



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: 02/18/2021
Applicant: RLR Investments, LLC
Address: 600 Gilliam Road City: Wilmington State: OH Zip: 45177
Agent / Contact: Michael J. Cooper, Esquire and Stephanie Emrick, Esquire
Phone Number: 732-4500 / 376-5242 Fax Number: _____ Cell: _____
E-mail: mcooper@michaeljcooper.com / emrick@scwlegal.org

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): 21630-002-01 & 21630-005-00
Subdivision Name: West End Ocala Unit/Block/Lot: _____ / _____ / _____
Parcel Size: 106.78 +/- Sec/Twp/Rge: 8 & 7 / 15 / 21 Plat Bk/Pg A / 57

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

Form PV-AP

March 4, 2021

PROJECT NAME: WEST END OCALA

PROJECT NUMBER: 1999001370 APPLICATION: #26316

PLAT VACATION

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**

- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A

- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: INFO. West Ocala subdivision is an 1889 plat. It appears this area is open pasture. No homes are currently developed on these parcels. Please be aware there are County Drainage Retention Areas on or near these parcels with pipes leading from NW 60th Ave across the property.

- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REMARKS: The applicant(s) are requesting to vacate various lot(s) or portions of, located in West End Ocala within the boundaries of parcel 21630-005-00 and parcel 21630-002-01. Vacating these lots will clear any existing encroachments and allow for future development. Please note that the property lines do not run parallel and adjacent to platted lot lines for the portions of lot(s) 10, 23, 42 and 55. Utility companies including Marion County Utilities within the subject area were notified by the applicant and no objections were received. The Resolution that will be recorded to establish this Plat Vacation will reserve an easement for any existing utilities located within the vacated area if approved by the Board of County Commissioners.

- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED**

- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED**

- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Lots 10, 23, 42, and 55, while not "bordered" in the attached drawing, appear to be part of the vacate request.
The vacate appears acceptable as the area of the plat south of this application remains unconstructed and has roads abrogated, though it is not clear if the plat was also vacated.
The frontage lacking parcel to the NW appears to have been divided and "cut-off" by the current owner of the proposed vacate lands - it will be the obligation of the owner to resolve the ownership and/or access issues for that NW parcel.

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **APPROVED**. Note-properties have CD land use, A-1 zoning and are within the UGB.

- 9 DEPARTMENT: MSTU - ASSESSMENT REVIEW DEPARTMENT
REMARKS: **REVIEWER DID NOT RESPOND**

**PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF
WEST END OCALA**

Plat Book A Page 57

Whereas, R.L.R. INVESTMENTS, L.L.C., Petitioner, 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:

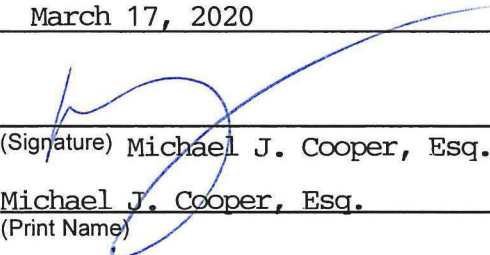
SEE ATTACHED EXHIBIT 'A'

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: March 17, 2020

BY: 
(Signature) Michael J. Cooper, Esq.

Michael J. Cooper, Esq.
(Print Name)

320 NW Third Avenue, Ocala, FL 34475
(Address)

(352) 732-4500 x705
(Phone)

BY: _____
(Signature)

(Address)

(Print Name)

(Phone)

EXHIBIT 'A'

THAT PORTION OF WEST END OCALA, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK "A", PAGE 57 OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 24, 41 & 56

AND

PORTIONS OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 10, 23, 42 & 55, LYING
WITHIN THE BOUNDARIES OF PARCEL ID NUMBER 21630-005-00 &
21630-002-01.

PETITION TO VACATE A PLAT OR PORTION OF THE PLAT
OF WEST END OF OCALA, PLAT BOOK A, PAGE 57

Whereas, RLR Investments, LLC, Petitioner, 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"

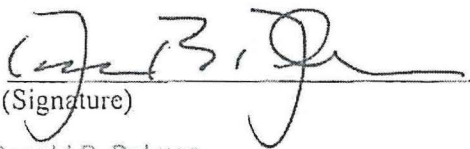
Whereas, Petitioner hereby states and represents to the Board of County Commissioners of Marion County, Florida, that the above described platted lands are owned in fee simple except for such dedicated to public areas as may therein be included; and

Whereas, 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 provision of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

Date: 12-4-2020

600 Gilliam Rd
(Address)

BY: 
(Signature)

Wilmington, OH 45177
(City, State, Zip)

Donald R. DeLuca
Vice President and General Counsel
(Print Name)

239 275 2300
(Phone)

(Signature)

(Print Name)

EXHIBIT 'A'

THAT PORTION OF WEST END OCALA, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK "A", PAGE 57 OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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WITHIN THE BOUNDARIES OF PARCEL ID NUMBER 21630-005-00 &
21630-002-01.

57-1000 00

20-10-1914
10-10-1914
10-10-1914

LOT 16-17-18-19-20
WANTS 1/2 IN FRONT
15-10-1912

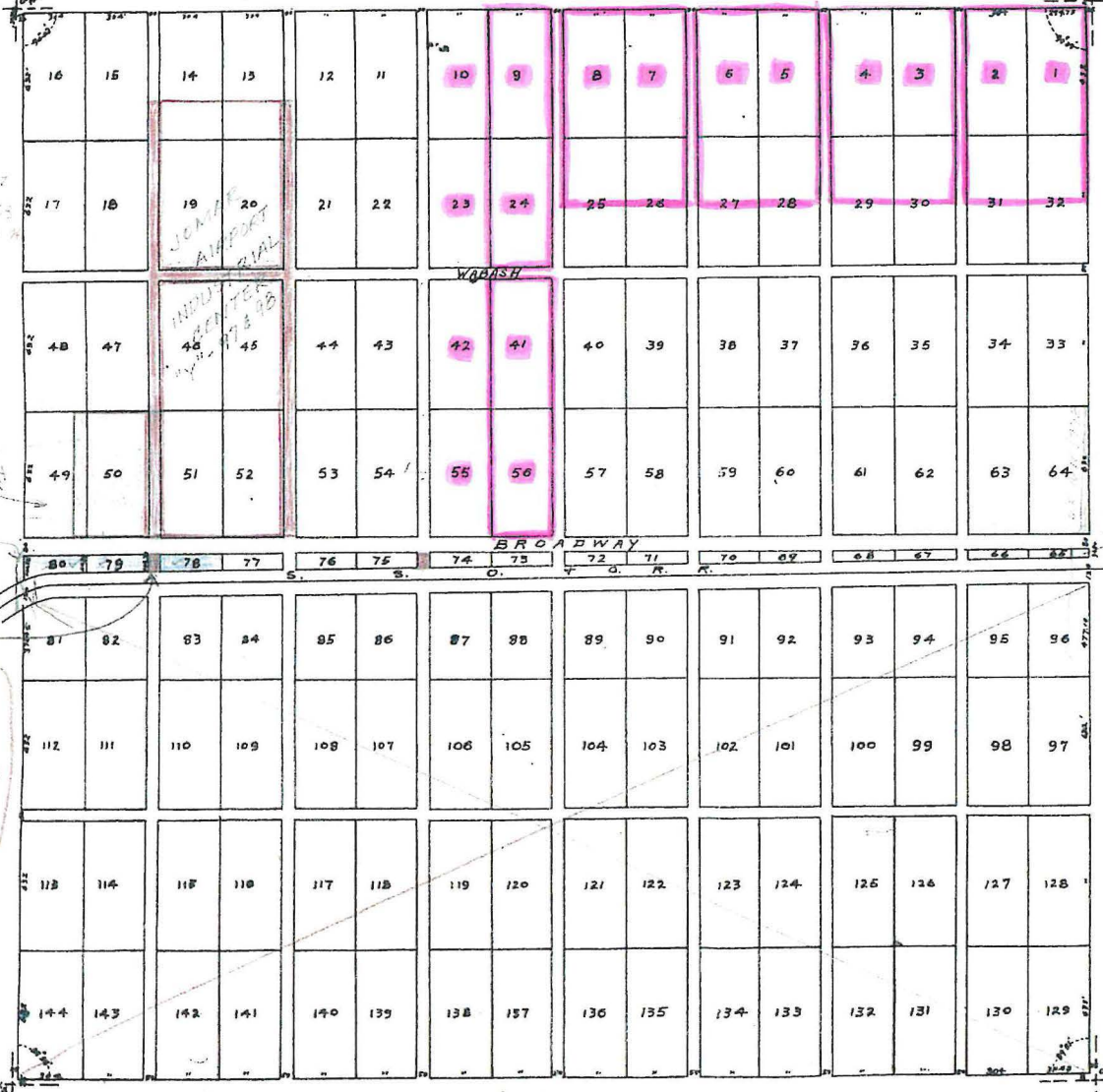
5' ROAD TO AIRFIELD
1/2 IN FRONT

* LOT 78, 79, 80
DEEDS TO MARION
COUNTY, O.R. 2618
Pg. 574
3-12-99

OR 471/155
Hbrugo
6-8-71
"P" 155

1/2 in front
abrogated Oct 22 1914
C. A. ...
page 207

APPLICATION ET
BET. OR 74 & 75
OR 130/236



Plat of
Sec. 17, T. 15, S. R. 21 E.
WEST END, CALA
Fire Acc. lots.

BEFORE
VE & SE
DARR
COUNTY
SR 5-225-A

S.H. Richmond, Surveyor & Draughtsman
1889

Filed and Recorded this
30th day of Nov. A.D. 1889
D.H. Miller, Clerk.

160

■ LOTS / PORTIONS OF LOTS PROPOSED TO BE VACATED

