

ATTACHMENT C

4/28/2023

Christopher D. Rison
Growth Services
Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: Longreen Farm AKA Ocala South
Project #2021080034
Parcel #35369-027-01
MPUD Application #29788 Revision to 27696
Atwell Project Number: 22005199

Dear Mr. Rison,

On behalf of the developer, we kindly request a PUD Rezoning on Parcel #35369-027-01, proposing a maximum of 360 residential units with the purchase of TDR credits.

Below is a list of items and references provided per your request.

- Current MPUD #29788 (seeking revision to previously MPUD Approval #27696)
- TIA Approval #29456
- Previously Zoning Approval #211013Z

Please let us know if you have any questions or concerns.

Respectfully,
ATWELL, LLC

Kaiwen Lu, P.E
Project Engineer

MARION COUNTY, FLORIDA
STATEMENT OF UTILIZATION OF TRANSFERABLE DEVELOPMENT CREDITS

I/We, Merrimac SWC Ocala, LLC, (the "Holder") under the provisions of Marion County Comprehensive Plan, hereby transfer Seventy-Two (72) Transferrable Development Credits to land lying within the Receiving Area as defined within the Marion County Comprehensive Plan, the full legal description of said land being included in, Exhibit "A", attached hereto and by reference made a part hereof.

In Witness Whereof, this Statement has been executed on this 2nd day of May, 2023.

Printed Name:

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Initials of Holder(s): DM

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 2 day of MAY, 2025,
by Dev Motwani as Manager
for Merrimac SWI Opala, LLC

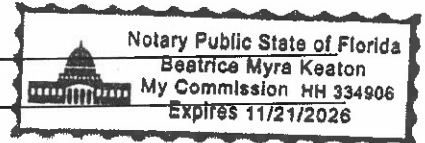
Notary Signature:

Notary Public Name:

[Signature]
Beatrice M Keaton

Personally Known OR Produced Identification: ☒

Type of Identification Produced: _____



Initials of Holder(s): AA

I/We, Sunbelt Land Fund I-Ocala South, LLC hereby certifies that it/he/she (they) is (are) the fee simple owners of the land described on Exhibit "A" attached hereto and by reference made a part hereof, and that consent is hereby given to the transfer of Transferrable Development Credits described above.

In Witness Whereof, the undersigned has executed this consent this 2nd day of May, 2023.

HOLDER(S):

Signature:

Printed Name:

Signature:

Printed Name:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of MAY, 2023.

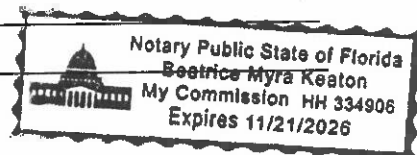
by Dev Motwani as Manager
for Sunbelt Land Fund I-OCala South, LLC

Notary Signature:

Notary Public Name:

Personally Known OR Produced Identification: ✓

Type of Identification Produced: _____



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Approved and accepted by Marion County, Florida, this _____ day of _____,
20____.

MARION COUNTY, FLORIDA

By: _____
CHAIRMAN
MARION COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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EXHIBIT "A"

PARCEL NO. 1: (35369-027-01)

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}16'50''$ WEST, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4-S (60 FEET WIDE); THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, CONTINUE SOUTH $00^{\circ}16'50''$ WEST, 674.76 FEET; THENCE SOUTH $89^{\circ}51'22''$ WEST, 1273.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE ALONG AND WITH SAID EAST RIGHT-OF-WAY LINE, NORTH $00^{\circ}17'45''$ EAST, 214.33 FEET TO THE POINT OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF $17^{\circ}08'00''$ AND A RADIUS OF 1196.28 FEET; THENCE ALONG AND WITH SAID ARC OF CURVE, A DISTANCE OF 347.08 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH $00^{\circ}17'45''$ EAST, 107.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COUNTY ROAD NO. 4-S; THENCE ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, NORTH $89^{\circ}51'22''$ EAST, 1326.52 FEET TO THE POINT OF BEGINNING.

AND

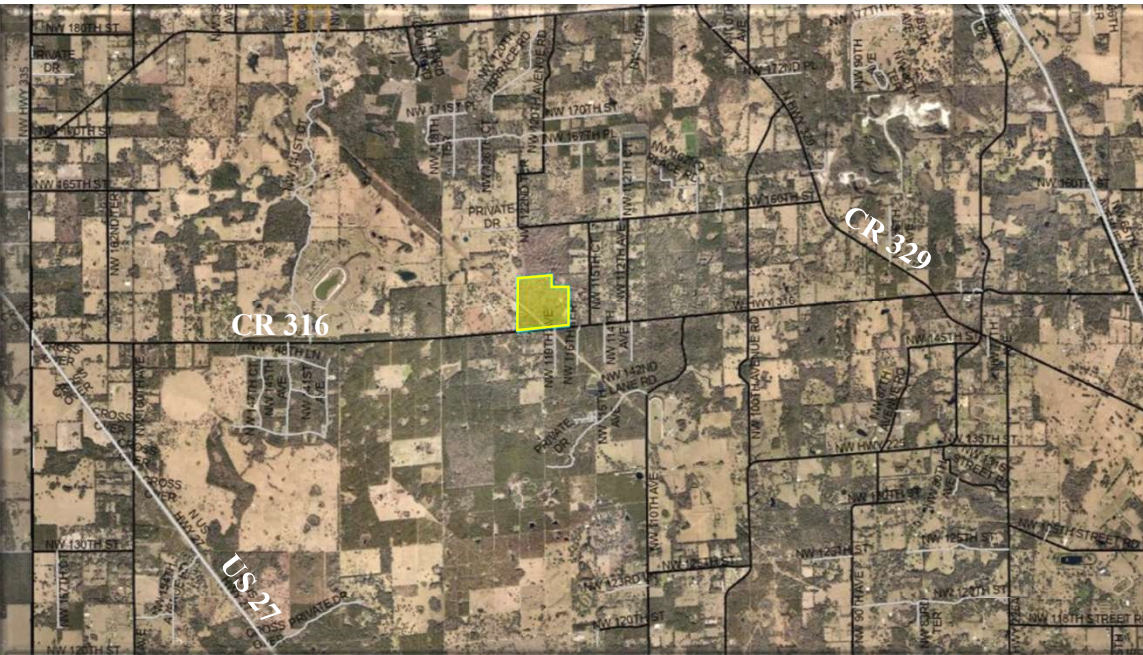
PARCEL NO. 2: (35369-027-02)

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH $89^{\circ}55'26''$ WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, 1273.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE NORTH $00^{\circ}17'45''$ EAST, 549.14 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH $89^{\circ}51'22''$ EAST, 1273.61 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4; THENCE SOUTH $00^{\circ}16'50''$ WEST, ALONG SAID EAST BOUNDARY, 550.65 FEET TO THE POINT OF BEGINNING.

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TDC CREDIT HOLDER	CREDITS AVAILABLE
2005-01 (OR Bk/Pg: 4277/0866-0870) Sharon S. Sawallis and Nancy S. Jackson, Trustees P.O. Box 759 Reddick, FL 32686 PID# 02421-000-00	77
2005-02 (OR Bk/Pg: 4277/0862-0865) Douglas Lee Turco P.O. Box 22800 Lake Buena Vista, FL 32830 PID# 05784-001-00	151
2005-02.1 (not recorded) REDGO Real Estate Development Group of Ocala, LLC 2191 NW 55th Avenue Road Ocala, FL 34482 No PID#/Acquisition from Turco	52
2008-01 (OR Bk/Pg: 5042/345-359) Walter & Wendy Boring 15500 NW 115th Court Reddick, FL 32678 Phone: (352) 895-3986 PID# 05866-000-00	119
2008-02.1 (OR Bk/Pg 5108/641-646; 5386/1496-1497) Benjamin Leon, TR 11501 SW 40th Street Miami, FL 33165 No PID#/Acquisition from Casse/Kasse	60
2009-01A (OR Bk/Pg: 5237/1143-1156) Plum Creek Timberlands 1160 North Macon Street Jesup, GA 31545 PID# Varies	558
2009-01B (OR Bk/Pg: 5237/1143-1156) Plum Creek Land Company 1161 North Macon Street Jesup, GA 31545 PID# Varies	1010
2009-01B.2 (OR Bk/Pg: 5489/964-695 & 690-693) Al & Judy's Casa Del Mar 95 Forest Avenue Locust Valley, NY 11560 <i>PUD Pending</i> – No PID#/Acquisition from Plum Creek	60
2009-01B.3 (OR Bk/Pg: 6499/1106-1107 & 1108-1112) William R. Sloan, TR P.O. Box 61 East Lake Weir, FL 32133 PJ# 2015040023; AR# 16053; ZC# 20150607Z/20160605Z No PID#/Acquisition from Plum Creek	6

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RECEIVING AREA – PID# 35369-027-01

SENDING AREA – PID# 05866-000-00

