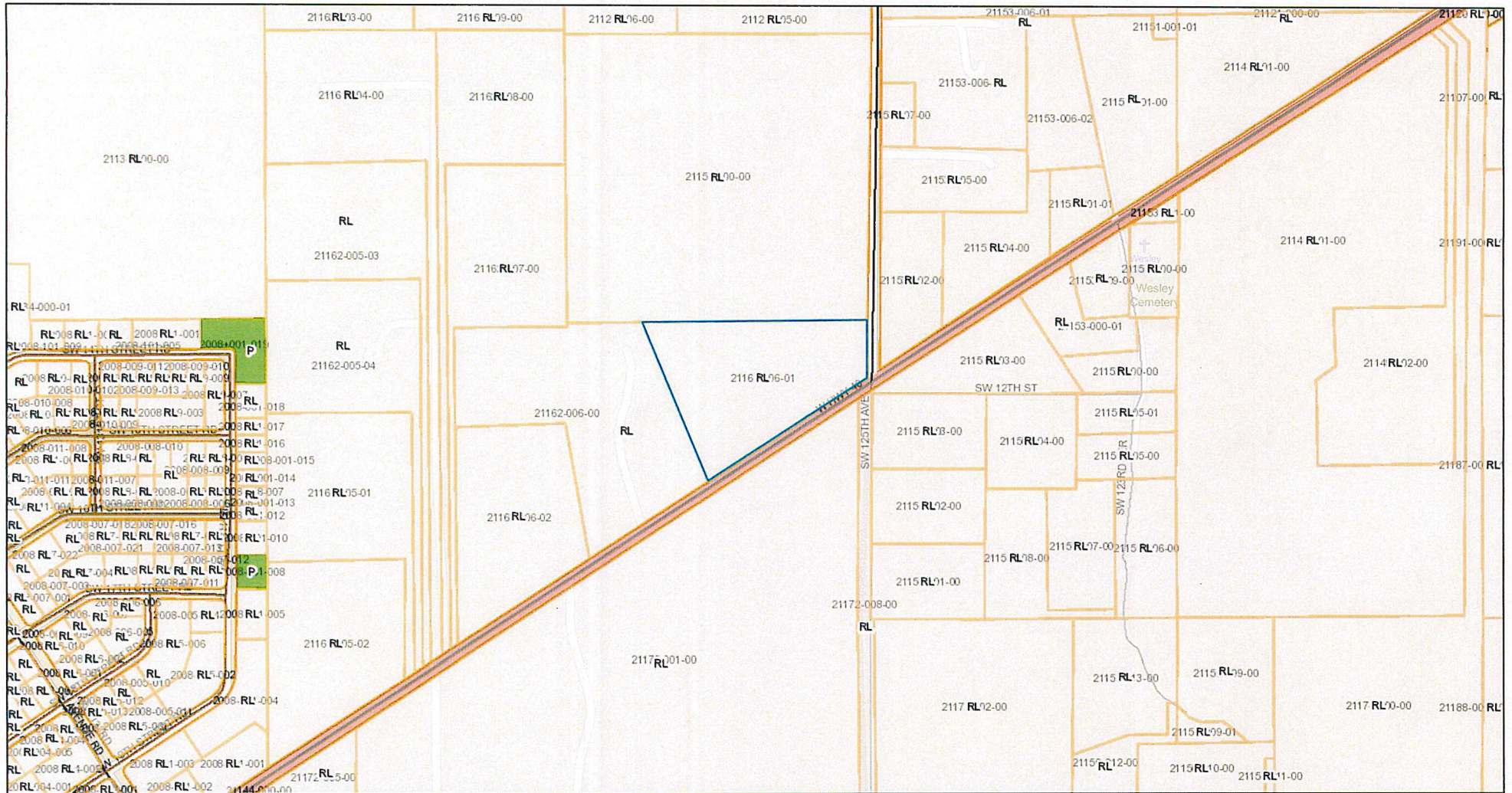
12/29/2022, 3:29:41 PM

- | | | |
|-----------------------|--|---|
| Address Points | <ul style="list-style-type: none"> ● Telephone Equipment - Confidential Address ● Vacant - Confidential Address ● Electric Meter ● Elevator ● Fire Station ● Fire Tower ● Government Building ● Tower - Confidential Address | <ul style="list-style-type: none"> ● Gas Site ● Gate ● Hospital ● House Boat ● Law ● Lift Station ● Miscellaneous ● No Address ● Park ● Parking Garage ● Payphone ● Prison ● In-Office Use Only ● In-Office Use Only ● Railroad Equipment ● School ● Sewage Treatment Plant ● Substation ● Tower ● Telephone Equipment ● Trailhead ● Unverified Point ● Vacant with Address ● WRA/DRA ● WELL ● Water Meter ● Water Tower ● Water Treatment Plant ● Waste Water Treatment Plant |
|-----------------------|--|---|



Marion County IT/GIS, E911, and Office of the County Engineer, Marion County IT GIS Team, Marion County Property Appraiser, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates.

MCBCC Interactive Map - Internal

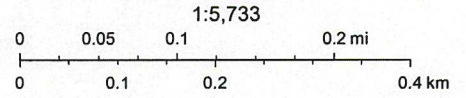


12/29/2022, 3:30:35 PM

- Address Points**
- Structure - Addressed
 - Structure - Confidential Address
 - Gate - Confidential Address
 - Lift Station - Confidential Address
 - Miscellaneous - Confidential Address
 - Cemetery - Confidential Address
 - Tower - Confidential Address
 - Telephone Equipment - Confidential Address
 - Vacant - Confidential Address
 - Electric Meter
 - Elevator
 - Fire Station
 - Fire Tower
 - Government Building

- Gas Site
- Gate
- Hospital
- House Boat
- Law
- Lift Station
- Miscellaneous
- No Address
- Park
- Parking Garage
- Payphone
- Prison
- In-Office Use Only
- In-Office Use Only
- Railroad Equipment
- School
- Sewage Treatment Plant
- Substation
- Tower
- Telephone Equipment
- Trailhead
- Unverified Point
- Vacant with Address
- WRA/DRA
- WELL
- Water Meter
- Water Tower
- Water Treatment Plant

- Waste Water Treatment Plant
- Marion County
- Municipalities
- Future Land Use
- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)



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SCALE: 1" = 60'

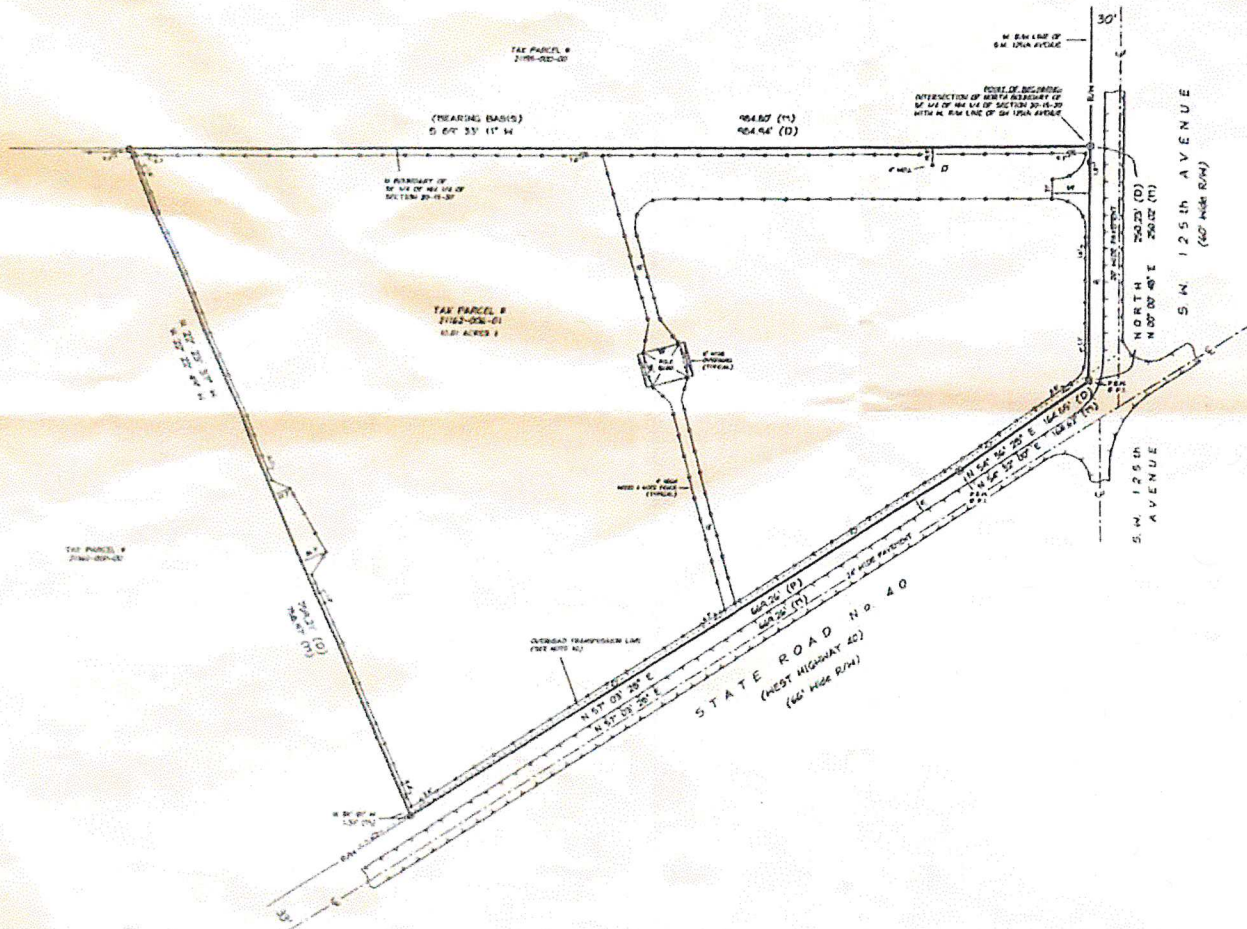
Reviewed & Accepted by:
Lisa Fritsch
[Signature]

LEGAL DESCRIPTION

Begin at the intersection of the North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 16 South, Range 20 East, Marion County, Florida, with the West right of way line of Southwest 125th Avenue; thence South 89 degrees 33 minutes 11 seconds West along said North boundary 284.84 feet, thence South 22 degrees 23 minutes 37 seconds East, 753.21 feet to a point on the Northerly right of way line of State Road Number 40; thence North 68 degrees 57 minutes 07 seconds East along said Northerly right of way line 668.61 feet; thence North 54 degrees 36 minutes 28 seconds East along said Northerly right of way line 164.88 feet to an intersection with the aforesaid West right of way line of Southwest 125th Avenue; thence North along said West right of way line 250.23 feet to the Point of Beginning.

NOTE:
LEGAL DESCRIPTION DOES NOT CLOSE MATHEMATICALLY, HAVING AN ERROR OF 1.13 FEET.

BOUNDARY SURVEY for
ROBERT and LISA FRITSCHT



- NOTES
- 1) THIS IS A BOUNDARY SURVEY.
 - 2) SURVEY BASED ON EXISTING DEMONSTRATION, RECORDS OF THIS OFFICE, AND PUBLIC RECORDS OF PUBLIC COUNTY, FLORIDA.
 - 3) BEARING BASES ON BESS ANCHOR PLAT 45 BENCH.
 - 4) DESCRIPTION FURNISHED BY CLIENT.
 - 5) LANDS BOUND HEREIN HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INTERESTS OF RECORD.
 - 6) UNDERGROUND IMPROVEMENTS, SOFTS, SYSTEMS, AND UTILITIES, IF KNOWN HEREON, ARE APPROPRIATED AND MUST BE SHOWN AND ACCURATELY LOCATED THEREON. SUCH UNDERGROUND FACILITIES NOT KNOWN HEREON NOT LOCATED.
 - 7) SURVEY TAKEN UNDER PUBLIC MONITORING AND OTHER APPLICABLE REGULATORY PROVISIONS, MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, UNDER USE THAT MAY IMPACT SAFETY.
 - 8) THE BOUNDARY OF A PROPERTY PLANNED, OR NOT PLANNED, IS BEYOND THE SCOPE OF THIS SURVEY.
 - 9) ANY WALLS BETWEEN THE SIGNATURE AND ORIGINAL BARRER SEAL OF A FLORIDA LICENSED SURVEYOR AND PARTIES, NO ONE OTHER THAN THE PARTIES NAMED IN THE CERTIFICATION SHOULD RELY ON THIS SURVEY.
 - 10) RIGHT OF WAY EASEMENT, THE OFFICIAL RECORDS BOOK AND PAGE WILL, IF ANY, APPLY.

- LEGEND
- N = NORTH
 - E = EAST
 - W = WEST
 - S = SOUTH
 - (S) = SPOD CALL
 - (D) = DEGREES WHEN USED IN A BEARING
 - (M) = MINUTES WHEN USED IN A BEARING
 - (S) = SECONDS WHEN USED IN A BEARING
 - (F) = FEET WHEN USED IN A DISTANCE
 - (M) = METERS WHEN USED IN A DISTANCE
 - (C) = CALCULATED FROM FIELD MEASUREMENTS
 - (P) = POINT OF INTERSECTION
 - (R) = RIGHT OF WAY LINE
 - (S) = SIDEWALK SCALE LINE
 - (L) = CENTERLINE
 - (C) = CONCRETE
 - (P) = POLICE CORNER
 - (M) = FORCE LINE (MASONRY)
 - (L) = FORCE LINE (CONCRETE)
 - (U) = UNDERGROUND UTILITY LINE
 - (H) = UTILITY HOLE
 - (F) = FIELD MEASUREMENT
 - (A) = ADJACENT DEED
 - (C) = CALCULATED FROM RECORDS
 - (C) = CALCULATED FROM FIELD MEASUREMENTS
 - (P) = POINT OF INTERSECTION
 - (R) = RIGHT OF WAY
 - (S) = SIDEWALK
 - (L) = SIDEWALK
 - (C) = CONCRETE
 - (P) = POLICE CORNER
 - (M) = FORCE LINE (MASONRY)
 - (L) = FORCE LINE (CONCRETE)
 - (U) = UNDERGROUND UTILITY LINE
 - (H) = UTILITY HOLE

- BE = ROAD # 1 OF CONCRETE PAVEMENT TYPICAL FLORIDA DEPARTMENT OF TRANSPORTATION
- SE = ROAD # 1 OF CONCRETE PAVEMENT W/ 4" - 6" DIRT/STABILIZER
- DE = ROAD # 1 OF CONCRETE PAVEMENT - BRUSH TOP
- ST = ROADWAY WITH 8" - 12" CAP STAMPED L&L 100
- = SET BY IRON ROD & CAP STAMPED L&L 6418

CERTIFY TO:
ROBERT FRITSCHT and LISA FRITSCHT
MARION COUNTY TITLE INSURANCE AGENCY, INC.
MARION COUNTY TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 4617, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.017, FLORIDA STATUTES.

25-MAY-2018
WILLIAM J. BERRY
BILL BERRY & ASSOCIATES, INC. L.L.C. # 6413
521 NE 2ND STREET
OCALA, FLORIDA 34471
(352) 694-1777
CLIENT: FRITSCHT
DATE OF FIELD WORK: 25-MAY-2018
FIELD BOOK: PAC 17018-11, FILE 010401-01, L&L
JOB NUMBER: 16-1324

Diamond D Ranch LLC

Matthew J. Dyer

1196 SW 125th Ave
Ocala, FL 34470
518-852-1434
mjdyer3@gmail.com

Alice Webber

2710 E. Silver Springs Blvd.
Ocala, FL 34470
352-438-2683
Alice.Webber@marionfl.org

2/9/2023

Dear Alice Webber,

Zoning Change

Application findings of Facts Requirements:

The Diamond D Ranch LLC, is not looking to make any changes to the property. We do not need to make Provisions for ingress and egress to the property and proposed structures. There is no need for Provisions for off-street parking and loading areas. It is not applicable to us to make provisions for refuse and service area.

The utilities that are already in place at our property will be staying the same so there is no need for provisions. It is not applicable for Diamond D Ranch LLC, to make provisions for screening and buffering of dissimilar uses and of adjacent properties. Any exterior lighting, we have will remain the same so there is no need for making provisions for this item either.

There is no need for provisions regarding general compatibility with adjacent properties and other property in the surrounding area. Lastly the need for provisions for meeting any special requirements required by the site analysis for the particular use does not apply to us either.

We appreciate your time and consideration with this matter. Should you need anything additional from us please do not hesitate to reach out to us.

Sincerely

Matthew J. Dyer

Department of State Division of Corporations

Entity Information

[Return to Results](#)
[Return to Search](#)

Entity Details

^

ENTITY NAME: DIAMOND D RANCH, LLC	DOS ID: 5050510
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 12/09/2016	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 12/09/2016	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: PAST DUE DATE
COUNTY: RENSSELAER	NEXT STATEMENT DUE DATE: 12/31/2018
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:

[ENTITY DISPLAY](#)
[NAME HISTORY](#)
[FILING HISTORY](#)
[MERGER HISTORY](#)
[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE LLC

Address: 2976 RIVER ROAD, MELROSE, NY, UNITED STATES, 12121

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Department of State Division of Corporations

Entity Filing History

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: DIAMOND D RANCH, LLC	DOS ID: 5050510
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
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FOREIGN FORMATION DATE:	STATEMENT STATUS: PAST DUE DATE
COUNTY: RENSSELAER	NEXT STATEMENT DUE DATE: 12/31/2018
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:

[ENTITY DISPLAY](#)
[NAME HISTORY](#)
[FILING HISTORY](#)
[MERGER HISTORY](#)
[ASSUMED NAME HISTORY](#)

Search

File Date	Cert Code	Document Type	Description/Amended Information	Page Count	File Number
03/29/2017	49	CERTIFICATE OF PUBLICATION		6	170329000030
12/09/2016	01	ARTICLES OF ORGANIZATION		2	161209000462

Rows per page: 5 1-2 of 2 < >

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on December 12, 2016.

A handwritten signature in black ink, appearing to read "B. Fitzgerald", written over a horizontal line.

Brendan W. Fitzgerald
Executive Deputy Secretary of State

161209000462

ARTICLES OF ORGANIZATION

OF

DIAMOND D RANCH, LLC

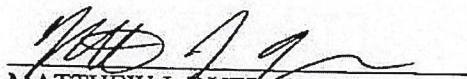
Under Section 203 of the Limited Liability Company Law

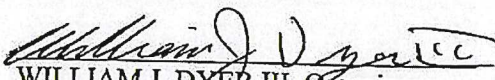
FIRST: The name of the Limited Liability Company is: DIAMOND D RANCH, LLC

SECOND: The County within this state in which the office of the Limited Liability Company is to be located is: Rensselaer

THIRD: The Secretary of State is designated as agent of the Limited Liability Company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the Limited Liability Company served upon him or her is: 2976 RIVER ROAD, MELROSE, NEW YORK 12121

Dated: December 5, 2016


MATTHEW J. DYER, Organizer


WILLIAM J. DYER III, Organizer

RECEIPT OF SECRETARY OF STATE

FILING RECEIPT

=====

ENTITY NAME: DIAMOND D RANCH, LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: RENS

=====

FILED:12/09/2016 DURATION:***** CASH#:161209000483 FILM #:161209000462
DOS ID:5050510

FILER:

ANDREA J. DIDOMENICO, ESQ.
DIDOMENICO LAW FIRM
ONE VOSBURGH ROAD
MECHANICVILLE, NY 12118

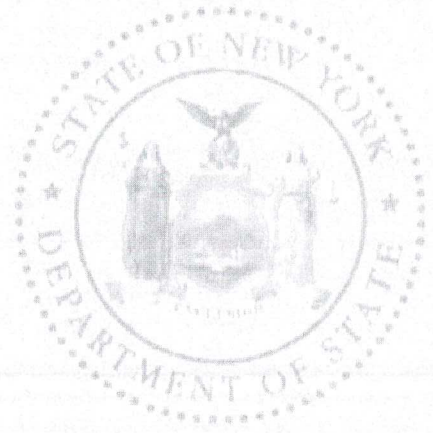
EXIST DATE

12/09/2016

ADDRESS FOR PROCESS:

THE LLC
2976 RIVER ROAD
MELROSE, NY 12121

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: ** NO SERVICE COMPANY **

SERVICE CODE: 00 *

FEES 235.00

FILING 200.00
TAX 0.00
ERT 0.00
COPIES 10.00
HANDLING 25.00

PAYMENTS 235.00

CASH 0.00
CHECK 235.00
CHARGE 0.00
DRAWDOWN 0.00
OPAL 0.00
REFUND 0.00

ARTICLES OF ORGANIZATION

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND STATE RECORDS

ALBANY, NY 12231-0001

FILING RECEIPT

ENTITY NAME: DIAMOND D RANCH, LLC

DOCUMENT TYPE: CERTIFICATE OF PUBLICATION (DOM LLC)

COUNTY: RENS

FILED:03/29/2017 DURATION:***** CASH#:170329000032 FILM #:170329000030

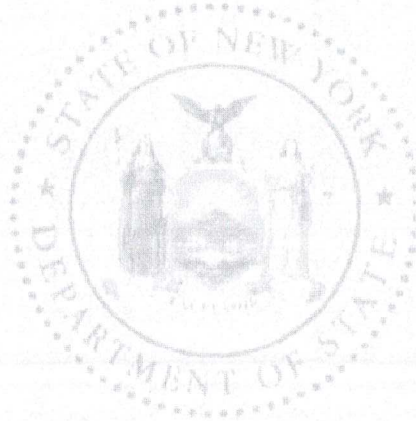
FILER:

ANDREA J. DIDOMENICO, ESQ.
ONE VOSBURGH ROAD

MECHANICVILLE, NY 12118

ADDRESS FOR PROCESS:

REGISTERED AGENT:



SERVICE COMPANY: ** NO SERVICE COMPANY **

SERVICE CODE: 00

FEES	50.00
FILING	50.00
TAX	0.00
CERT	0.00
COPIES	0.00
HANDLING	0.00

PAYMENTS	50.00
CASH	0.00
CHECK	50.00
CHARGE	0.00
DRAWDOWN	0.00
OPAL	0.00
REFUND	0.00

CERTIFICATE OF PUBLICATION

OF

DIAMOND D RANCH, LLC

Under Section 206 of the Limited Liability Company Law

Filed by: Andrea J. DiDomenico, Esq.
Law Office of Andrea J. DiDomenico
One Vosburgh Road
Mechanicville, New York 12118
518-664-7338

Affidavit Of Publication

Under Section 206 of the Limited Liability Company Law

State Of New York, County Of Rensselaer, ss.:

The undersigned is the publisher of *The Eastwick Press*, a weekly newspaper published in the Town of Petersburg, New York. A notice regarding Diamond D Ranch, LLC was published in said newspaper once in each week for six successive weeks, commencing on January 13, 2017 and ending February 17, 2017. The text of the notice as published in said newspaper is as set forth in the annexed exhibit.

This newspaper has been designated by the Clerk of Rensselaer County for this purpose.

By: J. Alexander Brooks

J. Alexander Brooks, Publisher of the Eastwick Press

Sworn to me this 21st day of February, 2017

Janice A Kimball
Notary Public

JANICE A. KIMBALL
Notary Public, State of New York
County of Rensselaer Reg. No. 01K16073355
Commission Expires 1-30-18

**NOTICE OF SUBSTANCE OF ARTICLES OF
ORGANIZATION OF DIAMOND D RANCH, LLC**

FIRST: The name of the Limited Liability Company is:
DIAMOND D RANCH, LLC.

SECOND: The Articles of Organization were filed with
the Department of State of the State of New York on
the 9th day of December 2016, under the name of
DIAMOND D RANCH, LLC.

THIRD: The County within this State in which the office
of the Limited Liability Company is to be located is
Rensselaer County.

FOURTH: The Secretary of State is designated as
agent of the Limited Liability Company upon whom
process against it may be served. The Post Office
address within this State to which the Secretary of State
shall mail a copy of any process against the Limited
Liability Company served upon him or her is 2976 River
Road, Melrose, New York 12121.

FIFTH: The purpose for which this Limited Liability
Company is formed is for all lawful purposes, except
banking or insurance.

Dated: December 30, 2016

Andrea J. DiDomenico, Esq. Attorney at Law
One Vosburgh Road Mechanicville, New York 12118

CERTIFICATE OF PUBLICATION

OF

DIAMOND D RANCH, LLC

Under Section 206 of the Limited Liability Company Law

The undersigned are members of DIAMOND D RANCH, LLC

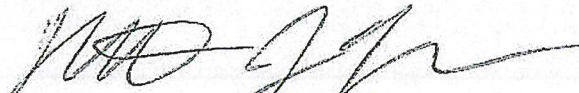
The published notices described in the annexed Affidavits of Publication contain all of the information required by Section 206 of the Limited Liability Company Law.


The Articles of Organization were filed by the Department of State on December 9, 2016.

The newspapers described in such Affidavits of Publication satisfy the requirements set forth in the Limited Liability Company Law and the designation made by the County Clerk.

I certify the foregoing statements to be true under penalties of perjury.

Date: March 9, 2017


MATTHEW J. DYER, Member


WILLIAM J. DYER III, Member

AFFIDAVIT OF PUBLICATION
UNDER SECTION OF THE LIMITED LIABILITY COMPANY LAW
UNDER SECTION OF THE PARTNERSHIP LAW


STATE OF NEW YORK

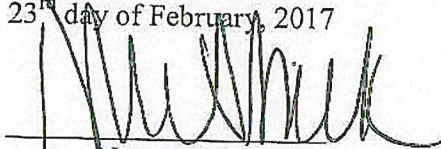
SS.:

COUNTY OF RENSSELAER

The undersigned is the publisher of **THE RECORD**, a daily newspaper published in Troy, New York. A notice regarding **DIAMOND D RANCH, LLC** was published in said newspaper once in each week for six successive weeks, commencing on **January 19, 2017** and ending on **February 23, 2017**. The text of the notice as published in said newspaper is as set forth below.

This newspaper has been designated by the Clerk of Rensselaer County for this purpose.


ROBERT O'LEARY

Sworn to before me this
23rd day of February, 2017


Notary Public
DEBRA A. BECK
Notary Public, State of New York
01BE6072229
Qualified in Rensselaer County
Commission Expires April 01, 2018

NOTICE OF
SUBSTANCE OF
ARTICLES OF
ORGANIZATION OF
DIAMOND D
RANCH, LLC

FIRST: The name of the Limited Liability Company is: DIAMOND D RANCH, LLC

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THIRD: The County within this State in which the office of the Limited Liability Company is to be located is Rensselaer County

FOURTH: The Secretary of State is designated as agent of the Limited Liability Company upon whom process against it may be served. The Post Office address within this State to which the Secretary of State shall mail a copy of any process against the Limited Liability Company served upon him or her is 2976 River Road, Melrose, New York 12121.

FIFTH: The purpose for which this Limited Liability Company is formed is for all lawful purposes, except banking or insurance.

Dated: December 30, 2016

Andrea J. DiDomenico, Esq.

Attorney at Law

One Vosburgh Road

Mechanicville, New York 12118

1231319 1/19, 26, 2/2, 9, 16, 23

**DIAMOND D
RANCH, LLC**

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Dated: December 30, 2016

Andrea J. DiDomenico,
Esq.

Attorney at Law
One Vosburgh Road
Mechanicville, New York
12118

1231319 1/19, 26, 2/2, 9,
16, 23

CONFORMED COPY OF BANKING RESOLUTIONS

**PLANNING & ZONING APPLICATION PLAN REVIEW
ZO ZONING CHANGE**

TO: 911
HEALTH
STORMWATER
DEVELOPMENT REVIEW
COUNTY SURVEYOR
TRAFFIC
ROW ACQUISITION
FIRE
LANDSCAPE
PLANNING
UTILITIES
ZONING

FROM: DEVELOPMENT REVIEW

DATE: February 9, 2023

SUBJECT: DIAMOND D RANCH LLC

PROJECT: 2023020040 #29731

*****IF YOU HAVE ANY QUESTIONS ABOUT THE CONTENTS OF THIS REVIEW,
PLEASE CONTACT THE ZONING DEPARTMENT AT 438-2675*****

**ALL PERMITTED ZONING USES MAY BE FOUND IN
ARTICLE 2 OF THE LDC AT THIS LINK:**

https://library.municode.com/fl/marion_county/codes/land_development_code?nodeId=L_ADECO_ART4ZO_DIV2ZOCL

1. COMMENTS ARE DUE ON **FEBRUARY 16, 2023**.
2. MARK YOUR COMMENTS AS "INFORMATIONAL" AND ENTER YOUR COMMENTS
3. CHANGE YOUR REVIEW STATUS FROM "PENDING" TO "COMPLETE"
4. STAFF MEETING SCHEDULED FOR **FEBRUARY 23, 2023**.