



**Marion County
Board of County Commissioners**

Growth Services

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

**ZONING SECTION STAFF REPORT
May 6, 2024
BOARD OF ADJUSTMENT PUBLIC HEARING**

| | |
|---------------------------------|---|
| Case Number | 240501V |
| CDP-AR | 31144 |
| Type of Case | Variance to reduce the Environmentally Sensitive Overlay Zone (ESOZ) waterside (north) front setback from 75' to 35' for a proposed 38' X 30' pool with deck in an R-1 single family zoning. |
| Owner | Jason and Rebecca Clark |
| Applicant | Edward Abshier |
| Street Address | 10695 SE Sunset Harbor Rd., Summerfield FL 34491 |
| Parcel Number | 4825-014-000 |
| Property Size | 1.25 ac |
| Future Land Use | Medium Residential |
| Zoning Classification | Single Family Dwelling (R-1) |
| Overlay Zone/Scenic Area | Environmentally Sensitive Overlay Zone (ESOZ) and Secondary Springs Protection Overlay Zone (SPOZ) |
| Project Planner | Lynda Smith, Zoning Technician I Jeremy Craig Zoning Technician III |
| Related Case(s) | None |

I. ITEM SUMMARY

This is a request filed by the applicant's agent, Edward Abshier, for owners Jason and Rebecca Clark, for a variance from Land Development Code (LDC) Section 5.2.4.A to reduce the Environmentally Sensitive Overlay Zone (ESOZ) waterfront setback from 75' to 35' for a 38' X 30' pool with deck. Figure 1 is an aerial photograph displaying the general location of the subject property.

**FIGURE 1
GENERAL LOCATION MAP**



II. PUBLIC NOTICE

Notice of public hearing was mailed to (10) property owners within 300-feet of the subject property on April 19, 2024. A public notice sign was posted on the subject property on April 5, 2024 and notice of the public hearing was published in the Star Banner on April 16, 2024. Evidence of the public notice requirements are on file with the Department and are incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

This parcel is located in the platted subdivision of Sunset Acres which was established in 1955. The subject property is 1.25 acres located within the Medium Residential Future Land Use Map Series (FLUMS) designation and has a Single-Family Dwelling (R-1) zoning classification. The property is also located in an Environmentally Sensitive Overlay Zone (ESOZ) fronting on Lake Weir (See Figure 2). The current single-family residence (SFR) on the property was built in 1970.

**FIGURE 2
AERIAL**



IV. REQUEST STATEMENT

Applicant agent Edward Abshier for owners Jason and Rebecca Clark requests a variance from LDC Section 5.2.4.A., to reduce the north waterfront setback line in the Single-Family Dwelling (R-1) Zoning and ESOZ from 75' to 35' for a 38' X 30' pool with deck.

V. ANALYSIS

LDC Section 2.9.2.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with the six (6) criteria. The six (6) criteria and staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Analysis: The Applicant states the home on-site was constructed in 1970. There were no ESOZ requirements at the time. There was no way of knowing that future requirements would not allow for the addition of a pool and deck on the lake side of the home. This type of variance is common on Lake Weir.

Staff finds that there are special conditions and circumstances which are peculiar to the land, structure or buildings involved and which are applicable because ESOZ requirements were implemented after the home was built in 1970.

2. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: The Applicant states this home was constructed in 1970. There were no ESOZ requirements at the time. There was no way of knowing that future requirements would not allow for the addition of a pool and deck on the lake side of the home of. This type of variance is common on Lake Weir.

Staff finds the special conditions and circumstances do not result from the actions of the applicant. Instead, they result from LDC requirements pertaining to the minimum ESOZ setback of 75' from the ordinary high waterline for all structures.

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: As mentioned above, most of the lots on Lake Weir were developed long before there were any ESOZ requirements. Almost all of these lots require a variance for the addition of a pool and deck. This pool will be further from the lake than the home of our neighbor to the west.

Staff finds the requested variance has been similarly requested, and granted for a majority of the surrounding properties. This single-family residence was built prior to the current ESOZ requirements limiting any future improvements. An example is case 240303V which reduced ESOZ front setback from 75' to 70' and also 75' to 20' for a proposed 60' X 10' inground pool with deck in an R-1 Zoning.

4. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building or structure.

Analysis: A 30' pool and deck are not large. The western end of the pool and deck will be about 45' from the mean high-water line.

Staff finds that for the proposed 38' X 30' pool and deck, the requested 35' setback is the minimum setback needed for the size of the proposed pool and decking as requested by the applicant.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Analysis: As stated above, because these lots were developed and homes constructed prior to the ESOZ requirements added to the LDC, it is common for the homes to be granted variances for the addition of a pool and deck to the lakeside of their home.

Staff finds that granting of the request will not confer on the applicant any special privilege because the surrounding lots also have accessory structures located in the same area and many of them were granted some sort of reduced setbacks for development similar to that being requested.

6. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: As stated above, the home to the west of our property is closer to the lake than our pool will be.

Staff finds that if variance is granted, it would not be injurious to the neighborhood as long as the applicant pulls the correct permits and gets them approved.

VI. LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card, 2024 Certified Assessment Roll
- C. Site Plan
- D. Deed
- E. 300' Mailing Map
- F. Aerial View
- G. Platted Subdivision
- H. Photos



Marion County
Board of County Commissioners

Growth Services ♦ Zoning

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

| |
|-------------------------------|
| OFFICE USE ONLY |
| Received By: <u>CLINT B.</u> |
| Date Received: <u>2/02/24</u> |
| # <u>240501V</u> |

VARIANCE APPLICATION AR#: 31144

Application #: 240501V
FOR COUNTY USE ONLY

PA#: 4825-014-000
Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Asking a reduction from the 75' lakeside setback to 35' to add a pool.
of the ESO2 front setback from 75' to 35' for a proposed pool and deck (38' x 30')

Section of Code requesting variance from: 4.2.9E & 5.2.4.A

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.25 +/- acres

Directions to subject property:
R-1
Turn on Sunset Harbor Road from 441. Property will be approximately 0.25 miles past SE 105th Avenue on the left.
Property Address is 10695 SE Sunset Harbor Road.

Please Note: Property owner must sign this application: Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

(see next page for signature)
(Print/Signature) Property Owner

Jason Clark and Rebecca Clark

Address

10695 SE Sunset Harbor Rd.

City, State, Zip Code

Summerfield, FL 34491

Contact Info: Phone, cell, e-mail address
352-895-7727 jclark.uf@gmail.com

(Print) Applicant or Agent

Edward Abshier

Address

P.O. Box 2770

City, State, Zip Code

Belleview, FL 34421

Contact Info: Phone, cell, e-mail address
352-266-9555 ed@abshiereng.com

THE FILING FEE IS \$450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

PROJECT 2021020116
AR 31144

See 26-17-23
"Sunset Acres"

"Meeting Needs by Exceeding Expectations"



Marion County Board of County Commissioners

Growth Services Group
17101 S. Lee Springs Blvd
N. Dale Fl 34439
Phone: 352-438-7675
Fax: 352-438-7676

OFFICE USE ONLY

Received By _____

Date Received _____

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

4825-014-000

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2-9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF

Asking for a reduction from the 75' lakeside ESOZ setback to 35' to add a pool and deck.

Section of Code requesting variance from 4 2.9E & 5.2.4.A

Legal Description (Please attach a copy of deed). Total Acreage of subject property 1.25 acres

Directions to subject property:
Turn on Sunset Harbor Road from 441. Property will be approximately 0.25 miles past SE 105th Avenue on the left.
Property Address is 10695 SE Sunset Harbor Road.

Property owner must sign this application. Otherwise he/she must attach to this application

Jason Clark
Jason Clark
Rebecca Clark

Jason Clark

Address

10695 SE Sunset Harbor Rd.

City, State, Zip Code

Summerfield FL 34491

Contact Info: Phone, cell, e-mail address:
352-895-7727 jclark.uf@gmail.com

(Print) Applicant or Agent

Edward Abshier

Address

P.O. Box 2770

City, State, Zip Code

Bellevue, FL 34421

Contact Info: Phone, cell, e-mail address:
352-266-9555 ed@abshiereng.com

THE FILING OF THIS IS NON REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUESTS ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND ELIGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION. ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

"Meeting Needs by Exceeding Expectations"

www.marioncountyorla.org

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

This home was constructed in 1970. There were no ESOZ requirements at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

This home was constructed in 1970. There were no ESOZ requirements at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

As mentioned above, most of the lots on Lake Weir were developed long before there were any ESOZ requirements. Almost all of these lots require a variance for the addition of a pool. This pool will be further from the lake than the home of our neighbor to the west.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

A 30' pool and deck is not a large. The western end of the pool and deck will be about 45' from the mean high water line.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

As stated above, because these lots were developed and homes constructed prior to the ESOZ requirements added to the LDC, it is common for the homes to be granted variances for the addition of a pool or deck to the lake side of their home.

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

As stated above, the home to our west is closer to the lake than this pool will be.



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

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

2024 Property Record Card
Real Estate

4825-014-000 ✓

[GOOGLE Street View](#)

Prime Key: 1161797

[Beta MAP IT+](#)

Current as of 2/7/2024

[Property Information](#)

CLARK JASON ✓
 CLARK REBECCA
 10695 SE SUNSET HARBOR RD ✓
 SUMMERFIELD FL 34491-7621

[Taxes / Assessments:](#)

Map ID: 277

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 01

Acres: 1.25

✓ [Situs:](#) 10695 SE SUNSET HARBOR RD
 SUMMERFIELD

[2023 Certified Value](#)

| | | |
|----------------------|-----------|---------------------------------|
| Land Just Value | \$215,865 | |
| Buildings | \$192,172 | |
| Miscellaneous | \$1,684 | |
| Total Just Value | \$409,721 | Ex Codes: 01 38 |
| Total Assessed Value | \$409,721 | |
| Exemptions | \$0 | |
| Total Taxable | \$409,721 | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2023 | \$215,865 | \$192,172 | \$1,684 | \$409,721 | \$409,721 | \$0 | \$409,721 |
| 2022 | \$215,865 | \$171,608 | \$1,752 | \$389,225 | \$389,225 | \$0 | \$389,225 |
| 2021 | \$179,610 | \$120,784 | \$1,670 | \$302,064 | \$283,920 | \$0 | \$283,920 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------------|-----|-----|-----------|
| 8100/0712 | 07/2023 | 07 WARRANTY | 9 UNVERIFIED | Q | I | \$625,000 |
| 7427/0427 | 03/2021 | 07 WARRANTY | 9 UNVERIFIED | Q | I | \$505,000 |
| 6989/1964 | 04/2019 | 07 WARRANTY | 0 | U | I | \$100 |
| 6716/1993 | 02/2018 | 07 WARRANTY | 4 V-APPRAISERS OPINION | U | I | \$225,000 |
| 6059/1249 | 02/2013 | 71 DTH CER | 0 | U | I | \$100 |
| 1732/0801 | 04/1991 | 07 WARRANTY | 0 | U | I | \$100 |
| 1431/0580 | 06/1987 | 07 WARRANTY | 9 UNVERIFIED | U | I | \$150,000 |
| 0512/0794 | 06/1972 | 02 DEED NC | 0 | U | I | \$61,500 |

[Property Description](#)

SEC 26 TWP 17 RGE 23 ✓
PLAT BOOK F PAGE 025
SUNSET ACRES ✓

PORTION OF LOT 14 DESCRIBED AS:

E 65 FT OF LOT 14 EX W 45 FT OF S 398 FT THEREOF
& W 5 FT OF E 70 FT OF N 282 FT OF S 680 FT OF LOT 14
& W 20 FT OF E 85 FT OF N 250 FT OF S 930 FT OF LOT 14

Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|
| 0130 | | 85.0 | 548.0 | R1 ✓ | 85.00 | FF | | | | | | | |
| 9430 | | 20.0 | 398.0 | R1 | .18 | AC | | | | | | | |

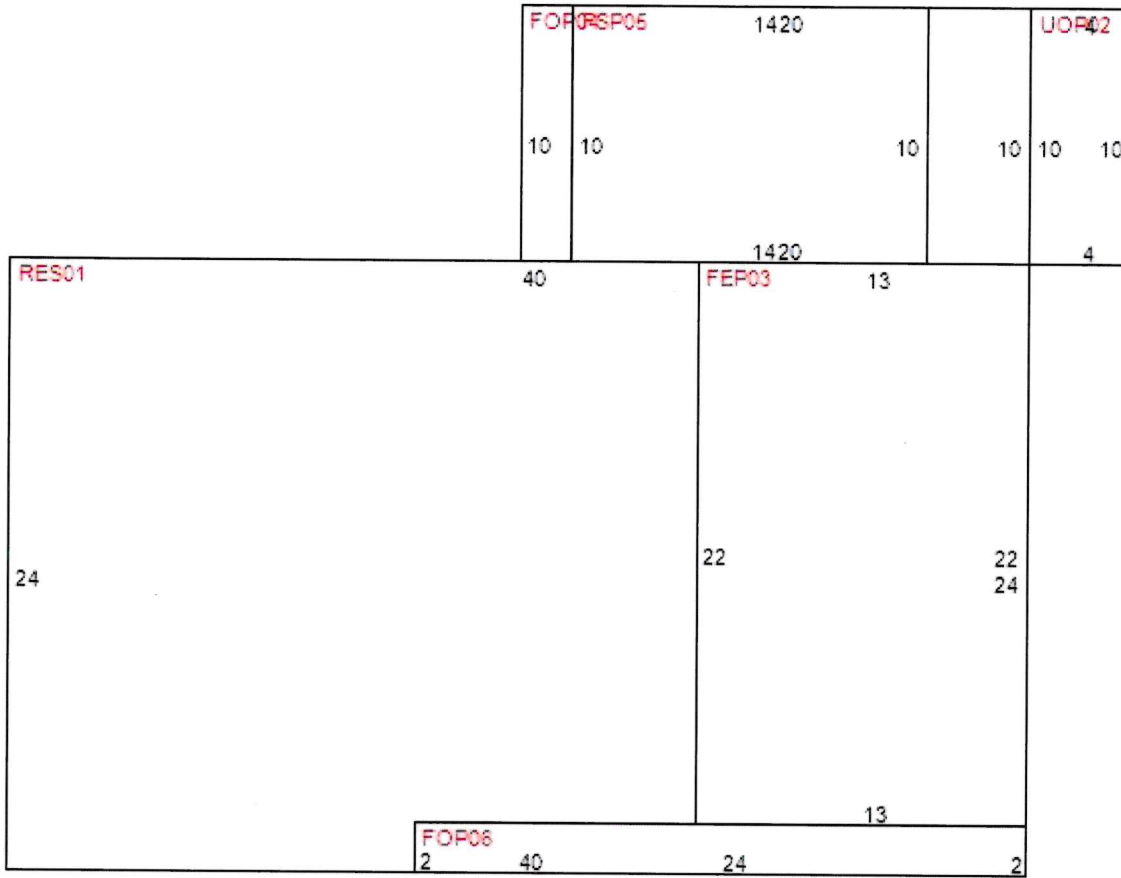
Neighborhood 8090A - LAKE WEIR (SOUTH & SOUTHWEST)
Mkt: 10 70

Traverse

Building 1 of 1

RES01=U24R40D24L40.R40U24
UOP02=R4U10L4D10.D22
FEP03=L13U22R13D22.U22
FOP04=U10L20D10R20.L4
FSP05=U10L14D10R14.D22L20

FOP06=D2R24U2L24.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 11/18/2020 by 225

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 128

| Type ID | Exterior Walls | Stories | Year Built | Finished Attic | Bsmt Area | Bsmt Finish | Ground Floor Area | Total Flr Area |
|----------|----------------|---------|------------|----------------|-----------|-------------|-------------------|----------------|
| RES 0129 | VINYL SIDING | 1.65 | 1970 | N | 0 % | 0 % | 960 | 1,584 |
| UOP 0201 | NO EXTERIOR | 1.00 | 1970 | N | 0 % | 0 % | 40 | 40 |
| FEP 0329 | VINYL SIDING | 1.00 | 1970 | N | 0 % | 0 % | 286 | 286 |
| FOP 0429 | VINYL SIDING | 1.00 | 1990 | N | 0 % | 0 % | 200 | 200 |
| FSP 0529 | VINYL SIDING | 1.00 | 1990 | N | 0 % | 0 % | 140 | 140 |
| FOP 0601 | NO EXTERIOR | 1.00 | 1970 | N | 0 % | 0 % | 48 | 48 |

Section: 1

Roof Style: 10 GABLE **Floor Finish:** 24 CARPET **Bedrooms:** 3 **Blt-In Kitchen:** Y
Roof Cover: 16 GALVANIZED MTL **Wall Finish:** 16 DRYWALL-PAINT **4 Fixture Baths:** 0 **Dishwasher:** N
Heat Meth 1: 22 DUCTED FHA **Heat Fuel 1:** 10 ELECTRIC **3 Fixture Baths:** 2 **Garbage Disposal:** N
Heat Meth 2: 00 **Garbage Compactor:** N

Foundation: 5 CONCRETE SLAB
A/C: Y

Heat Fuel 2: 00
Fireplaces: 1

2 Fixture Baths: 0 **Intercom:** N
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|------|------|---------|-------|--------|-------|
| 256 WELL 1-5 BTH | 1.00 | UT | 99 | 1975 | 2 | 0.0 | 0.0 |
| 190 SEPTIC 1-5 BTH | 1.00 | UT | 99 | 1975 | 2 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 144.00 | SF | 20 | 2001 | 3 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 390.00 | SF | 20 | 2020 | 3 | 0.0 | 0.0 |
| 116 FENCE VINYL | 16.00 | LF | 99 | 2020 | 4 | 0.0 | 0.0 |

Appraiser Notes

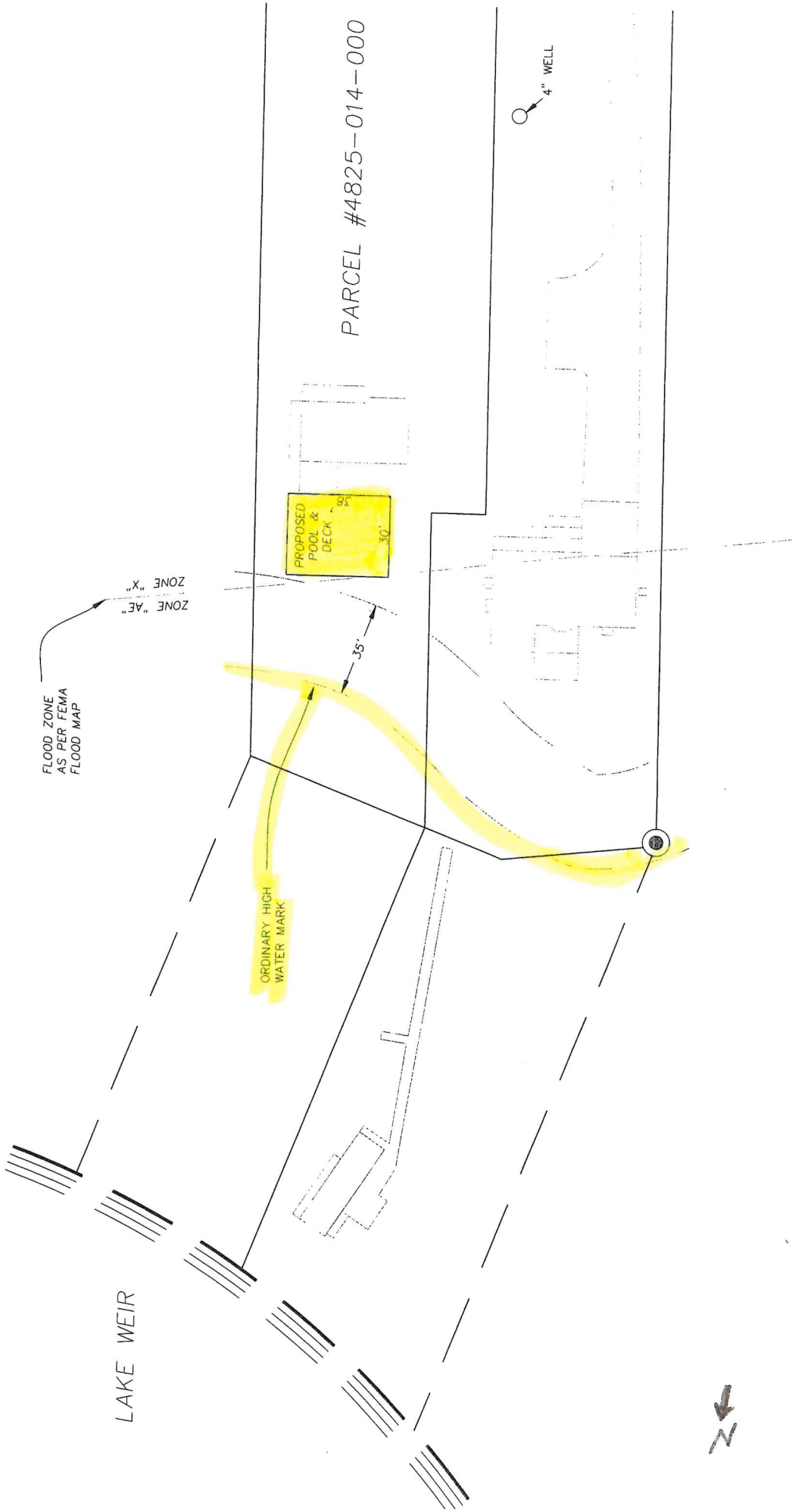
EST INTERIOR
 2 UDC N/A 1 ADU N/A

 TOP FLOOR TRAVERSED= 960 SQ FT W/O
 -20X10 FOP
 -4X24 FOP

 1ST FLOOR= 626 SQ FT W/O
 -10X14 FVP
 -4X34 UOP
 -13X22 FEP

Planning and Building
** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|--|
| 2019010714 | 12/4/2019 | 12/4/2019 | INTERIOR REMODEL TO INCLUDE PLUMBING WINDOWS ELECTRIC FLOORS |
| 2019091871 | 9/25/2019 | 1/28/2020 | RESIDENTIAL DRIVEWAY |
| 2019050384 | 5/6/2019 | 11/18/2019 | REROOF METAL OVER EEX SHINGLESUNDERLAYMENT 15 SQUARES. TRI |
| M030875 | 3/1/2000 | 9/1/2001 | ADDITION |



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shannon Drivas
Equitable Title of Ocala, LLC
109 SE 1st Avenue
Ocala, FL 34471
OC230359
Property Appraisers Parcel Identification (Folio) Number:
4825-014-000 ✓

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 13th day of July, 2023 by Garrett Suydam and Kimberly Suydam, husband and wife herein called the grantor(s), to Jason Clark and Rebecca Clark, husband and wife, ✓
whose post office address is

10695 SE Sunset Harbor Rd Summerfield FL 34491
hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$625,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Marion County, State of Florida, viz.:**

Portions of Lot 14, Sunset Acres, Plat Book "F", Page 25, Marion County, Florida, more particularly described as:

The East 65 feet of Lot 14, Except the West 45 feet of the South 398 feet thereof; and the West 5 feet of the East 70 feet of the North 282 feet of the South 680 feet of Lot 14; and the West 20 feet of the East 85 feet of the North 250 feet of the South 930 feet of Lot 14.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Elizabeth Page
Witness #0 Signature

Elizabeth Page
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Shannon Drivas

Witness #2 Printed Name

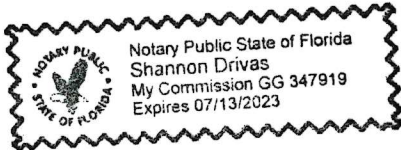
[Signature]
Garrett Suydam
[Signature]
Kimberly Suydam

Whose mailing address is:
13050 E HWY 25
Ocklawaha FL 32179

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13 day of July, 2023, by Garrett Suydam and Kimberly Suydam, who () are personally known to me or () have produced ALDL as identification.

SEAL



[Signature]
Notary Public

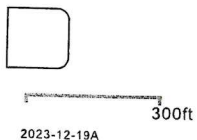
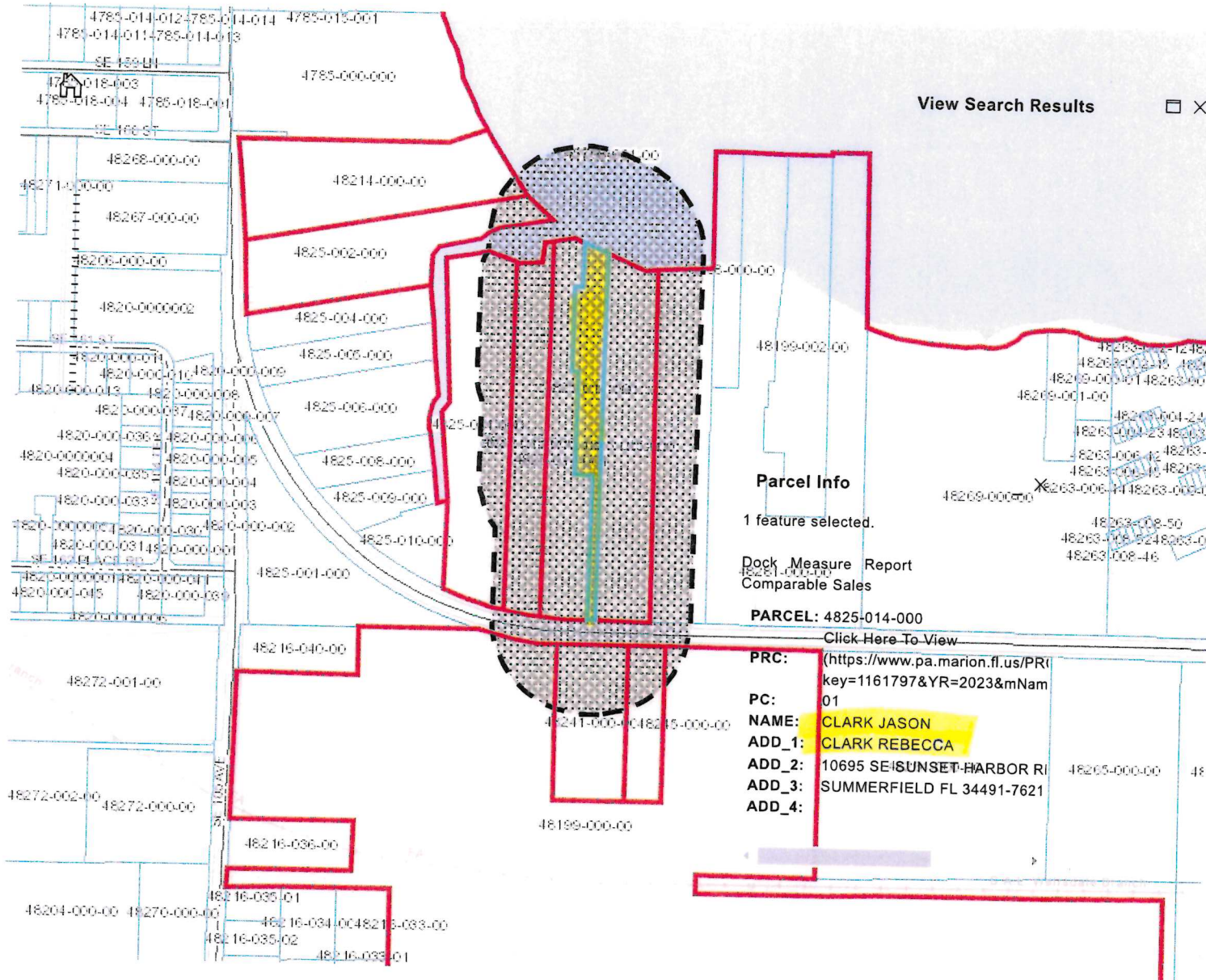
Printed Notary Name

My Commission Expires:

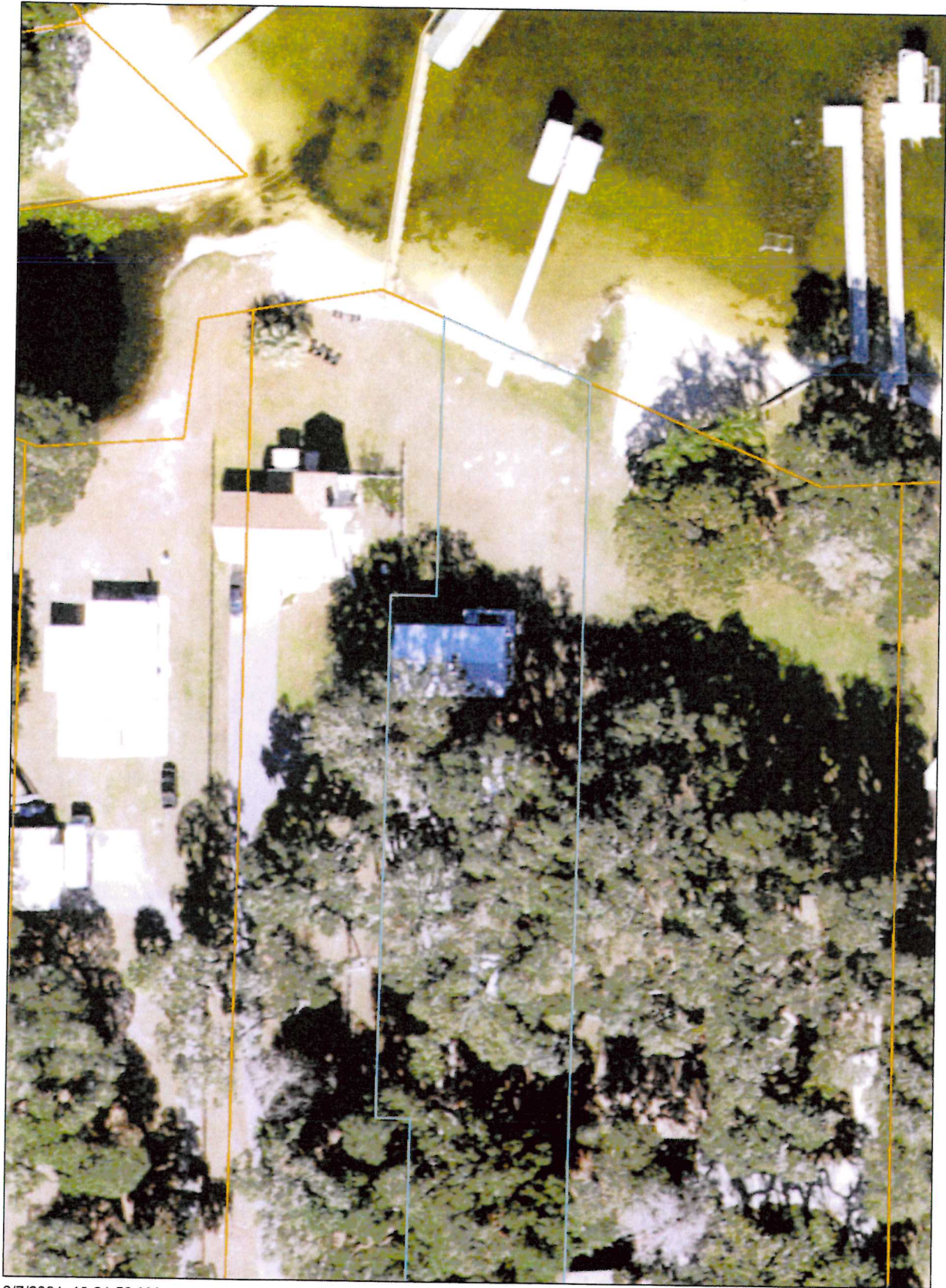


Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Beta Map It+

Updated every 24 hrs

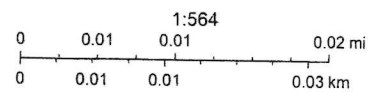


Marion County Florida - Interactive Map



2/7/2024, 10:21:52 AM

- Marion County Aerial 2023
- Parcels
- Zoning Changes
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Special Use

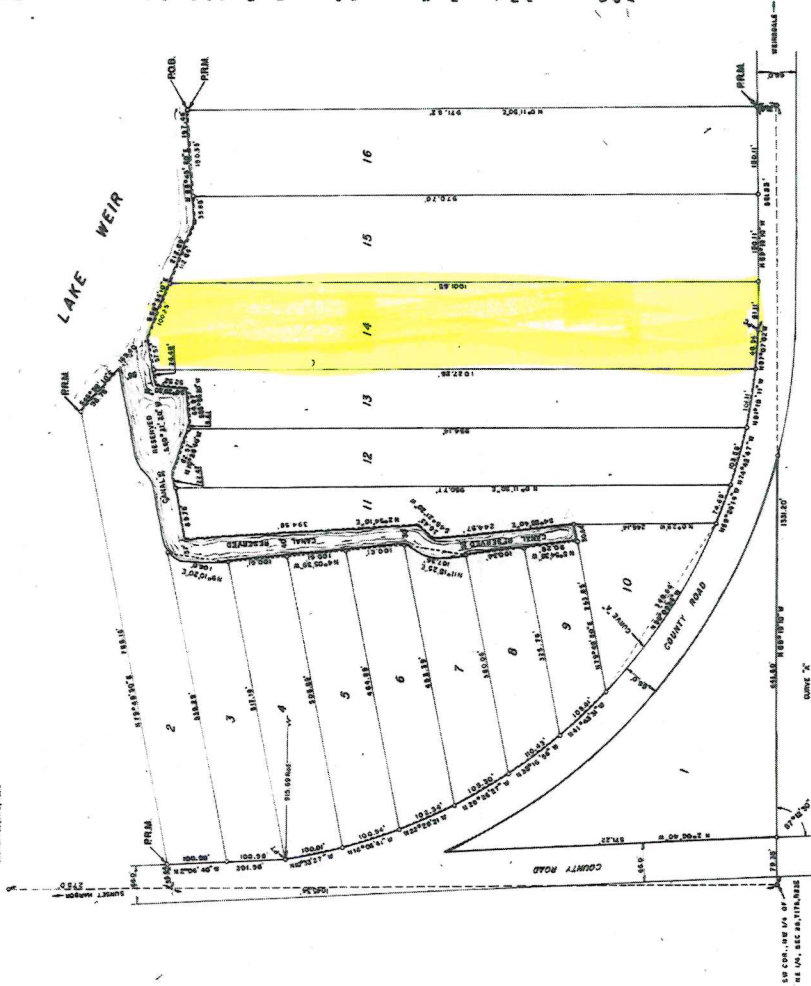


Marion County Property Appraiser
Esri, Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

SUNSET ACRES

BEGINNING AT THE LOW WATER MARK OF LAKE WEIR ON THE EAST BOUNDARY LINE OF GOVERNMENT LOT 2, (also described as the West 1/2 of the Northeast 1/4), OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH, ALONG THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 2, TO THE CENTER LINE OF A PAVED ROADWAY WHICH INTERSECTS THE SAID NORTHEAST 1/4 OF SAID SECTION, TOWNSHIP AND RANGE IN AN EASTERLY AND WESTERLY DIRECTION IN THE APPROXIMATE CENTER THEREOF; RUN THENCE WESTERLY, PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT, 1350 MORE OR LESS TO THE WESTERN BOUNDARY LINE OF SAID GOVERNMENT LOT, THENCE IN A NORTHERLY DIRECTION, ALONG THE WESTERN BOUNDARY LINE OF SAID GOVERNMENT LOT 2, TO A POINT 275 SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 79° 46' 50" EAST, 832' MORE OR LESS TO THE WATERS OF LAKE WEIR; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE LOW WATER MARK OF SAID LAKE, TO THE POINT OF BEGINNING. LESS AND EXCEPT THOSE PORTIONS OF THE SAID HEREINBEFORE DESCRIBED PROPERTY NOW USED FOR HIGHWAY RIGHT OF WAY PURPOSES.

1000 SQ. FT.
1/4 CORNER MARK EXISTING
DATE 04/17/1955



DATE 'X'
A. SPRING
1-1955
8-1955
9-1955

STATE OF FLORIDA
COUNTY OF MARION

We, the UNDERSIGNED, the owners of the land shown on this plat, do hereby authorize the same to be recorded in the Public Records of Marion County, Florida, and by our execution, do authorize the dedication to the public forever the Avenues and Streets as shown on this plat.

WITNESSES, our hands and seals this 15th day of June, 1955

John F. Nicholson
John F. Nicholson

STATE OF FLORIDA
COUNTY OF MARION

I, hereby CERTIFY that Correll J. Nicholson and wife Nellie Gladys Nicholson, and Lester C. Bates and wife Willie Bates, and Samuel Olan Dabbs and wife Mildred Clark Dabbs whose names are signed to the foregoing dedication, and who are well known to me, appeared before me, this day and acknowledged that they executed the same for the purposes and in the manner therein set forth.

WITNESSES, my hand and official seal this 15th day of June, A.D. 1955

My commission expires: Dec. 24th 1957

John W. Johnson
Notary Public, State of Florida at large

I, JACK W. JOHNSON, of the Marion Engineering Associates, Inc., the surveyor making this plat, do hereby certify that it is a correct representation of the land platted and permanent reference monuments have been placed thereon as called for under Section 7, Chapter 10275, Laws of Florida.

Subscribed and sworn to before me this 15th day of June, A.D. 1955

My commission expires: Dec. 30th 1957

John W. Johnson
Notary Public, State of Florida at large

This certifies that this plat was presented to the Board of Commissioners of Marion County, Florida and approved by them for record on the 21st day of June, A.D. 1955 This does not constitute an approval of title and no reference is made hereof or to the value of the land.

I, JOHN F. NICHOLSON, Clerk of the Circuit Court of Marion County, Florida do hereby certify that this plat conforms to the provisions of Section 7 Chapter 10275, Laws of Florida, was filed for record on the 15th day of June, 1955 and was recorded in the PUBLIC RECORDS of said County on the 15th day of June, A.D. 1955 in Plat Book E of Page 25

Chairman
Notary

John F. Nicholson
Clerk

John F. Nicholson
Clerk

PREPARED BY
MARION ENGINEERING ASSOCIATES INC.
P.O. BOX 633
OCALA FLORIDA
APRIL 18 1955
SCALE 1"=100'
01-3-4 CONCRETE MONUMENTS



Looking north at roadside of home, lake is behind the home.



Looking northeast at home (side yard)



Looking northwest at home (side yard)



Looking north towards the lake, open area is where the proposed pool with deck will be located



Looking south at the lakeside of the home



Looking south at the lakeside of the home



Looking south at the proposed pool with deck area



Looking southwest at the proposed pool with deck area



Looking west at the proposed pool with deck area



Looking east at the proposed pool with deck area



Sign posting