

June 20, 2025

PROJECT NAME: ANTOONA HEIGHTS PLAT VAC
PROJECT #2025060013 APPLICATION #32951

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: The applicant is proposing to vacate parcels 37912-000-00 to replat it as well as add an additional property to the new plat. Per MCPA, there appears to be 4,336 sf existing impervious coverage on the property. There are several Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: No comments.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: FLU designations and zoning within City of Bellevue. No further comments.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel 37912-000-00 is located within the City of Bellevue. Marion County Utilities has no comments on the proposed plat vacation at this time. The City of Bellevue will need to review and confirm whether utilities will be impacted by the vacation.



**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

June 6, 2025

W. James Gooding III, Esq.
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Petition – Antoon Heights (a portion of)

This letter is to inform you that the Marion County Development Review Committee will meet to review your petition on **June 23, 2025**. The DRC meeting begins at 9:00 AM in Conference Room 'A' located at 412 NE 25th Avenue in Ocala Florida. The DRC will make a recommendation regarding the Petition to Vacate, which will be forwarded to the Marion County Board of County Commissioners for final consideration. You may wish to attend this meeting in the event that the committee has any questions or if you want to provide any additional information.

Please call if you have any questions or concerns.

Sincerely,

Cheryl Weaver
Property Manager
Office of the County Engineer

Form PV-DRC



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

INTERDEPARTMENTAL CORRESPONDENCE

June 6, 2025

Memo to: Distribution List

From: Cheryl Weaver, Property Manager

Subject: Application for Plat Vacation
Subdivision: Antoon Heights (a portion of)

The attached petition is scheduled to be considered by the Development Review Committee on *June 23, 2025*. If you have any questions regarding the petition, please call the Applicant, James Gooding, Esq. @ 352-579-1290 or 352-579-6580.

If you have any comments or concerns that should be considered by the DRC prior to making a recommendation to the Board of County Commissioners, please email them by *June 18, 2025* to me at cheryl.weaver@marionfl.org and Aaron Pool (DRC representative) at aaron.pool@marionfl.org so it can be discussed with the Committee.

Distribution List:

Aaron Pool, Office of the County Engineer
Jason Cambre, Office of the County Engineer
Christine Vrabic, Office of the County Engineer
Chris Zeigler, Office of the County Engineer
Steven Cohoon, Office of the County Engineer
Josh Kramer, Utilities
Chuck Varadin, Growth Services
Michelle Hirst, Public Safety
Chris Rison, Planning
Ken McCann, Fire Services
Chad Wicker, MSTU

Form PV-M

Empowering Marion for Success

www.marioncountyfl.org



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

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: _____

Applicant: Bellehaven Development Group, LLC, a Delaware limited liability company

Address: 1415 SW 17th Street, Ocala, FL 34471 City: Ocala State: FL Zip: 34471

Agent / Contact: W. James Gooding III, Esq.

Address: 1531 SE 36th Avenue, Ocala, FL 34471

Phone Number: 352-579-1290 Fax Number: 352-579-1289 Cell: 352-579-6580

E-mail: jgooding@lawyersocala.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:

http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): 37912-000-00 and 37912-005-00

Subdivision Name: Antoona Heights Unit/Block/Lot: _____ / _____ / _____

Parcel Size: 158.49* 213.74 Sec/Twp/Rge: 30 / 16S / 23E Plat Bk/Pg 9002 / 250

*Total size of both tax parcels

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:

<https://maps.marioncountyfl.org/interactivemap/>

Are any other applications pending? ☐ Yes ☐ No

☐ Variance ☐ Family Division ☐ Site Plan Approval ☐ Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

☐ Code Violation (attach copy of letter citing violation)

☐ To clear an existing encroachment

☐ Family Division

To allow for construction of:

☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☐ Other

Plat property encumbered by old Plat as well as additional property.

**PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF**
ANTOONA HEIGHTS
Plat Book 9002 **Page** 250

Whereas, Bellehaven Development Group, LLC, a Delaware limited liability company, Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

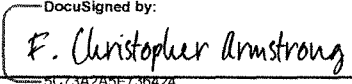
SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: 5/5/2025 | 4:09 PM PDT

BY: 
(Signature)

Fred C. Armstrong
(Print Name)

1415 SW 17th Street, Ocala, FL 34471
(Address)

352-266-8946
(Phone)

BY: _____
(Signature)

(Print Name)

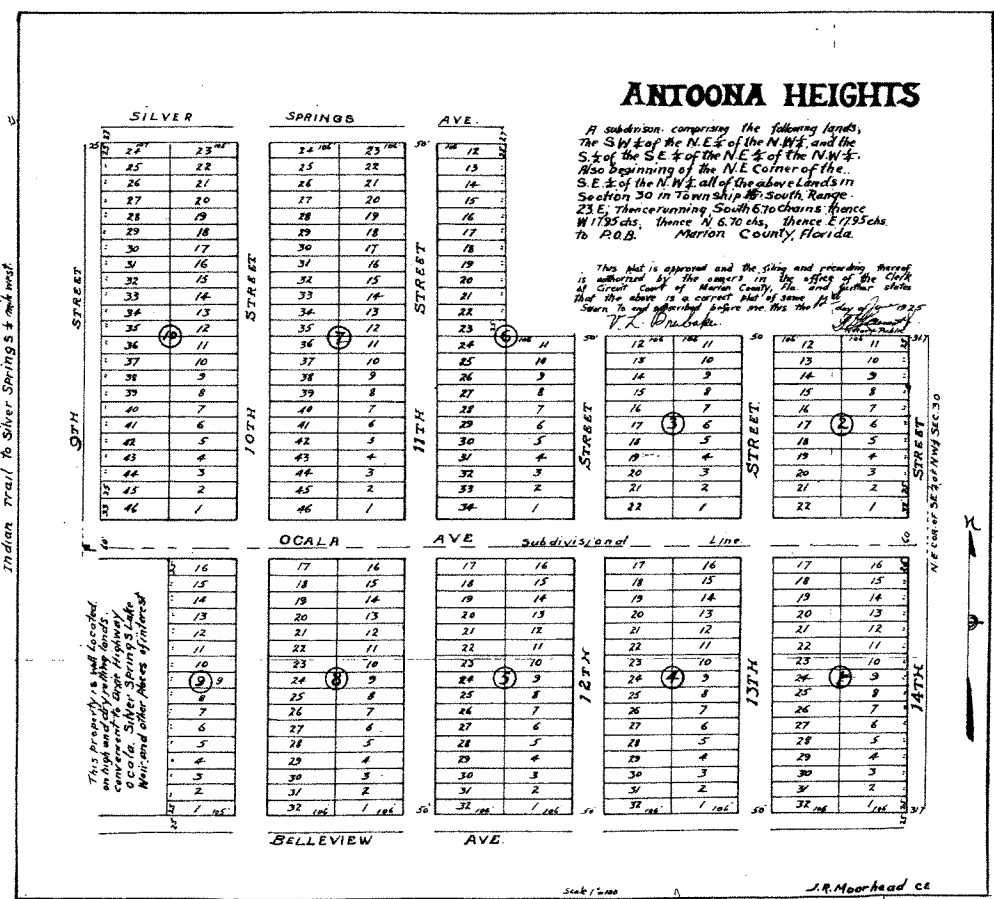
(Address)

(Phone)

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This page is for Antoon Heights.

B-250



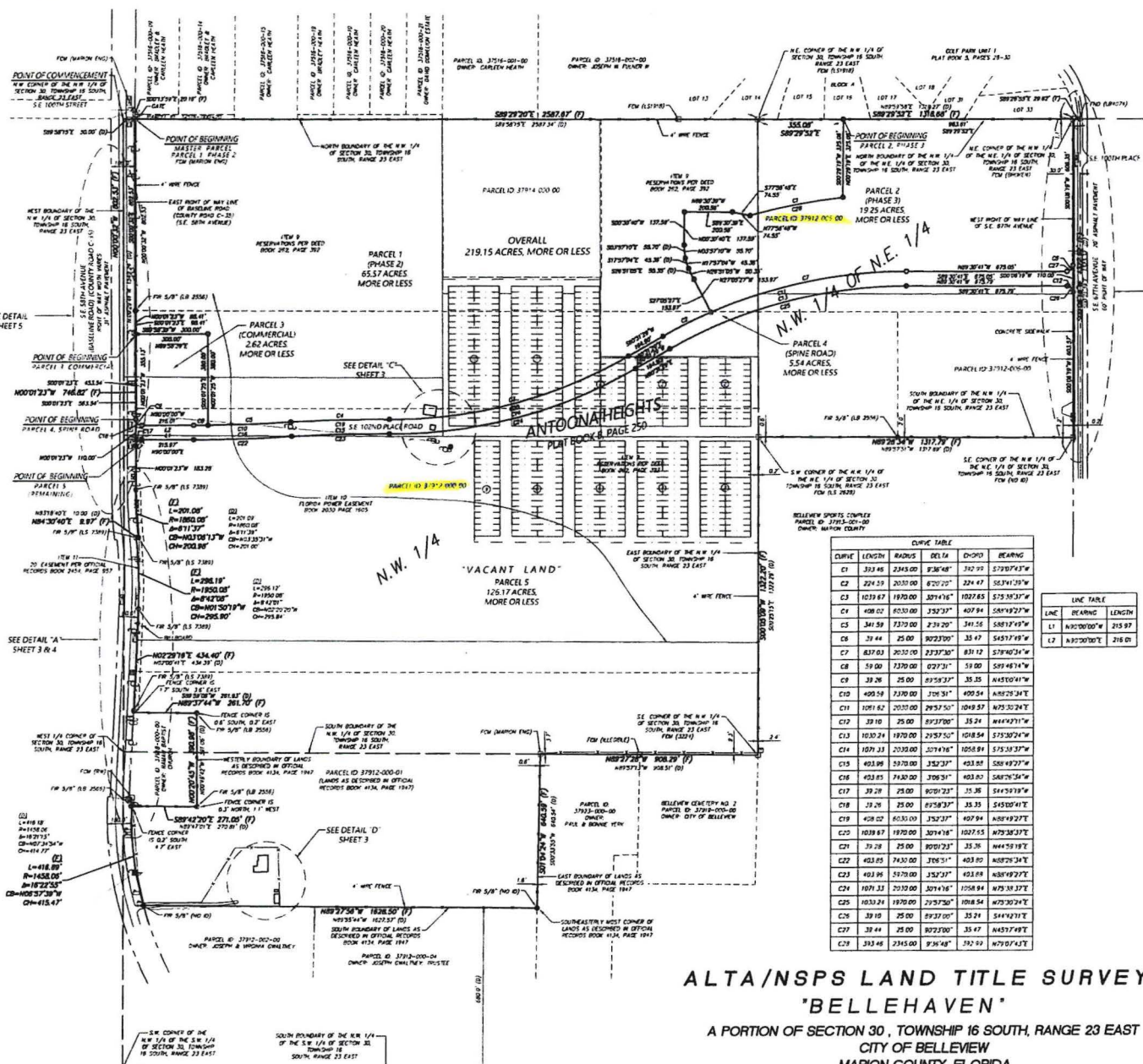
250

250

SHEET 2 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

LEGEND AND ABBREVIATIONS

- 1. MONO OR LESS
- 2. ELEVATION
- 3. LEASED BUSINESS
- 4. NUMBER
- 5. LAND SURVEY
- 6. IDENTIFICATION
- 7. OFFICIAL RECORDS BOOK
- 8. CENTERLINE
- 9. RADIUS
- 10. ARC LENGTH
- 11. DELTA (CENTRAL ANGLE)
- 12. CHORD
- 13. FIELD MEASURE
- 14. PLAT MEASURE
- 15. DEED MEASURE
- 16. CALCULATED MEASURE
- 17. CHORD LENGTH
- 18. CHORD BEARING
- 19. POINT ON CURVE
- 20. POINT ON LINE
- 21. POINT OF COMPOUND CURVATURE
- 22. POINT OF REVERSE CURVATURE
- 23. POINT OF CURVATURE
- 24. POINT OF TANGENCY
- 25. POINT OF INTERSECTION
- 26. POINT OF COMMENCEMENT
- 27. POINT OF BEGINNING
- 28. FETTERAL EMERGENCY MANAGEMENT AGENCY
- 29. DUCTILE IRON PIPE
- 30. PLUMBED DUCTILE
- 31. CORRUGATED METAL PIPE
- 32. REINFORCED CONCRETE PIPE
- 33. NORTH AMERICAN VERTICAL DATUM
- 34. NORTH PLAT BOOK
- 35. NATIONAL GEODETIC VERTICAL DATUM
- 36. PLAT BOOK
- 37. OFFICIAL RECORDS BOOK
- 38. PARCELS
- 39. POINT OF WAY
- 40. EASEMENT
- 41. SECTION
- 42. TOWNSHIP
- 43. RECOVERED
- 44. CERTIFIED CORNER RECORD
- 45. REGISTERED LAND SURVEY
- 46. CONCRETE MONUMENT
- 47. IRON ROD AND CAP
- 48. IRON ROD
- 49. IRON PIPE
- 50. CHAIN LINE FENCE
- 51. CURVE INLET GRADE
- 52. CATCH BASIN
- 53. STORM MANHOLE
- 54. WETTED END SECTION
- 55. SANITARY MANHOLE
- 56. SANITARY CLEAFOUT
- 57. ELECTRIC MANHOLE
- 58. ELECTRIC METER
- 59. ELECTRIC RISER BOX
- 60. CABLE TELEVISION RISER BOX
- 61. TELEPHONE RISER BOX
- 62. UTILITY RISER
- 63. WELL
- 64. WATER SHOOT
- 65. IRRIGATION CONTROL VALVE
- 66. WATER METER
- 67. WATER VALVE
- 68. FIRE HYDRANT
- 69. BACK FLOW PREVENTER
- 70. AIR CONDITIONER PAD
- 71. GAS VALVE
- 72. GAS METER
- 73. GAS LINE MANTER
- 74. CONCRETE UTILITY POLE
- 75. METAL UTILITY POLE
- 76. WOOD UTILITY POLE
- 77. UTILITY POLE CITY ANCHOR
- 78. LIGHT POLE
- 79. SHOT/SPONGE LIGHT
- 80. ELECTRIC TRANSFORMER
- 81. WELAND FLAG
- 82. SIGN
- 83. BOLLARD
- 84. FLAG POLE
- 85. BARBED
- 86. LINE BREAK
- 87. FENCE LINE AS NOTED
- 88. OVERHEAD UTILITY LINE
- 89. UNDERGROUND FIBER OPTIC
- 90. UNDERGROUND SANITARY SEWER
- 91. UNDERGROUND FORCE MAIN
- 92. OVERHEAD UTILITY LINE
- 93. UNDERGROUND ELECTRIC LINE
- 94. UNDERGROUND TV CABLE LINE
- 95. APPROXIMATE TOP OF BANK
- 96. APPROXIMATE TOP OF SLOPE
- 97. STORM DRAINAGE LINE
- 98. FOUND 5/8" IRON ROD (NO CAP)
- 99. FOUND 5/8" IRON ROD & CAP (AS NOTED)
- 100. FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	333.48	2343.00	93°48'	332.95	S79°03'43"W
C2	224.59	2031.00	82°02'	224.47	S53°41'39"W
C3	1031.67	1970.00	30°41'46"	1027.63	S75°38'37"W
C4	408.02	6531.00	35°33'	407.94	S89°49'27"W
C5	341.58	7370.00	23°20'	341.56	S88°17'49"W
C6	39.44	25.00	80°23'00"	39.47	S45°17'49"W
C7	630.03	3032.00	23°37'30"	631.12	S78°40'34"W
C8	59.00	7370.00	0°27'31"	59.00	S89°46'14"W
C9	39.26	25.00	81°58'37"	39.35	N45°00'01"W
C10	409.58	7370.00	2°04'31"	409.54	N45°02'34"E
C11	1061.62	2031.00	29°57'50"	1049.57	N45°32'24"E
C12	39.10	25.00	81°58'37"	39.24	N44°49'21"W
C13	1030.24	1970.00	23°57'50"	1028.94	S75°38'37"W
C14	1071.33	2031.00	30°41'46"	1065.89	S75°38'37"W
C15	403.99	5970.00	35°33'	403.89	S89°49'27"W
C16	403.85	7430.00	23°20'	403.83	S88°17'49"W
C17	39.26	25.00	80°23'00"	39.36	S44°50'19"W
C18	39.26	25.00	81°58'37"	39.35	S45°00'41"E
C19	408.02	6531.00	35°33'	407.94	S89°49'27"E
C20	1031.67	1970.00	30°41'46"	1027.63	N75°38'37"E
C21	39.26	25.00	80°23'00"	39.36	N44°50'19"E
C22	403.85	7430.00	23°20'	403.83	N88°17'49"E
C23	403.99	5970.00	35°33'	403.89	N89°49'27"E
C24	1071.33	2031.00	30°41'46"	1065.89	N75°38'37"E
C25	1030.24	1970.00	23°57'50"	1028.94	N75°38'37"E
C26	39.10	25.00	81°58'37"	39.24	S44°49'21"E
C27	39.44	25.00	80°23'00"	39.47	N45°17'49"E
C28	333.48	2343.00	93°48'	332.95	N79°03'43"E

LINE	BEARING	LENGTH
L1	N45°00'00"W	215.97
L2	N45°00'00"E	216.01

ALTA/NSPS LAND TITLE SURVEY
'BELLEHAVEN'
A PORTION OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST
CITY OF BELLEVIEW
MARION COUNTY, FLORIDA

5.	REVISE COMMENTS FROM TITLE AGENT	M.A. 11/13/24
4.	REVISE COMMENTS FROM TITLE AGENT	M.A. 10/29/24
3.	REVISE COMMENTS FROM TITLE AGENT	M.A. 10/23/24
1.	ADD NEW TITLE COMPLETION	M.A. 09/16/24
NO		DATE

DRAMA:	K.L.A.
REVIEWED:	C.J.H.
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 200'

ALTA/NSPS LAND TITLE SURVEY FOR: BELLEHAVEN DEVELOPMENT GROUP, LLC

DEAD BOOK PAGE: 21-5

LOG # 211376

DWG # 211376ALTA

SHT 2 OF 5

FILE: BELLEHAVEN 4-PLUS HOMES



December 9, 2024

James Gooding
Gooding & Batsel, PLLC
862 SE 59th Ave
Ocala FL 34472

Re: Vacate Plat: Bellehaven Development LLC, Antoon Heights, 37912-000-00 and 37912-005-

Please be advised that Charter Communications has no objection to the Vacate of Easement proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman
Construction Supervisor


MLETTER OF NO OBJECTION

To: TECO
Attn : Cheyenne Thompson
Email: CThompson2@tecoenergy.com

Date: December 09, 2024

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Bellehaven Development Group, LLC, a Delaware limited liability company intends to petition the Belleview City Commission and the Marion County Board of County Commissioners to consider the vacation of the entire Plat of Antoona Heights more particularly described as: Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida, formerly Plat Book B, Page 250.

Enclosed for your reference and review is a cover letter explaining the purpose of the request, as well as the enclosures referred to therein.

Does TECO object to the proposed Plat Vacation? ___ Yes ☒ No

If yes, please explain below:

We have no objections to the proposed plat vacation. We do have an active gas line in the right of way for SE 58th Ave. Please call 811 prior to construction.

Cheyenne Thompson
Signature

Admin Specialist Sr.

Title

Cheyenne Thompson
Print Name

December 09, 2024
Date

Enclosures:
Cover Letter with enclosures

P:\JG\Armstrong\Bellehaven Development\Antoona Vacation\App\TECO Utility Letter 10-29-24.docx

LETTER OF NO OBJECTION

To: Duke Energy
Email: vacate@duke-energy.com and
Katherine.Lopez@duke-energy.com

Date: _____

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Bellehaven Development Group, LLC, a Delaware limited liability company intends to petition the Belleview City Commission and the Marion County Board of County Commissioners to consider the vacation of the entire Plat of Antoon Heights more particularly described as: Plat of Antoon Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida, formerly Plat Book B, Page 250.

Enclosed for your reference and review is a cover letter explaining the purpose of the request, as well as the enclosures referred to therein.

Does Duke Energy object to the proposed Plat Vacation? ___ Yes ___ ☒ No

If yes, please explain below:

Irma Cuadra

Signature

Sr. Research Specialist

Title

Irma Cuadra

Print Name

December 10, 2024

Date

Enclosures:

Cover Letter with enclosures

P:\JG\Armstrong\Bellehaven Development\Antoon Vacation\App\Duke Energy Utility Letter 10-29-24.docx

LETTER OF NO OBJECTION

To: CenturyLink
Attn : Kurt Judd
Email: kurt.e.judd@centurylink.com

Date: 12/11/2024

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Bellehaven Development Group, LLC, a Delaware limited liability company intends to petition the Belleview City Commission and the Marion County Board of County Commissioners to consider the vacation of the entire Plat of Antoon Heights more particularly described as: Plat of Antoon Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida, formerly Plat Book B, Page 250.

Enclosed for your reference and review is a cover letter explaining the purpose of the request, as well as the enclosures referred to therein.

Does CenturyLink object to the proposed Plat Vacation? ___ Yes X No

If yes, please explain below:

<u><i>Curtiss Gray</i></u>	<u>Outside Plant Engineer</u>
Signature	Title

<u>Curtiss Gray</u>	<u>12/11/2024</u>
Print Name	Date

Enclosures:
Cover Letter with enclosures

P:\JG\Armstrong\Bellehaven Development\Antoon Vacation\App\Centurylink Utility Letter 10-29-24.docx

Tax Roll Property Summary							Help
Account Number		R37912-005-00		Type	REAL ESTATE		Request Future E-Bill
Address				Status			
Sec/Twn/Rng		30 16 23		Subdivision	8552		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	R	2010 R37912-005-00	PAID	11/2010	180.14	Tax Bill	
2011	R	2011 R37912-005-00	PAID	11/2011	185.52	Tax Bill	
2012	R	2012 R37912-005-00	PAID	11/2012	185.24	Tax Bill	
2013	R	2013 R37912-005-00	PAID	11/2013	182.80	Tax Bill	
2014	R	2014 R37912-005-00	PAID	11/2014	192.09	Tax Bill	
2015	R	2015 R37912-005-00	PAID	11/2015	203.08	Tax Bill	
2016	R	2016 R37912-005-00	PAID	11/2016	206.28	Tax Bill	
2017	R	2017 R37912-005-00	PAID	11/2017	136.36	Tax Bill	
2018	R	2018 R37912-005-00	PAID	11/2018	134.05	Tax Bill	
2019	R	2019 R37912-005-00	PAID	11/2019	144.27	Tax Bill	
2020	R	2020 R37912-005-00	PAID	11/2020	142.83	Tax Bill	
2021	R	2021 R37912-005-00	PAID	11/2021	141.83	Tax Bill	
2022	R	2022 R37912-005-00	PAID	11/2022	142.49	Tax Bill	
2023	R	2023 R37912-005-00	PAID	05/2024	201.20	Tax Bill	
2024	R	2024 R37912-005-00	PAID	11/2024	270.06	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2024	R37912-005-00	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
SEC 30 TWP 16 RGE 23 NLY 62 ACRE S OF OF THE FOLLOWING DESCRIBED PROPERTY: S 171 FT OF W 466.62 F T OF SE 1/4 OF NW 1/4 & NW 1/4 O F NW 1/4 & SW 1/4 OF NW 1/4 & NW 1/4 OF SW 1/4 E OF RR & EX 132				A-PLUS HOMES INC 1415 SW 17TH ST OCALA FL 34471-1234		
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU 2,124,088				TAXES 281.31		
ASSESSMENT 16,644						
TAXABLE 16,644						
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1	
270.06	272.87	275.68	278.50	281.31	289.75	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/25/2024 163 2024	0000374.0005	Full	Pmt Posted	\$11.25-	\$.00	\$270.06

Tax Roll Property Summary

Account Number			R37912-000-00	Type	REAL ESTATE	Request Future E-Bill
Address				Status		
Sec/Twn/Rng		30 16 23	Subdivision		8552	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2010	R	2010 R37912-000-00	PAID	11/2010	305.64	Tax Bill
2011	R	2011 R37912-000-00	PAID	11/2011	315.18	Tax Bill
2012	R	2012 R37912-000-00	PAID	11/2012	314.69	Tax Bill
2013	R	2013 R37912-000-00	PAID	11/2013	310.37	Tax Bill
2014	R	2014 R37912-000-00	PAID	11/2014	324.55	Tax Bill
2015	R	2015 R37912-000-00	PAID	11/2015	343.93	Tax Bill
2016	R	2016 R37912-000-00	PAID	11/2016	348.27	Tax Bill
2017	R	2017 R37912-000-00	PAID	11/2017	241.45	Tax Bill
2018	R	2018 R37912-000-00	PAID	11/2018	237.38	Tax Bill
2019	R	2019 R37912-000-00	PAID	11/2019	254.22	Tax Bill
2020	R	2020 R37912-000-00	PAID	11/2020	251.68	Tax Bill
2021	R	2021 R37912-000-00	PAID	11/2021	249.92	Tax Bill
2022	R	2022 R37912-000-00	PAID	11/2022	249.96	Tax Bill
2023	R	2023 R37912-000-00	PAID	05/2024	350.08	Tax Bill
2024	R	2024 R37912-000-00	PAID	11/2024	460.83	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2024	R37912-000-00	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
SEC 30 TWP 16 RGE 23 NW 1/4 EXC RD ROW FOR CR 35 EXC N 803.10 FT THEREOF EXC COM AT THE SW COR O F NW 1/4 OF SEC 30 TH S 89-13-27 E 32.42 FT TO THE POB TH CONT S 89-13-27 E 272.42 FT TH N 00-13				A-PLUS HOMES INC 1415 SW 17TH ST OCALA FL 34471-1234		
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU 3,383,988				TAXES	480.03	
ASSESSMENT 28,401						
TAXABLE 28,401						
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1	
460.83	465.63	470.43	475.23	480.03	494.43	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/25/2024 163 2024	0000374.0004	Full	Pmt Posted	\$19.20-	\$.00	\$460.83

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

December 6, 2024

All By Email Only

Marion County Utilities
Attn: Carrie L. Hyde
utilities@marionfl.org
carrie.hyde@marionfl.org

Spectrum/Charter Communications
Attn: Ken Powell, Construction Coordinator II
Kenneth.powell1@charter.com

Cox
Attn: Paul Christopher
Paul.christopher@cox.com

Duke Energy
vacate@duke-energy.com
Katherine.Lopez@duke-energy.com

TECO
Attn: Terri Schur
tpschur@tecoenergy.com

CenturyLink
Attn: Kurt Judd
Kurt.e.judd@centurylink.com

City of Belleview
Attn: Lezli Merritt
lmerritt@belleviewfl.org

RE: Bellehaven Development Group, LLC – Bellehaven Plats – Vacation of Plat of Antoon Heights

Dear Sir or Madam:

I represent Bellehaven Development Group, LLC, a Delaware limited liability company, the current owner of approximately 220 acres of real property in Belleview, Florida, with Marion County Tax Parcel ID No.(s): 37912-000-00 and 37912-000-01, 37912-005-00, 37912-006-00 and 37914-000-00.

Two of the Tax Parcels – 37912-000-00 and 37912-005-00 – are currently encumbered by the Plat of Antoon Heights as recorded in Plat Book 9002, Page 250, formerly Plat Book B, Page 250. This subdivision, which was platted in 1925, has never been developed. That is, none of the streets have been constructed or used and no residences were ever built. Thus, this plat does nothing more than cloud the title to the property my client seeks to develop. My client intends to plat its property into several subdivisions in the City of Belleview. In order to avoid having to show the old plat on the new plat, we seek to vacate it.

To assist you in understanding this, I have attached the following:

1. Copy of Antoon Heights Plat.
2. Marked-up excerpt from a survey of my client's property. We have color-coded the portion of the property encumbered by the Antoon Plat in pink.

December 6, 2024

Page 2

3. Tax map of my client's property with Tax Parcel ID numbers shown.
4. Aerial photograph Tax Map of my client's property so that you can see that the plat was never developed.

We will first seek to obtain a resolution from the City of Bellevue City Commission vacating the plat after which we will follow-up with another resolution from the Marion County Board of County Commissioners.

I am enclosing a proposed Letter of No Objection. Please execute it and return it to me.

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Alec Morris
Mr. Chris Armstrong
Ms. Marcy Kammerman
Mr. Phil Gildan

(All by email only with attachments)

P:\UG\Armstrong\Bellevue Development\Antoona Vacation\Appl\Letter to Utilities 10-29-24.docx

RESOLUTION 25 - 01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLEVUE VACATING THE ENTIRE PLAT OF ANTOONA HEIGHTS, AS RECORDED IN PLAT BOOK 9002, PAGE 250, PUBLIC RECORDS OF MARION COUNTY, FLORIDA (FORMERLY PLAT BOOK B, PAGE 250).

WHEREAS, the Developer has requested the City Commission to vacate the Plat of Antoon Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250).

WHEREAS, all utility service providers were contacted and did not object to the proposed abrogation of such portions of the Plat of Town of Bellevue and did not assert that such vacation would have a detrimental effect on drainage, public rights-of-way, utilities, or other public facilities; and

WHEREAS, the City's Development Services Department reviewed the Petition to abrogate the entire plat of Antoon Heights and has recommended approval; and

WHEREAS, the City's Public Works Department reviewed the Petition to abrogate (vacate) the entire plat of Antoon Heights, and has recommended that such abrogation will not adversely affect City Utilities; and

WHEREAS, petitioner has caused the Notice of Intention to Abrogate (Vacate) such Plat to be published in the Voice of South Marion, a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and a public hearing was held, where pursuant to such notice all persons were invited to comment; and

WHEREAS, the City Commission found that the owners of property in the vicinity of the lands herein described and the general public would not be adversely affected by abrogating (vacating) the entire plat of Antoon Heights; and

WHEREAS, Section 130-4 of the City Code, refers to such "vacating" as "abrogating" a plat or portion thereof; and


WHEREAS, the City Commission finds that the Petition to abrogate (vacate) a portion of the plat of Town of Bellevue complies with the requirements of Section 130-4 for abrogating or vacating the recorded plat, that that such vacation is in the best interests of the public welfare, and that the Petition should be approved.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Bellevue, Florida, that the Plat of Antoon Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250) is hereby vacated.


BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

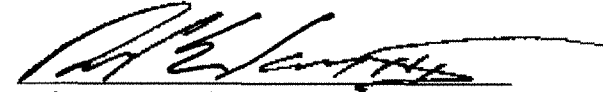
The above and foregoing Resolution was adopted and resolved by a 4 to 0 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 16th day of April, 2025.


Christine K. Dobkowski
Mayor/Commissioner

Attest:


Lezli Merritt
City Clerk

Approved As To Form and Legality
for the use and benefit of the City only:


Frederick E. Landt, III
City Attorney

CLERK'S CERTIFICATION

I HEREBY CERTIFY that a copy of the foregoing Resolution was posted and available for public review in our online agenda packet prior to the Commission meeting in accordance with City policy.


Lezli Merritt, City Clerk

Development Review Comments Letter

6/18/2025 2:08:32 PM

**ANTOONA HEIGHTS PLAT VAC
PLAT VACATION #32951**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Plat Vacation	APPROVED	INFO	911	
2	Plat Vacation	The applicant is proposing to vacate parcels 37912-000-00 to replat it as well as add an additional property to the new plat. Per MCPA, there appears to be 4,336 sf existing impervious coverage on the property. There are several Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Plat Vacation	No comments.	INFO	LUCURR	
4	Plat Vacation	Parcel 37912-000-00 is located within the City of Belleview. Marion County Utilities has no comments on the proposed plat vacation at this time. The City of Belleview will need to review and confirm whether utilities will be impacted by the vacation.	INFO	UTIL	
5	Plat Vacation	FLU designations and zoning within City of Belleview. No further comments.	INFO	ZONE	

Current Project - Comments Letter.rdl rev. 02

1 of 1