

RESOLUTION NO. 07-R-263

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed by Pigeon-Roberts & Associates, LLC, and was considered by the Marion County Zoning Commission at its meeting on May 30, 2007; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, June 19, 2007; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 070606SU – Vikings, LLC. The application for a Special Use Permit as submitted by Pigeon-Roberts & Associates, LLC, a copy of said application being on file with the Zoning Director, is hereby approved for a special use permit in a PUD (Planned Unit Development) zoning classification on 1.96 acres for the intended use of a model home as a temporary golf clubhouse on Parcel Account Nos. 34546-122-00, -123-00, 124-00, -125-00, -126-00, -127.00, and a portion of 34546-000-13.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. This Special Use Permit shall expire June 30, 2010.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit could result in revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

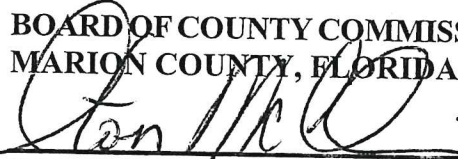
DULY ADOPTED in regular session this 19th day of **June, 2007**.

ATTEST:



DAVID R. ELLSPERMANN, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



STAN MCCLAIN, CHAIRMAN

SPECIAL USE PERMIT

NAME: Vikings LLC
ADDRESS: 62 Never Bend Drive
Ocala, FL 34482
TELEPHONE: 352-291-2774
APPLICATION NO: 070606SU

WHEREAS, the Marion County Board of County Commissioners has considered the above-referenced application for a Special Use Permit and has approved the application on June 19, 2007 subject to conditions, and


WHEREAS, the Zoning Director is authorized to issue Special Use Permits in accordance with Board action, now therefore

A SPECIAL USE PERMIT is hereby issued to the above-listed property owner, pursuant to Board of County Commissioners' Resolution 07-R-263 for the purpose of using a special design model home as a temporary shop for golf course activity start up in a PUD (Planned Unit Development) zoning classification, on Parcel Account Nos. 34546-122-00 thru 34546-127-00 and a portion of 34546-000-13, subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. This Special Use Permit shall expire June 30, 2010.

REVOCATION: Violation or failure to comply with one or more condition(s) of this Special Use Permit could result in revocation of this Special Use Permit by the Board of County Commissioners at a noticed public hearing.

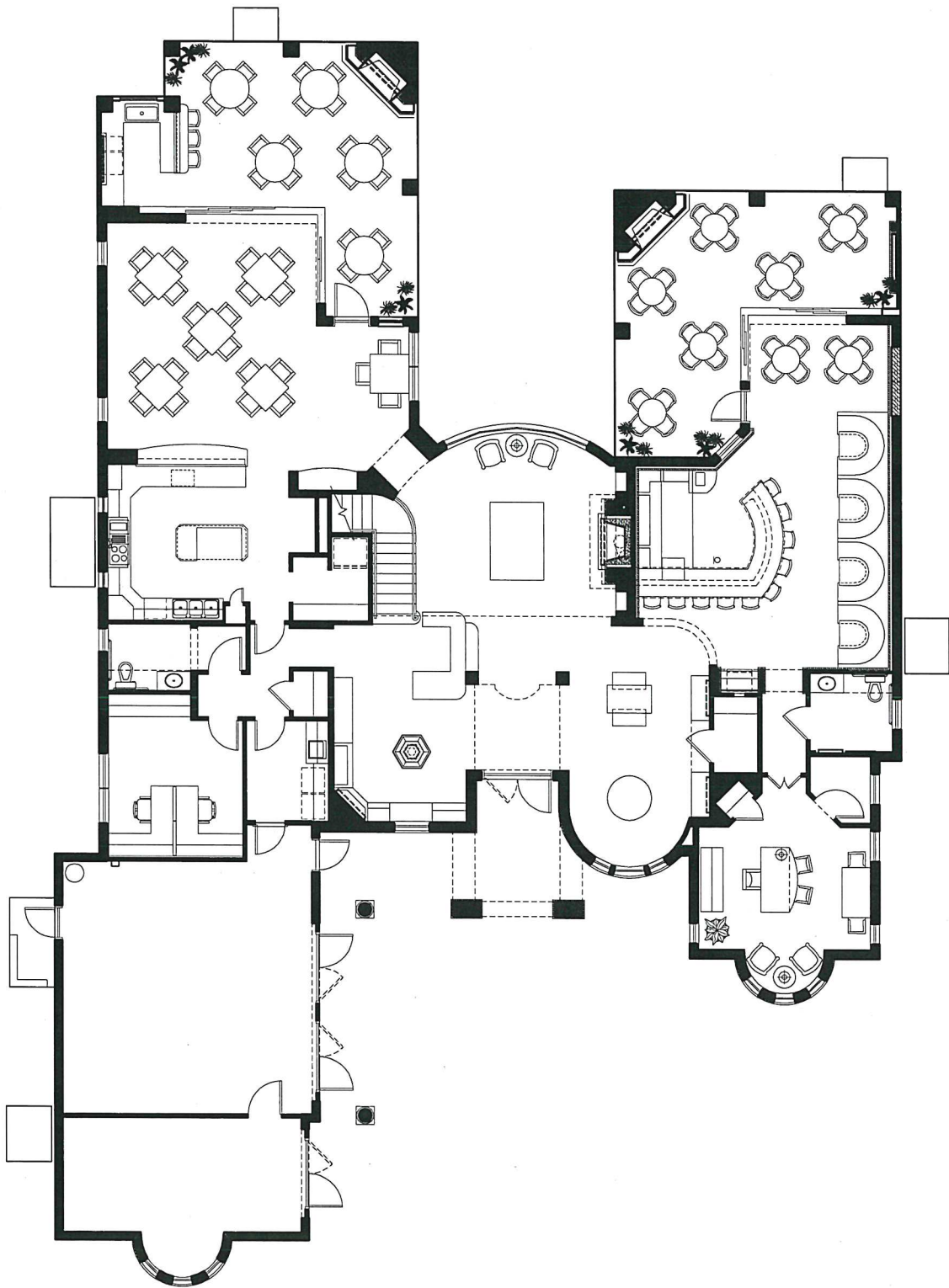
THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE PROVISIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE, NOT INCONSISTENT HEREWITH.


**MICHAEL E. MAY, DIRECTOR, MARION COUNTY
ZONING/DEVELOPMENT REVIEW DEPARTMENT**
DATE: 21 June 07

*Juliette
Falls*

TEMPORARY PRO-SHOP





JACARANDA V - LOT #123

JACARANDA V @ JULIETTE FALLS
LOT #123

1ST FLOOR LIVING	SQ. FT. 3,433
2ND FLOOR LIVING	SQ. FT. 2,078
GARAGE	SQ. FT. 845
LANAI, PATIO, BALCONY	SQ. FT. 1,340
ENTRY	SQ. FT. 198
MISC. UNDER ROOF	SQ. FT. 98
<hr/> TOTAL	<hr/> SQ. FT. 7,992







Juliette Falls Grand Opening October 2007!

A Lifestyle Unlike Any Other

Located on 543 acres of pristine Florida upland just outside of the beautiful horse community of Ocala, adorned by pine and oak forests, sets Florida's #1 golf and spa community. Other features include 136 acres of natural wooded preserve with miles of walking trails and various stops for exercise and stretching, or just observing the local wildlife. World class tennis courts, and a large resort style pool and spa are also featured at Juliette Falls.

Visit us at www.juliettefalls.com regularly for continued updates and registration information for our grand opening week festivities.



Arthur Rutenberg Homes at Juliette Falls!

Exclusively designed by Arthur Rutenberg for Juliette Falls, the sales center, phase one pro shop, 10 model homes, 25 inventory homes, and 25 other homes in various stages of completion will all be open for touring our grand opening week in October of this year. Maintaining an exceptional

level of quality, craftsmanship, design and service, Arthur Rutenberg Homes has been a respected name in Florida homebuilding since 1953. Visit them on the web at www.arhomes.com.

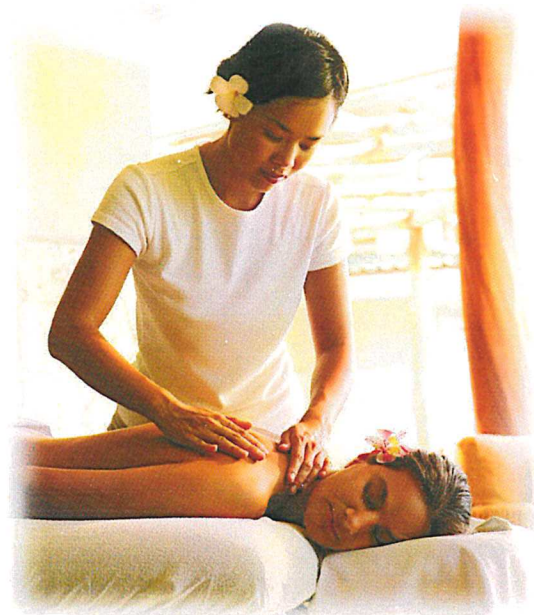
120 Acres of PGA Level Golf. Course Begins Its' Grow In!

Fore!!!! Our course will be ready for play in October for our grand opening. With 5 sets of tees, golf at Juliette Falls will be home to all levels

of players. The 40 foot elevation changes and a total yardage of over 7300 yards will challenge the best of our golfers. Our continued sensitivity to the environment is reflected in the fact that the golf course is, and will continue to be maintained to Audubon International Silver Sanctuary standards.

More on this wonderful complex to come soon!

Visit us at www.juliettefalls.com for continued updates.



Arthur Rutenberg Home



JULIETTE FALLS 62 NEVER BEND DRIVE, OCALA FL 34482

Phone: (352)291-2774 • Fax (352) 291-2778

www.juliettefalls.com • info@juliettefalls.com



Juliette Falls Grand Opening October 2007!

Welcome Juliette and Ja!

We are pleased to welcome the two newest additions to the Juliette Falls team - Juliette, a Great Pyrenees and Ja (pronounced "J"), a Golden Retriever. They have been added in the spirit of our fun loving community that awaits your arrival. Juliette will greet you when you arrive at our sales center and Ja, our course mascot, can be found patrolling the golf course!

Construction is Booming

Currently there are 37 homes underway of which 24 are already in various stages

of construction. There will be 10 different furnished models to browse through when completed. Check out the views of several of our homes.



Phase One Clubhouse

Complete with restaurant, bar, private dining, golf operations and golf shop, this facility will be the center of activity until the 52,000 square foot Clubhouse with Spa and Wellness Center is completed. We'll be open for operation in October.

Sales Center at Juliette Falls

No temporary trailers for our buyers and sales associates! Construction is well under way on our state of the art Sales Center, pictured here.



When you arrive at our Sales Center you'll be welcomed by an 8000 square foot Arthur Rutenberg Home complete with our media room presentation, home and community information, interior design office, children's play area and more! We are making your home purchase a well informed and enjoyable experience.



Golf Course Nears Completion

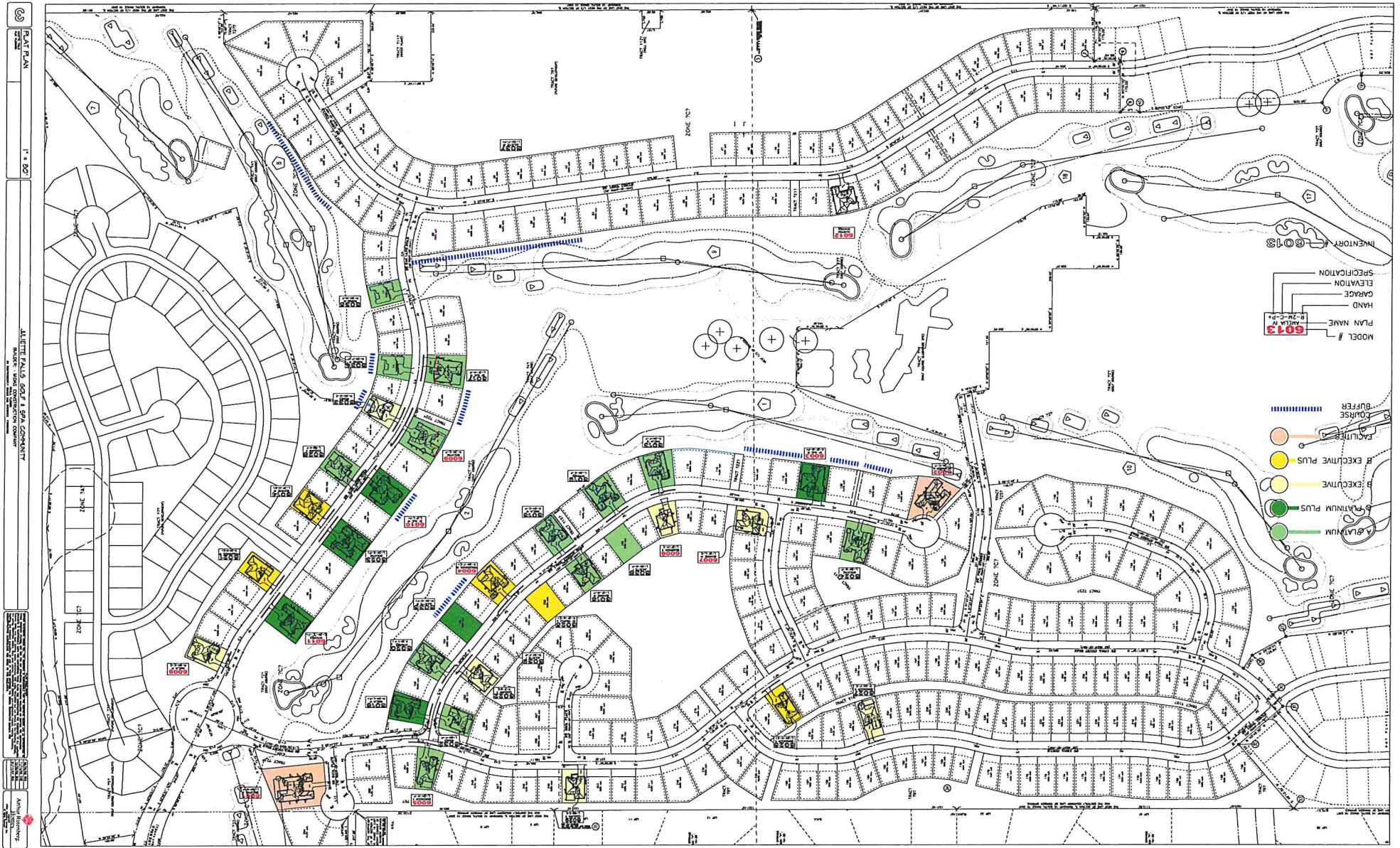
By the end of March the golf course will be completely shaped and planted and will spend the next 6 months being groomed and manicured for your arrival in October. Once you set foot within Juliette Falls you'll notice our commitment to nature. To stay true to the area, we've planted native grasses, trees and other plants throughout the golf course and community that maintain the natural beauty we found here at the site of Juliette Falls.



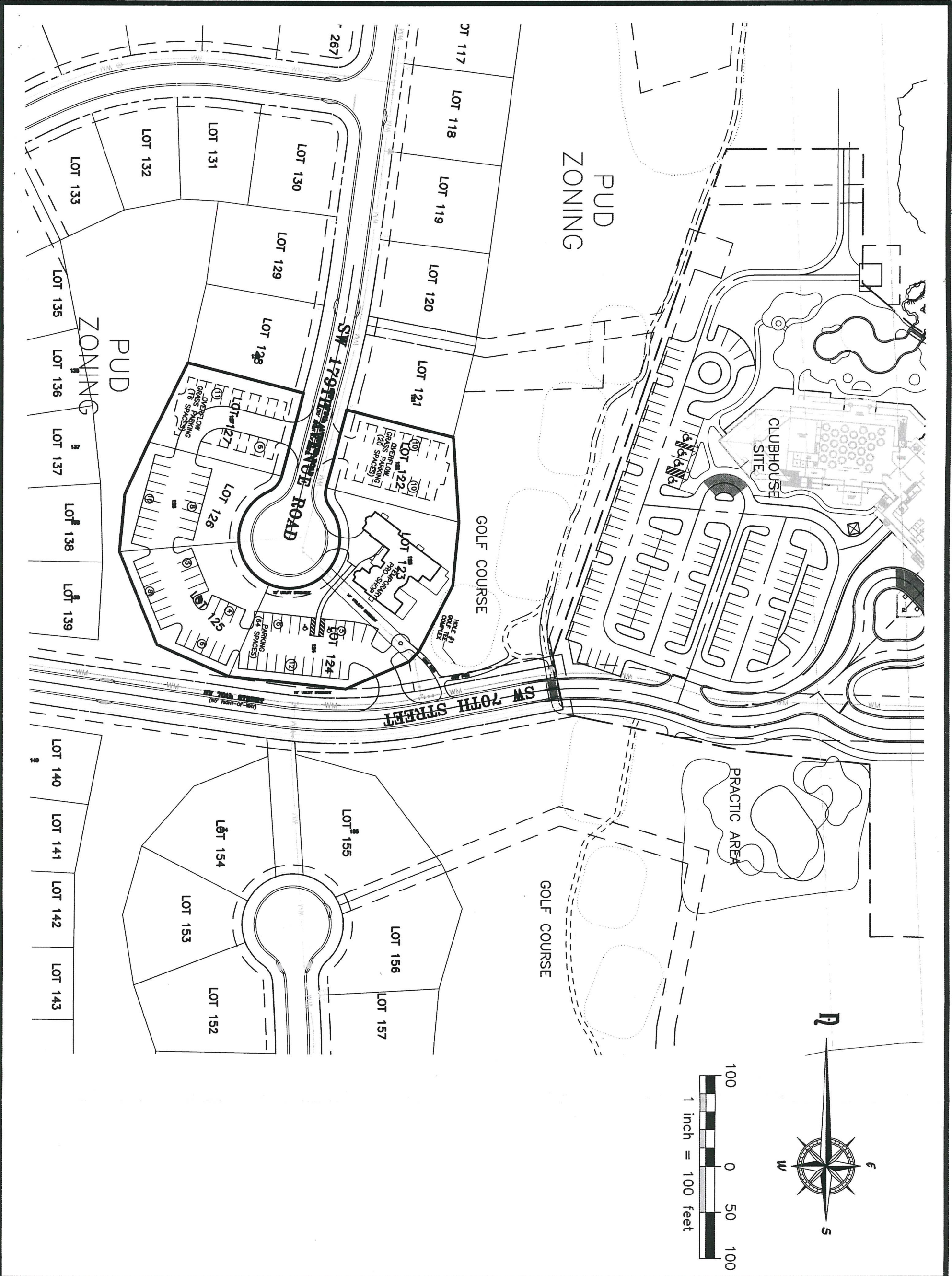
Coming soon, our new and improved website, www.juliettefalls.com

Contact us for more information:

Juliette Falls • A Golf & Spa Community • 62 Never Bend Drive • Ocala, FL 34482
(352) 291-2774 • (352) 291-2778 fax • info@juliettefalls.com • www.juliettefalls.com



Plotted: 4/11/2007 4:40:08 PM : Diane Douglas : LTScale: 100.00 : DimScale: 100.00 : PSLtscale: 0
T:\127 Vikings\37 Pro Shop\dwg_PE\GEN-LAYOUT_LOT-123Rev1.dwg : GEN-LAYOUT 002



002 OF 002

<div><div></div><div>Pigeon - Roberts & Associates, LLC</div><div>CIVIL ENGINEERS • PLANNERS SURVEYORS & MAPPERS</div></div> <div>925 S.E. 17th Street Suite A Ocala, Florida 34471 (352) 861-7799 voice (352) 861-7709 fax</div>	SCALE: 1" = 100'	GENERAL LAYOUT PROPOSED TEMPORARY PRO-SHOP		
	DATE: 00.00.2007			
	CHECKED: CAP			
	DRAWN: DMD			
	FIELD BOOK: N/A			
	PAGE.: N/A	SECTION 5,6,8, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA		
DATUM: N/A	NO.	DATE:	REVISIONS:	APP'D. BY
FILE NO.: 127.37.000				
JOB NO.: 127.37				
SHEET: 002 OF 002				

CERTIFICATES OF AUTHORIZATION:

ENGINEERING: NO. 26531 • SURVEYING & MAPPING: LB NO. 7481