From: Fr. Raphael

To: <u>Development Review</u>

Cc: <u>Geronda Polykarp</u>; <u>bobc@lisengineering.us</u>

Subject: RE: 29195 PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY - Extension Request

**Date:** Thursday, October 9, 2025 2:57:37 PM

Attachments: <u>image001.png</u>

You don't often get email from frraphael@pvmail.org. Learn why this is important

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Dear Development Review Coordinator,

We are writing to request an extension on the permit for our project, Master Site Plan - Panagia Vlahernon Greek Orthodox Monastery (#29195). The reason for our request is delays we have endured from two sources.

The first source is monetary constraints. We were required by the county to construct two large stormwater basins, which came at a great cost to us. The original quoted price for this project, from Osteen Brothers of Micanopy, FL, for \$280,421.64. After all was completed, the construction costs had increased to just over \$400,000.00! A large portion of that money used for the basins was originally intended to be used for the construction of the foundation system for the New Guesthouse shown in Phase One of the Master Plan. Because we rely on donations, which we cannot control, the unexpected cost of the basins has delayed the project significantly.

The second source is delays in the construction itself. When funds were available, the construction of the footing began in earnest at the beginning Florida's wet / hurricane season. Construction has been delayed consistently and frequently. Now that we are ready to pour the concrete slab atop those footers, the almost daily rains coming from the current season are making that nearly impossible. We will complete the concrete pour as soon as the weather permits, but we anticipate needing most of 2026 to complete the project.

For these reasons and more, we kindly ask that you honor our request for an extension.

Thank you,

## Fr. Raphael Vlahernitis

Panagia Vlahernon Greek Orthodox Monastery 12600 West Highway 318 Williston, FL 32696-4405

(352) 209-8235. Mobile

(352) 591-1716. Monastery

(352) 591-1719. Fax

From: Sapp, Sandra <Sandra.Sapp@marionfl.org> On Behalf Of Development Review

**Sent:** Tuesday, October 7, 2025 9:30 AM **To:** Fr. Raphael <a href="mailto:rg">frraphael@pvmail.org</a>

**Cc:** Development Review < DevelopmentReview@marionfl.org>; Pool, Aaron

<Aaron.Pool@marionfl.org>

Subject: 29195 PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY - Extension Request

Good morning,

Per your request for instructions on requesting an extension on the above project.

The request is required to be provided in writing, response to this email is sufficient.

There is a \$50 non-refundable fee, your project will then be placed on a Monday DRC meeting agenda. It will be up to the DRC Committee to decide the outcome of the extension request.

Thank you,

## Sandra Sapp

Development Review Coordinator
Office of the County Engineer

?

Marion County Board of County Commissioners

412 SE 25th Ave Ocala, FL 34471

Main: 352-671-8686

**Empowering Marion for Success!** 

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# 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

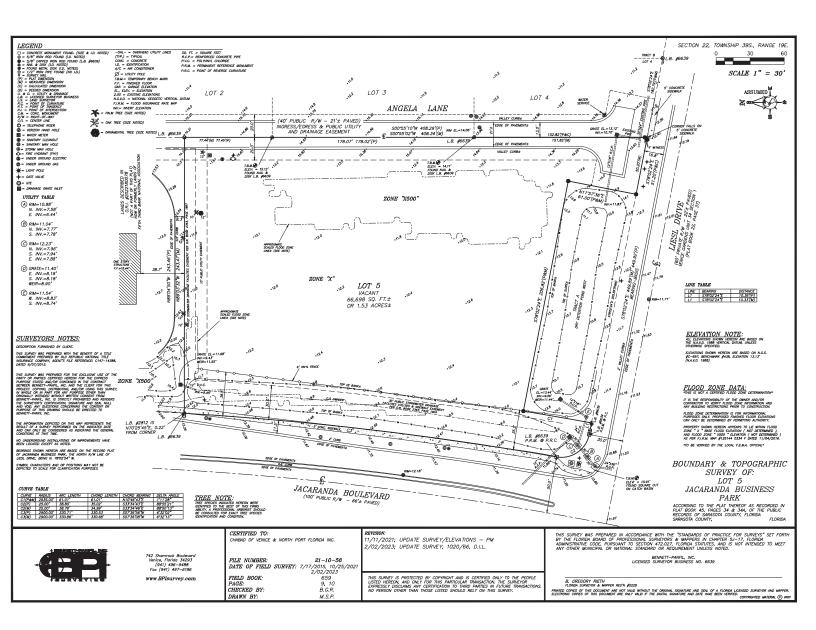
# DEVELOPMENT REVIEW PLAN APPLICATION

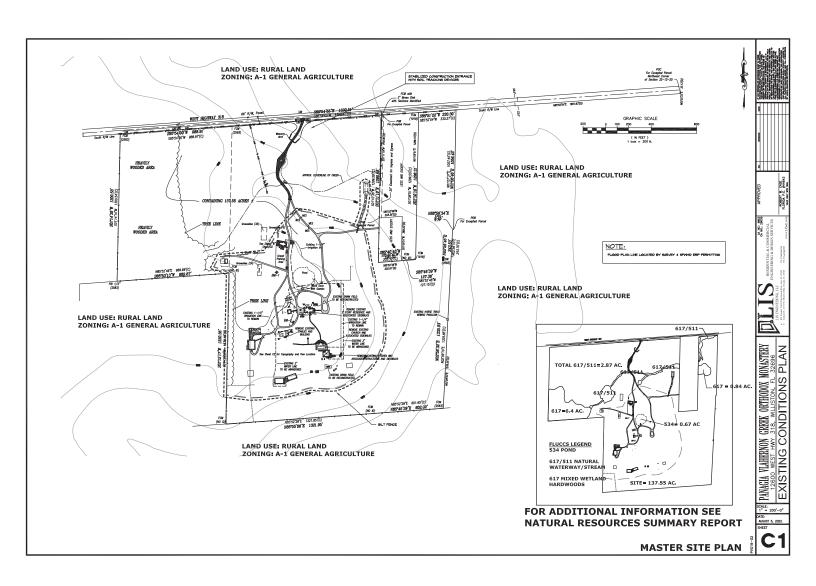
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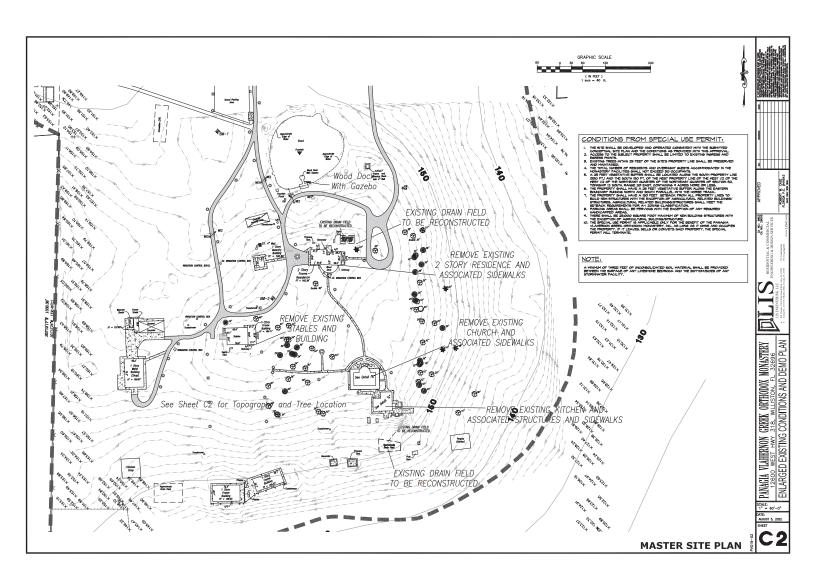
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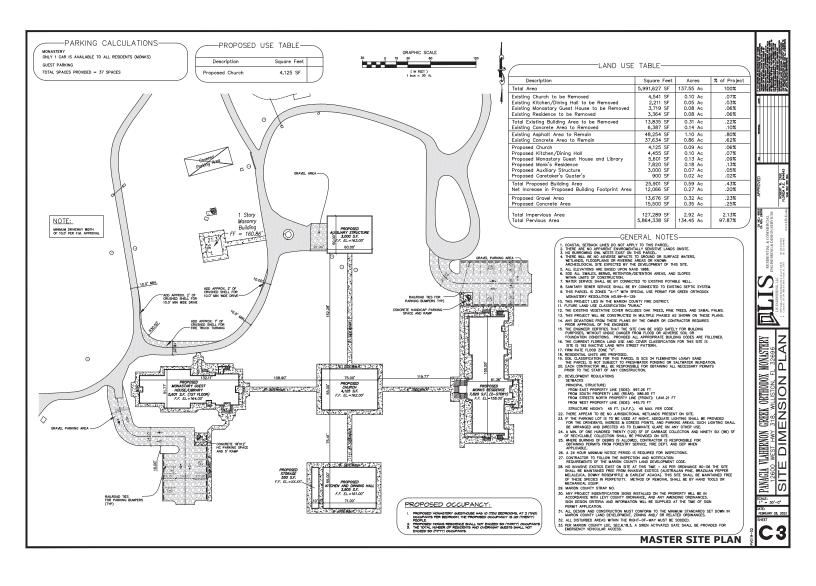
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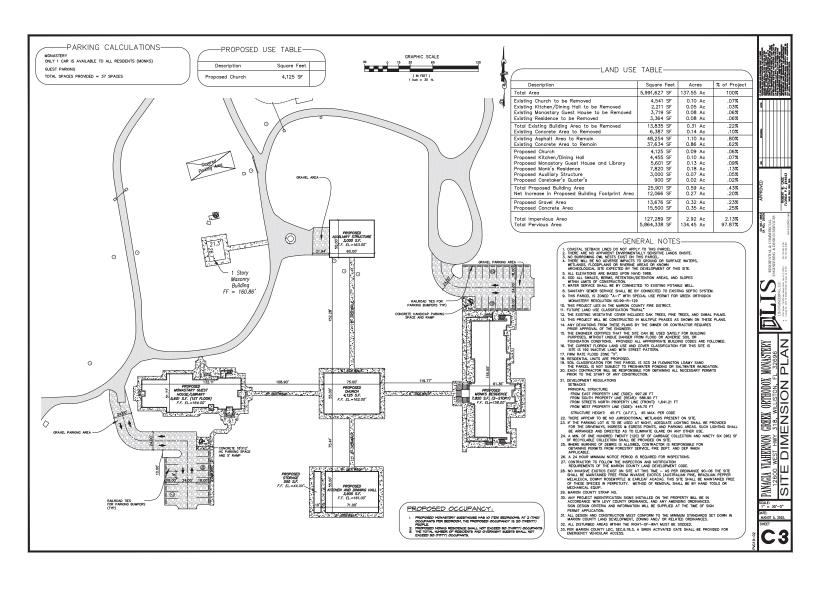
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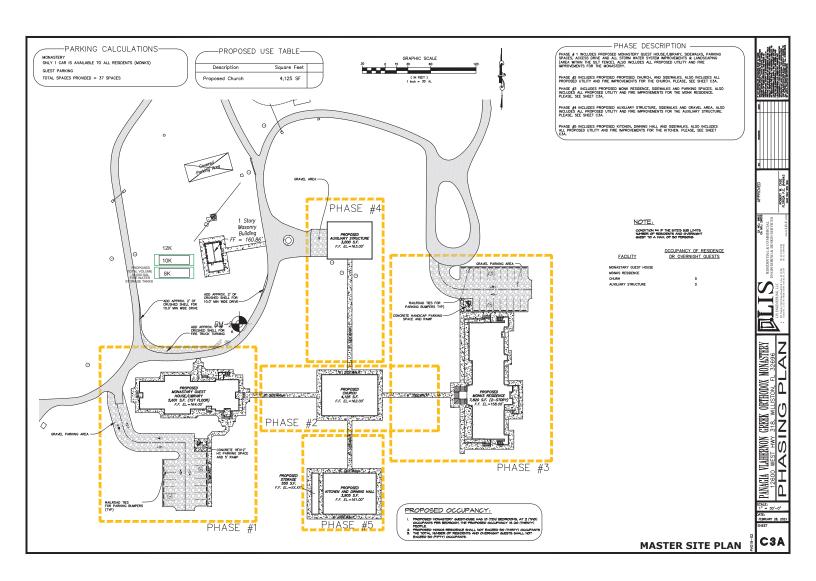




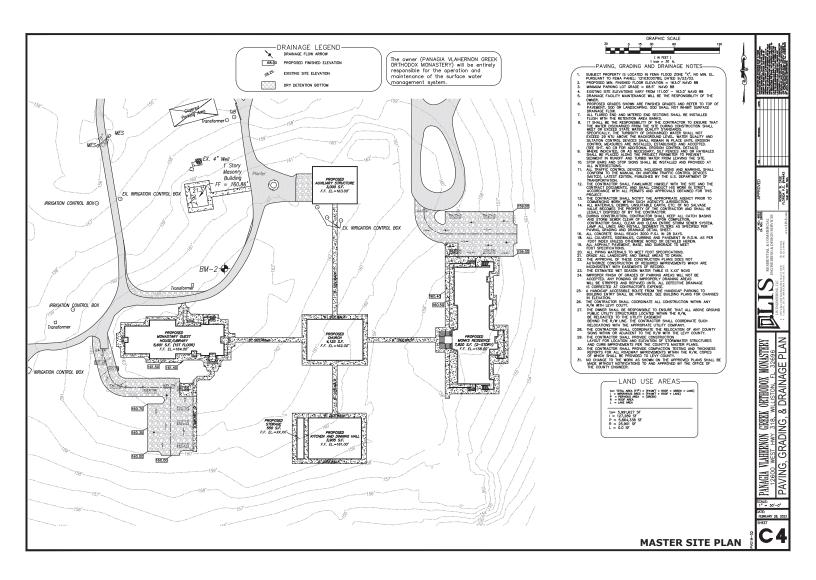


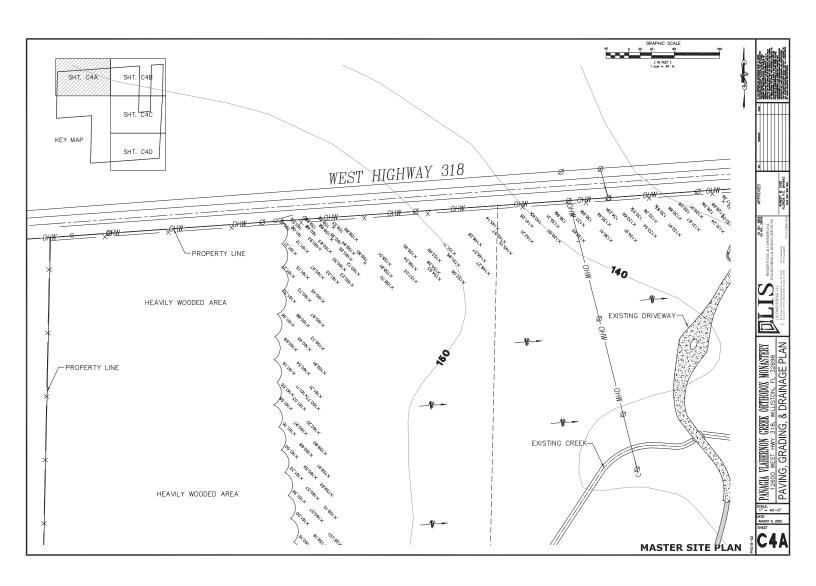


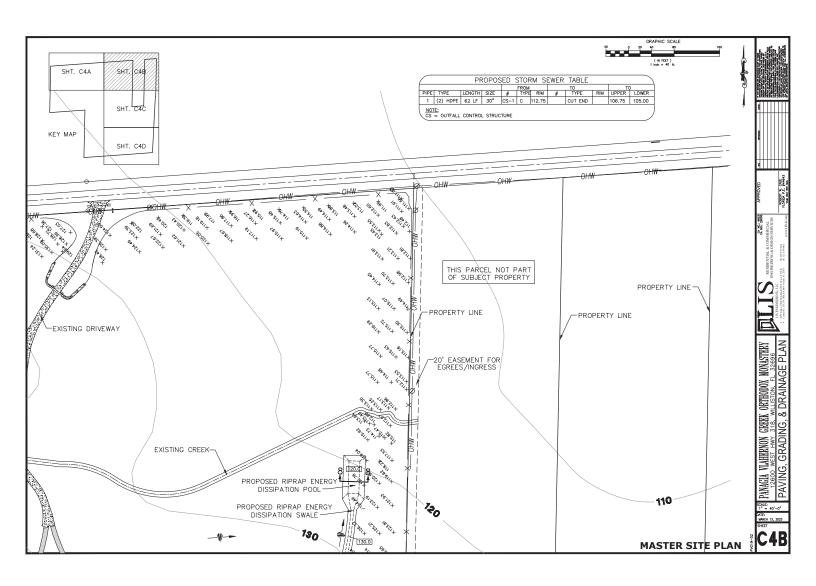


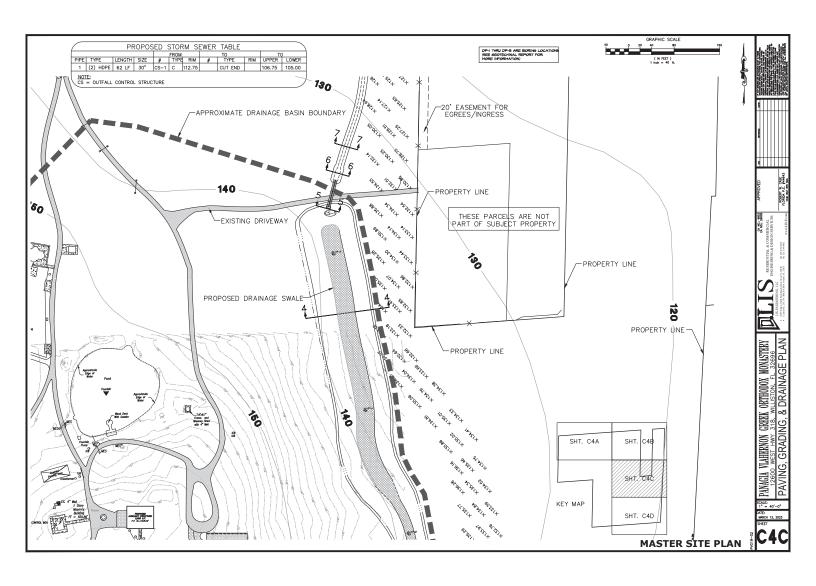


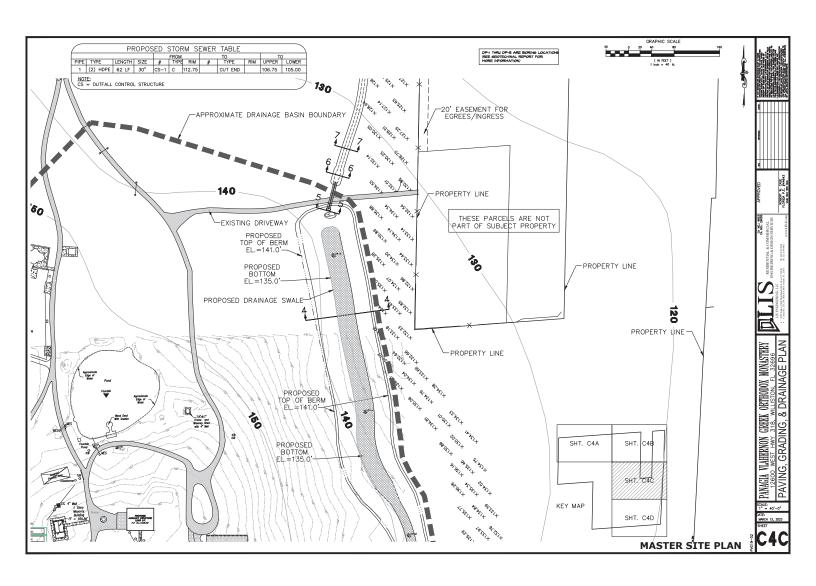


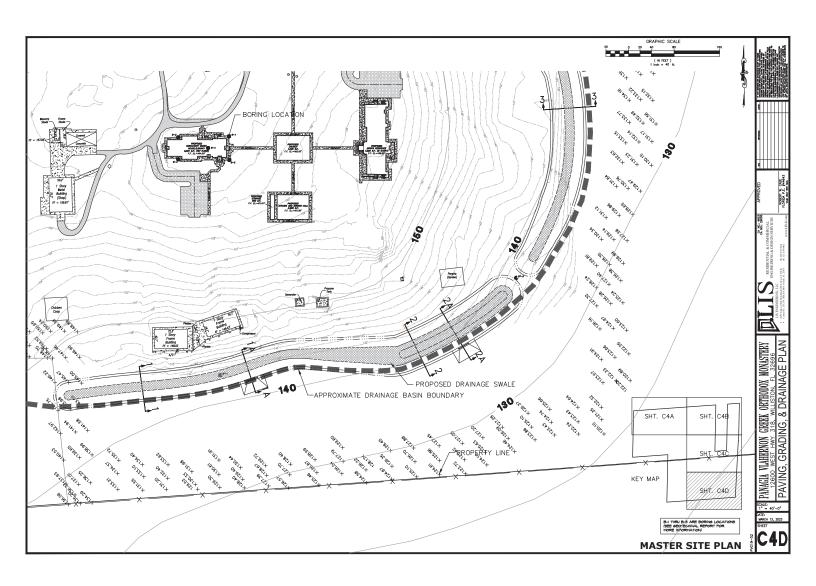


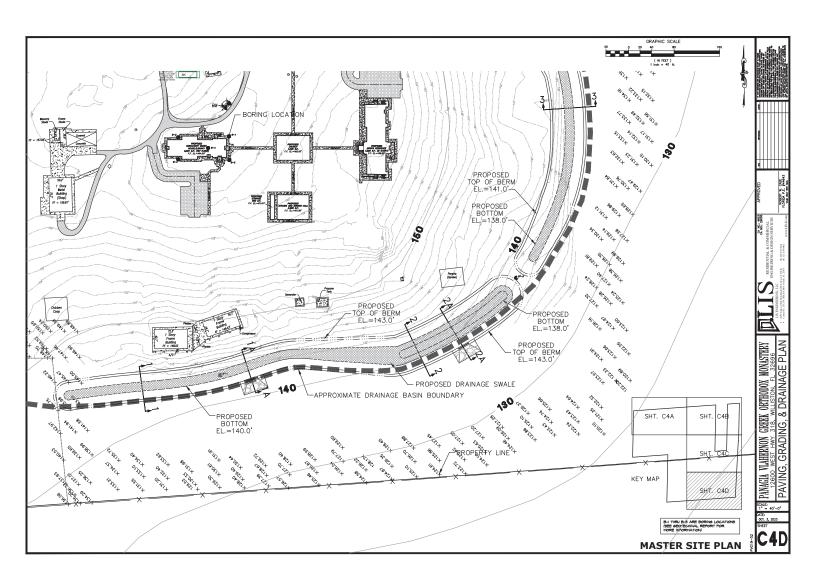


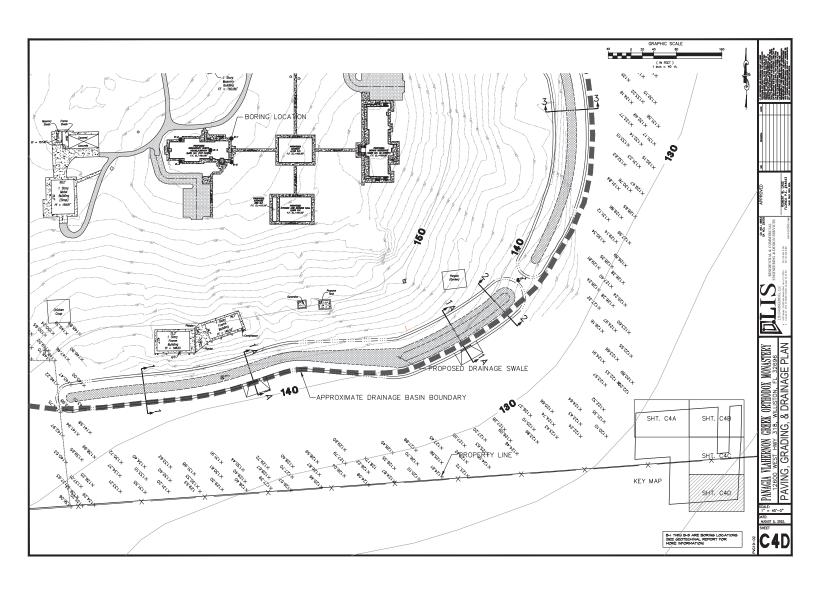


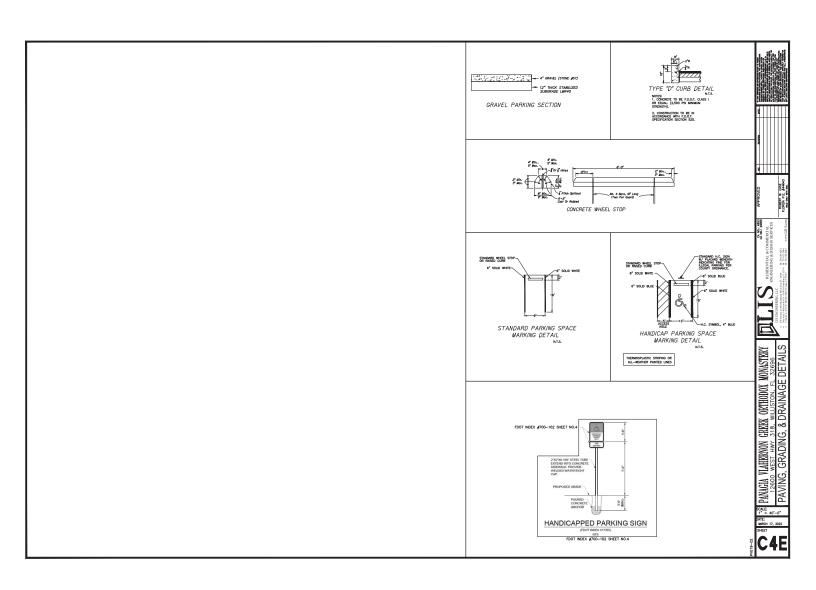


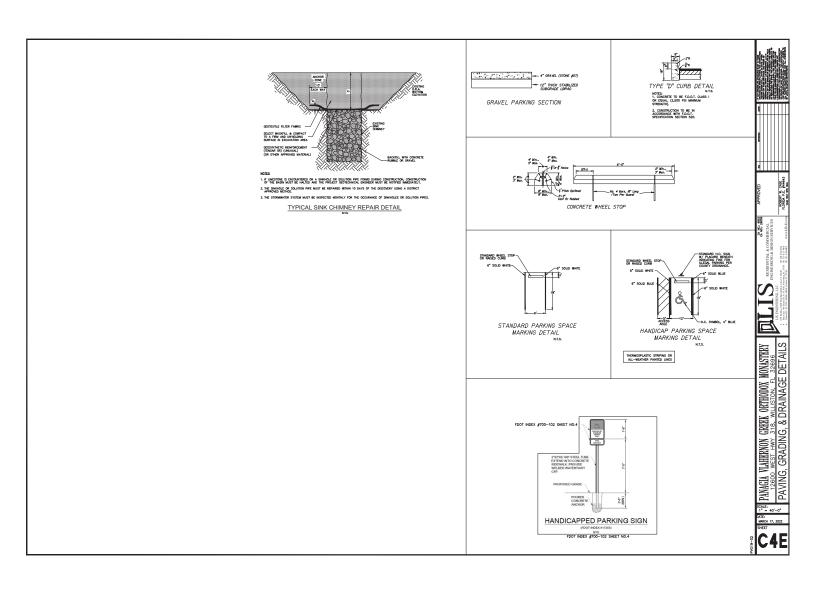


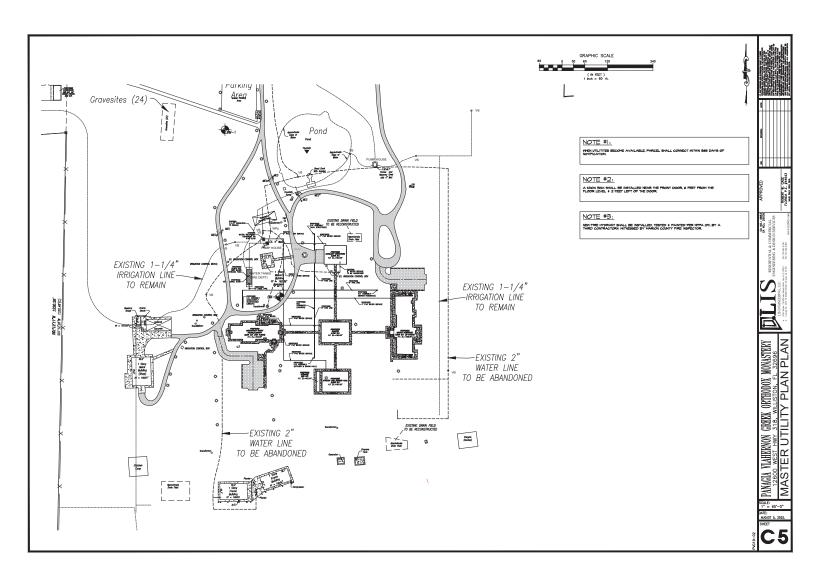


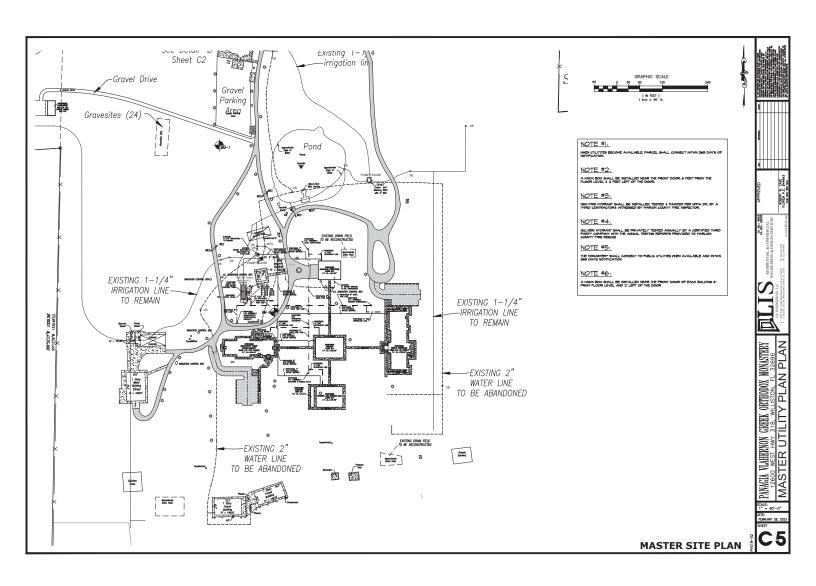


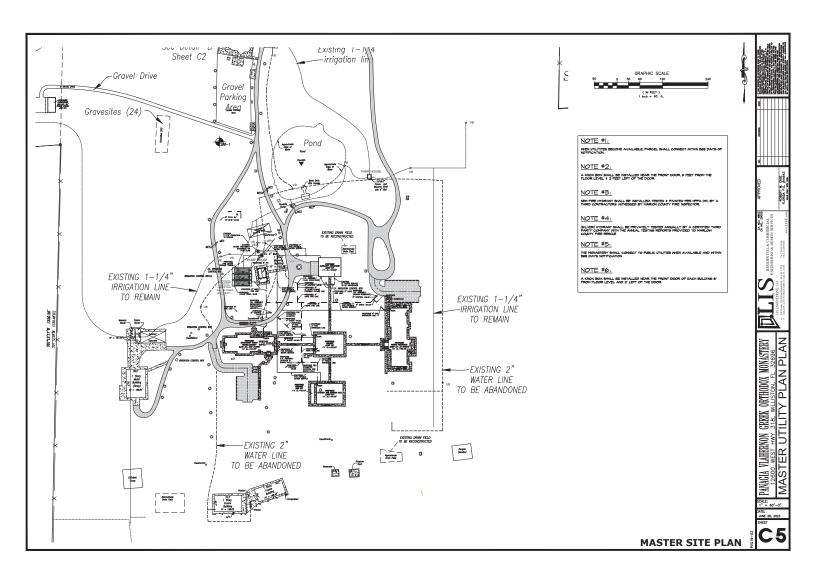


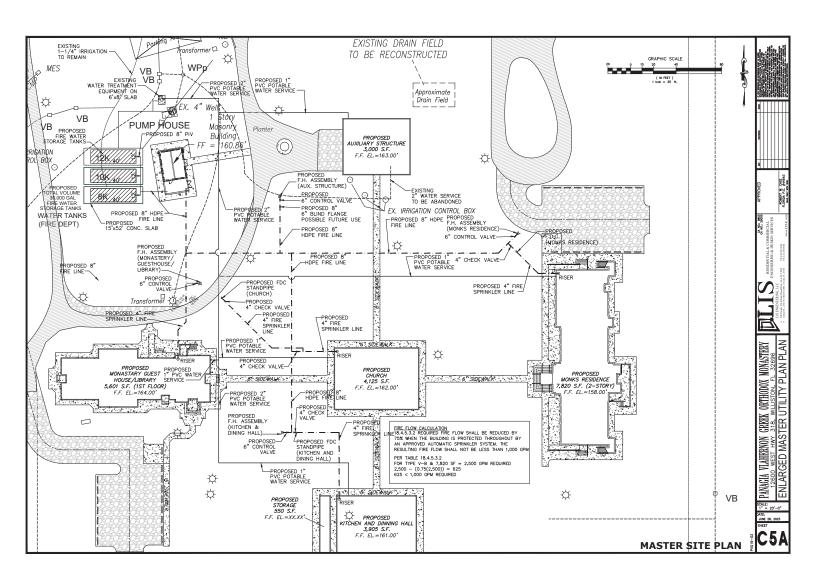


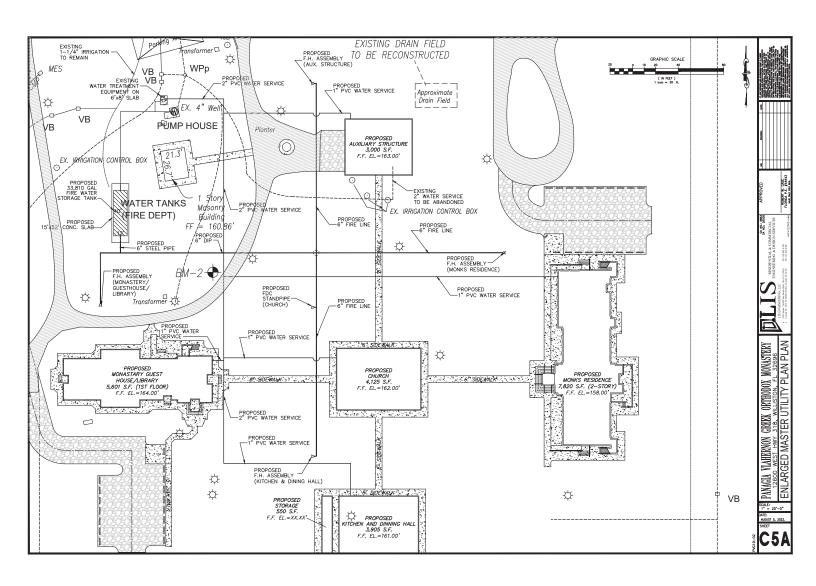


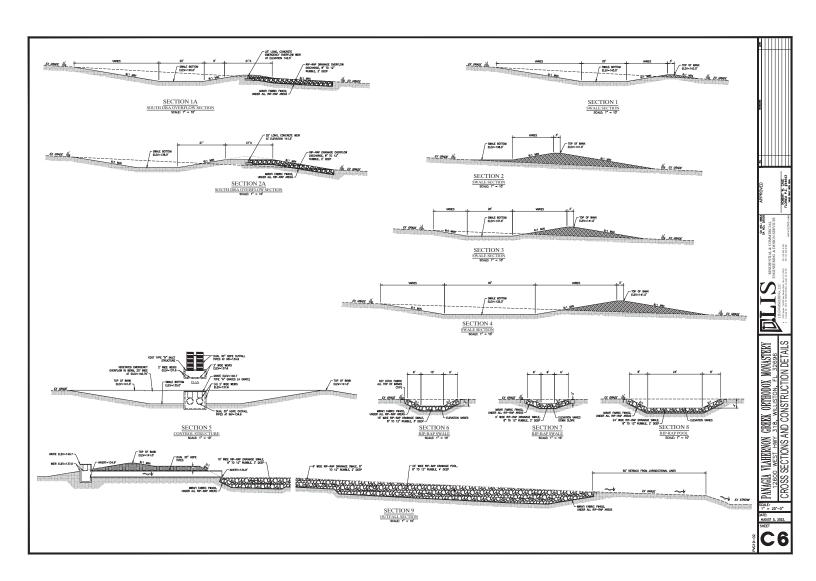


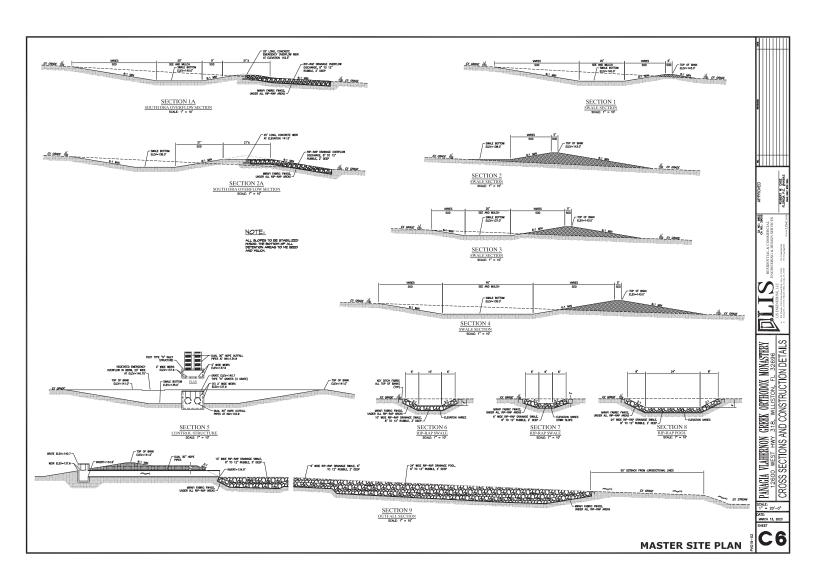


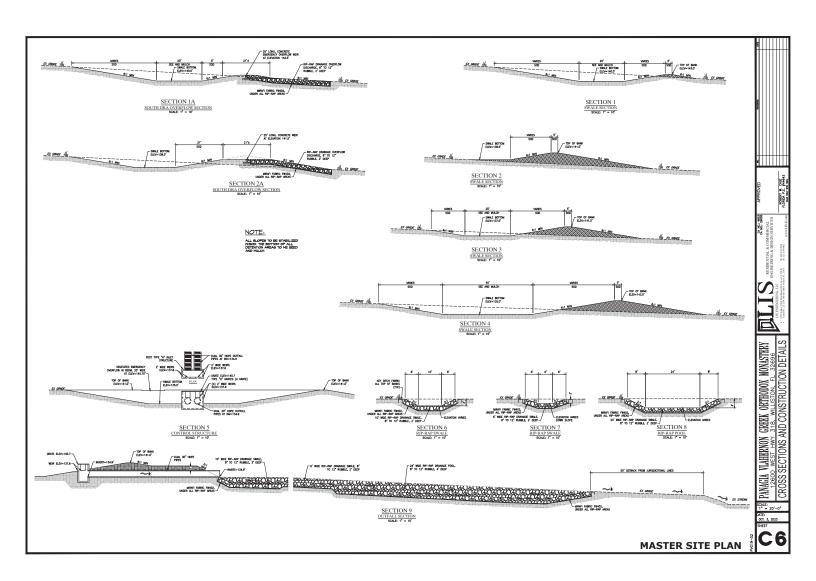


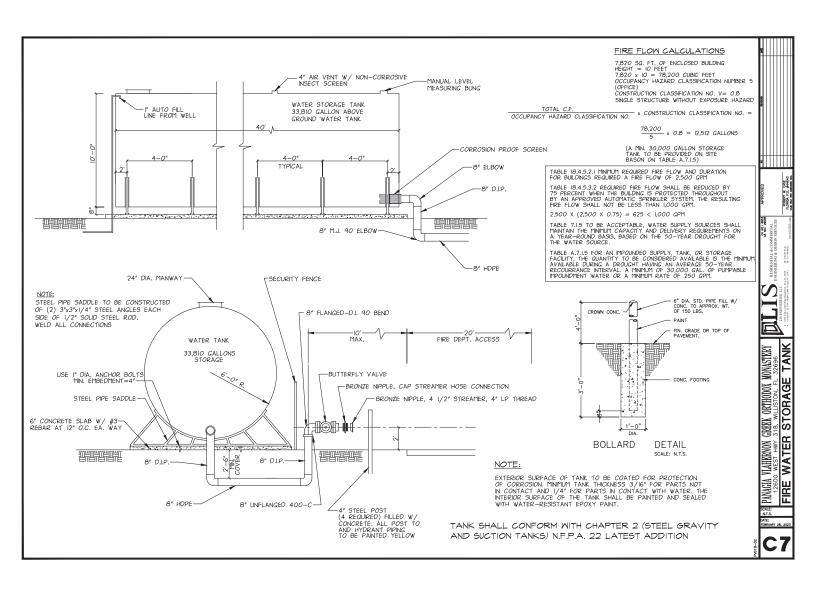


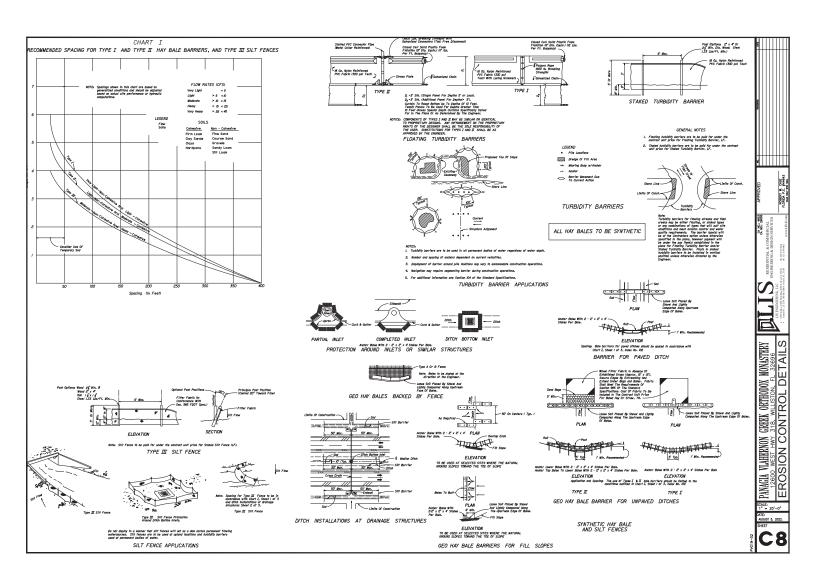


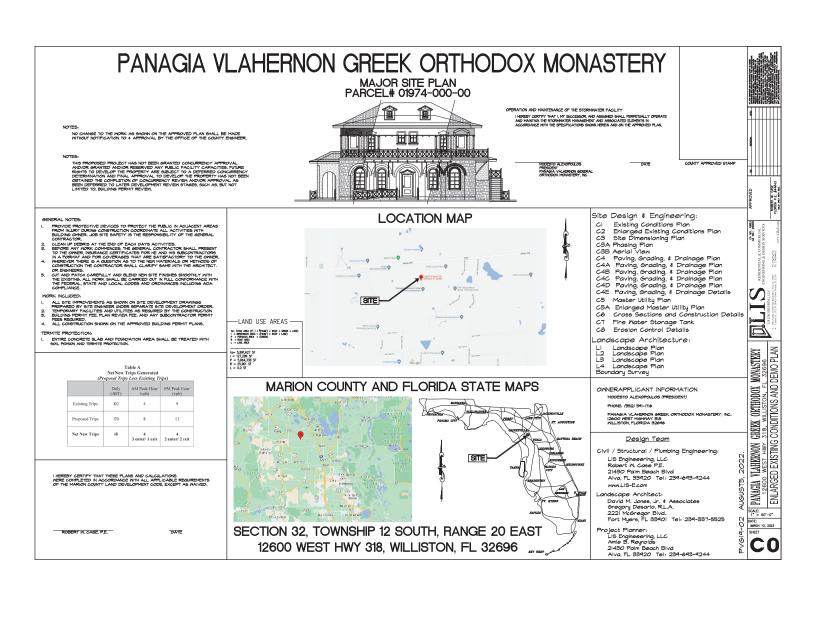


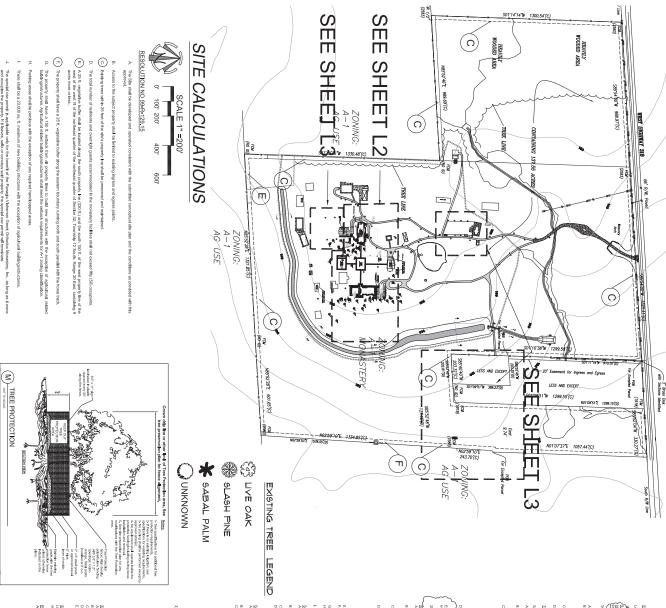












BE REMOVED ARE SHOWN PER PLAN (1 TREE AT 28\*)

LANDSCAPE ARCHITECT AND PLANNERS DAVID M. JONES, JR. AND ASSOCIATES, IN <u>DMJA</u>

252 W. Marion Ave. #1121 Punta Gorda, Florida 38950 PHONE: (941) 285-2217 2221 McGregor Blvd. Fort Myers, Florida 33901 PHONE. (239) 387-5325 FAX (239) 337-4494

LICENSE: LC COOO

PANAGIA
VLAHERNON
GREEK
ORTHODOX
MONASTERY

e removed 🔨 5 3 d 👣 213 des artisosfor ceptagement required. 6 trees at 3.5° cythor to be installed as mitigation required, 8 provided per plant tet,

PREFARED FOR:
LISArchitecture - Engineer
Land Surveying
Southwest Florida Location

12600 WEST HWY 318, WILLISTON, FL 32696

strategies and monitoring are included in the project's BMP manual understory) trees shall have a minimum overall height of six feet and a

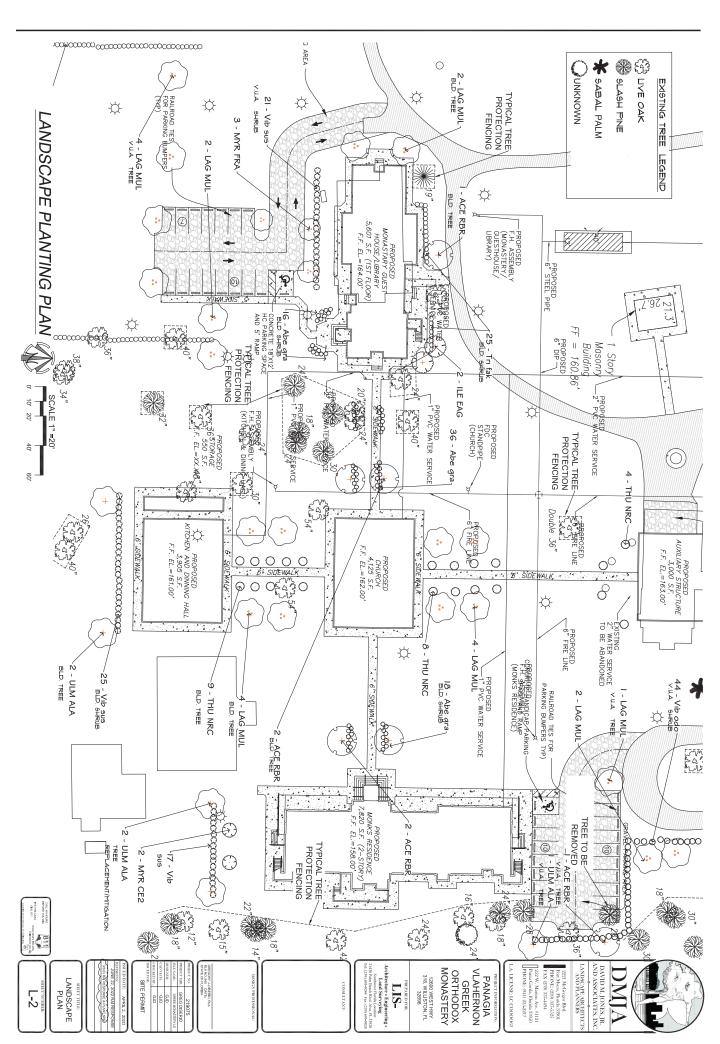


SITE PERMIT

LANDSCAPE CALCULATIONS

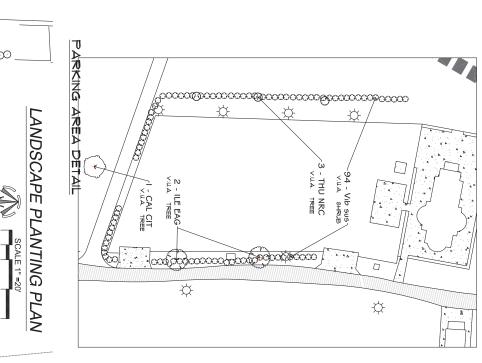




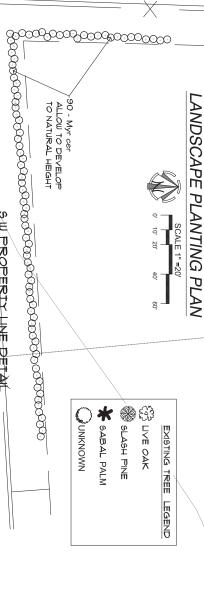


S.W. PROPERTY LINE DETAIL

SCALE 1" =20'



| PLANT            | PLANT SCHEDULE | Ĭ       |     |                                      |                                  |                          |         |
|------------------|----------------|---------|-----|--------------------------------------|----------------------------------|--------------------------|---------|
| TREES            | 8              | CODE    | QΤY | BOTANICAL NAME                       | COMMON NAME                      | SIZE                     | REMARKS |
| (+ }             | \              | ACE RBR | 6   | Aoer rubrum                          | Red Maple                        | 14" ht, 3.5" cal, 6" spr |         |
| (+)              |                | CAL CIT | -   | Callistemon citrinus                 | Lemon Bottlebrush                | 6°-10° HTS               |         |
| <del>(+)</del>   |                | LE EAG  | 4   | llex x attenuata "Eagleston"         | Eagleston Holly                  | 6' -8' Ht.               |         |
| (;)              | $\smile$       | LVG MUL | 23  | Lagerstroemla x `Muskogee`           | Lavender Crape Myrtle Mult-Trunk | 6, -8, Hr.               |         |
| (;)              | $\bigcirc$     | MYR FRA | 3   | Myrcianthes fragrans                 | Simpson's Stopper                | 6'-8' ht multi stem      | NATIVE  |
| ()               |                | MYR CE2 | 2   | Myrica cerifera                      | Wax Мутle                        | 4° Ht.                   |         |
| $\odot$          |                | THU NRC | 24  | Thuja occidentalis 'American Pillar' | American Pillar Arborvitae       | 68. Ht                   |         |
| ( <del>+</del> ) | <u></u>        | ULM ALA | 8   | Ulmus alata                          | Winged Elm                       | 14" ht, 3.5" cal, 6" spr |         |
| SHRUBS           | 8              | CODE    | QTY | BOTANICAL NAME                       | COMMON NAME                      | SIZE                     | REMARKS |
| 0                |                | Abe gra | 70  | Abelia x grandiflora                 | Glossy Abella                    | 3 gal., 18-24 ht         |         |
| 0                |                | CAL CI2 | 22  | Callistemon ctrinus                  | Lemon Bottlebrush                | 3 gal. 18"-24" ht        |         |
| 0                | -              | Lig jap | 8   | Ligustrum japonicum                  | Japanese Privet                  | 3 gal. 18 -24 ht         |         |
| <b>(</b> -)      |                | Myr oer | 142 | Myrica cerifera                      | Wax Myrtle                       | 3 gal., 18 -24 ht        | NATIVE  |
| 0                | ) Tri fak      |         | 201 | Tripsacum dactylcides                | Fakahatchee Grass                | 3 gal., 18-24 ht         | NATIVE  |
| 0                |                | VIb odo | 44  | Viburnum odoratissimum               | Sweet Viburnum                   | 3 gal., 18 24 ht         |         |
| 0                |                | VIb sus | 157 | Viburnum suspensum                   | Sandankwa Viburnum               | 3 gal., 24" ht           |         |
| Z<br>O           | NOTES:         |         |     |                                      |                                  |                          |         |

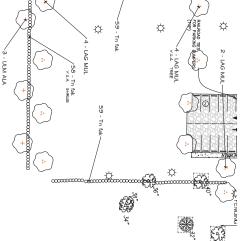






ALL PLANTINGS SHALL BE HAND WATERED BY THE OWNER TO PROVIDE FOR ESTABLISHMENT.
PLANTINGS SHALL BE MANTANED IN PERPETUITY DISTURBED AREAS OF THE SITE SHALL BE SEEDED OR

SODDED WITH BAHIA SOD.
CONTRACTOR IS RESPONSIBLE FOR VERHICATION OF QUANTITIES INCLUDING MULCH AND SOD



1 PLAN & PLANT LIST

SITE PERMIT

LANDSCAPE

S.W. DETAIL SCALE 1" =30'

A LICENSE LC COOOG

~54 - CAL CI2

ALLOW TO DEVELOP
TO NATURAL HEIGHT

LANDSCAPE ARCHITECT AND PLANNERS DAVID M. JONES, JR. AND ASSOCIATES, IN

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY

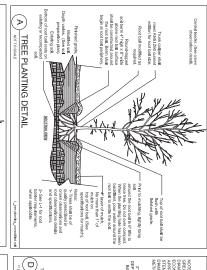
EAST BUFFER PLAN

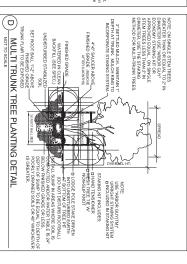
SCALE 1" =60'

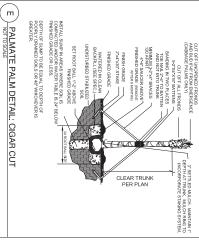
12600 WEST HWY 318, WILLISTON, FL 32696 LIS-

Architecture - Engin

TREE STAKING - LODGE POLES







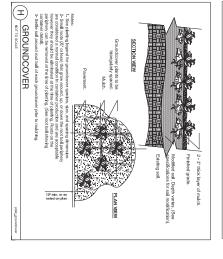
B TREE PLANTING ON SLOPE

Remove nursery stake. If central leader needs to be straightened or hald erect, it is acceptable to attach a ½\* x 8\* bamboo pole to the central leader and trunk.

32" long non-abrasive rubber ties. wo (2") to three (3") two inch lodge

Round-topped soil berm 6" high \_\_\_ x 8" wide above root ball surface shall be centered on the downhill side of the root ball for 240".

Berm shall begin at root ball periphery.



MULCH, GRAVEL OR SOD 5' CLEARANCE (REAR)

7.5' CLEARANCE (FRONT) HYDRANT

CLEAR AREAS FROM PLANTINGS PER NFPA 1-18.3.9.1 REQUIREMENTS MAINTAINED SHRUBS

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
- MAY AND ALL PROTIES VEGETATION INCLUDING E BREIF ACACIA, MONAMST TONGLIE.
  BREIFPRODOD ANSTRALMA PHISE, CARROTHOOD, DROSEMOOD, ARE POTATO.
  MIRRAY RED GAIL WIEETPRIS FIS, CABANILLE FIS, LAFANEESE CLUBING FEETAN,
  OLD WORD CLUBING FEETAN, MELALLELJA, DOWNEY ROSE, METALE, SHINESE TLANK,
  BRAZILLAM FEPERE, FLORIGH, HOLLY, TROPPICH, SODA, APPLE, MAY, PLUI, ROSE
  APPLE, CORK, TREE, AND WEETELIA (OH HE FROPERTY SHALL BE COMPLETELY)
  REMOYED AND DISPOSED D'OF 5'STERY THE CONTROCTOR, THE STEE SHALL BE
  MANYARD AND DISPOSED D'OF 5'STERY THE CONTROCTOR, THE STEE SHALL BE
- FERTILIZER SHALL BE IN ACCORDANCE DIVISION 5 6.8.14
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.

- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY MITERSERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY.

- ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE 8 OR BETTER. CONTRACTOR SHALL BERMOVE ANY PEGETATIVE GROWNTH HAD APPLY A PRE-EMERGENT WEED KILER PERSPECIFICATIONS PRIOR TO MULCHING.

LANDSCAPE ARCHITECTS
AND PLANNERS

DAVID M. JONES, JR. AND ASSOCIATES, IN

<u>DMJA</u>

- CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.

252 W. Marion Ave. #1121 Punta Gorda, Florida 38950 PHONE: (941) 235-2217

LLICENSE LC COOOC

2221 McGregor Blvd. Fort Myers, Florida 38901 PHONE: (230) 387-5525 FAX (239) 387-4494

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILARIZING THE INSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE LL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. ONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.

PANAGIA VLAHERNON GREEK ORTHODOX MONASTERY

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.

12600 WEST HWY 318, WILLISTON, FL 32696

- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS, REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.

Architecture - Engine Land Surveying

LIS-

SITE PERMIT

LANDSCAPE DETAILS

HYDRANT CLEARANCE

