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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2571 EXECUTIVE CENTER CIRCLE, EAST • TALLAHASSEE, FLORIDA 32301

BOB GRAHAM
Governor

July 25, 1986

TOM LEWIS, JR.
Secretary

Mr. William I. Livingston
The Deltona Corporation
Department of Legal Affairs
Post Office Box 369
Miami, Florida 33145

Dear Mr. Livingston:

Marion Oaks; VRS-586-041

We have received your additional information regarding the vested status of the Marion Oaks development and have completed our review to determine whether you possess vested rights for that development pursuant to local subdivision plat law and Subsection 380.06(20), Florida Statutes (F.S.). The data you provided indicate that Units One through Ten were platted after August 1, 1967, and prior to July 1, 1973, and this portion of the Marion Oaks subdivision is therefore vested pursuant to Subsection 380.06(20), F.S., and local subdivision plat law.

Units Eleven and Twelve were platted after July 1, 1973. In their letter of June 30, 1986, the Marion County Commission indicated that the Board of County Commissioners of Marion County never determined the vested status of Units Eleven and Twelve. They did indicate that they had a set of drawings, received May 17, 1973, delineating a master plan for sanitary sewage disposal for the entire subdivision, Units One through Twelve. The Department finds that Units Eleven and Twelve do not possess vested rights pursuant to Paragraph 380.06(20)(a), F.S.

Please be advised that those portions of Marion Oaks not automatically vested by proper plat approval pursuant to Paragraph 380.06(20)(a), F.S., may be vested based on other provisions for vested rights according to Subsection 380.06(20), F.S. Such vested rights may be determined by submitting an application for a binding letter of interpretation for vested rights to the Department (application enclosed).

Mr. William I. Livingston
July 25, 1986
Page Two

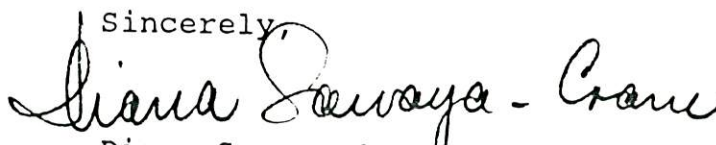
Please be advised that development of those portions of Marion Oaks that were platted after August 1, 1967, and prior to July 1, 1973, and are vested pursuant to Paragraph 380.06(20)(a), F.S., must commence actual development by June 30, 1990, or such vested rights shall expire. Any development not in accordance with the vested plan may divest your rights to complete the vested development plan without being subject to the impact review requirements of Section 380.06, F.S. A determination of whether changes to vested plans are sufficiently significant to require divestiture may be obtained by submitting an application for a binding letter of interpretation for modification to a development of regional impact with vested rights (BLIM) (application form enclosed).



Any additions to a vested development may constitute a development of regional impact (DRI). A determination of the DRI status of the addition to a vested development may be obtained by submitting an application for a binding letter of interpretation of DRI status (BLID) (application form enclosed).

If you have any questions concerning this matter, please call me or Jim Farr in the Division of Resource Planning and Management, Bureau of Resource Management at (904) 488-4925.

Sincerely,


Diana Sawaya-Crane
Chief, Bureau of Resource
Management

DSC/jfb

Enclosures

cc: Mr. Mark Sinclair
Mr. Ron Miller