



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

APPLICATOR COMPLETE
DATE COMPLETED 1/31/24
TENTATIVE MEETING DATES
P&Z PH 3/25/24
BCC/P&Z PH 4/16/24

OFFICE USE ONLY:	
Project Number:	2015060012
App Request No.:	3112
Case Number:	
Received Date:	1/30/24
Received By:	EMAIL
Submission Complete Date:	1/31/24

PARCEL ACCOUNT NUMBERS: 13709-001-00 (portion of)

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: Amendment to existing PUD 220512Z to allow single family home sites. *CONCEPT PLAN INCLUDED*

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: 47 +/- **Maximum Proposed Residential Units:** 205

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

Directions to property (from MC Growth Services): Take US Hwy 27 west to NW 44th Avenue. turn R to subject property on L at 3718 NW 44th Avenue.

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

Sabana Farm, LLC
Property owner name (please print)
 3718 NW 44th Avenue
MAILING ADDRESS
 Ocala, FL 34482
City, state, zip code
 N/A- refer to agent
Phone number (include area code)
 N/A- refer to agent
e-Mail Address (include complete address)

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

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.

A) Application Fee:

<p>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</p> <p>BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>	<p>PUD Amendment that does NOT require Board of County Commissioners Approval</p> <p>BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>
<p>Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ 1,025.00 (\$5.00 X Max Non-Res AC = \$ 0) = \$ 2,025.00 Total Fee</p>	

 B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

Tillman & Associates
ENGINEERING, LLC.

January 31st, 2024

Growth Services
Marion County BCC
2710 East Silver Springs Blvd
Ocala, FL 34471

RE: Submittal of Modification to 220512Z

Marion Conty Growth Services Staff,

Our office is submitting a modification to previously approved PUD. The previous approval allowed for a maximum of 282 multi-family residential units. Our modification is now requesting 113 single-family 50' wide lots, and 92 single-family 40' wide lots instead of the multi-family homes. This equals a total of 205 which is a reduction. The concept plan submitted reflects the proposed lot locations. Furthermore, we included a packet that demonstrates the amenities being provided with this modification as well as renderings of homes. The client recognizes the need for and importance of providing amenities and therefore are proposing to develop them at the following timeline:

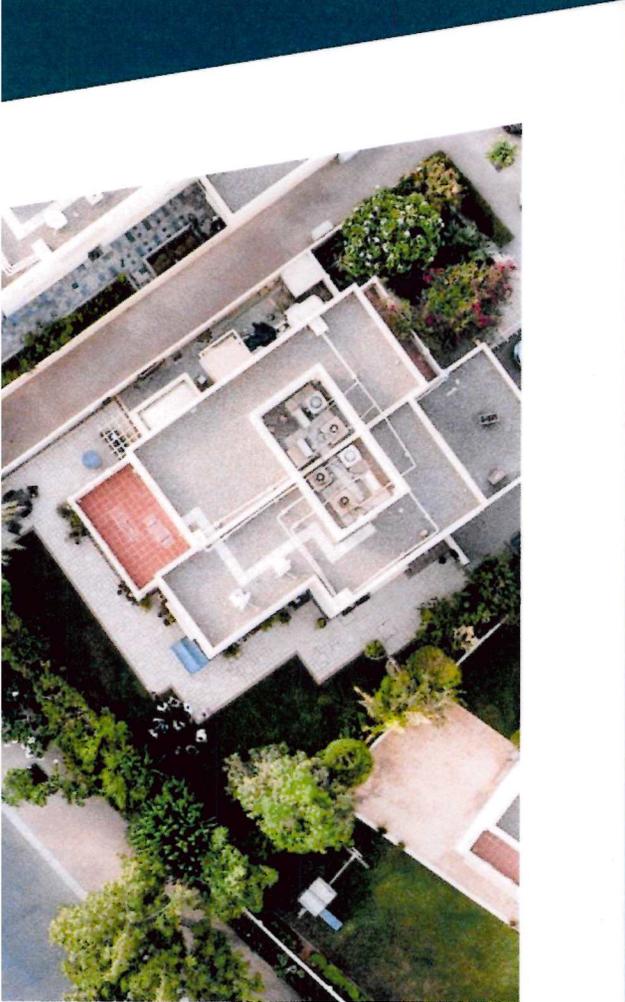
- Permits to be issued for the construction of amenities prior to the issuance of the 101st Final Occupancy for SFR.
- Amenities to be finalized prior to the issuance of the last SFR final occupancy.

Also provided is a revised traffic assessment for your review. It is understood that a traffic study will be required prior to the approval of the master plan.

Please review the application with the submitted concept plan. Should you have any questions contact this office.

Sincerely,

Tillman and Associates Engineering, LLC



Sabana Farms
Conceptual Home Designs and Amenity
Package

1

**30' Wide Single-Family
Plans**

30' Wide Single-Family Ranch

Plan 1: 2,254 SF 3 Bed 2 Bath 1 Half Bath



30' Wide Two Story Single Family

Plan 2: 2'400 SF 4 Bed 3 Bath



2

40' Wide Single Family Plans

40' Wide Single-Family Ranch

Plan 3: 1,700 SF 3 Bed 2 Bath



40' Wide Single Family Two Story

Plan 4: 2,600 SF 4 Bed 3 Bath



3

**Clubhouse Design and
Ammenity Package**

Pool and Cabana

Resort style pool

2,000 sf Pool cabana

Poolside lounges

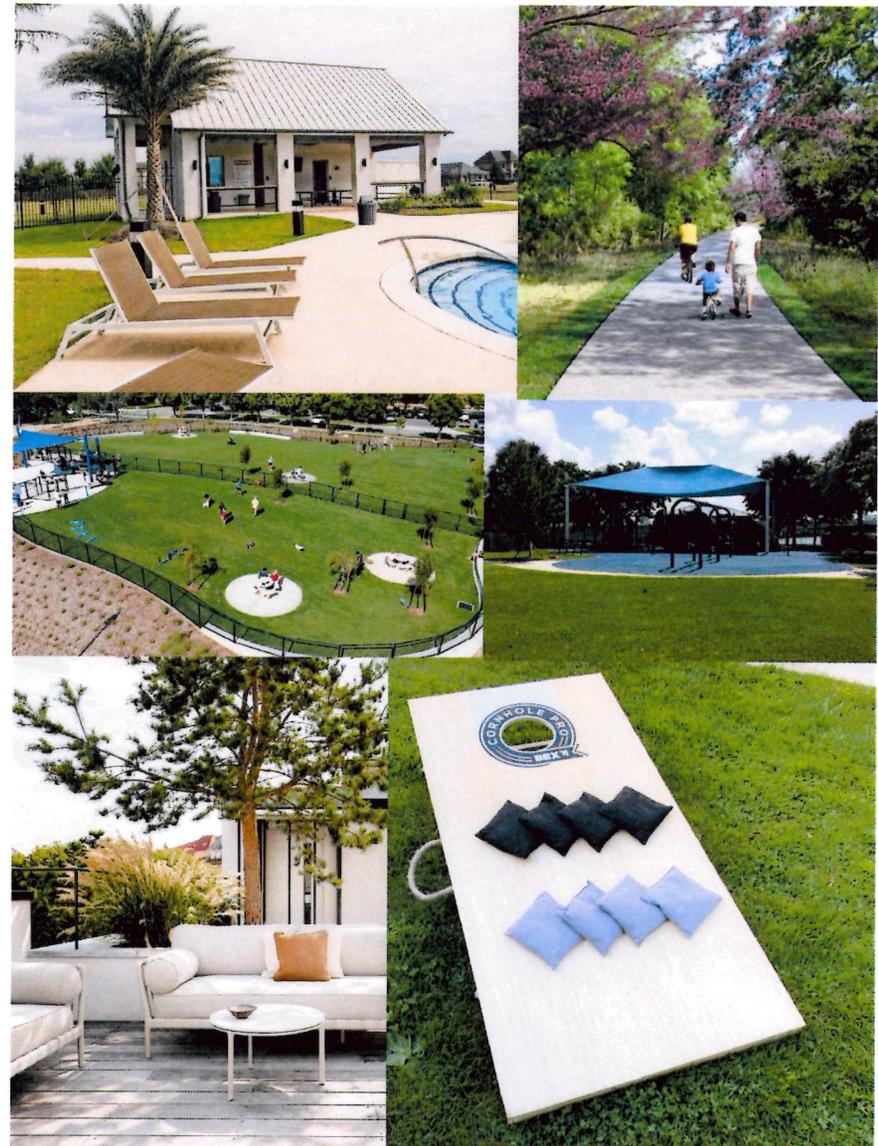
Additional Amenities

Dog park for small and large breeds

Tot lot

Outdoor games

Walking trails





Thank
YOU



Sabana Farms

Houses Under Construction
by Estela Living



Marion Oaks, Ocala FL



Palm Coast, Flagler County Fl



www.estelaliving.com



ESTELA LIVING – SABANNA FARMS P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL # 13709-001-00

TOTAL AREA: 73.38 ACRES

PROJECT AREA: 47.33 ACRES

INDEX OF SHEETS

- 1 COVER SHEET
- 2 DETAILS
- 3 CONCEPT PLAN

LEGAL DESCRIPTION:

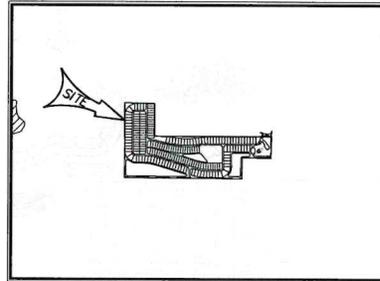
SEC 34 TWP 14 RGE 21
S 1/2 OF SW 1/4
EXC E 25 FT &
8. EXC POND (WRA) BEING MORE PARTICULARLY DESC AS:
COM AT THE SE COR OF S 1/2 OF SW 1/4 OF SEC 34 TH N 89-27-09 W 22.57 FT
TH CONT N 89-27-09 W 44.45 FT TO THE POB TH CONT N 89-27-09 W 506.09 FT
TH N 00-16-56 E 364.44 FT TH S 89-44-09 E 507.95 FT TH S 00-34-29 W 366.94
FT TO THE POB &
EXCEPT COM AT SE COR OF S 1/2 OF SW 1/4 TH N 89-27-09 W 22.57 FT TO POB
TH N 89-27-09 W 44.45 FT TH N 00-34-29 E 1320.19 FT TH S 89-30-59 E 42.94 FT
TH S 00-30-33 W 1320.23 FT TO POB.

FUTURE LAND USE: HIGH RESIDENTIAL
EXISTING ZONING: PUD (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: PUD (SINGLE FAMILY RESIDENTIAL)

PUD REZONING REQUIREMENTS

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 1.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 1.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
4. PROVIDE THE ACRESAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 1.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE P.U.D. CONCEPT PLAN - SHEET 2.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: NO EXISTING IMPROVEMENTS ON SITE.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SITE DATA - SHEET 2.
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARDS HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE: SEE DETAILS - SHEET 2.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE TABLE 1 ON SHEET 2.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: TO BE DETERMINED.
11. IDENTIFY PROPOSED BUFFERS: SEE BUFFER DETAILS - SHEET 2.
12. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN - SHEET 3.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE DETAILS - SHEET 2.
14. PRELIMINARY SIDEWALK LOCATIONS: SEE NOTE 2 - SHEET 2.
15. PROPOSED PARALLEL ACCESS LOCATIONS: SEE P.U.D. CONCEPT PLAN - SHEET 3.
16. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
17. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: SEE P.U.D. CONCEPT PLAN - SHEET 3.
18. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE SITE DATA - SHEET 3.
19. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE: SEE NOTE 3 - SHEET 3.
20. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS: SEE ARCHITECTURAL STYLES - SHEET 2.



VICINITY MAP
SCALE: 1" = 1,000'

Tillman & Associates
ENGINEERING, LLC.
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-1540 Fax: (352) 387-1515

REVISIONS

DATE

ESTELA LIVING – SABANNA FARMS
MARION COUNTY, FLORIDA
PUD CONCEPT PLAN

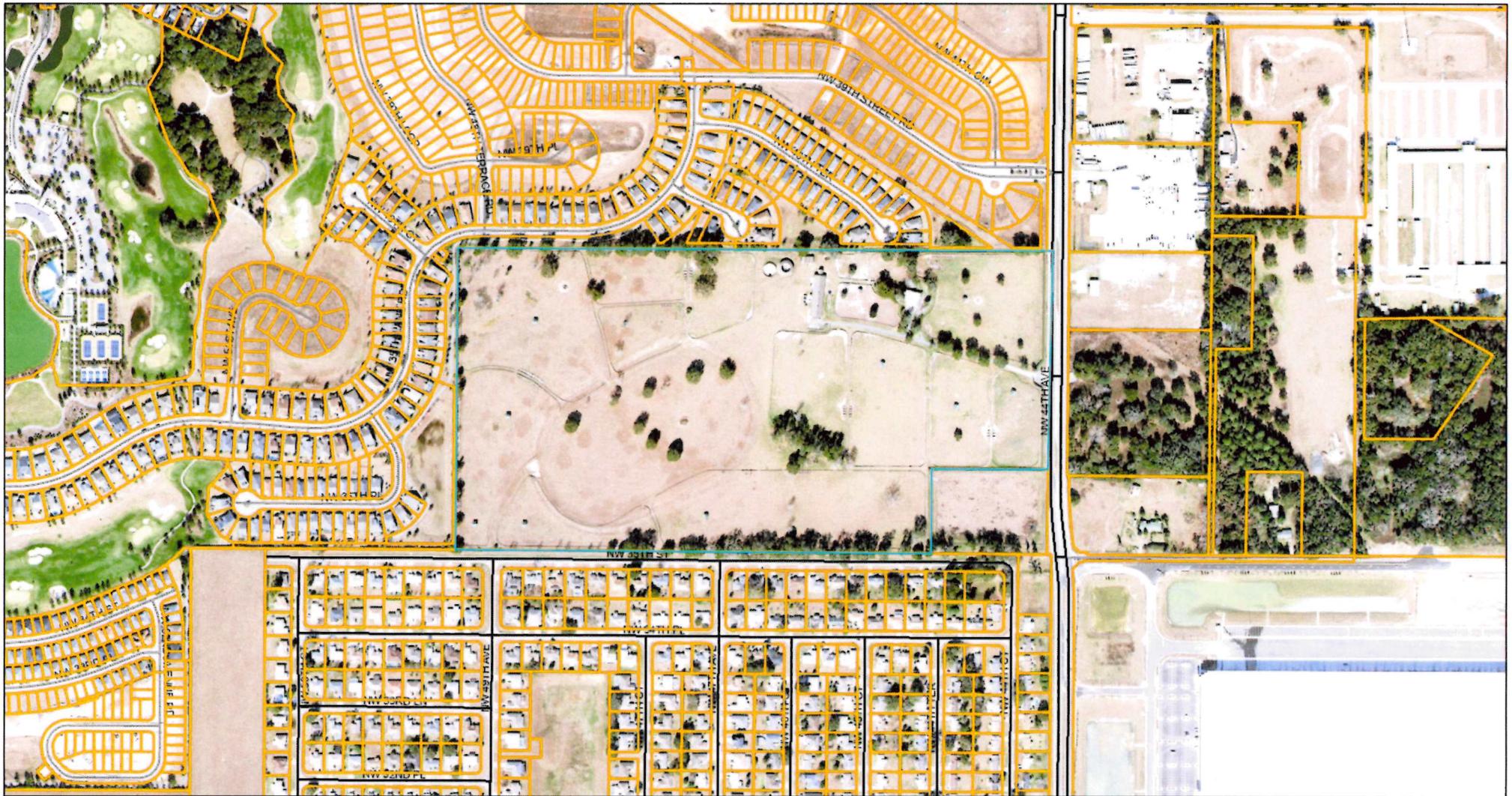
COVER

DATE 12/14/23
DRAWN BY CAD
CHKD BY FM
JOB NO. 23-8456

SHT. 01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MCBCC Interactive Map - Internal



1/31/2024, 10:38:59 AM

- | | | | |
|----------------------------------|---------------------|-------------------------|---------------|
| Parcels Labels | Miscellaneous | Water Meter | Streets |
| Parcels | No Address | Marion County | Aerial2023 |
| Address Points | Tower | County Road Maintenance | Red: Band_1 |
| Structure - Addressed | Vacant with Address | OCE Maintained Paved | Green: Band_2 |
| Structure - Confidential Address | WRA/DRA | Not Maintained | Blue: Band_3 |
| Lift Station | | Not Maintained | |

Marion County IT GIS Team, 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,

MCBCC IT/GIS
FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).

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

13709-001-00

[GOOGLE Street View](#)

Prime Key: 3409019

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SABANA FARM LLC
3718 NW 44TH AVE
OCALA FL 34482-2817

[Taxes / Assessments:](#)

Map ID: 144

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 74.40

Situs: 3718 NW 44TH AVE OCALA

[2023 Certified Value](#)

Land Just Value	\$1,340,520		
Buildings	\$154,987		
Miscellaneous	\$111,839		
Total Just Value	\$1,607,346	Impact	
Total Assessed Value	\$309,784	Land Class Value	(\$1,297,562)
Exemptions	\$0	Total Class Value	\$47,359
Total Taxable	\$309,784	Ex Codes: 08	\$314,185
School Taxable	\$314,185		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,340,520	\$154,987	\$111,839	\$1,607,346	\$309,784	\$0	\$309,784
2022	\$1,105,929	\$144,166	\$113,409	\$1,363,504	\$279,753	\$0	\$279,753
2021	\$703,773	\$112,046	\$115,083	\$930,902	\$254,888	\$0	\$254,888

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5860/0423	05/2013	07 WARRANTY	9 UNVERIFIED	Q	V	\$52,500
5681/0899	05/2012	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$1,243,300
5077/1525	08/2008	43 R-O-W	0	U	I	\$100
4910/0891	09/2007	94 ROAD AB	0	U	I	\$100
3989/1419	03/2005	07 WARRANTY	7 PORTIONUND INT	U	V	\$628,000
3989/1416	03/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$1,682,000

[Property Description](#)

SEC 34 TWP 14 RGE 21
S 1/2 OF SW 1/4

EXC E 25 FT &
 & EXC POND (WRA) BEING MORE PARTICULARLY DESC AS:
 COM AT THE SE COR OF S 1/2 OF SW 1/4 OF SEC 34 TH N 89-27-09 W 22.57 FT
 TH CONT N 89-27-09 W 44.45 FT TO THE POB TH CONT N 89-27-09 W 506.09 FT
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 TH N 89-27-09 W 44.45 FT TH N 00-34-29 E 1320.19 FT TH S 89-30-59 E 42.94 FT
 TH S 00-30-33 W 1320.23 FT TO POB.
Parent Parcel: 13709-000-00

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

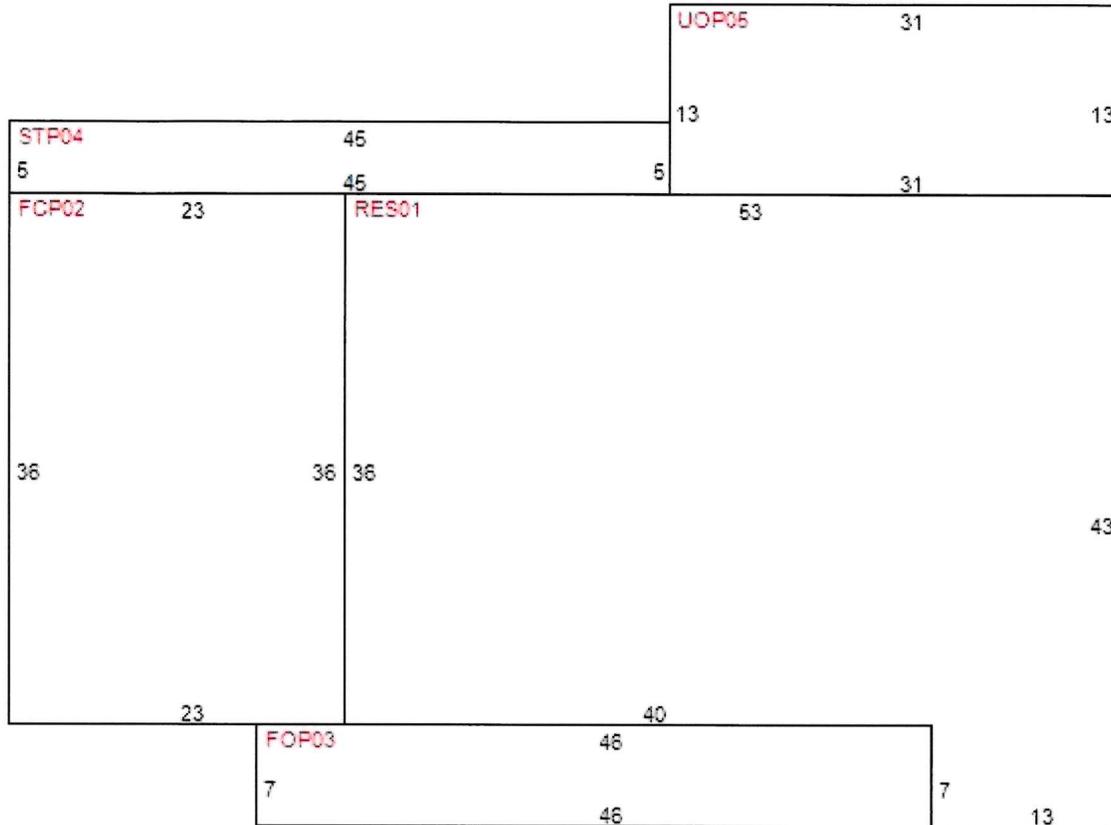
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	R1	27.00	AC						
0100		.0	.0	R1	1.00	AC						
6302		.0	.0	PUD	46.40	AC						

Neighborhood 0159 - AC N27 S326 E225A W75
 Mkt: 1 70

[Traverse](#)

Building 1 of 1
 RES01=L53D36R40D7R13U43.L53
 FCP02=L23D36R23U36.D36R41L1
 FOP03=D7L46U7R46.U36L18
 STP04=U5L45D5R45.

UOP05=U13R31D13L31.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1967
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0%
Inspected on	11/22/2016 by 211	Architecture	0 - STANDARD SFR
		Base Perimeter	192

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01 60	- COMMON BRICK	1.00	1967	N	0 %	0 %	1,999	1,999
FCP 02 01	- NO EXTERIOR	1.00	1967	N	0 %	0 %	828	828
FOP 03 01	- NO EXTERIOR	1.00	1967	N	0 %	0 %	322	322
STP 04 01	- NO EXTERIOR	1.00	1967	N	0 %	0 %	225	225
UOP 05 01	- NO EXTERIOR	1.00	2016	N	0 %	0 %	403	403

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 2: 00			Garbage Compactor: N

Foundation: 7 BLK PERIMETER Heat Fuel 2: 00
A/C: Y Fireplaces: 1

2 Fixture Baths: Intercom: N
0 Vacuum: N
Extra Fixtures: 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
009 BARN HORSE	5,428.00	SF	40	1967	3	118.0	46.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1967	1	0.0	0.0
UOP PORCH-OPEN-UNF	144.00	SF	40	1979	1	12.0	12.0
066 FARM BLDG METL	2,064.00	SF	20	1967	3	0.0	0.0
048 SHED OPEN	192.00	SF	15	2012	2	12.0	16.0
048 SHED OPEN	192.00	SF	15	2012	2	12.0	16.0
156 PAVING BRICK	2,016.00	SF	20	2012	5	0.0	0.0
112 FENCE WIRE/BD	1,826.00	LF	10	2012	5	0.0	0.0
114 FENCE BOARD	10,174.00	LF	10	2012	3	0.0	0.0
144 PAVING ASPHALT	10,380.00	SF	5	2012	1	0.0	0.0
144 PAVING ASPHALT	7,512.00	SF	5	2012	1	0.0	0.0
159 PAV CONCRETE	1,310.00	SF	20	2012	3	0.0	0.0
OFF OFFICE FARM	700.00	SF	40	1967	3	1.0	700.0
FOP PORCH-OPEN-FIN	36.00	SF	40	1967	3	6.0	6.0
048 SHED OPEN	192.00	SF	15	2013	1	12.0	16.0
048 SHED OPEN	192.00	SF	15	2013	1	12.0	16.0
048 SHED OPEN	192.00	SF	15	2013	1	12.0	16.0
UDC CARPORT-UNFIN	432.00	SF	40	2013	3	16.0	27.0
UDC CARPORT-UNFIN	432.00	SF	40	2013	3	16.0	27.0
UDC CARPORT-UNFIN	378.00	SF	40	2013	3	14.0	27.0
117 FENCE IRON	16.00	LF	20	2012	3	0.0	0.0
008 HORSE RND PEN	3,020.00	SF	40	2016	1	0.0	0.0
114 FENCE BOARD	163.00	LF	10	2016	4	0.0	0.0
048 SHED OPEN	40.00	SF	15	2016	1	8.0	5.0
048 SHED OPEN	192.00	SF	15	2013	1	16.0	12.0
048 SHED OPEN	192.00	SF	15	2013	1	16.0	12.0
048 SHED OPEN	192.00	SF	15	2013	1	16.0	12.0
112 FENCE WIRE/BD	6,003.00	LF	10	2012	3	0.0	0.0
114 FENCE BOARD	14,296.00	LF	10	2012	3	0.0	0.0

Appraiser Notes

SABANA FARM

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M110854	11/8/2012	3/11/2013	BARN/APT RENOVATION

Return to: Beth Campbell
Name: Stewart Title Company
Address: 1727 S.E. Fort King Street
Ocala, Florida 34471



R18.50
D 8703.10

This Instrument Prepared by:
Beth Campbell
Stewart Title Company
1727 S.E. Fort King Street
Ocala, Florida 34471
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY
DATE: 05/25/2012 03:27:24 PM
FILE #: 2012052006 OR BK 05681 PGS 0899-0900
REC 18.50 DEED DS 8,703.10

Property Appraisers Parcel I.D. (Folio) Number(s):
13709-001-00
File No:1206076 - 2301

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 23rd day of May, 2012, by The 103 INV LLC, a Florida Limited Liability Company, and having its place of business at 1740 E. Silver Springs Blvd., Ocala, Florida 34470, hereinafter called the grantor,

to Sabana Farm, LLC, , a Florida Limited Liability Company, whose post office address is: 5325 Southeast 145th Street, Summerfield, Florida 34491, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$1,243,241.56 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 2012, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

The 103 INV LLC, a Florida Limited Liability Company

Witness Signature: [Signature]
Printed Name: Robert D. Wilson

Witness Signature: [Signature]
Printed Name: BETH CAMPBELL

By: [Signature] as Managing
John Plunkett/Kathleen Plunkett, Member
Managing Member/Manager

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 23rd day of May, 2012, by John Plunkett/Kathleen Plunkett as Managing Member/Manager of The 103 INV LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission expires:



(SEAL)

[Signature]
Notary Public Signature
Printed Name: _____
Serial Number _____

EXHIBIT "A"

The South 1/2 of the Southwest 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Florida, LESS the South 361.12 feet of the West 300 feet thereof and LESS the right-of-way of NW 44th Avenue a/k/a County Road 3.5-W

LESS AND EXCEPT:

A parcel of land lying within the South 1/2 of the Southwest 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said South 1/2 of the Southwest 1/4; thence North 89 degrees 27 minutes 09 seconds West, along the South line of said South 1/2 of the Southwest 1/4, 22.57 feet to the POINT OF BEGINNING; thence continue North 89 degrees 27 minutes 09 seconds West along said South line, 44.45 feet; thence North 00 degrees 34 minutes 29 seconds East, 1320.19 feet to the North line of said South 1/2 of the Southwest 1/4; thence along said North line, South 89 degrees 30 minutes 59 seconds East, 42.94 feet; thence South 00 degrees 30 minutes 33 seconds West, 1320.23 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A parcel of land lying within the South 1/2 of the Southwest 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said South 1/2 of the Southwest 1/4; thence North 89 degrees 27 minutes 09 seconds West along the South line of said South 1/2 of the Southwest 1/4, 22.57 feet; thence continue North 89 degrees 27 minutes 09 seconds West along said South line 44.45 feet to the POINT OF BEGINNING; thence continue North 89 degrees 27 minutes 09 seconds West along said South line 506.09 feet; thence North 00 degrees 16 minutes 56 seconds East 364.44 feet; thence South 89 degrees 44 minutes 09 seconds East 507.95 feet; thence South 00 degrees 34 minutes 29 seconds West 366.94 feet to the POINT OF BEGINNING.

OS

Prepared by
Serge Luis Colon Esq.
7 East S. 1st St. P.O. Box 34478
Ocala Florida



WARRANTY DEED

This Warranty Deed made this 13th day of May, 2013, between **JACK MOTE** of Newton County, in the state of Georgia and **JIMMIE MOTE** of Newton County, in the state of Georgia, grantor,

to Sabana Farm, LLC, a Florida Limited Liability Company, whose mailing address is 3718 NW 44th Avenue, Ocala, Florida 34482, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Seventy Five Thousand and 00/100 dollars (\$75,000.00) and other valuable considerations, the receipt of which is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee, all that certain land situate in Marion County, Florida, to Wit:

See Exhibit "A" attached hereto and made a part hereof.

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

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor 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 2013, reservations, restrictions and easements of record, if any.

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

Jimmie Mote
Jimmie Mote, Grantor

Jack Mote
Jack Mote, Grantor

Signed in the presence of the following Witnesses:

Witness Signature: Sheila L. Roach
Printed Name: Sheila L. Roach

Witness Signature: Stacey Palowski
Printed Name: Stacey Palowski

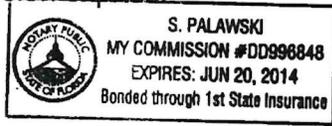
Witness Signature: Serge Colon
Printed Name: Serge Colon

Witness Signature: [Signature]
Printed Name: George Colin

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 13th day of May, 2013 by **JIMMIE MOTE**, who has produced a driver's license as identification.

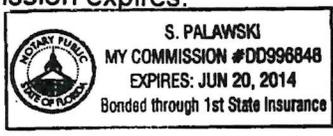
My Commission expires:



[Signature]
Notary Public Signature
Printed Name S. Palawski

The foregoing instrument was acknowledged before me this 13th day of May, 2013 by **JACK MOTE** who has produced a driver's license as identification.

My Commission expires:



[Signature]
Notary Public Signature
Printed Name S. Palawski

DESCRIPTION ONLY.

THIS IS NOT A BOUNDARY SURVEY.

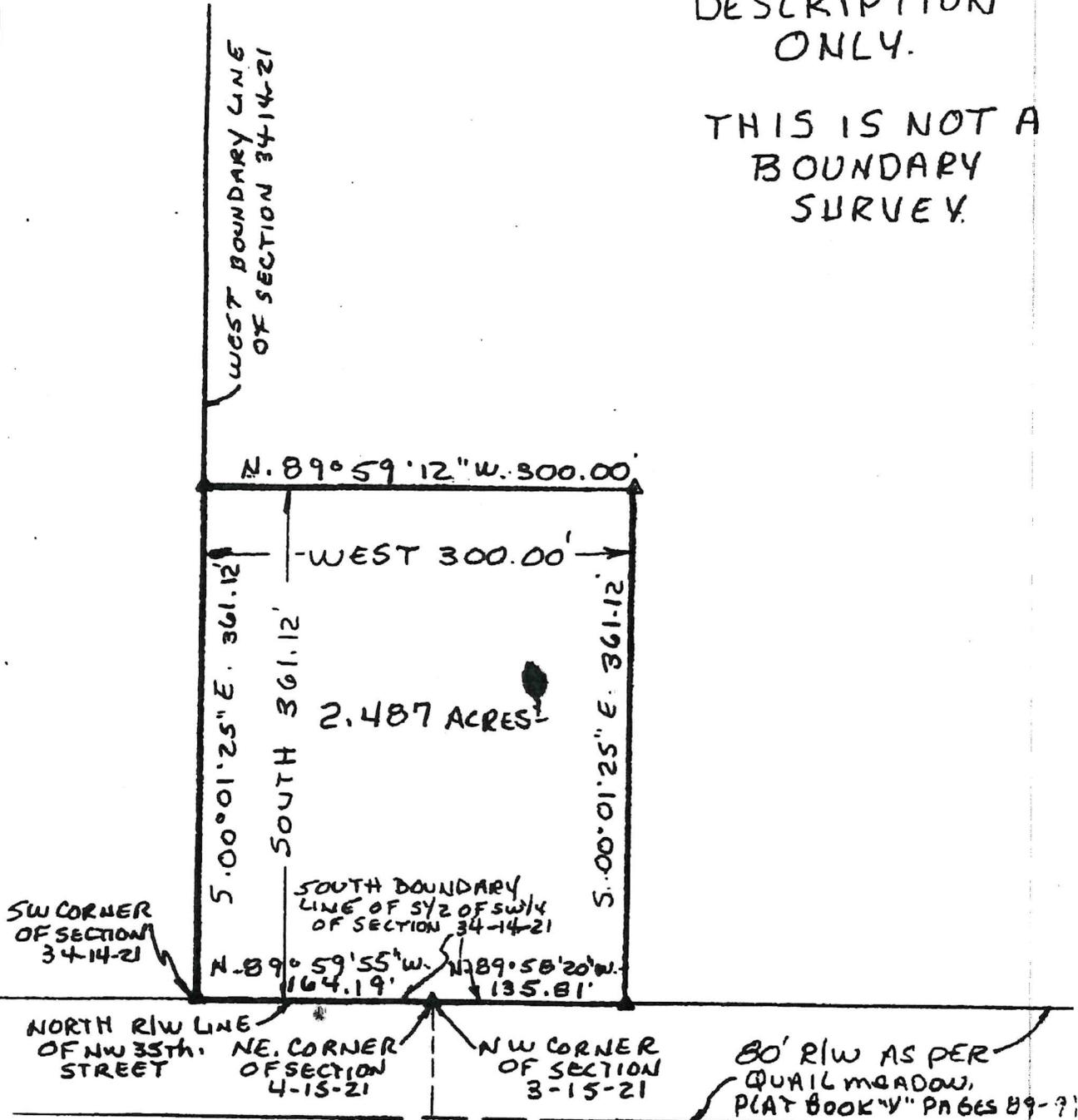


Exhibit "A"

FISCHER-EVANS & ASSOC., INC. — LAND SURVEYORS

LEGEND		
P	PLAT	REC.
F	FIELD	B.M.
R	RADIUS	S.P.
RAD.	RADIAL	B.R.
TYP.	TYPICAL	S/W
UTL.	UTILITY	WD. FC.
I. P.	IRON PIPE	CALC.
I. R.	IRON ROD	L
H. D.	NAIL & DISC	1
DRAIN.	DRAINAGE	0
ESMT.	EASEMENT	R/W
		RECOVERED
		BENCH MARK
		POWER POLE
		NON-RADIAL
		SIDEWALK
		WOOD FENCE
		CALCULATED
		ARC LENGTH
		CENTER LINE
		DESCRIPTION
		RIGHT-OF-WAY



NOTES	FIELD BOOK	PAGE
1. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
2. CERTIFICATE OF AUTHORIZATION NUMBER L.S. NO. 8778		
3. TYPE SURVEY: <u>SKETCH OF DESCRIPTION ONLY</u>		
4. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.		
5. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.		



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

Detail by Entity Name

Florida Limited Liability Company

SABANA FARM, LLC

Filing Information

Document Number	L12000061110
FEI/EIN Number	45-5316070
Date Filed	05/03/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/28/2021
Event Effective Date	NONE

Principal Address

3718 NW 44TH AVENUE
OCALA, FL 34482

Changed: 02/12/2013

Mailing Address

3718 NW 44TH AVENUE
OCALA, FL 34482

Changed: 02/12/2013

Registered Agent Name & Address

Serra, Migdaly J, MGR
3718 NW 44TH AVENUE
OCALA, FL 34482

Name Changed: 05/01/2013

Address Changed: 05/01/2013

Authorized Person(s) Detail

Name & Address

Title MGR, Member

SERRA NESSI, MIGDALY J

3718 NW 44TH AVENUE
OCALA, FL 34482

Title Member

Hernandez, Ivan N
3718 NW 44TH AVENUE
OCALA, FL 34482

Title Manager/member

Hernandez, Ivan A
3718 NW 44TH AVENUE
OCALA, FL 34482

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	01/22/2020
2021	03/17/2021

Document Images

04/28/2021 -- LC Amendment	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
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02/06/2018 -- ANNUAL REPORT	View image in PDF format
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05/03/2012 -- Florida Limited Liability	View image in PDF format