



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.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2003120038
App Request No.:	30892
Case Number:	
Received Date:	11/28/23
Received By:	KB (signature)
Submission Complete Date:	11/28/23

PARCEL ACCOUNT NUMBERS: 37515-000-01 & 37515-000-05

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:
R1

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: 84.37 **Maximum Proposed Residential Units:** 337

Maximum Non-Residential (Commercial or Industrial) Acreage: N/A

Directions to property (from MC Growth Services): Take E Fort King St to SE 25th Ave (left), stay on SE 25th Ave until intersection with SE Maricamp Road (left), stay on road until int with SE 58th Ave/Baseline Road (right), Baseline Rd until intersection with SE 92nd Loop, property approx. 1 mile on left

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

OCALA 85 LLC

Property owner name (please print)

110 ROBIN NEST DR

MAILING ADDRESS

OVIEDO FL 32765-8521

City, state, zip code

Phone number (include area code)

e-Mail Address (include complete address)

Signature

JMJ Group, LLC - Gerald J. Pionessa, Jr., P.E.

Applicant/agent name (please print)

5711 Richard Street, Suite 4

MAILING ADDRESS

Jacksonville, FL 32216

City, state, zip code

(229) 516-0977

Phone number (include area code)

jerry@jmjgroup.net, elizabeth@jmjgroup.net

e-Mail Address (include complete address)

Signature

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.



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OCALA 85 LLC
Property owner name (please print)
110 ROBIN NEST DR
MAILING ADDRESS
OVIEDO FL 32765-8521
City, state, zip code
407-920-9597
Phone number (include area code)
R.MARPU@GMAIL.COM
e-Mail Address (include complete address)

[Signature]
Signature

JMJ Group, LLC - Gerald J. Pionessa, Jr., P.E.
Applicant/agent name (please print)
5711 Richard Street, Suite 4
MAILING ADDRESS
Jacksonville, FL 32216
City, state, zip code
(229) 516-0977
Phone number (include area code)
jerry@jmjgroup.net, elizabeth@jmjgroup.net
e-Mail Address (include complete address)

[Signature]
Signature

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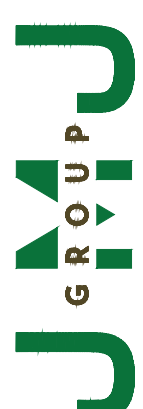
Attachment A

X A) Application Fee:

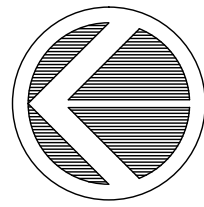
NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE \$1,000.00 AND	BASE FEE: \$150.00 AND
PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND	PLUS \$5.00 X maximum 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).	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 = \$ 1685) + (\$5.00 X Max Non-Res AC = \$ 0) = \$ 2685 Total Fee	

X 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).*



ENGINEERING | CONSULTING | PLANNING
811 S. HANSELL ST. PO. BOX 1203 THOMASVILLE, GA 31789
WWW.JGROUP.NET | 229.516.9777



SCALE
1" = 120'

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT
BELLEVIEW 85

19 - 16S - 23E
MARION COUNTY, FL

PUD APPLICATION,
3-11-24

REV.	DATE	DESCRIPTION

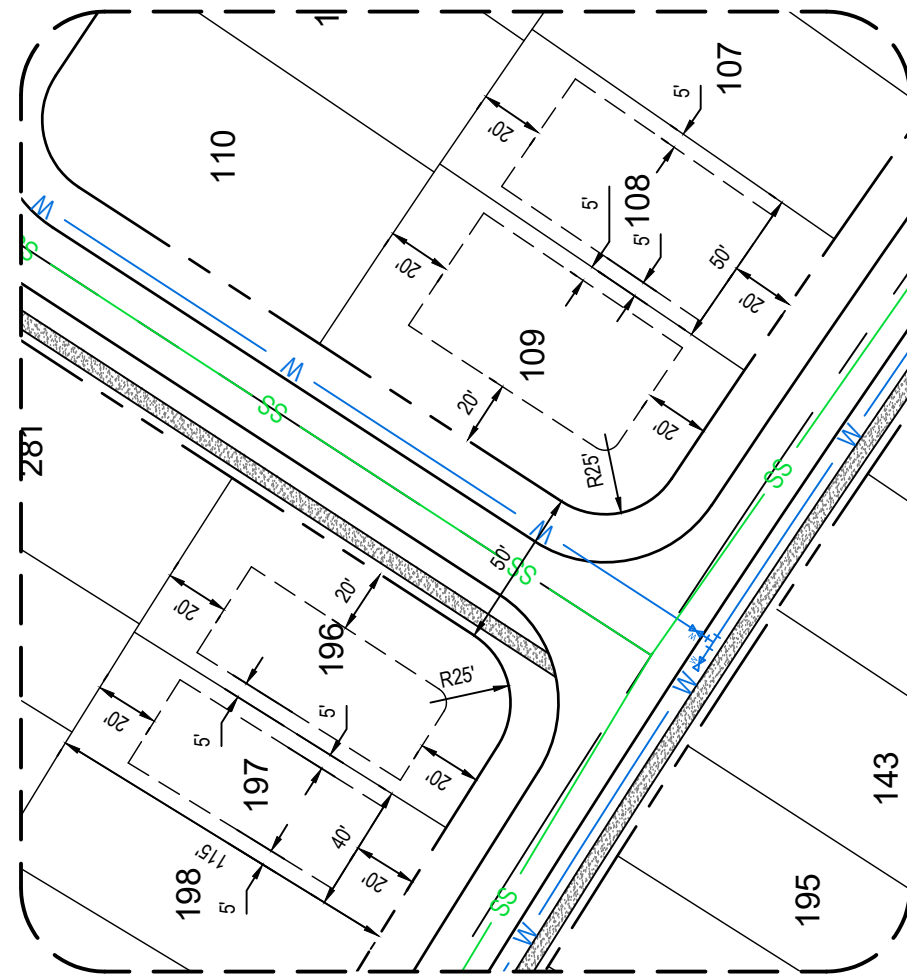
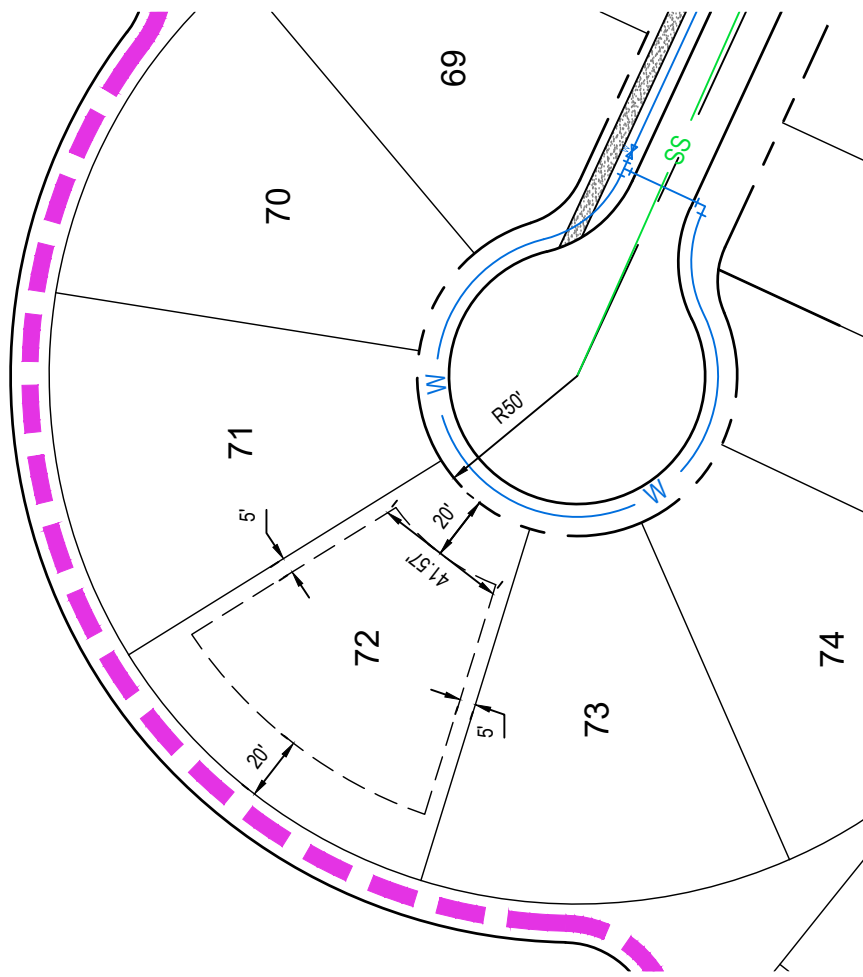
SHEET TITLE
LAND USE PLAN

DRAWN BY	GJP
CHECKED BY	GJP
JOB NO.	01308
SHEET NUMBER	

C-010

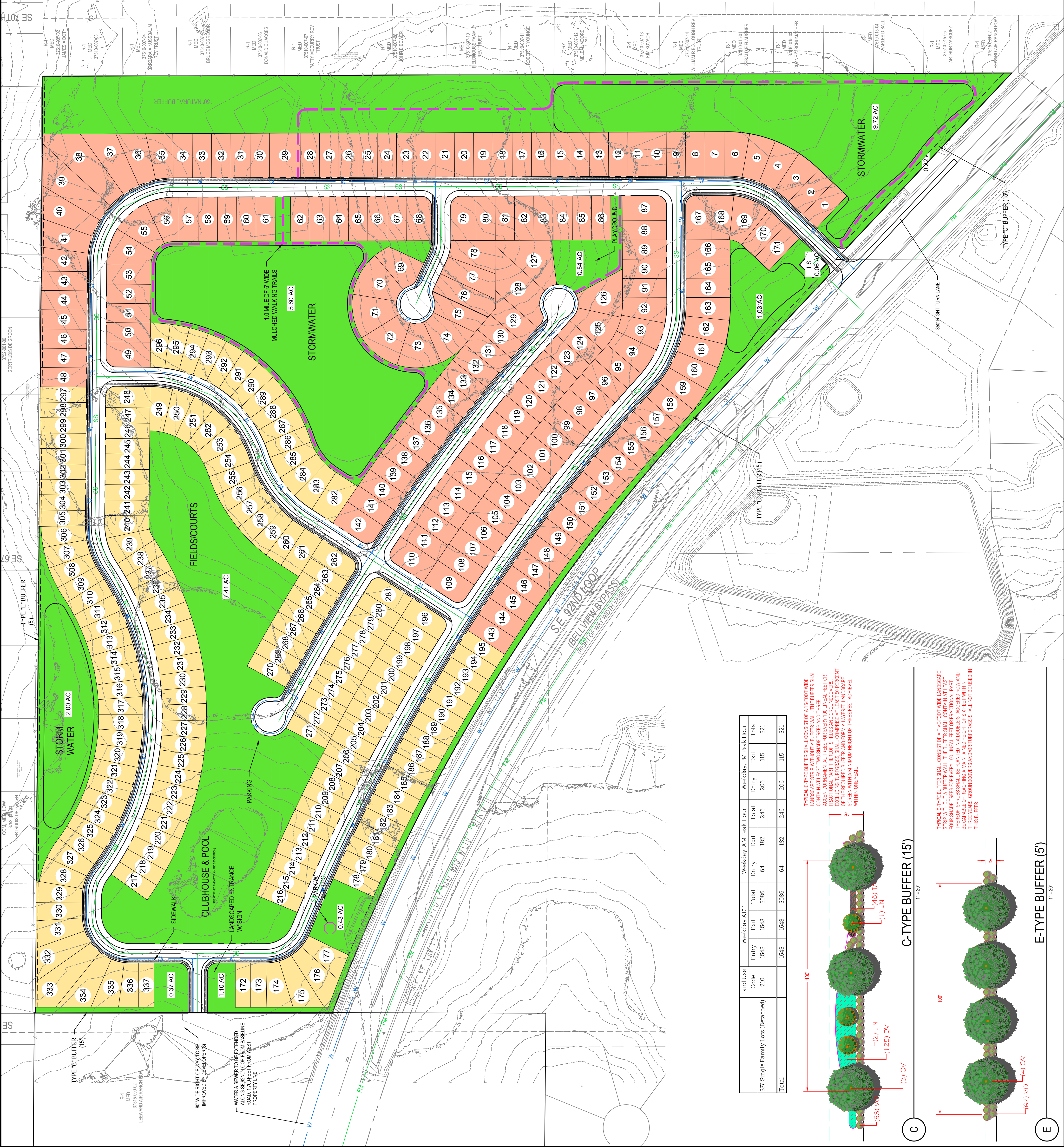
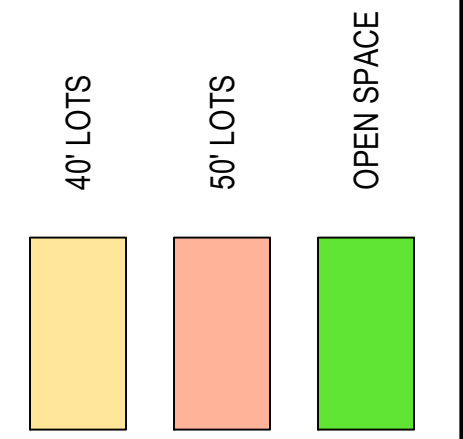
GENERAL NOTES - LAND USE

- THE EXISTING SITE IS VACANT PASTURE WITH GROUND SLOPES RANGING FROM 1.0% TO 17.7%. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL ARRANGED IN 30' AND 40' LOTS.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN DRAINAGE RETENTION AREAS. WATER AND SEWER ARE AVAILABLE THROUGH THE CITY OF BELLEVIEW AND WILL BE EXTENDED TO THE SITE.
- PROPOSED CONSTRUCTION SHALL INCLUDE ROAD CONSTRUCTION, ALL UNDERGROUND UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRAINS. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS-BUILT, AND APPROVED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.
- STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREAS WHICH WILL ATTENUATE THE 100YR/24HR POST STORM EVENT.
- ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1.1 FT ABOVE THE 100 YR/24HR DRA ELEVATION.
- ALL LOTS TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADS FOR VEHICLE/DRIVEWAY ACCESS.
- COMMON AREAS, INCLUDING PRIVATE RWYS, DRAINAGE RETENTION AREAS, PARKS AND OPEN SPACE, WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION AS PAVED LOTS OR GARAGES.



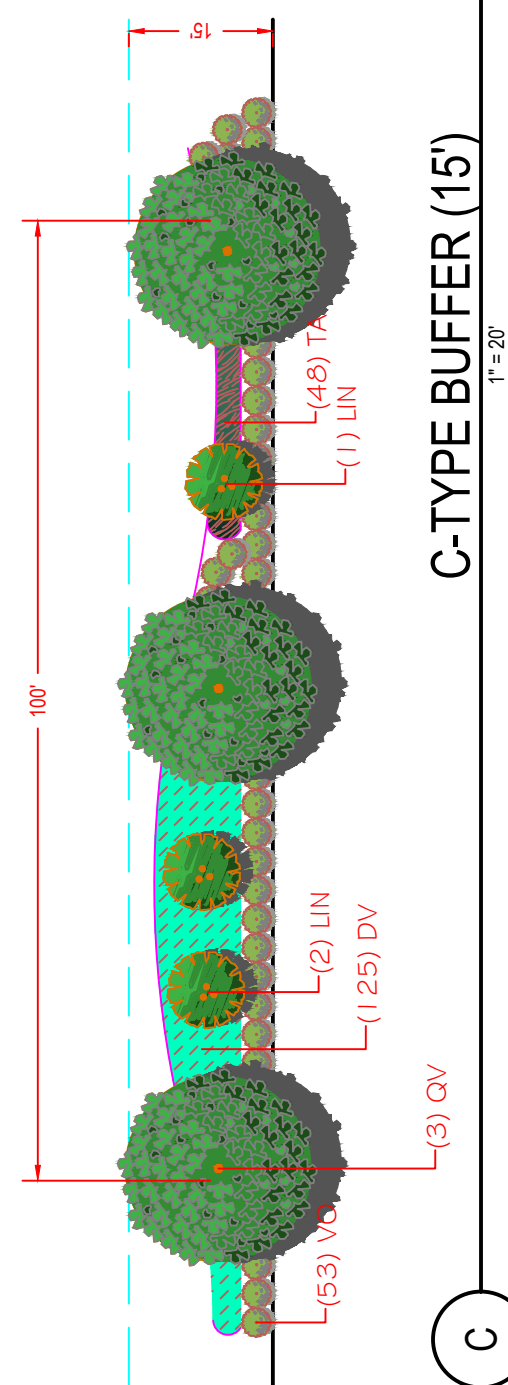
TYPICAL LOT DIMENSIONS & SETBACKS
SCALE: 1" = 60'

LEGEND

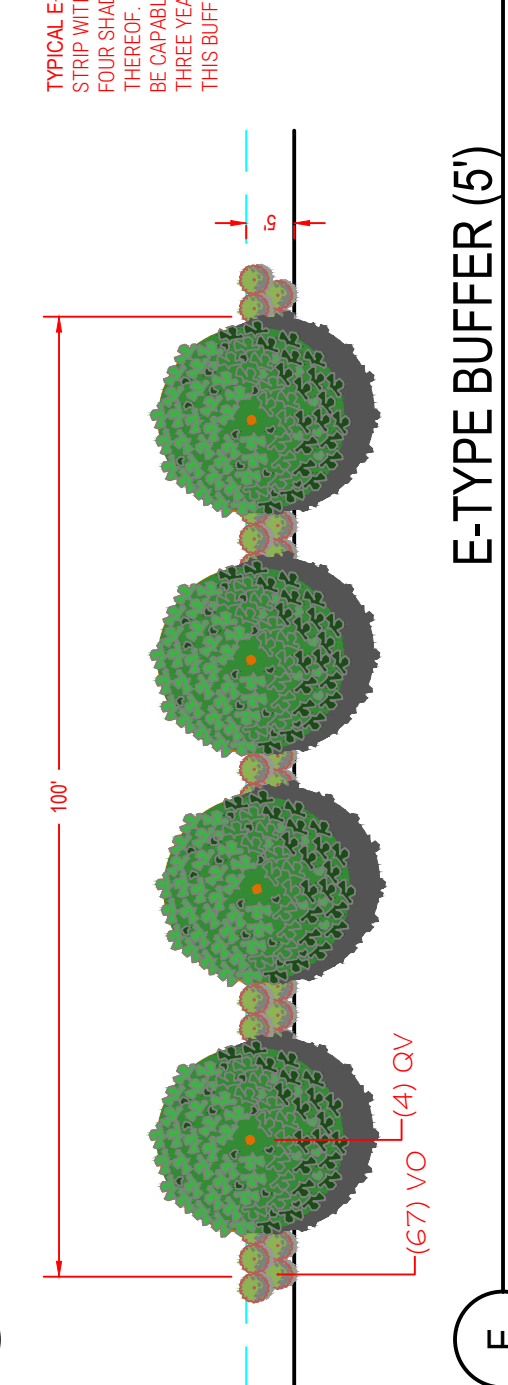


Land Use Code	Weekday A/D/T		Weekday AM Peak Hour		Weekday PM Peak Hour	
	Entry	Exit	Entry	Exit	Entry	Exit
337 Single Family Lots (Detached)	210	1543	64	182	246	206
Total	1543	1543	64	182	246	206

TYPICAL C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL ACCENTUATE THE BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FRACTIONAL PART THEREOF: SHRUBS AND GROUNDCOVERS, AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.



TYPICAL E-TYPE BUFFER SHALL CONSIST OF A FIVE FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF: SHRUBS AND GROUNDCOVERS, AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.



Attachment A

Amenity Plan – Belleview 85

1. Introduction

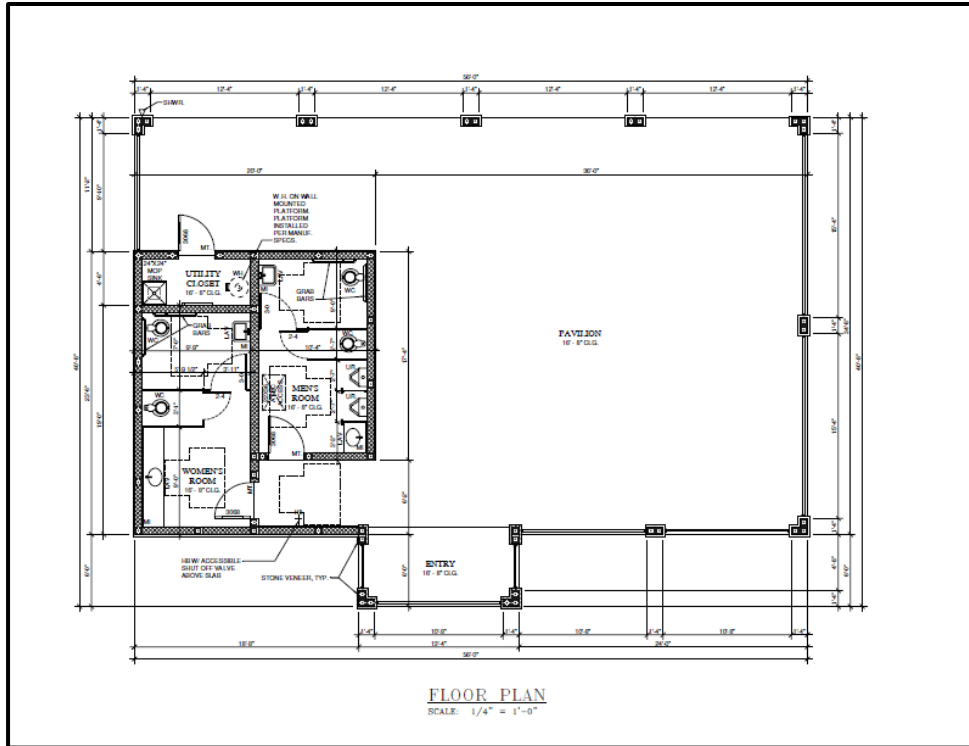
The Belleview 85 community is a to-be-built for sale single family residential community to be developed in southeast Marion County. The site is located along SE 92nd Loop / Belleview Bypass just east of Baseline Road. The Ocala market exhibits consistent, strong economic and employment growth. The community is projected to serve the growing labor force in the Ocala and Marion County market. The project will consist of 337 total SF homes consisting of 40 and 50' lots. The developer, Blue River Development, LLC proposes the following amenities as part of the community.

Blue River Development, LLC has developed many similarly sized communities in the past and has several under construction currently. The below elevations and floor plans are being used in other communities and will be a guide for the final amenity design at Belleview 85.

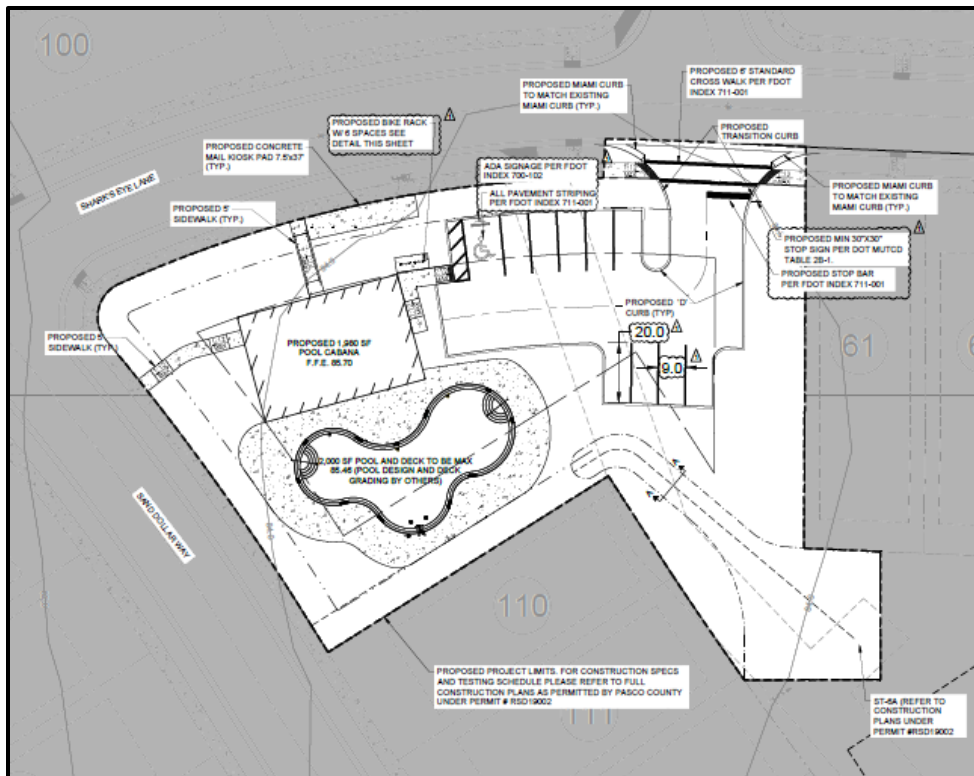


Amenity Stylistic Rendering

Attachment A



Amenity Floor Plan Example



Amenity Site Layout Example

2. Clubhouse

The community will provide a total of 20.3-acres of open space with 7.41 acres dedicated to the master amenity area. The master amenity area is located near the main entrance on the west side of the community, and will include a clubhouse, pool, playground, multipurpose activity field, dog park, and mail kiosk. The

Attachment A

preceding depictions highlight an amenity used in a project which is similar to the Belleview 85 in terms of lot distribution and unit count.

We propose a 1900 square foot (minimum) clubhouse/cabana, which will feature:

- Community BBQ and outdoor kitchen
- Sheltered community gathering space.
- Spacious sundeck

In our experience most builders size SF of clubhouse/cabana at +/- 5 SF per housing unit, with a minimum of 1.6 SF per housing unit and a maximum of just over 7 SF per housing unit. This is based on comparable projects across a variety of counties.

3. The Pool

The pool will be designed to accommodate one person from 20% homes at any time the pool is open. The pool size will be roughly 1900 sq. ft. in surface area, however just as significant is the amount of pool deck available, which will be no less than 1,000 sq ft.

The pool will feature a tanning deck where the water depth will be no deeper than 6-inches and will accommodate lounge chairs. Restrooms and outdoor showers will be provided. The pool will be fully accessible to people with disabilities.

4. Sports/play field and open outdoor gathering spaces

The community will incorporate open sports fields into the tiered retention areas. These gathering, sports, and exercise areas will provide ample room for residents to organize activities, host impromptu gatherings, and other sport and recreational events (such as soccer, frisbee, football, picnics, etc) within the neighborhood. In addition, pocket parks will be scattered throughout the community and will include benches and a dog service/exercise area. These spaces are distributed throughout the community to provide residents options which are within a short walk from each of the homes.

The community features 7.41 acres in the main amenity area and two additional pocket parks of .43 and .54 acres respectively. These three amenity/multipurpose areas provide 8.38 acres of outdoor activity and gathering space throughout the community (this not counting other open spaces).

5. Dog park.

Off-leash dog parks are areas where dogs can burn off steam and make new friends. The Dog park in the community will include waste disposal and watering station, benches, and be fully enclosed for safety.

Attachment A

Stylistic Example

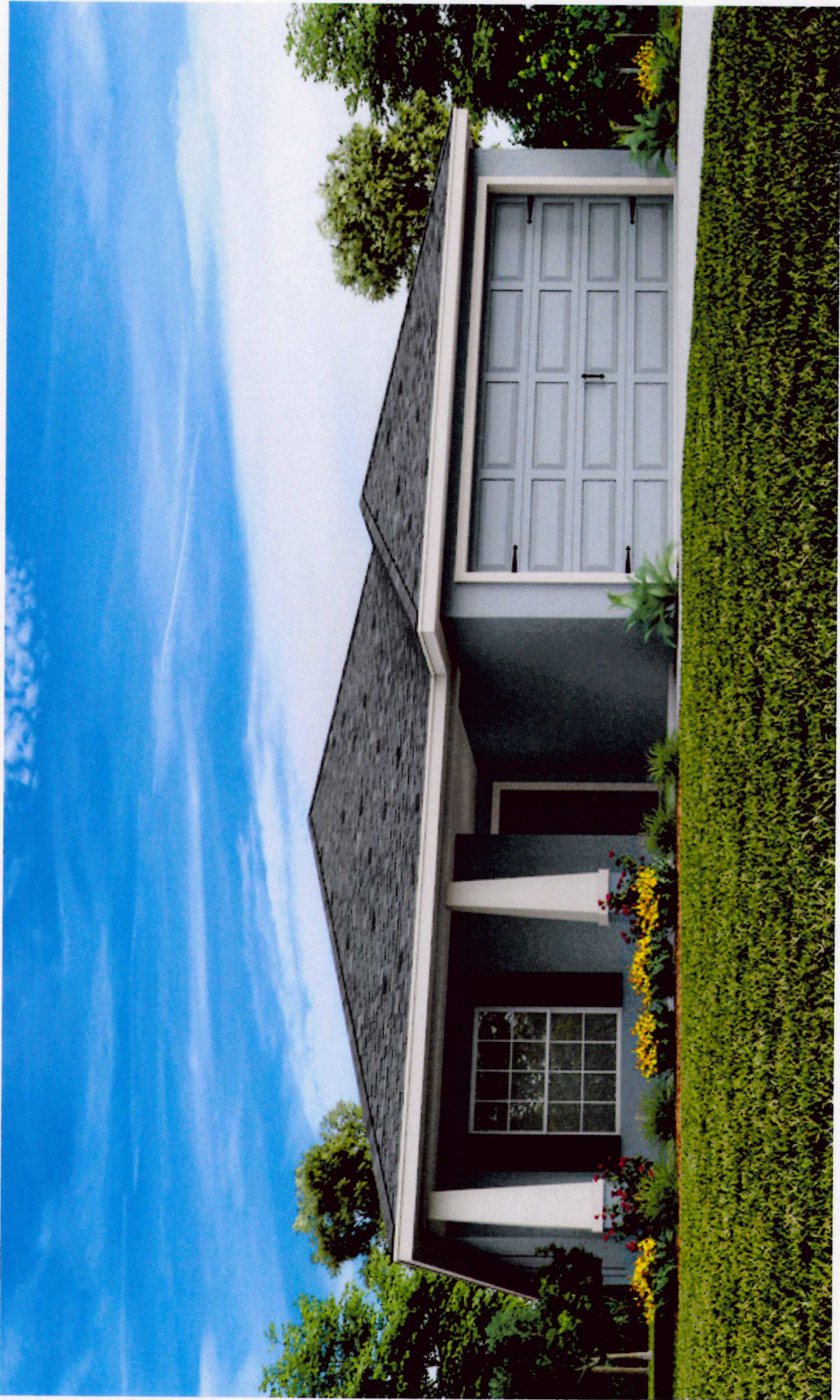














**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

November 28, 2023

KITTELSON & ASSOCIATES
KOK WAN MAH
225 E. ROBINSON STREET, #355
ORLANDO, FL 32801

SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER
PROJECT NAME: BLUE RIVER
PROJECT #2023100002 APPLICATION: #30695 PARCEL #37515-000-05

Dear Kok Wan,

The Traffic Methodology dated November 9, 2023 for the above referenced project was approved by Marion County on November 28, 2023. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2024 Property Record Card
Real Estate

37515-000-01

Prime Key: 3046129

[Beta MAP IT+](#)

Current as of 11/28/2023

[Property Information](#)

OCALA 85 LLC
110 ROBIN NEST DR
OVIEDO FL 32765-8521

[Taxes / Assessments:](#)
Map ID: 235
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 63
[Acres:](#) 78.79

[2023 Certified Value](#)

Land Just Value	\$1,114,957		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$1,114,957	Impact	
Total Assessed Value	\$14,340	Land Class Value	(\$1,100,617)
Exemptions	\$0	Total Class Value	\$14,340
Total Taxable	\$14,340	Ex Codes: 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,114,957	\$0	\$0	\$1,114,957	\$14,340	\$0	\$14,340
2022	\$1,114,957	\$0	\$0	\$1,114,957	\$11,031	\$0	\$11,031
2021	\$946,662	\$0	\$0	\$946,662	\$10,637	\$0	\$10,637

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7420/0352	03/2021	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$785,700
6125/0958	09/2014	65 TAKING	0	U	V	\$100
1888/0518	12/1992	06 SPECIAL WARRANTY	9 UNVERIFIED	U	V	\$740,900

[Property Description](#)

SEC 19 TWP 16 RGE 23
TRACT A: BEING MORE PARTICULARLY DESC AS:
BEGIN AT THE SE COR OF SEC 19 TH N 89-28-26 W 2637.88 FT TH N 89-28-09 W 329.68 FT
TH N 00-04-08 W 1325.84 FT TH N 89-29-13 W 935.40 FT TH N 00-00-07 E 188.09 FT TH
S 86-57-23 W 254.51 FT TO THE POC OF A CURVE CONCAVE TO THE NE HAVING A RADIUS
OF 536.29 FT A CENTRAL ANGLE OF 45-48-20 TH NWLY ALONG CURVE AN ARC DISTANCE OF
428.74 FT TH N 47-14-17 W 127.01 FT TO THE POC OF A CURVE CONCAVE TO THE SW HAVING
A RADIUS OF 498.02 FT A CENTRAL ANGLE OF 42-45-14 TH NWLY ALONG CURVE AN ARC DISTANCE
OF 371.62 FT THRU A CHORD BEARING & DISTANCE OF N 68-36-54 W 363.06 FT TH S 83-51-28 W
ALONG A LINE NON-TANGENT TO THE AFORESAID CURVE A DISTANCE OF 93.43 FT TH N 89-59-53 W
125.05 FT TO THE POC OF A CURVE CONCAVE TO THE SE HAVING A RADIUS OF 24 FT A CENTRAL
ANGLE OF 90-00-00 TH SWLY ALONG CURVE AN ARC DISTANCE OF 37.70 FT THRU A CHORD BEARING
& DISTANCE OF S 45-00-07 W 33.94 FT TH N 89-59-53 W ALONG A LINE NON-TANGENT TO THE
AFORESAID CURVE 1.00 FT TH N 00-00-07 E 130 FT TH S 89-59-53 E 1.00 FT TO THE POINT OF
NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 24 FT A CENTRAL ANGLE OF 90-00-00
TH SELY ALONG CURVE AN ARC DISTANCE OF 37.70 FT THRU A CHORD BEARING & DISTANCE OF
S 44-59-53 E 33.94 FT TH S 89-59-53 E 125.05 FT TH S 83-51-14 E 93.43 FT TO THE POINT OF
NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 560.02 FT A CENTRAL ANGLE OF
42-45-16 TH SELY ALONG CURVE AN ARC DISTANCE OF 417.89 FT THRU A CHORD BEARING &
DISTANCE OF S 68-36-55 E 408.26 FT TH S 47-14-17 E 127.01 FT TO THE POC OF A CURVE
CONCAVE NELY HAVING A RADIUS OF 474.29 FT A CENTRAL ANGLE OF 45-48-20 TH SELY ALONG
CURVE AN ARC DISTANCE OF 379.17 FT TH N 86-57-23 E 257.80 FT TH N 00-00-07 E 1075.07 FT
TH S 89-29-39 E 1310.75 FT TH TH N 00-02-21 E 1325.27 FT TH S 89-30-39 E 2430.91 TH
S 00-10-21 E 1327.88 FT TH S 00-10-16 E 1205.37 FT TH N 89-49-44 E 150 FT S 00-10-16 E 1446.90
FT TO THE POB

EXC GOLF PARK UNIT 1 (5-029)

EXC COM AT SW COR OF LEEWARD AIR RANCH UNIT # 4 (Z-060) PT BEING NE COR OF GOLF PARK UNIT 1
TH S 89-49-44 W 150 FT TO THE POB TH S 37-49-44 W 264.94 FT TH N 63-23-32 W 282.63 FT TH
N 65-32-48 W 194.70 FT TH N 24-52-39 E 260 FT TH N 00-10-16 W 490 FT TH N 83-38-59 E 485.17 FT
TH S 00-10-16 E 777.46 FT TO THE POB

EXC FOUNTAINS AT GOLF PARK (9-007)

EXC BEGIN AT THE NE COR OF THE FOUNTAINS AT GOLF PARK (9-7) TH S 89-31-19 E 87.80 FT
TH N 00-00-48 E 340.40 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING
A RADIUS OF 4469 FT A CENTRAL ANGLE OF 17-42-56 A CHORD BEARING & DISTANCE OF
S 60-01-45 E 1376.30 FT TH SELY ALONG ARC OF CURVE 1381.80 FT TH S 00-20-05 E
831.19 FT TH S 76-00-14 W 219.28 FT TH S 89-59-29 W 317.84 FT TH S 13-10-18 W
146.39 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE CONCAVE ELY HAVING

A-18

Attachment A

A RADIUS OF 1030 FT A CENTRAL ANGLE OF 05-00-52 A CHORD BEARING & DISTANCE OF S 10-36-41 W 90.12 FT TH SLY ALONG ARC OF CURVE 90.15 FT TO THE POC OF A REVERSE CURVE CONCAVE NWLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 97-53-16 A CHORD BEARING & DISTANCE OF S 57-08-07 W 37.70 FT TH SWLY ALONG ARC OF CURVE 42.71 FT TO THE POC OF A NON-TANGENT COMPOUND CURVE CONCAVE NELY HAVING A RADIUS OF 970 FT A CENTRAL ANGLE OF 06-51-47 A CHORD BEARING & DISTANCE OF N 70-20-06 W 116.12 FT TH NWLY ALONG ARC OF CURVE 116.19 FT TH N 66-52-26 W 325.30 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 2627.89 FT A CENTRAL ANGLE OF 01-54-15 A CHORD BEARING & DISTANCE OF N 67-43-07 W 87.33 FT TH NWLY ALONG ARC OF CURVE 87.34 FT TH N 68-51-13 W 194.40 FT TH N 00-06-03 W 1213.63 FT TO THE POB

EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
 BEGIN AT THE NE COR OF LOT 8 BLK C GOLF PARK UNIT 1 (5-30) TH N 65-35-40 W 193.85 FT TH S 88-56-16 W 388.13 FT TH S 75-59-53 W 88.64 FT TH N 00-19-30 W 831.20 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 4469 FT A CENTRAL ANGLE OF 01-26-08 A CHORD BEARING & DISTANCE OF N 51-53-25 W 111.97 FT TH ALONG ARC OF CURVE 111.97 FT TH N 13-11-02 E 32.87 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 4499 FT A CENTRAL ANGLE OF 16-15-17 A CHORD BEARING & DISTANCE OF N 60-54-25 W 1272.10 FT TH ALONG ARC OF CURVE 1276.36 FT TH N 00-00-40 E 181.56 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 4669 FT A CENTRAL ANGLE OF 23-08-27 A CHORD BEARING & DISTANCE OF S 58-15-39 E 1872.94 FT TH ALONG ARC OF CURVE 1885.73 FT TH S 46-41-26 E 498.62 FT TH S 00-11-38 E 221.09 FT TH S 24-49-47 W 259.43 FT TO THE POB

& EXC COM AT NE COR OF FOUNTAINS AT GOLF PARK TH ALONG TH N BNDY S 89-31-19 E 87.80 FT TH N 00-00-48 E 340.40 FT TO POB TH N 00-00-48 E 32.14 FT TO A PT ON TH SLY ROW OF SE 92ND LOOP SAID PT BEING A CURVE CONCAVE SLY HAVING A RADIUS OF 4499 FT A CENTRAL ANGLE OF 16-15-17 & CHORD BEARING AND DIST OF S 60-54-25 E 1276.36 FT TH S 13-11-02 W 32.87 FT TO A PT ON A CURVE CONCAVE SLY HAVING A RADIUS OF 4469 FT A CENTRAL ANGLE OF 16-16-45 & A CHORD BEARING AND DIST OF N 60-44-51 W 1269.75 FT TO THE POB

Parent Parcel: 37515-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	R1	78.79	AC						
Neighborhood 8549 - GOLF PARK UNIT 1												
Mkt: 10 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Issued Date	Complete Date	Description

Attachment A

Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 20-3701

General Warranty Deed

Made this 25 day of March 2021 A.D. By **Golf Park, L.C., a Florida Limited Liability Company**, whose address is: 2121 NE 40th Avenue, Ocala, FL 34470 hereinafter called the grantor, to **Ocala 85, LLC, a Florida Limited Liability Company**, whose address is: 110 Robin Nest Drive, Oviedo, FL 32765, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

SEE ATTACHED SCHEDULE "A"

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

A-20
GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CPN# 2021040222 BK 7420 Pgs 0352-0354 03/29/2021 02:43:04 PM
REC FEE 27.00 INDEX DEED DOC 5,499.90

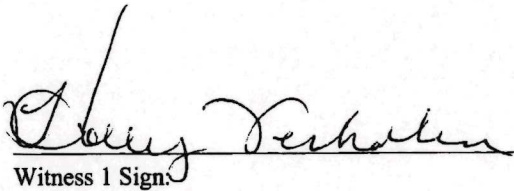
Attachment A


Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 20-3701

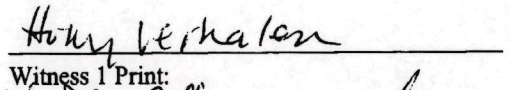
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

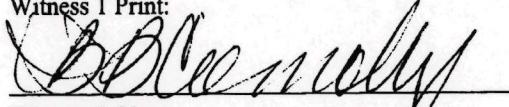
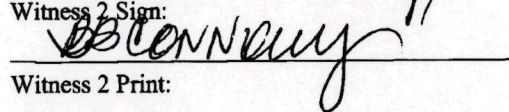
Signed, sealed and delivered in our presence:

Golf Park L.C., a Florida limited liability company


Witness 1 Sign:


by **Hellena Smejda, President of**
Securex International Corporation, a Florida Corporation, Its Managing Member

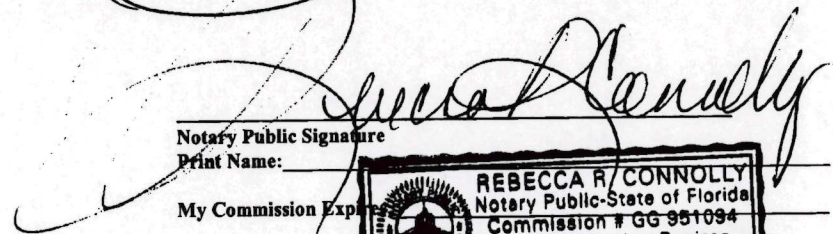


Witness 1 Print:


Witness 2 Sign:

Witness 2 Print:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 25 day of March, 2021, by Hellena Smejda, President of Securex International Corporation, Managing member of **Golf Park, L.C., a Florida Limited Liability Company**, who is/~~is~~ personally known to me or who has produced driver's license as identification.

NOTARY SEAL


Notary Public Signature
Print Name: _____
My Commission Expires _____


20-3701

SCHEDULE "A"

A portion of the N.E. 1/4 and the S.E. 1/4 of Section 19, Township 16 South, Range 23 East, Marion County, Florida, lying North of S.E. 92nd Loop (right of way width varies), per right of way taking as recorded in Official Records Book 6428, Page 1497 of the Public Records of Marion County, Florida and being more particularly described as follows:

Commence at the S.W. corner of Leeward Air Ranch Unit No 4, as per plat thereof, recorded in Plat Book Z, Pages 60 and 61, of the Public Records of Marion County, Florida, said point also being the N.E. corner of Golf Park, Unit 1, as per plat thereof recorded in Plat Book 5, Pages 28 through 30 inclusive, of the Public Records of Marion County, Florida; thence along the North boundary of said Golf Park, Unit 1, S.89°49'44"W., a distance of 150.00 feet to the N.W. corner of Lot 4, Block C of said Golf Park, Unit 1; thence departing the North boundary of said Golf Park, Unit 1, along the East boundary of lands described in Official Records Book 4165, Page 710 of the public records of Marion County, Florida, N.00°11'26"W., a distance of 18.62 feet to a point on the Northerly right of way line of said S.E. 92nd Loop, thence continue along the East boundary of said lands, N.00°11'26"W., a distance of 758.80 feet to the N.E. corner of said lands, said point being the point of beginning. Thence departing the East boundary of said lands, along the North boundary of said lands, S.83°37'49"W., a distance of 485.17 feet to the N.W. corner of said lands; thence departing the North boundary of said lands, along the West boundary of said lands and the Southerly extension thereof, S.00°11'26"E., a distance of 269.52 feet to a point on aforementioned Northerly right of way line of S.E. 92nd Loop; thence departing said Southerly projection, along said Northerly right of way line, N.46°41'26"W., a distance of 498.96 feet to the point of curvature of a curve, concave Southerly, having a radius of 4669.00 feet, a central angle of 23°08'26" and a chord bearing and distance of N.58°15'39"W., 1872.92 feet; thence Northwesterly, along the arc of said curve and continuing along said right of way line, a distance of 1885.71 feet to a point on the East boundary of lands described in Official Records Book 6328, Page 208 of the Public Records of Marion County, Florida; thence departing said Northerly right of way line, along the East boundary of said lands, N.00°00'48"E., a distance of 771.19 feet to the N.E. corner of said lands; thence departing said East boundary, along the North boundary of the South 1/2 of the N.E. 1/4 of said Section 19, S.89°32'06"E., a distance of 2431.24 feet; thence departing said North boundary, along a line 150 feet West of and parallel with the East boundary of said Section 19, S.00°11'26"E., a distance of 1755.63 feet to the point of beginning.



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2024 Property Record Card
Real Estate

37515-000-05
Prime Key: 3128559

[Beta MAP IT!](#)

Current as of 11/28/2023

[Property Information](#)

OCALA 85 LLC
110 ROBIN NEST DR
OVIEDO FL 32765-8521

[Taxes / Assessments:](#)
Map ID: 235
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
PC: 63
Acres: 5.58

[2023 Certified Value](#)

Land Just Value	\$94,933			
Buildings	\$0			
Miscellaneous	\$0			
Total Just Value	\$94,933	Impact		(\$93,917)
Total Assessed Value	\$1,016	Land Class Value		\$1,016
Exemptions	\$0	Total Class Value		\$1,016
Total Taxable	\$1,016	Ex Codes: 08		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$94,933	\$0	\$0	\$94,933	\$1,016	\$0	\$1,016
2022	\$94,933	\$0	\$0	\$94,933	\$781	\$0	\$781
2021	\$80,603	\$0	\$0	\$80,603	\$753	\$0	\$753

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7420/0350	03/2021	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$55,700
6125/0958	09/2014	65 TAKING	0	U	V	\$100
4165/0710	09/2005	07 WARRANTY	0	U	V	\$100
2886/1009	12/2000	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$120,200

[Property Description](#)

SEC 19 TWP 16 RGE 23
COM AT THE SW COR OF LEEWARD AIR RANCH UNIT # 4 (Z-60) PT BEING THE NE COR OF GOLF PARK UNIT 1
TH S 89-49-44 W 150 FT TO THE POB TH S 37-49-44 W 264.94 FT TH N 63-23-32 W 282.63 FT TH N 65-32-48 W
194.70 FT TH N 24-52-39 E 260 FT TH N 00-10-16 W 490 FT TH N 83-38-59 E 485.17 FT TH S 00-10-16 E 777.46
FT TO THE POB
EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
BEGIN AT THE NW COR OF LOT 4 BLK C GOLF PARK UNIT 1 (5-30) TH S 37-49-54 W 264.73 FT TH N 63-23-24 W
282.51 FT TH N 65-35-40 W 194.51 FT TH N 24-49-47 E 259.43 FT TH N 00-11-38 W 241.77 FT TH S 46-41-26 E
665.01 FT TH S 00-11-38 E 18.89 FT TO THE POB
Parent Parcel: 37515-000-01

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	RI	5.58	AC						

Neighborhood 8549 - GOLF PARK UNIT 1
Mkt: 10 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
---------------	-------------	---------------	-------------

Corporate Warranty Deed

This Indenture, made this 25 day of March, 20 21 A.D.
Between **Amarex Corporation**, whose address is: 2121 NE 40th Ave, Ocala, FL 34470, a corporation existing under the laws of the State of Florida, Grantor and **Ocala 85, LLC, a Florida Limited Liability Company**, whose address is: 110 Robin Nest Drive, Oviedo, FL 32765, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

SEE ATTACHED SCHEDULE "A"

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Amarex Corporation, a Florida Corporation

Signed and Sealed in Our Presence:

by: Hellena A. Smejda
Hellena A. Smejda, Its President

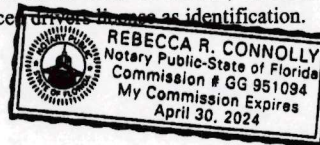
Witness 1 Sign Name: [Signature]
Witness 1 Print Name: Holly Verhalen
Witness 2 Sign Name: [Signature]
Witness 2 Print Name: Bronney

(Corporate Seal)

State of Florida County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 20 21, by Hellena A. Smejda, President of Amarex Corporation, A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced driver license as identification.

[Signature]
NOTARY PUBLIC
Commission Expires: _____
Commission No. _____



Prepared by and Return to:
Candace McCoy, an employee of
Affiliated Title of Central Florida, Ltd.,
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 20-3701

20-3701

SCHEDULE "A"

A portion of the S.E. 1/4 of Section 19, Township 16 South, Range 23 East, Marion County, Florida, lying North of S.E. 92nd Loop (right of way width varies), per right of way taking as recorded in Official Records Book 6428, Page 1497 of the Public Records of Marion County, Florida and being more particularly described as follows:

Commence at the S.W. corner of Leeward Air Ranch Unit No 4, as per plat thereof, recorded in Plat Book Z, Pages 60 and 61, of the Public Records of Marion County, Florida, said point also being the N.E. Corner of Golf Park, Unit 1, as per plat thereof recorded in Plat Book 5, Pages 28 through 30 inclusive, of the Public Records of Marion County, Florida; thence along the North boundary of said Golf Park, Unit 1, S.89°49'44"W., a distance of 150.00 feet to the N.W. corner of Lot 4, Block C of said Golf Park, Unit 1; thence departing the North boundary of said Golf Park, Unit 1, along the East boundary of lands described in Official Records Book 4165, Page 710 of the Public Records of Marion County, Florida, N.00°11'26"W., a distance of 18.62 feet to a point on the Northerly right of way line of said S.E. 92nd Loop, said point also being the point of beginning. Thence departing the East boundary of said lands, along said Northerly right of way line, N.46°41'26"W., a distance of 664.97 feet to a point on the West boundary of said lands; thence departing said Northerly right of way line, along the West boundary of said lands, N.00°11'26"W., a distance of 248.84 feet to the N.W. corner of said lands; thence departing the West boundary of said lands, along the North boundary of said lands, N.83°37'49"E., a distance of 485.17 feet to the N.E. corner of said lands; thence departing the North boundary of said lands, along aforementioned East boundary of said lands, S.00°11'26"E, a distance of 758.80 feet to the point of beginning.



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

Detail by Entity Name

Florida Limited Liability Company

OCALA 85, LLC

Filing Information

Document Number	L20000361312
FEI/EIN Number	85-4053279
Date Filed	11/16/2020
Effective Date	11/16/2020
State	FL
Status	ACTIVE

Principal Address

110 ROBIN NEST DR
OVIEDO, FL 32765

Mailing Address

110 ROBIN NEST DR
OVIEDO, FL 32765

Registered Agent Name & Address

MARPU, RAJPAL
110 ROBIN NEST DR
OVIEDO, FL 32765

Authorized Person(s) Detail

Name & Address

Title MGR

MARPU, RAJPAL
110 ROBIN NEST DR
OVIEDO, FL 32765 UN

Title MGR

KASIREDDY, INDRASENA R
4030 FLOWERING STREAM WAY
OVIEDO, FL 32766

Title MGR

VANGAPALLI, RAMMOHAN
722 MAPLE LEAF LOOP
WINTER SPRINGS, FL 32708

Title MGR

A-26

MUNUGETI, KRISHNA M
5200 SHORELINE CIRCLE
SANFORD, FL 32771

Title Manager

START LLC
8045 Four Quarter Rd
Ellicott City, MD 21043

Title Manager

Pasunuri, Jagadish
6802 Duncaster St
Windermere, FL 34786

Title Manager

Yandapalli, Madhusudhana Reddy
13008 Aubrey Ln
Winter Garden, FL 34787

Title Manager

Pula, Venkateshwara Rao
1361 Maywood Ave
Deltona, FL 32725

Title Manager

Sheelum, Ysaswi R
4030 Flowering Stream Way
Oviedo, FL 32766

Annual Reports

Report Year	Filed Date
2021	01/09/2021
2022	02/24/2022
2023	02/12/2023

Document Images

02/12/2023 -- ANNUAL REPORT	View image in PDF format
02/24/2022 -- ANNUAL REPORT	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
11/16/2020 -- Florida Limited Liability	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

JMJ GROUP, LLC

Filing Information

Document Number	L10000010391
FEI/EIN Number	27-1824917
Date Filed	01/28/2010
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/18/2010
Event Effective Date	NONE

Principal Address

5711 Richard St.
Suite 4
JACKSONVILLE, FL 32216

Changed: 01/15/2020

Mailing Address

P.O. Box 1203
Thomasville, GA 31799

Changed: 02/09/2022

Registered Agent Name & Address

MILAM HOWARD NICANDRI DEES & GILLAM, PA
14 E. BAY STREET
JACKSONVILLE, FL 32202

Authorized Person(s) Detail

Name & Address

Title MGRM

PIONESSA, GERALD JJR

124 Shumake Ave
Thomasville, GA 31792

Annual Reports

Report Year	Filed Date
2021	02/08/2021
2022	02/09/2022
2023	01/25/2023

A-28

Attachment A

Document Images

01/25/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
02/20/2018 -- ANNUAL REPORT	View image in PDF format
02/28/2017 -- ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- LC Amendment	View image in PDF format
01/28/2010 -- Florida Limited Liability	View image in PDF format



Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 · scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 · justin@verdeenv.com

January 15, 2021

Blissful Real Estate LLC
Indra Kasireddy
Indra@brefl.com

Re: Wetland Delineation & Listed Species Habitat Assessment
SE 92nd Loop, Belleview, FL 34420
Marion Co. Parcels: 37515-000-01 & 37515-000-05
Verde Environmental -- Project No. 20-341

Dear Indra,

Verde Environmental Co. (Verde) visited the above referenced property on January 11, 2021 to delineate the landward extent of any wetland habitat and other surface waters onsite. The property was traversed on foot, and the site was assessed in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). As a result, no wetland habitat was identified within the property boundaries (see enclosed Results Map).

While onsite, Verde also performed a listed species habitat assessment. This was completed by thoroughly traversing the property on foot in order to document the type and condition of habitats found onsite. Each habitat was described according to the existing community structure, vegetative species composition, and observed wildlife utilization. Our scientists specifically considered the habitat preferences of listed wildlife species potentially occurring in the area and the extent to which those preferred habitats were found onsite. The goal of this assessment was to identify the extent of potential listed species habitat be found onsite, and evaluate any potential regulatory considerations associated with future use of the property. Since the scope of this effort was limited to a broader mapping potential habitat, we did not set out to identify every occurrence of listed species on the subject property. As such, the listed species occurrences shown on the enclosed results map do not represent a complete inventory of listed species occupying the property. The onsite habitats and potential utilization by listed wildlife species is discussed below.

The property consisted of two distinct community types. A narrow strip of Hardwood-Conifer Mixed forest was observed along the eastern property boundary. The remainder, and vast majority of the property, has been maintained as improved pasture habitat. Dominant species within the pasture included: bahia grass (*Paspalum notatum*), witch grass (*Dichanthelium* sp.), blackberry (*Rubus* sp.), Carolina ponyfoot (*Dichondra carolinensis*), prickly pear (*Opuntia mesacantha*), dog fennel (*Eupatorium capillifolium*), cockroach berry (*Solanum capsicoides*), and sour paspalum (*Paspalum conjugatum*). The small area of upland forest along the eastern boundary was dominated by laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), longleaf pine (*Pinus palustris*), turkey oak (*Quercus laevis*), black cherry (*Prunus serotina*), red cedar (*Juniperus virginiana*), Hercules club

Attachment A

Blissful Real Estate
January 15, 2021
Page 2 of 4

(*Zanthoxylum clava-herculis*), American beautyberry (*Callicarpa americana*), American pokeweed (*Phytolacca americana*), bahia grass, blackberry, and West Indian chickweed (*Drymaria cordata*).

A small sinkhole (+/- 20-ft wide, 10-ft deep) was observed within the forested section. The steep slopes and unvegetated nature of the feature points to it being a somewhat recent collapse. The walls of this sinkhole were sandy and no limestone was observed in or around the feature. No hydric soils or recent indicators of wetland hydrology were observed within the sinkhole.

One listed animal species, gopher tortoise (*Gopherus polyphemus*), was observed during this environmental assessment. Thirty-five (5) potentially occupied (active and inactive) and four (4) abandoned tortoise burrows were found onsite (see Results Map). Although the burrows were found within fairly distinct groups or clusters of burrows, these groups were well distributed throughout the subject property. As such, the entire improved pasture community should be considered to be potential gopher tortoise habitat.

The gopher tortoise is listed as threatened by the State of Florida, and potential impacts of development on gopher tortoises are regulated by the Florida Fish and Wildlife Conservation Commission (FWC). The presence of gopher tortoise burrows onsite will require compliance with the September 2012 gopher tortoise management plan and the most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020) published by the FWC. Proper permitting through FWC will be required to relocate tortoises prior to the onset of construction.

A full gopher tortoise study (walk transects +/- 25-ft apart through 100% of property) will be required prior to applying for the necessary gopher tortoise permit. The application must include a construction plan showing that potentially occupied tortoise burrows will be avoided by a minimum 25-foot setback during earthwork and construction. All potentially occupied burrows that cannot be avoided by a minimum 25-foot setback will have to be excavated by an authorized gopher tortoise agent prior to commencing earthwork and construction. Any captured tortoise will have to be relocated to an acceptable recipient area.

The FWC requires a mitigation contribution (fee) associated with obtaining the required gopher tortoise permits. The total mitigation contribution is determined based on the total number of burrows that will require excavation and the anticipated number of tortoises that will be relocated offsite. Additional fees are charged by the gopher tortoise agent that will excavate each burrow and the recipient site that accepts the relocated tortoises. Also note that gopher tortoises could potentially colonize additional areas of the property if given enough time. Therefore, the results of a full gopher tortoise study are only valid for a period of 90 days. If the tortoises are not relocated and construction does not commence within 90 days, then the full gopher tortoise study will need to be redone.

After visiting the site, we also ran a FNAI Biodiversity Matrix Report on the square mile Matrix Units containing the subject property to further assess the property's potential for listed species (see enclosures). The report returned the Florida burrowing owl (*Athene cunicularia floridana*) as being a documented animal element in the surrounding area. A "documented" element is a species that has been found somewhere within the selected Matrix Unit that contains the subject property. The FNAI report also listed numerous other elements as having potential to be present. FNAI returns species as "potentially" occurring if the queried area is located within the known range of the species but no

Attachment A

Blissful Real Estate
January 15, 2021
Page 3 of 4

individuals have been documented within the local landscape. The elements most relevant to permitting are discussed below.

While we did not observe any Florida burrowing owls during our field assessment, there is some potential for them to be present onsite. Burrowing owls prefer sparsely vegetated habitats on well-drained soils such as dry prairie and sandhill. These habitats were not observed onsite. However, burrowing owls are also often found in ruderal habitats such as pastures, airports, vacant fields, and road rights-of-way. Most of the subject property was pasture habitat with moderately-well or well-drained soils. Although past and current land management practices (plowing, planting, cattle ranching, mowing, citrus farming, etc.) potentially have excluded the species from the property, there is a potential for burrowing owls to utilize the site. As such, a full burrowing owl survey of the pasture habitat should be completed in conjunction with the full gopher tortoise study that will be required prior to developing the property. The forested upland habitat found along the eastern boundary is not likely to support burrowing owl populations.

Due to the presence of gopher tortoises, some potential exists for several commensurate listed species (e.g. Gopher frog (*Lithobates capito*), eastern indigo snake (*Drymarchon couperi*) and Florida mouse (*Peromyscus floridanus*)). These commensal species typically utilize gopher tortoise burrows, depending on them during various times of year/life cycle stages. These species were also identified in the FNAI Biodiversity Matrix Query as elements potentially occurring in the area.

Eastern indigo snakes are most often commensurate with gopher tortoise, as they use their burrows for shelter during the winter. Since there are many tortoise burrows onsite, there is also some potential for indigo snakes. However, while indigo snakes shelter in burrows and other ground cavities in sandy upland habitats, the snake typically forages for prey within and adjacent to wetland habitats. The absence of wetlands on or near the subject property decreases the likelihood that indigo snakes would be found onsite. Regardless, due to the presence of tortoise burrows on the subject property, future development and construction projects would need to follow the "Standard Protection Measures for Eastern Indigo Snake" published by the U.S. Fish and Wildlife Service (FWS) in August 2013. The protection measures include taking such steps as excavating any gopher tortoise burrows, training construction personnel in indigo snake identification, and posting signs alerting personnel about the potential presence of indigo snakes. If any indigo snakes are discovered onsite, construction activities should halt until the snake leaves the area and FWS should be contacted immediately.

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite, despite the presence of tortoises.

Gopher frogs prefer dry sandhill or scrub habitats, and are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitats. Furthermore, gopher frogs are no longer listed as a species of special concern by the FWC. However, the species is still included as part of the FWC's Imperiled Species Management Plan.

The FNAI Biodiversity Matrix Query also identified Florida sandhill crane (*Grus canadensis pratensis*) and Sherman's fox squirrel (*Sciurus niger shermani*) as having potential to occur in the area. It is

Attachment A

Blissful Real Estate
January 15, 2021
Page 4 of 4

unlikely that Florida sandhill cranes would be found on the property due to the lack of any wetland habitats. The Sherman's fox squirrel, a.k.a. southern fox squirrel, prefers mature, fire-maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. Consequently, the subject property was not good habitat for fox squirrels due to the age of the onsite forest.

As a result of this wetland and listed species habitat assessment, Verde scientists identified three elements that will require future consideration if the site is to be developed. Many gopher tortoise burrows were found dispersed throughout the improved pasture community. The presence of gopher tortoise burrows will require compliance with the September 2012 gopher tortoise management plan and the most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). Proper permitting through FWC will be required to relocate tortoises prior to the onset of earthwork construction. In addition, future development and construction projects should also follow the Standard Protection Measures for Eastern Indigo Snake (FWS, August 2013) because of the presence of tortoise burrows onsite. Lastly, Florida burrowing owls have been documented in the area (offsite by others). Although no owls were found onsite, the entire pasture community should be surveyed for burrowing owls to confirm the absence of this species. This survey could be performed in conjunction with the future full gopher tortoise survey.

Thank you for this opportunity to provide professional consulting services. Please call me at 352-792-4757 if you have any questions or wish to discuss this project further.

Sincerely,







Scott Blanford
COO, Verde Environmental

Enclosure: Results Map
FNAI Biodiversity Matrix Report

RESULTS MAP
 SE 92nd LOOP, BELLEVIEW, FL.
 MARION CO. PARCELS:
 37515-000-01 & 37515-000-05
 2017 TC AERIAL



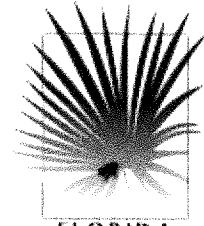
LEGEND

-  Property Boundary
-  Verde Tracklog
January 11, 2021
-  Waypoints
-  GT Burrows



DATA SOURCES: MARION COUNTY, USGS/NHD, FL DOT,
 STRIPAD, FDOT, FCID, AND VERDE.
 DATA ARE PROVIDED "AS IS". ACRES ARE
 APPROXIMATE AND GIS DERIVED.
 SCALED FOR PRINTING ON 8.5X11" PAPER.





1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9564 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/15/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 32507 , 32828

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 32507

0 Documented Elements Found

0 Documented-Historic Elements Found

0 Likely Elements Found

Matrix Unit ID: 32828

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC

0 Documented-Historic Elements Found

1/15/2021

0 Likely Elements Found

Matrix Unit IDs: 32507 , 32828

34 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> Sand Butterfly Pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont Jointgrass	G3	S3	N	T
<i>Digitaria floridana</i> Florida Fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> Scrub Buckwheat	G4T3	S3	LT	E
<i>Forestiera godfreyi</i> Godfrey's Swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2	N	N
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Litsea aestivalis</i> Pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Monotropis reynoldsiae</i> Pygmy Pipes	G1Q	S1	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Nemastylis floridana</i> Celestial Lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Nolina atopocarpa</i> Florida Beargrass	G3	S3	N	T
<i>Nolina brittoniana</i> Britton's Beargrass	G3	S3	LE	E
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	C	N
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida Willow	G2	S2	N	E

Attachment A

1/15/2021

FNAI Biodiversity Matrix

<u><i>Sciurus niger shermani</i></u> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<u><i>Sideroxylon alachuense</i></u> Silver Buckthorn	G1	S1	N	E
<u><i>Spigelia loganioides</i></u> Pinkroot	G2Q	S2	N	E
<u><i>Ursus americanus floridanus</i></u> Florida Black Bear	G5T2	S2	N	N
<u><i>Warea amplexifolia</i></u> Clasping Warea	G1	S1	LE	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment A

Webber, Alice

From: Webber, Alice
Sent: Tuesday, November 28, 2023 10:27 AM
To: 'Elizabeth Hardy'
Cc: Brugnoli, Kathleen; Rison, Christopher
Subject: RE: PUD Application - Belleview 85

Thank you. As a follow-up to our conversation, we will process this as a concept plan. And, you will forward the Traffic Study and Environmental Assessment to me as soon as you have them.

Have a great day!
Alice

From: Elizabeth Hardy <elizabeth@jmjgroup.net>
Sent: Tuesday, November 28, 2023 9:53 AM
To: Webber, Alice <Alice.Webber@marionfl.org>
Cc: Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>
Subject: RE: PUD Application - Belleview 85

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Thank you both! The developer also just sent the attached approval for the traffic study methodology. We would like to add this to the application materials.

Thank you,

Elizabeth Hardy
JMJ Group, LLC
(229) 977-3559 c.

From: Webber, Alice <Alice.Webber@marionfl.org>
Sent: Tuesday, November 28, 2023 9:22 AM
To: Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>
Cc: Elizabeth Hardy <elizabeth@jmjgroup.net>
Subject: RE: PUD Application - Belleview 85

Thank you, Kathleen! I'll get with Elizabeth on the fees.

Attachment A



Alice D Webber
Development Review Coordinator
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2683

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>
Sent: Tuesday, November 28, 2023 9:17 AM
To: Webber, Alice <Alice.Webber@marionfl.org>
Subject: FW: PUD Application - Belleview 85

Alice,

I'm forwarding you this application that was sent to Chris and myself. Could you help Elizabeth with the rezoning fee?
Thank you!!

Kathleen Brugnoli
Planner
Growth Services
Main: 352-438-2675 | Direct: 352-438-2686
Empowering Marion for Success!

From: Elizabeth Hardy <elizabeth@jmigroup.net>
Sent: Tuesday, November 28, 2023 8:56 AM
To: Rison, Christopher <Christopher.Rison@marionfl.org>; Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>
Cc: Kevin Connelly <kconnelly@blueriverdevelopment.com>; dawson@ransomeam.com; meshkaty@blueriverdevelopment.com; Jerry Pionessa, Jr. <jerry@jmigroup.net>
Subject: PUD Application - Belleview 85

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Good morning,

Attachment A

We have prepared the attached PUD rezoning application, C-001 Cover, C-010 Land Use Plan, description of amenities, survey, and product renderings.

Will an invoice be generated for the submittal fee?

Thank you,

Elizabeth Hardy

Project Coordinator/Office Manager | JMJ Group, LLC

611 S. Hansell St. | P.O. Box 1203 | Thomasville, GA 31799

<https://jmjgroup.net/>

(229) 977-3559 c.