



**Marion County
Board of County Commissioners**

AR 30998

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 12/27/23

A. PROJECT INFORMATION:

Project Name: Bellevue East
Parcel Number(s): 39196-003-01
Section 32 Township 16S Range 23E Land Use Mixed Use Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 51.52 Number of Lots 170 Miles of Roads 1.32
Location of Property with Crossroads SE Corner of C-25 & C-25A
Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: Tillman and Associates Engineering LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

Surveyor:
Firm Name: JCH Consulting Group INC Contact Name: Chris Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: C-25 Group LLC Contact Name: Garret Parkinson
Mailing Address: 2323 SE 12th St City: Ocala State: FL Zip Code: 34480
Phone # 863-619-7103 Alternate Phone # _____
Email address: G.Parkinson@highlandhomes.org

Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



2023 Property Record Card Real Estate

39196-003-01

[GOOGLE Street View](#)

Prime Key: 3586328

[Beta MAP IT+](#)

Property Information

C-25 GROUP LLC
2323 SE 12TH ST
OCALA FL 34480-2650

Taxes / Assessments: \$1,010.13
Map ID: 236
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 63
Acres: 52.90

Situs: 7730 E HWY 25 BELLEVIEW

Current Value

Land Just Value	\$527,669		
Buildings	\$16,719		
Miscellaneous	\$1,524	Impact	
Total Just Value	\$545,912	Land Class Value	(\$501,757)
Total Assessed Value	\$44,155	Total Class Value	\$27,976
Exemptions	\$0	<u>Ex Codes:</u> 08	\$46,219
Total Taxable	\$44,155		
School Taxable	\$46,219		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$527,669	\$16,719	\$1,524	\$545,912	\$44,155	\$0	\$44,155
2022	\$527,669	\$14,613	\$1,524	\$543,806	\$38,820	\$0	\$38,820
2021	\$459,895	\$11,011	\$1,524	\$472,430	\$35,691	\$0	\$35,691

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4706/0413	02/2007	08 CORRECTIVE	0	U	V	\$100
4698/1393	01/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$1,957,800

Property Description

SEC 32 TWP 16 RGE 23
BEGIN AT THE SE COR OF LOT 12 BLOCK A BELLEVIEW OAKS
ESTATES (V-88) TH N 00-05-40 E 1141.01 FT TH N 51-41-50 E
44.95 FT TH S 70-58-24 E 615.57 FT TH S 21-07-44 E 68.11 FT
TH S 00-03-37 W 1211.9 FT TH S 89-52-59 E 346.38 FT TH
S 01-04-15 E 1198.14 FT TH N 89-59-18 W 101.58 FT TH

S 00-29-09 E 323.54 FT S 89-43-10 W 205.13 FT TH
 S 89-43-05 W 20.05 FT TH S 89-52-59 W 600.33 FT TH
 N 00-51-53 W 1652.89 FT TH N 00-04-10 E 178.91 FT TH
 N 89-54-20 W 62.08 FT TO THE POB

Parent Parcel: 39196-003-00

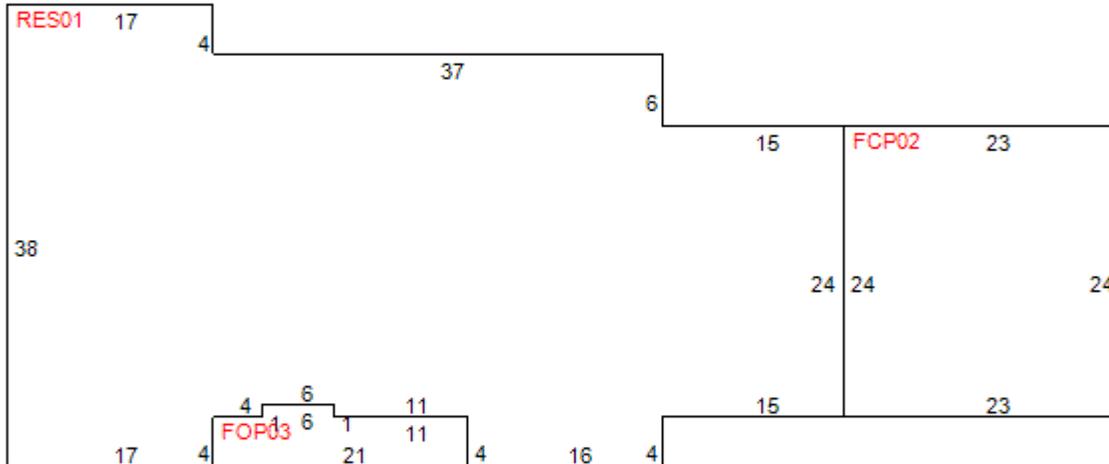
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5000		.0	.0	PUD	1.00	AC	10,900.0000	1.00	1.70	1.00		18,530	18,530
6302		.0	.0	PUD	51.90	AC	10,900.0000	1.00	0.90	1.00		9,446	509,139
9994		.0	.0	PUD	1.00	UT	.0000	1.00	1.00	1.00			
Neighborhood 8179 - E HIGHWAY 25 - NOT COMMERCIAL											Total Land - Class \$27,976		
Mkt: 10 70											Total Land - Just \$527,669		

[Traverse](#)

Building 1 of 1

RES01=U24L15U6L37U4L17D38R17U4R4U1R6D1R1
 1D4R16U4R15.
 FCP02=U24R23D24L23.D4L31
 FOP03=L21U4R4U1R6D1R11D4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 25
Inspected on 1/15/2013 by 210

Year Built 1955
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 224

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1955	N	0 %	0 %	2,174	2,174
FCP 0201	- NO EXTERIOR	1.00	1955	N	0 %	0 %	552	552
FOP 0301	- NO EXTERIOR	1.00	1955	N	0 %	0 %	90	90

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	TILE	4 Fixture Baths: 1	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 1: 10 ELECTRIC	1	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Heat Fuel 2: 00	2 Fixture Baths: 1	Intercom: N
A/C: Y	Fireplaces: 1		Vacuum: N

0
Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1967	2	0.0	0.0	
159 PAV CONCRETE	64.00	SF	20	1978	3	0.0	0.0	
144 PAVING ASPHALT	2,188.00	SF	5	1980	1	0.0	0.0	
							Total Value - \$1,524	

Appraiser Notes

2 OUT BLDGS N/A N/V

Planning and Building
** Permit Search **

Permit Number	Issued Date	Complete Date	Description
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Cost/Market Summary

Buildings R.C.N.	\$66,878	6/16/2020				
Total Depreciation	(\$50,159)					
Bldg - Just Value	\$16,719		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,524	3/12/2011	1	\$66,878	(\$50,159)	\$16,719
Land - Just Value	\$527,669	4/6/2022				
Total Just Value	\$545,912	.				



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

Detail by Entity Name

Florida Limited Liability Company
C-25 GROUP LLC

Filing Information

Document Number	L07000010567
FEI/EIN Number	<u>20-8306775</u>
Date Filed	01/29/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/06/2019

Principal Address

2323 SE 12 th ST
Ocala, FL 34471

Changed: 03/18/2018

Mailing Address

2323 SE 12 th ST
Ocala, FL 34471

Changed: 03/18/2018

Registered Agent Name & Address

LAND INVESTMENTS OF OCALA, INC.
707 NE 25TH AVENUE
OCALA, FL 34470

Name Changed: 03/18/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

LAND INVESTMENTS OF OCALA, INC.
707 NE 25TH AVENUE
OCALA, FL 34470

Annual Reports

Report Year	Filed Date
2021	03/12/2021
2022	03/07/2022
2023	04/07/2023

Document Images

04/07/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
10/06/2019 -- REINSTATEMENT	View image in PDF format
03/18/2018 -- REINSTATEMENT	View image in PDF format
02/20/2016 -- ANNUAL REPORT	View image in PDF format
03/27/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
08/31/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- Florida Limited Liability	View image in PDF format



**Marion County
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Office of the County Engineer

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

June 18, 2024

TILLMAN AND ASSOCIATES ENGINEERING LLC
JEFFREY MCPHERSON
1720 SE 16TH AVE BLDG 100
OCALA, FL 34471

SUBJECT: RESUBMITTAL COMMENTS LETTER
PROJECT NAME: HIGHLAND BELLEVIEW EAST
PROJECT #2011080002
APPLICATION: PRELIMINARY PLAT #30998

Dear Jeffrey,

This letter is regarding the recent resubmittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed at the time of the improvement plan. The survey looks to be out of date by LDC requirements. A waiver or recertification will be required at the time of the improvement plan or mass grading plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The need for drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan and Final Plat.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with mass grading and/or improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot)
STATUS OF REVIEW: INFO
REMARKS: 6/5/24-fee due with resubmittal
3/18/24-fee due with resubmittal
1/30/24 - fee due with resubmittal

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/30/24 - add waivers if requested in the future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan

STATUS OF REVIEW: INFO

REMARKS: Plan proposes 170 single-family units - less than PUD zoning change allowed - okay to approve.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)

STATUS OF REVIEW: INFO

REMARKS: Provided by city of Belleview.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(5) - Show environmentally sensitive areas and flood plain

STATUS OF REVIEW: INFO

REMARKS: None on property.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: INFO

REMARKS: Detail has conflict with height of shrub (Boxwood) - please revise

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For questions or further clarification, please contact Angi Rosario @ 352-671-8667

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: The final PUD master plan shall require approval by the Marion County BCC, as consistent with Ord. 20-35 case 201204Z. This rejection will stay until the BCC provides final approval. When this is the last rejection, please provide a letter to Growth Services (submitted to Growth Services not DRC) that you would like to go back to BCC for final approval.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Provide a letter requesting a public hearing with BCC for final approval. With letter, include all

miscellaneous items (amenities by line item as well as on site plan, buffers by line item as well as on site plan). Growth Services will provide fee amount to be paid for advertisement of final public hearing.

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

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN - Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675