



**Marion County
Board of County Commissioners**

Growth Services

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

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1__ - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT^x _____
TEXT AMENDMENT _____	TEXT AMENDMENT _____
	<i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
14976-004-00	28-14-22	29.51	Public	High Residential

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
JAX Road, LLC 1240 SE 12th Court Ocala, FL 34471 352-266-2834	Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg. 100 Ocala, FL 34471 352-387-4540 Permits@tillmaneng.com

Staff Use Only: Application Complete – Yes Received: Date ____/____/____ Time ____:____ a.m. / p.m. **Page 1 of 3**

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

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EXISTING USE OF SITE:

Vacant

PROPOSED USE OF SITE (IF KNOWN):

Residential attainable workforce housing

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water X Provider Marion County
Septic _____ Centralized sewer X Provider Marion County

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take SE 25th Avenue north to NE 49th Street, turn L to subject property on R: no address assigned.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA
 COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED _____,
 Property owner's name, printed
 WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
14976-004-00, NA, NA.
2. He/she duly authorizes and designates TILLMAN & ASSOCIATES ENGINEERING, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Harvey Vandeven
 Property owner's signature

12/5/2024
 Date

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 5th day of December, 2024 (year),
 by Harvey Vandeven (name of person making statement).
 He/she is personally known to me or has produced _____ as
 identification. (Driver's license, etc.)

Deanna Lynn Morey
 Notary public signature



State of Florida County of Marion
 My commission expires: June 5, 2027



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

Detail by Entity Name

Florida Limited Liability Company
JAX ROAD, LLC

Filing Information

Document Number L24000222347
FEI/EIN Number NONE
Date Filed 05/13/2024
State FL
Status ACTIVE

Principal Address

1240 S.E. 12TH COURT
OCALA, FL 34471

Mailing Address

1240 S.E. 12TH COURT
OCALA, FL 34471

Registered Agent Name & Address

VANDEVEN, HARVEY W
1240 S.E. 12TH COURT
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

VANDEVEN, HARVEY W
1240 S.E. 12TH COURT
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

Document Images

[05/13/2024 -- Florida Limited Liability.](#)

[View image in PDF format](#)

This Document Prepared By and Return To:

W. James Gooding III, Esquire
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala FL 34471

Property Appraiser's Parcel ID No. 14 971-001-00, 14976-004-00, 14973-000-00

Rec. \$27.00
Doc Stamps \$0¹

SPECIAL WARRANTY DEED

THIS INDENTURE, made this Nov. 13, 2024, by Harvey W. Vandeven, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantor*, and Jax Road, LLC, a Florida limited liability company, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

See attached Exhibit A

Grantor does hereby covenant that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

¹ This instrument evidences a conveyance of unencumbered property from an individual to a limited liability company, all of the Membership Interests are owned by such individual. Therefore, no documentary excise taxes are due on this transaction.

* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Witness Signature

Witness Printed Name

Print Witness Address:

4349 SE 20TH ST
OCALA, FL 34471

Witness Signature

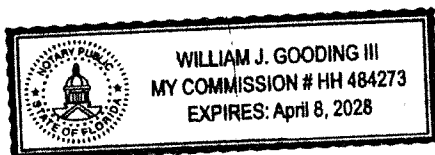
Witness Printed Name

Print Witness Address:

1571 SE 36 Ave,
Ocala, FL 34471

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of Nov. 2024, by Harvey W. Vandeven.



Notary Public, State of Florida

Name:

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☒ Personally known

OR ☐

Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced:

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N.89°51'59"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 154.46 FEET; THENCE N.13°22'58"E. A DISTANCE OF 30.90 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 200A; THENCE N.89°51'59"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE), A DISTANCE OF 796.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'59"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1037.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N.00°07'13"W. A DISTANCE OF 1292.81 FEET; THENCE S.89°51'35"W. A DISTANCE OF 666.68 FEET; THENCE S.00°10'38"E. A DISTANCE OF 150.02 FEET; THENCE S.89°53'00"W. A DISTANCE OF 370.78 FEET; THENCE S.00°07'13"E. A DISTANCE OF 1142.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET AND THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF LANDS LYING IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 28, N.89°42'05"W., 1,354.95 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 844 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS N.00°16'05"E., 209.43 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6352, PAGE 676 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°40'23"E., 71.35 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°18'28"E., 291.75 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5944, PAGE 1967 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°41'32"E., 619.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°20'45"E., 330.46 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, N.00°21'59"E., 197.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6067, PAGE 887 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°13'06"E., 331.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 7589, PAGE 256 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: (1) S.89°16'00"W., 654.60 FEET; (2) THENCE S.89°15'23"W., 550.21 FEET TO THE EASTERLY RIGHT OF WAY OF N.E. JACKSONVILLE ROAD (HAVING 100' RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY, N.13°48'10"E., 1,345.82 FEET TO THE NORTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN ORB 7589, PAGE 256; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S.89°54'38"E., 1,558.98 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S.00°24'17"W., 1,280.61 FEET TO THE

SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7603, PAGE 990 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°24'00"W., 1,371.63 FEET TO THE POINT OF BEGINNING.

P:\JG\Vandeven\Jax Road\Title\SWD to Jax Road.docx



December 23, 2024

Marion County Growth Services
Attention: Director Chuck Varadin
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: Submittal of Small-Scale Land Use Amendment

Mr. Varadin,

Our office is submitting a small-scale land use amendment on parcel 14976-004-00. This 29.51-acre parcel is currently designated Public Land Use. We are seeking to change this to High Residential (HR) to develop a 170-lot residential subdivision. We are concurrently submitting a Planned Unit Development application as well.

The following items are included in this submittal:

1. Executed Land Use application
2. Signed and sealed boundary survey with legal
3. Deed
4. MCPA Parcel Card
5. Sunbiz Document
6. Check in the amount of \$3,000.00

Please let us know if you need anything further.

Thank you in advance for your consideration in this matter.

J. Harvey
Tillman & Associates Engineering, LLC.