



Marion County
Board of County Commissioners

Growth Services ♦ Planning & Zoning

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

STAFF/OFFICE USE ONLY

Case No.:	
AR No.:	
PA:	

PARCEL ACCOUNT NUMBERS: 14976-004-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:
A-1 General Agriculture

Property Address: No address assigned

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 29.51 +/- **Maximum Proposed Residential Units:** 170
(# SFR 170 # MF _____)

Maximum Non-Residential (Commercial or Industrial) Acreage: 0

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

JAX Road, LLC
Property Owner name (please print)
1240 SE 12th Court

Mailing Address
Ocala, FL 34471

City, State, Zip Code
352-266-2834

Phone Number (include area code)

E-Mail Address (include complete address)

Hansen Vardon
Signature*

Tillman & Associates Engineering, LLC
Applicant/Agent Name (please print)
1720 SE 16th Avenue, Bldg 100

Mailing Address
Ocala, FL 34471

City, State, Zip Code
352-387-4540

Phone Number (include area code)
permits@tillmaneng.com

E-Mail Address (include complete address)

[Signature]
Signature

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

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY

Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / /	FLUM:
		AR No.:
		Rev: 12/21/23

Empowering Marion for Success

This Document Prepared By and Return To:

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

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

Rec. \$27.00
Doc Stamps \$0¹

SPECIAL WARRANTY DEED

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

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

See attached Exhibit A

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

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

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

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

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

[Signature]

Witness Signature

MATT FABIAN

Witness Printed Name

[Signature]

Harvey W. Vandeven

Print Witness Address:

4349 SE 20TH ST

Ocala, FL 34471

[Signature]

Witness Signature

W. James Gooding III

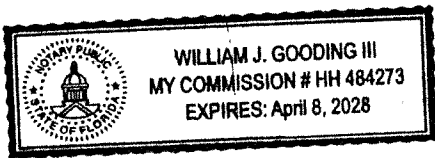
Witness Printed Name

Print Witness Address: 1571 SE 36 Ave,

Ocala, FL 34471

STATE OF FLORIDA
COUNTY OF MARION

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



[Signature]

Notary Public, State of Florida
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

Personally known OR

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

Type of Identification Produced: _____

EXHIBIT A

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

TOGETHER WITH

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

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

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

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2025 Property Record Card Real Estate

14976-004-00

Prime Key: 3571380

[MAP IT+](#)

Current as of 12/23/2024

[Property Information](#)

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

[Taxes / Assessments:](#)

Map ID: 194

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 99

[Acres:](#) 29.51

[2024 Certified Value](#)

Land Just Value	\$727,126		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$727,126	Land Class Value	(\$719,099)
Total Assessed Value	\$8,027	Total Class Value	\$8,027
Exemptions	\$0	Ex Codes:	
Total Taxable	\$8,027		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$727,126	\$0	\$0	\$727,126	\$8,027	\$0	\$8,027
2023	\$519,376	\$0	\$0	\$519,376	\$8,233	\$0	\$8,233
2022	\$480,423	\$0	\$0	\$480,423	\$307,153	\$307,153	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8469/1442	11/2024	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
7810/0062	05/2022	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$600,000
4610/0439	10/2006	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 28 TWP 14 RGE 22
COM AT THE SW COR OF SW 1/4 OF SEC 28 TH N 89-51-59 E
154.46 FT TH N 13-22-58 E 30.90 FT TH N 89-51-59 E 796.74
FT TO THE POB TH CONT N 89-51-59 E 1037.31 FT TH
N 00-07-13 W 1292.81 FT TH S 89-51-35 W 666.68 FT TH
S 00-10-38 E 150.02 FT TH S 89-53-00 W 370.78 FT TH
S 00-07-13 E 1142.77 FT TO THE POB

Parent Parcel: 14976-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		.0	.0	A1	29.51	AC							
9994		.0	.0	R1	1.00	UT							

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
JAX ROAD, LLC

Filing Information

Document Number L24000222347
FEI/EIN Number NONE
Date Filed 05/13/2024
State FL
Status ACTIVE

Principal Address

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

Mailing Address

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

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

No Annual Reports Filed

Document Images

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

[View image in PDF format](#)



December 23, 2024

Marion County Growth Services
Attention: Director Chuck Varadin
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: Submittal of Planned Unit Development rezoning application

Mr. Varadin,

Our office is submitting a rezoning application from A-1 to Planned Unit Development (PUD) on parcel 14976-004-00. This 29.51-acre parcel is currently zoned A-1. We are seeking to change this to PUD to develop a 170-lot residential subdivision. We are submitting a small-scale land use amendment as well.

The following items are included in this submittal:

1. Executed rezoning application
2. Deed
3. MCPA Parcel Card
4. Sunbiz Document
5. Check in the amount of \$1,850.00
6. PUD Concept Packet

Please let us know if you need anything further.

Thank you in advance for your consideration in this matter.

J. Harvey
Tillman & Associates Engineering, LLC.