

April 11, 2024

PROJECT NAME: OCALA HIGHLAND ESTATES 1ST ADD.

PROJECT NUMBER: 2024040025

APPLICATION: PLAT VACATION #31387

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: n/a
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: The applicant is proposing to vacate parcels 1471-024-303, 1471-024-203, 1471-024-103, & 1471-024-003 to resolve a premature lot split. Per MCPA, there appears to be a combined total of 0 sf existing impervious coverage on subject parcels. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage for any lot exceeds 9,000 SF.
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: The applicant is requesting to vacate Lot 3, Block 24, Ocala Highlands Estates 1st Addition, Recorded in Plat Book S, Pages 30 - 31, Public Records of Marion County, Florida. Vacating this lot will remedy a premature split and allow for construction of single-family residences on each lot.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Approved
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: DISCUSSION REQUIRED. Vacation of the property may proceed, however, vacation will NOT allow for recognition of the improper divisions as such divisions require platting to create the proposed properties - alternatively, such a task may instead be accomplished by re-platting the lot itself. NOTE: Platting will also provide for addressing supporting site improvements, such as stormwater, and particularly utilities as central water and central sewer service is a relevant concern for the site and the "1/4 acre" intended properties which are within the Urban Growth Boundary and potentially within connection distance to Hwy 326 utility lines.

8 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: Discussion required; see land use comments.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: APPROVED per Letter of No Objection as provided to applicant 1/26/24.



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

INTERDEPARTMENTAL CORRESPONDENCE

April 2, 2024

Subject: Application for Plat Vacation

Subdivision: Ocala Highlands Estates – 1st Addition

The attached petition is scheduled to be considered by the Development Review Committee on **April 15, 2024**. If you have any questions regarding the petition, please call the Applicant Agent, Mark Burrell at (352) 895-8989.

Right of Way and Property Management Comments:

The applicant is requesting to vacate Lot 3, Block 24, Ocala Highlands Estates 1st Addition, Recorded in Plat Book S, Pages 30 - 31, Public Records of Marion County, Florida. Vacating this lot will remedy a premature split and allow for construction of single-family residences on each lot.

Form PV-M



**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

**PLAT VACATION
PRE-APPLICATION FORM**

Please complete this form and submit it to the Marion County Zoning Department, 2710 E Silver Springs Boulevard, Ocala, FL 34470 for their review and determination as to whether or not a Plat Vacation is required. Once the determination has been made, return it to the Marion County Office of the County Engineer, 412 SE 25th Avenue, Ocala, FL 34471, Attn: Ashley Luciano.

1. PROPERTY OWNER INFORMATION: Date: 2/9/24
Owner: USRE OPPORTUNITIES CORP
Agent / Contact: Mark Burrell
Phone Number: _____ Fax Number: _____ Cell: (352)895-8989
E-mail: majestichomesfl@gmail.com

2. PROPERTY INFORMATION:
Parcel Number(s): 1471-024-303, 1471-024-203, 1471-024-103, 1471-024-003
Subdivision Name: OCALA HIGHLANDS ESTATES 1ST ADD
Parcel Size: 0.25x4=1 Acre Sec/Twp/Rge: 19 / 14 / 22 Plat Bk/Pg S / 030

3. PURPOSE / REASON FOR REQUEST – check all that apply and describe below:
 Clear Code Violation (attach copy of letter citing violation)
 Clear an existing encroachment
 Family Division
Allow for construction of:
 Pool Screened Pool/Deck Building Addition Other
Single Family Residence

Are any other applications pending? Yes No
 Variance Family Division Site Plan Approval Other: _____

FOR ZONING USE ONLY:

Plat Vacation Required: Yes No
PURPOSE / REASON FOR DETERMINATION: SFR

Reviewed By: 
Signature
Cindy Garr
Print Name

Zoning Supervisor
Title
2/29/24
Date



**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

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION: Date: 2/9/24
 Applicant: USRE OPPORTUNITIES CORP
 Address: 10235 W Sample Rd, #108 City: Coral Springs State: FL Zip: 33065
 Agent / Contact: Mark Burrell
 Address: 920 NW 67th PL, Ocala, FL 34475
 Phone Number: _____ Fax Number: _____ Cell: (352)895-8989
 E-mail: majestichomesfl@gmail.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:
 Parcel Number(s): 1471-024-303, 1471-024-203, 1471-024-103, 1471-024-003
 Subdivision Name: OCALA HIGHLANDS ESTATES1st ADD Unit/Block/Lot: _____ / _____ / _____
 Parcel Size: 0.25x4=1 Acre Sec/Twp/Rge: 19 / 14 / 22 Plat Bk/Pg S / 030

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
<https://maps.marioncountyfl.org/interactivemap/>

Are any other applications pending? Yes No
 Variance Family Division Site Plan Approval Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:
 Code Violation (attach copy of letter citing violation)
 To clear an existing encroachment
 Family Division
 To allow for construction of:
 Pool Screened Pool/Deck Building Addition Other
Single Family Residence

Exhibit 'A'

Lot 3, Block 24, Ocala Highlands Estates 1st Addition, Recorded in Plat Book S, Page(s)
30-31, Public Records of Marion County, Florida.

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: 1/26/24

From: Raj Data
USRE OPPORTUNITIES CORP
10235 W Sample Rd, #108
Coral Springs, FL 33065

RE: Plat Vacation Application

USRE OPPORTUNITIES CORP intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of OCALA HIGHLANDS ESTATES 1st ADD more particularly described as Block 24 Lot 3. Also known as 1471-024-303, 1471-024-203, 1471-024-103, 1471-024-003

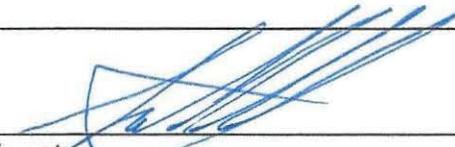
Enclosed for your reference and review is a copy of the plat highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? Yes No
If yes, please explain below.

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

N/A


Signature

Jody C. Kirkman, P.E.
Print Name

Utilities Director
Title

1/26/24
Date

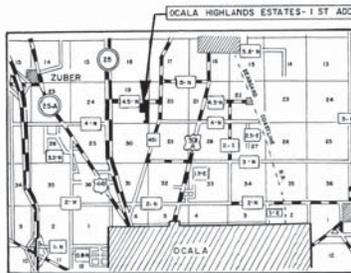
Enclosures: Copy of Plat

OCALA HIGHLANDS ESTATES - 1ST ADDITION

MARION COUNTY, FLORIDA

DESCRIPTION

Beginning of the S.E. Corner of Section 19, Township 14 South, Range 22 East, Marion County, Florida, thence S.89°51'48" 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 Northerly and Southerly projection thereof, 350.00 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 600.00 Feet, thence East 600.00 Feet, thence North 410.0 Feet, thence West 500.0 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 153.2 Feet, thence South 975.0 Feet, thence East 22.48 Feet, thence S00°37'32" W along said East boundary 1036.98 Feet to the POINT OF BEGINNING.



Location map - Scale 1" = 1 mile

KNOW ALL MEN BY THESE PRESENTS THAT: SERGIO BABALONICA, SERGIO R. MENZI, AND NORMAN C. WICK, PERRY LAWRENCE KENDALL, B. KELLY KENDALL, HIS WIFE, GEORGE J. ANDRUSKOVICH & JANE A. ANDRUSKOVICH, HIS WIFE, PAUL WISER & ERIN S. WISER, HIS WIFE, JOHN MUSUMEDI & SANDRA AMETRANO, JAMES H. 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.

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 FIRST ADDITION THE SAME BEING A SUBDIVISION OF THE LAND HEREON 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 BENEFICIAL USE OF THE PUBLIC FOR PROPER PURPOSES RECEIVING UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DEEDING 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 HEREUNTO AFFIXED BY ITS 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 S. Kamlani
SHAM S. KAMLANI - PRES.

ATTEST: Willie 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 ACKNOWLEDGES THAT THEY ARE AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: June 15, 1977
BY Willie C. Melvin
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: May 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 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Willie C. Melvin
REGISTERED SURVEYOR NO. 218
STATE OF FLORIDA

APPROVAL OF OFFICIALS

APPROVED: BY James E. Thigpen COUNTY ENGINEER

BY Walter A. Burke COUNTY DIRECTOR

BY Leon M. Price COUNTY SANITARIAN

BY Frank 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. Thigpen
JAMES E. THIGPEN
CLERK OF CIRCUIT COURT

As a condition precedent to the recordation 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 6, AT PAGE 30 & 31, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 5:10 P.M. ON JUNE 15, 1977.

BY James E. Thigpen
JAMES E. THIGPEN
CLERK OF THE CIRCUIT COURT

CONSENT OF MORTGAGEE

KNOWN ALL MEN BY THESE PRESENTS: THAT HAROLD SCHWARTZ AND HIS WIFE, BERNICE SCHWARTZ THE OWNERS AND HOLDERS OF CERTAIN MORTGAGE DATED _____ 1969, ARE RECORDED IN OFFICIAL RECORDS BOOK 348, AT PAGE 202 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND GIVE IN THE ABOVE DEDICATION, IN WITNESS WHEREOF I HAVE HEREUNTO CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF JUNE, 1977.

WITNESSES: Harold Schwartz HAROLD SCHWARTZ
Bernice Schwartz BERNICE SCHWARTZ

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 DO SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE: June 15, 1977
BY Robert A. Hoffert
ROBERT A. HOFFERT
NOTARY PUBLIC
STATE OF ILLINOIS AT LARGE
MY COMMISSION EXPIRES: October 15, 1979

NOTICE: There may be additional mortgages that may be recorded in the public records of this County.

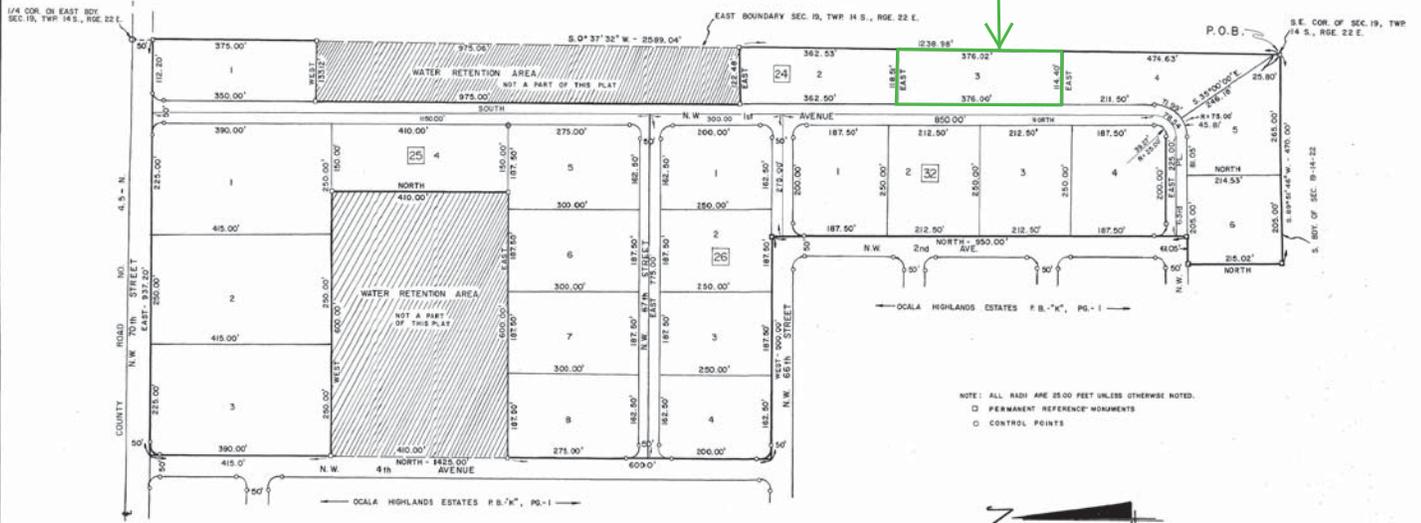
36

OCALA HIGHLANDS ESTATES - 1ST ADDITION

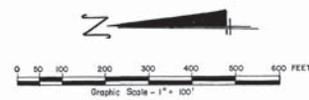
MARION COUNTY, FLORIDA

Lot 3 Block 24
proposed to be vacated

NOTICE: There may be additional
information on this plat that may be found in
the public records of this County.



NOTE: ALL RADII ARE 20.00 FEET UNLESS OTHERWISE NOTED.
□ PERMANENT REFERENCE MONUMENTS
○ CONTROL POINTS



31

Location Map

Ocala Highlands Estates – 1st Addition
Lot 3 Block 24
also known as
Parcel # 1471-024-303, Parcel # 1471-024-203,
Parcel # 1471-024-103 and Parcel # 1471-024-003
Plat Book S Page(s) 30-31
Size: 1 Acre +/-

