

September 26, 2024

PROJECT NAME: USREO REPLAT LOT 3

PROJECT NUMBER: 2024090051

APPLICATION: DRC WAIVER REQUEST #32026

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to providing lot detail information ordinarily required with a Preliminary Plat on the Final Plat and/or in a reference sheet to accompany the plat - e.g., lot typical layout with setbacks, etc.  
Future Land Use Designation is Medium Residential (MR) and Zoning is Single Family Dwelling (R-1).
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to providing lot detail information ordinarily required with a Preliminary Plat on the Final Plat and/or in a reference sheet to accompany the plat - e.g., lot typical layout with setbacks, etc.  
Future Land Use Designation is Medium Residential (MR) and Zoning is Single Family Dwelling (R-1).  
Site is located in PRIMARY Springs Protection Zone, and indicated parcels are less than 1-acre in size and will required enhanced OSTDS systems that will need to be noted on the Final Plat.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - MCU service area but outside connection distance to closest MCU water/sewer.
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Lots platted after 1/1/1972 proposing use of a potable well will need at least .5acres to install a septic system.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater has no objections. The applicant should note that a Major Site Plan or waiver is required when the parcel is proposed to exceed either 35% impervious site coverage or 9,000 sf.

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED



**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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/16/24 Parcel Number(s): 1471-024-003 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: USREO Replat Lot 3 Commercial  Residential   
Subdivision Name (if applicable): Ocala Highlands Estates  
Unit        Block 24 Lot 3 Tract       

**B. 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): USRE OPPORTUNITIES CORP Raj Data  
Signature: *Raj Data*  
Mailing Address: 10235 W Sample Rd, #108 City: Coral Springs  
State: FL Zip Code: 33065 Phone #: (954)757-9000  
Email address: datacorphomes@gmail.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): MAJESTIC HOMES OF FLORIDA Contact Name: Mark Burrell  
Mailing Address: PO Box 1386 City: Ocala  
State: FL Zip Code: 34478 Phone #: (352)895-8989  
Email address: majestichomesfl@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): LDC Section 2.1.3 – Order of Plan Approval  
Reason/Justification for Request (be specific): Skip Preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

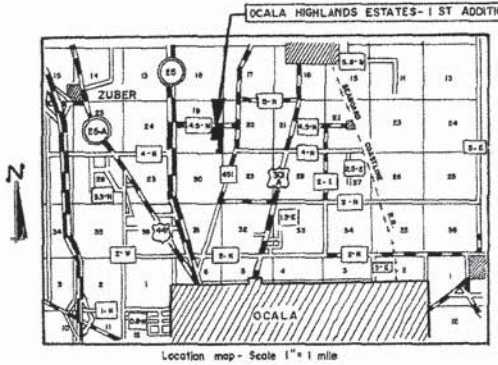
ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

# OCALA HIGHLANDS ESTATES - 1ST ADDITION

## MARION COUNTY, FLORIDA

**DESCRIPTION**

Beginning at the S.E. Corner of Section 19, Township 14 South, Range 22 East, Marion County, Florida, thence S.89°51'46" W. along the South Boundary of said Section 19, a distance of 470.00 Feet, thence North 215.02 Feet to the South Right-of-way Line of N.W. 63rd Place, thence East along said Right-of-way Line 61.05 Feet, thence North along the Eastern Right-of-way Line of N.W. 2nd Avenue and the Northern and Southern projection thereof, 950.00 Feet to the North Right-of-way Line of N.W. 66th Street, thence West along said Right-of-way Line 500.00 Feet, to the East Right of way Line of N.W. 4th Avenue, thence North along said Right-of-way Line 600.0 Feet, thence East 600.0 Feet, thence North 410.0 Feet, thence West 600.0 Feet, thence North along said Right-of-way Line of N.W. 4th Avenue 415.0 Feet to the South Right-of-way Line of N.W. 70th Street, thence East along said Right-of-way Line 937.20 Feet to the East boundary of said Section 19, thence S00°37'32"W along said East boundary 375.0 Feet, thence West 133.12 Feet, thence South 975.0 Feet, thence East 122.48 Feet, thence S00°37'32"W along said East boundary 1238.98 Feet to the POINT OF BEGINNING.



Location map - Scale 1" = 1 mile

KNOW ALL MEN BY THESE PRESENTS THAT:  
 RUY BADAGLIACCA  
 BERALD R. MENCK AND NORMAN C. WENCK  
 PERRY LAWRENCE KENDALL & EVELYN KENDALL,  
 HIS WIFE  
 GEORGE J. ANDRIKOVICH & JANE A. ANDRIKOVICH,  
 HIS WIFE  
 PAUL MOSER & ERIN R. MOSER, HIS WIFE  
 JOHN MUSUNED & SANFORD AMETRANO  
 JAMES W. WILSON & LEONA K. WILSON, HIS WIFE  
 HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF  
 OCALA HIGHLANDS ESTATES - 1ST ADDITION,  
 THE SAME BEING A SUBDIVISION OF THE LAND  
 DESCRIBED HEREON.  
 IN WITNESS WHEREOF THEY HAVE CAUSED  
 THESE PRESENTS TO BE APPROVED BY  
 CONSENT OF RECORDING OF PLAT RECORDED  
 IN THE PUBLIC RECORDS OF MARION  
 COUNTY, FLORIDA.

**DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS THAT OCALA HIGHLANDS ESTATES, INC. A FLORIDA CORPORATION HAS CAUSED TO BE MADE THE ATTACHED PLAT OF OCALA HIGHLANDS ESTATES - 1ST ADDITION THE SAME BEING A SUBDIVISION OF THE LAND HERON DESCRIBED AND THAT TWO STREETS, ONE AVENUE, AND ONE PLACE AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RECEIVING INTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

IN WITNESS WHEREOF THE SAID OCALA HIGHLANDS ESTATES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED BY IT'S SECRETARY, THIS 15th DAY OF JUNE, 1977, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OCALA HIGHLANDS ESTATES, INC.  
 BY Sham Kamlani  
 SHAM S. KAMLANI - PRES.

ATTEST: Walter C. Melvin, SECRETARY

STATE OF FLORIDA  
 COUNTY OF DADE

BEFORE ME THIS DAY PERSONALLY APPEARED SHAM S. KAMLANI AND KAVITA KAMLANI, AS PRESIDENT AND SECRETARY RESPECTIVELY OF OCALA HIGHLANDS ESTATES, INC. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: June 19, 1977

Walter C. Melvin  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: February 11, 1979

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF OCALA HIGHLANDS ESTATES, 1ST ADDITION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 15th DAY OF JUNE, 1977, AND THAT THIS PLAT COMPIED WITH THE REQUIREMENTS OF CHAPTER 177, AND FLORIDA STATUTES.

BY Walter C. Melvin  
 WALTER C. MELVIN

REGISTERED SURVEYOR NO. 1818  
 STATE OF FLORIDA

**APPROVAL OF OFFICIALS**

APPROVED: James E. Higgins COUNTY ENGINEER

BY Walter C. Melvin ZODIAC DIRECTOR

BY Sham Kamlani COUNTY SANITARIAN

BY Ronald B. Miller COUNTY PLANNER

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY Murray E. Fugate  
 MURRAY E. FUGATE  
 CHAIRMAN OF THE BOARD

ATTEST: James E. Higgins  
 JAMES E. HIGGINS  
 CLERK OF CIRCUIT COURT

**CONSENT OF MORTGAGEE**

KNOWN ALL MEN BY THESE PRESENTS: THAT HAROLD SCHWARTZ and HIS WIFE, BERNICE SCHWARTZ THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED MARCH 15, 1969, AND RECORDED IN OFFICIAL RECORDS BOOK 384, AT PAGE 504 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATOR. IN WITNESS WHEREOF I HAVE HERETO CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF JUNE, 1977.

WITNESSES: Harold Schwartz BY Harold Schwartz  
Bernice Schwartz BY Bernice Schwartz  
Harold Schwartz  
Bernice Schwartz

As a condition precedent to the recording of this plat in the public records of Marion County, Florida, the undersigned owners of this subdivision do hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors, and assigns who shall purchase a lot or lots in said subdivision from said owners, that said owners shall within 12 months of the date of the sale thereof fully comply with each and every regulation of the Board of County Commissioners of Marion County, Florida, covering subdivisions in effect at the time of the 3rd day of June, 1969 in so far as the same affects a lot or lots sold. Time of such performance being of the essence, which said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 5, AT PAGE 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 2:20 PM ON OCTOBER 18, 1977.

BY Frances E. Thibon  
 FRANCES E. THIBON  
 CLERK OF THE CIRCUIT COURT

STATE OF ILLINOIS  
 COUNTY OF Cook

BEFORE ME THIS DAY PERSONALLY APPEARED HAROLD SCHWARTZ and HIS WIFE, BERNICE SCHWARTZ TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE: June 15, 1977

(Signed) Adrian Schiffert

NOTARY PUBLIC  
 STATE OF ILLINOIS AT LARGE

MY COMMISSION EXPIRES By Statute Expires June 1, 1979  
OCTOBER 1, 1979

NOTICE: There may be additional restrictions that are not reflected on this plat. You may wish to check the public records of this County.



NW 66 PL

# USREO Replat Lot 3 EXHIBIT A

NORTH



NW 1 AVE

1471-024-303

1471-024-203

1471-024-103

1471-024-003

Proposed  
Subdivided Lot 3

NW 2 AVE

