



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.marioncountvfl.org

ATTACHMENT C

OFFICE USE ONLY:

Project Number:	2019120020
App Request No.:	31710
Case Number:	
Received Date:	6/26/24
Received By:	KEN O.
Submission Complete Date:	6/27/24

PARCEL ACCOUNT NUMBERS: 48271-000-00 and portion of 48206-000-00

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:

A-1 General Ag to amend the master plan to include 5 additional lots not to exceed 350 units total.

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: .69 +/- **Maximum Proposed Residential Units:** 5 units

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

Directions to property (from MC Growth Services): Take 441 South to Sunset Harbor Road, Turn L,
to SE 160th Street, turn R to subject property on L.

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

DT Marion Holdings, LLC Sunset Hills Development LLC

Property owner name (please print)

1720 SE 16th AV, #100 4349 SE 20th ST

MAILING ADDRESS

Ocala, FL 34471 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

Tillman and Associates Engineering, LLC

Applicant/agent name (please print)

1720 SE 16th Ave, #100

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Ocala, FL 34471

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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.

ATTACHMENT C

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
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).	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).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ 25.00) + (\$5.00 X Max Non-Res AC = \$ NA) = \$ 1,025.00 Total Fee	

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).*

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June 26th, 2024

Marion County Growth Services

RE: PUD Amendment to Sunset Hills

Please note the following items are included with this submittal:

- Signed Application
- Sun Biz Detail by Entity Name (2)
- Check in the amount of \$1,025.00
- Deeds (2)
- MCPA Property Cards (2)
- Master Plan amended sheet
- Geometry Plan of proposed lots
- Legal Description in word format
- Boundary Sketch
- Page 5 of approved Traffic Study
- Copy of previously approved PUD Modification

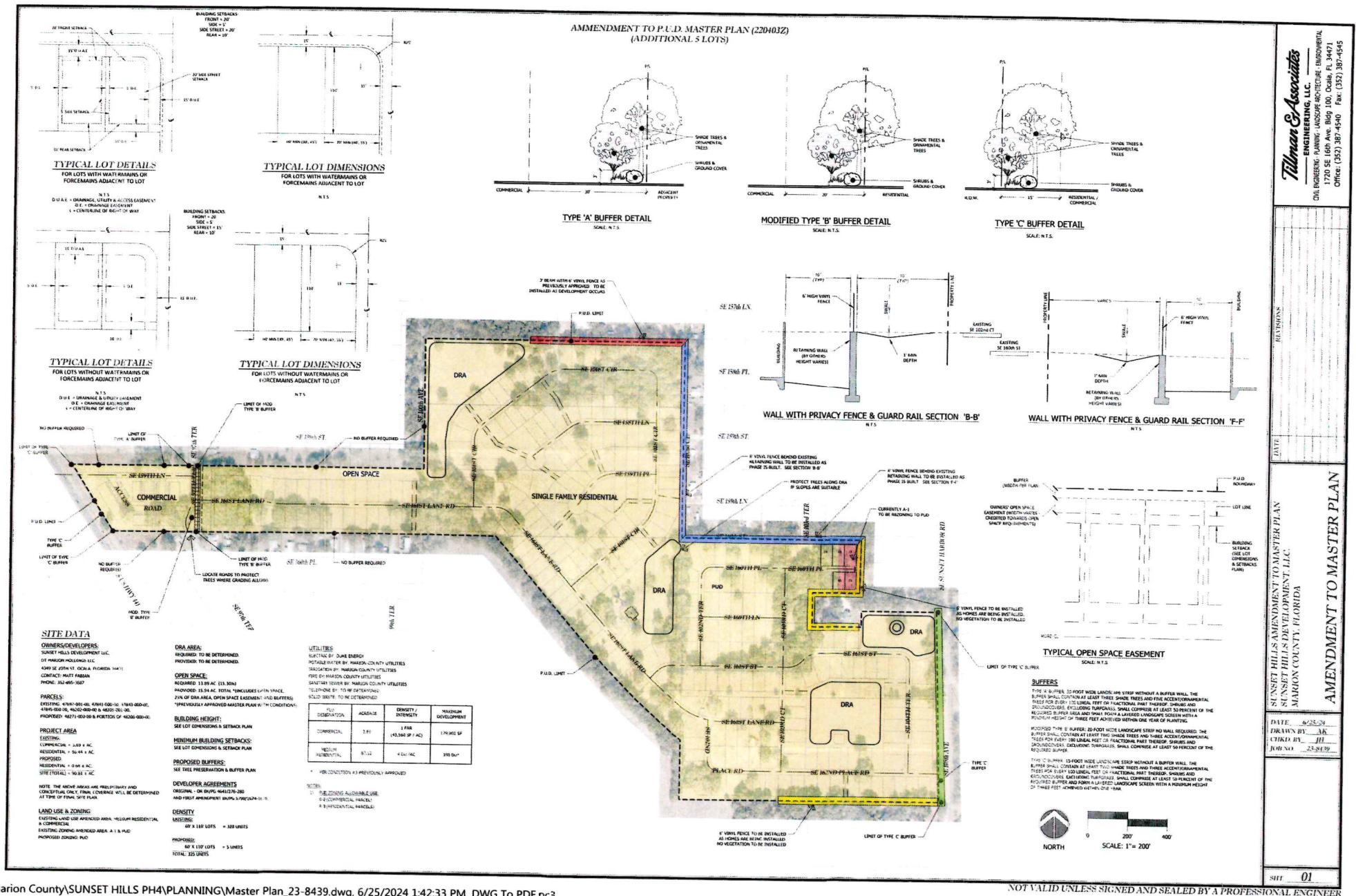
This is an application to amend the PUD Master Plan to allow the addition of 5 units, and .69 acres into the previously approved PUD. This project is currently being developed and no additional amenities are warranted at this time. Please note that the previous approved traffic study AR 27900 was for 350 units. The addition of 5 units will bring the count up to 325 units currently.

ATTACHMENT C

A PORTION OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT C OF SUNSET HILLS PHASE I – REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 26 THE FOLLOWING TWO (2) COURSES: (1) S.89°59'15"E., 35.46 FEET; (2) THENCE S.89°55'39"E., 79.78 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EASTERLY BOUNDARY S.00°00'48"W., 264.26 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.89°59'12"W., 79.67 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8257, PAGE 271 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, N.89°23'30"W., 32.91 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT C; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT C, N.00°33'53"W., 264.01 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.69 ACRES, MORE OR LESS.

ATTACHMENT C



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NOTES

1. PRIVATE ROAD STATUS WITH 19' RIGHT-OF-WAY WIDTH TOGETHER WITH 15' UTILITY, ACCESS AND DRAINAGE EASEMENT
2. STREET RIGHTS-OF-WAY, DEWEATERED AS TRACT A, IS COMMON AREA
3. REMAINING TRACTS ARE RESERVED FOR LANDSPLITTING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, IMPROVEMENTS, RECREATION, DRAINAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED
4. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER
5. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE
7. OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF RETAINMENT AND REPLACEMENT QUADRANT STREET SIGNS
8. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED BELOW
9. ADDITIONAL FORMATS WILL BE REQUIRED FOR INCLEMENT SCHEDULE

UTILITIES

ELECTRIC BY: DUKES ENERGY
 POTABLE WATER BY: MARION COUNTY UTILITIES
 IRRIGATION BY: MARION COUNTY UTILITIES
 FIRE BY: MARION COUNTY UTILITIES
 SANITARY SEWER BY: MARION COUNTY UTILITIES
 TELEPHONE BY: TO BE DETERMINED
 SOLID WASTE: TO BE DETERMINED

SITE DATA

PROPOSED SFR LOTS = 5
 PROJECT AREA: 1.16 AC
 PARCELS:
 4825-000003, 48271-999-03, 48206-000-03
 LAND USE & ZONING:
 EXISTING LAND USE: MEDIUM RESIDENTIAL
 FUTURE LAND USE: MEDIUM RESIDENTIAL
 EXISTING ZONING: PLD, A1, A2
 OPEN SPACE
 REQUIRED: 0.79 AC. (PREVIOUSLY APPROVED, MASTER PLAN WITH CONDITIONS)
 PROVIDED: 0.75 AC. TOTAL *INCLUDES OPEN SPACE, 25% OF DED. AREA, OPEN SPACE (EASEMENT AND BUFFERS)

BUILDING HEIGHT

SFR = 2 STORY

MINIMUM BUILDING SETBACKS

SEE THIS SHEET FOR DETAILS

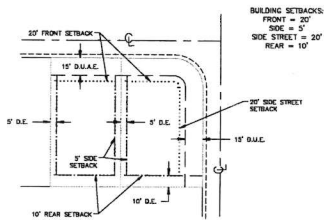
DEVELOPER AGREEMENTS

ORIGINAL - DE RUP. 4841/25-101
 AND FIRST AMENDMENT BUDG 1509/4674-1676

PLU DESIGNATION	ACREAGE	DENSITY / PERCENTAGE	MAXIMUM DEVELOPMENT
MEDIUM RESIDENTIAL	1.16	4 DU/AC	5 DU

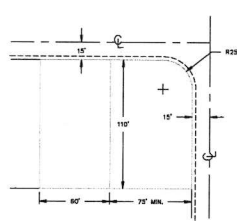
NOTES

1. PLU ZONING ALLOWABLE USE:
 R-3 (COMMERCIAL PARCELS)
 R-3 (RESIDENTIAL PARCELS)
2. AS PER DEVELOPMENT CONDITION ZONING (L) THIS PROJECT SHALL BE LIMITED TO 350 DWELLING UNITS



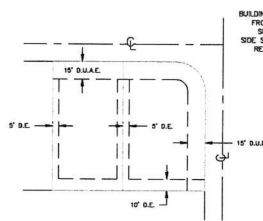
TYPICAL LOT DETAILS
 FOR LOTS WITH WATERMAINS OR
 FORCEMAINS ADJACENT TO LOT

N.T.S.
 D.U.A.E. = DRAINAGE, UTILITY & ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 C = CENTERLINE OF RIGHT OF WAY



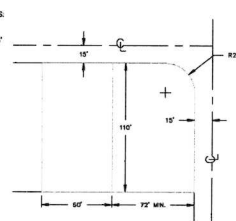
TYPICAL LOT DIMENSIONS
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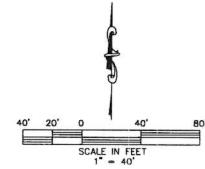
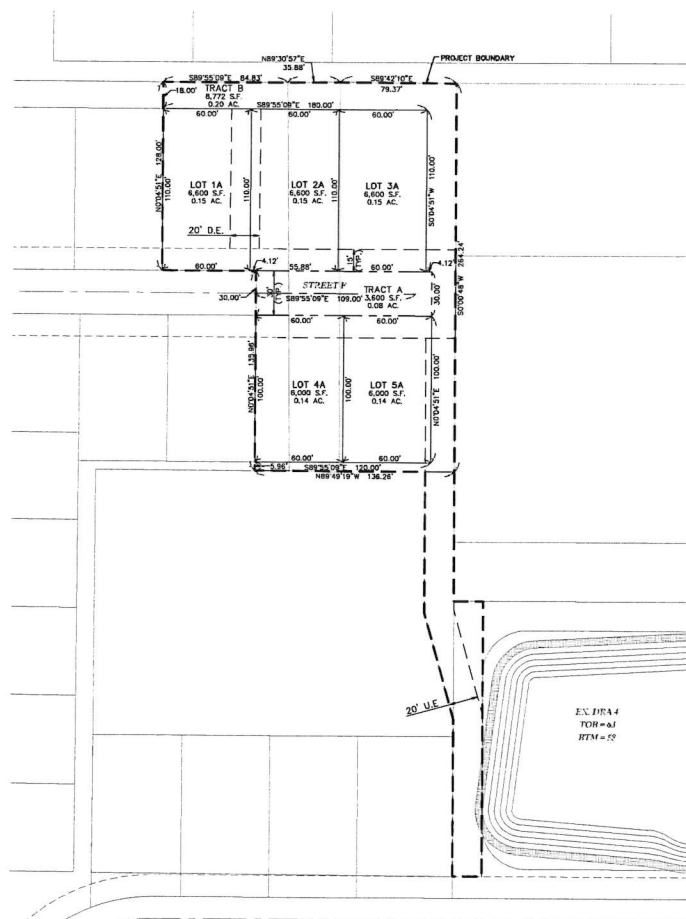
TYPICAL LOT DETAILS
 FOR LOTS WITHOUT WATERMAINS
 OR FORCEMAINS ADJACENT TO LOT

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TYPICAL LOT DIMENSIONS
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N.T.S.



LEGEND
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
 TYP. = TYPICAL

Marion County Approval Stamp

Tillman & Associates
 ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #12756

REVISIONS

DATE

PRELIMINARY PLAT
 SUNSET HILLS PHASE 4
 MARION COUNTY, FLORIDA

DATE: 2/24/2024
 DRAWN BY: AS
 CHECKED BY: BJM
 JOB NO.: 24-0008

SHEET 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

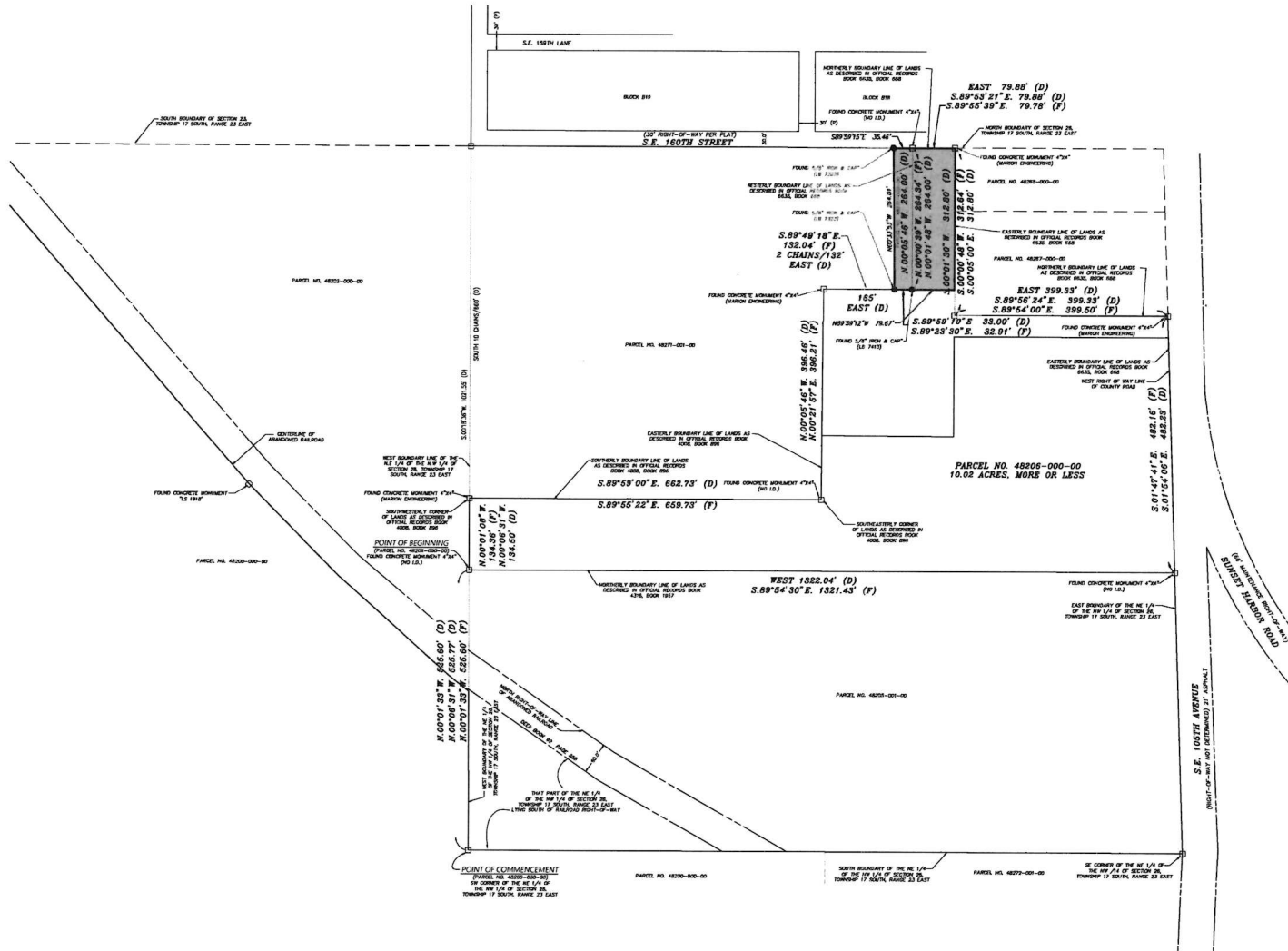
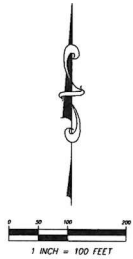
ATTACHMENT C

SECTION 26, TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA AMENDMENT TO MASTER FOR ZONING

RECORD DESCRIPTION:

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NO.	REVISIONS	BY	DATE

DRAWN:	C.J.H.
REVIEWED:	C.J.H.
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 100'



REFERENCES:
FILE AMENDMENT TO MASTER

J.O.# 190731
DWG.# 190731SK
SHT 1 OF 1



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

48206-000-00

[GOOGLE Street View](#)

Prime Key: 1161541

[Beta MAP IT+](#)

Current as of 6/27/2024

[Property Information](#)[M.S.T.U.](#)[PC: 01](#)

Acres: 1.87

DT MARION HOLDINGS LLC
1720 SE 16TH AVE BLDG 100
OCALA FL 34471-4620[Taxes / Assessments:](#)

Map ID: 277

[Millage:](#) 9001 - UNINCORPORATEDSitus: 10520 SE SUNSET
HARBOR RD SUMMERFIELD[2023 Certified Value](#)

Land Just Value	\$38,911		
Buildings	\$263,004		
Miscellaneous	\$4,613		
Total Just Value	\$306,528		
Total Assessed Value	\$272,690	Impact	
Exemptions	\$0	Ex Codes:	(\$33,838)
Total Taxable	\$272,690		
School Taxable	\$306,528		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$38,911	\$263,004	\$4,613	\$306,528	\$272,690	\$0	\$272,690
2022	\$46,634	\$235,936	\$4,834	\$287,404	\$247,900	\$0	\$247,900
2021	\$39,624	\$180,670	\$5,070	\$225,364	\$225,364	\$0	\$225,364

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7177/0755	04/2020	07 WARRANTY	9 UNVERIFIED	Q	I	\$175,000
6635/0668	08/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$285,000
6626/0002	08/2017	61 FJDGMNT	0	U	I	\$100
3098/1247	01/2002	07 WARRANTY	0	U	V	\$100
2241/1337	04/1996	05 QUIT CLAIM	0	U	V	\$100
1410/1778	03/1987	07 WARRANTY	0	U	V	\$100
1367/0164	07/1986	71 DTH CER	0	U	V	\$100
0781/0328	11/1976	02 DEED NC	0	U	V	\$20,000
D121/0090	10/1903	07 WARRANTY	0	U	V	\$100

SEC 26 TWP 17 RGE 23
COM AT THE SW COR OF NE 1/4 OF NW 1/4 OF SEC 26 TH N 00-06-31 W 525.60 FT TH
N 00-01-08 W 134.36 FT TH S 89-55-22 E 659.73 FT TH N 00-21-57 E 121.20 FT TO THE
POB TH CONT N 00-21-57 E 275.01 FT TH S 89-49-18 E 132.04 FT TH S 89-59-10 E 33
FT TH N 00-01-48 W 264 FT TH S 89-53-21 E 79.88 FT TH S 00-01-30 W 312.80 FT TH
S 89-56-24 E 399.33 FT TH S 01-48-40 E 40.02 FT TH N 89-56-24 W 400.61 FT TH
S 00-01-30 W 187.21 FT TH N 89-38-03 W 246.30 FT TO THE POB
EXC COM NE COR TRACT C SUNSET HILLS PHASE 1 FOR POB
TH N 89-38-03 W 246.30 FT TH N 00-21-57 E 93.76 FT
TH S 89-55-09 E 245.74 FT TH S 00-01-30 W 94.98 FT TO POB

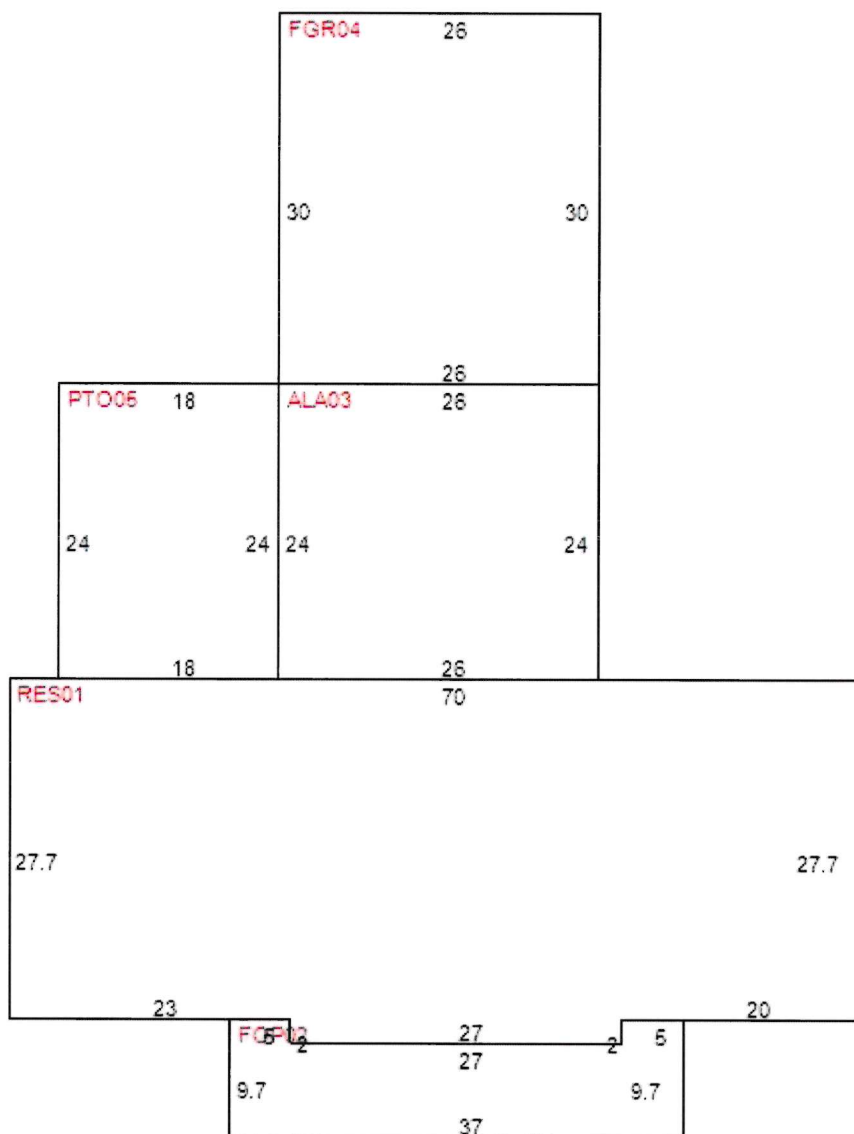
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	.87	AC							
0100		.0	.0	A1	1.00	AC							
9994		40.0	.0	A1	1.00	UT							
Neighborhood 9541 - SUNSET HARBOR ROAD													
Mkt: 10 70													

[Traverse](#)

Building 1 of 1
RES01=U27,7L70D27,7R23D2R27U2R20.L15
FOP02=D9,7L37U9,7R5D2R27U2R5.R15U27,7L22
ALA03=U24L26D24R26.U24
FGR04=U30L26D30R26.L26

PTO05=D24L18U24R18.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 7/18/2023 by 225

Year Built 2005
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 299

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	2005	N	0 %	0 %	1,993	1,993
FOP 0201	- NO EXTERIOR	1.00	2005	N	0 %	0 %	305	305
ALA 0329	- VINYL SIDING	1.00	2005	N	0 %	0 %	624	624
FGR 0429	- VINYL SIDING	1.00	2005	N	0 %	0 %	780	780
PTO 0501	- NO EXTERIOR	1.00	2007	N	0 %	0 %	432	432

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 1	Extra Fixtures: 2	

Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0
159 PAV CONCRETE	616.00	SF	20	2005	3	0.0	0.0
063 GEN PUR BLDG	494.00	SF	15	2005	1	26.0	19.0
112 FENCE WIRE/BD	160.00	LF	10	2007	4	0.0	0.0
ADU UTILITY-ALUM	96.00	SF	40	2005	1	12.0	8.0
DCK DECK-WOOD	140.00	SF	40	2007	1	0.0	0.0
184 RETAIN WALL	186.00	SF	50	2007	1	0.0	0.0
159 PAV CONCRETE	330.00	SF	20	2019	3	0.0	0.0
112 FENCE WIRE/BD	471.00	LF	10	2019	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2018110186	11/5/2018	7/1/2019	REQUEST FOR SECOND RESIDENTIAL DRIVEWAY
M010430	1/1/2004	6/1/2005	SFR



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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Real Estate

48271-000-00

Prime Key: 1162378

[Beta MAP IT+](#)

Current as of 6/27/2024

[Property Information](#)

SUNSET HILLS DEVELOPMENT LLC
4349 SE 20TH ST
OCALA FL 34471-5670

[Taxes / Assessments:](#)

Map ID: 277

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 00

Acres: .20

[2023 Certified Value](#)

Land Just Value	\$6,395		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$6,395		
Total Assessed Value	\$5,019	Impact	
Exemptions	\$0	Ex Codes:	(\$1,376)
Total Taxable	\$5,019		
School Taxable	\$6,395		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$6,395	\$0	\$0	\$6,395	\$5,019	\$0	\$5,019
2022	\$6,395	\$0	\$0	\$6,395	\$4,563	\$0	\$4,563
2021	\$5,434	\$0	\$0	\$5,434	\$4,148	\$0	\$4,148

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8257/0271	02/2024	61 FJDGMNT	0	U	V	\$100
8150/0729	09/2023	08 CORRECTIVE	0	U	V	\$100
8140/1945	09/2023	05 QUIT CLAIM	0	U	V	\$100
8132/0997	08/2023	34 TAX	2 V-SALES VERIFICATION	U	V	\$16,300
D045/0420	09/1903	02 DEED NC	0	U	V	\$100

[Property Description](#)

SEC 26 TWP 17 RGE 23
COM AT THE NW COR OF NE 1/4 OF NW 1/4 OF SEC 26
TH E 792 FT TO THE POB
TH E 33 FT TH S 264
TH W 33 TH N 264 TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A2	.20	AC							
Neighborhood 9541 - SUNSET HARBOR ROAD													
Mkt: 10 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
------	-----	-------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

ATTACHMENT C



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 04/24/2020 11:00:49 AM
FILE #: 2020042923 OR BK 7177 PGS 755-757
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$1225.00 MDS: \$0 INT: \$0

This Instrument Prepared By:
W. James Gooding III, Esquire
Gilligan, Gooding, Batsel & Anderson, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

Project: Vandeven/Meredith
Property Appraiser's Parcel ID No.: 48206-000-00 (Portion Only)

Rec. \$27.00
Doc. Stamps \$1,225.00

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2020, by Michael James Meredith and Elena G. Meredith, husband and wife, whose address is 10520 SE Sunset Harbor Road, Summerfield, FL 34491, hereinafter called the Grantor*, and DT Marion Holdings, LLC, a Florida limited liability company, whose address is 1720 SE 16th Avenue, Building 100, 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.

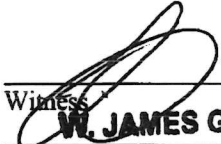
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

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.

* 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.

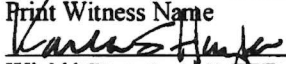
ATTACHMENT C

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


Witness **W. JAMES GOODING III**
Print Witness Name

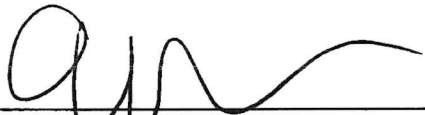
Witness **KARLA S. HAYTER**

Print Witness Name


Witness **W. JAMES GOODING III**
Print Witness Name

Witness **KARLA S. HAYTER**

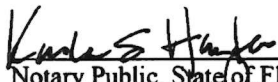
Print Witness Name


Michael James Meredith

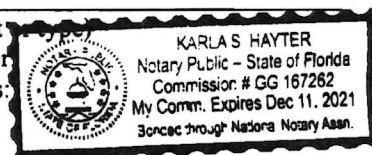

Elena G. Meredith

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before by means of ☒ physical presence or
☐ online notarization, this 22 day of April, 2020, by Michael James Meredith and Elena G.
Meredith, husband and wife.


Notary Public, State of Florida
Name:

(Please print)
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: IDA

ATTACHMENT C

EXHIBIT A

A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N.00°01'33"W., 525.60 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY LINE, N.00°01'08"W., 134.36 FEET TO THE SOUTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4008, PAGE 896 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, S.89°55'22"E., 659.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ALONG THE EASTERLY & NORTHERLY BOUNDARY LINE OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1.) N.00°21'57"E., 121.20 FEET TO THE POINT OF BEGINNING; (2.) THENCE N.00°21'57"E., 275.01 FEET; (3.) THENCE S.89°49'18"E., 132.04 FEET; THENCE DEPARTING SAID EASTERLY & NORTHERLY BOUNDARY, ALONG THE NORTHERLY, WESTERLY, & EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 THE FOLLOWING SIX (6) COURSES: (1.) S.89°59'10"E., 33.00 FEET; (2.) THENCE N.00°01'48"W., 264.00 FEET; (3.) THENCE S.89°53'21"E., 79.88 FEET; (4.) THENCE S.00°01'30"W., 312.80 FEET; (5.) THENCE S.89°56'24"E., 399.33 FEET; (6.) THENCE S.01°48'40"E., 40.02 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.89°56'24"W., 400.61 FEET; THENCE S.00°01'30"W., 187.21 FEET; THENCE N.89°38'03"W., 246.30 FEET TO THE POINT OF BEGINNING.

E:\JG\Vandeven\Meredith\Closing Docs\Warranty Deed from Meredith to Tillman - 2.4 Acres.docx

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA

CASE NO.: 2023 CA 3009

SUNSET HILLS DEVELOPMENT LLC,
a Florida limited liability company,
Plaintiff,
vs.

ANNA A. DORWIN; et al.,
Defendants.

FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court upon the Complaint of Plaintiff and upon the Motion for Final Judgment Quieting Title as to Parcel No. 1, and the Court having reviewed the pleadings and evidence and otherwise being fully advised in the premises, it is

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction over the parties and that no material issue of law or fact exists, and Plaintiff is entitled to a Final Judgment Quieting Title as a matter of law and after the Court has reviewed the pleadings.

2 After valid service of process in accordance with Chapter 48, Florida Statutes, Defendants, ANNA A. DORWIN; UNKNOWN HEIRS OF ANNA K. DORWIN, IF ANY; KATE A. TUDOR; UNKNOWN HEIRS OF KATE A TUDOR, IF ANY; MARY SCHRYVER; UNKNOWN HEIRS OF MARY SCHRYVER, IF ANY; and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANTS, if any, were served via Publication and filed an Answer through Attorney Ad Litem.

Electronically Filed Marion Case # 23CA003009APX 02/21/2024 01:31:51 PM Page 21 of 24

ATTACHMENT C

3. The title of Plaintiff, SUNSET HILLS DEVELOPMENT, LLC, a Florida limited liability company, to the property located in Marion County, Florida and described as follows:

Com at the Northwest Cor of NE ¼ of NW ¼ of Section 26 Thence East 792 Feet to the POB thence East 33 Feet Thence South 264 Feet Thence West 33 Feet Thence North 264 Feet to the POB being and lying in Section 26, Township 17 South, Range 23 East of Marion County, Florida.

PARCEL ID NO.: 48271-000-00

is a good title against the claims or purported claims on Defendants, ANNA A. DORWIN; UNKNOWN HEIRS OF ANNA K. DORWIN, IF ANY; KATE A. TUDOR; UNKNOWN HEIRS OF KATE A TUDOR, IF ANY; MARY SCHRYVER; UNKNOWN HEIRS OF MARY SCHRYVER, IF ANY; and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANTS, if any, and all other parties claiming by, through, under or against said parties; and all unknown natural persons, if alive, and if dead not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, creditors or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person or entity claiming by, through, under or against any entity named as a Defendant; and all claimants, persons, parties, natural and corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title or interest in the property hereinafter described; and those claims or purported claims are hereby cancelled and removed as clouds from title to said property, and the title to the property is forever quieted and confirmed in SUNSET HILLS DEVELOPMENT, LLC and is hereby adjudged to have good fee simple title to said lands.

ATTACHMENT C

4. The equities of this cause are with the Plaintiff.

DONE AND ORDERED in Chambers at Marion County, Florida this 20th day of February, 2024.


HONORABLE GARY L. SANDERS
Circuit Court Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via the Court's e-portal system, which will send an email copy to all counsel of record on this 20th day of February 2024.

_____/rg/_____
Judicial Assistant



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

Detail by Entity Name

Florida Limited Liability Company
DT MARION HOLDINGS, LLC

Filing Information

Document Number	L05000075029
FEI/EIN Number	N/A
Date Filed	07/29/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	04/17/2020
Event Effective Date	NONE

Principal Address

1720 SE 16TH AVENUE
BUILDING 100
OCALA, FL 34471

Changed: 04/17/2020

Mailing Address

1720 SE 16TH AVENUE
BUILDING 100
OCALA, FL 34471

Changed: 04/17/2020

Registered Agent Name & Address

GOODING, W. JAMES III
1531 SE 36TH AVENUE
OCALA, FL 34471

Name Changed: 01/04/2008

Address Changed: 04/19/2006

Authorized Person(s) Detail

Name & Address

Title MGR

TILLMAN, J. DAVID
1720 SE 16TH AVENUE
BUILDING 100
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2022	05/03/2022
2023	04/04/2023
2024	02/12/2024

Document Images

02/12/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
05/03/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- LC Amendment and Name Change	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/20/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
01/19/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
04/19/2006 -- ANNUAL REPORT	View image in PDF format
07/29/2005 -- Florida Limited Liabilites	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
SUNSET HILLS DEVELOPMENT, LLC

Filing Information

Document Number	L19000275741
FEI/EIN Number	84-3790574
Date Filed	11/05/2019
State	FL
Status	ACTIVE

Principal Address

4349 SE 20TH ST
OCALA, FL 34471

Changed: 01/02/2020

Mailing Address

4349 SE 20TH ST
OCALA, FL 34471

Changed: 01/02/2020

Registered Agent Name & Address

FABIAN, MATTHEW P
4349 SE 20TH ST
OCALA, FL 34471

Address Changed: 01/02/2020

Authorized Person(s) Detail

Name & Address

Title MGR

VANDEVEN, HARVEY W
1736 S.E. 47TH AVENUE
OCALA, FL 34471

Title MGR

FABIAN, MATTHEW P
4349 SE 20TH ST
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/02/2022
2023	01/03/2023
2024	01/03/2024

Document Images

01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
01/02/2022 -- ANNUAL REPORT	View image in PDF format
01/03/2021 -- ANNUAL REPORT	View image in PDF format
01/02/2020 -- ANNUAL REPORT	View image in PDF format
11/05/2019 -- Florida Limited Liability	View image in PDF format



**Marion County
Board of County Commissioners**

Growth Services

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

April 21, 2022

Harvey Vandeven
Sunset Hills Development, LLC.
4349 SE 20th Street
Ocala FL 34471

W. James Gooding, III
DT Marion Holdings, LLC.
1531 SE 20th Street
Ocala FL 34471

RE: PUD Rezoning Case Application No. 220403Z
Application Request No. 27957

To Whom It May Concern:

We are sending this letter to inform you that your request for a PUD (Planned Unit Development) modification regarding the Sunset Hills PUD Development project on parcels 47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00, 48205-001-00, 48206-001-00 and portion of 48206-000-00 was approved by the Board of County Commissioners on April 19, 2022.

Development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 220403Z.

Sincerely,


Tracy Straub, PE
Assistant County Administrator

ss

Enclosure: Development Conditions and Concept Plan

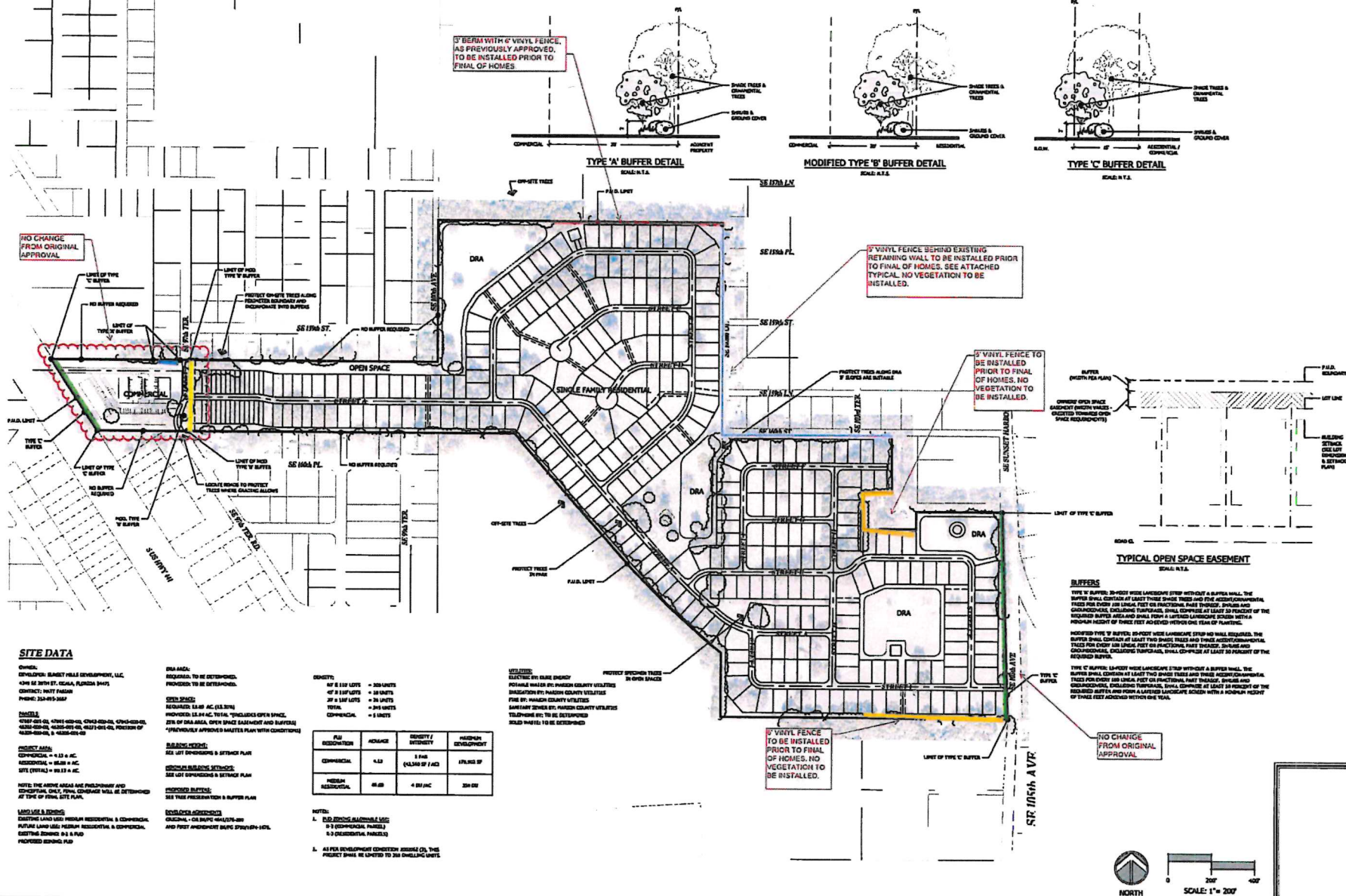
cc: David Tillman, Tillman & Associates Eng., LLC.

220403Z (Sunset Hills) Development Conditions:

1. The project shall be developed consistent with the conditions outlined herein and the project PUD Conceptual Plan minimum development standards as listed within this staff report.
2. This approval does not apply to any future developments or expansion of this project.
3. The project shall be limited to 90.13 acres with a maximum total of 350 Dwelling Units, and up to 3.69 acres of commercial use.
4. Development along the boundaries shall conform to the height limitations of LDC Section 4.2.31.E (4) (b) 1.a and b, and (4) (b) 2.a and b.
5. Building heights shall be limited to 40' for single-family residential and 65' for multiple-family, group living, and commercial regardless of the number of stories.
6. The Commercial areas shall only access streets or roads internal to the development.
7. The northernmost boundary behind the homes (not where the DRA is) shall include a 3' berm and a 6' vinyl fence.
8. Buffers shall be consistent with the revised conceptual plan dated 1/21/2022 Revised #2. Buffers along SE 102 CT and SE 160 ST, to the north, west, and south of parcel 48206-000-00, and along the northern boundary of parcel 48272-001-00, shall be a 6' vinyl fence.
9. Each residential lot shall have one (1) shade tree, this will be included within the HOA documents.
10. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
11. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed and adequate provision shall be made to provide for the completion and connectivity of the project to S US HWY 441 and SE 105th Ave. This traffic study must include the intersections of 105th Ave and HWY 42 as well as 104th Terrace and HWY 42.
12. Any additional connections to S. US HWY 441, other than the one proposed, shall require DRC approval.
13. The Amenity area shall include; basketball courts with tennis court adaptations, a playground with swings, and outdoor exercise equipment.
14. This approval does not act in place of the developer's agreement or any requirements in the Marion County Land Development Code.
15. All construction and/or day-to-day development access for the project shall be provided via the project's main ingress/egress.
16. The final PUD Master Plan shall be amended through the Development Review Committee to include the approved changes within the PUD.

ATTACHMENT C

AMMENDMENT TO P.U.D. MASTER PLAN (200606Z)



Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING - PAVING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

**SUNSET HILLS AMENDMENT TO MASTERPLAN
SUNSET HILLS DEVELOPMENT, LLC
MARION COUNTY, FLORIDA**

DATE 1/21/2022
DRAWN BY JBA
CHKD. BY JMM
JOB NO. 19-5065

02



1

Introduction

VHB has been retained by Tillman & Associates Engineering, LLC to conduct a traffic study for the proposed Sunset Hills development to be located on the east side of US 441, north of CR 42 in Marion County, Florida. The purpose of this study is to fulfill the Concurrency Approval for the project per the requirements set forth by Marion County. The analysis quantifies both the existing traffic conditions along area roadways surrounding the parcel and the projected future traffic conditions expected for the Build condition. This document provides a detailed description of the study analysis and key findings.

Project Description

The proposed Sunset Hills development will include 350 single-family residential dwelling units and 31,483 square feet of commercial retail with a buildout date of 2025 and will be located on the east side of US 441 north of CR 42 in Marion County, Florida. Access is provided from US 441 north of SE 160th Lane and from SE 105th Avenue south of Sunset Harbor Road, which leads to CR 42 to the south. The speed limit on US 441 is 55mph and 30mph on SE 105th Avenue. The project location is illustrated in **Figure 1**. A preliminary site plan, along with the approved methodology is provided in **Appendix A**.



Welcome to
Marion County, Florida

PROJECT APPLICATION REQUEST DETAILS

Project Data

Project Number: 2019120020 **Status:** RELEASED
Project Name: SUNSET HILLS PUD SUBDIVISION
Project Alias: SUNSET HILLS SUBDIVISION
Master Parcel: 48206-000-00 **Section:** 26 **Township:** 17 **Range:** 23

Application Request Data

Application Request Number: 27900 **Status:** RELEASED
Application Request: TRAFFIC STUDY
Expiration Date: **Nbr of Reviews:** 3 **Reviews Pending:** 0
Owner Name: SUNSET HILLS DEVELOPMENT
Applicant Name: VBH KOK WAN MAH

Application Requests Department Reviews

Check List	Description	Review Status	In Date	Out Date
ITEMS	TRAFFIC REVIEW	COMPLETE	07/08/2022	07/14/2022
ITEMS	LAND USE CURRENT REVIEW	COMPLETE	07/08/2022	07/19/2022
ITEMS	DEVELOPMENT REVIEW	COMPLETE	07/08/2022	08/04/2022

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