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 Belleview. 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 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.



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 – Antoona 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,

herdulant

Cheryl Weaver Property Manager Office of the County Engineer

Form PV-DRC

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

INTERDEPARTMENTAL CORRESPONDENCE

June 6, 2025

Memo to: Distribution List

From: Cheryl Weaver, Property Manager

Subject: Application for Plat Vacation Subdivision: Antoona 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 <u>cheryl.weaver@marionfl.org</u> and Aaron Pool (DRC representative) at <u>aaron.pool@marionfl.org</u> 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



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 c		
		State: FL	Zip: <u>34471</u>
	Agent / Contact: <u>W. James Gooding III, Esq.</u> Address: 1531 SE 36th Avenue, Ocala, FL 34471		
		Cell: 352-57	9-6580
	E-mail: jgooding@lawyersocala.com	John	
	Attach documentation, which establishes applicant as a qualified entity to request vacating trac 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	ct under provis	sions of
2.	PROPERTY INFORMATION:		
	Parcel Number(s): <u>37912-000-00 and 37912-005-00</u>		
	Subdivision Name: Antoona Heights Unit/Block/Lot:		
	Parcel Size: <u>158.49* 218.74</u> Sec/Twp/Rge: <u>30</u> / <u>16S</u> / <u>23E</u> *Total size of both tax parcels Attach a plat map and an aerial photo that includes the requested property highlighted and the photo may be printed from the Marion County website at: <u>https://maps.marioncountyfl.org/interactivemap/</u>		og <u>9002</u> / <u>250</u> area. Aerial
	Are any other applications pending? Yes No		
3.	PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that ap Code Violation (attach copy of letter citing violation) To clear an existing encroachment Family Division	ply and des	cribe below:
	To allow for construction of: Pool Screened Pool/Deck Building Addition Other Plat property encumbered by old Plat as well as additional property.		
	Form PV-AP		
	Empowering Marion for Success		

marionfl.org

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'

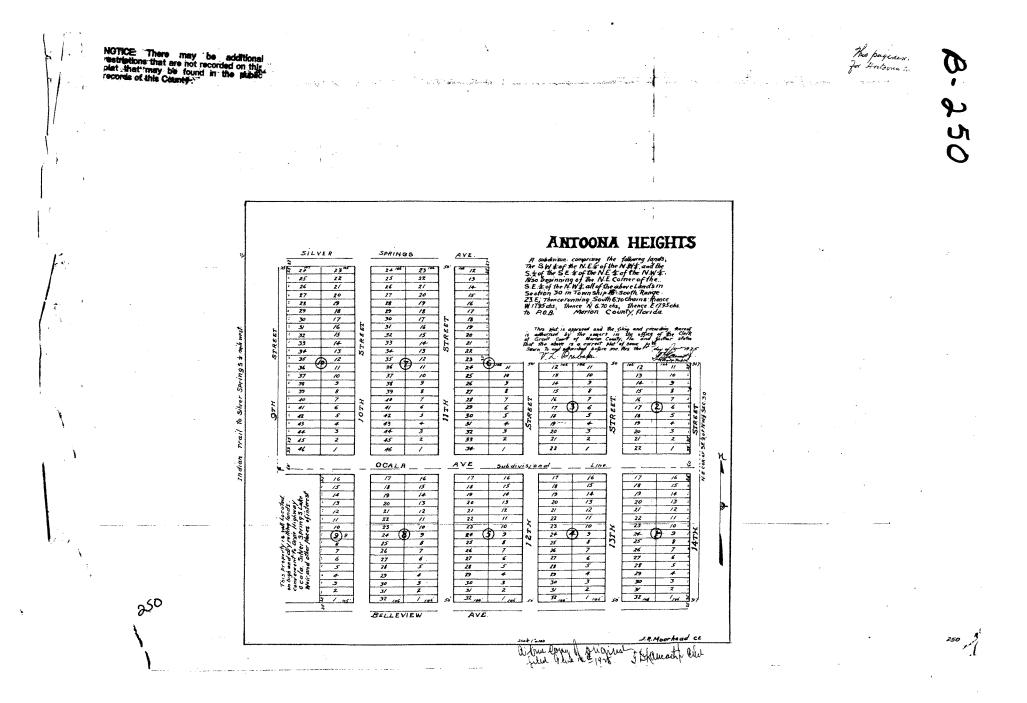
Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

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;

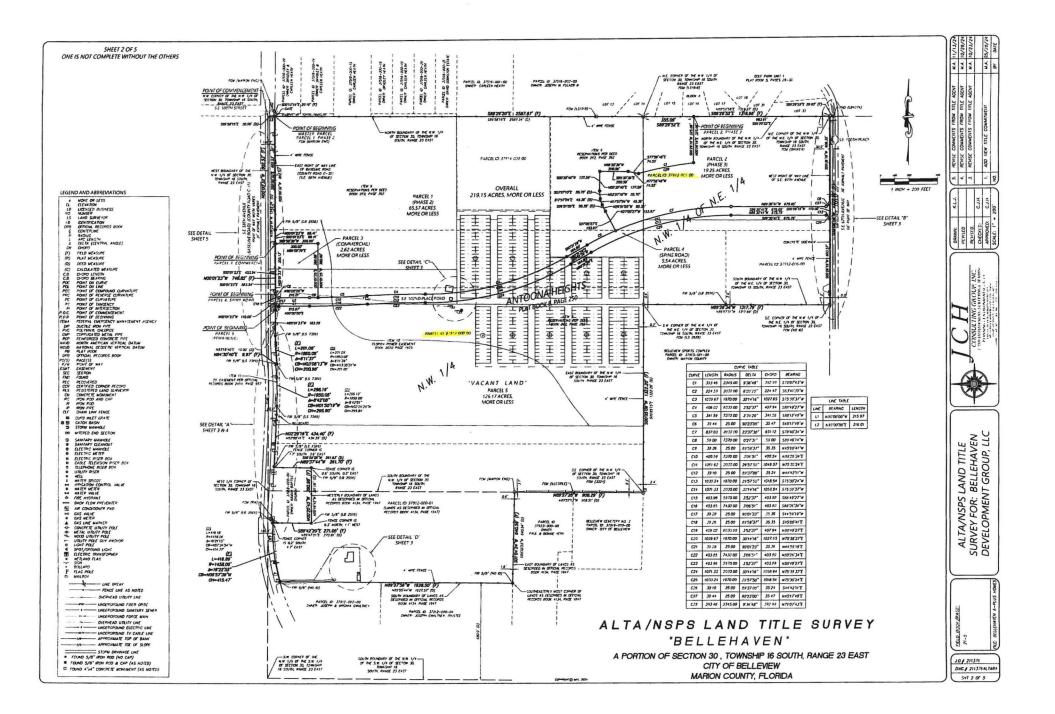
Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE	5/5/2025 4:09 PM PDT	
BY:	F. Unistopher Amstrong	1415 SW 17th Street, Ocala, FL 34471
	(Signature)	(Address)
	Fred C. Armstrong	352-266-8946
	(Print Name)	(Phone)
BY:		
	(Signature)	(Address)
	(Print Name)	(Phone)

Form PV-P



• ~





December 9, 2024

.

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

Re: Vacate Plat: Bellehaven Development LLC, Antoona 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 **Charter**

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

<u>Bellehaven Development Group, LLC, a Delaware limited liability company</u> 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: <u>Plat of Antoona Heights as recorded in Plat Book 9002</u>, 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 <u>TECO</u> object to the proposed Plat Vacation? ____Yes X 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.

<u>Cheyenne Thompson</u> Signature	Admin Specialist Sr.
Signature	Title
Cheyenne Thompson	December 09, 2024
Print Name	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

Date:			

To: Duke Energy Email: <u>vacate@duke-energy.com</u> and <u>Katherine.Lopez@duke-energy.com</u>

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

<u>Bellehaven Development Group, LLC, a Delaware limited liability company</u> 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: <u>Plat of Antoona Heights as recorded in Plat Book 9002</u>, 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 <u>Duke Energy</u> object to the proposed Plat Vacation? ____Yes ___X_No

If yes, please explain below:

ma Cuadra

Sr. Research Specialist Title

Irma Cuadra Print Name

December 10, 2024 Date

Enclosures: Cover Letter with enclosures

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

LETTER OF NO OBJECTION

Date: 12/11/2024

- To: CenturyLink Attn : Kurt Judd Email: kurt.e.judd@centurylink.com
- From: W. James Gooding III, Esq. Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471
- RE: Plat Vacation Application

<u>Bellehaven Development Group, LLC, a Delaware limited liability company</u> 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: <u>Plat of Antoona Heights as recorded in Plat Book 9002</u>, 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 <u>CenturyLink</u> object to the proposed Plat Vacation? ____Yes X No

If yes, please explain below:

<u>Curtiss Gray</u> Signature

Outside Plant Engineer

12/11/2024

Curtiss Gray

Print Name

Date

Enclosures:

Cover Letter with enclosures

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

<u>LASTER WARTER</u> DER MAST LANDRELM TRLE MORTNAT COMMINENT RUMBER: HOTMERS, ISSUME JARTE HAMDMANN LEOL STRIVES, P.J., ISSUME OFFICE FLE MAMBER BELLEHARTM REJMING AN EFFECTIVE DAT OF NOVEMBER H. JOZA, REMON MAMBER. H. DATED MORTMER 12, 2024/DAP)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS

He Leve APERPEND TO HERE BLOW IS STRUCT IN the COUNT OF MARKIN, STRUE OF LIDEA, AND IS DECEMBER STRUCTURE. COMMEND AT THE MORTHMENT COMMEND TO HERE AND THE STRUCTURE IN SUBJECT IN STRUCTURE IN SUBJECT IN STRUCTURE AND IS STRUCTURE. ACMES DE REMENT NEW OF HERE WILL AT SUBJECTION STRUCTURE IN SUBJECT IN STRUCTURE IN SUBJECT IN STRUCTURE AND IS STRUCTURE AND IS STRUCTURE AND ALL STRUCTURES AND ALL AND A

THE MASTER PARCEL CONTAINING 219.15 ACRES MORE OR LESS

PHASED LAND THRE REST AMERICAN THE MEMBANKE COMPANY, COMMINDER MANNER, 110208235, ISSUMO ACHT: KAMMENIAN LEGU, SERVICE, P.A., ISSUMO OFFICE FLE MANNER BELEMARK MERTAND AN ETTECHTE DATE OF NORMERF 11, 2024, REVISION MANNER 11 DATED WORKWERF 12, 2024/DWP)

PARCEL 1: PHASE 2

A PARCEL OF LAND LINNG IN SECTION 30, TOIMICHP 18 SOUTH, RANGE 23 EAST, ALSO BEING A PORTION OF ANTODINA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PARE 250, OF THE PUBLIC RECORDS OF MANYON COUNTY, FLORIDA, BOING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL Z

A PAREEL OF LAND LINNG IN SECTION 30, TOWISHIP 16 SOUTH, RANGE 23 EAST, MARION COLINIY, FLORIDA, BEING MORE PARTICIA, ARLY DESCRIBED AS FOLLOWS. Α ΛΛΕΣΕ ΟΓ LIND IN THE MESTORY 30, TOMPORT IS SUDY, MANEE 21 SEES, MANDE COMPT, TARGON, BEN LORE MEDICALLY LESTORY 35, FALLONS, CAMBERGY AT THE METHODESTIC DATE OF THE WY LOT SEES SUSTICIAL 35, MARKE COMPT, TARGON, BEN LORE MEDICALLY LESTORY 35, MARKE SEES SUSTICIAL SUBJECT TO A MONT OF METHODESTIC WITH USE OF COMPT WORK OF CAMPT, SUBJECT AND A MONTAGENESSING TO A WITH MARKE SEES SUSTICIAL SUBJECT TO A MONT OF METHODESTIC WITH USE OF COMPT WORK OF CAMPT, SUBJECT AND A MONTAGENESSING TO A WITH MARKE SEES SUBJECT TO A MONT OF METHODESTIC WITH USE OF COMPT WORK OF CAMPT, SUBJECT AND A MONTAGENESSING TO A WITH MARKE SEES SUBJECT AND A MONTAGENESSING TO A WITH MARKE SEES SUBJECT AND A MONTAGENESSING TO A WITH A MONTAGENESSING TO A WITH A MONTAGENESSING TO A WITH A MONTAGENESSING TO A MONTAGENESSING TA MONTAGENESSING TO A MONTAGENESSING TO A MONTAGENESSING TO A MONTAGENESSING TA MONTAGENESSING TA M

PARCEL J: COMMERCIAL

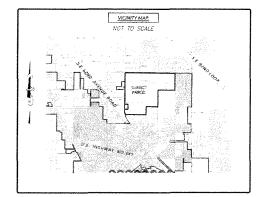
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

PARCEL 4: SPINE ROAD

A PARCEL OF LAND LYNG W SECTION 32, TOWNSHP 18 SOUTH, RANGE 23 EAST, ALSO BENG A PORTION OF ANTIONA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 250, OF THE PUBLIC RECORDS OF MARION COLNITY, FLORIDA, BEING WORE PARTICULARLY DESCRBED AS FOLLOWS:



A PORTION OF SECTION 30 . TOWNSHIP 16 SOUTH, RANGE 23 EAST CITY OF BELLEVIEW MARION COUNTY, FLORIDA



SHEET 1 OF 5 ONE IS NOT COMPLETE WITHOUT THE OTHERS

NOTES. DATE OF FELD SURVEY: MAY 24. 2024

- 2 SUBJECT TO HORIS OF WAY RESTRETINGS EXISTINGTS AND RESTRUCTIONS OF RECORD THAT ARE NOT SHOWN IN THE PROPORTION THRE THE COMMUNENT MOMBERT INTERSECTIONS OF IPPER AMERICAN THILE INCOMPANY ISSUE CAREF. AMERICAN LICLA SERVICES FA ISSUENC OFFICE FLE INVERSE BELLEVINGE BEAMED AN EFFECTICE GATE OF INDURERY II, 2024, REVISION MANDER: II OARD MOREMENT 12, 2024/DMM FAUS RECORDS IN SEARCHED BY TA ORGALING GADER, MC.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORDA STATE FLARE COORDINATE STSTEM, MEST ZONE, NORTH AMERICAN DARAM OF THAS (MAD 83), WITH 2011 ASJUSTIMENT AS DERINED FROm THE FLORDA DEPARTMENT OF TRANSPORTATION WRITML REFERENCE STATION RETMENT
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY
- 5 NORTH-SOUTH AND EAST-WEST THES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION
- ADDATIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
- 7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE FIELD SURVEY DATE. NOT NECESSARLY THE SIGNATURE DATE
- 8 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTYLES) NAMED HEREON, AND SHALL NOT BE DUPLENTED OR RELIED UPON BY ANY OTHER NEWYDUAL OR ENTITY WITHOUT AUTHORIZATION FROM 3CH CONSULTING GROUP, INC.
- 9 ORIENTATION FOR THE SUPPOSEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LIKES.
- 10 DUS SURVEY IS BASED ON A PREVIOUS SURVEY PREPARED BY PREECE (AND SURVEYING, W.C. ENTITED BOUNDARY SURVEY FOR INE RAMEY & KINN BOOMS, JOB CACER NO. 05-018, DATED MARCH 21, 2006
- PREDICATED ON NY SURVEY OF THE SUBJECT PROPERTY, I CAN AFTRU THAT THE FOUND MOMMENTATION AND POSSESSION LINES MATCH THE IECUL DESCHIPTIONS CONTAINED IN OFFICIAL RECORDS BOOM 2418, PAGE 419 (MOODY BAPTIST CHARCH DEED 1) AND OFFICAL RECORDS BOOM 2500, PAGE 1556 (MOOD DEMTST 2).
- THE PROMERTY DESORMED IN THE WASTER PARELL IS ONE AND THE SAME AS THE "ALSO DESORMED AS "PARELS I THROUGH S HÉREM MITH NO GAPS, CORES, ON DURLAPS, RADIOMALLY, THE FIELD AND DEED DESORMEDANS SET FORTH ON PAGE 2 HEREOF DESCRIBE OND THE SAME PROPERTY MITH NO GAPS, GORES ON CONTENTS.
- The line and first the second second
- WINDUT EXPRESSING A LEON, OPNION AS TO THE OWNERSING OR NATURE OF THE POTENTIAL ENEROACHMENT, THE EXECUTE, LOCATION, AND EXEMIT OF POTENTIALLY EXERCIDENCE STRUCTURAL APPLICITANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURFLY ARE SHOWN INSERVICE.
- THERE IS NO OBSERVED ENDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY UNES OR OBSERVED ENDENCE OF RECENT STREET OR SDEWAR CONSTRUCTION OR REPARS.
- 15 THERE IS NO DREERING EVIDENCE OF CLIMPENT FARTH HOUND WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12 THERE ARE NO WER AND S CHOLDE AS DROUGHD BY PACSONG (STOEMARONARY) BIG ECOLONICAL ASSESSMENT REPORT NO- 2021-1513
- 18 THERE IS NO OBSERVED SURFACE EVIDENCE OF CENETERNES OR FAMILY BURIAL SITES.
- 19 PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4 AND PARCEL 5 ARE CONTIGUOUS WITHOUT GAP OR GORE TO ONE ANOTHER AND ARE CONTROLOUS TO A PUBLIC REAT OF MAY

PROPERTY DATA: PARTE & 37912-005-00 "VACANT LAND"

PARCEL ID- 37914-000-00 "VACANT LAND" PARCEL ID 37912-000-00 "VACANT LAND" PARCEL ID 37912-005-00 "VACANT LAND" PARCEL ID: 37912-000-01 ADDRESS: 10589 S.E. 58DH AVENUE, BELLEWER, FL

PARCEL ID: 37912-006-00 "VACANT LAND"

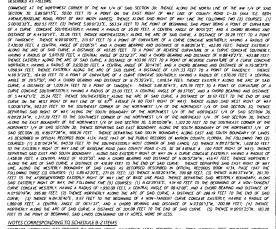
ZONING DATA:

PER CITY OF BELLEVEN ORDINANCE 2022-02 AS SET FORTH IN INSTRUMENT RECORDED IN BOO 7733, PAGE 368 PLANNED DEVELOPMENT (PD)

ELOOD CERTIFICATION: BASED ON THE FEDERAL EMERGENCY MANAGEMENT ADENCY'S RODO INSURANCE MATE MAD (TRNA), COMMONT PANEL AO IDOSLO7330, FITECTURE DATE OF AUGUST AZ ZOME THE PROPERT DESCRED HERCH LIES WITHIN RODO ZOME "X" A MANMAR, RODO INTARA ARE

PARCEL S: SOUTH PARCEL

A PARCEL OF LAND L'UNG IN SECTION 30, TOMISHIP 16 SOUTH, RANGE 23 EAST, MARCIN COUNTY: FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS



NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS

INSTEEDENNEM VOIMMERING MEHNENNE MEHNENNE KANNE KAMMERIAAN LEGA. SORWEES, P.A. FRIST AMERICAN THE INSURANCE COMPANY, COMMUNITA INMERE ITAGRESS, ISSUNG OFTIS FLE MANDER BELLEMARN BELLEMARN AN EFFECTIVE DATE OF NOVEMBER 11, 2024, REVISION NAMBER I I LATUR DOVEMBER 12, 2027/2029, DEF FLORMES SOFTEDER DE-NTERS AME NOTED REATIVE TO PAREL.

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- ITEN 10- EASEMENT ORANTED TO FLORIDA POMER CORPORATION BY NISTRUMENT RECORDED IN BOOM 2030, PAGE 1605 AFFECTS PORTIONS OF ALL OF "PHASED LANG" AS DEPICTED HEREON
- EASEMENT ORANTED TO CITY OF BELIEVIEW BY INSTRUMENT RECORDED IN BOOK 2454. PAGE 957 AFTECTS PARCELS J7912-005-00 & 37912-000-00 AND IS DEPICTED HEREON (AS TO SOUTH PARCEL)

ITEM 12 INTENTIONALLY DELETED

ITEN 14. SURVEY PREPARED BY CHRISTOPHER I HOWSON WITH JCH CONSULTING GROUP, INC. (NOT YET STORED), DATED WAY 14, 2024 (TRED WORK): (SURVEY) LAST REVISED WAY 28, 2024. UNDER J28 NO. 211376. SHOWS THE FOLLOWING

A) GATE, WOOD UTUTY POLES, FENCES, AND UTUTY POLE ANCHORS ALONG THE MORTHERLY AND WESTORLY BOUNDARY LINES AS SHOWN ON SURVEY (AS TO PARCEL 1 (PHASE 2)). B | FENCES ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES AS SHOWN ON SURVEY (AS TO PARCEL 2 (PHASE 3)).

C.) MOOD UTUTY POLES, FENCES, AND UTUTY POLE ANCHORS ALONG THE MESTERLY BOUNDARY UNE AS SHOWN ON SURVEY (AS TO PARCEL 3 (COMMERCIAL))

D.) FENCES ALONG MESTERLY BOUNDARY LINE AS SHOWN ON SURVEY (AS TO PARCEL 4 (PROPOSED SPINE ROAD/S.E. 102ND IN INC. PARCEL 4

E) MATER WILES (24), BRACHTON CONTROL WILE, BELLS (34), TELEPHONE HERR BOX, MODO UTUTY POLES, TENES, U POLE AMORINS BUILDAND, B'HMITR HAR, ELECTRICH, BRASH BOX, MOD THE HIDDANT ALONG THE HESTERIA, SOUTHAR CASTER: BORMANT LINES AS SHOW ON SUMEY (AS TO SOUTHAM PARTEL: SOUTH OF MEDICAD SPINE RIAD/SE FLAR TRADA

F) OVERHEAD UTUTY LINE AND NOOD UTUTY POLES AS SHOWN ON SURVEY (AS TO PARCEL 3 (COMMERCIAL) AND PARCEL 4, PREPOSED SPIKE ROAD/SE (IDIND R.ACE ROAD). AND

HI WITENDOWILLY DELETED

- ITEN 15. INTENTIONALLY DELETED
- ITEM 16. INTENTIONALLY DELETED
 - NOTICE OF ESTABLISHMENT OF THE BELLEHAVEN COMMUNIT DEVELOPMENT DISTRICT RECORDED SEPTEMBER 18. 2024, IN BOOM BA23, PAGE 130 ATTECTS SUBJECT PROPERTY AND IS NOT DEPICTED HEREON (AS TO ALL PARCELS)

- DEVELOPER AGREEMENT FOR BELLEHAVEN PHASE 2 RECORDED OCTOBER 23, 2024, IN BOOK 8451 PAGE 1234, AS ASSIGNED AFFECTS SUBJECT PROPERTY AND IS NOT DEPICTED HEREON (AS TO PARCEL 1 (PHASE 2).
- INTENTIONALLY DELETED
- υμαξεύσεμα αυτόσας ποιεπτόριο Solici Lisis (αυτάσκαση) Αστετματί βετρετρι θήμες μόσος, As IISSOR που πάθης Μασός οματόσας ποτεπτόριας και as IISSEC σεξύπτα θε IISSEC ου Ετάθυμας τι 1985 του Αιτάρι του Μαρί μι 1986 μη τη με τείλομης τηράς το πες τος Ράτος του ποιο Οιαθας Ρίματιστικός του Απότος το Μαρίτατα Γίχο CLSI 1/ μωτε ματίτι σε αυτίστας το τι μαία as μαθαίας πατάσταση ματά του Απότος το Απότα το Απότατα στο Σουτη μάδας)

SURVEYOR'S CERTIFICATION

- TO FREST AVERICAN THE INSTANCE COMPANY, KANNERMAN LEGAL SERVICES, P.A., FREUTY LAND, LLC, A FLORDA LAWED LINBULY COMPANY, DRELEARDS, TRAINING, P.A., A-PLUS MONES, MC, A FLORDA COMPORATION, BELLENAYEN DEVELOPMENT GROUP, ILC, A DILANARE UNED LINBULT COMPANY THAT.
- 11/14/2024 SIGNATURE DATE CHRISTINCHEG COM

21-5 1.0.1 211376 DWG # 211376ALTAR4

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MA MA

AGENT

ITLE NT FROM T FROM T FROM T

SE COMMENTS F SE COMMENTS F SE COMMENTS F NEW TITLE COM

REVISE REVISE REVISE ADD NE

* * * * 0

DRAMMI REVISED REVISED CHECKED APPROVED: SCALE 1"

INC:

DOP.

X

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Chris Henson CHRISTOPHER J. HOMSON REDISTRATION NO. LS 8533 N. THE STATE OF FLORIDA DATE OF SURVEY. MAY 24, 2024 DATE OF LAST REVISION: NOVEMBER 14, 2024

SHII OF 5

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

Back to Search Results

CURRENT ACCOUNT DETAILS

			Contraction and an and an an an and an an
Account Number	2024	R37912-005-00	Tax Bill

	Property	y Description		Owner Information				
	SEC 30 TWP 10	5 RGE 23 NLY 62	A-PLUS HO	OMES INC				
S OF OF THE FOLLOWING DESCRIBED				1415 SW 1	7TH ST	ang pana dikanda ana mangana ng pangangan ga ti Milan da Milan.		
PROPERTY: S 171 FT OF W 466.62 F			OCALA FL	34471-1234		an mar talan di secono ne ne ay a sa chi di Ti Ti dan se Jawa		
T OF SE 1/4 OF NW 1/4 & NW 1/4 O				New York Water Character				
F NW 1/4 & SW 1/4 OF NW 1/4 & NW								
	1/4 OF SW 1/4	E OF RR & EX 1	32	with the defined production of the second				
	Current	Values and E	xemptions	Taxe	s and Fees Levie	ad		
	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	<u>al (on the own of the own o</u>		
Post Date	Receipt	:# Pmt Typ	pe Status	Disc	Interest	Total		
11/05/000/ 1	63 2024 0000374.	000E EN11	Dmt Doctod	\$11.25-	\$.00	\$270.06		

Back to Search Results										
Tax R	Tax Roll Property Summary Help									
Accou	nt Numbe	r R37912	-000-00	Туре	REAL ESTATE	Request Future E-Bill				
Addres	SS			Status						
Sec/Tw	/n/Rng	30 16 23	an fill y gegenne an an de	Subdivision	8552					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due				
<u>2010</u>	R	2010 R37912-000-00	PAID	11/2010	305.64	<u>Tax Bill</u>				
<u>2011</u>	R	2011 R37912-000-00	PAID	11/2011	315.18	<u>Tax Bill</u>				
<u>2012</u>	R	2012 R37912-000-00	PAID	11/2012	314.69	<u>Tax Bill</u>				
<u>2013</u>	R	2013 R37912-000-00	PAID	11/2013	310.37	<u>Tax Bill</u>				
2014	R	2014 R37912-000-00	PAID	11/2014	324.55	<u>Tax Bill</u>				
2015	R	2015 R37912-000-00	PAID	11/2015	343.93	<u>Tax Bill</u>				
<u>2016</u>	R	2016 R37912-000-00	PAID	11/2016	348.27	<u>Tax Bill</u>				
2017	R	2017 R37912-000-00	PAID	11/2017	241.45	<u>Tax Bill</u>				
<u>2018</u>	R	2018 R37912-000-00	PAID	11/2018	237.38	<u>Tax Bill</u>				
<u>2019</u>	R	2019 R37912-000-00	PAID	11/2019	254.22	<u>Tax Bill</u>				
2020	R	2020 R37912-000-00	PAID	11/2020	251.68	<u>Tax Bill</u>				
<u>2021</u>	R	2021 R37912-000-00	PAID	11/2021	249.92	<u>Tax Biill</u>				
2022	R	2022 R37912-000-00	PAID	11/2022	249.96	<u>Tax Bill</u>				
2023	R	2023 R37912-000-00	PAID	05/2024	350.08	<u>Tax Bill</u>				
<u>2024</u>	R	2024 R37912-000-00	PAID	11/2024	460.83	<u>Tax Bill</u>				

CURRENT ACCOUNT DETAILS

<u>Tax Bill</u>

	A STATE OF A	
Account Number	2024	R37912-000-00

	Propert	y Description	ı	Owner Information			
	SEC 30 TWP 1	6 RGE 23 NW 1/	4 EXC	A-PLUS HO	OMES INC		
	RD ROW FOR	CR 35 EXC N 80	3.10 FT	1415 SW 1	7TH ST		
	THEREOF EXC COM AT THE SW COR O F NW 1/4 OF SEC 30 TH S 89-13-27			OCALA FL	34471-1234		
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E 32.42 FT TO THE POB TH CONT S 89-13-27 E 272.42 FT TH N 00-13							
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	Current	Values and 1	Exemptions	Taxe	s and Fees Levie	ed.	844-334 (composition) (control of 1997 and
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	TAXABLE	28,401	energia (anterior de la constitui de la constit				
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	terandena azzi errenden erzezetikene	kala kala kala kala kala kala kala kala
Post Date	Receip	t# Pmt Ty	vpe Status	Disc	Interest	Total	HERRY MERCENERIC CONTRACTOR
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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 <u>utilities@marionfl.org</u> <u>carrie.hyde@marionfl.org</u>

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

TECO Attn: Terri Schur tpschur@tecoenergy.com

City of Belleview Attn: Lezli Merritt Imerritt@belleviewfl.org Spectrum/Charter Communications Attn: Ken Powell, Construction Coordinator II Kenneth.powell1@charter.com

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

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

RE: Bellehaven Development Group, LLC - Bellehaven Plats - Vacation of Plat of Antoona 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 Antoona 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 Antoona 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 Antoona 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 Belleview 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:\/G\Armstrong\Bellehaven Development\Antoona Vacation\App\Letter to Utilities 10-29-24.docx

RESOLUTION 25 - 01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLEVIEW 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 Antoona 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 Belleview 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 Antoona Heights and has recommended approval; and

WHEREAS, the City's Public Works Department reviewed the Petition to abrogate (vacate) the entire plat of Antoona 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 Antoona 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 Belleview 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 Belleview, Florida, that the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250) is hereby vacated.

Resolution 25-01 Abrogation of Antoona Heights Page 1 of 2 **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 day of 4 pp 1, 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

Resolution 25-01 Abrogation of Antoona Heights Page 1 of 2 🔣 🖣 1 of 1 🖗 🖗 👘 Find | Next 🔍 🗸 🛞

Development Review Comments Letter ANTOONA HEIGHTS PLAT VAC PLAT VACATION #32951

6/18/2025 2:08:32 PM

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