



**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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

*** REVISED ***

New or Modification \$1,000
 Expired \$1,000
 Renewal (no changes) \$300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: _____

Renewal and Extension of 150602SU for the on-going use of the temporary golf pro-shop facilities at Juliette Falls

Property/Site Address: 6933 SW 179th Ave Rd, Dunnellon FL 34432

Property Dimensions: _____ **Total Acreage:** 1.80

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** PUD

Parcel Account Number(s): 34546-122-00 and 34546-123-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Ron Clapper, President & Owner Vikings LLC

Chuck A. Pigeon, P.E., Ardurra Group, Inc

Property Owner Name (please print)

Applicant or Agent Name (please print)

17985 SW 64th Place

925 SE 17th Street, Suite A

Mailing Address

Mailing Address

Dunnellon, FL 34432

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

(352) 465-4000

(352) 861-7799

Phone Number (include area code)

Phone Number (include area code)

lynne@juliettefalls.com

CPigeon@Ardurra.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

[Handwritten Signature]

[Handwritten Signature]

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: 2015 04 0006	Code Case No.:	Application No.:	
Rcvd by: EM	Rcvd Date: 5 12 15	FLUM: AR No.: 32731	Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. 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 applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

Empowering Marion for Success

marionfl.org

SPECIAL USE PERMIT APPLICATION

For

JULIETTE FALLS TEMPORARY PRO-SHOP FACILITY

Address: 17717 SW 70th Street, Dunnellon, FL

Applicant: Vikings, LLC

Reference: 150602SU approved 6/6/2015

INTRODUCTION

Juliette Falls is a Master Planned Community, zoned as a Planned Unit Development (PUD) consisting of a 18-hole championship golf course, 542 single family detached home sites, 136 acre conservation area and development related amenities and support facilities. Juliette Falls is Located on State Road 40 west of Ocala, and about two miles east of the US 41 intersection with SR 40. The owners of Juliette Falls; Vikings, LLC; Opened the development for golf recreation and residential housing sales in October 2007. On June 7, 2007 Special Use Permit No. 070606SU was issued and Resolution No. 07-R-263 was approved for Vikings, LLC to use one of the large residential style homes adjacent to the golf course tee box No. 10 as a temporary Pro-Shop. The large 2-story home was constructed with special features to include a snack bar, seating area and Pro-Shop to operate the golf business. Also at that time, a permanent cart barn facility and modern golf maintenance facility were constructed to allow all maintenance and equipment operations to be separate and remote from the temporary pro-shop. The 2007 SUP approval was conditioned to expire on June 30, 2010.

Due to the well known housing construction slowdown and economic turn down in Marion County, and in recognition of low real estate market conditions in 2009, the Florida Senate passed Senate Bill No. 360 to allow relief to the development and real estate community by allowing extension of development permits. In May 2010, Vikings, LLC requests Marion County recognized the need for an extension of time for the Special Use and On July 20, 2010 the Board passed resolution No. 10-R-276 granting a new Special Use Permit 100709SU with an expiration date on July 20, 2015.

As a resultant of the slow economic recovery Juliette Falls like several other development interests did not recover to a strong sales volume. On June 16, 2015 the Board passed resolution No. 15-R-196 granting a new Special Use Permit 150602SU with a 5 year extension to a new expiration date on June 16, 2020.

On July 21, 2020 the Board approved Resolution No. 20-R-225 granting a new Special Use Permit 200601SU with a 5 year extension to a new expiration date on June 16, 2025.

Juliette Falls has realized steady improvement and increased use of the golf facilities at the community in the last few years. Home building has improved, however, is still not a significant volume in the area of Juliette Falls. At the same time the cost of commercial construction has increased significantly and impacted the permanent clubhouse budget. As a result, the permanent golf membership and anticipated community sales funding to construct a permanent clubhouse

facility has not increased accordingly. Although the golf facilities remain one of the premier courses in Marion County, it is directly attributed to the economical Pro-shop facilities and ability to channel golf revenue directly back into the quality and maintenance of the golf course and existing Pro-Shop building. This provides for a very good golf experience and positive presentation of Marion County quality of living.

Vikings, LLC therefore, is requesting a five (5) year extension of time to be granted with a new Special Use Permit to continue utilize the existing temporary Pro-Shop. This extension of the time limit will allow additional opportunity to utilize the existing temporary pro-shop while also providing more time for community sales and home construction to increase, and the related increase in golf membership levels, as well as the economic balance of commercial construction cost to support a larger permanent clubhouse facility.

The following information is provided in support of this Special Use Permit request.

RELATIONSHIP TO MARION COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

The proposed Special Use Permit area is located within a Juliette Falls PUD residential area adjacent to the golf course and designated Clubhouse facilities area. The special residential home design structure is consistent and compatible with the character of the residential construction of the Juliette Falls development and consistent with the character of the plans for the surrounding area. The Pro-Shop facilities are bordered by the golf course, buffer areas and vacant residential lots owned and controlled by the applicant. The current facilities have been constructed and operational since 2007 have provide a safe and compatible area for parking and golf pro-shop operations. Over time the area landscaping has matured to enhance a natural looking buffer for the area as well as trees for shade.

LAND USE and FINDINGS OF FACT

Vikings, LLC currently is the owner of all surrounding land parcels and a major portion of the entire 542 acre development. The subject site is located at the end of a cul-de-sac street and was constructed before any lot sales in the area took place. Current home owners are well aware of the Pro-Shop and perspective home buyers are able to visit the temporary pro-shop and understand its location, appearance and compatibility with the surrounding area.

Ingress/Egress:

Accessibility for ingress and egress are provided from S.W. 179th Avenue Road, a paved, curb & gutter roadway with cud-de-sac turn around. Emergency vehicle access is accommodated. Traffic flow to the Pro-Shop is through the main internal development roadway from SR 40.

Off Street Parking:

Off-street parking has been established adjacent to the Pro-Shop with a landscaped paved parking area on platted residential lots that were held off the market until the temporary Pro-Shop is no longer needed. Parking for the golf operations includes a large overflow paved parking area near the temporary pro-shop within the area of the future Clubhouse tract. These parking facilities are utilized daily and support the occasional necessary need for golf tournaments. Parking facility access and circulation has functioned well and meets current Land Development Code design criteria. The existing facilities meet ADA compliance requirements to include Handicap Accessibility to and from the Pro-Shop and parking lot.

Solid Waste/Refuse:

Provisions for refuse and solid waste disposal service for the site are currently provided for the facilities and include a dumpster with appropriate screening in accordance with the Land Development Code.

Utility Service:

Utility services for public drinking water, domestic wastewater service, telephone, gas, electric and cable TV and US Postal Service are all established for the facility, including a grease interceptor for kitchen waste. Water and Wastewater service are provided by Florida Government Utility Authority after acquiring the utility from the City of Dunnellon.

Screening & Buffering:

Landscaping is installed and well maintained around the Pro-Shop and is consistent with the residential neighborhood landscaping scheme. The established buffers shall be maintained between parking and residential streets.

Signage and Exterior Lighting:

The proposed continued use of the site as a temporary Pro-Shop includes the use of temporary signage installed to direct the general public and community residence to appropriate shop entrances and parking facilities. The signage is discrete and consistent with similar development signage.

Yards and other Green Spaces:

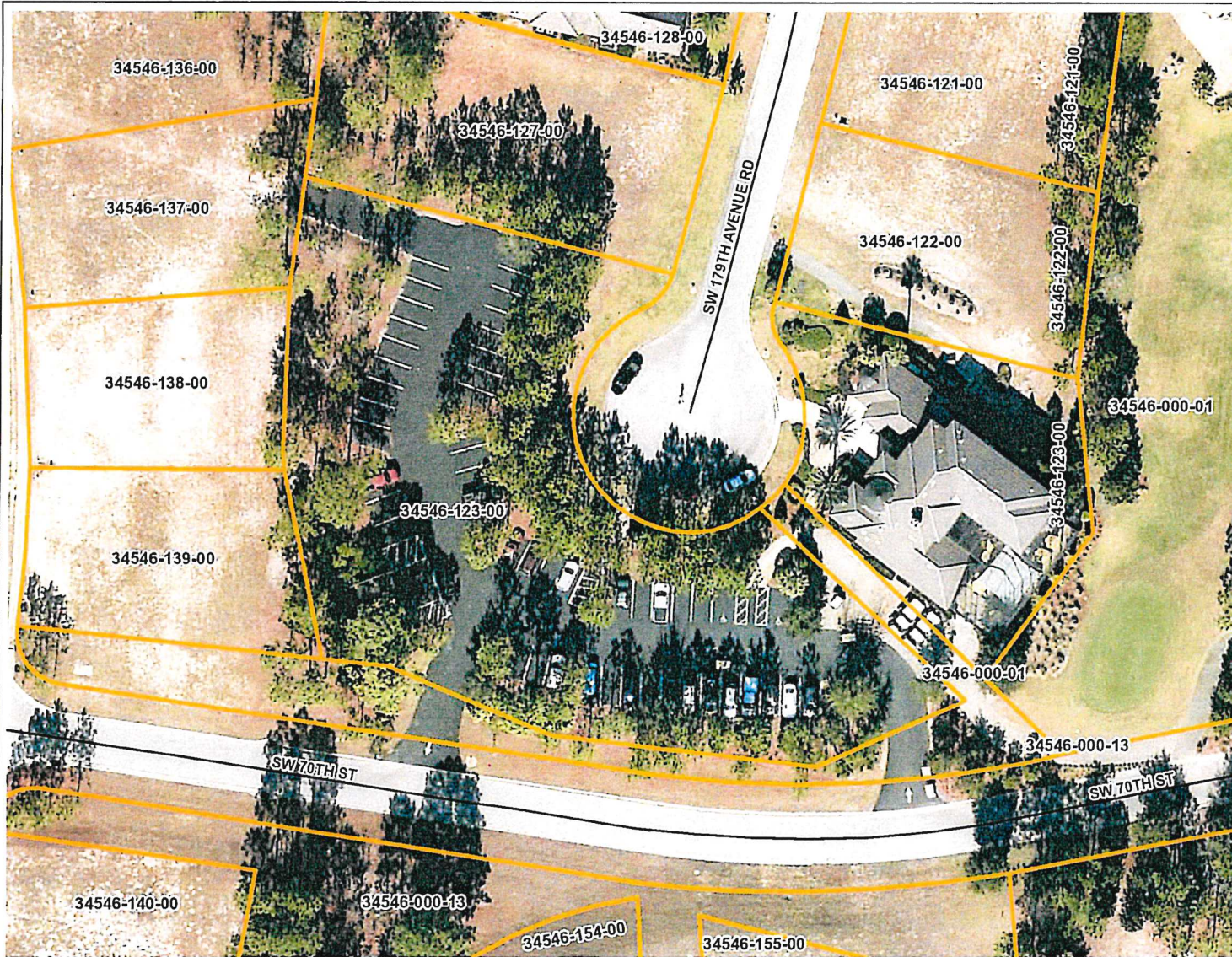
Yards, green spaces and buffering are provided around the site consistent with the Land Development Code for residential lot and parking facility areas. Landscaping and buffering is established in the parking lot areas and along the access roadways to provide a well screen buffer and green space areas.

General Compatibility with adjacent property:

With the structure being a large residential estate home style and exterior construction materials, the pro-shop has the appearance of the upscale residential homes in the community. The areas of the pro-shop with open views from the pro-shop when used by guests and the outdoor dining area are primarily away from and on the opposite side of building site that borders the neighborhood street. Access to and from the pro-shop by golf carts and drop off/pick up service is along the golf course access drive to the cart barn and practice greens and therefore is hidden from the neighborhood. For the past several years the facility use and operations have demonstrated to be very compatible with the adjacent properties. No change in operations or services provided are proposed. Therefore no change in the compatibility with the community is anticipated.

SPECIAL USE PERMIT DURATION

Vikings, LLC requests a new Special Use Permit to extend the duration of the use of the existing temporary Pro-Shop facility for five (5) years.

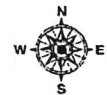


Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 850

1 in = 0.01 Miles



Notes

TEMPORARY PROSHOP
PARCEL #34546-123-00

Creation Date: 3/24/2020

0.0 0 0.01 0.0 Miles

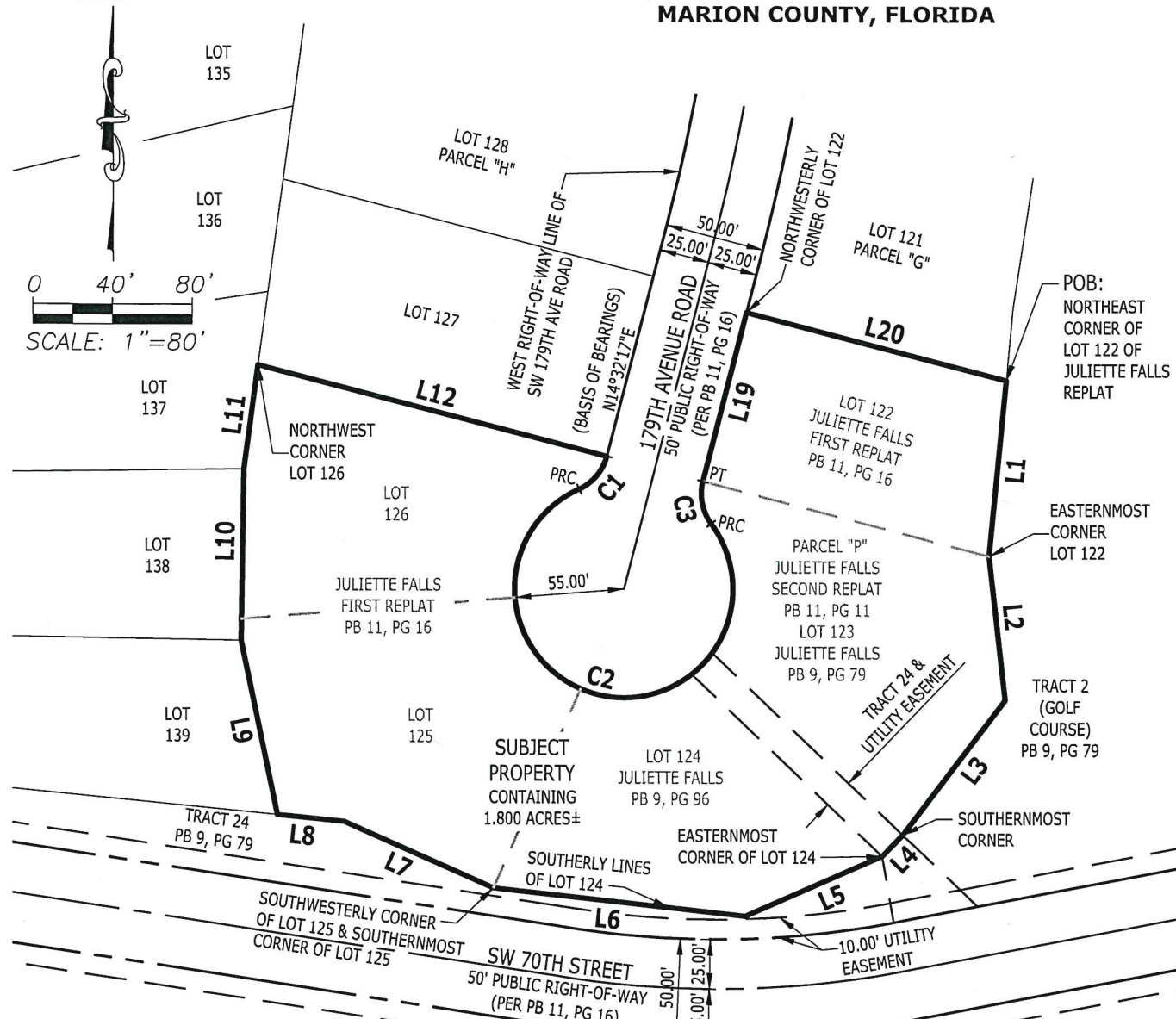
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created online at: <http://maps.marioncountyfl.org/Interactivemap/>

This map was produced using a self-service interactive mapping system available on the Marion County website. All GIS features provided in the interactive mapping system are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For further details related to the GIS features, please contact the appropriate department or constitutional office.

THIS IS NOT A SURVEY

SECTION 5, TOWNSHIP 16 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA



LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- PG = PAGE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY

*SEE SHEET 2 FOR SURVEYOR'S NOTES, LINE & CURVE TABLES
 *SEE SHEET 3 FOR LEGAL DESCRIPTION

VIKINGS, LLC

CLUBHOUSE PARCEL

SCALE 80'	DATE 5/7/2025	JOB No. 2025-0328-00		
DRAWN SLB	CHECKED PRJ	SECTION 5	TOWNSHIP 16	RANGE 19

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
 Printed copies of this Sketch and Description are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. Digital copies are not valid without the Electronic Signature as set forth in Administrative Rule 5J-17, Florida Administrative Code.

ARDURRA
 COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone: (813) 880-8881
 www.Ardurra.com
 License #2610

PAUL R. JACKSON
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS#6719
 CERTIFICATE OF AUTHORIZATION No. LB 2610

Digitally signed by With Seal
 DN: cn=Paul R. Jackson, o=Arduro Group, Inc., ou=Survey SE,
 Location=FLORIDA
 Reason: I attest to the accuracy and integrity of this document
 Contact Info: prjackson@ardurra.com
 Date: 2025.05.07 11:46:02-0400

\\oca-fs01\dl\Job Folders\2025\2025-0461 JF PH I\DWG\CLUBHOUSE SOD.dwg, May 7, 2025 10:52 AM, ARDURRA GROUP, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°34'20"W	88.87'
L2	S06°13'06"E	73.18'
L3	S37°06'06"W	85.43'
L4	S43°44'04"W	15.00'
L5	S66°18'08"W	75.34'
L6	N83°44'53"W	127.75'
L7	N65°54'01"W	82.24'
L8	N84°24'25"W	33.61'
L9	N11°40'17"W	90.00'
L10	N00°55'22"E	86.25'
L11	N07°40'39"E	52.82'
L12	S75°27'43"E	181.28'
L19	N14°32'17"E	87.79'
L20	S75°27'43"E	135.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.39'	25.00'	51°19'04"	S40°11'49"W	21.65'
C2	271.31'	55.00'	282°38'08"	S75°27'43"E	68.75'
C3	22.39'	25.00'	51°19'04"	N11°07'15"W	21.65'

SURVEYOR'S NOTES:

1. THIS IS NOT A FIELD SURVEY. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS ARE BASED ON EXISTING EAST RIGHT-OF-WAY LINE OF SW 179TH AVENUE ROAD , BEING NORTH 14°32'17" WEST, AS SHOWN HEREON.
3. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
4. THIS SKETCH AND DESCRIPTION INCLUDES SHEETS 1, 2 AND 3 OF THREE SHEETS OF WHICH, ONE IS NOT VALID WITHOUT THE OTHER.
5. PRINTED COPIES OF THIS SKETCH AND LEGAL DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES ARE NOT CONSIDERED VALID WITHOUT THE ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

*SEE SHEET 1 FOR SKETCH
 *SEE SHEET 3 FOR LEGAL DESCRIPTION

VIKINGS, LLC

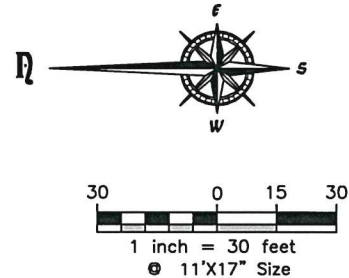
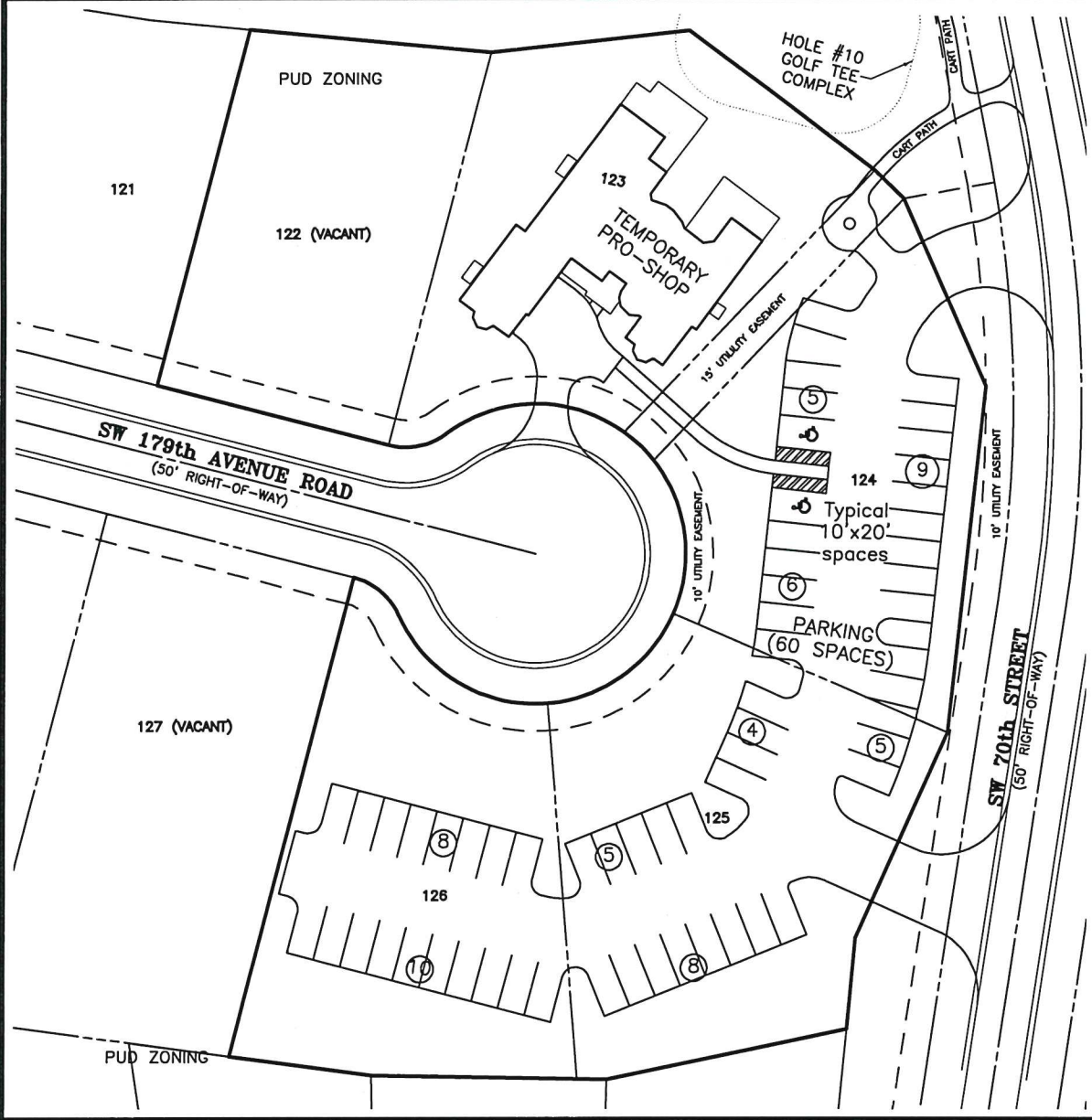
CLUBHOUSE PARCEL



4921 Memorial Highway
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\\oca-fs011\Job Folders\2025\2025-0461 JF PH IIDWG\CLUBHOUSE SOD.dwg, May 7, 2025 10:52 AM, ARDURRA GROUP, INC.

Plotted: 5/11/2025 10:34:44 AM : Chuck Pigeon : L1Scale: 40.00 : DimScale: 30.00 : PSLScale: 0
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TOTAL SITE AREA	1.80	Acres
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LOT AREAS:	
HOUSE	5,493 sq. ft.
DRIVEWAY	929 sq. ft.
WALKWAYS	14 sq. ft.
PADS	128 sq. ft.
PERVIOUS	8,815 sq. ft.
TOTAL	15,379 sq. ft.

TOTAL DRIVEWAY (APPROXIMATE)	1,106	sq. ft.
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OWNER:
 VIKINGS, LLC
 17985 SW 64th PLACE
 DUNNELLON, FL 34432

ADDRESS:
 6933 S.W. 179TH AVENUE ROAD

CONCEPT SITE PLAN
TEMPORARY PRO-SHOP

SCALE: 1" = 30'

DATE: 5.5.2025

CHECKED: CAP

DRAWN: DWD

FIELD BOOK: N/A

PAGE: N/A

DATUM: N/A

FILE NO.: 127.88.000

JOB NO.: 127.88

SHEET: 001 OF 002

SECTION 5,6,8, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA

REVISIONS:

NO.	DATE	REVISIONS
1	6-13-07	REVISED PARKING LAYOUT LOTS 124-127
2	5-05-25	REMOVED LOT 127, UPDATED LOT LINES.

APPD. BY: CAP

**CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS**

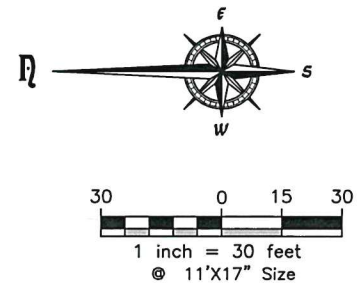
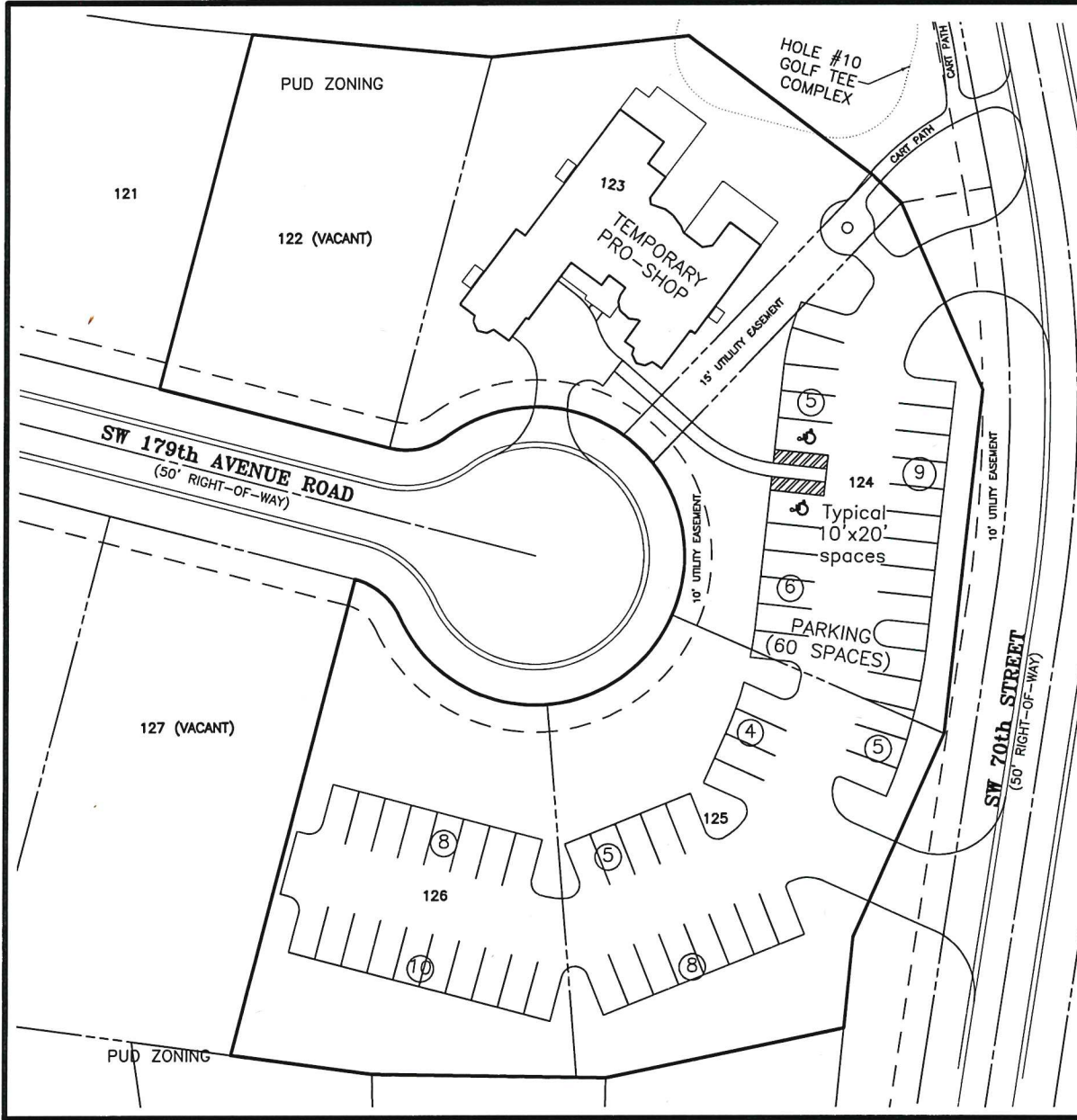
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice

ARDURRA
ARDURRA GROUP NORTH CAROLINA

REGISTRATION NUMBERS:
ENGINEERING NO. 26531 • SURVEYING & MAPPING LB NO. 2610

001 OF 002

Plotted: 5/11/2025 10:34:44 AM : Chuck Pigeon : LTScale: 40.00 : DimScale: 30.00 : PSLScale: 0
 T:\127 Vikings_BB_Clubhouse 2025 SUP Renewal\Dwg_SITE_PLAN_LOT-123(Rev3).dwg : 11 x 17 TBLK 001



TOTAL SITE AREA	1.80 Acres
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OWNER:
 VIKINGS, LLC
 17985 SW 64th PLACE
 DUNNELLON, FL 34432

ADDRESS:
 6933 S.W. 179TH AVENUE ROAD

CONCEPT SITE PLAN TEMPORARY PRO-SHOP													
<p>SCALE: 1" = 30'</p> <p>DATE: 5.5.2025</p> <p>CHECKED: CAP</p> <p>DRAWN: DMD</p> <p>FIELD BOOK: N/A</p> <p>PAGE: N/A</p> <p>DATUM: N/A</p> <p>FILE NO.: 127.88.000</p> <p>JOB NO.: 127.88</p> <p>SHEET: 001 OF 002</p>	<p>SECTION 5.6.6, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>APPD. BY</th> </tr> <tr> <td>1</td> <td>6-13-07</td> <td>REVISED PARKING LAYOUT LOTS 124-127</td> <td>CAP</td> </tr> <tr> <td>2</td> <td>5-05-25</td> <td>REMOVED LOT 127, UPDATED LOT LINES.</td> <td>CAP</td> </tr> </table>	NO.	DATE	REVISIONS	APPD. BY	1	6-13-07	REVISED PARKING LAYOUT LOTS 124-127	CAP	2	5-05-25	REMOVED LOT 127, UPDATED LOT LINES.	CAP
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<p>CIVIL ENGINEERS • PLANNERS SURVEYORS & MAPPERS</p> <p>ARDURRA ARDURRA GROUP NORTH CAROLINA</p> <p>925 S.E. 17th Street Suite A Ocala, Florida 34471 (352) 867-7799 voice</p> <p>REGISTRATION NUMBERS: ENGINEERING NO. 26531 • SURVEYING & MAPPING LB NO. 2610</p>													
001 OF 002													

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY FLORIDA, SAID PARCEL ALSO BEING ALL OF LOT 124 AND A PORTION OF TRACT 24 OF JULIETTE FALLS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 79 THROUGH 96, AND ALL OF LOTS 122, 125 AND 126 OF JULIETTE FALLS FIRST REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 16, AND ALL OF LOT 123 OF JULIETTE FALLS SECOND REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 111, ALL RECORDS REFERENCES HEREIN ARE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 122 OF THE AFORESAID JULIETTE FALLS FIRST REPLAT; THENCE, WITH THE EAST LINE THEREOF, SOUTH 05°34'20" WEST A DISTANCE OF 88.87 FEET TO THE EASTERNMOST CORNER THEREOF; THENCE, WITH THE EASTERLY LINES OF LOT 123 (PARCEL "P") OF JULIETTE FALLS SECOND REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 111 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 06°13'06" EAST A DISTANCE OF 73.18 FEET; 2) SOUTH 37°06'06" WEST A DISTANCE OF 85.43 FEET TO THE SOUTHERNMOST CORNER THEREOF; THENCE, THROUGH A PORTION OF TRACT 24 OF SAID PLAT OF JULIETTE FALLS (PLAT BOOK 9, PAGES 79 THROUGH 96), SOUTH 43°44'04" WEST A DISTANCE OF 15.00 FEET TO THE EASTERNMOST CORNER OF LOT 124 OF SAID PLAT OF JULIETTE FALLS; THENCE, WITH THE SOUTHERLY LINES OF SAID LOT 124 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 66°18'08" WEST A DISTANCE OF 75.34 FEET; 2) NORTH 83°44'53" WEST A DISTANCE OF 127.75 FEET TO THE SOUTHWESTERLY CORNER THEREOF, ALSO BEING THE SOUTHERNMOST CORNER OF LOT 125 OF SAID JULIETT FALLS FIRST REPLAT; THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF LOTS 125 AND 126 OF JULIETTE FALLS FIRST REPLAT THE FOLLOWING FIVE (5) COURSES: 1) NORTH 65°54'01" WEST A DISTANCE OF 82.24 FEET; 2) NORTH 84°24'25" WEST A DISTANCE OF 33.61 FEET; 3) NORTH 11°40'17" WEST A DISTANCE OF 90.00 FEET; 4) NORTH 00°55'22" EAST A DISTANCE OF 86.25 FEET; 5) NORTH 07°40'39" EAST A DISTANCE OF 52.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 126; THENCE, WITH THE NORTH LINE THEREOF, SOUTH 75°27'43" EAST A DISTANCE OF 181.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW 179TH ROAD AS SHOWN AND DELINEATED ON SAID PLAT OF JULIETTE FALLS (PLAT BOOK 9, PAGES 79 THROUGH 96); THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) WITH THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERIOR ANGLE OF 51°19'04", A CHORD WHICH BEARS SOUTH 40°11'49" WEST AT 21.65 FEET, FOR AN ARC DISTANCE OF 22.39 FEET TO A POINT OF REVERSE CURVATURE; 2) WITH THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, AN INTERIOR ANGLE OF 282°38'08", A CHORD WHICH BEARS SOUTH 75°27'43" EAST AT 68.75 FEET, FOR AN ARC DISTANCE OF 271.31 FEET TO A POINT OF REVERSE CURVATURE; 3) WITH THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERIOR ANGLE OF 51°19'04", A CHORD WHICH BEARS NORTH 11°07'15" WEST AT 21.65 FEET, FOR AN ARC DISTANCE OF 22.39 FEET TO A POINT OF TANGENCY; 4) NORTH 14°32'17" EAST A DISTANCE OF 87.79 FEET TO THE NORTHWESTERLY CORNER OF LOT 122 OF SAID JULIETTE FALLS FIRST REPLAT; THENCE, WITH THE NORTHERLY LINE THEREOF, SOUTH 75°27'43" EAST A DISTANCE OF 135.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.800 ACRES (78395 SQUARE FEET) OF LAND, MORE OR LESS.

*SEE SHEET 1 FOR LEGAL DESCRIPTION

*SEE SHEET 2 FOR SURVEYOR'S NOTES, LINE & CURVE TABLES

VIKINGS, LLC

CLUBHOUSE PARCEL



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

\\ocaf-s01\dl\Job Folders\2025\2025-0461 JF PH INDWG\CLUBHOUSE SOD.dwg, May 7, 2025 10:52 AM, ARDURRA GROUP, Inc.

DESCRIPTION: (prepared by Ardurra)

A Parcel of Land located in Section 5, Township 16 South, Range 19 East, Marion County Florida, said Parcel also being all of Lot 124 and a portion of Tract 24 of Juliette Falls according to the Plat thereof recorded in Plat Book 9, Pages 79 through 96, and all of Lots 122, 125 and 126 of Juliette Falls First Replat according to the Plat thereof recorded in Plat Book 11, Page 16, and all of Lot 123 of Juliette Falls Second Replat according to the Plat thereof recorded in Plat Book 11, Page 111, all records references herein are of the Public Records of Marion County, Florida, said Parcel of Land being more particularly described as follows:

Begin at the northeast corner of Lot 122 of the aforesaid Juliette Falls First Replat; Thence, with the east line thereof, South $05^{\circ}34'20''$ West a Distance of 88.87 feet to the easternmost corner thereof; Thence, with the easterly lines of Lot 123 (Parcel "P") of Juliette Falls Second Replat according to the Plat thereof recorded in Plat Book 11, Page 111 the following two (2) courses: 1) South $06^{\circ}13'06''$ East a Distance of 73.18 feet; 2) South $37^{\circ}06'06''$ West a Distance of 85.43 feet to the southernmost corner thereof; Thence, through a portion of Tract 24 of said Plat of Juliette Falls (Plat Book 9, Pages 79 through 96), South $43^{\circ}44'04''$ West a Distance of 15.00 feet to the easternmost corner of Lot 124 of said Plat of Juliette Falls; Thence, with the southerly lines of said Lot 124 the following two (2) courses: 1) South $66^{\circ}18'08''$ West a Distance of 75.34 feet; 2) North $83^{\circ}44'53''$ West a Distance of 127.75 feet to the southwesterly corner thereof, also being the southernmost corner of Lot 125 of said Juliette Falls First Replat; Thence, with the southerly and westerly lines of Lots 125 and 126 of Juliette Falls First Replat the following five (5) courses: 1) North $65^{\circ}54'01''$ West a Distance of 82.24 feet; 2) North $84^{\circ}24'25''$ West a Distance of 33.61 feet; 3) North $11^{\circ}40'17''$ West a Distance of 90.00 feet; 4) North $00^{\circ}55'22''$ East a Distance of 86.25 feet; 5) North $07^{\circ}40'39''$ East a Distance of 52.82 feet to the northwest corner of said Lot 126; Thence, with the north line thereof, South $75^{\circ}27'43''$ East a Distance of 181.28 feet to the west Right-of-Way line of SW 179th Road as shown and delineated on said Plat of Juliette Falls (Plat Book 9, Pages 79 through 96); Thence, with said Right-of-Way line the following four (4) courses: 1) with the arc of a curve to the right, said curve having a radius of 25.00 feet, an interior angle of $51^{\circ}19'04''$, a chord which bears South $40^{\circ}11'49''$ West at 21.65 feet, for an arc Distance of 22.39 feet to a point of reverse curvature; 2) with the arc of a curve to the left, said curve having a radius of 55.00 feet, an interior angle of $282^{\circ}38'08''$, a chord which bears South $75^{\circ}27'43''$ East at 68.75 feet, for an arc Distance of 271.31 feet to a point of reverse curvature; 3) with the arc of a curve to the right, said curve having a radius of 25.00 feet, an interior angle of $51^{\circ}19'04''$, a chord which bears North $11^{\circ}07'15''$ West at 21.65 feet, for an arc Distance of 22.39 feet to a point of tangency; 4) North $14^{\circ}32'17''$ East a Distance of 87.79 feet to the northwesterly corner of Lot 122 of said Juliette Falls First Replat; Thence, with

ATTACHMENT A

the northerly line thereof, South 75°27'43" East a Distance of 135.29 feet to the Point of Beginning.

Said Parcel of Land containing 1.800 Acres (78395 square feet) of land, more or less.



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 07/23/2004 04:09:55 PM

FILE #: 2004106628 OR BK 03780 PGS 1381-1383

This Instrument Prepared by:
Steven H. Gray/rd (04-2335)
Gray, Ackerman & Haines, P.A.
125 NE 1st Avenue, Ste. 1
Ocala, FL 34470

RECORDING FEES 27.00

DEED DOC TAX 28,250.00 TM

PROPERTY APPRAISER'S
PID NO's: 34546-000-00; 34547-000-00;
34549-000-00; 34561-000-00; and 34563-000-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

WARRANTY DEED (STATUTORY FORM- SECTION 689.02, F.S.)

This Indenture, made this 20th day of July, 2004 between **SANDY McBRIDE, INDIVIDUALLY AND AS TRUSTEE**, whose post office address is 1533 Fort King Street, Ocala, Florida 34471 (hereinafter "Grantor"), and **VIKINGS, LLC, a Pennsylvania Limited Liability Company** whose post office address is c/o Penn Aviation, 634 Long Lane, Suite 1, Jersey Shore, Pennsylvania 17440 (hereinafter "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR REPRESENTS AND WARRANTS THAT THE PROPERTY DESCRIBED IS NOT HIS HOMESTEAD NOR IS IT CONTIGUOUS TO LANDS CLAIMED BY HIM AS HOMESTEAD AS DEFINED BY ARTICLE 10, SECTION 4 OF THE FLORIDA CONSTITUTION, THAT GRANTOR DOES NOT RESIDE ON THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS DEED, NOR IS THE REAL PROPERTY ADJACENT TO OR CONTIGUOUS WITH HIS HOMESTEAD. NO MEMBER OF GRANTOR'S FAMILY DEPENDENT UPON GRANTOR FOR SUPPORT RESIDES UPON THE REAL PROPERTY.

Subject to the following:

1. Taxes and assessments for the year 2004 and subsequent years.
2. Development Order recorded in OR Book 1058, Page 1633, as modified in OR Book 1673, Page 1115, OR Book 2990, Page 604 and OR Book 3085, Page 1422, all being among the Public Records of Marion County, Florida.

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


"Grantor" and "Grantee" are used for singular or plural, as context required.

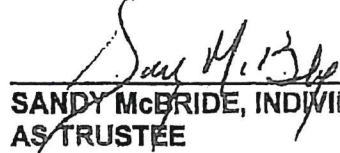
Y:\shg\FILES\mcbride-vikings llc\deed.wpd

IN WITNESS WHEREOF, Grantors has hereunto set their hand and seal the day and year first above written.

Signed and delivered in our presence as witnesses:

AS TO GRANTOR:


Print Name: DON OGDONALY


SANDY McBRIDE, INDIVIDUALLY AND AS TRUSTEE


Print Name: RENATA DAVITTO

STATE OF FLORIDA
COUNTY OF MARION

The foregoing WARRANTY DEED was acknowledged before me by SANDY McBRIDE, INDIVIDUALLY AND AS TRUSTEE, who is: personally known to me OR produced as identification.

Dated: this 20th day of July 2004.

RENA L. DAVITTO
Notary Public, State of Florida
My comm. expires July 11, 2007
Comm. No. DD226203



Print Name:
Notary Public, State of Florida
Commission number
Commission expires

EXHIBIT "A"

Parcel 1 - Tiffany Tract

The Northwest 1/4 of Section 8; The West 1/2 of Section 5; AND that portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, lying South of State Road 40; EXCEPT that portion of the West 1/2 of Section 5 lying within the right of way of State Road No. 40, All of the above lying in Township 16 South, Range 19 East, Marion County, Florida;

Parcel 2

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 16 South, Range 19 East, Marion County, Florida, lying East of the Westerly Boundary of abandoned Seaboard Airline Railroad being more particularly described as follows:

Begin at the Northeast corner of said Northeast 1/4 of the Southwest 1/4, thence South 00° 33' 20" East 1331.84 feet to the Southeast corner of said Northeast 1/4 of the Southwest 1/4, thence South 89° 25' 54" West along the South line of said Northeast 1/4 of the Southwest 1/4, a distance of 876.06 feet to the Westerly boundary of abandoned Seaboard Airline Railroad, thence North 02° 44' 15" West along said Westerly boundary a distance of 1331.07 feet to the North line of said Northeast 1/4 of the Southwest 1/4, thence North 89° 20' 13" East along said North line a distance of 926.93 feet to the Point of Beginning.



March 27, 2025

Marion County Zoning Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Project No. 127.88
Ardurra No. 2025-0328-00

Subject: Application for Special Use Permit and Duration Extension
Juliette Falls Temporary Golf Pro-Shop
Section 5, TWN 16S, RNG 19 E
Marion Co., FL

To Whom it may concern:

Enclosed is an original signed copy of the application and supporting documentation for a Special Use Permit to extend the Special Use duration to utilize the existing Temporary Pro-Shop Facilities at the Juliette Falls development until such time as the permanent clubhouse facility is constructed. This submittal is being submitted electronically and by hard copy. This submittal includes the following supporting documentation for this application:

- Application form and Letter of Authorization
- Copies of Property Deed including legal description
- Legal Description of SUP area.
- Site Plan sketch of existing temporary Pro-Shop facility, including temporary parking areas.
- Site analysis and site specific information report with written findings of fact in accordance with Article 4, section 4.6.4a.

The application fee of \$300 will be paid upon notice that the application is received and payment can be made through the County credit card use payment system.

Juliette Falls has realized steady improvement and increased use of the golf facilities at the community in the last few years. Home building has improved, however, is still not a significant volume in the area of Juliette Falls. At the same time the cost of construction has increased significantly and impacted the permanent clubhouse budget. As a result, the permanent golf membership and anticipated community sales funding to construct a permanent clubhouse facility has not increased accordingly. Although the golf facilities remain one of the premier courses in Marion County, it is directly attributed to the economical Pro-shop facilities and ability to channel golf revenue directly back into the quality and maintenance of the course and existing Pro-Shop building.



Vikings, LLC therefore, respectfully requests a five (5) year extension of time be granted to continue to utilize the existing temporary Pro-Shop at the community. This time extension will provide more time for community sales to increase, and the related increase in golf membership levels, as well as time to work through the necessary funding increases to better match financing and construction cost for a future permanent clubhouse facility.

We respectfully request the processing of this application with the Zoning Commission and Board of County Commission.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,



Chuck Pigeon, P.E.
Principal Engineer
Ardurra Group, Inc

Enclosures

Cc: Ron Clapper, Vikings, LLC



LETTER OF AUTHORIZATION

March 19, 2025

Ms. Alice Webber
Marion County Growth Services
Marion County Zoning Division
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Dear Ms. Webber

I hereby authorize Ardurra Group, Inc. to act as agents on behalf of Vikings, LLC, with regard to Special Use Permit application for property located within Section 5, Township 16 South, Range 19 East, Marion County, Florida and more specifically defined as Marion County Tax Parcels No. 34546-122-00, 34546-123-00 and 34546-127-00

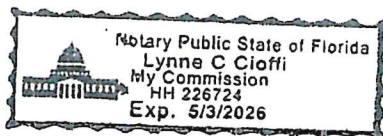
Sincerely,

Ronald Clapper
President/Owner
Vikings, LLC
Juliette Falls

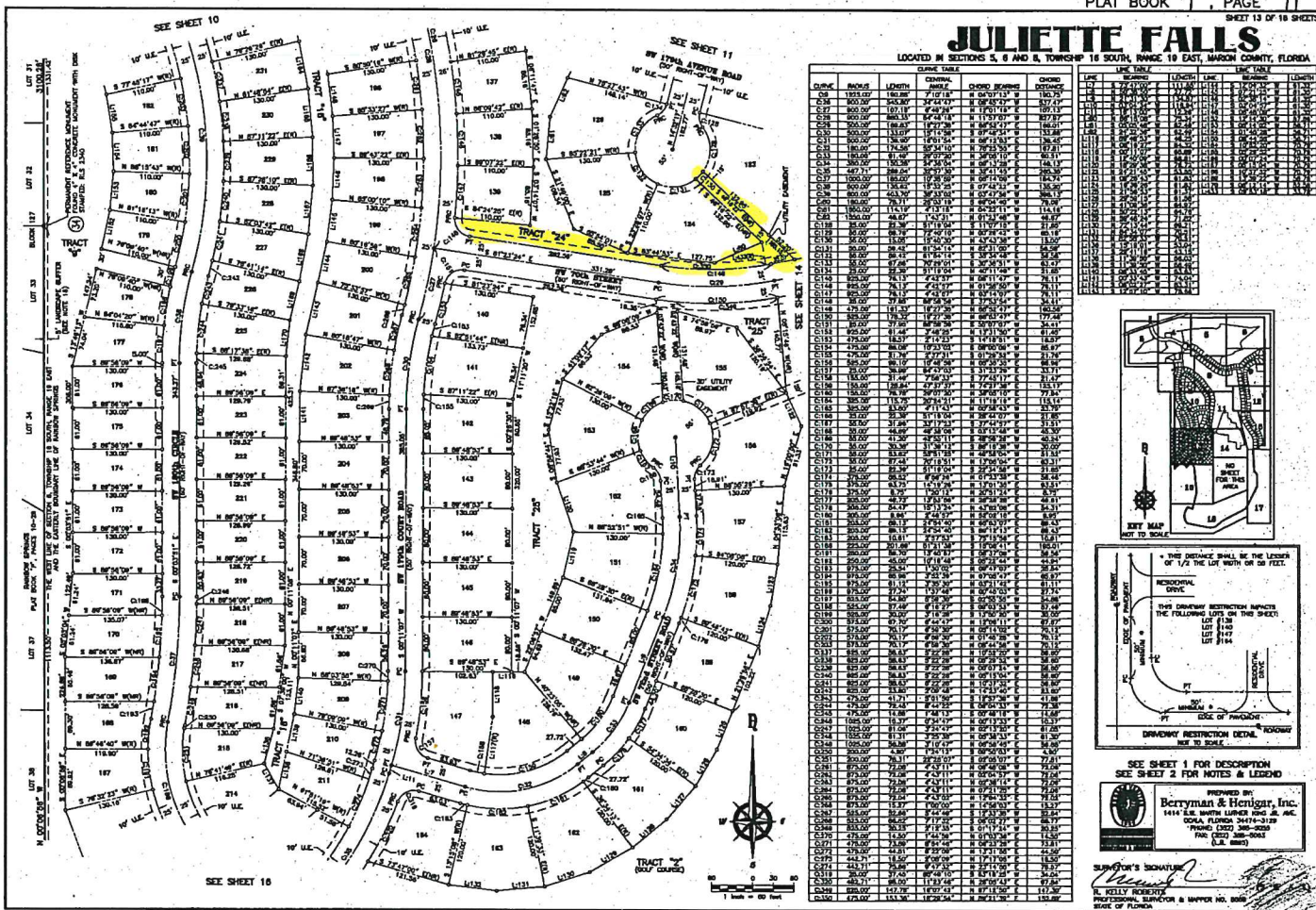
STATE OF FLORIDA
COUNTY OF MARION

Sworn to and subscribed before me, a Notary Public for the State of Florida
County of Marion, this 19th day of March, 2025

Notary Signature



Spike w/ Chuckle send us new orille Paperwork & remove that one parcel 34546-127-00
4m We c/o
5/15/25 Chuck
5/15/25
Sent email



AR 237731
34546-127-00
was needed
to Adams
8/29/2022

RESOLUTION NO. 20-R-225

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A RENEWAL AND EXTENSION OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a renewal and extension of a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 29, 2020; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, July 21, 2020. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 200601SU Vikings, LLC. The application requesting a renewal and extension of Special Use Permit 50602SU (15-R-186), Articles 2 and 4 of the Marion County Land Development Code as submitted by Chuck A. Pigeon, Pigeon-Roberts & Associates, LLC, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved for the on-going use of the temporary golf pro-shop and the related pro-shop facilities at Juliette Falls in a PUD (Planned Unit Development) zone, on Parcel Account Nos. 34546-122-00, 34546-123-00 and 34546-127-00, 2.17 Acres.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site has been developed and operated with the original concept plan submitted for 20070606SU, 100709SU and 150602SU and conditions as provided in previous special use permits approved have been implemented.
2. The ingress/egress shall be limited to existing driveways off NW 70th Street. Driveways have permitted and maintain paved aprons consistent with Land Development Code requirements.
3. No change in operations or services provided are proposed.

4. A new Special Use Permit will be required for any future expansion of the approved use.
5. The established buffering shall be maintained.
6. The Special Use Permit shall expire 6/16/2025. The owner may submit a new Special Use Permit application for consideration to renew and extend this permit in the future.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of July, 2020.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



DAVID R. ELLSPERMANN, CLERK



KATHY BRYANT, CHAIRMAN

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

34546-122-00

Prime Key: 3473787

MAP IT+

Current as of 4/14/2025

Property Information

VIKINGS LLC
 17985 SW 64TH PL
 DUNNELLON FL 34432-9532

Taxes / Assessments:

Map ID: 25

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: .29

2024 Certified Value

Land Just Value	\$69,696		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$69,696		
Total Assessed Value	\$13,914	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$55,782)
Total Taxable	\$13,914		
School Taxable	\$69,696		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$69,696	\$0	\$0	\$69,696	\$13,914	\$0	\$13,914
2023	\$53,046	\$0	\$0	\$53,046	\$12,649	\$0	\$12,649
2022	\$24,006	\$0	\$0	\$24,006	\$11,499	\$0	\$11,499

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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Property Description

SEC 05 TWP 16 RGE 19
 PLAT BOOK 011 PAGE 016
 JULIETTE FALLS FIRST REPLAT
 LOT 122
 Parent Parcel: 34546-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0020		88.0	142.0	PUD	88.00	FF						
0496		.0	.0	PUD	1.00	UT						

ATTACHMENT A

4/14/25, 3:19 PM

MCPA Property Record Card

Neighborhood 8130 - JULIETTE FALLS-GOLF 600-700

Mkt: 7 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	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

34546-123-00

[GOOGLE Street View](#)

Prime Key: 3473795

[MAP IT+](#)

Current as of 4/14/2025

Property Information

VIKINGS LLC
17985 SW 64TH PL
DUNNELLON FL 34432-9532

Taxes / Assessments:

Map ID: 25

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 38

Acres: 1.48

Situs: 6933 SW 179TH AVENUE RD
DUNNELLON

2024 Certified Property Value by Special

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$427,249	<u>Ex Codes:</u>
Total Assessed Value	\$427,249	
Exemptions	\$0	
Total Taxable	\$427,249	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$64,469	\$1,311,803	\$16,025	\$427,249	\$427,249	\$0	\$427,249
2023	\$64,469	\$1,358,352	\$16,031	\$427,249	\$427,249	\$0	\$427,249
2022	\$64,469	\$1,169,293	\$16,037	\$427,249	\$427,249	\$0	\$427,249

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
-----------	------	------------	------	-----	-----	-------

Property Description

SEC 05 TWP 16 RGE 19
PLAT BOOK 011 PAGE 111
JULIETTE FALLS SECOND REPLAT
LOTS 123.124.125.126
Parent Parcel: 34546-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7710		117.0	141.0	PUD	16,497.00	SF							
0496		.0	.0	PUD	4.00	UT							
2830		.0	.0	PUD	47,972.00	SF							

Neighborhood 9970 - COMM SR 40 -US 41 TO NW 140TH

Mkt: 2 70

Traverse

Building 1 of 1

COM01=L14D26L1D11L7D4L8U4L7U35R4U68R6U5R23D36R2U3R16D3R10U3R1U11R15D41L2D18L4D4L10U4L4U9L1D2L12U8L7D5.

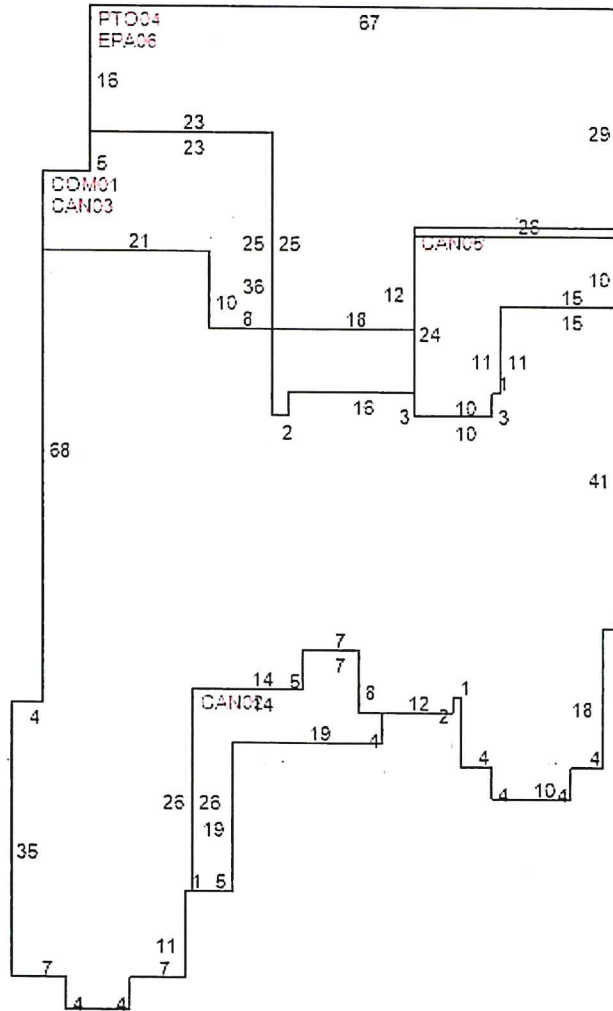
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CAN03=U10R6U5R23D25L8U10L21.U10R6U5

PTO04=U16R67D29L26D12L18U25L23.R23D36R28

CAN05=U3R1U11R15U10L26D24R10.U3R1U11R15U9

EPA06=U29L67D16R23D25R18U12R26.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 3 - 10-14 YRS
 Condition 3
 Quality Grade 990 - SUPERIOR
 Inspected on 7/7/2020 by 117

Year Built 2007
 Physical Deterioration 0%
 Obsolescence: Functional 20%
 Obsolescence: Locational 0%
 Base Perimeter 454

Exterior Wall 32 CONC BLK-STUCO66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.41	2007	0	4,900	M38 GOLF COURSE	67 %	N
						M38 GOLF COURSE	19 %	N
						M21 RESTAURANT	14 %	N
						289 CAN CANOPY-ATTACHD	100 %	N
2	11.0	1.00	2007	0				

ATTACHMENT A

4/14/25, 3:26 PM

MCPA Property Record Card

3	12.0	1.00	2007	0	485 CAN CANOPY-ATTACHD	100 %	N	N
4	1.0	1.00	2007	0	1,860 PTO PATIO	100 %	N	N
5	12.0	1.00	2007	0	411 CAN CANOPY-ATTACHD	100 %	N	N
6	24.0	1.00	2008	0	1,860 EPA POOL ENC-A	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments: 0** **Kitchens: 1** **4 Fixture Baths: 0** **2 Fixture Baths: 1**
Elevator Landings: 0 **Escalators: 0** **Fireplaces: 1** **3 Fixture Baths: 2** **Extra Fixtures: 12**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
250 WALLS MASONRY	53.00	SF	50	2007	3	0.0	0.0
156 PAVING BRICK	3,438.00	SF	20	2007	5	0.0	0.0
144 PAVING ASPHALT	5,296.00	SF	5	2007	3	0.0	0.0
144 PAVING ASPHALT	4,396.00	SF	5	2007	3	0.0	0.0
159 PAV CONCRETE	480.00	SF	20	2007	3	0.0	0.0
105 FENCE CHAIN LK	88.00	LF	20	2007	3	0.0	0.0

Appraiser Notes

CLUBHOUSE FOR GOLF COURSE
JACARANDA V

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M120733	12/1/2007	6/1/2008	EPA
M091768	9/1/2006	11/1/2007	CLUBHOUSE