

Development Review Committee Meeting Agenda

Monday, June 23, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. ADOPT THE FOLLOWING MINUTES:
 - 3.1. June 16, 2025
- 4. PUBLIC COMMENT
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL
 - 5.1. Maricamp Market Centre Phase 1, Replat of Lot 7 Final Plat Project #2024100063 #32137 R.M. Barrineau & Associates
 - 5.2. SSS Animal Hospital 2024 Expansion Major Site Plan 7121 SE Maricamp Rd Ocala Project #2024110018 #32192 Parcel #9007-0100-36 Abshier Engineering, Inc
- 6. SCHEDULED ITEMS:
 - 6.1. Villa Verde PUD Master Plan Master Plan 7875 SW 75TH Ave Ocala Project #2023050058 #30991 Parcel #35461-000-00 Mastroserio Engineering

This is a PUD Master Plan and the first time to be heard by DRC. The applicant has requested from Growth Services this plan be transmitted to the BCC. Per LDC 2.14.3: Master Plans submitted in lieu of Conceptual Plans for PUD rezoning applications shall be reviewed by DRC and a recommendation of approval, approval with conditions, or denial forwarded to the P&Z and the Board. Final approval by DRC shall be held pending the outcome of the PUD rezoning application. The Board will approve or deny these Master Plans and any amendments determined to be significant by DRC.

6.2. Kingdom Hall Site Improvements-Anthony - Waiver Request to Major Site Plan

9393 NE 21st Ave Anthony Project #2025050085 #32924 Parcel #14306-001-00 Karen Drew, P.E.

LDC 2.21.1.A(1) - Major Site Plan

CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT states This is an existing site that will remain with the same use and owner and a new stormwater pond (none currently on-site). To meet County requirements, we will be adding paved handicap spaces, a

new walkway at the rear of the building. We are requesting storm water compliance review in lieu of major site plan process.

6.3. Emerald Village - Final Plat 96 Cypress Rd Ocala Project #2024080015 #32614 Parcel #9029-0723-00 JCH Consulting Group, Inc.

LDC 2.18.1. - Applicability.

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver for Improvement Plan for Emerald Village AR 32614

6.4. Michael & Tammy Sloan - Waiver Request for Family Division 3951 NE 92nd Pl Anthony Project #2019100112 #32967 Parcel #14395-007-00

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the

immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting to create a 3.33-acre parcel for their son, Edwin Sloan along with having its own access from NE 92nd Pl.

6.5. Dungarven Ridge Ag Lot Split - Agricultural Lot Split
Project #2024120012 #32272 Parcel #02691-000-00
Rogers Engineering, LLC

A waiver to the establishment of a County MSBU was DRC approved on 1/27/25 and BCC approved 2/18/25.

6.6. Dungarven Oaks Ag Lot Split - Agricultural Lot Split
Project #2024120017 #32277 Parcel #03154-000-00
Rogers Engineering, LLC

A waiver to the establishment of a County MSBU was DRC approved on 1/13/25 and BCC approved 2/4/25.

6.7. Antoona Heights Plat Vac - Plat Vacation Project #2025060013 #32951
Bellehaven Development Group, LLC

Applicant requests to vacate portion of property. Plat property encumbered by old Plat as well as additional property.

6.8. Petition to Close and Abandon Road High Street & Rapello - Road Closing / Abrogation
Goodwins Additions Stanton Revised
14181 SE 155th St Weirsdale
Project #2025060020 #32955 Parcel #4939-016-007
James T. Hartley

The applicant for the petitioner is requesting to abrogate that certain portion of SE 141st Ter (High Street) and Rapello Ave, never has been opened or constructed.

- 7. CONCEPTUAL REVIEW ITEMS: NONE
- 8. DISCUSSION ITEMS:
 - 8.1. DRC Process Discussion
- 9. OTHER ITEMS:
- 10. ADJOURN:



Development Review Committee

Agenda Item

File No.: 2025-19578 **Agenda Date:** 6/23/2025 **Agenda No.:** 3.1.

SUBJECT: June 16, 2025



Development Review Committee Meeting Minutes

412 SE 25th Ave Ocala, FL 34471 Phone: 352-671-8686

Monday, June 16, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director) Ken McCann, Vice Chairman (Fire Marshal) Steven Cohoon (County Engineer) Chuck Varadin (Growth Services Director) Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kathleen Brugnoli (Planning/Zoning)

Liz Madeloni (Planning/Zoning)

Erik Kramer (Planning/Zoning)

Jared Rivera (Planning/Zoning)

Susan Heyen (Parks)

Michelle Sanders (911 Management)

Linda Blackburn (Legal)

Alexander Turnipseed (Office of the County Engineer)

Kevin Vickers (Office of the County Engineer)

Dane Scott (Office of the County Engineer)

Don Watson (Office of the County Engineer)

Aaron Pool (Office of the County Engineer)

Debbie Lovell (Office of the County Engineer)

Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 9, 2025

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT:

Aaron Pool with Office of County Engineer referenced Development Review Committee (DRC) timeframes for review to be discussed at future DRC meeting.

CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. On Top of The World - SCA Warehouse - Major Site Plan Project #2025020052 #32513 Parcel #35300-000-00 Tillman & Associates Engineering, LLC

Motion by Ken McCann to approve item 5.1 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Canopy Oaks Phase II Replat Three - Waiver Request to Preliminary Plat Project #2025060001 #32929 Parcel #3530-1001-18

JCH Consulting Group

LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests waiver for a preliminary plat for Canopy Oaks Phase II Replat

Three.

Motion by Chuck Varadin to approve the waiver friendly amendment by Steven Cohoon traffic analysis be a requirement prior to improvement plan approval, seconded by Ken McCann

Motion carried 5-0

6.2. Barn and Miscellaneous Impervious Area Additions - Waiver Request to Major Site Plan

796 Fisher Rd Ocklawaha Project #2025060015 #32952 Parcel #9035-0000-05 Abshier Engineering

LDC 2.21.1.A(1) - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT states the site is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. Marion County Stormwater staff on the required stormwater controls.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Mike Savage

Motion carried 5-0

6.3. Mary Moore - Waiver Request to Major Site Plan 1241 SE 55th Ave Ocala Project #2025050067 #32894 Parcel #29682-002-00 Permit #2025051110 Perspective 3000 Inc

LDC 2.21.1.A(1) Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver as the zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35% of gross site area of 9,000 square feet. A waiver application must be sent to the department of transportation for approval of the permit.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Ken McCann

Motion carried 5-0

6.4. Oswald Henry - Waiver Request to Major Site Plan 47 Pine Trace Loop Ocala Project #2025060003 #32931 Parcel #9018-0331-12 Henry Oswald

LDC 2.21.1.A(1) Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. APPLICANT requests a waiver as there is too much concrete on the land

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Tony Cunningham

Motion carried 5-0

6.5. Martel Paved Training Course - Major Site Plan and Major Site Plan Revision - Request for Extension

Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00

Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00 Kimley-Horn & Associates

Applicant requests an extension for Major Site Plan (28841) and subsequent Major Site Plan Revision (30313). The revision was to five of the 15 sheets in the original plan. The request is to extend both plans one year from the latest expiration date of August 14, 2025. The new expiration date for both plans would be August 14, 2026.

Motion by Chuck Varadin to approve the waiver, seconded by Ken McCann Motion carried 5-0

6.6. MSP PID 8005-0854-13 - Waiver to Minor Site Plan in Review Project #2025040024 #32703 Parcel #8005-0854-13 MCA Consulting Engineers, Inc

LDC 6.12.12.D Sidewalks

Code states at the discretion of the development review committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the county in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the county with payment required prior to final plan approval. The county may use these funds toward the construction of sidewalks throughout the county based on priorities established by the board.

Applicant request no sidewalks exist in this region. Requesting approval to pay fee in lieu of sidewalk construction.

Motion by Steven Cohoon to approve the waiver and not collect the fee in lieu of, seconded by Tony Cunningham

Motion carried 5-0

6.7. Green Leaf - Waiver Request to Establishment of County MSBU Project #2025050079 #32908 Parcel #19999-004-00 Rogers Engineering, LLC

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to provide an easement agreement for maintenance requirements and HOA documents.

Motion by Mike Savage to approve the waiver to an MSBU noting that there is a requirement under Note 9, sheet 1 of 2, of Marion County Board of County

Commissioners not having any responsibility for the maintenance of the non-exclusive utility ingress/egress easement incorporated into the covenances and submitted as required, seconded by Chuck Varadin

Motion carried 5-0

- 7. CONCEPTUAL REVIEW ITEMS: NONE
- 8. DISCUSSION ITEMS:

Brought forward by Steven Cohoon - sidewalk fee in lieu of code revision

9. OTHER ITEMS: NONE

Motion by Tony Cunningham to adjourn, seconded by Michael Savage Motion Carried 5-0

10. ADJOURN: 9:35 AM

	Michael Savage, Chairman
Attest:	
Debbie Lovell	
Development Review Coordinator	



Development Review Committee

Agenda Item

File No.: 2025-19579 Agenda Date: 6/23/2025 Agenda No.: 5.1.

SUBJECT:

Maricamp Market Centre Phase 1, Replat of Lot 7 - Final Plat

Project #2024100063 #32137

R.M. Barrineau & Associates

June 19, 2025

PROJECT NAME: MARICAMP MARKET CENTRE PHASE 1, REPLAT OF LOT 7

PROJECT NUMBER: 2024100063 APPLICATION: FINAL PLAT #32137

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.18.4.H - Maintenance agreement

STATUS OF REVIEW: INFO

REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate

STATUS OF REVIEW: INFO

REMARKS:

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance

Agreement

STATUS OF REVIEW: INFO

REMARKS:

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete

STATUS OF REVIEW: INFO

REMARKS:

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.18.4.E - Indemnification agreement

STATUS OF REVIEW: INFO

REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original

and made in permanent dark ink STATUS OF REVIEW: INFO

REMARKS:

7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size STATUS OF REVIEW: INFO

REMARKS: All proposed lots .50acres or more and can have septic systems and wells if no sewer or central

water available

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Lots within BMAP and would require an ENR septic system if using septic systems.

10 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: INFO

REMARKS: 4/14/25 - The covenants and restrictions language approved by the County Engineer must be recorded and referenced by the plat to the satisfaction of the Office of the County Engineer.

2/10/25 - Cross access deviation was approved with conditions. Refer to the approval letter for a description of the required plan notations and the required inclusion of Lot 6 in this replat.

1/7/25 - It's unclear the cross access shown on sheet 2 could be utilized and would be sufficient. The driveway location of the related site plan was denied. An approved Improvement Plan or substituted Major Site Plan would add clarity to any required access management plan. The most likely approval locations for cross-access / driveway include the center of the curve on Bahia Ave. Pl. and directly across from driveway of Florida Credit Union most centered along Bahia Ave. Ln.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Parcel 37491-103-07 is within the Marion County Utility Service area. Water and sewer are immediately available to serve. Future projects will require connection to Marion County Utilities.

12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Replat. Buffers shall be indicated in future development plans.

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner

STATUS OF REVIEW: INFO

REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements

STATUS OF REVIEW: INFO

REMARKS:

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements

STATUS OF REVIEW: INFO

REMARKS:

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities

STATUS OF REVIEW: INFO

REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement

STATUS OF REVIEW: INFO REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing

STATUS OF REVIEW: INFO

REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01

FS

STATUS OF REVIEW: INFO

REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:

STATUS OF REVIEW: INFO

REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: Additional Right-of-Way comments

STATUS OF REVIEW: INFO REMARKS: Sunbiz verified



Marion County Board of County Commissioners

Office of the County Engineer

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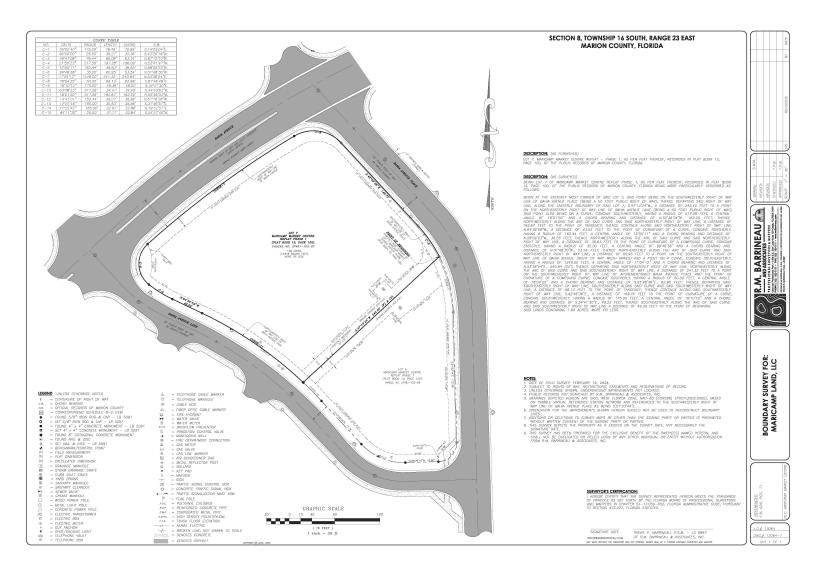
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date:	10/28/2024	
	mm/dd/vvvv	

A. PROJECT INFORMATION:
Project Name: MARICAMP MARKET CENTRE PHASE 1, REPLAT OF LOT 7
Parcel Number(s): <u>37491-103-07</u>
Section 8 Township 16 Range 22 Land Use COMM Zoning Classification B-4
Commercial☑ Residential□ Industrial□ Institutional□ Mixed Use□ Other
Type of Plan: FINAL PLAT Property Acreage 1.69 Number of Lots 3 Miles of Roads 0 Location of Property with Crossroads BAHIA AVENUE PL AND BAHIA AVE
Property Acreage 1.69 Number of Lots 3 Miles of Roads 0
Location of Property with Crossroads BAHIA AVENUE PL AND BAHIA AVE
Additional comments regarding this submittal OWNER WANTS TO CANCEL APPLICATION
FILED ON 10/16/2024. #32119. OWNER WANTS TO REPLAT LOT 7 ONLY.
B. CONTACT INFORMATION (fill in as applicable):
Engineer:
Firm Name: MASTROSERIO ENGINEERING Mailing Address: 170 SE 32ND PL City: OCALA Phone # 352-572-3052 Email(s) for contact via ePlans: paolo@mastroserioeng.com Contact Name: PAOLO MASTROSERIO, PE State: FL Zip Code: 34471 Alternate Phone # Email(s) for contact via ePlans: paolo@mastroserioeng.com
Mailing Address: 170 SE 32ND PL City: OCALA State: FL Zip Code: 34471
Phone # <u>352-572-3052</u> Alternate Phone #
Email(s) for contact via ePlans: paolo@mastroserioeng.com
Surveyor:
Firm Name: R.M. BARRINEAU AND ASSOCIATES, INC. Contact Name: TRAVIS BARRINEAU, PSM
Mailing Address: 1309 SE 25TH LOOP #103 City: OCALA State: FL Zip Code: 34471 Phone # 352-622-3133 Alternate Phone # 352-427-5527
Phone # <u>352-622-3133</u> Alternate Phone # <u>352-427-5527</u>
Email(s) for contact via ePlans: travis@rmbarrineau.com
Owner:
Owner: MARICAMP LAND, LLC Contact Name: JOHN RUDNIANYN
Mailing Address: 2441 NE 3RD ST, #200 City: OCALA State: FL Zip Code: 34470
Phone # 352-239-1553 Alternate Phone #
Email address: john@ipsocala.com
Developer:
Developer:Contact Name:
Mailing Address: City: State: Zip Code: Alternate Phone #
Phone #Alternate Phone #
Email address:

Revised 7/2017



MARICAMP MARKET CENTRE REPLAT OF PHASE 1 LOT 7 PLAT BOOK ___, PAGE__

A REPLAT OF LOT 7 OF MARICAMP MARKET CENTRE - AS RECORDED IN PLAT BOOK 12, PAGES 100 THROUGH 101 SECTION 8, TOWNSHIP 16 SOUTH, RANCE 23 EAST MARION COUNTY, FLORIDA

SURVEYOR'S NOTES

- THE PAT ARE TALLD IN OFFICIAL RECORDS BODE 1814, PROC. LLDS, FIRST AMERICANY IN OTHER RECORDS OF WINNING COUNTY FOR THE PASSE, RECORDS OF WINNING COUNTY FOR THE PASSE, RECORDS OF WINNING THE STREET STREET, WITH THE STREET STREET, WITH THE STREET STREET, WITH THE STREET STREET, WITH THE PASSE ARE STREET, WITH THE STREET ARE STREET, WAS THE PASSE ARE STREET, WITH THE STREET ARE STREET, WAS THE PASSE ARE STREET, WAS

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DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

MODE ALL LEVS BY THESE PRESENTS. THAT MERCAMP LAND, LLC, FTE SMPLE DEBET OF THE LAND

BESCRIEDS AND PATTED HERBUR N. "SMERCAMP MARKET CENTRE REPLAT ~ PRIME 1 LOT 7",

BERG IN MARCH COUNTY, HS CHUSED SAG LANDS TO BE SUPREYED AND PLATTED AS SHOWN

HERBUR MAD DES REBERT PROCEASE AS FILLIONS.

CROSS ACCESS EASEMENT SHOWN ON THIS PLAT IS A NON EXCLUSIVE CROSS ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE LOT OWNERS OF LOTS 7A, 7B AND 7C, AND MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF SAID LOT DIVINERS.

MARICAMP LAND, LLC, A FLORIDA LIMITED LIMBLITY COMPANY

	RUDNIANYN.	

PRINTED NAME

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

ATTEST

GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

1. GLERK OF THE CRICIAT COURT OF MARGIN COUNTY, FLORIDA, DO MERGEY ACCEPT THAT THIS P

"MANICAME MARGES CENTER REPLAT OF PRISES T— LOT T'P OR RECORDING, THIS PILAT FILED TO

185. QMY, DT — 2005, AT ... AM/TH. AND RECORDING ON FORCE

186. QMY, THE OFFEC OF THE CENTER OF PROFICE COUNTY OF MARGIN COUNTY, FLORIDA.

GREGORY C. HARRELL GLERK OF THE CIRCUIT COURT

BEING LOT 7 OF MARCAMP MARKET CENTRE REPLAT PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 100, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING WORKE PARTICULARLY DESCRIBED AS FOLLOWS:

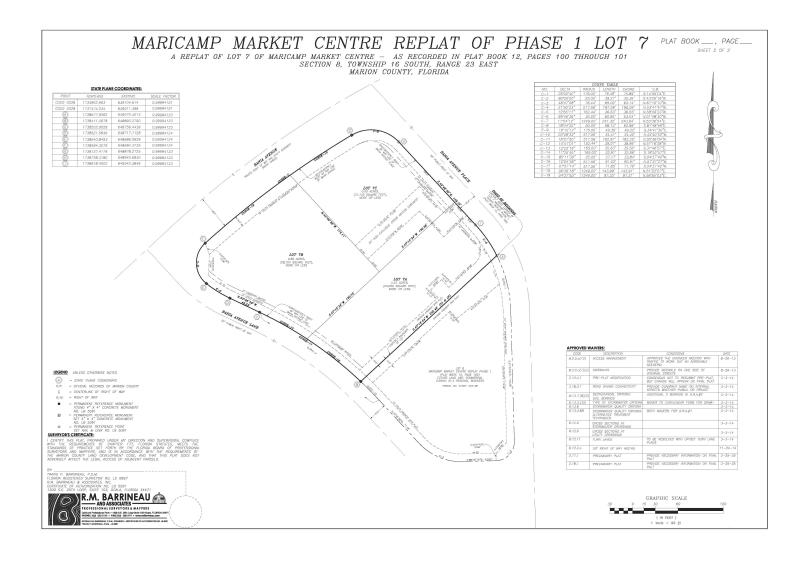
- ADMINISTRATIONER: FIT MINES, COUNT LINE SECTIONERS COST, ELECTRI)

 1. JUNE CHRISTON FORTHER, AND DER DESCRIPTION AND TOWNS CLASSFORMS FOR THE PROPERTY DESCRIPTION FOR THE PROPERTY DESCRIPTION AND THE PROPERTY DESCRIPTIO

APPROVAL BY COUNTY O	FFICIALS: DEVELOPMENT REVIEW COMMITTEE:
APPROVED:	
BY:	COUNTY ENGINEERING
BY:	COUNTY FIRE SERVICES
BY:	COUNTY GROWTH SERVICES
BY:	COUNTY SURVEYOR
Dec.	an way can appe



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Development Review Committee

Agenda Item

File No.: 2025-19580 Agenda Date: 6/23/2025 Agenda No.: 5.2.

SUBJECT:

SSS Animal Hospital 2024 Expansion - Major Site Plan 7121 SE Maricamp Rd Ocala Project #2024110018 #32192 Parcel #9007-0100-36

Abshier Engineering, Inc

PROJECT NAME: SSS ANIMAL HOSPITAL 2024 EXPANSION

PROJECT NUMBER: 2002120072

APPLICATION: MAJOR SITE PLAN #32192

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval

STATUS OF REVIEW: INFO

REMARKS: 12/26/24-add waivers if requested in future

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO REMARKS: Defer to OCE.

6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: INFO

REMARKS: Consider alternative to pine straw mulch - pine straw requires frequent replenishment



Date:11/11/2024

Marion County Board of County Commissioners

Office of the County Engineer

AR 32192

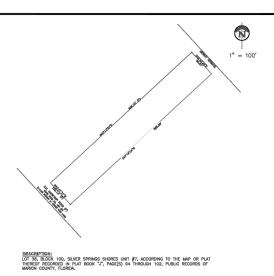
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Hillio ddi y y y y				
A. PROJECT INFORMATION: Project Name: SSS Animal Hospital 2024 Parcel Number(s): 9007-0100-36	expansion			
Farcer Number(s). 3007 0100 00		Comm 7 :	C1 'C'	D /
Section 5 Township 16S Range 23	_ Land Use_	Comm. Zonin	ig Classification_	B-4
Commercial ☐ Residential ☐ Industrial ☐	Institutional	☐ Mixed Use☐	Other	
Type of Plan: MAJOR SITE PLAN				
Property Acreage 1.5 Num	ber of Lots		Miles of Roads	
Location of Property with Crossroads 7121	I SE Maricar	np Road		
Additional comments regarding this submit	. 1			
Traditional Commonts regarding time such				
D CONTACT INFORMATION (CH :				
B. CONTACT INFORMATION (fill in as	s appucable):			
Engineer:			Charact Abadelan D.E.	
Firm Name: Abshler Engineering Inc.		_Contact Name: <u>E</u>	dward Abshier, P.E	
Mailing Address: P.O. Box 2770	City:_Belleviev	V State:	FLZip Code:	34421
Firm Name: Abshier Engineering Inc. Mailing Address: P.O. Box 2770 Phone # 352-245-8592	Alternate	Phone # 352-266-	-9555	
Email(s) for contact via ePlans: ed@abshi	ereng.com			
Surveyor:				
Firm Name:Rogers Engineering		Contact Name: K	elle Bover PSM	
Mailing Address, 1105 SE 3rd Avenue	City, Ocala	_Contact Name: K State:_	Fl 7:n Code	34471
Mailing Address: 1105 SE 3rd Avenue Phone #352-622-9214	_City: Ocala	State:	Zip Code:	04471
Phone #352-022-9214	Alternate	Phone #		
Email(s) for contact via ePlans:				
Owner:				
Owner: Toby L. Johnson DVM, LLC		Contact Name: To	oby Johnson, Mana	ager
Mailing Address: 7121 SE Maricamp Road Phone # 352-687-3688	City: Ocala	_Contact Name: To State:	FL Zip Code:	34472
Phone # 352-687-3688	Alternate	Phone #		
Email address: ssah2017@gmail.com		1 Hone #		
Eman address. address.				
D. I				
Developer:		~		
Developer: N/A Mailing Address:		_Contact Name:		
Mailing Address:			Zip Code:	
Phone #	Alternate	man di		

Revised 7/2017

Email address:

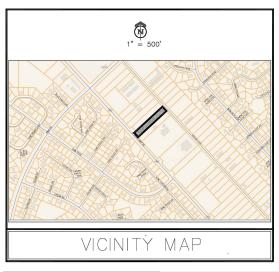


TRAFFIC STATEMENT: USING ITE CODE 640 FOR 2,882 SF, THIS SITE IS PROJECTED TO GENERATE 62 DAILY TRIPS AND 11 PEAK HOUR TRIPS.

MAJOR SITE PLAN

FOR

SSS ANIMAL HOSPITAL 2024 EXPANSION



- SENERAL NOTES:

 1. PARCEL # FOR THIS SITE IS 9007-0100-36.

 2. ALL PROPOSED BUILDINGS ARE ONE STORY.

 3. THIS PROJECT IS LOCATED IN MARION COUNTY, FL.

 4. THIS SITE IS IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP #12083C0545D.

 5. THIS SITE IS IN THE SPRINGS PROTECTION PRIMARY ZONE.

 6. NO SITE LIGHTING IS PROPOSED FOR THIS PROJECT. IF SITE LIGHTING IS ADDED IN THE FUTURE THEY SHALL COMPLY WITH SECTION 6.19 OF THE MARION COUNTY LDC

OWNERS/DEVELOPER TOBY L. JOHNSON DVM LLC TOBY JOHNSON, MANAGER 7121 SE MARICAMP RD OCALA, FL 34472 352-687-3866

SITE COVERAGE:
EXISTING IMPERVIOUS = 9,052 sf or 0.21 acres
PROPOSED IMPERVIOUS = 12,245 sf or 0.28 acres
TOTAL IMPERVIOUS = 21,297 sf or 0.49 acres(32.6%)
OPEN AREA = 44,043 sf or 1.01 acres(67.4%)
HERE IS NO SIGNICANT OFFSITE DRAINAGE

BSHIER ENGINEERING, INC. 5614 SE 111th STREET, BELLEVIEW, FLORIDA

CA# 9930 P.O. BOX 2770

BELLEVIEW, FL 34421-2770

PHONE: (352) 245-8592 FAX: (352) 245-8597

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY RIGHT-OF-WAY.

WAIVEDO

	WAI	VERS
CODE SECTION	APPROVAL DATE	CONDITIONS
6.12.12.D - SIDEWALKS	4/22/2025	PAY FEE-IN-LIEU OF SIDEWALKS FOR MARICAMP ROAD ONLY
6.13.7.B(2) - GEOTECHNICAL CRITERIA	4/7/2025	
6.13.2.A(3)	4/7/2025	MINIMUM BERM WIDTH REDUCED TO 3'.
6.7.4 - SHADE TREES	4/7/2025	ORNAMENTAL TREES UNDER POWER LINES COUNT FOR SHADE TREES
		4
		x .
		v .

INDEX OF SHEETS

- COVER SHEET
- AERIAL
- SITE PLAN GRADING PLAN
- UTILITY PLAN
- CONSTRUCTION DETAILS
- LANDSCAPE PLAN LANDSCAPE DETAILS
- **S1** SURVEY
- SURVEY TOPO

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACULTY CAPACITIES. PUBLIC ROOTS TO DEVELOP THE PROPERTY ARE THE PROPERTY WAS NOT BEEN GRANTED. THE CAPACITIES THE PROPERTY WAS NOT BEEN GRANTED. THE CAPACITIES OF CONCURRENCY ROOMS WHO/OR APPRIVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT ROMEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

UPON COMPLETION OF THE LANGSCAPING MAYOR RESIGNATION INSTALLATION, THE CONTRICTOR SMALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. PRODUCT TO THE INSPECTION, THE CONTRICTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DISSONAL PROFIT OF THE INSPECTION. THE CONTRICTOR MUST PROVIDE A CLEAR AND LEGIBLE AS-BUILT DISSONAL OF THE RIREGATION STYTEM. A LANGSCAPE AND REPROFITOR MS-BUILT CENTRICATION SMALL BES GINED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANGSCAPE ARCHITECT PRIOR TO THE ISSUNANCE OF A CERTIFICATION COLUMNATOR.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAVED.



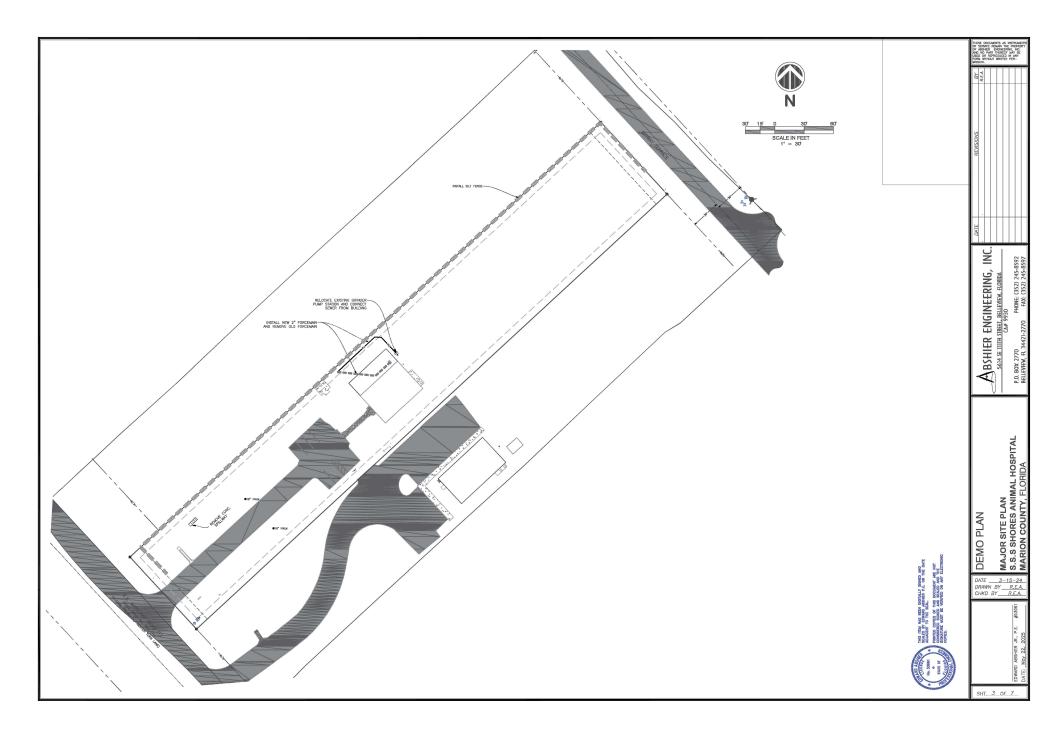
EDWARD ABSHIER JR. FLORIDA REGISTERED ENGINEER NO. 53961

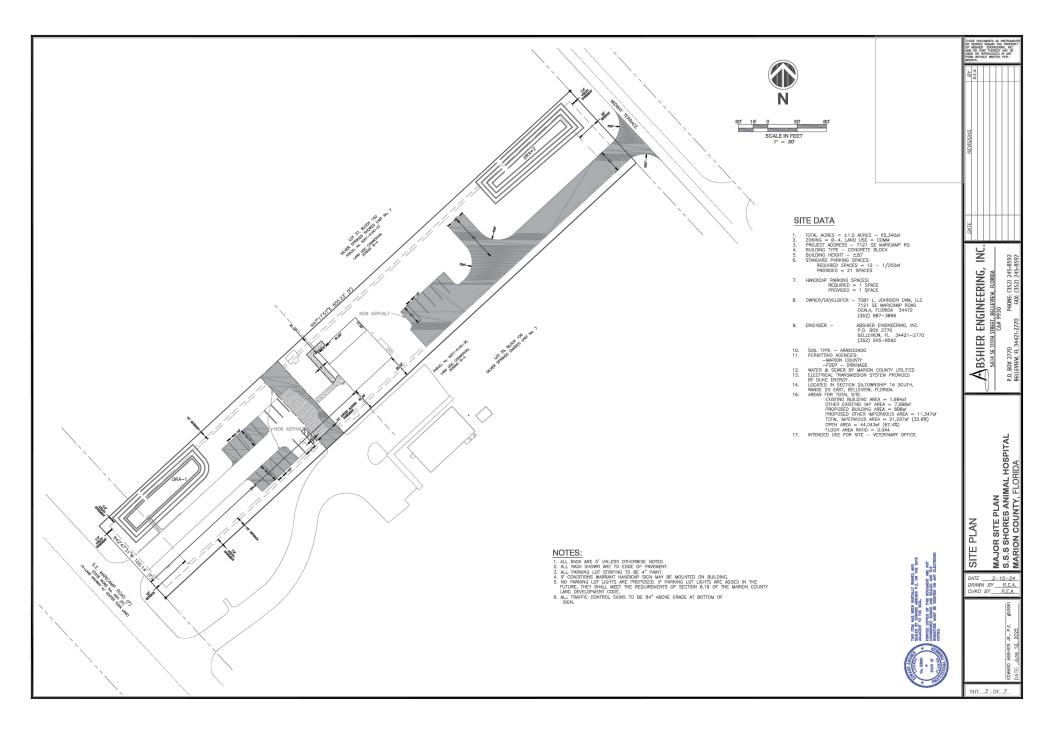
OWNER'S SIGNATURE

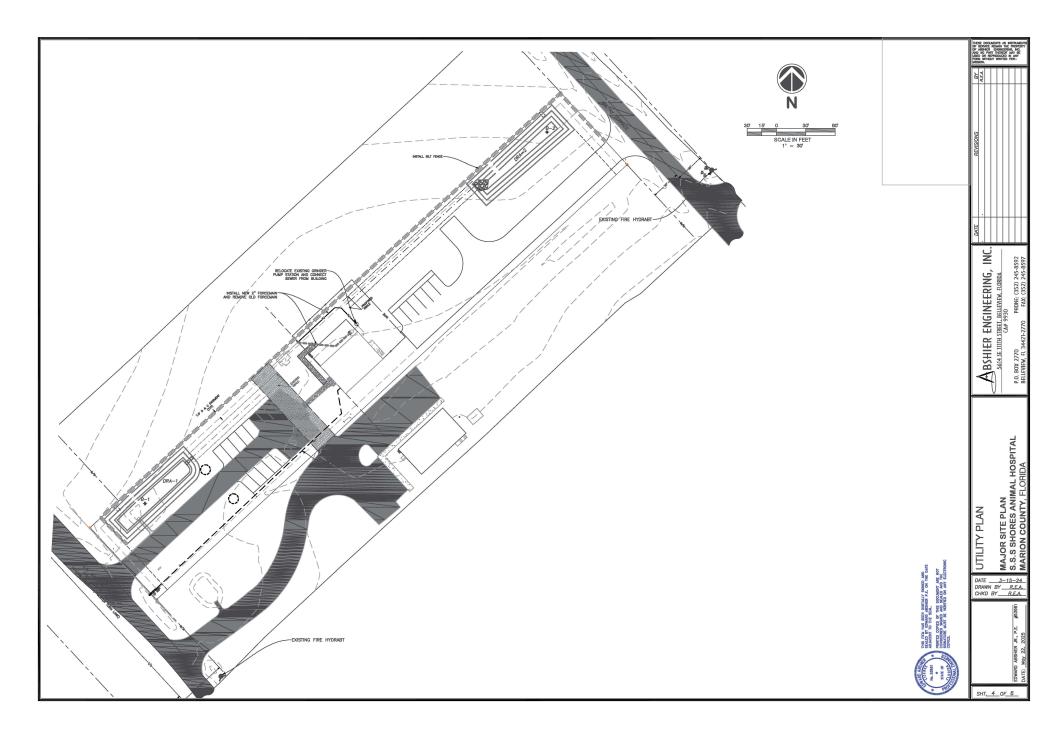
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

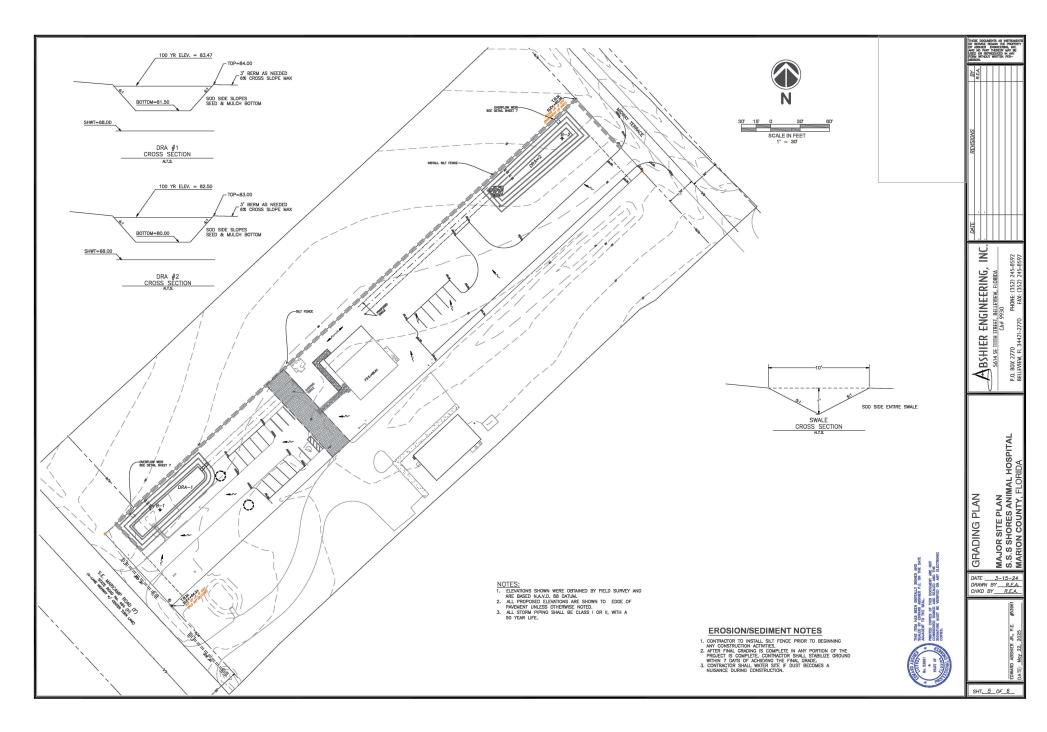
TOBY JOHNSON, MANAGER

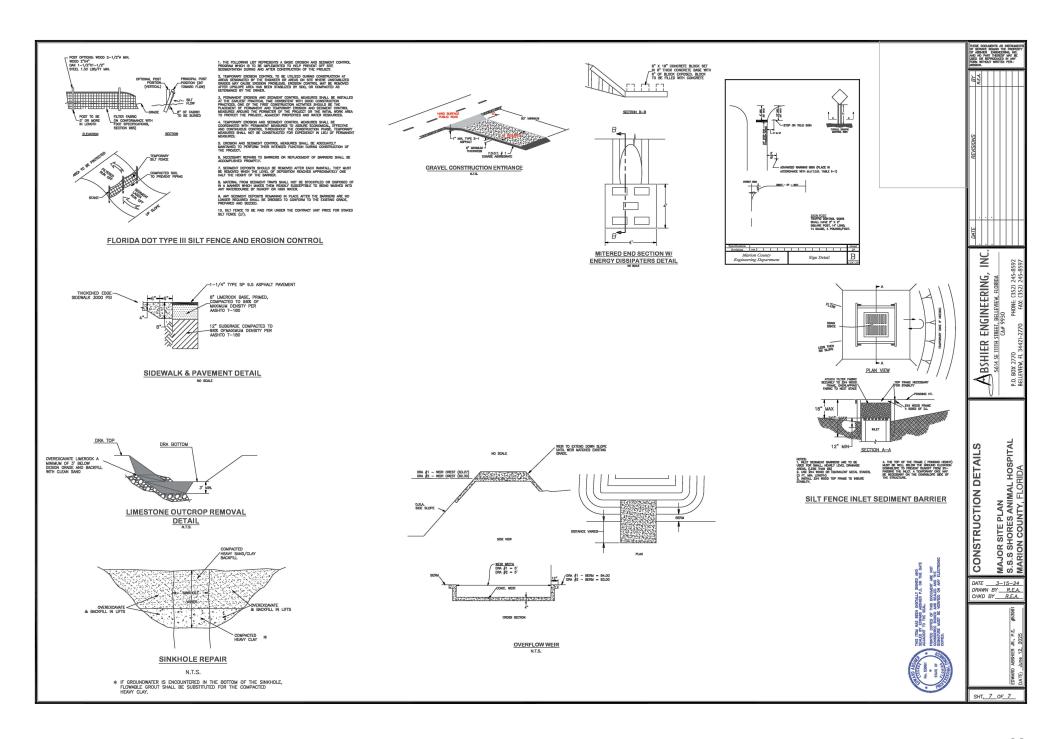


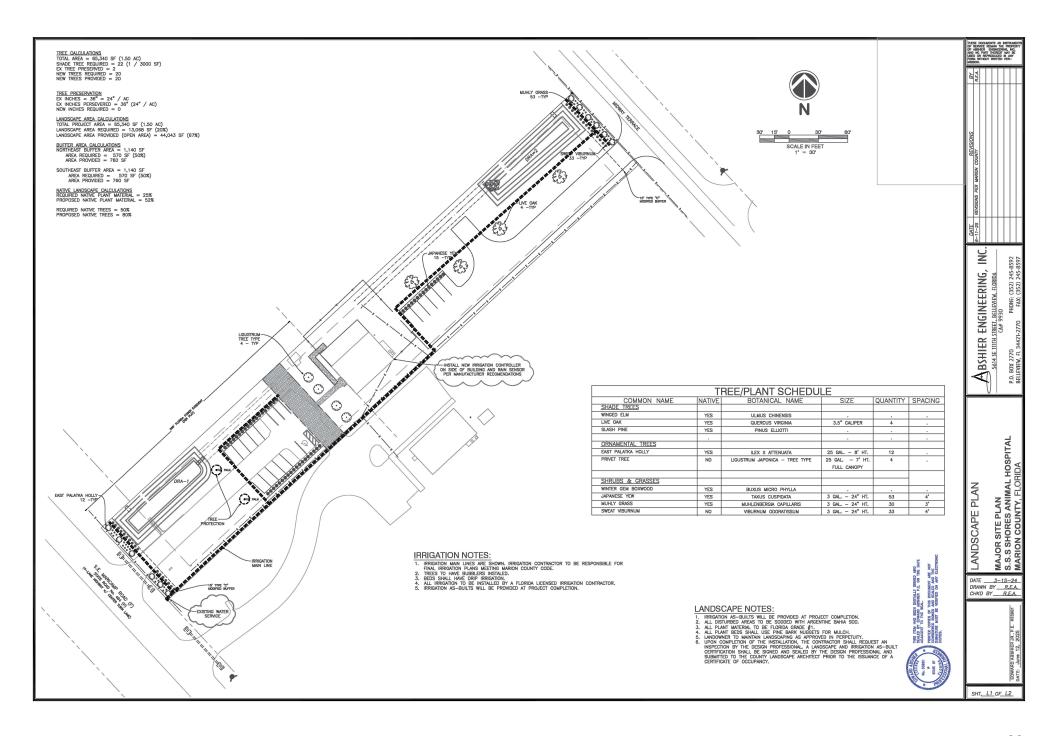


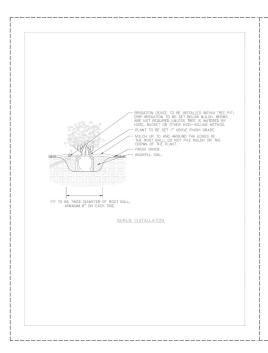


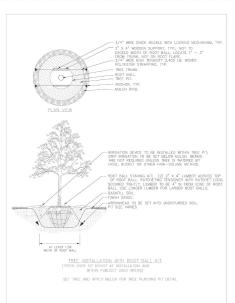


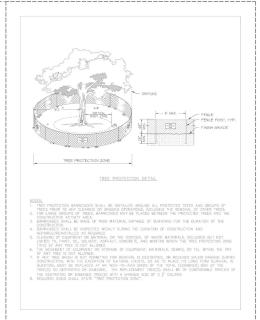














BOX P.O. BELL

IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A THE CONTINUEND SHALL BE REPORTED FOR THE WORK, WHETHER THEY ARE PAYLED ON STRUCKHARD THE WORK, WHETHER THEY ARE PAYLED ON STRUCKHARD THE CONSTRUCTION DOCUMENTS. PHIS ORDING ON ACTIONS.

 3. PARAMETERS IN THE CONSTRUCTION DOCUMENTS. PHIS ORDING ON ACTIONS.

 4. CONCENTION WITH ALL CITYS, AMENIES OF THE 200 AFFECTION THE PRIMED OWNER, PRILLICIONS OF THE 200 AFFECTION THE PRIMED OWNER, PRILLICIONS OF THE 200 AFFECTION THE PRIMED OWNER, PRIMED OWNER,
- B. THE SCOPE OF WORK SHALL INCLUDE:

- PAYADDIC A DISSONABLE DIRECTION SYSTEM BASED ON THE PRIFORMANCE SPECIFICATIONS AND PETRALS AS PRESENTATION OF SUBMITTAL AND SAPELES OF MATERIALS AS REQUESTED, SUBMITTAL OF A PRIFORMATIC REQUESTED, ALL MANUFACTIONS IN SERVICES, SUBMITTAL OF A PRIFORMATIC SUBMITTAL SOLUTION ALL MANUFACTIONS IN SERVICES. PRIFOR A PROPRIET MANGET DESIGNATION STOTEM WHICH DELIVERS ADEQUATE WATER TO THE PRESENTED AREAS WITHOUT APPLYING WHITE TO DIFFERENCE AREA.
- THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE BREIGATION PROJECT AREA LINITS AS IDENTIFIED ON THE FLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% REPORTED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPANATE ZOKES FOR TURE AND TREES FURBLES. THE REPORTION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
- THE LINIDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT WORK NEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND RAINS, IMPLIED OR STIPLIATED, THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND NEET SAID REQUIREMENTS ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- E. ALL TRAIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL IRREGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES.

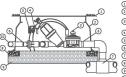
IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERSON.



2 HUNTER 17MM BLANK (3) TIE-DOWN STAKE (5) FINISH GRADE

HUNTER EMITTER WITH TUBING ON GRADE



1 FINESH GRADE VALVE BOX - XUMBO/ SUPER XUMBO SEE SCHEDULE FOR SIZE
 DRIP ZONE KIT, WITH FILTER (TIP 45 DEGREES) AND REGULATOR (4) WATERPROOF CONNECTORS (2)

(5) 18-24" COILED WIRE 6 SCH 80 T.O.E. NIPPLE (7) MAIN LINE PIPE & FITTINGS (8) BRECK SUPPORTS (7) (9) 3/4" WASHED GRAVEL, 3" MIN.

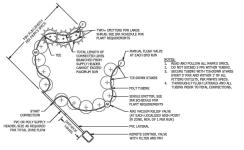
(10) LATERAL PIPE AND FITTINGS HUNTER DRIP CONTROL KIT

IRRIGATION SCHEDULE

NOT TO SCALE

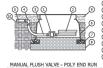
MANUFACTURER / MODEL Hunter PCB-50 (1 bubbler per tree) ARC PSI GPM*

Bed planting area to Receive POINT SOURCE IRRIGATION Hunter HE point source emitters at each plant: HE-20-B (red; 2 gph) = 1 assigned to each 3 gal plant Lateral line to emmiters = Hunter blank tubing PLD-BLNK 17mm Notes: Pierce blank tubing with emitters at each plant



POINT-SOURCE IRRIGATION - SINGLE RUN LAYOUT

NOT TO SCALE



1 BARB VALVE 2 POLY TUBING, 3' MIN, LENGTH (3) POLY TUBING (4) BARB ELL S SINGLE POLY LINE 6) STANDARD VALVE BOX 7) BRICK SUPPORTS (4) (R) 3/4" WASHED GRAVEL, 3" MIN. MULCH (10) FINISH GRADE

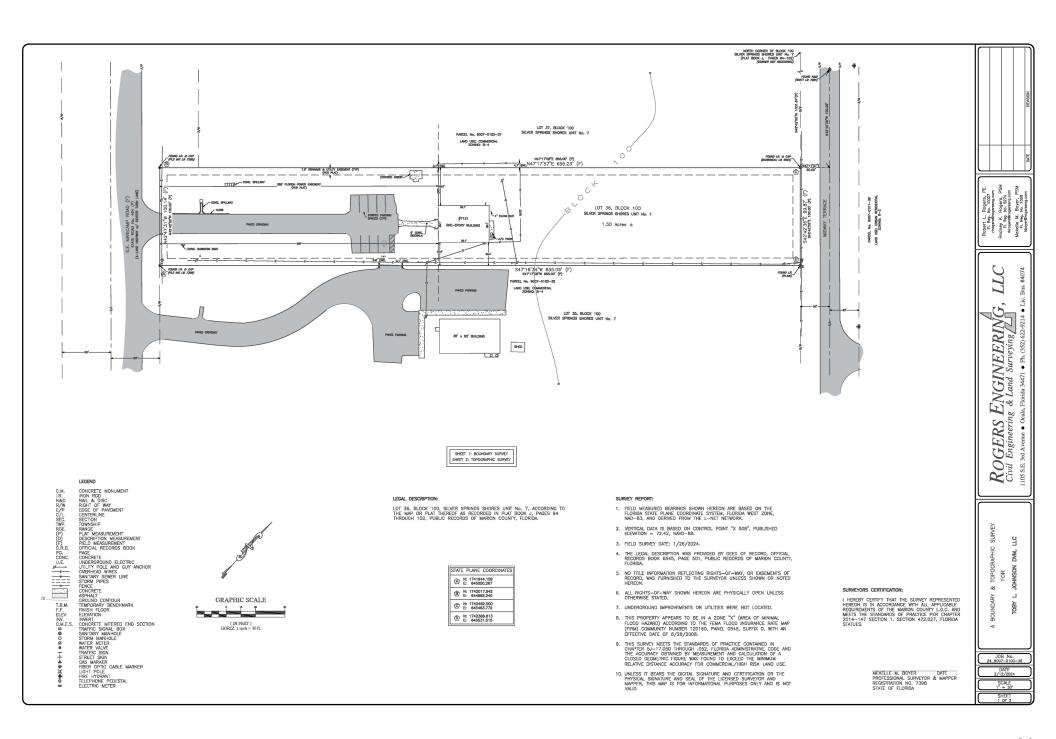
LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS) (UNILESS OTHERWISE NOTIED ON THESE PLANS)
THE BELOW GUIDE GIVES A GENERAL CUTLINE FOR LATERAL ZONE LINE PIPE
SIZING, SIZING SHOULD BE STARTED FROM THE FLIRTHEST MOST
EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE
SHOULD BE TARENT TO TOTAL SHAT IMPRESECTION OF LATERAL ZONE LINE
TO KEEP AN ACCURATE ACCOUNT OF GEN ALL THE WAY BACK TO THE VALVE.
THE COPY FOR FACT ZONE IS GIVEN THE SHOWN AUXILITY OF THE PARKE.

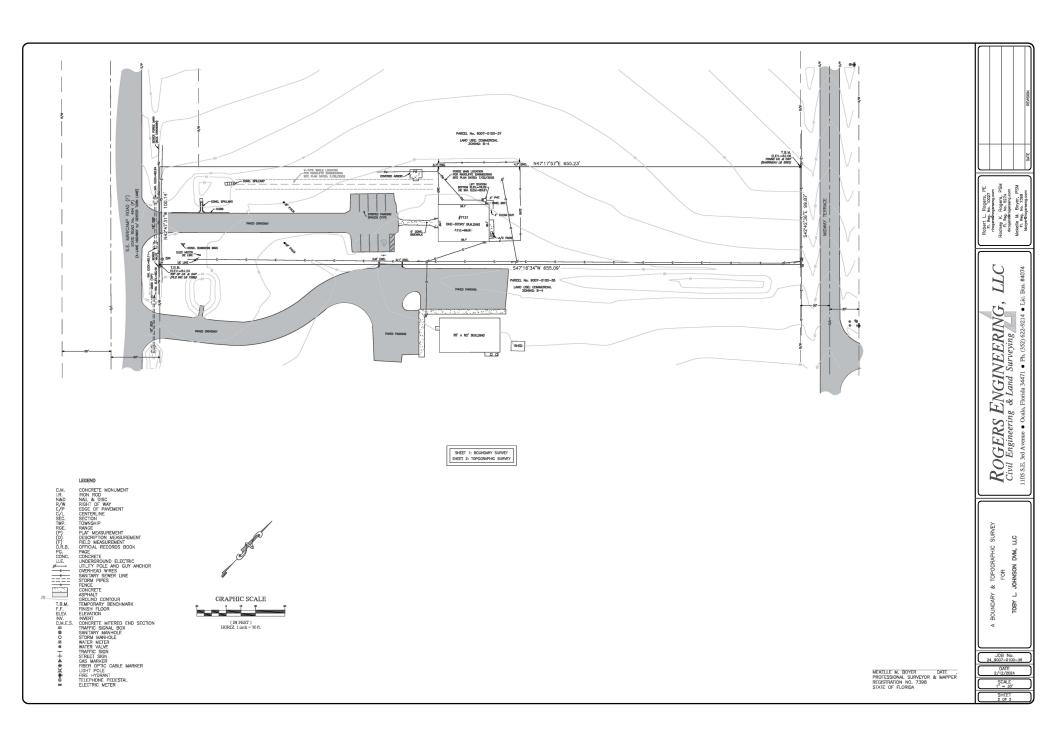
GALLONS PER MENUTE (GPM)	APPROPRIATE PIPE SIZE	
0-10 GPM	3/4" PVC	
11-16 GPM	1" PVC	
17-25 GPM	1 1/4" PVC	
26-35 GPN	1 1/2" PVC	
36-55 GPN	2" PVC	

FACILITY :LORIDA DETAILS MAJOR SITE PLAN HWY 200 STORAGE FA MARION COUNTY, FLC LANDSCAPE

DATE 8/15/23 DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. L2 OF L2







Development Review Committee

Agenda Item

File No.: 2025-19581 Agenda Date: 6/23/2025 Agenda No.: 6.1.

SUBJECT:

Villa Verde PUD Master Plan - Master Plan 7875 SW 75TH Ave Ocala Project #2023050058 #30991 Parcel #35461-000-00 Mastroserio Engineering

This is a PUD Master Plan and the first time to be heard by DRC. The applicant has requested from Growth Services this plan be transmitted to the BCC. Per LDC 2.14.3: Master Plans submitted in lieu of Conceptual Plans for PUD rezoning applications shall be reviewed by DRC and a recommendation of approval, approval with conditions, or denial forwarded to the P&Z and the Board. Final approval by DRC shall be held pending the outcome of the PUD rezoning application. The Board will approve or deny these Master Plans and any amendments determined to be significant by DRC.

PROJECT NAME: WESTWOOD TRAILS PUD (FKA VILLA VERDE PUD) MASTER PLAN

PROJECT NUMBER: 2023050058

APPLICATION: MASTER PLAN #30991

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Master Plan STATUS OF REVIEW: INFO REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

- 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
- 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
- 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: HOA documents showing compliance with Florida Friendly Landscape Principles to be

submitted prior to first building CO

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 1/30/24 - add waivers if requested in the future

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan.

11 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

12 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.

13 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: INFO

REMARKS: Survey was within the 12-month date requirement at the time of submittal of the master plan. At the time of the improvement plan submission, a waiver or recertification of the survey may be necessary to meet the requirements of the LDC. If no construction activity occurs, a waiver would be supported by staff.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: 5/29/25: All other rejections have been cleared. Once applicant is prepared to go back to BCC for master plan approval, notify Planning to request.

Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant. With this letter, please submit documents for amenities and buffers plus any other items discussed for return items with the BCC during the PUD approval.



170 SE 32ND PLACE, Ocala, FL 34471 PH: (352).433.2185 -paolo@mastroserioeng.com

June 11, 2025

Mr. Ken Weyrauch Deputy Director of Growth Services Marion County Growth Services 2710 EAST SILVER SPRINGS BLVD. Ocala, Florida 34470

RE: WESTWOOD TRAILS (F.K.A. "VILLA VERDE")

RESOLUTION NO. 23-R-478

PUD MASTER PLAN TRANSMITTAL TO BOCC

Dear Mr. Weyrauch,

I am providing you with the following letter and supporting documents for the purpose of requesting to transmit the PUD Master Plan to the Marion County Board of County Commissioners for final approval of the project referenced above.

The Master Plan has been submitted to the county and all comments have been satisfied. While the project is still in the queue, the only remaining comment was from the traffic department. This comment from traffic was an additional comment regarding the additional right of way needed along SW 80th Street (this was a new comment). The traffic comment has now been satisfied at the time of this letter, therefore, there are no outstanding comments or rejections remaining, other than this required letter of transmittal.

Please see the attached PUD Master Plan, Architectural Styles, and the Amenity Documents to accompany this letter for transmittal to the BOCC.

I respectfully request that you schedule this project for the next possible BOCC meeting for consideration of final approval.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely

Paolo Mastroserio, P.E.

WESTWOOD TRAILS (F.K.A. "VILLA VERDE") PUD ARCHITECTURAL STANDARDS & DESCRIPTION OF AMENITIES

SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed Playground, Dog Park, a Passive Park, a Pavilion and Picnic area. This proposed development only has 69 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.









MAIN ENTRANCE / COMMUNITY PARK AREA

CONCEPT PLAN RENDERING PROVIDED TO ILLUSTRATE DESIGN INTENT. FINAL PRODUCTS, MATERIALS, COLORS, AND LAYOUT ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY OWNER.

FUN N GAMES, LLC - WESTWOOD TRAILS MARION COUNTY, FLORIDA

39



PLAYGROUND OPTION



SHADE STRUCTURE W / PICNIC TABLE





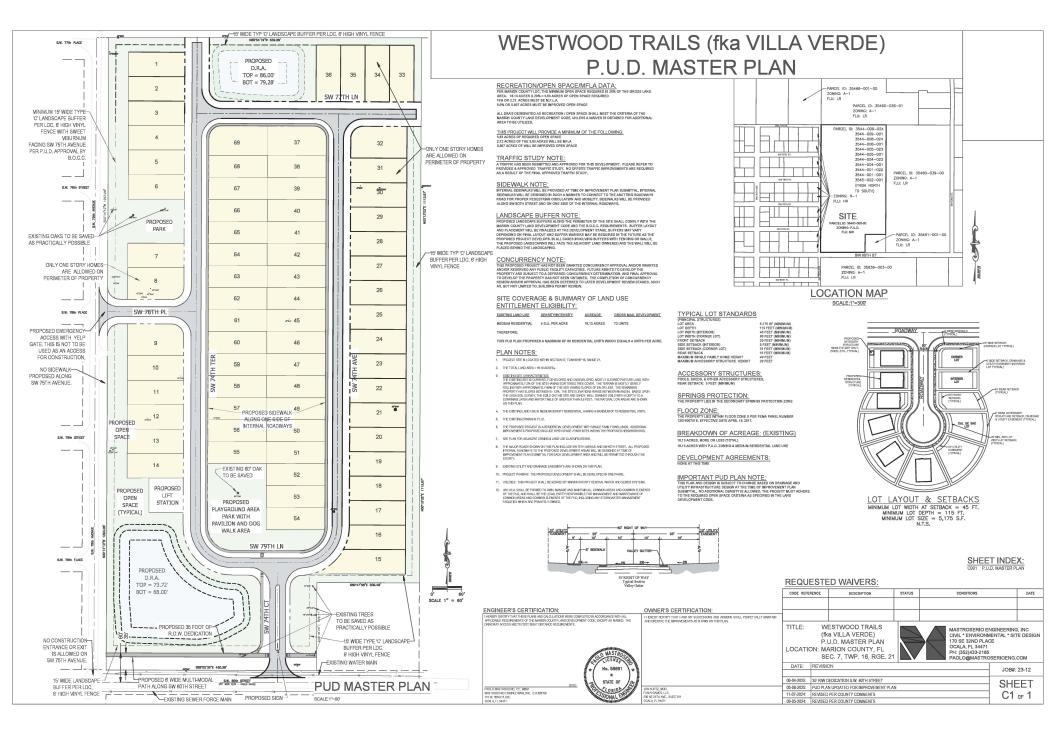
PICNIC TABLE



PARK AMENITY IMAGES

S.02

IMAGES SHOWN ARE PROVIDED TO ILLUSTRATE DESIGN INTENT. FINAL PRODUCTS, MATERIALS, AND COLORS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY OWNER.



From: Weyrauch, Kenneth

To: <u>Paolo Mastroserio</u>; <u>Development Review</u>

Cc: Jon Kurtz; H. Elton Holland

Subject: RE: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

Date: Wednesday, June 18, 2025 9:29:27 AM

Attachments: <u>image002.png</u>

Thank you

Kenneth Weyrauch, AICP

Deputy Director
Growth Services

Main: 352-438-2600 | Direct: 352-438-2627 Empowering Marion for Success!

From: Paolo Mastroserio < Paolo@mastroserioeng.com>

Sent: Tuesday, June 17, 2025 4:33 PM

To: Development Review < DevelopmentReview@marionfl.org>; Weyrauch, Kenneth

<Kenneth.Weyrauch@marionfl.org>

Cc: Jon Kurtz <jonmkurtz@yahoo.com>; H. Elton Holland <h.eltonholland@yahoo.com>

Subject: FW: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report spicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

FYI see email from Ken below - he is scheduling us for the BOCC meeting

See attached Letter Packet Sent to Planning and zoning

Please get me on DRC ASAP for approval to transmit to the board.

Thanks

Paolo

Paolo Mastroserio, PE



170 SE 32ND PLACE OCALA, FL 34471 PH: (352) 433-2185 **CELL: (352) 572-3051**

paolo@mastroserioeng.com

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From: Weyrauch, Kenneth < <u>Kenneth.Weyrauch@marionfl.org</u>>

Sent: Wednesday, June 11, 2025 8:37 AM

To: Paolo Mastroserio < <u>Paolo@mastroserioeng.com</u>>; Rison, Christopher

 $<\!\!\underline{Christopher.Rison@marionfl.org}\!\!>; Madeloni, Elizabeth <\!\!\underline{Elizabeth.Madeloni@marionfl.org}\!\!>; Odom,$

Kenneth < Kenneth.Odom@marionfl.org >

Cc: H. Elton Holland < h.eltonholland@yahoo.com>; Jon Kurtz < jonmkurtz@yahoo.com>

Subject: RE: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

Thank you Paolo,

We'll get you scheduled. I'll let you know the date as soon as I get it. Should be mid July or August at the latest.



Kenneth Weyrauch, AICP

Deputy Director
Growth Services

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: 352-438-2600 | Direct: 352-438-2627

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Paolo Mastroserio < <u>Paolo@mastroserioeng.com</u>>

Sent: Wednesday, June 11, 2025 4:32 AM

To: Weyrauch, Kenneth < Kenneth. Weyrauch@marionfl.org>; Rison, Christopher

<<u>Christopher.Rison@marionfl.org</u>>; Madeloni, Elizabeth <<u>Elizabeth.Madeloni@marionfl.org</u>>; Odom, Kenneth <<u>Kenneth.Odom@marionfl.org</u>>

Cc: H. Elton Holland < h.eltonholland@yahoo.com>; Jon Kurtz < jonmkurtz@yahoo.com>

Subject: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

Mr. Weyrauch,

Please see attached packet for the purpose of transmitting this PUD Master Plan to the BOCC for final approval.

All comments have been addressed and satisfied.

Please schedule us for the next available BOCC meeting as we are getting close to getting the preliminary plat and the improvement plan approved.

Call or email me if you need anything else.

Thanks so much

Sincerely,

Paolo

Paolo Mastroserio, PE



170 SE 32ND PLACE OCALA, FL 34471 PH: (352) 433-2185 **CELL: (352) 572-3051**

paolo@mastroserioeng.com

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Date: 12/26/2023

Marion County Board of County Commissioners

AR 30991

Office of the County Engineer

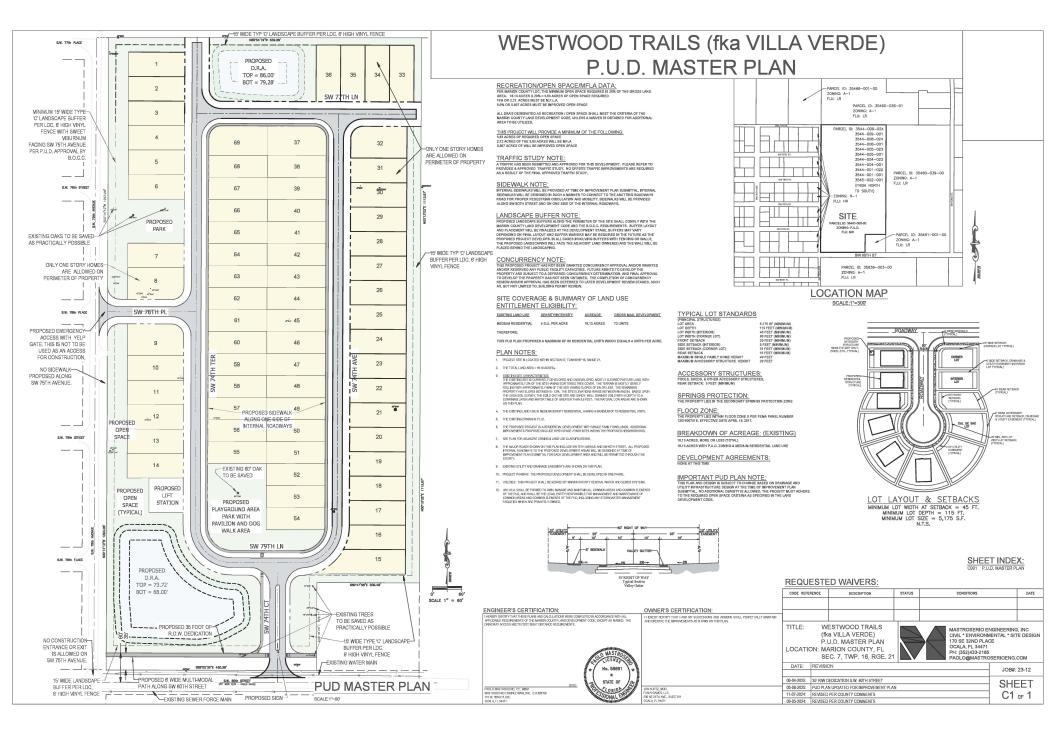
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

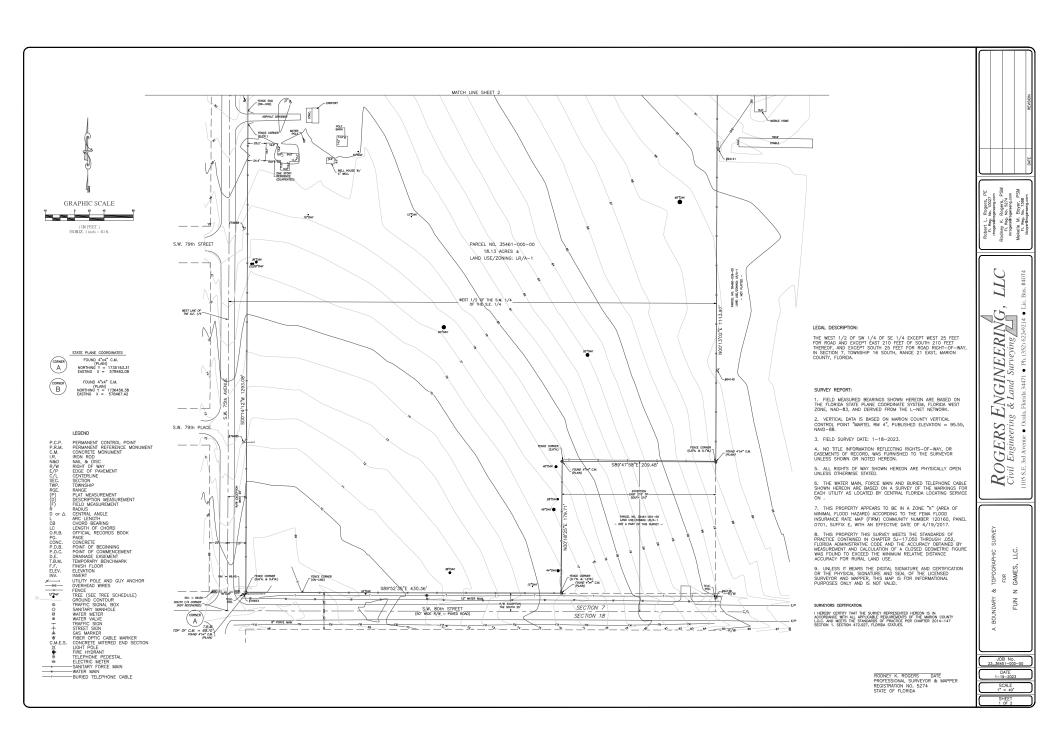
DEVELOPMENT REVIEW PLAN APPLICATION

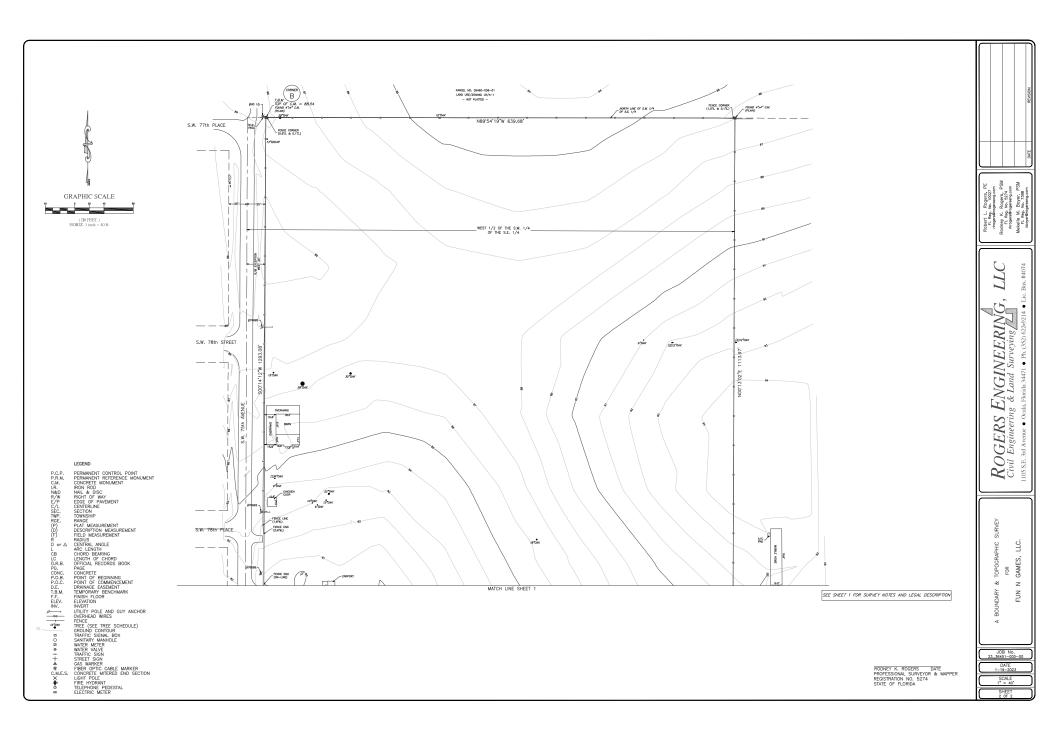
mmi ddi y y y y					
A. PROJECT INFORMATION:					
Project Name: VILLA VERDE PUD MAS	STER PLAN				
Parcel Number(s): 35461-000-00					
Section 07 Township 16 Range 27	<u></u> Land Use_	MR Zoni	ng Class	ification	PUD
Commercial Residential Industrial	Institutional	☐ Mixed Use☑	Other		
Type of Plan: MASTER PLAN					
Property Acreage 18.13 Num	ber of Lots	72	_Miles o	f Roads XMII	es of roads & driveways
Property Acreage 18.13 Num Location of Property with Crossroads Property	address is 7875 SW 7	5th Avenue, NE corner of the	intersection o	f SW 80th Street 8	SW 75th Avenue
Additional comments regarding this submi	ttal <u>72 SING</u> L	<u>E FAMILY DET</u>	ACHEE	<u>UNITS</u>	
B. CONTACT INFORMATION (fill in a	s applicable):				
Engineer:					
Firm Name: MASTROSERIO ENGINEERING	INC	_Contact Name: <u> </u>	PAOLO N	IASTROSE	RIO
Mailing Address: 170 SE 32ND PLACE Phone # 352-433-2185 Email(s) for contact via ePlans: PAOLO@	City: OCALA	State:	<u>FL</u>	Zip Code:_	34471
Phone #352-433-2185	Alternate	Phone # 352-572	2-3051		
Email(s) for contact via ePlans: PAOLO@	MASTROSE	RIOENG.COM			
Surveyor:			200NEV	DOOFDO	
Firm Name: ROGERS ENGINEERING, LLC	G! GG!	_Contact Name:_l	RODNEY	ROGERS	04474
Mailing Address: 1105 SE 3RD AVE. Phone # 352-622-9214	City: OCALA	State:	FL	Zip Code:_	344/1
Phone # 352-622-9214	Alternate	Phone #			
Email(s) for contact via ePlans:					
Owner:		C () N		T7 MOD	
Owner: FUN N GAMES, LLC		_Contact Name:	JON KUR	TZ, MGR.	24474
Owner: FUN N GAMES, LLC Mailing Address: 230 NE 25TH AVE SUITE 100 Phone # 352-361-4524	_City: OCALA	State:	<u> </u>	Zip Code:_	344/1
Phone # 352-361-4524	Alternate	Phone #			
Email address: JONMKURTZ@YAHOO	.COM				
Davidanam					
Developer:		Contact Nove			
Developer:Mailing Address:	City	_Contact Name:_		7in Cada:	
Phone #	CILY:	Dhone #		Zip Code:_	
Phone #	Anernate	rnone #			

Revised 7/2017

Email address:__









Marion County

Development Review Committee

Agenda Item

File No.: 2025-19582 Agenda Date: 6/23/2025 Agenda No.: 6.2.

SUBJECT:

Kingdom Hall Site Improvements-Anthony - Waiver Request to Major Site Plan 9393 NE 21st Ave Anthony Project #2025050085 #32924 Parcel #14306-001-00

Karen Drew, P.E.

LDC 2.21.1.A(1) - Major Site Plan

CODE states A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT states This is an existing site that will remain with the same use and owner and a new stormwater pond (none currently on-site).

To meet County requirements, we will be adding paved handicap spaces, a new walkway at the rear of the building. We are requesting storm water compliance review in lieu of major site plan process.

PROJECT NAME: KINGDOM HALL SITE IMPROVEMENTS-ANTHONY

PROJECT NUMBER: 2025050085

APPLICATION: DRC WAIVER REQUEST #32924

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: N/A

2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Parcel 14306-001-00 is within the Marion County Utilities service area but falls outside of the standard connection distance. Closest MCU Infrastructure is 3+ miles away. No flows are proposed on the waiver request or on Plan Page CS101; therefore, Marion County Utilities has no comment.

Please note that this parcel is located outside the Urban Growth Boundary and lies within the Silver Springs Primary Protection Zone.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

The applicant owns a 0.92 -acre parcel (14306-001-00) and there is 13,625 sf existing impervious area onsite. The applicant is proposing to add a net total of 566 sf for handicap parking and a new walkway. The total existing and proposed impervious area is 14,192 sf. The site will be approximately 5,192 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Area on the property. The applicant has provided a sufficient design for stormwater controls. Staff recommends approval with conditions.



Marion County Board of County Commissioners

Office of the County Engineer

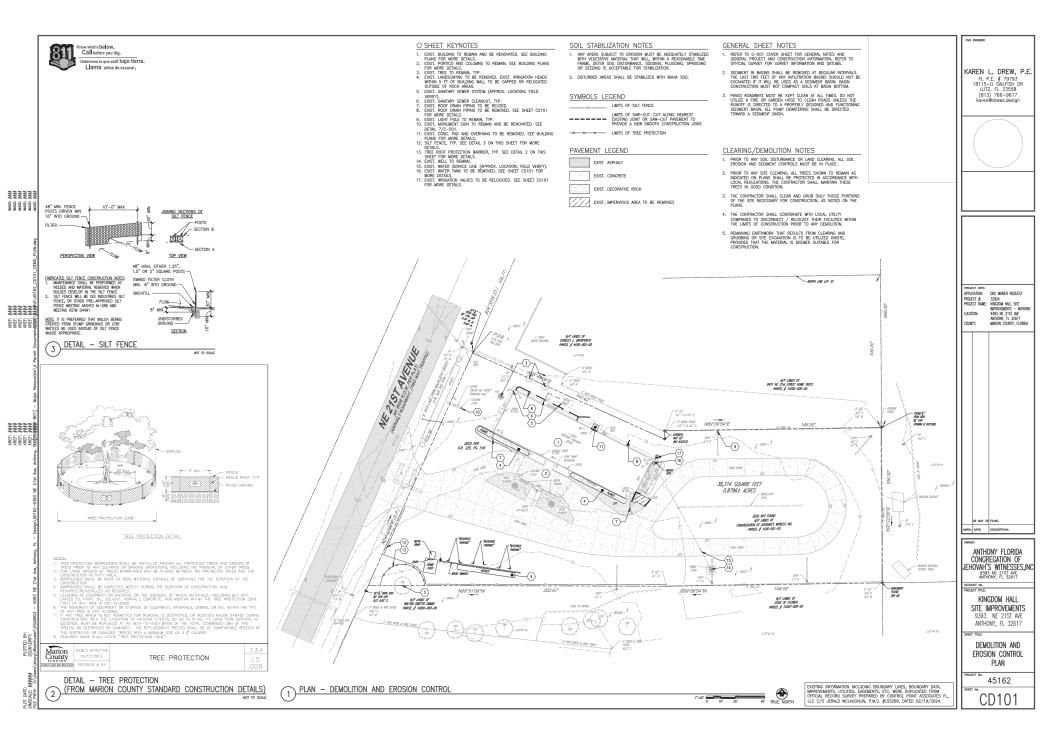
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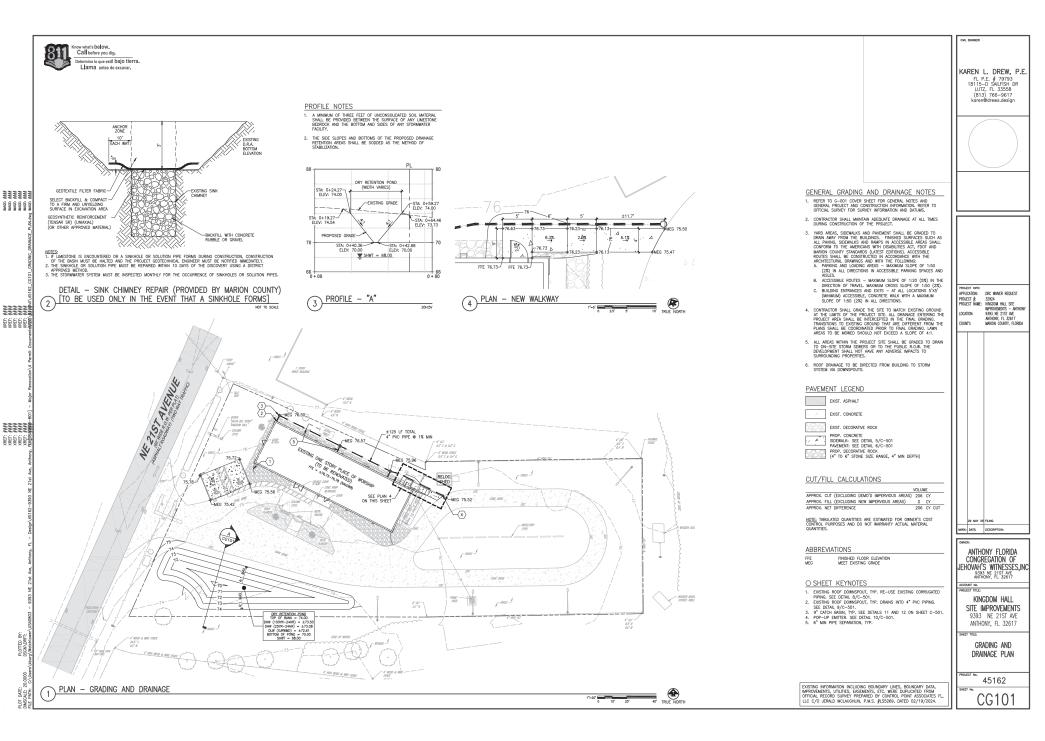
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

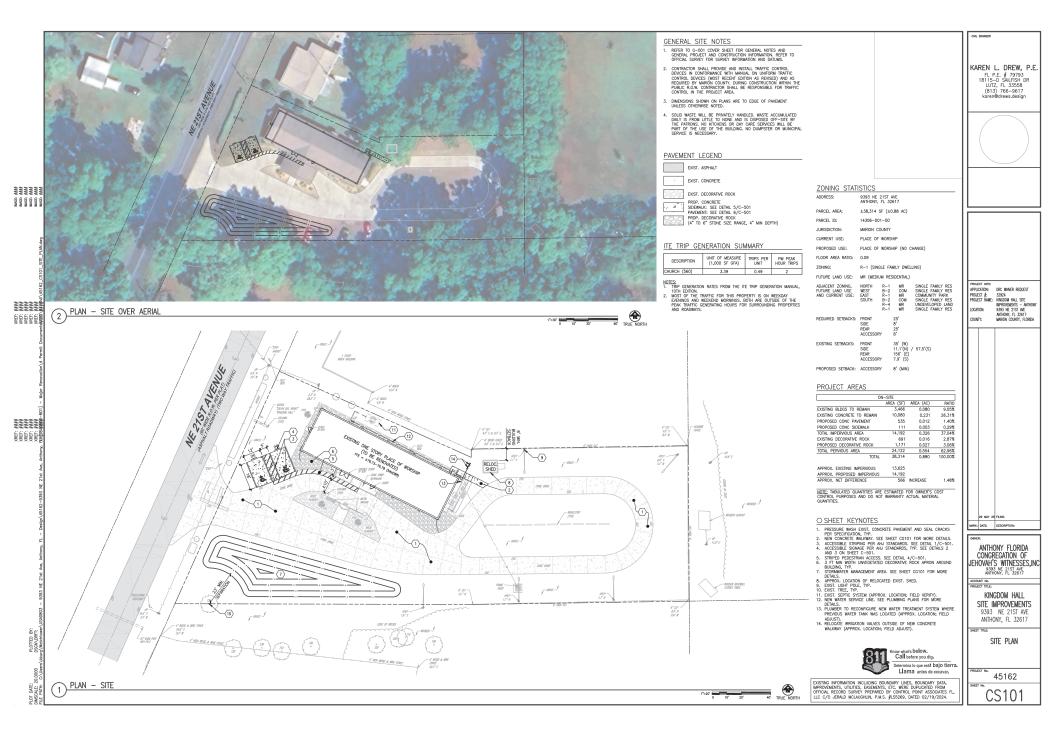
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 5/22/2025 Parcel Num	ber(s): 14306-001-00	P	ermit Number:	
Α.	PROJECT INFORMATION:	Fill in below as applic	able:		
	Project Name: Kingdom Hall Site	improvements-Antho	ny	_Commercial 🗸	Residential
	Subdivision Name (if applicable UnitBlockI	LotTract			
В.	PROPERTY OWNER'S AUTH owner's behalf for this waiver r owner, or original signature belo	equest. The signature			
	Name (print): Anthony Florida C	ongregation of Jehova	ah's Witnesses, INC		
	Signature: <i>Clint Washb</i> Mailing Address: PO Box 564	urn		City: Anthony	
	State: FL Zip Code: 32	2617 Phone #_	Clint Washburn (352) 789-5498	(509)294-	-9880 Amber
	Email address: sargecw499@gmail.c	om (Clint Washburn)		amber_reynolds84	l@yahoo.com
C.	all correspondence. Firm Name (if applicable): n/a.		Contact Name	::Karen Drew, P.E.	s and will receiv
	Mailing Address: 18115-D Sailfis			City: <u>Lutz</u>	
	State: FL Zip Code: 3: Email address: karen@drews.de		813) 766-9617		
D.	WAIVER INFORMATION: Section & Title of Code (be spec Reason/Justification for Request To meet County requirements, we will be and a new stormwater pond (none curre	t (be specific): This is be adding paved handicap s	an existing site that will ren paces, a new walkway at the rear	nain with the same use of the building	
DI Re	EVELOPMENT REVIEW USE ceived By: email 5/22/25 Date 1	: Processed: 5/29/25 ka	ah Project # 2025	050085	AR #_ 32924
70	ONING USE: Parcel of record: Young ESOZ:	7 NI	El: -: Ll. 4	Family Division: Y	es □ No □ es □ No □

Revised 6/2021 3









Marion County

Development Review Committee

Agenda Item

File No.: 2025-19583 Agenda Date: 6/23/2025 Agenda No.: 6.3.

SUBJECT:

Emerald Village - Final Plat 96 Cypress Rd Ocala Project #2024080015 #32614 Parcel #9029-0723-00 JCH Consulting Group, Inc.

LDC 2.18.1. - Applicability.

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver for Improvement Plan for Emerald Village AR 32614

June 10, 2025

PROJECT NAME: EMERALD VILLAGE

PROJECT NUMBER: 2024080015 APPLICATION: FINAL PLAT #32614

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for

the maintenance and operation of the dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads

STATUS OF REVIEW: INFO

REMARKS:

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Water/Central Sewer

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Parcel 9029-0723-00 is located within the Marion County Utility service area. MCU water, sewer force main, and gravity sewer infrastructure are available at the project site and are within connection distance. All platted lots front public roadways where existing utility infrastructure is in place, and MCU will have access to the utilities. Marion County Utilities reserves the right to provide additional comments regarding utility easements, tracts, and other related items upon submittal of site or improvement plans.

6 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications

STATUS OF REVIEW: INFO

REMARKS: Initial Review: No internal circulation for streets is shown on the plat. Are these streets intended to be developed under the major site plan process?

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat

STATUS OF REVIEW: INFO

REMARKS: Initial Review: Preliminary plat has been waived under conditions that. A waiver relating to preliminary plat has been approved under AR 31864. Waiver approval letter has been uploaded to supplemental folder, please review it. It appears that the improvement plan referenced in the waiver conditions has not been submitted yet.

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS

STATUS OF REVIEW: INFO

REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida

STATUS OF REVIEW: INFO

REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO

REMARKS:

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County

Attorney

STATUS OF REVIEW: INFO

REMARKS:

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement

STATUS OF REVIEW: INFO

REMARKS:

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing

STATUS OF REVIEW: INFO

REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Additional Right-of-Way comments

STATUS OF REVIEW: INFO

REMARKS:

15 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum

and adjustment stated

STATUS OF REVIEW: NO

REMARKS: Please reference PRM's to the Florida State Plane Coordinate System.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract

STATUS OF REVIEW: NO

REMARKS: Please label the area (in square feet) of all parcels being created by this plat.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please clearly identify the entity that will be responsible for the maintenance of the stormwater tracts (DRAs) on the cover sheet of the plat.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: NO

REMARKS: (1) An improvement plan submittal will be required for this site (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

19 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: On Sheets 1 and 2 there is a Typo at the top of the page. Cypres should be Cypress.

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.20 - Phases of development

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Development phases and interdependencies are not specified and cannot be determined

without improvement plan.

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.3.1.C(15)(e) - Internal roadways

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Code requires the use of internal roadways. Indicate the following as an ADVISORY NOTICE on plans: "All lots/tracts shall use this subdivision's internal roadways for vehicle/driveway access. Direct vehicle/driveway access to Emerald Road or Oak Road is prohibited."

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Cross access not shown but will be required following improvement plan approval. Include the following language with appropriate entity as applicable: "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Traffic study required. Traffic methodology must first be submitted separately for review and approval, followed by a traffic study (also submitted separately) based upon an approved methodology.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Improvement plan needed to review access management plan and to ensure any required easement documentation is properly recorded prior to approval of final plat.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.11 - Turn lanes

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Turn lane requirements will be determined by traffic study.

26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Sidewalks are required along Emerald Road, Oak Road, and along one side of Cypress Road with on-site interconnectivity. Detailed plan will be reviewed as part of improvement plan submittal.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Improvement plan required prior to approval of final plat to ensure access management infrastructure and right-of-way are sufficient for development proposed.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO REMARKS: Initial Review:

[1] Multiple Future Land Use (FLU) designations are shown as Development of Regional Impact (DRI).

Revise all instances of DRI to show FLU designations as seen on:

https://marioncountyfl.maps.arcgis.com/apps/webappviewer/index.html?id=83214c006f4247cea3f68867496a0e4e

(Open the "Planning & Zoning" group layer, then select the "Future Land Use" layer).

Please double check zoning with the interactive map as well.

- [2] Add FLU, zoning, parcel number, owner, and plat information (as applicable) for all parcels located across the street from the project that are adjacent to Emerald Road. For example: PID 9012-0164-01 and 9012-0174-48.
- [3] Staff notes parcels 9029-0724-18 and 9029-0724+19 do not have FLU or zoning labeled in initial submittal.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft STATUS OF REVIEW: NO

REMARKS: Initial Review: Sec 2.12.22 requires area shown in square feet. The area shown in acres may remain on the plat sheet; however, provide area in square feet as well.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Initial Review: Buffers have not been shown or dimensioned. Provide the buffers as required by LDC Sec. 2.11.1/2.12.24. Ensure consistency across other plan submittals.

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed

STATUS OF REVIEW: NO

REMARKS: Initial Review: The flood zone determination advisory note provided on the cover sheet has not been listed in its entirety (a sentence was omitted). Edit to include the complete advisory note that is listed under LDC Sec. 6.3.1.C(15)(b):

"According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel #[complete accordingly], Marion County, Florida, Dated [complete accordingly], the property described hereon lies in Flood Zone [complete accordingly (X, A, AE, etc.) for all zones applicable to the

property]. The flooding limits have been identified here within as currently established at the time of final plat recording. All persons with an interest in the lands described hereon should evaluate current floodplain limits as they may be amended from time to time as determined by FEMA"

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO REMARKS: Initial Review:

[NO] LDC Sec. 2.1.3. provides the order of plan approval. There is no master plan, preliminary plat, or improvement plan approved for this project. The preliminary plat has been waived, but the master plan and improvement plan have not. This item will remain as [NO] until order of plan approval issue is resolved. Scheduling a meeting with the Development Review Committee or with Growth Services is highly recommended.

[INFO] The Emerald Village project has an approved large-scale land use amendment per Ordinance No 22.35, an approved PUD concept plan per Ordinance No. 22-36, and twelve development conditions outlined in the approval letter for 220508Z. These have been uploaded to the supplemental folder as a single document - "220508Z Emerald Village PUD Ordinances and Approval Letter".

33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.

STATUS OF REVIEW: NO

REMARKS: Show location and dimensions of buffers on the plan

34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Provide MFLA calculations and show areas on the plans

35 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old

STATUS OF REVIEW: NO

REMARKS:

36 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.H - Legal documents

STATUS OF REVIEW: NO

REMARKS:

37 DEPARTMENT: ENRAA - ACO AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

STATUS OF REVIEW: NO

REMARKS:

38 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other

party

STATUS OF REVIEW: NO

REMARKS:

39 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing

STATUS OF REVIEW: NO

REMARKS:

40 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:

STATUS OF REVIEW: NO

REMARKS:

41 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements

STATUS OF REVIEW: NO

REMARKS:

42 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions

STATUS OF REVIEW: NO

REMARKS:

43 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements

STATUS OF REVIEW: NO

REMARKS:



Marion County Board of County Commissioners

32614

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 06/05/2025 Parcel Number(s): 9029	-0723-00 Perm	nit Number:
A.	A. PROJECT INFORMATION: Fill in below as applicable	»:	
	Project Name: Emerald Village	Cc	ommercial or Residential
	Subdivision Name (if applicable):		
В	B. PROPERTY OWNER'S AUTHORIZATION: Atta sign below, authorizing the applicant to act on the owner's beha		or the owner(s) may
	Property Owner's Name (print): SHORES SAND MIN Property Owner's Signature:	IE, LLC	
	Property Owner's Mailing Address: 375 Emerald Rd City: Ocala State: FL Zip (Code: 34471 Phone	#(352) 239-0683
C.	C. APPLICANT INFORMATION: The applicant will be faxed or emailed to the applicant.	the point of contact during thi	s waiver process. Letters will be
	Firm Name (if applicable): JCH Consulting Group, Inc. Mailing Address: 426 SW 15th Street City Phone # (352) 405-1482 Al	Ocala State:_ternate Phone #	Christopher J. Howson FL Zip Code: 34471 (352) 572-1254
	FAX Number or Email address: Chris@jchcg.com; A	dmin@jchcg.com	
D.	D. WAIVER INFORMATION: Section & Title of Code: Reason/Justification for Waiver Request: The request Emerald Village AR 32614	Sec 2.18.1 - IMPROVE t is for a waiver for Impro	EMENT PLAN ovement Plan for
	Emeraid Village / II V 02014		
			(Attach sheet 3 for additional waivers)
	FOR STAFF USE ONLY: Received By: email 6/5/25 Date Processed 6/10	/25 kh Project # <u>2024(</u>	080015 _AR # <u>32614</u>
	Zoning Use: Parcel of record: Yes No Elig Zoned: ESOZ: Must Vacate Plat: Yes Land Use: Date: Ver	s_No_Date:	Verified by:
		<u> </u>	_

"Meeting Needs by Exceeding Expectations"

CONSULTING GROUP, INC. LAND DEVELOPMENT + SURVEYING & MAPPING PLANNING + E NVIRONMENTAL + G. LS.

EMERALD VILLAGE

PLAT BOOK PAGE SHEET LOE 2

A REPLAT OF LOTS! THROUGH 22, BLOCK 722, LOTS 1 THROUGH 13, BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35, BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH PLACE, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCK 722 AND 723 AND THAT PORTION OF CYPRES ROAD LYING ADJACENT TO BLOCK 722 AND 723. ALL IN SILVER SPRINGS SHORES UNIT NO.29, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 'J', PAGES 227 THROUGH 231 MARION COUNTY, FLORIDA

SECTION 16, 21, 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST

NOTES:

- NUMBERY NOTICE ACCORDING TO THE INTONIA FLOOD INCIDENCE PROPOMIN (MMP) FLOOD INSTRUMES PART UNIT FRIM COMMINT PAILE. NO FLOODSCORE MANDON COUNTY FLOOD HETE APRIL 19 2017, THE PROPERTY RESCHREED HETEON LESS IN FLOOD ZONE "X" AM MEEA OF MINIMAL FLOOD HAZARD, THE FLOODING LIMITS HAVE NOT BEEN REPRIFED HEREM AS CURRENTLY ESTRUMENDE AT THE TIME OF THE FUNK PLAN FLOOT FLOODING LIMITS HAVE NOT BEEN REPRIFED HEREM AS CURRENTLY ESTRUMENDE AT THE TIME OF THE FUNK PLAN FLOOT FLOODING LIMITS HAVE NOT BEEN
- 2. CURRENT ZONING IS P.U.D. (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS EMPLOYMENT CENTER.
- 3. 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.
- 4. NO TRUCT SHALL BE DIMEDE OF RESIDENCINED ELECTF FOR THE SILE PURPOSE OF PROFIDENCE ADDITIONAL AREA AT ADJACKEN LOTS OF WATER A PERFAT IS FILED WITH MARROW COUNTY, CORROL, MEMOUR FORPAT COMMENTS WITH THE PROVISION FOR THE LAND ELECTRICATION COUNTY, CORROL WITHOUT COUNTY COUNTY COUNTY.
- 5. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANGS INCLUDE IN THIS FALT FOR THE PURPOSES OF INSPECTION ANY AND ALL FACILITES, STRUCTURES AND CONSTRUCTION OF MIPPOSEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- B DESPITE MAY REFERENCE ON THE PLAT TO MAY MARROFISHEN'T OF FIGURITY INCLUDING BUT NOT LIMITED TO MAY SERBIALLY ARISE AND PROSECULARLY OF MASS MATTERED DISSIBLITY ACCESS FREEZES, UTILITY VEHICLES AND LANGSCAPE AND GOLF COURSE MANITENANCE EQUIPMENT, REGRETATIONAL FACULTY, PARK FACULTY, SIGN, ENTRY FEATURE, WILL, FEROM, EROPE, REPORT, AUGUSTAMINE, CORPORATION, CONFIDENCE OR REGRETATION OF REPORT OF REPORT OF THE PLANT O
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS ON ASSONS OF THE DEVELOPER TO WHOM THE DEVELOPER REPRAINTER THANKERS IN MIRTING A SPECIAR FORM RESERVED TO THE DEVELOPER IN THIS ALT, WHICH SALD WINTING MAKES SPECIAL REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE REST BEING THANSFERRED, AND WHICH SALD WINTERS RECRIFICED IN THE PUBLIC RECORDS OF MARKING COUNTY, FLORIDA.
- 8. THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL MAKE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE GUELATION). TO DITE FOLLOWING WITH A PROPERTIES OF THE GUELATION, TO DITE FOLLOWING WITH A PROPERTIES OF THE GUELATION OF THE FOLLOWING THE APPROPRIATE OF THE STATE OF THE GUELATION AND HONDRISTS, ANY COMMINTY DEVELOPMENT DISTRICTS AND/OR MAY NOT-FOR-PROFIT ENTITIES (A) GRANT AND RESERVE EASEMENTS. (B) ASSIGN OFFERTANIAL AND AND AND KEEP CENTRALES, AND (C) DEVEMBER, SLI OF COVERY.
- 9. THIS PLAT CONTAINS FIVE (5) LOTS, ZERO (0) TRACTS, AND 0.0 MILES OF ROAD.
- 11. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1. FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- 12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- 13. WATER AND SEWER SERVICE ARE BEING PROVIDED BY CITY OF OCALA.
- 14. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED BY MARION COUNTY FIRE RESCUE,
- 15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACULTY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY/IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINAL AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE
- 18. ALL STORMARTE HAS DEALNES EASEDITS SYMM HERDH HE BELLATED PRIVATE FOR THE CONCENCION HAS MARITHMENT OF SIGN FACILITIES STORMARTE MEMORY CORRECTION FOR THE MEMORYMENT ASSOCIATED WITH THE PLAY HER DECOMPACED HITO LANGE AS DESIFTED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DESIGNMENT OF THIS SUBMISSION.
- PERMANENT DRAINAGE EASEMENT AS RECORDED IN OR BOOK 8041, PAGE 1514.
- 17.2. GRANT OF TEMPORARY CONSTRUCTION EASEMENT RECORRED IN OR BOOK BOA!, PAGE 1497. THIS INSTRUMENT HAS EXPIRED UNDER ITS OWN TERMS BUT NO RELEASE HAS BEEN RECORDED. WE ARE REQUESTING THE COUNTY TO RELASE THIS BEFORE THE FLAT IS RECORDED.
- RELEAS THIS BETONE THE PLAT IS RECORDED.

 BECAMARTHON OCCUPHANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 482, PLAGE 553; AMENIMENTIS) IN BOOK 490, PLAGE 552, BOOK 1438, PLAGE 1888, AS RECIPIED IN BOOK 2221, PLAGE 322, AND AS ASSONED IN INSTRUMENTS RECORDED IN BOOK 1432, PLAGE 542, AND AS ASSONED IN INSTRUMENTS RECORDED IN BOOK 522, PLAGE 545.

 GAS SERVICE ARRESEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PLAGE 764 AND 137, PLAGE 411.

 UTILITY SERVICE ARRESEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PLAGE 760 ASSONED IN BOOK 150, PLAGE 630, BOOK 153, PLAGE 513, PLAGE 514, BOOK 154, PLAGE 646, BOOK 334, PLAGE 514, BOOK 154, PLAGE 646, BOOK 334, PLAGE 654, BOOK 357, PLAGE 666, BOOK 357, PLAGE 667, AND BOOK 1552, PLAGE 667, AND BOOK 1552, PLAGE 667, AND BOOK 1552, PLAGE 514, BOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 514, BOOK 564, PLAGE 667, BOOK 567, PLAGE 667, AND BOOK 1552, PLAGE 514, BOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 514, BOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 514, BOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, PLAGE 667, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, BOOK 567, AND BOOK 1552, PLAGE 5153, SOOK 564, PLAGE 5153, SOOK 564, PLAGE 5153, PLAGE

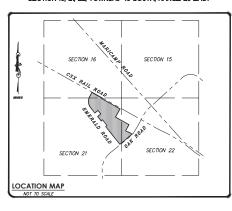
SURVEYOR SEAL:

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE LORIGINA BOARD OF PROFESSIONAL SURFEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT AURISELY AFFECT THE LEGAL ACCESS OF ADMORTIFY PRACTICE.

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071) 426 SW 15TH STREET OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY:	 COUNTY	ENGINEER	RING
BY:	 COUNTY	FIRE SER	WCES
BY:	COUNTY	GROWTH	SERVICE.
BY:	 COUNTY	SURVEYO	R
BY:	COUNTY	UTILITIES	
BY:	COUNTY	BUILDING	SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON ______ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

TTEST:	GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT		1		
			L		\bot
)	(
)		
		CLER	K SEAL:	BCC	SEAL:

NOTICE:
MS FLAT, AS RECORDED IN 175 GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMDED LANDS DESORBED HEREN AND MILL IN
DO CHICARSTANCES BE SUPPLANTED IN AUTHORITY BY ANY DITHER ROBATION OF BIGHTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
HERSTRICHIONS THAT ARE NOT RECORDED OF MISS FLAT THAT HE FLORING IN THE PLATE. RECORDS OF HIS SOURTH HAT HE FLORING IN THE PLATE HERSTRICHIOS OF HIS DIVINE AND HAT HAT BE FLORING IN THE PLATE HERSTRICHIOS OF HIS DIVINE AND HAT HAT BE FLORING IN THE PLATE HERSTRICHIOS OF HIS DIVINE AND HAT HAT BE FLORING IN THE PLATE HERSTRICHIOS OF HIS DIVINE AND HAT HAT BE FLORING IN THE PLATE HERSTRICH OF THE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CARE. TELEVISION SERVICES: PROVIDED HOWERE, NO SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CARE. TELEVISION SERVICES SHALL INTERFER WITH THE FACILITIES AND SERVICES SHALL INTERFER WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE VEINT A CARLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, I SHALL BE SOLELY REPOSSIBLES FOR THE DAMAGES.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HERBEY MOTHEY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DECEMBED HERBOYN THAT THE LANDS INCLUDE IN THIS PLAT HER SUBJECT TO SEPCIAL ASSESSMENTS AS MAY BE PRIMITED BY LAN TO FRANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INPRASTRUCTURE AS DETRIMENDED SECSSARY IN THE OWNER OF SHADING OF THEIR OFFINENCE BOTH PART OF MISSICTION.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

WIND ALL BEN PERS PRESENTS THAT SHORES SON BUME, LLC, A FLORIDA LIMITED LABRUTY COMPANY (THE "EXPELOPER"). THE

FEE SURPLE OWNER OF THE LAND DESCREED AND PLATTED HERRIN AS "EMPALD MULLICE" LOCATED IN MARION COUNTY, FLORIDA,

HAS CAUSED SON JUMBS TO BE SURPREST AND PLATTED AS HOMEN MERCEN. ALL PUBLIC AUTHORITIES AND FINE PERSONNEL

FROMEND SERVICES TO THIS SURPRISON ARE COMPLED AN EXCELLENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF

WHITE PROPERTIES TO THIS SURPRISON MARION COUNTY SO MANTHED A HOW-PLOUSINE FOR EXCELLENT FOR DEPOCRACY MAINTENANCE IN THE FEETH

OF A LOCAL, STATE, OF FEETHAL STATE OF BURGENCY WHEREIN THE DECLARATION INCLUDES THIS SURPRISON OF AN EMERCINAL

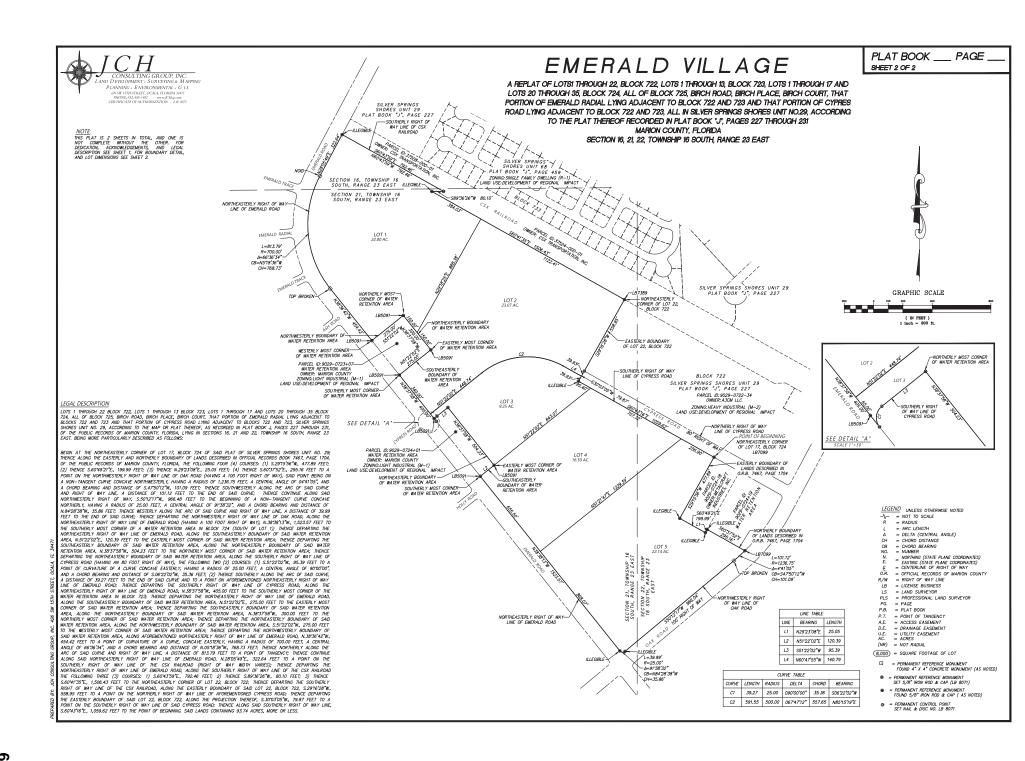
WHEREIN THE ALL MASTETY, ON MELTIFAC OF THE PUBLIC SECRED FOR ALL STATES OF BURGENCY WHEREIN THE DECLARATION INCLUDES THIS SURPRISON OF AN EMERCINAL

WHEREIN THE MELTIFICATION OF PUBLIC SECRED TO BE AT RISK, MARION COUNTY IS GONATION THE OFFICE AND ALL PROPERTY OF ALL PROPERTY

	<u>DEVELOPER AND OWNER:</u> SHORES SAND MINE LLC, A FLORIDA LIMITED	
WITNESS SIGNATURE	LIABILITY COMPANY	
PRINT NAME:		
	Ву:	
WITNESS SIGNATURE	FLOYD S. SALSER III DEVELOPER'S ADDRESS:	
PRINT NAME:	375 EMERALD ROAD OCALA, FL 34472	
) ss: COUNTY OF MARION) THE FOREGOING DEVELOPER'S ACKNOWN	DOCUMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL US DAY OF SOME PAYON S. SOLSER M. AS MANAGER OF MITED LIMBUTY COMPANY, ON BEHALF OF THE COMPANY. HE IS FERSONALLY KNOWN TO MI	E.
COUNTY OF MARION) THE FOREGOING DEVELOPER'S ACKNOWN	DOEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL OF DAY OF DAY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME PRINT NAME: NOTARY SEAL:	·E.

IN THE OFFICE OF THE CLERK OF CHICATI COURT OF MARKON COUNTY, FLORIDA.	
BEGORY C. HARRELL ERK OF THE CIRCUIT COURT	/

CLERK SEAL:





Marion County

Development Review Committee

Agenda Item

File No.: 2025-19584 Agenda Date: 6/23/2025 Agenda No.: 6.4.

SUBJECT:

Michael & Tammy Sloan - Waiver Request for Family Division 3951 NE 92nd Pl Anthony Project #2019100112 #32967 Parcel #14395-007-00

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the

immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting to create a 3.33-acre parcel for their son, Edwin Sloan along with having its own access from NE 92nd Pl.

June 20, 2025

PROJECT NAME: MICHAEL AND TAMMY SLOAN

PROJECT NUMBER: 2019100112

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32967

1 DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Approved. The applicant is requesting to divide the 10.74-acre subject parcel (PID 14395-007-00) into two to create a 3.33-acre parcel and a 7.41-acre parcel. Adjacent parcels range in size from 1.51 acres to 46.28 acres.

There appears to be approximately 4,690 sf existing impervious coverage on subject parcel. There is a Flood Prone Area on the property. The applicant should note that a Major Site Plan or waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO REMARKS: APPROVED

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: 6/19/25 - CONDITIONAL APPROVAL: Proposed easement for existing driveway must be established (or demonstrated as pre-existing) with agreement of west-adjoining property owner.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and the affidavit signed and notarized (all items returned to the zoning dept for completion).

**This is the third and last eligible family division from the parent parcel.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion

County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and the affidavit signed and notarized (all items returned to the zoning dept for completion).

**This is the third and last eligible family division from the parent parcel.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: NO

REMARKS: Parcel 14395-007-00 is located within the Marion County Utility service area; however, it is currently outside of connection distance, with the nearest Marion County Utilities infrastructure located over 5 miles away.

Marion County Utilities requires a utility easement to the 7.41-acre parcel to allow for any potential future utility connections. As shown on the application, there is currently no access to the larger, divided lot, which makes it unachievable for Marion County Utilities to extend water or sewer service to the site in the future.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

RECEIVED

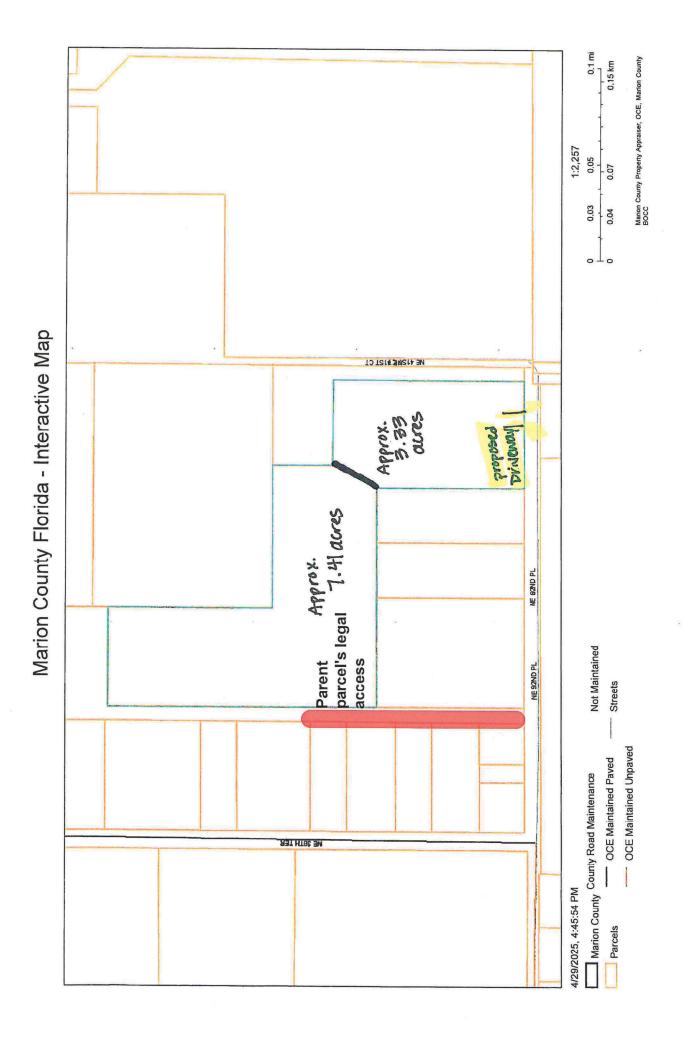
JUN 1 2 2025

Marion County Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 5/110/25 Parcel Number(s): 14395-007-00 Permit Number:
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name: Sloan Property Commercial Residential Unit_Block_Lot_Tract_
В.	PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.
	Name (print): Mighael W. Sloan and Tammy K. Sloan Signature: Mishael W. Sloan and Tammy K. Sloan Mailing Address: 3951 NE 92 nd Place City: Anthony State: FL Zip Code: 32617 Phone #(352) 857-4930 / (352) 615-0453 Email address: mwsocala @ aol. com
C.	APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.
	Firm Name (if applicable): Mailing Address: 3951 NE 92 nd Place State: FL Zip Code: 32617 Phone # (352) 895-1214 Email address: emsocala @ aol, com & Britiney-Murphy@marionfl.org
D.	WAIVER INFORMATION: Section & Title of Code (be specific): Sec. 2.16.1.B(10) - Family Division Reason/Justification for Request (be specific): Request for family division to give 3.33 acres to Son, Edwin Sloan, leaving 7.41 acres to remain with the parent parcel. Applicant regulats to also not provide the 40ft shared easement and to instead have their own driveway access off of NE 93nd Place as shown on the site plan provided.
	CVELOPMENT REVIEW USE: ceived By: EM 6/17/13 Date Processed: 6/13/25 Project # 201910 011Z AR # 32.967
Zo	DNING USE: Parcel of record: Yes No D Eligible to apply for Family Division: Yes No D ned: A ESOZ: WY P.O.M. 2013 Land Use: Reviewed: 6-12-25 Verified by (print & initial): C6
	Parcel 14395-001-01 is a parcel of record parcel number Changed to 14395-007-00 in 1995. Okay for family Division.

Revised 6/2021



Marion County Board of County Commissioners
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchaniability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida - Interactive Map



Maron County Board of County Commissione

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Marion County

Development Review Committee

Agenda Item

File No.: 2025-19585 Agenda Date: 6/23/2025 Agenda No.: 6.5.

SUBJECT:

Dungarven Ridge Ag Lot Split - Agricultural Lot Split Project #2024120012 #32272 Parcel #02691-000-00 Rogers Engineering, LLC

A waiver to the establishment of a County MSBU was DRC approved on 1/27/25 and BCC approved 2/18/25.

PROJECT NAME: DUNGARVEN RIDGE AG LOT SPLIT

PROJECT NUMBER: 2024120012

APPLICATION: AGRICULTURAL LOT SPLIT #32272

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: Required Signage Affidavit

STATUS OF REVIEW: INFO

REMARKS: 911 - CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split.

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: 1) Approved 2/18/2025: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls).

- 2) INFO: There are 4 flood prone areas near the center of the parcel that are not identified on the plans
- 3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.
- 5 DEPARTMENT: ENGIN DEVELOPMENT REVIEW

REVIEW ITEM: Provide mylar and legal documents for recording prior to approval

STATUS OF REVIEW: INFO

REMARKS:

6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary:

STATUS OF REVIEW: INFO

REMARKS:

7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply:

STATUS OF REVIEW: INFO

REMARKS:

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the

improvements created by this division prior to final approval and recordation

STATUS OF REVIEW: INFO

REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements,

the following shall be required: C(1) & C(2)

STATUS OF REVIEW: INFO

REMARKS:

10 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Please indicate current Parcel ID on cover sheet.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: Parcel 02691-000-00 is located within the Marion County Utility service area, currently outside of connection distance to water or sewer. There are no proposed flows at this time. Any future development requiring utility connections will be reviewed upon submission of a site plan or utility plan. No fee(s) for this review.



Marion County Board of County Commissioners

Office of the County Engineer

AR 32272

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 12/03/2024 Parcel Number(s): 02691-000-00	Permit Number:
A.	PROJECT INFORMATION: Fill in below as applicable:	
	Project Name: Dungarven Ridge Ag Lot Split	Commercial Residential
	Subdivision Name (if applicable):UnitBlockLotTract	_
В.	PROPERTY OWNER'S AUTHORIZATION: The propert owner's behalf for this waiver request. The signature may b owner, or original signature below.	y owner's signature authorizes the applicant to act on the
	Name (print): MG PROPERTIES & INVESTMENTS LLC ~ N	ATHAN GARCIA
	Signature: Nathan Garcia Mailing Address: 1553 E. FØRT KING STREET State: FLORIDA Zip Code: 34471 Phone # (352) 4	City:
	State: FLORIDA Zip Code: 34471 Phone # (352) 40 Email address:	01-3755
C.	APPLICANT INFORMATION: The applicant will be the pall correspondence. Firm Name (if applicable): Rogers Engineering, LLC	
	Mailing Address: 1105 S.E. 3rd Avenue	City: Ocala
	State: Florida Zip Code: 34471 Phone # 352-622 Email address: mclemons@rogerseng.com	2-9214
D.	WAIVER INFORMATION: Section & Title of Code (be specific): Reason/Justification for Request (be specific): To allow divis	ction 2.16.1.B(8) - Agricultural lot split ion of land pursuant to code.
DE Re	EVELOPMENT REVIEW USE: eceived By: Email Date Processed: 12/5/24 BM 12/3/24	Project # 2024120012 AR #_ 32272
Zo	ONING USE: Parcel of record: Yes □ No □ Foned: ESOZ: P.O.M Land Use: te Reviewed: Verified by (print & initial):	Eligible to apply for Family Division: Yes □ No □Plat Vacation Required: Yes □ No □

Revised 6/2021

DUNGARVEN RIDGE

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

FOR THE CHARLES STOLDES, TRAINING SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 ESST, WARDN COUNTY, FLORIDA, BEING WORE STOLDES, TOLDES, TOL

Und you consequent of 4.6 Fractional scribt 19, Township 12 South, Rakes 21 ESST, Markov County, Floriba, Being More A Progression St Rillions of the South Reduct—eway Use for Nw. 12454 STEELE (68 FEET WAIR) With His MERSTEELE USE of A Refersable Coordwanter of 4. Historic Markov Study Refer 14. What Use, Razion FEET, Historic Departments also Refer-for-haw Use, Proceedings Study Study Refer South Refer 15. Historic Expertment of the Refer South Study Refer South Study Refer South Study Laboration Study Study Refer South Study Refer Study Refer South Study Refer S

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A PORTION OF THE WRRTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 ESST, MARION COUNTY, FLORIDA, BEING WORRE PRETICULARLY DESCRIBEDS. OF THE SOUTH LINE OF SUD MORTHWEST 1/4, THENCE SERYSYZZW, ALONG THE SOUTH LINE OF SUD MORTHWEST 1/4, A DISTANCE COMMENCE AT THE SOUTHER SECTION SUD SOUTH LINE PROCESS DROWNEST, 128642 FRETT IN PRICE PREVIOUS THENCE SERVSYZW, RANGE SERVINGE, 128642 FRETT IN PRICE SUD SOUTH LINE SERVINGEST, 186642 FRETT THENCE SUD SOUTH LINE SERVINGEST, 186642 FRETT THENCE SUD SOUTH LINE FEBRUARIES.

A PORTION OF THE MORTHWEST 1/4 OF SECTION 30, TOWISHE 12 SOUTH, RANKE 21 ESST, MARRON COUNTY, TIGHDA, BEING WORE PARTICULARLY CONCESSED AND ACCOUNTY, TIGHDA, BEING WORE PARTICULARLY CONCESSED AND ACCOUNTY, TIGHDA, BEING WORE SOUTH THE CONCESSED ACCOUNTY TO THE OWNERS THE TIGHDA SECTION OF THE OWNER SOUTH THE PROCESSED MORTH STATE, TIGHDA SECTION THE TIGHDA SECTION ACCOUNTY, TIGHDA SITE, THEORY SEGSON, TIGHDA SECTION OF THE TIGHDA SECTION OF THE SECTION OF THE OWNER SECTION ACCOUNTY. THE TIGHDA SECTION OF THE SE

VA PORTINGS I 1/4 OF SECTION 30, TOWISHIP 12 SOUTH, BANCE 21 ESST, AND A PORTION OF THE INSPINEDST 1/4 OF THE UNIVERSITY I NOWASHIP 12 SOUTH, BANCE 25 DEST, MAKING NOUTH, TEICHAL, BEING UNDER PERFOLAURAN TO SECRETARIA SECTIONS COMMERCE AT THE SOUTH-LOST CONTRICT OF THE SOUTH-LOST CONTRICT ON THE SOUTH-LOST CONTRICT OF THE SOUTH-LOST CONTRICT ON THE SOUTH-LOST CONTRICT CONTRICT CONTRICT CONTRICT C

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Civil Engineering & Land Surveying

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14. THE 60 FIET NON-EXCLISINE INRRESS/EGRESS & UTUTY EXEMENT SHOWN AND DESCRIBED HERGON IS ADDRESSED IN DETAIL IN THE DISCLARMON OF SECURIORS, CORPUNITIONS AND RESPONSED IN ARROUNDING THE DISCLARMON RIGHE. THE ARROUNDING TO SECURIORS FOR CHARGON ARROUNDING THE DISCLARMON OBJUST, FACILIES. THE REPORT IS SHEET TO THE METCAGE IN THOSE OF MASTELLET COMMANY BANK OF LIGHD, RECORDED IN CYDNAL RECORDS DOW SACH, PAGE 1172, RHELL RECORDS OF MARKING COUNT CLOUDE, AND THE MASTELLET HAS PROURED THEN JOINER AND CONSENT OT THIS CARRYLL FLOW SHELL OF SHELL RECORDED IN OFFICIAL RECORDS GROWN, FLORING. THEN JOINER AND CONSENT OT THIS CARRYLL FLORIDA.

13. DEPLICEMENT OF IMPERMOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WANGER FOR THE SAME. IS APPROVED BY WARRON COUNTY D.R.C.

12. F THE STABILZED DRIVEWAY IS IMPROVED WITH INPERVIOUS MATERALS, THAT PORTION OF THE PAVED DRIVEMAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAININGE FACILITIES ARE PROVIDED.

11. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHULT, LINERCOCK OR SMILAR IMPERVOUS MATERIALS, IT MAY BE MICRASSARY OF PROVINCE A DRIANGE HEAVEN PREVAILED REVIEWED. ROADERESS STORMWITTR RUNOFF. THE PLAN MUST BE SUBJECTED TO AND APPROVED BY THE MARRON CONFINCTION.

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE MON-EXCLUSINE INGRESS/EGRESS & UTILITY EAGENERT.

THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.

THIS PROPERTY APPLIES TO BE IN A ZOME "Y" (AREX OF MAINAUL FLOOD HAZARD) AND A ZOME "A" (SPECIAL FLOOD HAZARD AREX) ACCORDING". THE ERRA ATOD INSURANCE SMET WAS (FIRE) COMMAINT NUMBER 2010G, WAREL OITY, SUFFIX D, HAVING AN EFFECTIVE DATE OF 8/29/2008. THE LIMIS OF ZOME "X" SHOWN HEEROW WERE INTERPOLATED FROM THE FIRM.

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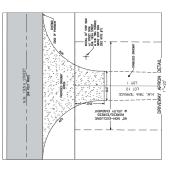
Mekelle M. Boyer, PSM Fl. Reg. No. 7398 kboyer@rogerseng.com PC Rogers, PE Regers, PE Rege, No. 70027
FL Reg. No. 70027
Rodney K. Rogers, PSM Rodney K. Rogers, PSM Rog. No. 5274
txtogeratiogerateng.com

DERIVED FROM

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.







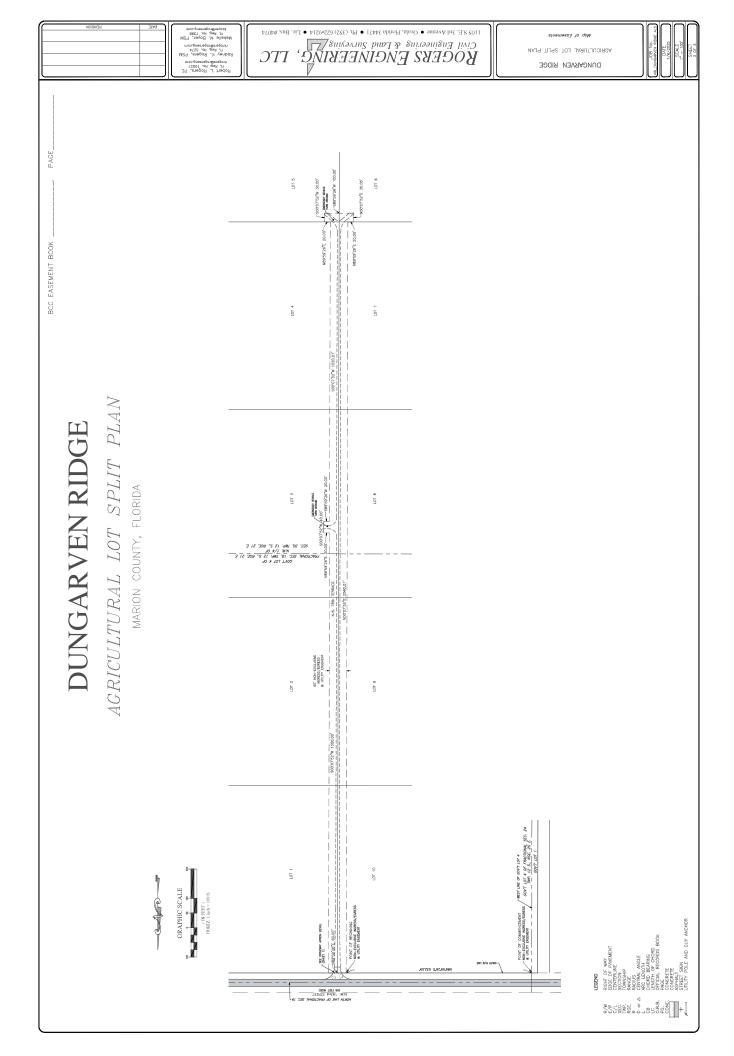
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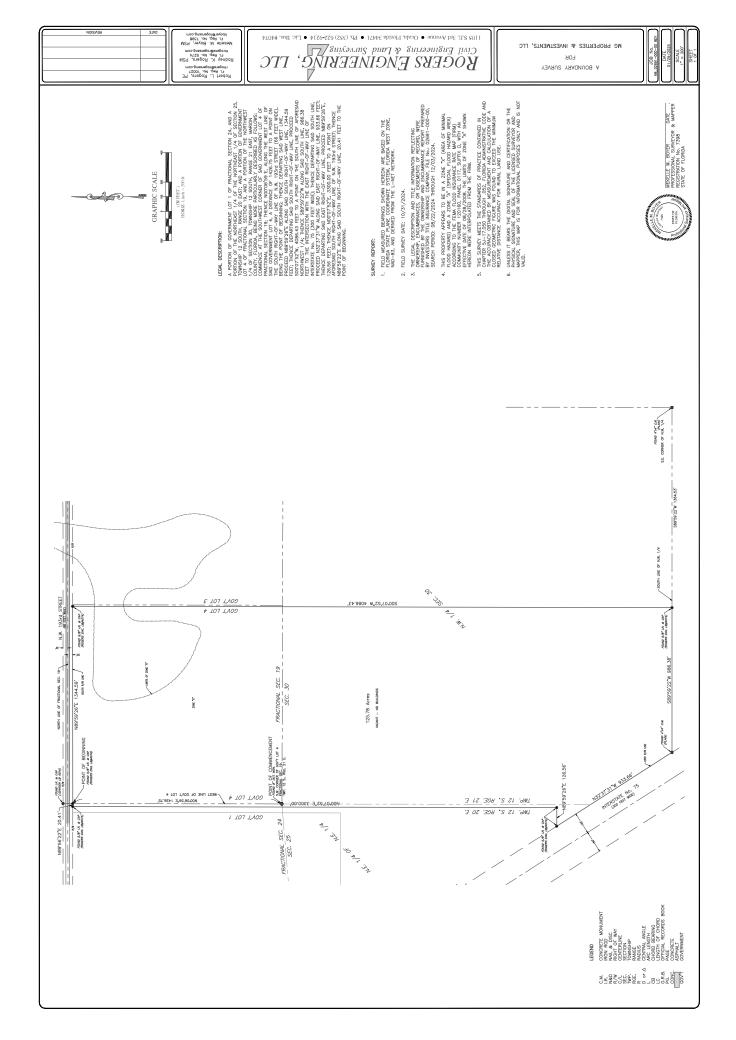
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AGRICULTURAL LOT SPLIT PLAN DUNGARVEN RIDGE

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA









Marion County

Development Review Committee

Agenda Item

File No.: 2025-19586 Agenda Date: 6/23/2025 Agenda No.: 6.6.

SUBJECT:

Dungarven Oaks Ag Lot Split - Agricultural Lot Split Project #2024120017 #32277 Parcel #03154-000-00 Rogers Engineering, LLC

A waiver to the establishment of a County MSBU was DRC approved on 1/13/25 and BCC approved 2/4/25.

PROJECT NAME: DUNGARVEN OAKS AG LOT SPLIT

PROJECT NUMBER: 2024120017

APPLICATION: AGRICULTURAL LOT SPLIT #32277

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: Required Signage Affidavit

STATUS OF REVIEW: INFO

REMARKS: 911 - CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split.

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: 1) Waiver approved 2/4/2025: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls).

- 2) INFO: Please identify the location of the Marion County flood prone areas on the property
- 3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.
- 5 DEPARTMENT: ENGIN DEVELOPMENT REVIEW

REVIEW ITEM: 2.16.4.C(3) - Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer

STATUS OF REVIEW: INFO

REMARKS: 1/6/25-Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Provide mylar and legal documents for recording prior to approval

STATUS OF REVIEW: INFO

REMARKS: 1/6/25-Provide mylar and legal documents for recording prior to approval

7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply:

STATUS OF REVIEW: INFO

REMARKS:

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the

improvements created by this division prior to final approval and recordation

STATUS OF REVIEW: INFO

REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements,

the following shall be required: C(1) & C(2)

STATUS OF REVIEW: INFO

REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed

lots together with the legal description of any existing or proposed easements.

STATUS OF REVIEW: INFO

REMARKS:

11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: Approved

12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: 1/14/2025—Important note: prospective buyers should be informed of the wetlands, as they will have to first get with DEP before pulling building permits if they plan on building in the wetlands.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: APPROVED - MCU service area but outside connection distance for water & parcel sizing

permits septic tanks.



Marion County Board of County Commissioners

Office of the County Engineer

AR 32277

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 12/03/2024 Pa	rcel Number(s): <u>03</u>	154-000-00		Permit Number:	
Α.	PROJECT INFORMA	ATION: Fill in bel	ow as applicable:			
	Project Name: Dungary	en Oaks Ag Lot S	olit		Commercial	Residential V
	Subdivision Name (if a UnitBlock	Lot	Tract	_		
В.	PROPERTY OWNER owner's behalf for this owner, or original signa	waiver request. T				
	Name (print): MG PRO	PERTIES & INVES	STMENTS LLC ~ N	IATHAN GARCI	A	
	Signature: Nat	ran Garcia				
	Mailing Address: 1553	E. FORT KING S	TREET	10.4.0755	City:	
	State: FLORIDA Zip Email address:					
C.	all correspondence. Firm Name (if applicate Mailing Address: 1105)	le): Rogers Engine	•	Contact N	Iame: Melinda Clemor	ns
	State: Florida Zi	Code: 34471	Phone # 352-62	22-9214	City: Ocala	
	Email address: mclemo					
D.	WAIVER INFORMA Section & Title of Cod Reason/Justification fo	e (be specific):	Se ific): <u>To allow divi</u> s	ection 2.16.1.B(8 sion of land pursi) - Agricultural lot split uant to code.	
Re	EVELOPMENT REVII eceived By: Email	Date Processed	ı: 12/6/24 BN	Project #	2024120017	32277
Z (12/6/24 ONING USE: Parcel of oned: ESOZ: E	record: Yes \(\square\) No.M.	o □ Land Use:	Eligible to apply Pla	y for Family Division at Vacation Required	1: Yes □ No □ 1: Yes □ No □

Revised 6/2021

DUNGARVEN OAKS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



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LEGAL DESCRIPTION:

39, "specy, PE Copers, PE Copers,

193rd STREET OTHER THAN THE

LOCATION MAP N.T.S.

TO WINSHIP IZ SOUTH BAUE 21 EGST, MARIN COUNTY, ELORIA, BEND AND APPRING OF THE WORTHWIST, THE OF SECTION 30, AT TOWNSHIP IZ SOUTH BAUE 21 EGST, MARIN COUNTY, ELORIA, BEND WORE PARTICULARLY DESCRIBED AS FOLLOWS. A TOWN SHOW THE COST OF THE OFFICE OF SOUTH BAUE 21 EGST, MARIN COUNTY, ELORIA, BEND SECTION SHOW THE COST OFFI THE OFFICE OFFI THE OFFICE OFFI THE OFFICE OFFI THE OFFI

Efficiency of cognegators (LGT), so of Pacchoung, SECTION, SD. TOWNSHIP 12 SOUTH, RANGE 21 ESST, MARRON COUNTY, FLORICA, BEING BEFORE THE SOUTHERS CONSERVE A BOARD OFFICENARY OF 3. THEORY CONTYCES, ALGORIS CONTY CONCERNING THE SOUTHERS CONTINUE AND OCCERNING THE SOUTHERS TOWN OFFICE THE SOUTHER SOUTHERS AND OFFICE THE SOUTHERS CONCERNING THEORY CONTINUE MONOTYSEY. ALGORIS CONCERNING THE CAND FEET THEORY SOUTHER MONOTYSEY ALGORIS CONCERNING THE CONTINUE MONOTYSEY ALGORIS CONCERNING THE CONCERNING THEORY CONTINUE MONOTYSEY. ALGORIS CONCERNING THE CONCERNING THE CONCERNING THE CONTINUE MONOTYSEY ALGORIS SOUTH OFFI THE CONTINUE MONOTYSEY ALGORIS SOUTH OFFI THE CONTINUE MONOTYSEY ALGORIS SOUTH OFFI THE CONTINUE MONOTYSEY AND THE CONTINUE MONOTYSEY. ALGORIS SOUTH OFFI THE CONTINUE MONOTYSEY AND THE CONTINUE MONOTYSEY AND THE CONTINUE MONOTYSEY.

SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FOLLOWS:

WARTHEST LOG SECTION 30, TOWNSHE 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING WARTHEST CREEKE OF SUM ON THE STOOL STORY AND ADD THE STOOL WARTHEST CREEKE OF SUM ON THE STOOL STORY AND ADD THE STOOL WAS DEPORTED.

SHEET 1 - COMER SHEET SHEET 2 - MAP OF LOTS & EASEMENT

11. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON-EXCLUSINE INGRESS/FEGRESS & UTILITY EASEMENT.

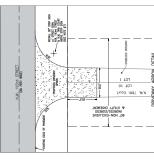
13. IF THE STRBILZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERALS, THAT PORTION OF THE PACED DRIVEWAY THAT WHITH EACH IMPORTULE, OF SUBJECTED AS IMPERVIOUS AREA ALLOCATED TO THE LOT; UNLESS SEPARATE DRIVINES ARE PROVIDED.

A SIGN THAT THE CONTROL DRIVEN DEPOYED THE BARROOTS. A SIGN THE THE PROPERTY LUREDOC SO SULVED REPRODES THE WAY BE RECESSAR! TO PRODUCE A DAMAGE PLAN, FREPARED BY A FLORIAL ULEDSED BOARRET. 10 PRODUCE A DAMAGE PLAN FREPARED BY THE MARION COUNTY STORWAY PROPERTY OF DAMAGE THE MARION COUNTY STORWAY.

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THE WETLANDS SHOWN HEREON WERE INTERPOLATED FROM THE NATIONAL WETLANDS INVENTORY MAP. 10. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.

MARION COUNTY LDC APPROVED WAIVERS:



THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND. IN ADDITION TO THE 60" NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASIBLENT SHOWN HEREON, THERE SHALL BE A 10 FEET WE NON-EXCLUSIVE UTILITY EASIBLENT ALONG WITH AND ADJOINT OF SHOWN FOR CLARITY PURPOSES. NON-EXCLUSIVE UTILITY EASIBLENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES. TESTOR SIGN AS PRETET SOON MATER BENEALTO DO A 27% ZONGER FORT, HET IN LEGENT, 14 CAUGH, LESYT, IN ACCROMMENT WITH EIGHES TSOON, TISSUI AND TSOOS AS STATED IN THE MARKN COMPLETED PRIOR TO THE DRIVENEY CODE. THIS BANK WITH EER INSTALLED AS A PART OF THE DRIVENEY PERMIT AND MUST BE COUNTERED PRIOR TO RECORDING OF THIS PARN.

EDANIGS SHOWN HEREON ARE EMEED ON THE FLORIDA STATE FLAME COORDINATE SYSTEM, FLORIDA WEST ZOME, WUD-83, AND DERWICE FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL, PREDARED BY THIS FIRM.

IOTS I THROUGH TO SHALL FRONT ON THE COMMON DRIVEMY WITHIN THE NON-EXCLUSIVE EXEDIBIT AND DRIVEMYS CONDECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEMYS SPACING REQUIREMENTS ESTABLISHED BY MARKON COUNTY.

PERTAINING TO LOTS 1 & 10, THERE SHALL BE NO DRIVENAY CONNECTIONS TO N.W. COMMON DRIVENAY WITHIN THE 60 FEET WIDE EASEMENT. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.

PARTICLARY REPRINESTLY, 4.C SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MENGATHER SOUTHERS FOLLOWS: A FOLLOWS:

PARTICULAR DESCRIPCES TO 4 OF SECTION 30. TOWNSHIP 12 SOUTH, RANGE 21 EST, MARION COLNYY, FLORIDA, BEING PARTICULAR DESCRIPCES AND SECTION SEC

TOTATION OF THE WORKINGT I. 4.6 STATUS NO. TOWNSHIP 12 SOUTH, RANGE 21 EIST, MARION COUNTY, FLORIDA, BEING MORE RESTOLATED. RESPONSED AS TOLIOSENON NO FORMERS I. 4.6.1. FRIENDES COPERATION, ALSO THE EIST LINE OF STATUS INCOMESTIVE I. 4.6.1. PROFILES SERVINGT I. 4.6.1. AND STATUS COPERATION. AND ASSETT COPERATION SOUTH DESCRIPTIONS OF DESCRIPTION OF STATUS OF STATUS OF SERVINGT I. 4.6.1. PROFILES SERVINGT IN A STATUS COPERATION.

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NORMENEE AT THE MORTHERST COMEN OF BOAD INORTHWISTIN CHARACTER OF STATE OF

SEC. 2.16.1.B(8)(g) — ESTABLISHMENT OF DRC APPROVAL: 1/13/2025 BCC APPROVAL: 2/04/2025

ROCERS ENGLINEERING

Civil Engineering & Land Surveying

MOCERS Englineering & Land

APRON DETAIL

14. BEVELOPWENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR WAVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C. II. THE OF FECHALISM. REDESEX FREEZES & UTILITY EXEMENT SHOWN AND EXERTED RECORDED MEASURESED IN DIFFERENCE OF ADDRESSED IN REPORT OF EXEMENTS. CONDITIONS AND EXERTEDIAS FOR DIMENSING MOUNT, PLORIDA. IN THE DECLARATION OF EXEMENTS. CONDITIONS AND EXERTEDIAS FOR DIMENSION COUNTY, PLORIDA.

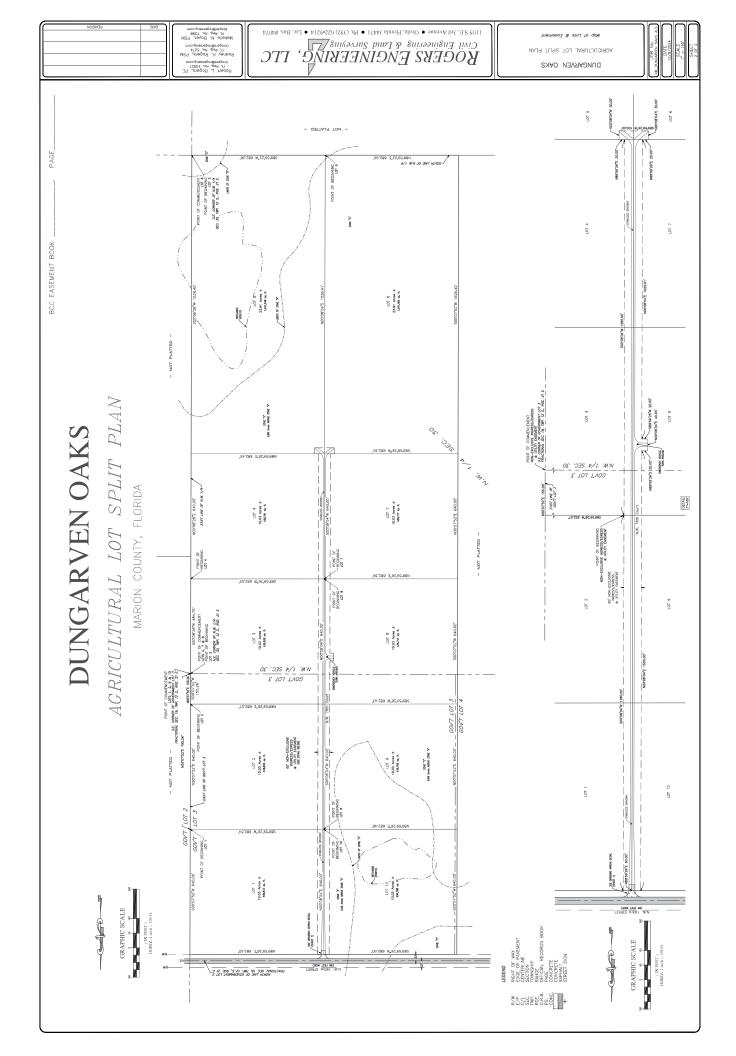
AGRICULTURAL LOT SPLIT PLAN DUNGARVEN OAKS

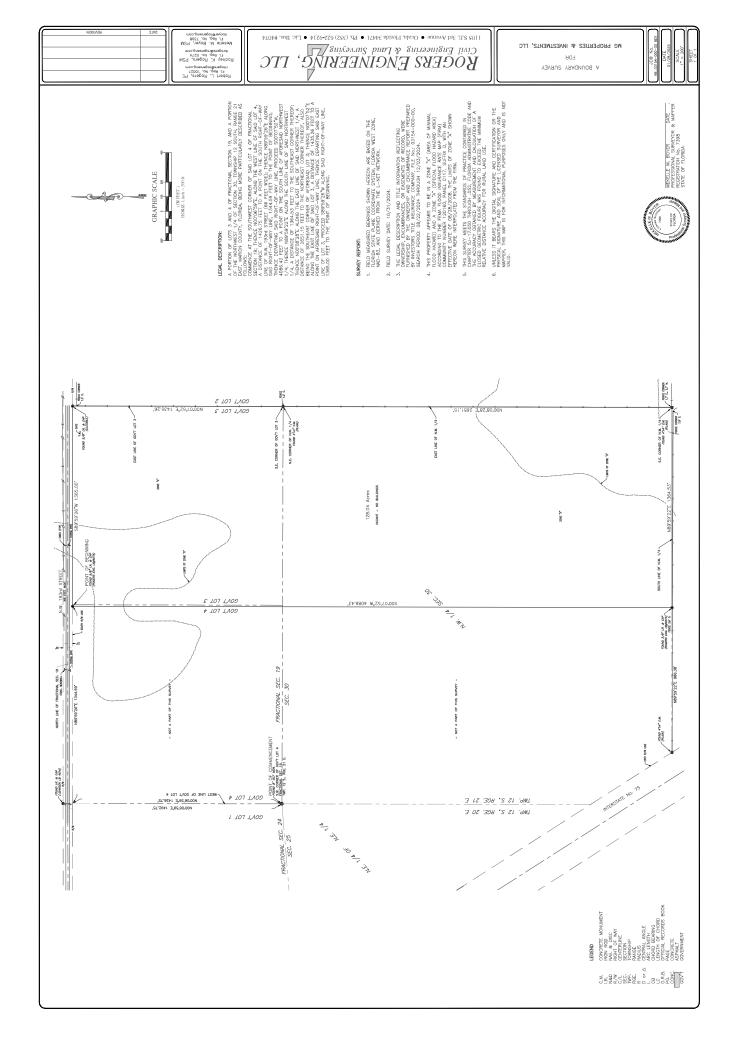
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Marion County

Development Review Committee

Agenda Item

File No.: 2025-19587 Agenda Date: 6/23/2025 Agenda No.: 6.7.

SUBJECT:

Antoona Heights Plat Vac - Plat Vacation Project #2025060013 #32951 Bellehaven Development Group, LLC

Applicant requests to vacate portion of property. Plat property encumbered by old Plat as well as additional property.

June 20, 2025

PROJECT NAME: ANTOONA HEIGHTS PLAT VAC PROJECT #2025060013 APPLICATION #32951

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO

REMARKS: N/A

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO

REMARKS: The applicant is proposing to vacate parcels 37912-000-00 to replat it as well as add an additional property to the new plat. Per MCPA, there appears to be 4,336 sf existing impervious coverage on the property. There are several Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.

4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO REMARKS: No comments.

5 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO

REMARKS: FLU designations and zoning within City of Belleview. No further comments.

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Plat Vacation STATUS OF REVIEW: INFO

REMARKS: Parcel 37912-000-00 is located within the City of Belleview. Marion County Utilities has no comments on the proposed plat vacation at this time. The City of Belleview will need to review and confirm whether utilities will be impacted by the vacation.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

June 6, 2025

W. James Gooding III, Esq. 1531 SE 36th Avenue Ocala, FL 34471

RE: Plat Vacation Petition – Antoona Heights (a portion of)

This letter is to inform you that the Marion County Development Review Committee will meet to review your petition on *June 23, 2025*. The DRC meeting begins at 9:00 AM in Conference Room 'A' located at 412 NE 25th Avenue in Ocala Florida. The DRC will make a recommendation regarding the Petition to Vacate, which will be forwarded to the Marion County Board of County Commissioners for final consideration. You may wish to attend this meeting in the event that the committee has any questions or if you want to provide any additional information.

Please call if you have any questions or concerns.

Sincerely,

Cheryl Weaver Property Manager

Office of the County Engineer

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Form PV-DRC



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

INTERDEPARTMENTAL CORRESPONDENCE

June 6, 2025

Memo to:

Distribution List

From:

Cheryl Weaver, Property Manager

Subject:

Application for Plat Vacation

Subdivision: Antoona Heights (a portion of)

The attached petition is scheduled to be considered by the Development Review Committee on *June 23, 2025*. If you have any questions regarding the petition, please call the Applicant, James Gooding, Esq. @ 352-579-1290 or 352-579-6580.

If you have any comments or concerns that should be considered by the DRC prior to making a recommendation to the Board of County Commissioners, please email them by *June 18*, 2025 to me at cheryl.weaver@marionfl.org and Aaron Pool (DRC representative) at aaron.pool@marionfl.org so it can be discussed with the Committee.

Distribution List:

Aaron Pool, Office of the County Engineer
Jason Cambre, Office of the County Engineer
Christine Vrabic, Office of the County Engineer
Chris Zeigler, Office of the County Engineer
Steven Cohoon, Office of the County Engineer
Josh Kramer, Utilities
Chuck Varadin, Growth Services
Michelle Hirst, Public Safety
Chris Rison, Planning
Ken McCann, Fire Services
Chad Wicker, MSTU

Form PV-M



Form PV-AP

Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

	The motivation made to typou or region, without
1.	APPLICANT INFORMATION: Date:
	Applicant: Bellehaven Development Group, LLC, a Delaware limited liability company
	Address: 1415 SW 17th Street, Ocala, FL 34471 City: Ocala State: FL Zip: 34471
	Agent / Contact: W. James Gooding III, Esq.
	Address: 1531 SE 36th Avenue, Ocala, FL 34471
	Phone Number: 352-579-1290 Fax Number: 352-579-1289 Cell: 352-579-6580
	E-mail: jgooding@lawyersocala.com
	Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website: http://216.255.240.38/wb or 1/or sch 1.asp
2.	PROPERTY INFORMATION:
	Parcel Number(s): 37912-000-00 and 37912-005-00
	Subdivision Name: Antoona Heights Unit/Block/Lot: //
	Parcel Size: 158:49* 218:74 Sec/Twp/Rge: 30 / 16S / 23E Plat Bk/Pg 9002 / 250 *Total size of both tax parcels
	Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial
	photo may be printed from the Marion County website at: https://maps.marioncountyfl.org/interactivemap/
	Are any other applications pending?
	☐ Variance ☐ Family Division ☐ Site Plan Approval ☐ Other:
3.	PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:
	Code Violation (attach copy of letter citing violation)
	☐ To clear an existing encroachment
	Family Division
	To allow for construction of:
	☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☐ Other
	Plat property encumbered by old Plat as well as additional property.

Empowering Marion for Success

PETITION TO VACATE A PLAT OR PORTION OF THE PLAT OF

ANTOONA HEIGHTS

Plat Book 9002 Page 250

Whereas, Bellehaven Development Group, LLC, a Delaware limited liability company _, Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

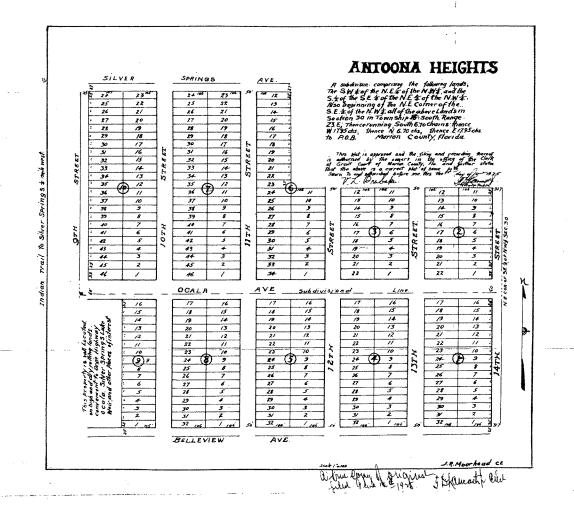
Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

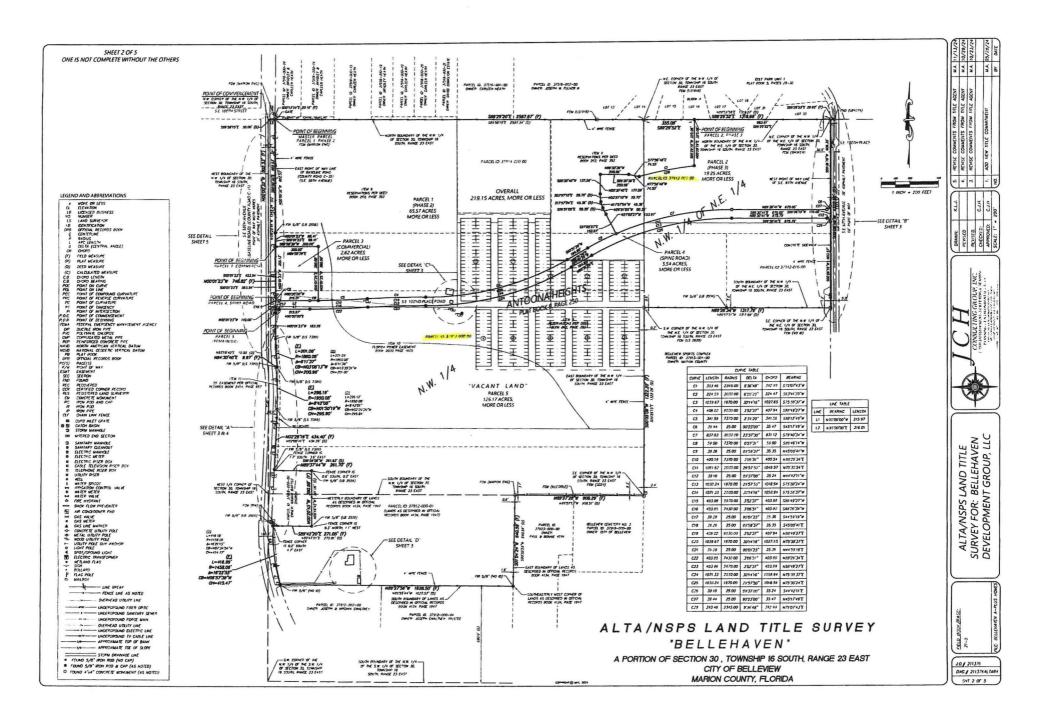
Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE	5/5/2025 4:09 PM PDT :	
BY:	Docusigned by: F. Unistoplur Armstrong (Signature) 3AZASET 36AZA	1415 SW 17th Street, Ocala, FL 34471
	(Signature)	(Address)
	Fred C. Armstrong	352-266-8946
	(Print Name)	(Phone)
BY:		
	(Signature)	(Address)
	(Print Name)	(Phone)

Form PV-P

2^{SO}







December 9, 2024

James Gooding Gooding & Batsel, PLLC 862 SE 59th Ave Ocala FL 34472

Re: Vacate Plat: Bellehaven Development LLC, Antoona Heights, 37912-000-00 and 37912-005-

Please be advised that Charter Communications has no objection to the Vacate of Easement proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman Construction Supervisor **Charter**

MLETTER OF NO OBJECTION

To: TECO Attn: Cheyenne Thompson		Date: December 09, 2024					
	Email: CThompson2@tecoenergy.com						
From:	W. James Gooding III, Esq. Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471						
RE: F	Plat Vacation Application						
petition Commis particular	the Belleview City Commission a ssioners to consider the vacation of	elaware limited liability company intends to and the Marion County Board of County of the entire Plat of Antoona Heights more eights as recorded in Plat Book 9002, Page da, formerly Plat Book B, Page 250.					
	ed for your reference and review is a , as well as the enclosures referred to	a cover letter explaining the purpose of the therein.					
Does <u>T</u>	ECO object to the proposed Plat Vac	ation?Yes X No					
If yes, p	please explain below:						
We had in the	ave no objections to the proposed pla right of way for SE 58th Ave. Please	t vacation. We do have an active gas line call 811 prior to construction.					
Chayenne Thompson Admin Specialist Sr. Signature Title							
Signatu	ıre "	Title					
-	nne Thompson	December 09, 2024					
Print Na	ame	Date					
Enclosu Cov	ures: er Letter with enclosures						

P:\JG\Armstrong\Bellehaven Development\Antoona Vacation\App\TECO Utility Letter 10-29-24.docx

Form PV-UL

LETTER OF NO OBJECTION

10:	Duke Energy	Date:
	Email: vacate@duke-energy.com	m and
	Katherine.Lopez@duke-energy.	
	rationio.copoz(waano onoigy.	
From:	W. James Cooding III. Eag	
rioni.	W. James Gooding III, Esq.	
	Gooding & Batsel, PLLC	
	1531 SE 36th Avenue	
	Ocala, FL 34471	
RE: I	Plat Vacation Application	
		a Delaware limited liability company intends to
•	.	on and the Marion County Board of County
Commi	issioners to consider the vacation	on of the entire Plat of Antoona Heights more
particul	larly described as: Plat of Antoon	a Heights as recorded in Plat Book 9002, Page
		Florida, formerly Plat Book B, Page 250.
===1	,,	
Enclose	ed for your reference and review	v is a cover letter explaining the purpose of the
	t, as well as the enclosures referr	
roquoo	t, as won as the cholocards forch	
Does D	Duke Energy object to the propose	ed Plat Vacation?YesX_No
16	alana avalain kalavu	
it yes, p	please explain below:	
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g.	na Cuadra	Sr. Research Specialist
Signatu		Title
Signati	uie	Title
Irma	Cuadra	December 10, 2024
Print N	ame	Date
Enclosi	ures:	
Cov	er Letter with enclosures	

LETTER OF NO OBJECTION

To:	CenturyLink Attn : Kurt Judd		Date:	12/11/2024
	Email: kurt.e.judd@centurylink.com			
From:	W. James Gooding III, Esq. Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471			
RE: F	Plat Vacation Application			
petition Commi- particul 250, Pu Enclose request Does C	ven Development Group, LLC, a Detection the Belleview City Commission assioners to consider the vacation of arly described as: Plat of Antoona Headlic Records of Marion County, Floridaded for your reference and review is a sea, as well as the enclosures referred to enturyLink object to the proposed Platelease explain below:	and the Marion of the entire Freights as recorded, formerly Freight cover letter of therein.	on Cour Plat of A orded in Plat Book explainir	nty Board of County Antoona Heights more Plat Book 9002, Page & B, Page 250. Ing the purpose of the
	Curtiss Gray	Outs	ide Plan	ıt Engineer
Signatu	ire 0 0	Title		
	Curtiss Gray		12/11/	2024
Print N	ame	Date		
Enclosi Cov	ures: er Letter with enclosures			

 $P: VG \land P: V$

Form PV-UL

LASSEE MACE: (DEE NOST MARCHAI THE MORRING COMMAN; COMMINDO RAMBER: 10008295; ISSUNG AGRIF: RAMBÉMAN LEGAL SERVES, P.A., ISSUNG OFFICE FLE MANRER: BELLDINGER, BEARNG AN EFFECRIC DATE OF NOVEMBER 11, 2024, REMOIN MANRER: 11 DATED MORRINGER 12, 2024/CMP)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS

THE LAW RETERMEN TO HERRY BELOW IS STAILED IN the COUNTY OF MARKIN, STATE OF FLOORS, AND IS COUNTRED TO HERRY BELOW IS STAILED.

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PHASE 2

A PARCEL OF LAND LYING IN SECTION 30, TOMISHP 16 SOUTH, RANGE 23 EAST, ALSO BEING A PORTION OF ANTOINA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "2", PAGE 250, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIPED AS FOLLOWS.

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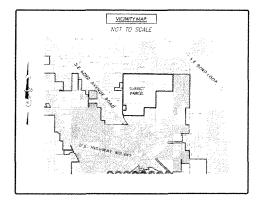
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ALTA/NSPS LAND TITLE SURVEY "BELLEHAVEN"

A PORTION OF SECTION 30 . TOWNSHIP 16 SOUTH, RANGE 23 EAST CITY OF BELLEVIEW MARION COUNTY, FLORIDA



SHEET 1 OF 5 ONE IS NOT COMPLETE WITHOUT THE OTHERS

DATE OF FIELD SURVEY: MAY 24, 2024

- 2 SUBJECT TO MOUTH OF MAY RESTRICTIONS INSURED AND RESERVATIONS OF RECIDED THAT ARE NOT SHOWN IN THE PROPULED FOR THE COMMINIOR HOMBER THOSPASS OF THEM ARMOOF THE RESERVATION COMMAN PROPUL ASSETT ASSETTS FOR THE THE PROPULED FOR STANDING THE PROPULED FOR STANDING THE PROPULED FOR THE PROPULED F
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- 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.
- 8 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER MENYDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- 10 DIS SURVEY IS BASED ON A PREVIOUS SURVEY PREPARED BY PREECE LAND SURVEYING, INC., ENTITLED BOUNDARY SURVEY FOR INC. RAINEY & KIRK BOOKS, JOB ORDER NO. 05-018, DATED MARCH 31, 2006
- PREDICATED ON MY SURJEY OF THE SUBJECT PROPERTY, I CAN AFFRIN THAT THE FOUND MONARDITATION AND POSSESSION LINES MATCH THE LEGAL DESCRIPTIONS CONTAINED IN OFFICIAL RECORDS BOOM 2418, PAGE 419 (MODOY BAPTIST CHARCH DEED I) AND GYTICAL RECORDS BOOK 258D, PAGE 1456 (MODOY BAPTIST 2).
- THE PROPERTY DESCRIBED IN THE MASTER PARCEL IS ONE AND THE SAME AS THE "ALSO DESCRIBED AS "PARCELS I THROUGH S HETEM WITH HIS CAPES, CORES, OR OWERLAPS, ADDITIONALLY, THE FIELD AND DEED DESCRIPPIONS SET FORTH ON PAGE 2 HETEOF DESCRIBE ONE AND THE SAME PROPERTY WITH OUR CAPES, CORES OF OVERFLAPS.
- 13 INFOLUE AND PERSONAL ACCESS TO AND FIRM HE MUSTEP PARCEL COMMENT PARCEL IS GENERAL PROCESS OF AN ARMA (MISSING PARCEL IS AND PARCEL PARCEL
- WINDLI EXPRESSING A LEGAL OPHION AS TO THE OMMERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EMBERCEL LOCATION AND EXTENT OF POTENTIALLY ENCROLOUSE STRUCTURAL ASPURITHMACES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURPLY AS FORMY HERBOLD.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWAY CONSTRUCTION OR REPURS.
- 15. THERE IS NO DRISENED EMPENCE OF CLIRICAL FARTH HOUNG WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12 THERE ARE NO WER ANDS CHOOSE AS REPORTED BY PACSONIC ISCREMENDABLESTAL BIC ECOLOGICAL ASSESSMENT REPORT NO. 2021-1513
- 18 THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.
- 19 PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4 AND PARCEL 5 ARE CONTIQUOUS WITHOUT CAP OR CORE TO ONE ANOTHER AND ARE CONTRIBUOUS TO A PUBLIC RIGHT OF MAY

PROPERTY DATA:

PARCE ID: 37912-005-00 "VACANT LAND" PARCEL ID: 37914-000-00 "VACANT LAND" PARCEL ID: 37912-000-00 "VACANT LAND"

PARCEL ID: 37912-000-01 ADDRESS: 10589 S.E. 58TH AVENUE, BELLEWER, FL.

FLOOD CERTIFICATION; BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACENCY'S FLOOD BISSERIUSE MATE MAP (TRIM), COMMUNITY PAREL NO. 11038007330, FIFETURE DATE OF ALUSTIS FA, 2008. THE PROPERTY DESCRIBED FERECU LIES WITHIN FLOOD ZUNE "X" A MANAGE FLOOD INTARES AREA MANAGE FLOOD INTARES AREA

ZONING DATA: PER CITY OF BELLEVIEW ORDINANCE 2022-02 AS SET FORTH IN INSTRUMENT RECORDED IN 800 7733, PAGE 368 PLANNED DEVELOPMENT (PD)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARKIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS

ABSTRACT WORKER THE WAS REPORTED BY ISSUING ABSTIT MANAGEMAN LECAL SERVICES, P.A. FIRST AMERICAN THE INSURANCE COMPANY, COMMITMENT HUMBER: 11/2028/25, ISSUING OTHER THE MANAGER BELLEFANN: BEAMER AN EFFECTION DUTY OF NOVEMBER 11, 2024, REVISION MANAGER: 11 DATA PONTUME RELATIONS OF THE PARTY OF THE PARTY

- RESPIRITIONS WITH THE STATE OF CIDENCE FOR ID., CAS AND WINERAS AND 200-FOOT STATE ROAD. ROAT OF WAY, AS CONCINCIONAL TO THE STATE OF CIDENCE AND ADMITTANT ADMITTANT AND ADMITTANT AD
- ITEM 10- EASEMENT CRANTED TO FLORING POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 2030, PAGE 1805 AFFECTS PORTIONS OF ALL OF "PHASED LANG"AS DEPICTED HEREON
- EASEMENT CRANTED TO CITY OF BELIEVEW BY WISTROMENT RECORDED IN BOOK 2454. PAGE 957 AFFECTS PARCELS 17912-005-00 & 37912-000-00 AND IS DEPICTED HEREON (AS TO SOUTH PARCEL)
- ITEM 14 SURVEY PREPARED BY CHRISTOPHER J. HOWSON, WITH JCH CONSULTING GROUP, INC. (NOT YET STONED), DATED MAY 14, 2024 (TRELD WORK): (SURVEY) LAST REUSED MAY 28, 2024. UNDER JOB NO. 211376. SHOWS THE FOLLOWING.
 - A.) CATE, MOOD UTUITY POLES, FENCES, AND UTUITY POLE ANCHORS ALONG THE MORTHERLY AND MESTERLY BOUNDARY LAKS AS SHOWN ON SUPPLEY (AS TO PARCEL 1 (PHASE 2)).
 - B) FENCES ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES AS SHOWN ON SURVEY (AS TO PARCEL 2 (PHASE 3)).
 - C.) MODO UTILITY POLES, FENCES, AND UTILITY POLE ANCHORS ALONG THE MESTERLY BOUNDARY UNE AS SHOWN ON SURVEY (AS TO PARCE) 3 (COMMERCIAL)) D.) FENCES ALONG MESTERLY BOUNDARY LINE AS SHOWN ON SURVEY (AS TO PARCEL 4 (PROPOSED SPINE ROAD/S.E. 102ND BLUCE BOLD))
 - E) MATER MILES (22), RIGHTON CONTROL MILE, RELIS (32), TILEPHONE HISER BOX, MICHO UNITE PALES, FINCES, UP PALE AMORINOS, BUSINHON, 8° MATER MAN, CILERRICA, BASIN BOX, MAD THE HIDMANN ALONG THE MESTERS, SIGNINGAL CASTREY ROMANNY LIMES AS SHOWN ON SUMMEY (AS TO SOLINEON PARKELL SOLIN OF HIDMAND SPINE MANUFLE PALER PAUR).
 - F) OVERNEAD URUTY LINE AND WOOD UTILITY POLES AS SHOWN ON SURVEY (AS TO PARCEL 3 (COMMERCIAL) AND PARCEL 4, PROPOSED SPING ROAD/SE (DAND PLACE ROAD), AND
 - HI WITH DOMAILY DELETED
- ITEM 16. WIENTOWALLY DELETED

- DEVELOPER AGRIEMENT FOR BELLEHAVEN PHASE 2 RECORDED OCTORER 23, 2024, IN BOOK 8451 PAGE 1234, AS ASSIGNED AFFECTS SUBJECT PROPERTY AND IS NOT DEPICTED HERECH! (AS TO PARCEL I (PHASE 2).
- UMBELORALD DUTDOR ADMITIONA SPACE LEASE (BULBOARD) APPELINKH BETHEVE BRACE WOOD, AS LESSER AND HARRY WOODY OUTDOR ADMITISMEN, NO. AS LESSEL (DECUMED BY LESSEL ON TERRUPARY I. 1985, FOR A TRAV COMMANDO ON APPEL, 1988, WHI HAR TELLAMON, FORD AN ET OF PRINT AND CORRECT, "SILVADA", MAR PRESENDED ON PROPERT AS "F,S C.S.S. 1/4 MAE MOTH OF BELLEWER DIT UMPS. AS AMPLICE, REPLACED MEDIFIED" (AS TO A PRINCH OF PARTIEL AF SOUTH AMPLES).

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN THE INSTRUMCE COMPANY, KAMMERIAM LEGAL SERVICES, P.A., FOELITY LAND, LLC. A FLORGA LIMIED LUBSLITY COMPANY, DRELBERGE TRUBBE, P.A. A-PLUS HOMES, INC., A FLORDA CORPORATION, BELLDHAVEN DEVELOPMENT GROUP, LLC. A DILBARREL LIMIED LUBSLITY COMPANY THAT:

THE STO CERTIFY THAT THIS MAP OR PLAT AND THE SURFIET ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE PLAT FROM STANDARD LETAL MEDIUM HOUSE FOR ALL PLATOS'S MAD TILL. SURFIETS, JOHN IT ESTABLISHED AND ADMITTANT OF ALL PLATOS IS ALL PLATOS AND THE CENTRAL TO A THE AT A THREE OF THE ALL PLATOS AND THE CENTRAL TO A THREE AT A THREE OF



11/14/2024

Chris Henson CHRISTOPHER J. HOWSON REDSTRATION NO. LS 6553 IN THE STATE OF FLORIDA DATE OF SURFEY MAY 24, 2024 DATE OF LAST REVISION: NOVEMBER 14, 2024

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPET





ALTA/NSPS LAND TITLE SURVEY FOR: BELLEHAVEN DEVELOPMENT GROUP, LLC

21.5

1.0.1 211376 DWG # 211376ALTAR4 Back to Search Results

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2012	R	2012 R37912-005-00	PAID	11/2012	185.24	<u>Tax Bill</u>		
2013	R	2013 R37912-005-00	PAID	11/2013	182.80	<u>Tax Bill</u>		
2014	R	2014 R37912-005-00	PAID	11/2014	192.09	<u>Tax Bill</u>		
2015	R	2015 R37912-005-00	PAID	11/2015	203.08	<u>Tax Bill</u>		
<u> 2016</u>	R	2016 R37912-005-00	PAID	11/2016	206.28	<u>Tax Bill</u>		
<u>2017</u>	R	2017 R37912-005-00	PAID	11/2017	136.36	<u>Tax Bill</u>		
<u>2018</u>	R	2018 R37912-005-00	PAID	11/2018	134.05	<u>Tax Bill</u>		
2019	R	2019 R37912-005-00	PAID	11/2019	144.27	<u>Tax Bill</u>		
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2021	R	2021 R37912-005-00	PAID	11/2021	141.83	Tax Bill		
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2024	R	2024 R37912-005-00	PAID	11/2024	270.06	Tax Bill		

CURRENT	ACCOUNT	DETAILS			
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2024

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	1/4 OF SW 1/4 E OF RR & EX 132										
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Tax Bill

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2011	R	2011 R37912-000-00	PAID	11/2011	315.18	Tax Bill
2012	R	2012 R37912-000-00	PAID	11/2012	314.69	Tax Bill
2013	R	2013 R37912-000-00	PAID	11/2013	310.37	Tax Bill
2014	R	2014 R37912-000-00	PAID	11/2014	324.55	<u>Tax Bill</u>
2015	R	2015 R37912-000-00	PAID	11/2015	343.93	Tax Sill
2016	R	2016 R37912-000-00	PAID	11/2016	348.27	Tax Bill
2017	R	2017 R37912-000-00	PAID	11/2017	241.45	Tax Bill
2018	R	2018 R37912-000-00	PAID	11/2018	237.38	<u>Tax Bill</u>
2019	R	2019 R37912-000-00	PAID	11/2019	254.22	Tax Bill
2020	R	2020 R37912-000-00	PAID	11/2020	251.68	Tax Bill
2021	R	2021 R37912-000-00	PAID	11/2021	249.92	<u>Tax Biil</u>
2022	R	2022 R37912-000-00	PAID	11/2022	249.96	Tax Bill
2023	R	2023 R37912-000-00	PAID	05/2024	350.08	<u>Tax Bill</u>
2024	R	2024 R37912-000-00	PAID	11/2024	460.83	Tax Bill

CURRENT	ACCOUNT	DETAILS
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2024

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Tax Bill

Links of Interest

LINK TO PA GIS LINK TO PROPERTY APPRAISER WEB W. JAMES GOODING HI ROBERT W. BATSEL, JR. ROBERT W. BATSEL JAMES T. HARTLEY KENNETH H. MACKAY IV



1531 SE 36th Avenue Ocala, Florida 34471 Phone: 352.579.1290 Direct: 352.579.6580 Fax: 352.579.1289 jgooding@lawyersocala.com

December 6, 2024

All By Email Only

Marion County Utilities Attn: Carrie L. Hyde utilities@marionfl.org carrie.hyde@marionfl.org

Cox

Attn: Paul Christopher Paul.christopher@cox.com

TECO

Attn: Terri Schur

tpschur@tecoenergy.com

City of Belleview Attn: Lezli Merritt Imerritt@belleviewfl.org Spectrum/Charter Communications
Attn: Ken Powell, Construction Coordinator II
Kenneth.powell1@charter.com

Duke Energy
vacate@duke-energy.com
Katherine.Lopez@duke-energy.com

CenturyLink Attn: Kurt Judd

Kurt.e.judd@centurylink.com

RE: Bellehaven Development Group, LLC - Bellehaven Plats - Vacation of Plat of Antoona Heights

Dear Sir or Madam:

I represent Bellehaven Development Group, LLC, a Delaware limited liability company, the current owner of approximately 220 acres of real property in Belleview, Florida, with Marion County Tax Parcel ID No.(s): 37912-000-00 and 37912-000-01, 37912-005-00, 37912-006-00 and 37914-000-00.

Two of the Tax Parcels – 37912-000-00 and 37912-005-00 – are currently encumbered by the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, formerly Plat Book B, Page 250. This subdivision, which was platted in 1925, has never been developed. That is, none of the streets have been constructed or used and no residences were ever built. Thus, this plat does nothing more than cloud the title to the property my client seeks to develop. My client intends to plat its property into several subdivisions in the City of Belleview. In order to avoid having to show the old plat on the new plat, we seek to vacate it.

To assist you in understanding this, I have attached the following:

- 1. Copy of Antoona Heights Plat.
- Marked-up excerpt from a survey of my client's property. We have color-coded the portion of the property encumbered by the Antoona Plat in pink.

December 6, 2024 Page 2

- 3. Tax map of my client's property with Tax Parcel ID numbers shown.
- 4. Aerial photograph Tax Map of my client's property so that you can see that the plat was never developed.

We will first seek to obtain a resolution from the City of Belleview City Commission vacating the plat after which we will follow-up with another resolution from the Marion County Board of County Commissioners.

I am enclosing a proposed Letter of No Objection. Please execute it and return it to me.

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc.

Mr. Alec Morris

Mr. Chris Armstrong

Ms. Marcy Kammennan

Mr. Phil Gildan

(All by email only with attachments)

P:\UG\Armstrong\Bellehaven Development\Antoona Vacation\App\Letter to Utilities 10-29-24.docx

RESOLUTION 25 - 01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLEVIEW VACATING THE ENTIRE PLAT OF ANTOONA HEIGHTS, AS RECORDED IN PLAT BOOK 9002, PAGE 250, PUBLIC RECORDS OF MARION COUNTY, FLORIDA (FORMERLY PLAT BOOK B, PAGE 250).

WHEREAS, the Developer has requested the City Commission to vacate the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250).

WHEREAS, all utility service providers were contacted and did not object to the proposed abrogation of such portions of the Plat of Town of Belleview and did not assert that such vacation would have a detrimental effect on drainage, public rights-of-way, utilities, or other public facilities; and

WHEREAS, the City's Development Services Department reviewed the Petition to abrogate the entire plat of Antoona Heights and has recommended approval; and

WHEREAS, the City's Public Works Department reviewed the Petition to abrogate (vacate) the entire plat of Antoona Heights, and has recommended that such abrogation will not adversely affect City Utilities; and

WHEREAS, petitioner has caused the Notice of Intention to Abrogate (Vacate) such Plat to be published in the Voice of South Marion, a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and a public hearing was held, where pursuant to such notice all persons were invited to comment; and

WHEREAS, the City Commission found that the owners of property in the vicinity of the lands herein described and the general public would not be adversely affected by abrogating (vacating) the entire plat of Antoona Heights; and

WHEREAS, Section 130-4 of the City Code, refers to such "vacating" as "abrogating" a plat or portion thereof; and

WHEREAS, the City Commission finds that the Petition to abrogate (vacate) a portion of the plat of Town of Belleview complies with the requirements of Section 130-4 for abrogating or vacating the recorded plat, that that such vacation is in the best interests of the public welfare, and that the Petition should be approved.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Belleview, Florida, that the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250) is hereby vacated.

Resolution 25-01 Abrogation of Antoona Heights Page 1 of 2 **BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

	The	above and	foregoin	g Resol	ution was a	dopted an	d reso	lved by	a_4_to	_0_	vote
of the	City	Commissi	on of the	City of	Belleview, 2025.	Florida,	at a R	Regular	Meeting	held or	n the
100	day (of#	pril.		2025.						

Christine K. Dobkowski Mayor/Commissioner

Attest:

Lezli Merritt City Clerk

Approved As To Form and Legality for the use and benefit of the City only:

Frederick E. Landt, III City Attorney

CLERK'S CERTIFICATION

I HEREBY CERTIFY that a copy of the foregoing Resolution was posted and available for public review in our online agenda packet prior to the Commission meeting in accordance with City policy.

Lezli Merritt, City Clerk

Resolution 25-01 Abrogation of Antoona Heights Page 1 of 2

Development Review Comments Letter

6/18/2025 2:08:32 PM

ANTOONA HEIGHTS PLAT VAC PLAT VACATION #32951

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Plat Vacation	APPROVED	INFO	911	
2	Plat Vacation	The applicant is proposing to vacate parcels 37912-000-00 to replat it as well as add an additional property to the new plat. Per MCPA, there appears to be 4,336 sf existing impervious coverage on the property. There are several Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Plat Vacation	No comments.	INFO	LUCURR	
4	Plat Vacation	Parcel 37912-000-00 is located within the City of Belleview. Marion County Utilities has no comments on the proposed plat vacation at this time. The City of Belleview will need to review and confirm whether utilities will be impacted by the vacation.	INFO	UTIL	
5	Plat Vacation	FLU designations and zoning within City of Belleview. No further comments.	INFO	ZONE	

Current Project - Comments Letter.rdi rev. 02



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19588 Agenda No.: 6.8. **Agenda Date:** 6/23/2025

SUBJECT:

Petition to Close and Abandon Road High Street & Rapello - Road Closing / Abrogation **Goodwins Additions Stanton Revised** 14181 SE 155th St Weirsdale Project #2025060020 #32955 Parcel #4939-016-007 James T. Hartley

The applicant for the petitioner is requesting to abrogate that certain portion of SE 141st Ter (High Street) and Rapello Ave, never has been opened or constructed.

PROJECT NAME: PETITION TO CLOSE AND ABANDON ROAD HIGH STREET & RAPELLO PROJECT #2025060020 APPLICATION #32955

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO

REMARKS: Approved

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO

REMARKS: Approved

5 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO

REMARKS: Land development code section 4.1.4.F - General Provisions and regulations reads as follows: Zoning classification boundary extension. For purposes of determining zoning classification boundaries after vacation or abrogation of a plat, right-of-way, street, or other property dedicated or deeded to the public or County, the zoning classification applicable to the property abutting on either side of the property vacated or abrogated shall, after vacation or abrogation, be deemed to extend to the centerline of such vacated or abrogated right-of-way, street, or other property.

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Road Closing STATUS OF REVIEW: INFO

REMARKS: Parcels 4939-016-007, 4943-016-001, 4941-005-002, and 4940-007-000 are located within the Marion County Utility service area. The proposed road closure will not impact any current or future Marion County Utilities infrastructure. All listed parcels maintain direct access to a county road, ensuring availability for future connection to Marion County Utilities water and sewer services.

Additionally, the parcels are located outside of the Urban Growth Boundary and within a Secondary Springs Protection Zone.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

INTERDEPARTMENTAL CORRESPONDENCE

June 6, 2025

Subject:

Petition to Close and Abandon Road(s)/Alley(s)

Location:

Goodwins Additions Stanton Revised

Parcel #:

4939-016-007, 4943-016-001, 4941-005-002, 4940-007-00

Roads to be abrogated:

A portion of SE 141 Terrace (High Street) and Rapello Ave.

The attached petition is scheduled to be considered by the Development Review Committee on **June 23, 2025**. If you have any questions regarding the petition, please contact James T. Hartley; Gooding & Bastel, PLLC at (352) 579-6536

Right of Way and Property Management Comments:

The Petitioner is requesting to abrogate that certain portion of SE 141 Terrace (High Street) and Rapello Ave., Plat Book 9001, Page 189. The portion being requested to be abrogated has never been opened or constructed.

If you have any comments or concerns that should be considered by the DRC prior to making a recommendation to the Board of County Commissioners, please submit them in E-Plans by June 18, 2025 so it can be discussed with the Committee.

Form RC-M



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

June 6, 2025

Applicant: Katheleen O. Dudley

14181 SE 155th ST Weirsdale, FL 32195

C/O:

James T. Hartley

Gooding & Batsel, PPLC

Subject:

Road Closing Application - Goodwin Additions Stanton Revised

This letter is to inform you that the Marion County Development Review Committee will meet to review your petition on *June 23, 2025*. The DRC meeting begins at 9:00 AM in Conference Room 'A' located at 412 NE 25th Avenue in Ocala Florida. The DRC will make a recommendation regarding the Petition to Vacate/Abandon, which will be forwarded to the Marion County Board of County Commissioners for final consideration. You may wish to attend this meeting in the event that the committee has any questions or if you want to provide any additional information.

Please call if you have any questions or concerns.

Sincerely,

Fotini Belaval Property Agent

Office of the County Engineer

Form RC-DRC



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1.	APPLICANT INFORMATION:			Date: 1/30	/25	
	Applicant: Kathleen O. Dudley					
	Address: 14181 SE 155th St.					
	City: Weirsdale			Zip Code: 32195		
	Agent / Contact: James T. Hartle	y; Gooding & Batsel, PL	LC			
	Address: Weirsdale, FL 32195					
	City: Ocala Phone Number: 352-579-6536 Cell Number:	State: FL		Zip Code: 34471		
	Phone Number: 352-579-6536		Fax Number:			
	Cell Number:		E-mail: jhartley	@lawyersocala.com		
2.	PROPERTY INFORMATION:					
	Road(s) / Alley(s) to be closed	d: High Street and Rape	llo Ave.			
	Parcel Number(s): 4939-016-00	7, 4943-016-001, 4941-0	05-002, 4940-007	7-000 ′		
	Subdivision Name: Goodwins A	Additions Stanton Revise	d Se	ec/Twp/Range: 21	/ 17	/24
	Plat Bk/Pg: 9001 / 1					9-12
3.	Attach a plat or current property own the surrounding area. Property ownehttps://maps.marioncountyfl.org/intelPURPOSE / REASON FOR Fibelow:	ership map and aerial pl ractivemap/	hoto may be prin	ted from the Marion C	County websi	te at:
	 ☑ Has never been opened of ☑ Divides Applicant's prope ☑ Transfer Development Ri ☑ Consolidate properties 	erty	☐ To re☐ To cl☐ Othe	ear an existing er	ncroachme	ent
	Form RC-AP					

Empowering Marion for Success

SKETCH OF LEGAL DESCRIPTION FOR KATHLEEN O. DUDLEY FAMILY TRUST

LEGAL DESCRIPTION

A PORTION OF THE ROAD RIGHTS -OF-WAY LYING IN THE REVISED MAP OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AS RECORDED IN PLAT BOOK A, PAGES 189 AND 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

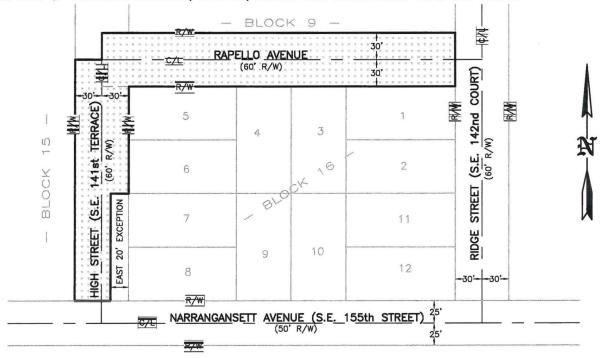
THAT PORTION OF RAPELLO AVENUE (60 FEET WIDE), LYING EAST OF THE CENTERLINE OF HIGH STREET (S.E. 141st TERRACE)(60 FEET WIDE) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF RIDGE STREET (S.E. 142nd COURT)(60 FEET WIDE), SAID PORTION LYING SOUTH OF BLOCK 9 AND NORTH OF BLOCK 16. AND

THAT PORTION OF THE WEST 1/2 OF AFOREMENTIONED HIGH STREET (S.E. 141st TERRACE), LYING SOUTH OF THE CENTERLINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT—OF—WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING EAST OF BLOCK 15 AND WEST OF SAID CENTERLINE OF HIGH STREET.

THAT PORTION OF THE EAST 1/2 OF AFOREMENTIONED HIGH STREET, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING WEST OF BLOCK 1 6 AND EAST OF SAID CENTERLINE OF HIGH STREET, EXCEPT THE EAST 20 FEET, LYING WEST OF LOTS 7 AND 8, BLOCK 16.

NOTES:

- 1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
- 2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON DEEDS OF RECORD, THE PLAT OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AND INSTRUCTIONS FROM THE CLIENT.



RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue
Ocala, Florida 34471
Ph. (352) 622-9214
Lic. Bus. #4074

SCALE 1" = 100'

DATE 11-06-2024

Aerial with Ownership and Vacated Area



PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, Kathleen Dudley herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:	
See Attached Exhibit 'A'	
Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and	
Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.	
DATE: 2-10-2025 BY: Kathleen Dudley (Print Name) PO. Box 597 (Address) (Address) (Address) (Address) (Address) (Address) (Phone)	<u>)</u>

Form RC-P

SKETCH OF LEGAL DESCRIPTION FOR KATHLEEN O. DUDLEY FAMILY TRUST

LEGAL DESCRIPTION

A PORTION OF THE ROAD RIGHTS —OF—WAY LYING IN THE REVISED MAP OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AS RECORDED IN PLAT BOOK A, PAGES 189 AND 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF RAPELLO AVENUE (60 FEET WIDE), LYING EAST OF THE CENTERLINE OF HIGH STREET (S.E. 141st TERRACE)(60 FEET WIDE) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF RIDGE STREET (S.E. 142nd COURT)(60 FEET WIDE), SAID PORTION LYING SOUTH OF BLOCK 9 AND NORTH OF BLOCK 16. AND

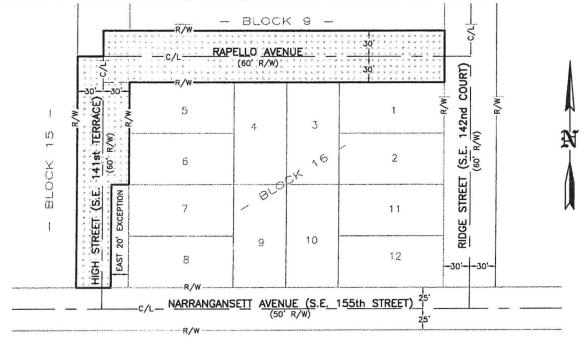
THAT PORTION OF THE WEST 1/2 OF AFOREMENTIONED HIGH STREET (S.E. 141st TERRACE), LYING SOUTH OF THE CENTERLINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING EAST OF BLOCK 15 AND WEST OF SAID CENTERLINE OF HIGH STREET.

AND

THAT PORTION OF THE EAST 1/2 OF AFOREMENTIONED HIGH STREET, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING WEST OF BLOCK 1 6 AND EAST OF SAID CENTERLINE OF HIGH STREET, EXCEPT THE EAST 20 FEET, LYING WEST OF LOTS 7 AND 8, BLOCK 16.

NOTES:

- 1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
- 2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON DEEDS OF RECORD, THE PLAT OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AND INSTRUCTIONS FROM THE CLIENT.



RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

•	1105 S.E. 3rd	Avenue • (Ocala, Florida 34471
	 Ph. (352) 6 	22-9214 •	Lic. Bus. #4074

SCALE	DATE	
1" = 100'	11-06-2024	

AFFIDAVIT

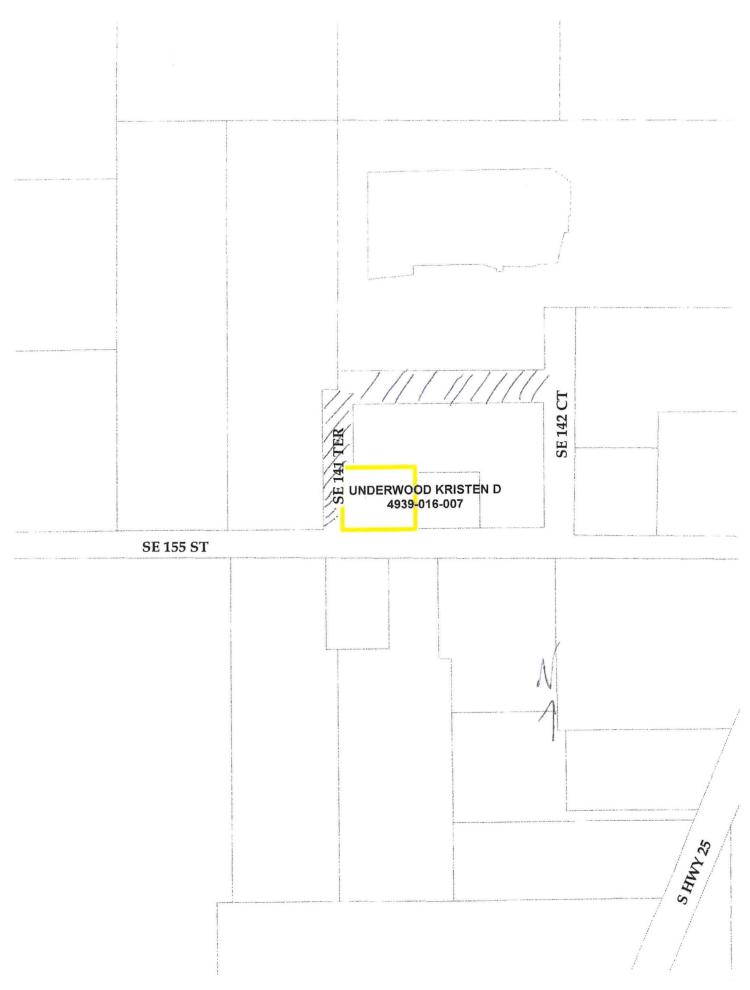
	e me the undersigned authority oes hereby duly swear under o		rjury: K	Kathleen O. Dudley and Kristen Wilson FKA Kristen D Underwood
1.	That he/she is the owner of codescribed as follows:	ertain real property ir	Marion (County, Florida further
Legal	Description:			
	SE	E ATTACHED EXHI	IBIT 'A'	
Parce	IID#4939-016-007			
2.	The he/she understands that to considering a petition to close vicinity of his/her property.			
3.	That he/she recognizes and a road(s)/alley(s) may affect acc			
	√ has no objection	to petition.		
	objects to the pe	tition.		
4.	That he/she furthermore:			
	waives any right	of damages iny rights of damage	.e	
	or other form of judicial relief, result of the closing and aband	donment of the road(s)/alley(s).
	Affiant Signature		iant Signa	marledin
			_	52-530-6758
	Email <u>maandpa474</u>	Commercial Contractor		Atuckep bells@
STATE	gmallicom E OF FLORIDA		3	mad con
OIAIL	OF TEORIDA			
COUN	TY OF MARION			
Sworn	to (or affirmed) and subscribed	d before me by mear	ns of:	. ^
D phys	sical presence or □ online nota	rization, this GM	day of	May, 20 24,
	nleen O. Dudley and Kristen W		,	
MIOWII	to me or who has produced	Jorda Drivero	/ /	, as identification.
, nV Br.	Bevin Michewicz	_ (Note:::D	ublia
Second Second	State of Florida		Notary P	ublic .
AND OF PA	My Commission Expires 03/17/2025 Commission No. HH 93044	My Commission	Expires:	March 17,2025

Form RC-A

EXHIBIT A

DUDLEY/UNDERWOOD LEGAL DESCRIPTION PARCEL ID 4939-016-007

Lots 7 and 8, Block 16, Revised Map of Goodwin's Addition to Stanton, as per plat thereof recorded in Plat Book A, Pages 189 and 190, Public Records of Marion County Florida.



AFFIDAVIT

Before me the undersigned authority personally appeared <u>Eric Wilson and Kristen Wilson</u>, who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows: Legal Description: SEE ATTACHED EXHIBIT 'A' 4943-016-001 Parcel ID# 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property. 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she: has no objection to petition. objects to the petition. 4. That he/she furthermore: waives any right of damages does not waive any rights of damages or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s). Affiant Signature Phone 352-530-Phone 352-530-STATE OF FLORIDA COUNTY OF MARION

Drivers

Sovin Michaelet

State of Florida

My Commission Expires 03/17/2025

Commission No. HH 93044

by Eric Wilson and Kristen Wilson

known to me or who has produced Florida

Sworn to (or affirmed) and subscribed before me by means of: \square physical presence or \square online notarization, this \square \square day of \square

Notary Public

My Commission Expires: Mach 17, 2005

, who is personally , as identification.

Form RC-A

EXHIBIT A

WILSON LEGAL DESCRIPTION

Parcel ID 4943-016-001

Lots 1, 2, 3, 11, 12 and the North 12 feet of Lot 10, Block 16, Goodwin's Addition to Stanton, according to the plat thereof, recorded in Plat Book A, Page 124, revised plat in Plat Book A, Page 190, of the Public Records of Marion County, Florida.

Lots 6, Block 16, Goodwin's Addition to Stanton, according to the plat thereof, recorded in Plat Book A, Page 124, revised plat in Plat Book A, Page 190, of the Public Records of Marion County, Florida, Parcel I.D. R4943016006.

Lots 4, 5 and the North 12 feet of Lot 9, Block 16, Goodwin's Addition to Stanton, according to the plat thereof, recorded in Plat Book A, Page 124, revised plat in Plat Book A, Page 190, of the Public Records of Marion County, Florida. Parcel 1.D. R4943016004.

AFFIDAVIT

		ndersigned authority p			Kathleen Dudley ,
who c	loes hereb	y duly swear under oat	h or penalty o	f perjury:	
1.		he is the owner of cert as follows:	ain real proper	ty in Marion	County, Florida further
Legal	Descripti	on:			
		SEE	ATTACHED E	XHIBIT 'A'	
Parce	I ID#	4941-005-002	_		
2.	considerir	ne understands that the ng a petition to close ar his/her property.	e Marion Coun id abandon a r	ty Board of C oad(s)/alley(s	county Commissioners is s), adjacent to or within the
3.		he recognizes and ack ley(s) may affect acces			and abandonment of the rtheless, he/she:
	Į.	/ has no objection to	petition.		
		objects to the petit	on.		
4.	That he/sł	ne furthermore:			
	Ī,	waives any right of	damages		
		does not waive any		ages	
		orm of judicial relief, where closing and abandon			ainst Marion County as a s).
	Affiant Sig		1	Affiant Signa	ature
	Phone (352) 821-2527	_		7.47.18.44
	Email <u>m</u>	wandpeles & g	mail.com	Email	
STATI	E OF FLOR	RIDA			
COUN	ITY OF MA	ARION			
th phy		med) and subscribed b nce or □ online notariz dlev			, 20_24_, , who is personally
		tho has produced Fig	rida Dri.	ren Lice	
			15	8	
OLAN PUB	State	Michewicz of Florida		Notary P	ublic
NAME OF PLO	* My Commission	n Expires 03/17/2025 n No. HH 93044	My Commiss	ion Expires:	March 17,2025

Form RC-A

EXHIBIT A

DUDLEY LEGAL DESCRIPTION

PARCEL ID 4941-005-002

Legal Description: SEC 21 TWP 17 RGE 24 BEG AT THE SE COR OF LOT 6 WEIR VIEW BLUFF C-66 AND PROCEED \$ 89-55-53 W ALONG THE S BDY LINE OF SAID LOT 6 393.94 FT TO THE CENTER OF HIGH ST (NOW CLOSED) THIN ALONG THE CENTER OF SAID HIGH ST (NOW CLOSED) 480.02 FT TH N 89-33-00 E 100 FT N OF AND PARALLEL WITH THE N BDY LINE OF THE EXC PARCEL 1025.81 FT TH S 23-26-05 W 170.16 FT TH N 89-55-26 E 240 FT TO THE W ROW LINE OF CR C-25 (DIXIE HIGHWAY) BEING 66 FT WIDE THIS 23-26-05 WIALONG SAID WIROW LINE 234.22 FT TH DEPARTING FROM SAID W ROW LINE S 89-55-23 W 711.01 FT TO THE E BDY LINE OF AFORESAID LOT 6 AND ON THE W ROW LINE OF RIDGE ST (BEING OPEN TO THE S HEREOF AND BEING CLOSED TO THE N HEREOF) TH S 00-00-02 W ALONG SAID W ROW LINE OF RIDGE ST 115.94 FT TO THE POB EXC COM AT THE SE COR OF LOT 6 OF WEIR VIEW BLUFF TH N ALONG THE E BDY OF SAID LOT 200 FT FOR THE POB TH S 80-13-00 W 15.68 FT TH N 89-57-00 W 52.36 FT TH S 00-03-00 E 9.12 FT TH N 89-57-00 W 13.05 N 00-03-00 5.28 FT TH N 72-38-20 W 28.52 FT TH S 89-41-40 W 135.32 FT TH S 00-22-30 E 18 FT TH S 86-08-50 W 84.92 FT TH N 00-10-50 E 202.49 FT TH N 89-33-00 E 355.54 FT TH S 48-48-00 E 58.80 FT TH S 00-22-00 W 51.20 FT TH N 89-38-00 W 4 FT TH S 00-22-00 W 32.24 FT TH N 89-38-00 W 19.32 FT TH S 12-44-00 W 59.33 FT TH S 88-54-00 W 20.13 FT TH S 80-13-00 W 15.55 FT TO THE POB

AFFIDAVIT

Before	e me the undersigned authority personally appeared Randall Chad Hunter , loes hereby duly swear under oath or penalty of perjury;
WIIO C	des hereby duly swear under batti of perially of perjury,
1.	That he/she is the owner of certain real property in Marion County, Florida further described as follows:
Legal	Description:
	SEE ATTACHED EXHIBIT 'A'
Parce	IID#4940-007-000
2.	The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.
3.	That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:
	has no objection to petition.
	objects to the petition.
4.	That he/she furthermore:
	waives any right of damages
	does not waive any rights of damages
	or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s). Barbara McSweeney
	Affiant Signature Affiant Signature Affiant Signature
	Alliant Signature
	Phone 352-464-2954 Phone Expires 10/12/2025 Email Hunters Auto Core & Yotho Email
STATE	OF <u>FLORIDA</u>
COUN	TY OF MARION
	to (or affirmed) and subscribed before me by means of:
μ⊿ pnys bv ^{Ran}	sical presence or online notarization, this day of year, 20 24, who is personally.
known	to me or who has produced, as identification.
	Barbara McSweeney
	Note: Notary Public State of Florida
	My Commission Expires 10/12/2015

Form RC-A

EXHIBIT A

HUNTER/DYE LEGAL DESCRIPTION

Legal Description:

TRACT NO. 7, BEING A PORTION OF LOT 7 OF WEIR VIEW BLUFF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "C", PAGE 66, AND A PORTION OF LOTS 2, 3, 6, AND 7 OF BLOCK 15 AND ALL OF LOTS 1, 4, 5, AND 8 OF SAID BLOCK 15 OF REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 190, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY CONCRETE MONUMENT AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, AND PROCEED NORTH 89°54'45" EAST ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 463.76 FEET TO A POINT: THENCE NORTH 00°00'07" EAST A DISTANCE OF 50.01 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 7 OF WEIR VIEW BLUFF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "C", PAGE 66, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°55'23" EAST ALONG THE NORTH RIGHT OF WAY OF SOUTHEAST 155TH STREET (BEING 50 FEET WIDE) AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7 AND ALONG THE SOUTH BOUNDARY LINE OF LOT 7 OF BLOCK 15 OF REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 211.39 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF TRACT NO. 7 AS DESCRIBED HEREIN; THENCE NORTH 00°00'00" EAST THROUGH THE MIDDLE, MORE OR LESS, OF LOTS 2, 3, 6, AND 7 OF BLOCK 15 OF SAID REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, AND THROUGH LOT 7 OF SAID WEIR VIEW BLUFF, A DISTANCE OF 778.67 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°33'00" EAST A DISTANCE OF 211.37 FEET TO A CONCRETE MONUMENT ON THE CENTERLINE OF HIGH STREET (NOW CLOSED) TO A CONCRETE MONUMENT: THENCE SOUTH 00°00'00" WEST ALONG SAID CENTERLINE OF HIGH STREET, A DISTANCE OF 510.17 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°55'23" WEST ALONG THE CENTERLINE OF RAPELLO STREET (NOW CLOSED), A DISTANCE OF 29.98 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°00'20" EAST ALONG THE EAST BOUNDARY LINE OF AFORESAID LOTS 1, 4,5, AND 8 OF SAID BLOCK 15, A DISTANCE OF 269.81 FEET TO A CONCRETE MONUMENT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF S.E. 155TH STREET; THENCE SOUTH 89°55'23" WEST ALONG THE SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, AND LOT 7 OF BLOCK 15, A DISTANCE OF 181.35 FEET TO THE POINT OF BEGINNING. SAID TRACT NO. 7, LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

AFFIDAVIT

Before who d	ore me the undersigned authority personally appeared <u>William Andrew</u> o does hereby duly swear under oath or penalty of perjury:William A. Dye	Dye aka Dr. and Dona Mildred Dye individually and as co-
1.	That he/she is the owner of certain real property in Marion County, Flo	
Legal	<u>sal Description:</u> SEE ATTACHED EXHIBIT 'A'	
Parcel	cel ID #4940-007-000	
2.	The he/she understands that the Marion County Board of County Comconsidering a petition to close and abandon a road(s)/alley(s), adjacent vicinity of his/her property.	
3.	That he/she recognizes and acknowledges that the closing and abancroad(s)/alley(s) may affect access to his/her property; nevertheless, he	
	has no objection to petition.	
	objects to the petition.	
4	That he/she furthermore:	
	waives any right of damages does not waive any rights of damages	
	or other form of judicial relief, which he/she may require against Mario result of the closing and abandonment of the road(s)/alley(s). Affiant Signature Phone 435 - 922 - 927 Phone 435 - 92 Email 34 DRWN4 @ CMARL Com Email 34 DRWN	7= 7271
STATE	TE OF FLORIDA Utah	
COUN	INTY OF MARION Utuh	
⊠ phys by <u>Williar</u>	BRENNAN DURRANT Notary Public - State of Utah Notary Public	, 20 <u>24</u> , ho is personally s identification.
3	Comm. No. 722863 My Commission Expires on Feb 4, 2026 My Commission Expires: Feb. 1	4, 2026

Form RC-A

EXHIBIT A

HUNTER/DYE LEGAL DESCRIPTION

Legal Description:

TRACT NO. 7, BEING A PORTION OF LOT 7 OF WEIR VIEW BLUFF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "C", PAGE 66, AND A PORTION OF LOTS 2, 3, 6, AND 7 OF BLOCK 15 AND ALL OF LOTS 1, 4, 5, AND 8 OF SAID BLOCK 15 OF REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 190, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY CONCRETE MONUMENT AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, AND PROCEED NORTH 89°54'45" EAST ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 463.76 FEET TO A POINT; THENCE NORTH 00°00'07" EAST A DISTANCE OF 50.01 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 7 OF WEIR VIEW BLUFF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "C", PAGE 66, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°55'23" EAST ALONG THE NORTH RIGHT OF WAY OF SOUTHEAST 155TH STREET (BEING 50 FEET WIDE) AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7 AND ALONG THE SOUTH BOUNDARY LINE OF LOT 7 OF BLOCK 15 OF REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 211.39 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF TRACT NO. 7 AS DESCRIBED HEREIN; THENCE NORTH 00°00'00" EAST THROUGH THE MIDDLE, MORE OR LESS, OF LOTS 2, 3, 6, AND 7 OF BLOCK 15 OF SAID REVISED MAP OF GOODWIN'S ADDITION TO STANTON, FLORIDA, AND THROUGH LOT 7 OF SAID WEIR VIEW BLUFF, A DISTANCE OF 778.67 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°33'00" EAST A DISTANCE OF 211.37 FEET TO A CONCRETE MONUMENT ON THE CENTERLINE OF HIGH STREET (NOW CLOSED) TO A CONCRETE MONUMENT; THENCE SOUTH 00°00'00" WEST ALONG SAID CENTERLINE OF HIGH STREET, A DISTANCE OF 510.17 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°55'23" WEST ALONG THE CENTERLINE OF RAPELLO STREET (NOW CLOSED), A DISTANCE OF 29.98 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°00'20" EAST ALONG THE EAST BOUNDARY LINE OF AFORESAID LOTS 1, 4,5, AND 8 OF SAID BLOCK 15, A DISTANCE OF 269.81 FEET TO A CONCRETE MONUMENT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF S.E. 155TH STREET; THENCE SOUTH 89°55'23" WEST ALONG THE SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, AND LOT 7 OF BLOCK 15, A DISTANCE OF 181.35 FEET TO THE POINT OF BEGINNING. SAID TRACT NO. 7, LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LETTER OF NO OBJECTION

To:	SECO Energy	Date:	12/13/2024
	NoObjectionRequests@secoener		
	352-569-9547		
From:			
RE:	Road Closing Application		
Location			
	4940-007-000	; High Street & R	apello Ave
		inte	ends to petition the Marion
County	Board of County Commissioners to	consider the closi	ng and abandonment of the
road(s) / alley(s) described as High Street	& Rapello Ave - G	oodwins Additions Statnton
Revise	ed Plat Book 9001 Page 189		
An eas	sement for any existing utilities curre	ently located with	in the vacated area will be
reserve		,	
	ed for your reference and review is a	ocation map highl	ighting the road(s) / alley(s)
propos	ed to be closed and abandoned.		
Does	SECO (UI	ility Company Na	me) object to the proposed
	Closing? Yes No		
	please explain below:	ancias tamitant \0	la hava na sammanta av
objecti	<u>ibject area is not in SECO Energy's s</u> ons	ervice territory. W	re have no comments of
Objecti	one.		
1	Ol Class	_	
	Y IN CU	Land Rights S	pecialist
Signatu	ire	Title	
Hannal	h Clark	12/12/2024	
Print Na	h Clark	12/13/2024 Date	
. Interve		Date	
Enclosur			
Loca	tion Map		
Form RC	:-UL		

LETTER OF NO OBJECTION

To: D	Ouke Energy	Date: 1-30-25
	ttn: Irma Cuadra	
	ma.cuadra@duke-energy.com	
_		
From: G	Gooding & Batsel, PLLC	
	ttn: James T. Hartley	
	nartley@lawyersocala.com	
RE: R	oad Closing Application	
Location	Parcel Numbers 4939-01	6-007, 4943-016-001, 4941-005-002,
Location		0; High Street & Rapello
	4940-007-00	o, high street & Rapello
	Kathleen Dudley	intends to petition the Marion
County P		consider the closing and abandonment of the
		Rapello Ave - Goodwins Additions Stanton
	Plat Book 9001 Page 189	Napello Ave - Goodwins Additions Stanton
Reviseu	Flat Book 900 I Fage 169	
A = ====	mant for our orieties utilities or	
		ntly located within the vacated area will be
reserved		
Engloses	d for your reference and review is a le	postion man highlighting the read(s) / alloy(s)
		ocation map highlighting the road(s) / alley(s)
proposed	d to be closed and abandoned.	
Door	Duko (Uti	lity Company Nama) shipst to the proposed
Does		lity Company Name) object to the proposed
Road Clo	osing? 🗌 📝 No	
	ease explain below:	
		easement granted in the Resolution for the
area to b	be vacated	
	1 W 1 W 1 W 1 W 1	
a (2 /	
Irma C		Sr. Research Specilist
Signature	е	Title
Irma Cua	adra	January 30, 2025
Print Nan	ne	Date
Enclosures	S:	
Locatio	on Map	
Form RC-L	JL	

SKETCH OF LEGAL DESCRIPTION FOR KATHLEEN O. DUDLEY FAMILY TRUST

LEGAL DESCRIPTION

A PORTION OF THE ROAD RIGHTS -OF-WAY LYING IN THE REVISED MAP OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AS RECORDED IN PLAT BOOK A, PAGES 189 AND 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

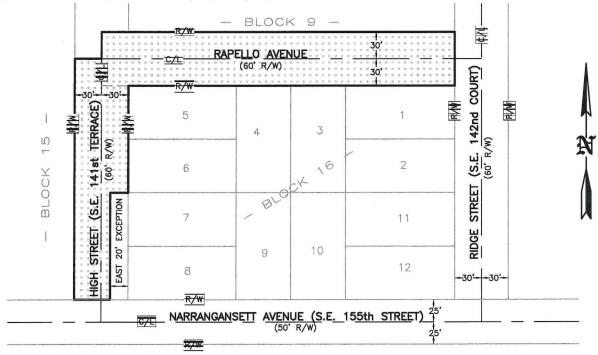
THAT PORTION OF RAPELLO AVENUE (60 FEET WIDE), LYING EAST OF THE CENTERLINE OF HIGH STREET (S.E. 141st TERRACE)(60 FEET WIDE) AND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF RIDGE STREET (S.E. 142nd COURT)(60 FEET WIDE), SAID PORTION LYING SOUTH OF BLOCK 9 AND NORTH OF BLOCK 16. AND

THAT PORTION OF THE WEST 1/2 OF AFOREMENTIONED HIGH STREET (S.E. 141st TERRACE), LYING SOUTH OF THE CENTERLINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING EAST OF BLOCK 15 AND WEST OF SAID CENTERLINE OF HIGH STREET.

THAT PORTION OF THE EAST 1/2 OF AFOREMENTIONED HIGH STREET, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RAPELLO AVENUE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF NARRANGANSETT AVENUE (S.E. 155th STREET)(50 FEET WIDE), SAID PORTION LYING WEST OF BLOCK 1 6 AND EAST OF SAID CENTERLINE OF HIGH STREET, EXCEPT THE EAST 20 FEET, LYING WEST OF LOTS 7 AND 8, BLOCK 16.

NOTES:

- THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
- 2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON DEEDS OF RECORD, THE PLAT OF GOODWIN'S ADDITIONS, STANTON, FLORIDA AND INSTRUCTIONS FROM THE CLIENT.



RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue
 Ocala, Florida 34471
 Ph. (352) 622-9214
 Lic. Bus. #4074

SCALE 1" = 100' DATE 11-06-2024

LETTER OF NO OBJECTION

То:	Kathleen O. Dudley 14181 SE 155TH ST WEIRSDALE FL. 32195	Date:
From:	LUMEN / CENTURYLINK 319 SE BROADWAY ST OCALA FL. 34471	
RE:	Road Closing Application	
Locati		et and Rapello Ave. 001, 4941-005-002, 4940-007-000
road(s 4940-		intends to petition the Marion shaider the closing and abandonment of the 016-007, 4943-016-001, 4941-005-002,
	sement for any existing utilities curren	tly located within the vacated area will be
	sed for your reference and review is a loosed to be closed and abandoned.	cation map highlighting the road(s) / alley(s)
	Lumen / CenturyLink (Utilit	y Company Name) object to the proposed
If yes,	please explain below:	
Kur Signat	t Judd	SR NETWORK IMPLEMENTATION ENG
Kurt J Print N		12/12/2024 Date
Enclosu Loc	ures: ation Map	
Form R	C-UL	



December 17, 2024

James T. Hartley
Associate Attorney
Gooding & Batsel, PLLC
1531 Southeast 36th Avenue
Ocala, Florida 34471

Re: Vacate Roadway: High St. and Rapello Ave Marion County FL

Please be advised that Charter Communications has no objection to the Vacate of Roadway/ Alley proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman Construction Supervisor Charter

LETTER OF NO OBJECTION

To:	Cox	Date: 1/10/2025
	Attn: Paul Christopher	
	paul.christopher@cox.com	
From:	Gooding & Batsel, PLLC	
	Attn: James T. Hartley	
	jhartley@lawyersocala.com	
RE:	Road Closing Application	
Locati		6-007, 4943-016-001, 4941-005-002,
	4940-007-00	0; High Street & Rapello
	Kathleen Dudley	intends to petition the Marion
Count		onsider the closing and abandonment of the
road(s	s) / alley(s) described as High Street &	Rapello Ave - Goodwins Additions Stanton
Revis	ed Plat Book 9001 Page 189	
An ea	sement for any existing utilities curre	ntly located within the vacated area will be
reserv		may located within the vacated and will be
		ocation map highlighting the road(s) / alley(s)
propos	sed to be closed and abandoned.	
Does	COX (Util	ity Company Name) object to the proposed
Road	Closing? Tes Vo	
16		
	please explain below: ocation is out of COX franchise.	
	o not have any utilities in this location a	at this time
****	The never any demands in the location of	te and anno.
Pa	ul Christopher	Construction Planner II
Signat	ture	Title
	CHRISTOPHER	1/10/2025
Print N	Name	Date
Enclosu	TO T. T. C.	
Loc	ation Map	
F 5	0.11	
Form R	C-UL	

MARION COUNTY UTILITIES LETTER OF NO OBJECTION

To:	Development Review Officer Marion County Utilities 11800 SELLS Highway 441	_ Date:	12/12/24						
	11800 SE U.S. Highway 441 Belleview, FL 34420	_							
	Utilities@marionfl.org	_							
	Phone: 352-307-6168 Fax: 352-307-4623	-							
From	Gooding & Batsel, PLLC	-							
	C/O James T. Hartley, Esq.	-							
	1531 SE 36th Avenue Ocala, FL 34471	-							
DE:		-							
	RE: Road Closing Application								
Location: Near 14181 SE 155th St., Weirsdale, FL 32195									
County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as See attached Sketch of Legal Decription.									
road(s	s) / alley(s) described asSee at	tached Sketch	or Legal Decription.						
An easement for any existing utilities currently located within the vacated area will be reserved.									
Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.									
	FOR COUNTY	USE ONLY							
Does Marion County Utilities object to the proposed Road Closing? Yes No If yes, please explain below:									
Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:									
	N/A								
	10(1)								
		Deputy I	Director						
Signat	ure	Title							
Print N	sh Kvamer Jame	12/20/2 Date	4						
Enclosu	res: Location Map								
Form R	C-MCU								

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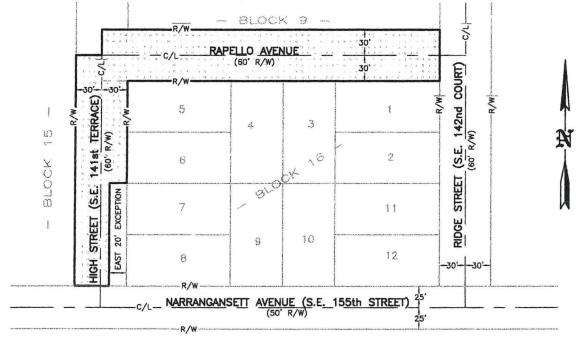
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Rodney K

Digitally signed by Rodney K Rogers Date: 2024.11.21 14:50:05 -05'00'

Rogers

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue
 Ocala, Florida 34471
 Ph. (352) 622-9214
 Lic. Bus. #4074

5CALE 1" = 100' DATE 11-06-2024 W. JAMES GOODING III ROBERT W. BATSEL, JR. ROBERT W. BATSEL JAMES T. HARTLEY KENNETH H. MACKAY IV



1531 SE 36th Avenue Ocala, Florida 34471 Phone: 352.579.1290 Direct: 352.579.6504 Fax: 352.579.1289 jhartley@lawyersocala.com

ATTORNEYS AT LAW

February 25, 2025

VIA EMAIL ONLY

Office of the County Engineer Attn: Ashley Luciano 412 SE 25th Avenue Ocala, FL 34471 Email: Ashley.luciano@marionfl.org

RE: Kathleen O. Dudley; Application for Road(s)/Alley(s) Closing; High Street and Rapello Avenue, Weirsdale.

Dear Ms. Luciano:

I represent Kathleen O. Dudley in her petition to close and abandon the above-referenced unused road/alley.

In that regard, please find the following attachments/enclosures:

- 1. Marion County Application for Roads(s)/Alley(s) Closing;
- 2. Sketch and legal description of the proposed road/alley to be closed;
- 3. Aerial with Ownership and proposed Vacated Area;
- 4. Signed Petition to Close and Abandon Road(s)/Alley(s);
- Affidavits of:
 - 5.1. Kathleen Dudley Parcel ID 4941-005-002;
 - 5.2. William Andrew Dye aka Dr. William A. Dye and Dona Mildred Dye aka Milie Dye, individually and as co-trustees of the Dye Living Trust under Agreement dated June 9, 1994 Parcel ID 4940-007-000;
 - 5.3. Randall Chad Hunter Parcel ID 4940-007-000;
 - 5.4. Eric Wilson and Kristen Wilson Parcel ID 4943-016-001;
 - 5.5. Kathleen O. Dudley and Kristen Wilson FKA Kristen D. Underwood Parcel ID 4939-016-007;
- 6. Letters of No Objection from:
 - 6.1. Marion County Utilities;
 - 6.2. SECO Energy;

Letter to Office of the County Engineer February 25, 2025 Page 2

- 6.3. Duke Energy;
- 6.4. Lumen/Century Link;
- 6.5. Spectrum/Charter Communications; and,
- 6.6. COX.

Thank you for your consideration in this matter. I look forward to working with you.

Sincerely,

GOODING & BATSEL, PLLC

/s/James T. Hartley /s/

James T. Hartley

Development Review Comments Letter

6/18/2025 12:04:23 PM

PETITION TO CLOSE AND ABANDON ROAD HIGH STREET & RAPELLO ROAD CLOSING / ABROGATION #32955

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Road Closing	APPROVED	INFO	911	
2	Road Closing	Approved	INFO	ENGDRN	
3	Road Closing	Approved	INFO	FRMSH	
4	Road Closing	Parcels 4939-016-007, 4943-016-001, 4941-005-002, and 4940-007-000 are located within the Marion County Utility service area. The proposed road closure will not impact any current or future Marion County Utilities infrastructure. All listed parcels maintain direct access to a county road, ensuring availability for future connection to Marion County Utilities water and sewer services. Additionally, the parcels are located outside of the Urban Growth Boundary and within a Secondary Springs Protection Zone.	INFO	UTIL	
5	Road Closing	Land development code section 4.1.4.F - General Provisions and regulations reads as follows: Zoning classification boundary extension. For purposes of determining zoning classification boundaries after vacation or abrogation of a plat, right-of-way, street, or other property dedicated or deeded to the public or County, the zoning classification applicable to the property abutting on either side of the property vacated or abrogated shall, after vacation or abrogation, be deemed to extend to the centerline of such vacated or abrogated right-of-way, street, or other property.	INFO	ZONE	

Current Project - Comments Letter.rdl rev. 02



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19589 **Agenda Date:** 6/23/2025 Agenda No.: 8.1.

SUBJECT:

DRC Process Discussion