



**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

[www.marioncountyfl.org](http://www.marioncountyfl.org)

OFFICE USE ONLY:	
Project Number:	2022070114
App Request No.:	31600
Case Number:	
Received Date:	5/29/24
Received By:	[Signature]
Submission Complete Date:	5/29/24

**PARCEL ACCOUNT NUMBERS:** 9007-0000-12

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:  
Amend existing PUD (221111ZP) to modify product from town homes to single family detached units.

**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:** 10.33 **Maximum Proposed Residential Units:** 82

**Maximum Non-Residential (Commercial or Industrial) Acreage:** None

**Directions to property (from MC Growth Services):** \_\_\_\_\_  
Take SE Maricamp Road southeasterly, turn L on Pine Road, subject property on R just before Bahia Road.

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

Armstrong Land, LLC

**Property owner name (please print)**  
4600 W Cypress ST STE 200

**MAILING ADDRESS**  
Tampa, FL 33607

**City, state, zip code**

**Phone number (include area code)**

**e-Mail Address (include complete address)**

[Signature]

Signature

Tillman & Associates Engineering, LLC

**Applicant/agent name (please print)**  
1720 SE 16<sup>th</sup> 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

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 is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

*Tillman & Associates*  
ENGINEERING, LLC.

May 29, 2024

Attention:  
Mr. Chuck Varadin, Growth Services Director  
2710 E Silver Springs Blvd  
Ocala, FL 34470

RE: Amendment to previously approved PUD (221111ZP)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is going from attached single-family housing to detached single-family housing. The previous rezoning was approved for 82 units. This amendment seeks to allow single family detached units as the product. The following items are included in this submittal for your review.

1. Signed application
2. Deed
3. Sunbiz for Armstrong Land LLC
4. Traffic Analysis
5. Architectural Renderings
6. Amenity Package
7. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,



Tim Brooker, P.E.  
Project Manager

Attachment A  
Proposed Renderings for Whisper Woods



Attachment A  
Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Attachment A  
Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Attachment A  
Proposed Renderings for Whisper Woods

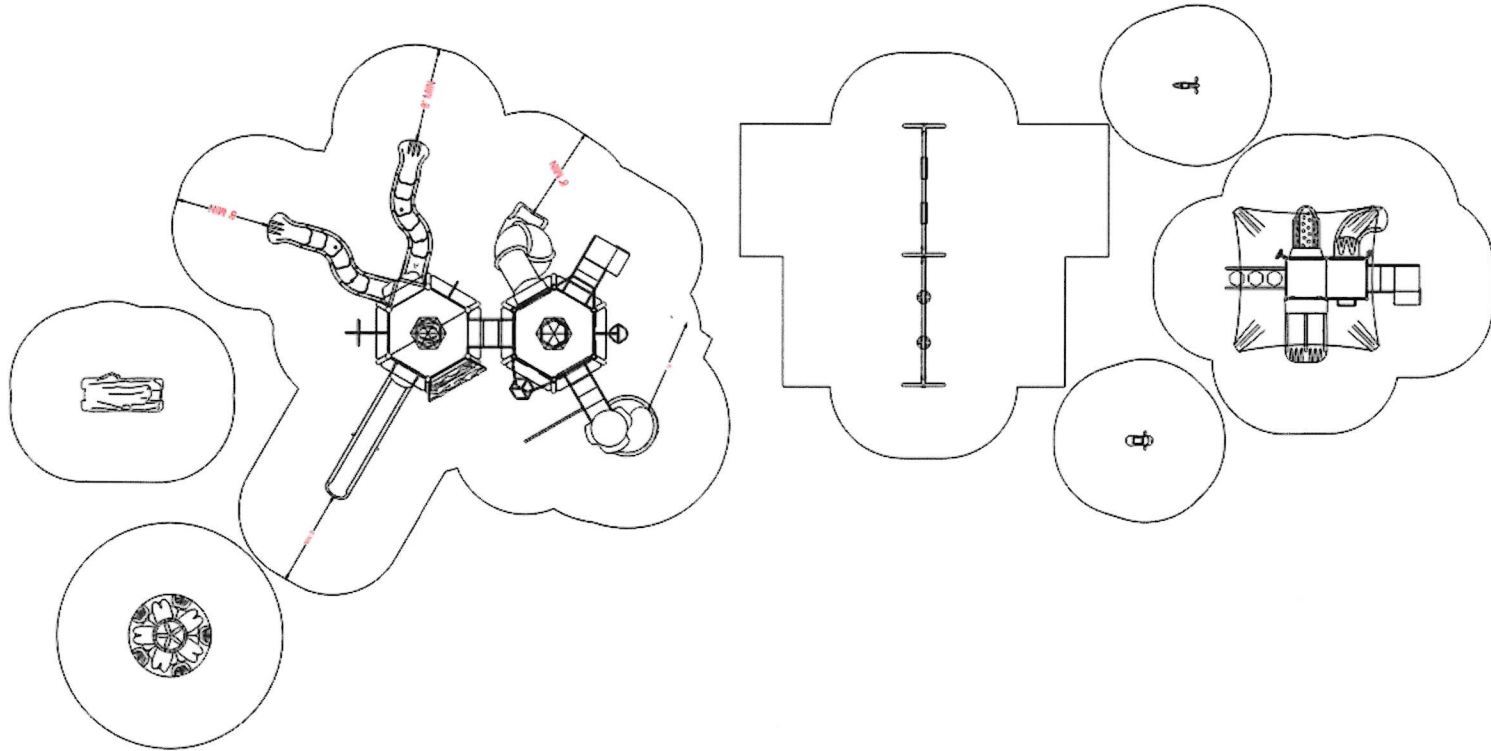




Attachment A

Proposed Amenity Layout for Whisper Woods

Amenities to be installed prior to issuance of the 35th certificate of occupancy.



Attachment A  
Proposed Amenity Layout for Whisper Woods



Attachment A  
Proposed Amenity Layout for Whisper Woods





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**

9007-0000-12

Prime Key: 1344310

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ARMSTRONG LAND LLC  
 4600 W CYPRESS ST STE 200  
 TAMPA FL 33607-4099

[Taxes / Assessments:](#)

Map ID: 234

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 99

Acres: 10.33

[2023 Certified Value](#)

Land Just Value	\$154,950	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$154,950	<a href="#">Ex Codes:</a>
Total Assessed Value	\$154,950	
Exemptions	\$0	
Total Taxable	\$154,950	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$154,950	\$0	\$0	\$154,950	\$154,950	\$0	\$154,950
2022	\$144,620	\$0	\$0	\$144,620	\$144,620	\$0	\$144,620
2021	\$82,640	\$0	\$0	\$82,640	\$79,541	\$0	\$79,541

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7454/1484</a>	04/2021	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$470,300
<a href="#">4932/0372</a>	11/2007	07 WARRANTY	0	U	V	\$100
<a href="#">2273/0398</a>	07/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$38,000
<a href="#">1143/0489</a>	01/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 05 TWP 16 RGE 23  
 PLAT BOOK J PAGE 094  
 SILVER SPRINGS SHORES UNIT 7  
 TRACT L

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

**A-12**

Attachment A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		725.0	621.0	PUD	10.33	AC							
9994		.0	.0	PUD	1.00	UT							
Neighborhood 2007 - SILVER SPRINGS SHORES UNIT 7													
Mkt: 8 70													
<a href="#">Miscellaneous Improvements</a>													
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width						
<a href="#">Appraiser Notes</a>													
ZONING CHANGE FROM B2 TO R1 11/05													
<a href="#">Planning and Building</a>													
<a href="#">** Permit Search **</a>													
Permit Number	Date Issued	Date Completed	Description										

Attachment A

**This instrument prepared by and should be returned to:**

Laurie L. Gildan, Esquire  
GREENBERG TRAURIG, P.A.  
777 S. Flagler Dr., Suite 300E  
West Palm Beach, Florida 33401

Folio No.: R9007-0000-12

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** is made as of APRIL 30, 2021 between A - Plus Homes, Inc., a Florida corporation, as Trustee of the Armstrong Family Trust Dated June 5, 1997 ("**Grantor**"), whose address is 1415 Southwest 17<sup>th</sup> Street, Ocala, Florida 34471, in favor of Armstrong Land, LLC, a Florida limited liability company ("**Grantee**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, the parcel of land in Marion County, Florida, and described on **Exhibit A** (the "**Property**").

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to 2020 and except for matters of plat, conditions, easements, restrictions, covenants, limitations and reservations of record, if any, provided that this reference does not serve to reimpose same.

*[Remainder of Page Intentionally Left Blank]*

ACTIVE 57010961v1



Attachment A

EXHIBIT A

PROPERTY

Tract L, Silver Spring Shores Unit No. 7, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 94, of the Public Records of Marion County, Florida.

ACTIVE 57010961v1

A-16

GREGORY C HARRELL MARION COUNTY FL

CEN# 2021060213 OR BK 7154 PG 1486 Pgs 1484-1486 05/06/2021 09:04:19 AM





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

## Detail by Entity Name

Florida Limited Liability Company

ARMSTRONG LAND, LLC

### Filing Information

**Document Number** L21000101211

**FEI/EIN Number** N/A

**Date Filed** 03/02/2021

**State** FL

**Status** ACTIVE

### Principal Address

4600 W. CYPRESS STREET  
SUITE 200  
TAMPA, FL 33607

### Mailing Address

5505 Waterford District Drive  
Miami, FL 33126

Changed: 09/19/2023

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

LENNAR HOMES, LLC  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

Smith, Russell  
400 SE 44 Road  
Ocala, FL 33480

Title VP  
A-17

Crowe, Nick  
2100 SE 17th Street  
Suite 601  
Ocala, FL 34471

**Annual Reports**

Report Year	Filed Date
2023	01/31/2023
2023	09/19/2023
2024	03/05/2024

**Document Images**

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## Detail by Entity Name

Florida Limited Liability Company  
LENNAR HOMES, LLC

### Filing Information

<b>Document Number</b>	L06000114706
<b>FEI/EIN Number</b>	59-0711505
<b>Date Filed</b>	11/30/2006
<b>Effective Date</b>	01/18/1954
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	07/22/2020
<b>Event Effective Date</b>	NONE

### Principal Address

5505 Waterford District Drive  
Miami, FL 33126

Changed: 09/19/2023

### Mailing Address

5505 Waterford District Drive  
Miami, FL 33126

Changed: 09/19/2023

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

Name Changed: 07/22/2020

Address Changed: 07/22/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

U.S. Home LLC  
5505 Waterford District Drive  
Miami, FL 33126

Title CEO

Beckwitt, Richard  
1707 Marketplace Blvd  
Suite 270  
Irving, TX 75063

Title VP/S/GC

SUSTANA, MARK  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

Feder, Eric  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

Bavouset, James S  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

GABOR, STEPHEN  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

GONZALEZ, CARLOS  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

HIGGINS, ERIK R  
5505 Waterford District Drive  
Miami, FL 33126

Title President

JAFFE, JONATHAN M  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

MARLIN, CHRISTIAN L  
5505 Waterford District Drive  
Miami, FL 33126

Title VP

McMURRAY, DARIN L  
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Miami, FL 33126

Title VP

McPHERSON, GREG  
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Miami, FL 33126

Title VP

METHENY, MARVIN L  
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Miami, FL 33126

Title VP

ROTHMAN, FRED  
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Title VP

SMITH, STEVE R  
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Miami, FL 33126

Title VP

TYLER, JUDD  
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Miami, FL 33126

Title CONTROLLER

COLLINS, DAVID  
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Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

AVILA, MICHAEL  
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Miami, FL 33126

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

CHEN, SANDY  
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Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

HUMAN, MICHAEL  
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Miami, FL 33126

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

KIRSCHNER, TERRENCE V  
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Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

MORGAN, KAREN  
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Miami, FL 33126

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

RODRIGUEZ, ANGEL  
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Miami, FL 33126

Title AUTHORIZED AGENT - HOMEBUILDING/PERMITTING OPERATIONS

SERRATE, PHIL  
5505 Waterford District Drive  
Miami, FL 33126

Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS

COFFEY, LAURA  
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Miami, FL 33126

Title AUTHORIZED AGENT - PAYROLL OPERATIONS

MURIAS, MANUEL  
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Miami, FL 33126

Title AUTHORIZED AGENT - TAX OPERATIONS

AGATSTEIN, GARY A  
5505 Waterford District Drive  
Miami, FL 33126

Title AUTHORIZED AGENT - TAX OPERATIONS

PETROLINO, MICHAEL  
5505 Waterford District Drive  
Miami, FL 33126

Title AUTHORIZED AGENT - TAX OPERATIONS

SCHAAN, TODD  
5505 Waterford District Drive  
Miami, FL 33126

Title Asst. Secretary

CHEN, SANDY  
5505 Waterford District Drive  
Miami, FL 33126

Title Asst. Secretary

HOUK, MELANIE  
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Miami, FL 33126

Title Asst. Secretary

LEYVA, SANDRA  
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Title Asst. Secretary

MAYER, JOAN  
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Title Asst. Secretary

McPHERSON, GREG  
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Miami, FL 33126

Title Asst. Secretary

SANTAELLA, GRACE  
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Miami, FL 33126

Title Asst. Treasurer

DeSOUZA, JACQUELINE S  
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Title AUTHORIZED AGENT - PURCHASE AGREEMENTS

ROTHMAN, FRED  
5505 Waterford District Drive  
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Title VP

ELLIS, LANCE  
10481 BEN . PRATT SIC MILE CYPRESS PARKWAY  
FORT MEYERS, FL 33912

Title VP

KEILING, SCOTT  
9440 PHILIPS HIGHWAY  
JACKSONVILLE, FL 32256

Title VP

Nicholas, Brock  
6675 Westwood Blvd,  
5th Floor  
Orlando, FL 32821

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

Goldstein, Benjamin  
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Catanzariti, Joe  
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Orlando, FL 32821

Title VP



Pace, Ericka  
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Orlando, FL 32821

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Bonin, Rob  
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Orlando, FL 32821

Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS

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4600 WEST CYPRESS STREET  
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Title AUTHORIZED AGENT

CASAGRANDE, VIRGINIA S.  
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Rapaport , Jon  
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Title Authorized Agent

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Title VP  
A-25

McDonald, Mark  
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Title Authorized Agent - Land Development Operations

La Rosa, Daniel  
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Meyers, Michael G.  
8895 N. Military Trail  
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Title VP

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Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

Dingus, Seth  
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Title VP

Smith, Russell  
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Devereaux, Matt  
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Title Authorized Agent - Land Development Operations

Mayher, Dennis  
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Title Authorized Agent

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Title Authorized Agent

Gilley, Bradley  
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Deitch, Jim  
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Alford, Wesley  
801 W. Romano Street  
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Pensacola, FL 32502

Title VP

Hill, Reid  
801 W. Romano Street  
Suite A  
Pensacola, FL 32502

Title VP

McCrary, Todd  
801 W. Romano Street  
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Title Authorized Agent – Permit Applications

Montagnino, Joseph  
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Title COO

Rothman, Fred  
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Title Authorized Agent - Homebuilding/Sales Operations

Harala, Scott  
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Title VP

Crowe, Nick  
2100 SE 17th Street  
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Ocala, FL 34471

Title VP

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Title Authorized Agent

Parsons, Nicqueleen  
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Title VP

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Title VP

Garcia, David  
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**Annual Reports**

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