Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Tuesday, October 28, 2025 10:37 AM
To: Weyrauch, Kenneth
Subject: Jon Harvey Letter if needed

Ken,

Below are the two outstanding items related to the Oak Shores submittal. Could you please provide clarification or guidance on how best to address these with Jon?

1. **DRA Vacations** – The two DRAs have not yet been vacated. We are currently awaiting confirmation from the Legal Department regarding the adequacy of the documentation to establish ownership post-vacation.
2. **ERP Permit** – We are also waiting on a determination from the St. Johns River Water Management District regarding their submitted ERP Permit (Project No. 19504-34).

Thank you,
Liz

Madeloni, Elizabeth

From: Weyrauch, Kenneth
Sent: Monday, October 27, 2025 11:18 AM
To: Jon Harvey
Cc: Madeloni, Elizabeth; Rison, Christopher; Troy Locklin; James Hulsey
Subject: RE: Oak Shores LUA and PUD application submittal

Jon,

We need something from the SJWMD that says the wetland is no longer there or we'll need to calculate the amount of wetland on the site and revise the allowed density to 1 unit per 5 acres of wetland. And recommend no homes in the wetlands.

Kenneth Weyrauch, AICP
Deputy Director
Growth Services
Main: 352-438-2600 | Direct: 352-438-2627
Empowering Marion for Success!

From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Friday, October 24, 2025 9:15 AM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Troy Locklin <TLocklin@Tillmaneng.com>; James Hulsey <JHulsey@Tillmaneng.com>
Subject: RE: Oak Shores LUA and PUD application submittal

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Ken,
I provided you with the Environmental Report from Modica.

The US Fish & Wildlife Service's National Wetland Inventory showed the presence of wetlands on the site. However, a site inspection by Modica & Associates (Environmental Consultant) found no evidence of wetlands existing on the site. An application for an Individual Environmental Resource Permit has been made to SJRWMD. During the ERP review, the District staff will conduct a site inspection to verify the presence of wetlands. A report from District staff will be provided upon receipt.

In the meantime, the PUD Rezoning application should not be denied based solely on the USFWS NWI maps. There is a disclaimer page on their website that their data **should not** be relied upon as definitive for site-specific boundaries or jurisdictional determinations. Below is an excerpt from the official disclaimer page:

"The maps are prepared from the analysis of high-altitude imagery. Wetlands are identified based on vegetation, visible hydrology, and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data, and the amount of ground-truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site."

You can view the full disclaimer at:
https://www.fws.gov/node/264582

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Sent: Friday, October 24, 2025 8:55 AM
To: Jon Harvey <JHarvey@Tillmaneng.com>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: RE: Oak Shores LUA and PUD application submittal

Jon,

Are you claiming the map was supposed to be updated since the government shutdown began?

Kenneth Weyrauch, AICP
Deputy Director
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2627

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From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Friday, October 24, 2025 8:26 AM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: RE: Oak Shores LUA and PUD application submittal

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Wetlands Mapper | U.S. Fish & Wildlife Service

This is also a resource, however due to the federal government shut down there is a disclaimer that indicates the map may not be updated or shown at this time.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Sent: Thursday, October 23, 2025 4:52 PM

To: Jon Harvey <JHarvey@Tillmaneng.com>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: RE: Oak Shores LUA and PUD application submittal

Jon,

Wetlands are under Florida Department of Environmental Protection. Do you have anything from them that says the wetland will be removed from the inventory?

Kenneth Weyrauch, AICP
Deputy Director
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2627

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From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Thursday, October 23, 2025 4:19 PM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: FW: Oak Shores LUA and PUD application submittal

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Ken,
The last 3 pages of the EA report I provided talks about the wetlands. Currently the FWC wetland inventory website is down due to the Federal Government Shutdown. When you go to the website it has a disclaimer to this effect that explains that the inventory has not been updated.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Jon Harvey
Sent: Thursday, October 23, 2025 1:10 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Rison, Christopher <Christopher.Rison@marionfl.org>; Fred Roberts <fred@kleinandkleinpa.com>; Troy Locklin <tlocklin@tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>; David Tillman <DTillman@Tillmaneng.com>
Subject: RE: Oak Shores LUA and PUD application submittal

Liz,

1. We are aware that those areas that are indicating ownership by Marion County was discussed during pre-application and DRC staff review with your staff, specifically Chris Rison. The County does not actually have title or deed to these parcels. They are dedicated to the public per the plat. After discussions with Chris Rison it was agreed that vacating the plat would technically revert back to the owner of the adjacent lots which is our client. Thus ownership would be established. I do not believe a deed will be generated. The MCPA will likely change the ownership based on the resolution to vacate. Chris and I have had multiple conversations concerning this issue. Fred Roberts has formally filed an application to vacate those DRA's. As a result, Chris indicated that submittal would be acceptable, with the understanding that the plat vacating would be completed prior to BCC approval. I explained to Chris our concern of getting on this cycle is important and did not want to risk unavailability by next Wednesday. Therefore, he said as long as the vacating application was submitted it was suffice to submit the PUD and LUA. I provided the email that demonstrates the application has been filed. Elizabeth Woods with OCE is processing it if you want to confirm.
2. I provided the Environmental Report conducted on this site and they determine that no wetlands exist on this site.
3. We are in the process of filing a LOMR with FEMA to remove this from the Flood Zone. Nevertheless, this should not hold up the process of requesting a PUD.

I hope this addresses all of your concerns. Please touch base with Chris as I am sure he can shed some light on this matter. Hope you have a great rest of your day.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

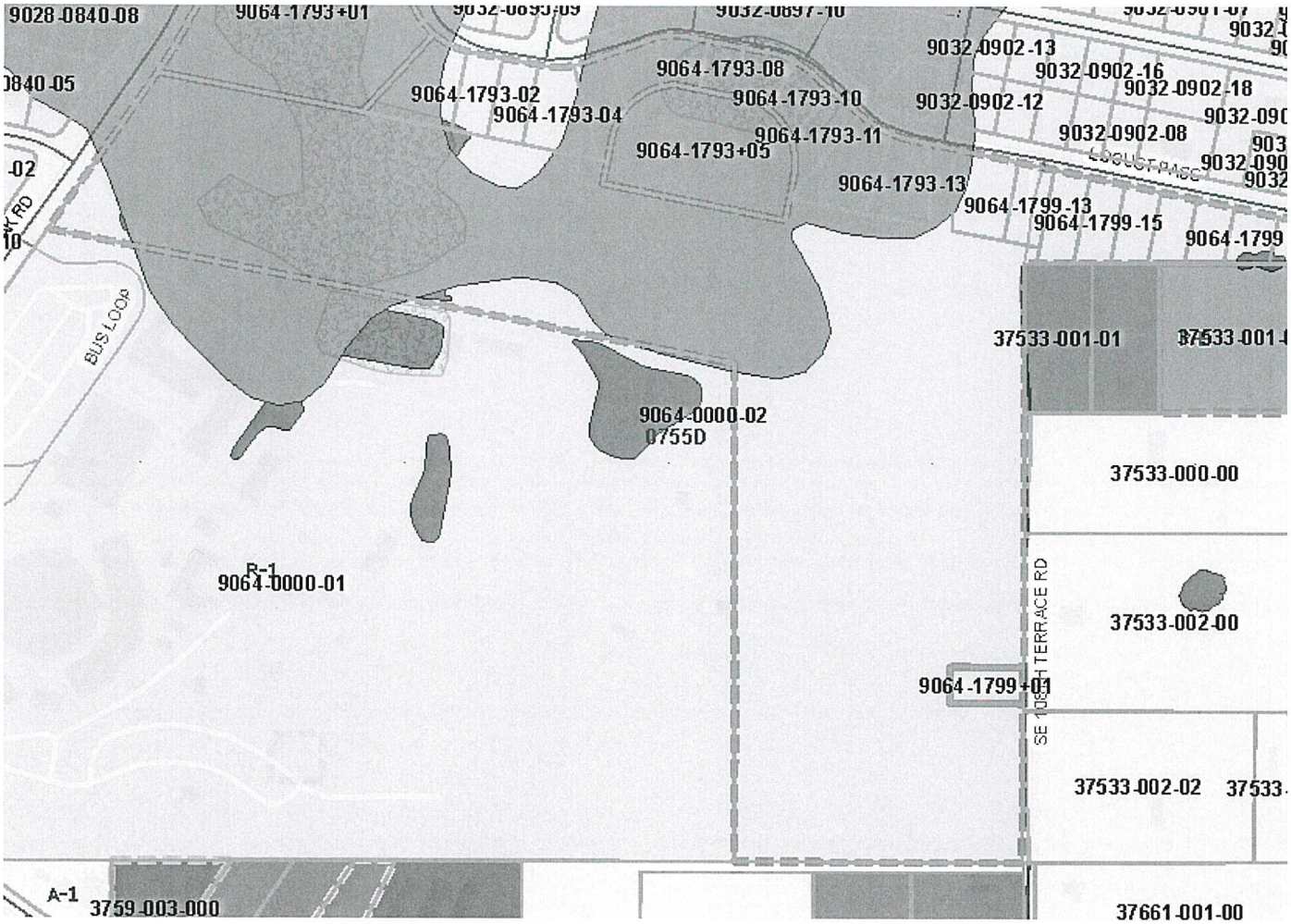
Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental

Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Thursday, October 23, 2025 11:25 AM
To: Jon Harvey; Weyrauch, Kenneth
Cc: Rison, Christopher
Subject: RE: Oak Shores LUA and PUD application submittal

Jon,
We currently have no proof of ownership for the portions of the two DRAs in question. As such, I'm unable to process your request until proper documentation is provided. At this time, our records indicate that **Marion County** is the listed owner of both DRAs.

Regarding the larger parcel, **9064-0000-02**, we will need written confirmation or a permit from **DEP** for mitigation, as the property contains wetlands located within a **FEMA Flood Zone A**—specifically in the area where your concept plan proposes residential development.



From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Thursday, October 23, 2025 11:17 AM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Subject: RE: Oak Shores LUA and PUD application submittal

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Working with Chris Rison, He found it acceptable to take in the application as long as a plat vacating application has been submitted. I outlined this in the submittal letter and email. Fred Roberts has made application. Please touch base with Chris on the details.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Sent: Thursday, October 23, 2025 11:13 AM
To: Jon Harvey <JHarvey@Tillmaneng.com>
Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Subject: RE: Oak Shores LUA and PUD application submittal

Hi Jon,

There are DRAs owned by Marion County in the land use amendment. Do you have Marion County's signatures?

9064-1799+01
9064-1793+05

Kenneth Weyrauch, AICP
Deputy Director
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2627

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From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Wednesday, October 22, 2025 5:01 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>
Cc: Troy Locklin <TLocklin@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>; David Tillman <DTillman@Tillmaneng.com>
Subject: Oak Shores LUA and PUD application submittal

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Good Afternoon Liz,
After talking with Chris Rison earlier, he agreed that since the plat vacation was submitted that it is ok to file the PUD and Land Use applications for Oak Shores PUD. Below is correspondence from the County demonstrating that the application has been submitted. Fred Roberts is the attorney handling that vacating application. By the time this goes before the BCC the plat vacating is anticipated to be complete. It is understood that tabling the case to be heard may occur in the event that the vacating is not completed by then. Below are links to the Small Scale Land Use Amendment and the PUD rezoning application. Once you review and assign an AR number to each application, I will immediately provide you with two separate checks (one for $3,000.00 and one for $1,880.00).

Land Use Application packet: https://www.dropbox.com/t/7duyfaOkVwLY3psg

PUD application packet: https://www.dropbox.com/t/PdTbBxfqqQVALuit

Please let me know if you need anything else. The submittal of these applications is to assure a spot in the 2601 CYCLE.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Woods, Elizabeth <Elizabeth.Woods@marionfl.org>
Sent: Wednesday, October 22, 2025 11:38 AM
To: Fred Roberts <Fred@kleinandkleinpa.com>
Cc: Jon Harvey <JHarvey@Tillmaneng.com>
Subject: Re: Plat Vacation Request (MCU Letter of No Objection)

Good Morning,

Thank you for reaching out. The following items are missing from your packet:

- $500.00 check made out to Marion County or a subsequent check of $150.00
  - The check provided is only for $350.00. In the email attached, I advised the fee is now $500.00.

- No Objection Letters from all utility companies in the proposed vacation area that serve or have opportunity to serve the specific area

- Title Opinion or Certification from a title company or attorney no more than 20 days old showing the applicant as the fee simple owner of the portion of the plat to be vacated.

As soon as I receive the above items, I can move forward with getting this schedule for the Development Review Committee. Thank you!

Elizabeth Woods
Title Research Agent
Office of the County Engineer
Main: 352-671-8686 | Direct: 352-671-8667
Empowering Marion for Success!

Elizabeth Woods
Title Research Agent
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave
Ocala, FL 34471
Main: 352-671-8686

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From: Fred Roberts <Fred@kleinandkleinpa.com>
Sent: Wednesday, October 22, 2025 10:28 AM
To: Woods, Elizabeth <Elizabeth.Woods@marionfl.org>
Cc: Weaver, Cheryl <Cheryl.Weaver@marionfl.org>; Jon Harvey <jharvey@tillmaneng.com>
Subject: Re: Plat Vacation Request (MCU Letter of No Objection)

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Elizabeth,
Good morning. I just wanted to follow up with you to make sure you had everything you needed on this application and to check on the status of comments. Per growth management, they wanted us to get the application submitted and receive back comments before we submitted our PUD application. Add copied Jon Harvey Tillman engineering on this email. They are steaming at the Ready to get that filed once the timing is right.

Thanks in advance.

Sent from my iPhone using Voice-to-Text

On Oct 10, 2025, at 8:19 AM, Weaver, Cheryl <Cheryl.Weaver@marionfl.org> wrote:

Good Morning Fred,
Please submit your complete application to Elizabeth Woods, as she is currently handling Plat Vacates and Road Closings.
Elizabeth,
I've copied you on this email so you have the full email chain for reference.

Sincerely,

Cheryl Weaver
Right of Way Manager
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471
Main: 352-671-8686 | Direct: 352-671-8679

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Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Monday, October 27, 2025 12:42 PM
To: County Attorney LRM Submissions
Cc: Weyrauch, Kenneth
Subject: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05
Attachments: doc_20251027123336.pdf

Attached is our LRM along with a separate description of the information we need: Property Appraisers Property Cards, 1st page to a SS-CPA application, current legal descriptions, along with legal descriptions submitted by the applicant.

We look forward to hearing from you,
Liz

St. Johns River
Water Management District

ePermi

Project Information

Information as of 27-Oct-2025 01:57:38 AM

Project Number	19504 - 34	**Project Name**	Oak Shores Mass Grading		
Sequence Type	Modification	**Permit Type**	ERP Individual	**County**	Marion (Ocala)
Received	10/17/2025	**Decision**		**Expiration**	
Description	The project will entail the clearing and grading of the site and the construction of two (2) new dry retention ponds, and use of one (1) existing dry retention pond. There is no construction of impervious coverage proposed under this permit.				
Status	Pending	**Recommendation**		**Current Process Stage**	Review
Applicant	Heather Island, LLC	**Owner**	Heather Island, LLC	**Agent**	
Consultant	Tillman and Associates Engineering, LLC	**Wetlands**	Yes		
Reviewer(s)	Amy Maxwell (386) 329-4273; Tanya Alvarez (386) 329-4130; Tori Catalo (386) 643-1126;				

Copy Link | District Map | Google Earth | Google Map | Comments

Documents (Archive Web Content) (16)

Change View | Export

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	10/17/2025	1031636	Application	
Application	Map	10/17/2025	1588847	Map	Online Map
Application	Additional Material - Cover Letter	10/17/2025	48195	Additional Material - Cover Letter	Signed Submittal letter
Application	Operational and Maintenance Documents	10/17/2025	1898780	Operational and Maintenance Documents	O&M
Application	Additional Material	10/17/2025	233334	Additional Material	Sunbiz document
Application	Additional Material:2	10/17/2025	283834	Additional Material:2	Property Card
Application	Additional Material:3	10/17/2025	9279242	Additional Material:3	Environmental Report
Application	Deed	10/17/2025	286377	Deed	Warranty Deed
Application	Calculations	10/17/2025	14118900	Calculations	Signed Stormwater report

ATTACHMENT I

Application for Individual and Conceptual Approval Environmental Resource Permit, State 404 Program Permit, and Authorization to Use State-Owned Submerged Lands

Florida Department of Environmental Protection/
Water Management Districts

Effective 12/22/2020

Instructions for Use of This Form:

This form is designed to assist you in submitting a complete application. All applications must include Section A-General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbooks Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C., and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

What Sections of the Application Must I Fill Out?

Type of Activity	Section A	Section B	Section C	Section D	Section E	Section F	Section G	Section H	Section I
Fill in wetlands or waters for a single family residence?	Y	Y	N	N	N	N	N	N	Y, if in assumed waters
Docks, shoreline stabilization, seawalls associated with a single family residence?	Y	Y	N	N	N	Y, as needed	N	N	Y, if in assumed waters
Wetland impacts (other than association with an individual residence)?	Y	N	Y	N	N	N	N	N	Y, if in assumed waters
Boating facilities, a marina, jetty, reef, or dredging?	Y	N	Y	Y	N	Y, as needed	N	N	Y, if in assumed waters
Any work on state owned submerged land?	Y	N	Y	N	N	Y	N	N	Y, if in assumed waters
Construction of a stormwater management system?	Y	N	Y, as needed	N	Y	N	N	N	N
Constructing a mitigation bank?	Y	N	Y	N	Y, as needed	N	Y	N	Y, if in assumed waters
Creating a mine?	Y	N	Y, as needed	N	N	N	N	Y	Y, if in assumed waters

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

Section A:
General Information for All Activities

Part 1: Name, Application Type, Location, and Description of Activity

A. Name of project, including phase if applicable: **Oak Shores Mass Grading**

B. This is for (check all that apply):

☐ Construction or operation of **new** works, activities and/ or a stormwater management system

☐ **Conceptual Approval** of proposed works, activities and/ or a stormwater management system

☒ Modification or Alteration of **existing** works activities and / or a stormwater management system. Provide the existing DEP or WMD permit #, if known: **19504-21** Note: Minor modifications do not require completion of this form, and may instead be requested by letter in accordance with section 6.2 of Applicant's Handbook Volume I.

☐ **Maintenance or repair** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD. Provide existing permit #, if known: _____

☐ Abandonment or removal of works, activities and/ or stormwater management system
Provide existing DEP or WMD permit #, if known: _____

☐ Operation of an **existing unpermitted** work, activity, and/or stormwater management system.

☐ Construction of additional phases of a permitted work, activity, or system.

Provide the existing DEP or WMD permit #, if known: _____

☐ A State 404 Program authorization:

☐ Exemption ☐ General Permit ☐ Individual Permit

If requesting an Exemption or General Permit provide Rule #, if known:

☐ **By checking this box**, I hereby voluntarily waive, in accordance with Rule 62-330.090(8), F.A.C., the agency action deadlines in section 5.5.3 of Volume I in the event my project also requires a State 404 Program authorization (other than an exemption) under Chapter 62-331, F.A.C., and request that the agency actions for the ERP and State 404 Program authorizations be issued at the same time. (This is strongly recommended to ensure consistency, and to reduce the potential need for project modifications to resolve inconsistencies that may occur when the agency actions are issued at different times.) If this box is checked and the Agency(ies) determines that no State 404 Program authorization is required, the Agency will continue to abide by section 5.5.3 of Volume I.

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.** Please also reference Applicant's Handbooks I and II for the type of information that may be needed.

☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a Noticed General Permit: **Provide the information requested in Section B. Do not complete Section C.**

☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual single-family residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/ enhancement.* **Provide the information requested in Section C.**

☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**

☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21): **In addition to Section B or C, also provide the information requested in Section F**

☒ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**

☐ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342): **Provide the information requested in Section G.**

☐ Mines (as defined by in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**

☐ Other, describe: _____ Please contact the Agency to determine which additional sections of the application are needed. See Attachment 2 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: **The project will entail the clearing and grading of the site and the construction of two (2) new dry retention ponds, and use of one (1) existing dry retention pond. There is no construction of impervious coverage proposed under this permit.**

E. Project/Activity Street/Road Address or other location (if applicable):
City: **OCALA** County(ies)**Marion** Zip: **34472**
Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

F. Project location map and Section, Township, and Range information (use additional sheets if needed):

Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.
Land Grant name, if applicable:

Section(s):	24	Township:	16S	Range:	24E
Section(s):	23	Township:	16S	Range:	23E

G. Latitude (DMS) Longitude (DMS) (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource):

H. Tax Parcel Identification Number(s): **9028-0841+01, 9064-0000-02, 9064-1793+01, 9064-1793+05, 9064-1799+01**

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

I. Directions to Site (from major roads; include distances and landmarks as applicable): **Project location is at the intersection of Oak Road and Oak Tract Pass adjacent to the Belleview High School**

J. Project area or phase area: **39.88** acres

K. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:

Receiving Waterbody	Class Type	Outstanding Florida Water	Aquatic Preserve

The following questions (L-N) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.

L. Is it part of a larger plan of development or sale? ☐ yes ☒ no

M. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable):
acres or square feet

N. Volume of water the system is capable of impounding (if applicable):

Normal Pool: acre-feet. Depth ft.
Maximum Pool: 47.94 acre-feet. Depth ft.

Part 2: Supplemental Information, and Permit History

A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☒ Yes ☐ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/ APPLICATION NO.	PROJECT NAME
WMD	13-MAR-07	19504-21	Silver Springs Shores Unit 64

B. Indicate if there have been any **pre-application meeting(s)** with the DEP, WMD, or delegated local government, or other discussions, meetings, or coordination with other stakeholders or agencies about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.

D. Processing Fee: **Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Appendix D of Applicant's Handbook Volume 1 to determine the appropriate fee.

Part 3: Applicant and Associated Parties Information

Instructions: Please complete the following sections. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. Applicant (Entity Must Have Sufficient Real Property Interest) ☐ **This is a Contact Person for Additional Information**		
Name: Last: **Rainey**	First: **James**	Middle: **I**
Title:	Company: **Heather Island, LLC**	
Address: **9925 Se 58th Ave**		
City: **Belleview**	State: **FL**	Zip: **34420-6317**
Home Telephone:	Work Telephone: **(352) 320-1200**	
Cell Phone: **(352) 320-1200**		
E-mail Address: **irainey@cowboysgroup.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
B. Land Owner(S) (If Different or in Addition to Applicant)		

☐ Check here if land owner is also a co-applicant		
Name: Last: **Rainey**	First: **James**	Middle: **I**
Title:	Company: **Heather Island, LLC**	
Address: **9925 Se 58th Ave**		
City: **Belleview**	State: **FL**	Zip: **34420-6317**
Home Telephone:	Work Telephone: **(352) 320-1200**	
Cell Phone: **(352) 320-1200**		
E-mail Address: **irainey@cowboysgroup.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

C. Operation and Maintenance Entity	**(see Applicant's Handbook I, Section 12.3)**		
Entity Name:	Contact: Last: **Rainey**	First: **James**	Middle: **I**
Title:	Company: **Heather Island, LLC**		
Address: **9925 Se 58th Ave**			
City: **Belleview**	State: **FL**		Zip: **34420-6317**
Home Telephone:	Work Telephone: **(352) 320-1200**		
Cell Phone: **(352) 320-1200**			
E-mail Address: **irainey@cowboysgroup.com**			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			

D. Co-Applicant (If Different or In Addition to Applicant and Owner)		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

E. Registered Professional Consultant	☒ **This is a contact person for additional information**	
Name: Last: **McPherson**	First: **Jeffrey**	Middle:
Title:	Company: **Tillman and Associates Engineering, LLC**	
Address: **1720 Se 16th Ave, Bldg 100**		
City: **Ocala**	State: **FL**	Zip: **34471-4620**
Home Telephone:	Work Telephone: **352-387-4540**	
Cell Phone: **(352) 387-4540**		

E-mail Address: **permits@tillmaneng.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
F. Environmental Consultant ☐ **This is a contact person for additional information**		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
G. Agent Authorized to Secure Permit (If Different from Consultant) ☐ **This is a contact person for additional information**		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

If necessary, please add additional pages for other contacts and property owners related to this project.

H. Real Property Interest

a. Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3(d) of Applicant's Handbook Volume I. **Please attach evidence of the applicant's real property interest over the land upon which the activities subject to the application will be conducted, including mitigation areas (if applicable).** Refer to Sections 4.2.3(d)-(e) for sufficient real property interest documentation.

b. For activities that require a recorded notice in accordance with rule 62-330.090(7), F.A.C., please provide either the complete legal description of the property or a copy of the pages of the document recorded in the public records that contains the complete legal description. If the land upon which the proposed activities are to occur is not owned by the applicant, the applicant must also provide copies of any right-of-way, leases, easements, or other legal agreement which authorizes the applicant to perform the activities on those lands.

Additional Addresses

	,

Reference No: 997377

Locust Rd
Locust Pass Dr
Locust Pass Trl
Locust Pass Cres
Locust Pass Trce
Locust Pass Run
Locust Pass Ln
Locust Pass Ct
Locust Hunter
Locust Loop Ln
Locust Loop Cir
Locust Loop Dr
Locust Loop Ct
Locust Loop Trce
Locust Loop Run
Locust Loop Ln
Locust Loop Cir

LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Madeloni (Last) Liz (First) (Dept) Planning - 2730

(Title) Development Review Coordinator (Phone) (352) 438-2683

Signature E. Madeloni Date Monday, October 27, 2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for:
- [ ] New Document
- [x] Review & Comment
- [ ] RESUBMIT LRM No. _____
- [ ] Approve as to Form
- [ ] Other

Description of Request

see attached explanation regarding ownership of existing Marion County DRAs

this is an agenda item, applicant submitted on 10/22/25, but will probably have to be pushed to the February Cycle as we are also requesting a letter of confirmation from SWJWMD in reference to the existing wetlands.

attached: 1st page of the application, property cards, current legal descriptions and possibly the new legal descriptions (submitted by the applicant).

For more information or discussion, contact: [ ] Same as above

(Name) Weyrauch (Last) Ken (First) (Title) Deputy Director (Phone) (352) 438-2627

Agenda Item? [x] Yes [ ] No

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____ Agenda Date: _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-1181 ✓ Linda Blackburn

Assigned to:
- [ ] Matthew Guy Minter, County Attorney
- [ ] Dana E. Olesky, Chief Asst. County Attorney
- [ ] Thomas Schwartz Asst. County Attorney
- [ ] Valdoston Shealey Asst. County Attorney

Outcome:

Date Received:

RECEIVED
By Marion County Attorney LZ at Oct 28, 2025

Attorney Signature: _____ Date _____

Staff Signature: _____ (Completed) Returned: [ ] Department [ ] Admin [ ] _____

Rev 11/22/2023

DRAs 9064-1799+01 and 9064-1793+05

We received a land use amendment application involving two Marion County DRAs (portions of existing DRAs). However, these areas have not yet been officially vacated from the recorded subdivision. The applicant has submitted the attached application, stating that the parcels are owned by Heather Island LLC, but no recorded warranty deed has been provided to verify this ownership. Currently, the property records indicate that the parcels are still owned by Marion County WRAs.

Wouldn't we need a recorded warranty deed showing ownership by Heather Island LLC, with the application reflecting matching ownership details? Additionally, shouldn't we require a current survey and legal descriptions?

We're assuming that once the DRAs are vacated, ownership would revert to the original owners, but it's unclear who legally becomes the owner in this case.

I've attached the first page of the application, the current legal descriptions, what I believe are the applicant's proposed legal descriptions, and the property cards for reference.

Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Tuesday, October 28, 2025 9:48 AM
To: County Attorney LRM Submissions; Blackburn, Linda
Subject: RE: LRM 2025-1181 FW: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05
Attachments: _Scan_TA7353ci_20251028093510.pdf

Linda,
I would like to include the attached warranty deed that was part of their application package. While the DRA parcel numbers are not listed on the first page of the deed, I noticed that **Exhibit A** (on the third page) provides a detailed explanation of the DRA/WRAs.

It's unclear to me whether this language will serve as sufficient proof of ownership once the DRAs are officially vacated. I wanted to bring this to your attention in case further clarification or documentation is needed.
We would like confirmation of its adequacy for establishing ownership post-vacation.

Thank you,
Liz

From: County Attorney LRM Submissions <LRM@marionfl.org>
Sent: Tuesday, October 28, 2025 8:08 AM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Subject: LRM 2025-1181 FW: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

The attached Legal Request Memorandum (LRM) has been received and assigned LRM number 2025-1181. It has been assigned to Attorney Linda Blackburn. Please allow for a minimum of five (5) working days after today for a response. If you need to follow-up on the LRM, please reference the assigned LRM number when contacting the assigned attorney.

From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Sent: Monday, October 27, 2025 12:42 PM
To: County Attorney LRM Submissions <LRM@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Attached is our LRM along with a separate description of the information we need: Property Appraisers Property Cards, 1st page to a SS-CPA application, current legal descriptions, along with legal descriptions submitted by the applicant.

We look forward to hearing from you,
Liz

Madeloni, Elizabeth

From:	Blackburn, Linda
Sent:	Thursday, November 6, 2025 12:42 PM
To:	Madeloni, Elizabeth; County Attorney LRM Submissions
Cc:	Weyrauch, Kenneth
Subject:	RE: CLARIFICATION -RE: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Yes, if the BCC vacates the DRAs on the Plat, the vacated land would go to the property owner. After vacation, the current deed is not sufficient by itself because it does not show their newly acquired interest in the County vacated lands. They would also need the Board's resolution, and all the documentation provided to the Board for it to determine whether it wants to vacate the dedicated lands on the plat.

Linda Blackburn
Assistant County Attorney
County Attorney
Main: 352-438-2330
Empowering Marion for Success!

From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Sent: Thursday, November 6, 2025 12:17 PM
To: County Attorney LRM Submissions <LRM@marionfl.org>; Blackburn, Linda <Linda.Blackburn@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: CLARIFICATION -RE: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Hi Linda,

Thank you for the LRM response.

I do have a follow-up question: Once the DRAs are vacated, do the applicants then own the vacated areas? If so, is the current deed they submitted to you sufficient documentation?

In other words, after the DRAs are vacated, what documentation do they need to submit to us in order for their Land Use Amendment application to be considered complete?

Thanks again for your help!

Thanks,
Liz

Show KEN W.

Madeloni, Elizabeth

From:	Madeloni, Elizabeth
Sent:	Thursday, November 6, 2025 12:17 PM
To:	County Attorney LRM Submissions; Blackburn, Linda
Cc:	Weyrauch, Kenneth
Subject:	CLARIFICATION -RE: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Hi Linda,

Thank you for the LRM response.

I do have a follow-up question: Once the DRAs are vacated, do the applicants then own the vacated areas? If so, is the current deed they submitted to you sufficient documentation?

In other words, after the DRAs are vacated, what documentation do they need to submit to us in order for their Land Use Amendment application to be considered complete?

Thanks again for your help!

Thanks,
Liz

From: County Attorney LRM Submissions <LRM@marionfl.org>
Sent: Thursday, November 6, 2025 11:48 AM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: RE: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Please see attached completed LRM; original is being sent back via interoffice. If you have any questions regarding this completed LRM, please contact the assigned attorney directly.

From: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Sent: Monday, October 27, 2025 12:42 PM
To: County Attorney LRM Submissions <LRM@marionfl.org>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: LRM request for an Agenda Item - Parcels 9064-1799+01 and 9064-1793+05

Attached is our LRM along with a separate description of the information we need: Property Appraisers Property Cards, 1st page to a SS-CPA application, current legal descriptions, along with legal descriptions submitted by the applicant.

We look forward to hearing from you,
Liz

Rec. 27.00
Doc. 10,500.00

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw, Rauba, & Mutarelli PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 20th day of September, 2024, between **A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company,** whose address is 6329 State Road 54, New Port Richey, FL 34653, Grantor, and **HEATHER ISLAND, L.L.C., a Florida limited liability company,** whose address is 9925 SE 58th Avenue, Belleview, FL 34420, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

SEE EXHIBIT "A"

Property Appraiser's Parcel I.D. Number: 9064-0000-02; 9064-1792-01; 9064-1792-02; 9064-1792-03; 9064-1792-04; 9064-1793-01; 9064-1793-02; 9064-1793-03; 9064-1793-04; 9064-1793-05; 9064-1793-06; 9064-1793-07; 9064-1793-08; 9064-1793-09; 9064-1793-10; 9064-1793-11; 9064-1793-12; 9064-1793-13; 9064-1799-12; 9064-1799-13; 9046-1799-14; 9064-1799-15; 9064-1799-16; 9064-1799-17; 9064-1799-18; 9064-1799-19; & 9064-1799-20

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2023 or subject matters shown in the title commitment.

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

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024127045 BK 8430 Pgs 1246-1248 09/24/2024 04:04:26 PM
REC FEE 27.00 INDEX DEED DOC 10,500.00

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company

BY: GSD MANANGEMENT SERVICES LLC, a Florida limited liability company, as Managing Member

BY _____
GUNWANT S. DHALIWAL, as Manager

_____ Witness
Krista Leibin
(Print Name)
5232 Spike Horn Dr New Port Richey FL 34653
Address

_____ Witness
Leslie Damos
(Print Name)
18049 Oaklawn Dr. Spring Hill FL 34610
Address

BY _____
TEJINDER DHALIWAL, as Manager

STATE OF Florida
COUNTY OF Pasco.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of September, 2024 by GUNWANT S. DHALIWAL and TEJINDER DHALIWAL, as Manager of GSD MANAGEMENT SERVICES LLC, a Florida limited liability company, as Managing Member of A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company, who are known to me (YES _____ NO _____) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of September, 2024.

Ratinder Khaira
RATINDER KHAIRA (Print Name)
Notary Public, State of _____
My Commission Expires:

NOTARY PUBLIC
Expires
6/3/2028
Ratinder Khaira
My Commission
HH 491291
STATE OF FLORIDA

EXHIBIT A

Parcel 1

All of Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LESS AND EXCEPT THE FOLLOWING:

Tract G-D, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

Right of Way of Oak Road contained within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida, LESS AND EXCEPT that portion of Oak Way Run vacated by Resolution 08-R-97 recorded May 12, 2008 in Official Records Book 5033, Page 1229, Public Records of Marion County, Florida.

and

All Water Retention Areas within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

All of Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

Parcel 2

Lots 1 through 4, Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024127045 OR BK 8430 PG 1248 Pgs 1246-1248 09/24/2024 04:04:26 PM

From: Kramer, Erik
To: Kramer, Erik
Subject: RE: Oak Shores site visit application # 19504-34
Date: Wednesday, January 7, 2026 12:34:48 PM
Attachments: image002.png

Erik Kramer
Planner
Growth Services
Main: 352-438-2674
Empowering Marion for Success!

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Sent: Tuesday, January 6, 2026 4:13 PM
To: Kramer, Erik <Erik.Kramer@marionfl.org>
Subject: FW: Oak Shores site visit application # 19504-34

Kenneth Weyrauch, AICP
Deputy Director
Growth Services
Main: 352-438-2600 | Direct: 352-438-2627
Empowering Marion for Success!

From: Troy Locklin <TLocklin@Tillmaneng.com>
Sent: Tuesday, January 6, 2026 3:42 PM
To: James Hulsey <JHulsey@Tillmaneng.com>; Jon Harvey <JHarvey@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: Oak Shores site visit application # 19504-34

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.

Ken,

Please see below from SJRWMD. We had our environmental specialist meet SJRWMD onsite.

There are no wetlands on this piece of property. That NWI map is a good start for site evaluation but not something we rely on for design.

Thank you.

Troy

From: James Hulsey <JHulsey@Tillmaneng.com>
Sent: Tuesday, January 6, 2026 3:31 PM
To: Jon Harvey <JHarvey@Tillmaneng.com>; Troy Locklin <TLocklin@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>
Subject: Fw: Oak Shores site visit application # 19504-34

Jon,

Here is an email correspondence from District staff regarding the absence of wetlands at the Oak Shores Site, and a copy of their staff report.

Thank you,

James Hulsey, E.I.

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave., Bldg 100 | Ocala FL 34471
Office: 352-387-4540 ext. 217 | Fax: 352-387-4545

From: Tori C. Catalo <TCCatalo@sjrwmd.com>
Sent: Tuesday, January 6, 2026 2:02 PM
To: James Hulsey <JHulsey@Tillmaneng.com>
Subject: RE: Oak Shores site visit application # 19504-34

Hi James,

We conducted a site visit on November 18, 2025 with Clark Modica. When on site, we found no wetlands or other surface waters within the project area. I have attached the data form that was completed during that site visit. The formal determination of this will be written in the final permit as well.

If there is anything else you need, please let me know!

Tori C Catalo
Regulatory Scientist I
Division of Regulatory Services
St. Johns River Water Management District
P.O. Box 1429 ● Palatka, FL 32178-1429
Office: (386) 643-1126
Email: TCCatalo@sjrwmd.com
Website: sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/ePermit

From: James Hulsey <JHulsey@Tillmaneng.com>
Sent: Monday, December 29, 2025 1:40 PM
To: Tori C. Catalo <TCCatalo@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>
Cc: Troy Locklin <TLocklin@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>; Jon Harvey <JHarvey@Tillmaneng.com>
Subject: Re: Oak Shores site visit application # 19504-34

Hi Tori,

We are working with Marion County on the PUD Rezoning of the Oak Shores property, and they are requesting documentation from SJRWMD regarding the wetland determination. It is my understanding that you met with Clark Modica on site, and both SJRWMD and Modica concur there are no wetlands on this property. Can you provide us with a staff report or email regarding your findings from the site visit? Thank you in advance for your help.

James Hulsey, E.I.

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave., Bldg 100 | Ocala FL 34471
Office: 352-387-4540 ext. 217 | Fax: 352-387-4545

From: Clark Modica <clark@modica.cc>
Sent: Tuesday, November 4, 2025 3:49 PM
To: Tori C. Catalo <TCCatalo@sjrwmd.com>; T Hawk <thawk1068@gmail.com>; Elizabeth Cotos <ECotos@tillmaneng.com>
Cc: Guy Rizzo <grizzo@cowboysgroup.com>; irainey@cowboysgroup.com; Ashton Krause <akrause@cowboysgroup.com>; James Hulsey <JHulsey@tillmaneng.com>; Troy Locklin <TLocklin@tillmaneng.com>; Jeff McPherson <JMcPherson@tillmaneng.com>; Amy Maxwell <amaxwell@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>; Danielle VonKotz <DVonKotz@tillmaneng.com>
Subject: RE: Oak Shores site visit application # 19504-34

Hi Tori,

The 18th at 9:30 works for me. I will be meeting you onsite.

Thanks,

From: Tori C. Catalo <TCCatalo@sjrwmd.com>
Sent: Tuesday, November 4, 2025 9:53 AM
To: T Hawk <thawk1068@gmail.com>; Elizabeth Cotos <ECotos@tillmaneng.com>
Cc: Guy Rizzo <grizzo@cowboysgroup.com>; irainey@cowboysgroup.com; Ashton Krause <akrause@cowboysgroup.com>; James Hulsey <JHulsey@tillmaneng.com>; Troy Locklin <TLocklin@tillmaneng.com>; Jeff McPherson <JMcPherson@tillmaneng.com>; Amy Maxwell <amaxwell@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>; Clark Modica <clark@modica.cc>; Danielle VonKotz <DVonKotz@tillmaneng.com>
Subject: RE: Oak Shores site visit application # 19504-34

Good morning,

Thank you for getting back to me with and confirming the date of November 18th at 9:30am for the site inspection.

Could you please let me know who I should include on the calendar invite? Also, will anyone be meeting us at the site?

Thank you,

Tori C Catalo

Regulatory Scientist I

Division of Regulatory Services

St. Johns River Water Management District

P.O. Box 1429 ● Palatka, FL 32178-1429

Office: (386) 643-1126

Email: TCCatalo@sjrwmd.com

Website: sjrwmd.com

Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

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From: T Hawk <thawk1068@gmail.com>
Sent: Monday, November 3, 2025 6:41 AM
To: Elizabeth Cotos <ECotos@tillmaneng.com>

Cc: Tori C. Catalo <TCCatalo@sjrwmd.com>; Guy Rizzo <grizzo@cowboysgroup.com>; irainey@cowboysgroup.com; Ashton Krause <akrause@cowboysgroup.com>; James Hulsey <JHulsey@tillmaneng.com>; Troy Locklin <TLocklin@tillmaneng.com>; Jeff McPherson <JMcPherson@tillmaneng.com>; Amy Maxwell <amaxwell@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>; Clark Modica <clark@modica.cc>; Danielle VonKotz <DVonKotz@tillmaneng.com>
Subject: Re: Oak Shores site visit application # 19504-34

November the 18 @ 9:30

On Fri, Oct 31, 2025 at 3:33 PM Elizabeth Cotos <ECotos@tillmaneng.com> wrote:

> Tori,
>
> Thank you, I am including the owners in the email chain to coordinate best date.
>
> Ike/Guy,
>
> Please advise which day is best for WMD site visit:
>
> *November 13 @ 9:30AM
>
> *November 17 @ 9:30AM
>
> *November 18 @ 9:30AM
>
> Thank you,
>
> *Elizabeth Cotos*
>
> Permit Coordinator
>
> Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
>
> 1720 SE 16th Ave., Bldg 100 | Ocala FL 34471
>
> Office: 352-387-4540 EXT 208 | Fax: 352-387-4545

From: Tori C. Catalo <TCCatalo@sjrwmd.com>
Sent: Friday, October 31, 2025 3:16 PM
To: Danielle VonKotz <DVonKotz@Tillmaneng.com>
Cc: Elizabeth Cotos <ECotos@Tillmaneng.com>; James Hulsey <JHulsey@Tillmaneng.com>; Troy Locklin <TLocklin@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>; Amy Maxwell <amaxwell@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>
Subject: RE: Oak Shores site visit application # 19504-34

Good afternoon,

Thank you for reaching out to schedule a site visit. I have listed the next available dates we have for the inspection. Please let me know which day works best for you and I can send a calendar invite.

You are welcome to meet us out on-site, but its not required unless we'll need help accessing the property.

*November 13 @ 9:30AM

*November 17 @ 9:30AM

*November 18 @ 9:30AM

Thank you and have a great day!

Tori C Catalo

Regulatory Scientist I

Division of Regulatory Services

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From: Danielle VonKotz <DVonKotz@Tillmaneng.com>

Sent: Monday, October 27, 2025 1:47 PM
To: Danielle Harrison <dharriso@sjrwmd.com>; Amy Maxwell <amaxwell@sjrwmd.com>; Tanya Alvarez <TAlvarez@sjrwmd.com>; Tori C. Catalo <TCCatalo@sjrwmd.com>
Cc: Elizabeth Cotos <ECotos@Tillmaneng.com>; James Hulsey <JHulsey@Tillmaneng.com>; Troy Locklin <TLocklin@Tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>
Subject: RE: Oak Shores site visit application # 19504-34

Tanya and Tori,

Please see the email below. I forgot to add you to it. Thank you and have a great day!

Thank you,

Danielle VonKotz

Permit Coordinator

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental

1720 SE 16th Ave., Bldg 100 | Ocala FL 34471

Office: 352-387-4540 Ext. 207

DVonKotz@Tillmaneng.com

From: Danielle VonKotz
Sent: Monday, October 27, 2025 1:29 PM
To: dharriso@sjrwmd.com; amaxwell@sjrwmd.com
Cc: Elizabeth Cotos <ECotos@Tillmaneng.com>; James Hulsey <JHulsey@Tillmaneng.com>; Troy Locklin <tlocklin@tillmaneng.com>; Jeff McPherson <JMcPherson@Tillmaneng.com>
Subject: Oak Shores site visit application # 19504-34

Good afternoon,

We are looking to have a site visit done on Oak Shores application # 19504-34. Could you please let us know your next available time?

Thank you and have a great day!

Thank you,

Danielle VonKotz

Permit Coordinator

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental

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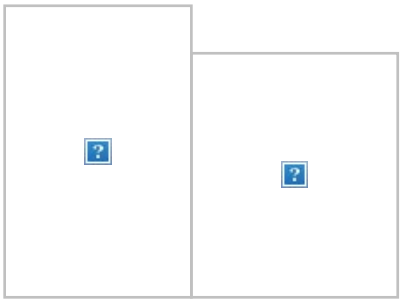
Office: 352-387-4540 Ext. 207

DVonKotz@Tillmaneng.com



We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

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• Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

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