



Marion County

Development Review Committee

Meeting Agenda

Monday, January 6, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **December 30, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Cheon Residence - Final Plat/Replat**
Project #2023120009 #31910
Rogers Engineering
 - 5.2. **Freedom Commons Ph 6 - Preliminary Plat**
Project #2024090071 #32043
Tillman & Associates Engineering
6. **SCHEDULED ITEMS:**
 - 6.1. **Donna Kelley (SUP) - Minor Site Plan**
Project #2023020099 #30576
Tillman & Associates Engineering

Per Resolution #'s (Special Use Permits) 23-R-172 and 23-R-567 this item requires DRC approval. Stormwater participated in the review of this Minor Site Plan.

**6.2. Lourdes Varela Batista - Waiver Request for Family Division
Project #2024120041 #32310 Parcel # 45448-015-00
Lourdes Varela Batista**

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT requests a waiver for a family division to deed their Mother an acre.

7. **CONCEPTUAL REVIEW ITEMS:**
8. **DISCUSSION ITEMS:**
9. **OTHER ITEMS:**
10. **ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2024-17727

Agenda Date: 1/6/2025

Agenda No.: 3.1.

SUBJECT:
December 30, 2024



Marion County

Development Review Committee

Meeting Minutes

412 SE 25th Ave
Ocala, FL 34471
Phone: 352-671-8686

Monday, December 30, 2024

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Elizabeth Madeloni (Planning/Zoning)
Janet Warbach (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. December 23, 2024

Motion by Ken McCann to approve the minutes, seconded by Steven Cohoon

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. **Spires 27 (Revision to 28245) - Major Site Plan Revision**
Project #2022030292 #30032
CHW

Motion by Ken McCann to approve 5.1 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **RaceTrac Summerfield - Waiver Request to Major Site Plan in Review**
Parcel #45976-000-00 & 46008-001-00
Project #2008020043 #31043 Parcel #45976-000-00
Mastroserio Engineering

LDC 2.18.2.A. - Improvement Plan Submittal Requirements

CODE states Improvement Plan applications shall be submitted to the Office of the County Engineer.

LDC 2.18.3.B. - Improvement Plan Review and Approval Procedures

CODE states The County Engineer shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. APPLICANT requests a waiver to include the off-site improvement plans for the proposed turn lanes on the Major Site Plan in lieu of submitting a separate improvement plan.

Motion by Steven Cohoon to approve the waiver request contingent on working with staff (Aaron Pool) to make sure the right reviewers have had chance to review the plans, that a pre-con is held in the field and to indicate OCE has a new asset when complete, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.3.A. - Typical Section for SE 147th Street Road

CODE states all roadway improvements shall meet the minimum requirements given in the Table 6.12-2 and be in concurrence with the additional tables in this division. Typical sections are detailed cross section depictions of the highway's principal elements that are standard between certain station or milepost limits. These sections are the basis for construction details and information shown on the various plan sheets.

APPLICANT requests waiver for the standard 2-foot paved shoulder requirement. Due to inadequate right of way along the north side of the roadway, we propose utilizing a 6-foot wide stabilized shoulder instead.

Motion by Steven Cohoon to approve the waiver request contingent on a two-foot paved

shoulder on the south side along with what was proposed on the north side and by adding a typical section for a safety edge with the contractor installing the safety edge on the north side of the roadway (a safety edge is tapering of asphalt to prevent drop-offs and to allow more recovery area), seconded by Ken McCann

Motion carried 5-0

- 6.2. Castro Plaza LLC - Rezoning to PUD with Master Plan
Project #2024080089 #31944
Kimley-Horn & Associates**

Motion by Steven Cohoon to approve the Rezoning to PUD with Master Plan, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. Cherrywood Preserve Phase 3 - Waiver Request to Preliminary Plat in Review
Project #2024030029 #31333 Parcel #35695-032-01
Radcliffe Engineering**

LDC 6.12.9(K) - Subdivision roads and related infrastructure

CODE states centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests a waiver to reduce 30 mph curves to allow 15 mph curves with appropriate signage.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.12.2 - Right of Way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT requests a waiver to reduce the Right of way width to 40' with 10' easements on each side (60' total) per approved PUD Conceptual Plan (FKA Grand Oaks).

Motion by Steven Cohoon to approve the waiver request subject to future submittals showing what is and is not allowed within the easement area, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.12 - Sidewalks

CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.

APPLICANT requests a waiver to waive the internal sidewalks as none were proposed on the original approved Conceptual PUD Plan (FKA Grand Oaks).

Motion by Steven Cohoon to deny the waiver request, seconded by Ken McCann

Motion carried 5-0

- 6.4. Kendrick Baptist Church - New Red Iron Sanctuary Building - Waiver Request to Minor Site Plan in Review**
3020 NW 62ND ST All Units Ocala
Project #2024090005 #31965 Parcel #13457-000-00
Kendrick Baptist Church

LDC 6.12.12.A, B, C & D - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests to waive required sidewalk along property frontage. Proposed church is not a pedestrian traffic generator in this rural area. No sidewalks exist along the existing residential parcels within 1.5 miles to north and 2.5 miles to south. Alternatively, church is proposing an internal sidewalk from north to south connecting to existing church owned facilities north of 62nd Street Rd.

Motion by Steven Cohoon to deny the waiver request, seconded by Chuck Varadin

Motion carried 5-0

LDC 2.12.18 - Trees

CODE states all trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species.

APPLICANT requests waiver to use aerials and tree locations by Landscape Architect in lieu of tree locations by survey. Construction will be in mostly open areas with scattered trees. Aerials are sufficient for tree counts for the proposed minor site plan. Heavily wooded western side of site will remain untouched.

Motion by Chuck Varadin to approve the waiver request contingent on working with staff, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.8.4.A. - Non-residential Development

CODE states for non-residential development, at least 20 percent of the land to be developed shall be landscaped. A. When a project area is less than the size of the overall parcel to be developed, the required landscape area calculation may be reduced to apply to the project area as authorized by the County Landscape Architect. All other requirements directed by the Board, DRC, or included in this division shall apply.

APPLICANT requests waiver to allow landscape calculations to be based on the "Project Area" instead of the entire parcel. Project area to be 1.7 acres of the total 5-acre site.

Motion by Chuck Varadin to approve the waiver request contingent on working with staff (Susan Heyen), seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requests waiver to modify the Type "B" buffer along the west, north and partial south property lines to use existing vegetation and eliminate the wall/fence requirement.

Motion by Chuck Varadin to deny the waiver request, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6.K(3) - Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver to modify the Type "C" buffer along the east and south property lines to use existing vegetation where possible and to reduce landscape area requirement from 50% to trees and continuous hedge.

Motion by Chuck Varadin to approve the modified C-type buffer, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.7.A. - Parking areas and vehicular use areas

CODE states a minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests waiver to allow sod instead of shrub/groundcover planting within islands.

Motion by Chuck Varadin to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.8.7.C. - Parking areas and vehicular use areas

CODE states a landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

APPLICANT requests waiver to reduce island size within grass parking.

Motion by Michael Savage to deny the waiver request, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.8.7.D(2) - Parking areas and vehicular use areas

CODE states all parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

APPLICANT requests to have a maximum of one (1) shade tree per island.

Motion by Michael Savage to deny the waiver request, seconded by Chuck Varadin

Motion carried 5-0

**6.5. Thiessen Residence - Waiver Request to Major Site Plan
Project #2024110035 #32218 Parcel #37511-021-02
Aloft Real Estate**

LDC 2.21.1.A(1) - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT states the site exceeds 9,000 square feet impervious. Engineered drainage plan submitted. Mitigated the overage of the allowed impervious (15 percent of site, or 8,167 square feet).

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must

provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for December 30, 2024
Marion County Growth Services Department**

<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin

Motion carried 4-1 with Steven Cohoon voting in opposition

10. ADJOURN: 10:28 am

Michael Savage, Chairman

Attest:

Kristen Savage
OCE Customer Service Specialist



Marion County

Development Review Committee

Agenda Item

File No.: 2024-17728

Agenda Date: 1/6/2025

Agenda No.: 5.1.

SUBJECT:

Cheon Residence - Final Plat/Replat

Project #2023120009 #31910

Rogers Engineering

December 27, 2024

PROJECT NAME: CHEON RESIDENCE

PROJECT NUMBER: 2023120009

APPLICATION: FINAL PLAT #31910

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS: 10/18/24-must provide per Marion County LDC 2.19.3 & 6.4.4.K
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: INFO
REMARKS: Project is consistent with Hamlet
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas
STATUS OF REVIEW: INFO
REMARKS: n/a
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:



**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

AR #31910

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 08/01/2024

A. PROJECT INFORMATION:

Project Name: Cheon Residence
Parcel Number(s): 37291-000-19
Section 27 Township 16 Range 22 Land Use Rural Land Zoning Classification A-3
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: FINAL PLAT
Property Acreage 4.78 Number of Lots 1 Miles of Roads n/a
Location of Property with Crossroads SE 25th Ave and SE 101st Street
Additional information regarding this submittal: Requesting waiver for Preliminary Plat and Improvement Plan pursuant to discussions with county staff.

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

Engineer:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Surveyor:
Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: Florida Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email(s) for contact via ePlans: Rkrogers@rogerseng.com and mclemmons@rogerseng.com

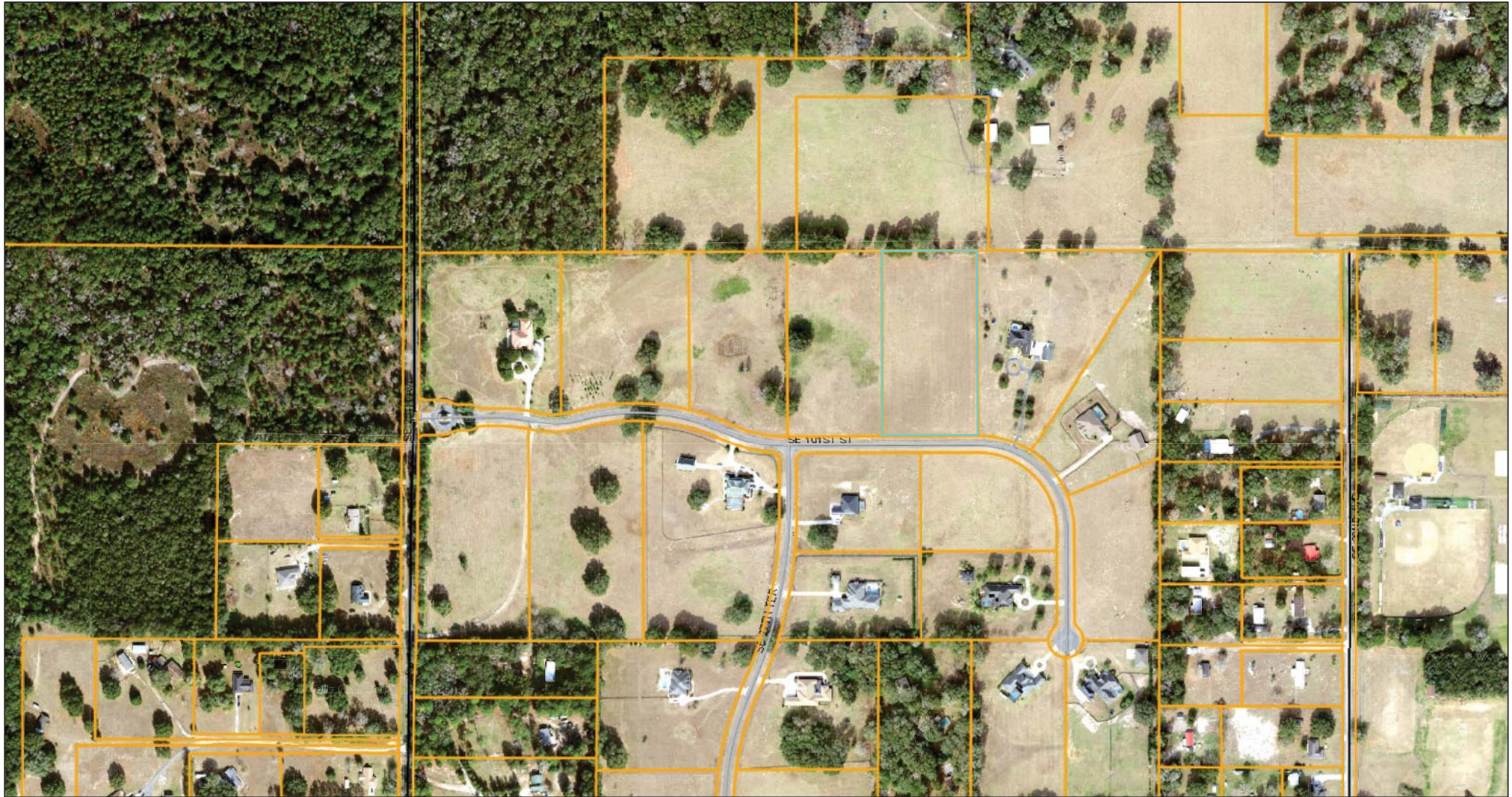
Property Owner:
Owner: Julie Cheon Contact Name: Julie Cheon
Mailing Address: 71 Tingler Lane City: Marathon State: Florida Zip Code: 33050
Phone # 305-395-1985 Alternate Phone # _____
Email address: julie_cheon@hotmail.com

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

CLEAR FORM

Revised 6/2021

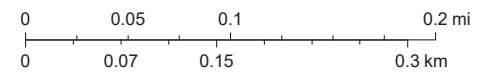
Marion County Florida - Interactive Map



9/6/2024, 10:23:59 AM

1:4,514

- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets
- Green: Band_2
- Blue: Band_3
- Red: Band_1



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Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

CHEON RESIDENCE

A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79
SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS RURAL LAND AND A-3.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0730, SUFFIX D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GREENWAY CROSSINGS, RECORDED IN O.R. BOOK 3799, PAGE 1053, AS AMENDED IN O.R. BOOK 3898, PAGE 446 AND O.R. BOOK 5294, PAGE 896, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE ARTICLES OF INCORPORATION AND BY-LAWS RECORDED IN O.R. BOOK 3799, PAGE 1072, AND O.R. BOOK 3799, PAGE 1079, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. THIS PLAT IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAT OF GREENWAY CROSSINGS, AS RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
7. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
8. THIS PROJECT IS LOCATED WITHIN THE COUNTY-WIDE SECONDARY SPRINGS PROTECTION ZONE.

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 7/19/2024.
2. THIS PLAT CONTAINS 1 LOT AND NO ROAD RIGHTS-OF-WAY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE PLAT OF GREENWAY CROSSINGS, RECORDED IN PLAT BOOK 8, PAGES 77-79, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING AS BEING "EAST".
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5. ALL PLATTED UTILITY EASEMENTS SHOWN AND/OR NOTED HEREIN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
6. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND/OR NOTED HEREIN. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES IN THESE EASEMENTS. SAID GOVERNMENTAL AGENCIES ARE ALSO GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THE ROAD RIGHTS OF WAY SHOWN HEREIN.
7. THIS REPLAT IS FOR THE SPECIFIC PURPOSE TO RECONFIGURE THE BOUNDARY OF THE DEVELOPMENT AREA OF LOT 19, OF GREENWAY CROSSINGS AND SAID RECONFIGURATION DOES NOT CHANGE THE SQUARE FOOTAGE OF THE DEVELOPMENT AREA.
8. ACCESS TO THE PROPERTY IS PROVIDED BY S.E. 101st STREET, A 60 FEET WIDE ROAD RIGHT-OF-WAY OWNED AND MAINTAINED BY GREENWAY CROSSINGS EQUESTRIAN PARK PROPERTY OWNER'S ASSOCIATION.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING BY: _____ COUNTY SURVEYOR

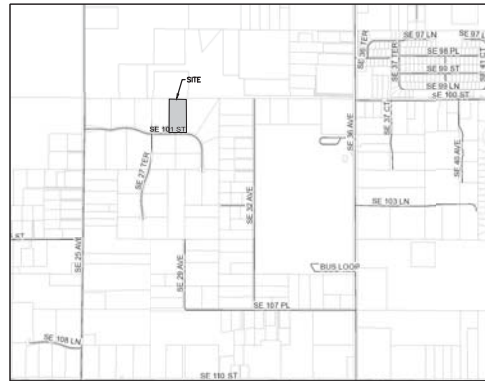
BY: _____ COUNTY FIRE SERVICES BY: _____ COUNTY UTILITIES

BY: _____ COUNTY PLANNING BY: _____ COUNTY ZONING

SURVEYOR'S CERTIFICATION:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; MEETS THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS; IS ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE; AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
MERELLE M. BOYER, P.S.M.
REGISTRATION NO. 7398
STATE OF FLORIDA



LOCATION MAP
N.T.S.

SHEET 2 CONTAINS THE PLAT MAP

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF GREENWAY CROSSINGS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, ALSO BEING THE NORTH LINE OF SAID GREENWAY CROSSINGS, A DISTANCE OF 633.55 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID GREENWAY CROSSINGS, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 634.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 101st STREET (60 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE, 327.86 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID GREENWAY CROSSINGS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 634.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE DEPARTING SAID EAST LINE, PROCEED EAST 327.86 FEET TO THE POINT OF BEGINNING.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON _____ / _____ / 20____, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

ATTEST: _____
BY: _____ MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____ GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF CHEON RESIDENCE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RODNEY CHEON AND JULIE CHEON, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CHEON RESIDENCE", LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND THAT MARION COUNTY HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS, BUT IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ANY PRIVATE ORANGE RETENTION AREAS LOCATED WITHIN THE LOT IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK. IT IS NOT THE INTENT OF THE OWNERS TO DEDICATE ANY LAND IN THIS SUBDIVISION TO THE GENERAL PUBLIC OR THE HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF RODNEY CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
RODNEY CHEON

SIGNATURE _____

PRINT NAME _____

WITNESS #2: _____ OWNER/DEVELOPER:
RODNEY CHEON, OWNER

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY RODNEY CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

IN WITNESS WHEREOF JULIE CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
JULIE CHEON

SIGNATURE _____

PRINT NAME _____

WITNESS #2: _____ OWNER/DEVELOPER:
JULIE CHEON, OWNER

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY JULIE CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

PREPARED BY:

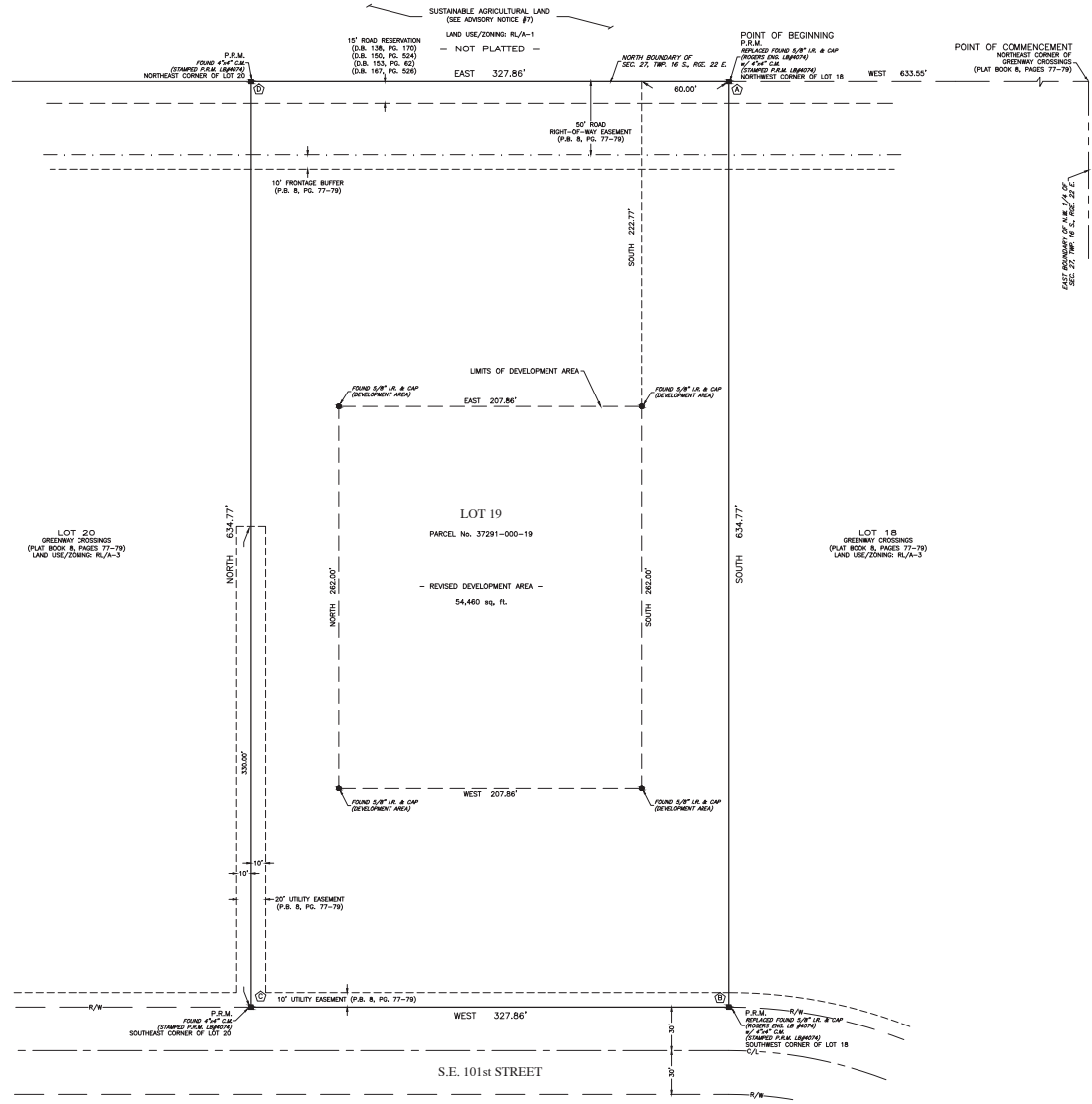
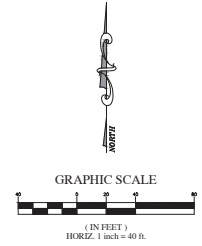
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 625-9214 • Lic. No. 64074

CHEON RESIDENCE

A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79
 SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

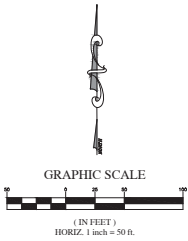


STATE PLANE COORDINATES	
①	N: 1724392.934 E: 628468.646
②	N: 1723758.166 E: 628468.646
③	N: 1723758.166 E: 628138.783
④	N: 1724392.934 E: 628138.783

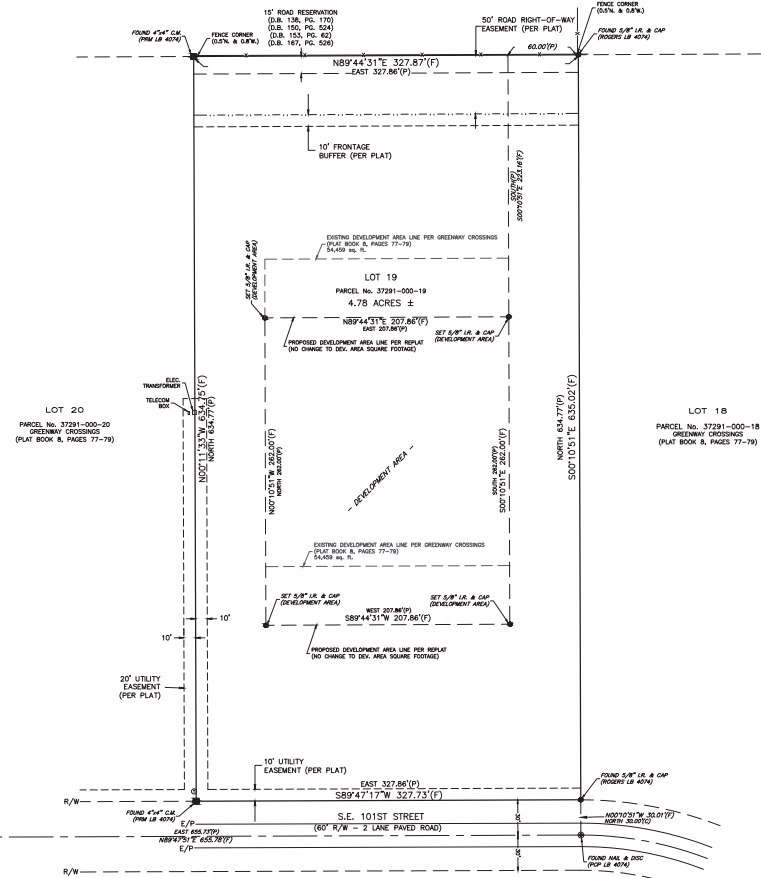
SHEET 1 CONTAINS THE LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIAL'S APPROVALS.

- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - NR NON-RADIAL SECTION
 - SEC. SECTION
 - TWP. TOWNSHIP
 - ROE. RANGE
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R. OFFICIAL RECORDS
 - D.S. DEED BOOK
 - PG. PAGE
 - CT CURVE NUMBER (SEE CURVE TABLE)

PREPARED BY:
ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 625-9214 • Lic. No. 86974



PARCEL No. 36818-000-04
- NOT PLATTED -



LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	PAGE
CONC.	CONCRETE
U.P.A.	UTILITY POLE AND GUY ANCHOR
OW	OVERHEAD WIRES
F	FENCE
CONC.	CONCRETE
ASPH.	ASPHALT
⊙	TELEPHONE PEDESTAL

LEGAL DESCRIPTION:
LOT 19, GREENWAY CROSSINGS AS RECORDED IN PLAT BOOK 8, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEY REPORT:**
1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. FIELD SURVEY DATE: 6/20/2024.
 3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
 4. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 6. THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0730 SUFFIX 0 EFFECTIVE DATE AUGUST 28, 2008.
 7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
 8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MEKELLE M. BOYER DATE 8/15/2024
PROFESSIONAL SURVEYOR & MAPPER REGISTRATION No. 7298
STATE OF FLORIDA

DATE
REVISION

RODNEY L. BOYER, P.E.
Lic. No. 6202
me@rogerseng.com
RODNEY A. BOYER, P.S.M.
Lic. No. 6274
me@rogerseng.com
MEKELLE M. BOYER, P.S.M.
Lic. No. 6295
me@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 623-9214 • Lic. No. #4074

A BOUNDARY SURVEY FOR RODNEY & JULIE CHEON

JOB No. #8-37291-000-19
DATE 8/15/2024
SCALE 1" = 50'
SHEET 1 OF 1



Marion County

Development Review Committee

Agenda Item

File No.: 2024-17731

Agenda Date: 1/6/2025

Agenda No.: 5.2.

SUBJECT:

Freedom Commons Ph 6 - Preliminary Plat

Project #2024090071 #32043

Tillman & Associates Engineering

December 30, 2024

PROJECT NAME: FREEDOM COMMONS PH 6

PROJECT NUMBER: 2024090071

APPLICATION: PRELIMINARY PLAT #32043

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.14.1.A - Master Plan submitted (for phased subdivisions)
STATUS OF REVIEW: INFO
REMARKS: Please submit an updated Master Plan.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.3.1.A(1) - There is no other subdivision by this name in Marion County
STATUS OF REVIEW: INFO
REMARKS: Will this subdivision also be known as Marion Ranches since the surrounding subdivisions have this name?
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
 STATUS OF REVIEW: INFO
 REMARKS: 10/7/24-add waivers if requested in future
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
 STATUS OF REVIEW: INFO
 REMARKS: MC Code: 6.3.1.F(1)
 F.The following supporting documentation shall also be provided as appropriate:(1)A copy of the documents demonstrating either:a.The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements; orb.The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
 The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.
- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: Additional Development Review Comments
 STATUS OF REVIEW: INFO
 REMARKS: 10/7/24-Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: Preliminary Plat
 STATUS OF REVIEW: INFO
 REMARKS: IF APPLICABLE:
 Sec. 2.18.1.I - Show connections to other phases.
 Sec.2.19.2.H – Legal Documents
 Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
 Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
 For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
 Sec. 6.3.1.B.2 – Required Right of Way Dedication
 For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
 Sec. 6.3.1.D.3 - Cross Access Easements
 For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



**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

AR 32043

DEVELOPMENT REVIEW PLAN APPLICATION

Date: September 24, 2024

A. PROJECT INFORMATION:

Project Name: Freedom Commons Ph 6
Parcel Number(s): 35523-000-00
Section 10 Township 16 Range 21E Land Use _____ Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 77.05 Number of Lots 273 Miles of Roads 1.98
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Timothy C. Brooker, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # (352) 387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmangeng.com

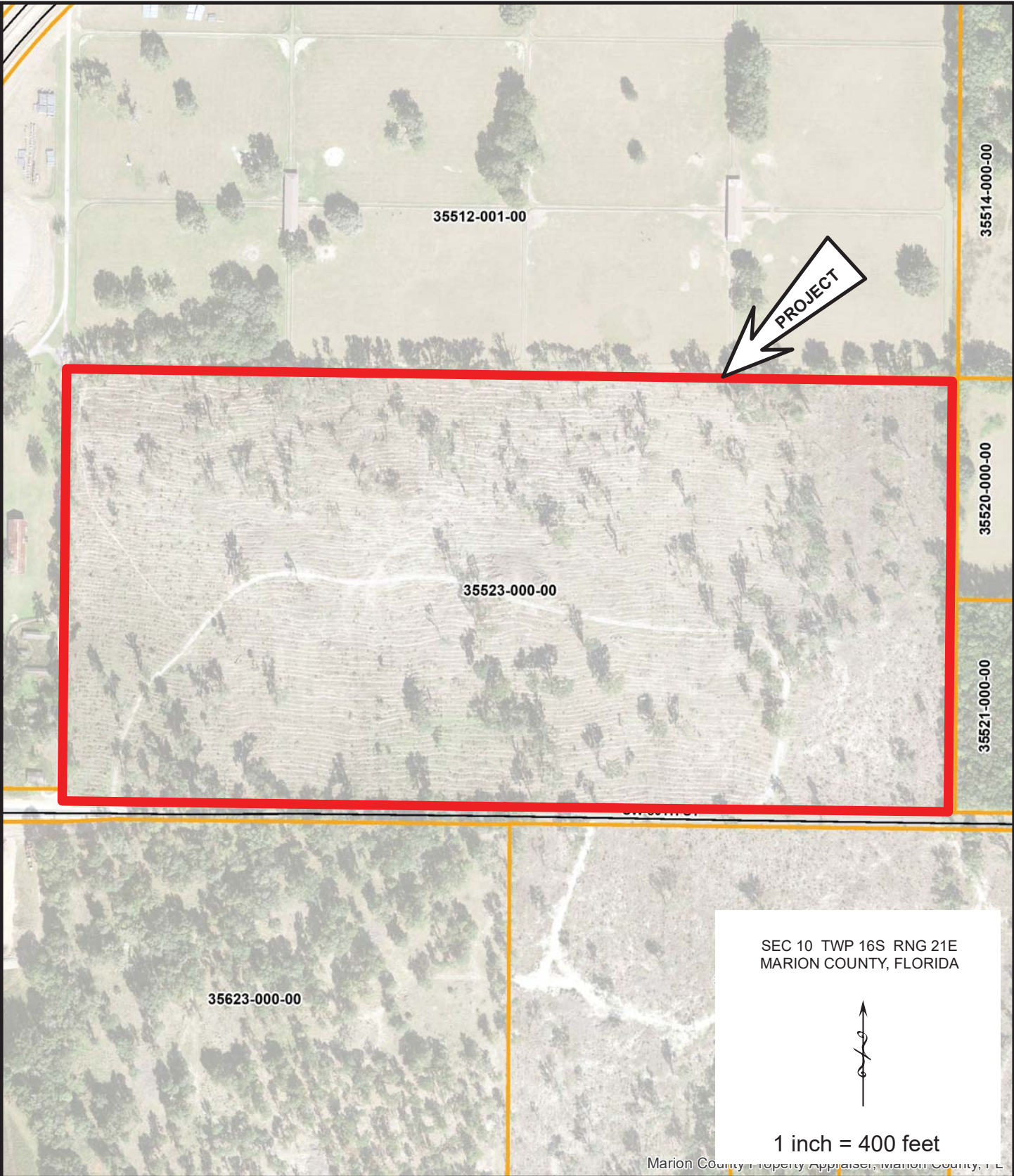
Surveyor:
Firm Name: JCH Consulting Group, Inc Contact Name: Christopher Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: Freedom Commons Development LLC Contact Name: Chris Armstrong
Mailing Address: 1415 SW 17th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 624-0120 Alternate Phone # _____
Email address: Chris@armstronghomes.net

Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM



Tillman & Associates
ENGINEERING, LLC.

**FREEDOM COMMONS
PHASE 6**
Marion County
Aerial Location Map

DATE	10/4/2024
DRAWN BY	RS
CHKD. BY	TB
JOB NO.	22-8087
SHT.	1 OF 5

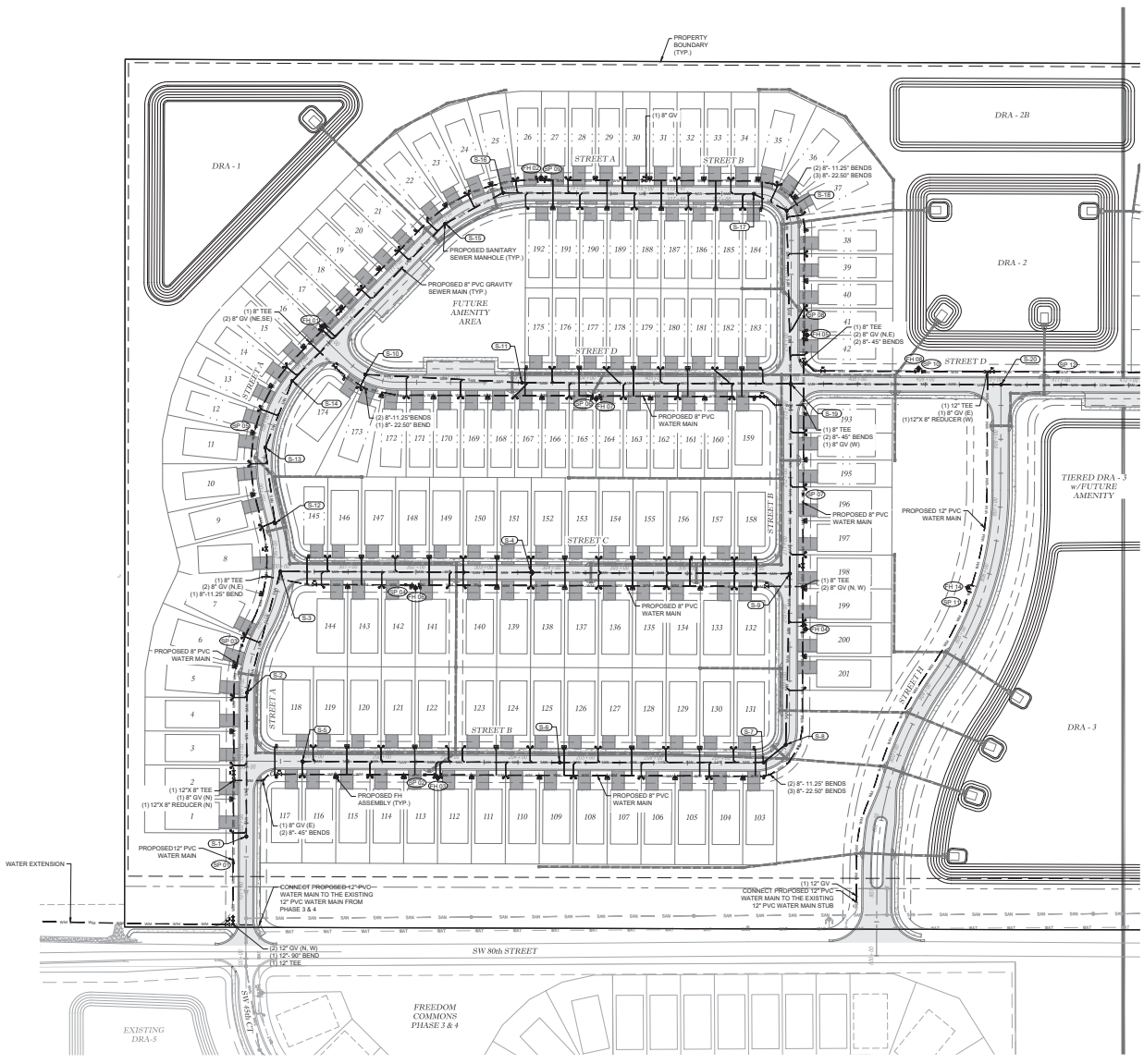
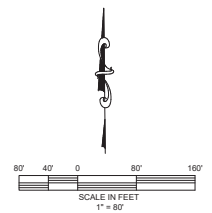
Marion County Approval Stamp

NO.	DATE	REVISIONS

PRELIMINARY PLAT
 FREEDOM COMMONS PHASE 6
 MARION COUNTY, FLORIDA
MASTER UTILITY PLAN

DATE: 10/31/2024
 DRAWN BY: AS
 CHECKED BY: TR
 JOB NO.: 22-5087

SHR. 04.01



WATER LEGEND:

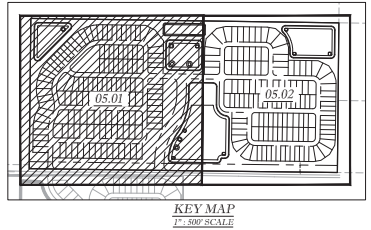
- WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BENDS
- GATE VALVE & BOX
- DOUBLE SERVICE
- SINGLE SERVICE
- REDUCER
- SAMPLE POINT
- FIRE HYDRANT NUMBER
- SAMPLE POINT NUMBER

SANITARY SEWER LEGEND:

- SANITARY SEWER
- MANHOLE
- SANITARY MANHOLE NUMBER
- DOUBLE SERVICE
- SINGLE SERVICE

NOTES:

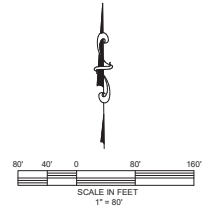
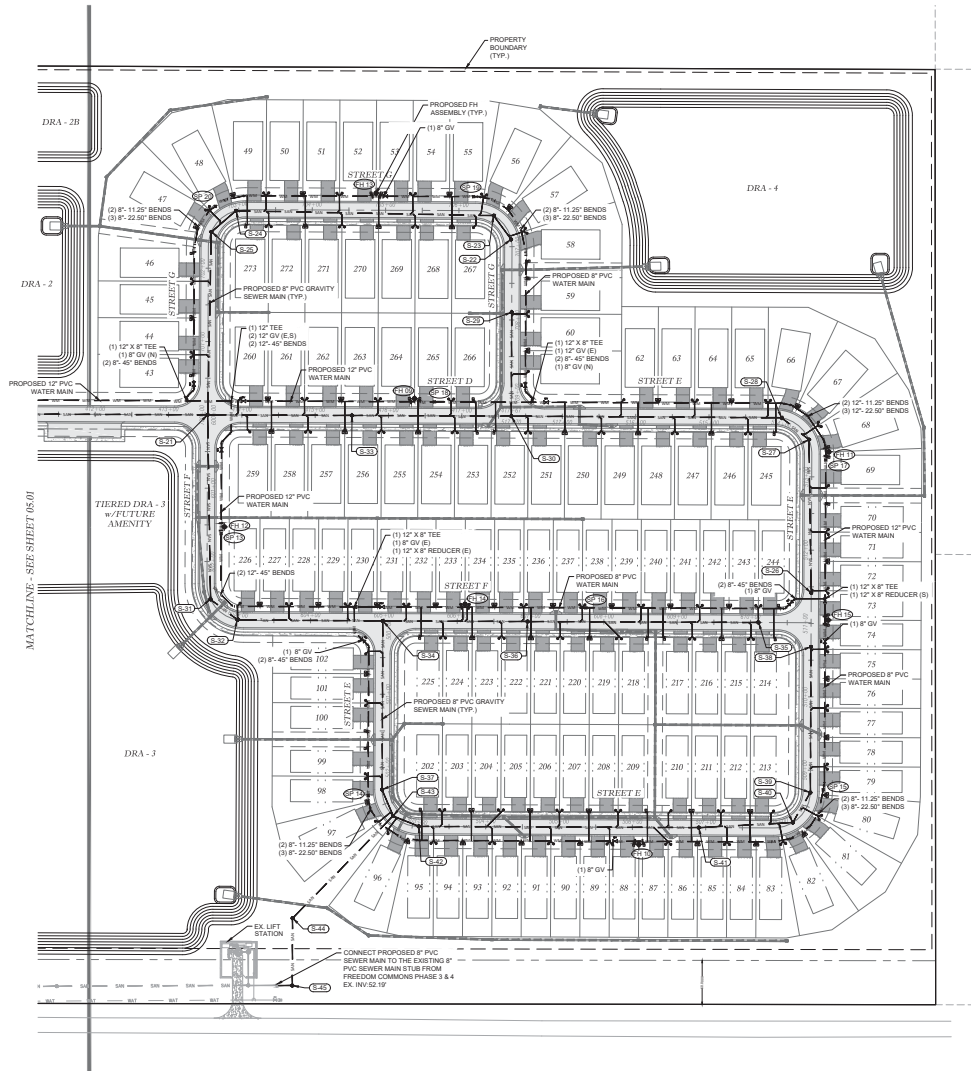
1. A METTERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNITS. ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE OR VALVES BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF MARION COUNTY DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE CONVEYPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291 BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. LOCATION OF SERVICES AND METERS ARE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATIONS ARE PER MARION COUNTY DETAIL TSO65.
4. MCO PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCO INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HRS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARK RUDOWSKIE AT 352-845-6476 OR MARK.RUDOWSKIE@MARIONCOUNTY.FL.GOV.
5. CONTRACTOR/DEVELOPER TO ENSURE METER BOXES AND CLEANOUTS ARE NOT IN CONFLICT WITH DRIVEWAYS.



CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

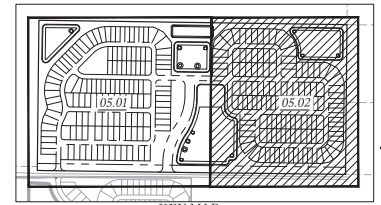
ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY SPECIFICATIONS

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



- WATER LEGEND:**
- WATER MAIN
 - FIRE HYDRANT ASSEMBLY (FHA)
 - TEE
 - BENDS
 - GATE VALVE & BOX
 - DOUBLE SERVICE
 - SINGLE SERVICE
 - REDUCER
 - SAMPLE POINT
 - FIRE HYDRANT NUMBER
 - SAMPLE POINT NUMBER

- SANITARY SEWER LEGEND:**
- SANITARY SEWER
 - MANHOLE
 - SANITARY MANHOLE NUMBER
 - DOUBLE SERVICE
 - SINGLE SERVICE



KEY MAP
1" = 800' SCALE

Marion County Approval Stamp

William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION #00796

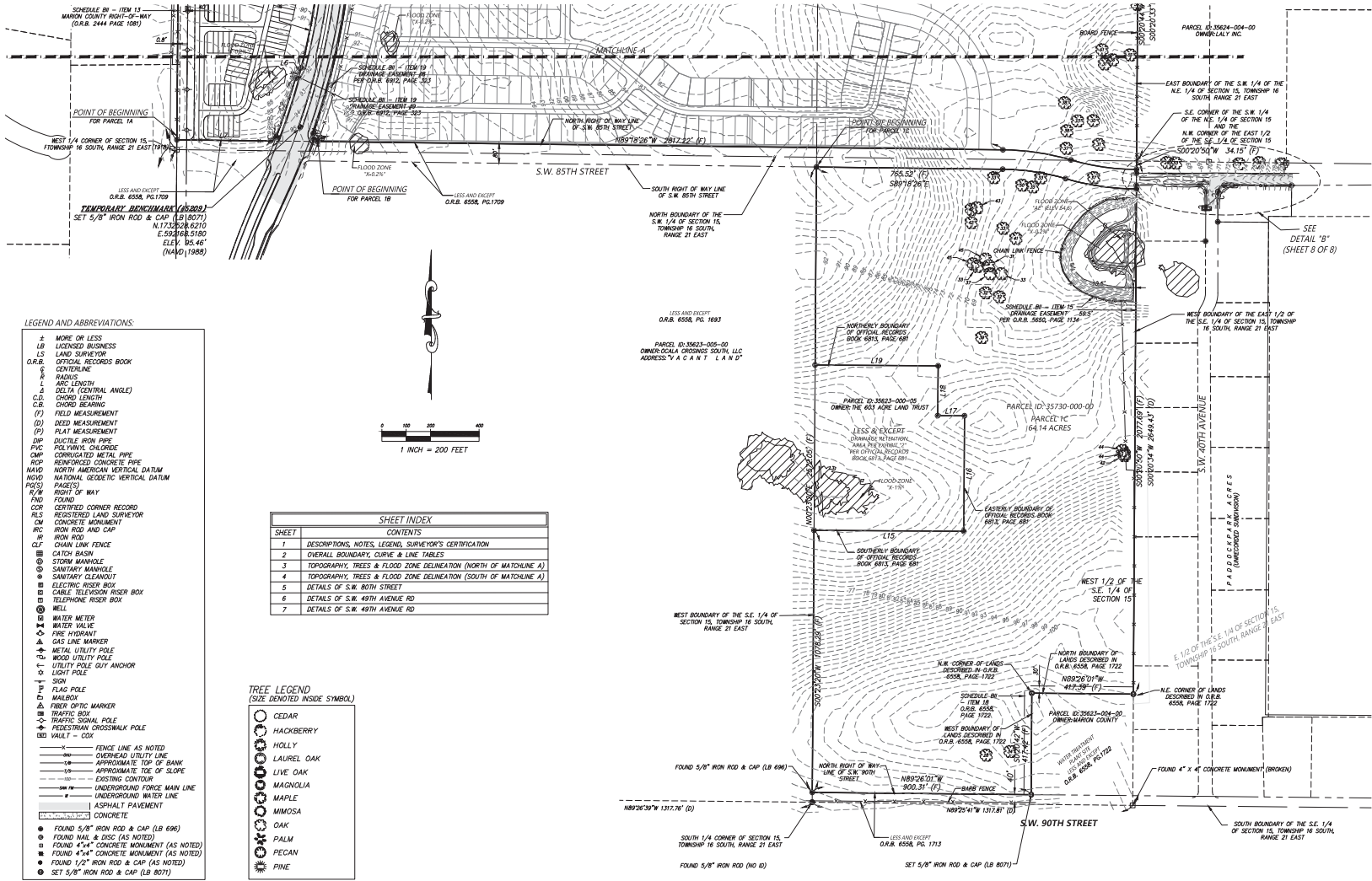
NO.	DATE	REVISIONS

PRELIMINARY PLAT
FREEDOM COMMONS PHASE 6
MARION COUNTY, FLORIDA

DATE: 10/31/2024
DRAWN BY: JS
CHECKED BY: TR
JOB NO.: 22-5087

SHT. 04.02

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"



- LEGEND AND ABBREVIATIONS:**
- M MORE OR LESS
 - LB LICENSED BUSINESS
 - LS LAND SURVEYOR
 - O.R.B. OFFICIAL RECORDS BOOK
 - C CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA (CENTRAL ANGLE)
 - C.D. CHORD BEARING
 - (F) FIELD MEASUREMENT
 - (D) DEED MEASUREMENT
 - (P) PLAT MEASUREMENT
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - NAD83 NATIONAL GEODETIC VERTICAL DATUM
 - PAGE(S) PAGE(S)
 - R.O.W. RIGHT OF WAY
 - FND FOUND
 - COR CENTERED CORNER RECORD
 - RLS REGISTERED LAND SURVEYOR
 - CM CONCRETE MONUMENT
 - IRC IRON ROD AND CAP
 - IR IRON ROD
 - CLF CHAIN LINK FENCE
 - CATCH BASIN
 - SM STORM MANHOLE
 - SC SANITARY CLEANOUT
 - ERB ELECTRIC RISER BOX
 - CRB CABLE TELEVISION RISER BOX
 - TRB TELEPHONE RISER BOX
 - WELL
 - WM WATER METER
 - WM WATER METER
 - FM FIRE HYDRANT
 - GL GAS LINE MARKER
 - MUL METAL UTILITY POLE
 - WUL WOOD UTILITY POLE
 - ULP UTILITY POLE OUT ANCHOR
 - LP LIGHT POLE
 - SOIL
 - FP FLAG POLE
 - M MANHOLE
 - FOM FIBER OPTIC MARKER
 - TB TRAFFIC BOX
 - TS TRAFFIC SIGNAL POLE
 - PSW PEDESTRIAN CROSSWALK POLE
 - WALK WALK
 - FD FENCE LINE AS NOTED
 - OU OVERHEAD UTILITY LINE
 - AB APPROXIMATE TOP OF BANK
 - AS APPROXIMATE TOP OF SLOPE
 - EX EXISTING CENTERLINE
 - UGM UNDERGROUND FORCE MAIN LINE
 - UWL UNDERGROUND WATER LINE
 - ASP ASPHALT PAVEMENT
 - CON CONCRETE
 - FOUND 5/8" IRON ROD & CAP (LB 696)
 - FOUND NAIL & DISC (AS NOTED)
 - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - FOUND 1/2" IRON ROD & CAP (AS NOTED)
 - SET 5/8" IRON ROD & CAP (LB 807)

SHEET INDEX

SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 49TH AVENUE RD

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- CEDAR
 - HACKBERRY
 - HOLLY
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - OAK
 - PALM
 - PECAN
 - PINE

REVISIONS

FB/PC	DATE	DRAWN	REVISION	CHKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.H.
	07/27/21	C.H.	REVISED PARCEL 1C	C.H.
21-03	09/29/21	KLJ	ADD TOPOGRAPHY	C.H.
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	C.H.
	03/28/24	M.R.D.	UPDATE BOUNDARY	C.H.



LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

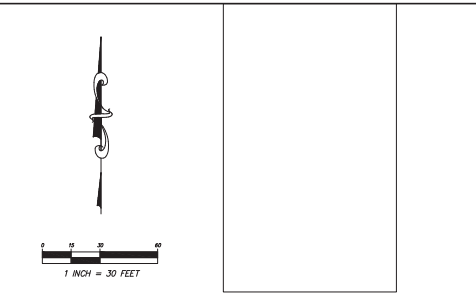
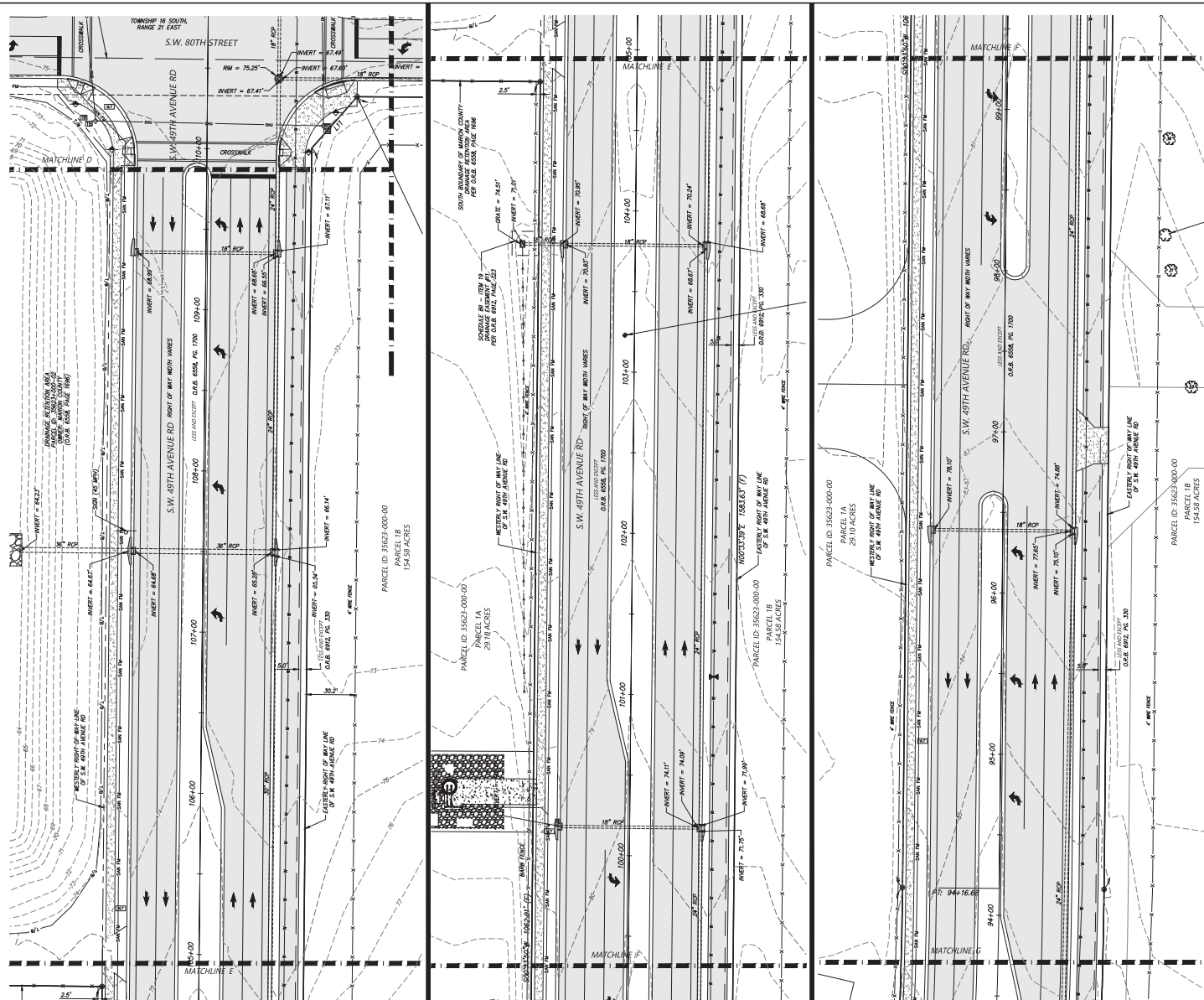
PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	FIELD DATE	JOB NO.	
21-2/59	03/03/2021	210239TOP0ADDR3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 200'

SHEET 4 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

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 OF
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Drawing name: Z:\Projects\1210239_Amending_Martin_Road_FDA_Freedom_Community\1210239\FDA\Freedom_Community.dwg SHEET 6 Rev 03 2024 3:50pm by: EJC



TOPOGRAPHIC SURVEY
 SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

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SHEET 6 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
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REVISIONS				
FB/PC	DATE	DRAWN	REVISION	CHKD
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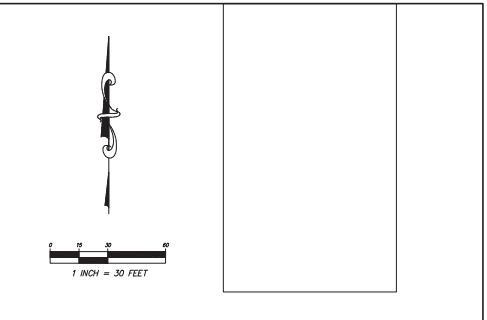
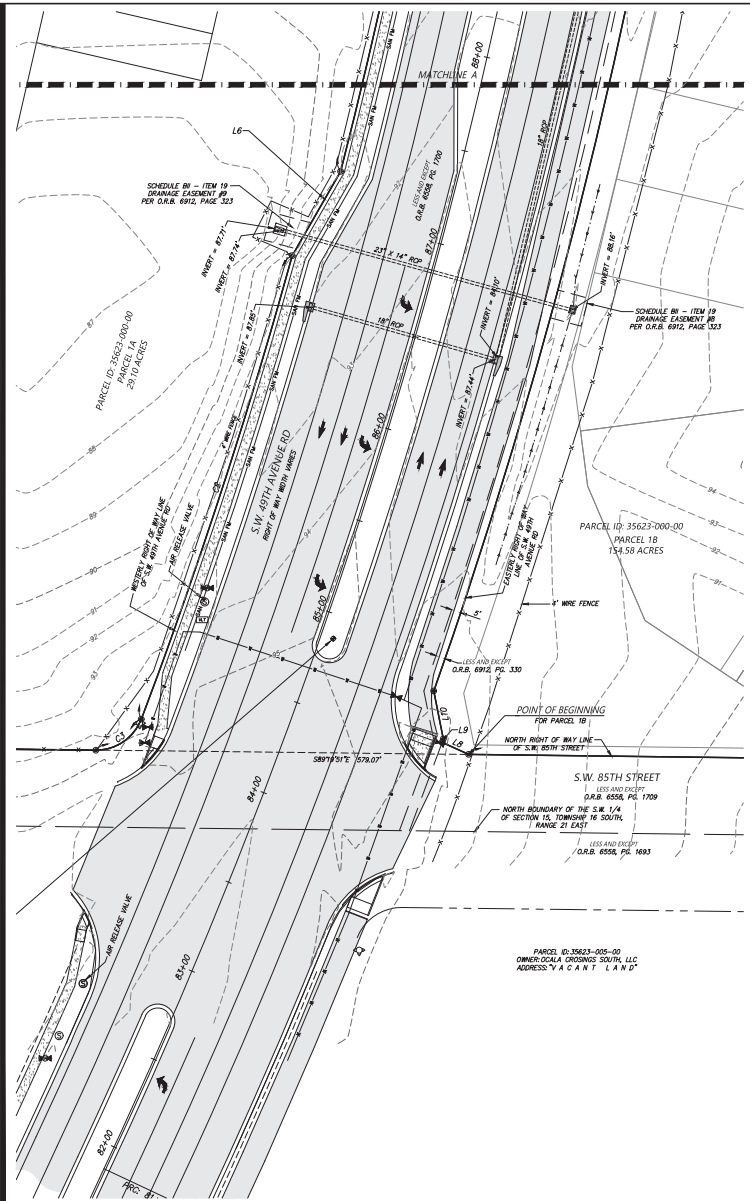
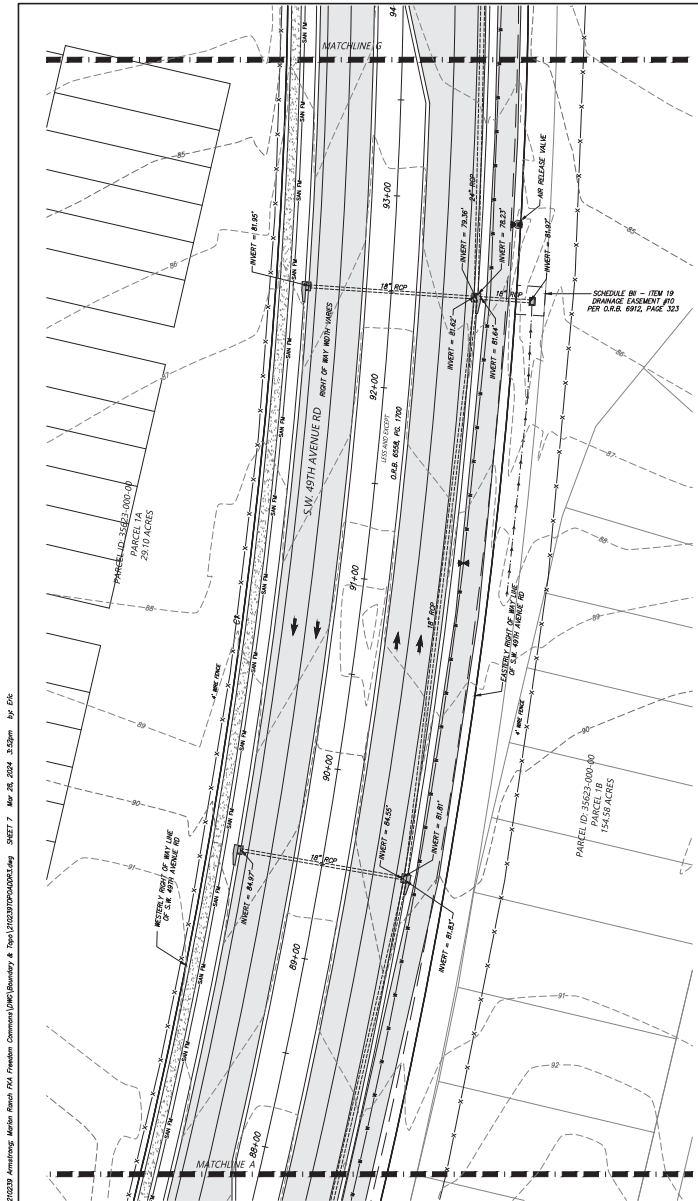

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - CIVIL
 101 SW 19TH STREET, Ocala, FL 34471
 PH: 352.462.1142 FAX: 352.234.0101 www.jch.com

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	DATE	FIELD DATE	JOB NO.
	21-2/59	03/03/2021	210239TOP0ADDR3
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'

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 OF
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TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

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SHEET 7 OF 8
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 SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

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	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.J.H.
	07/27/21	C.J.H.	REVISED PARCEL 1C	C.J.H.
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	C.J.H.
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	C.J.H.
	03/28/24	MRD	UPDATE BOUNDARY	C.J.H.

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

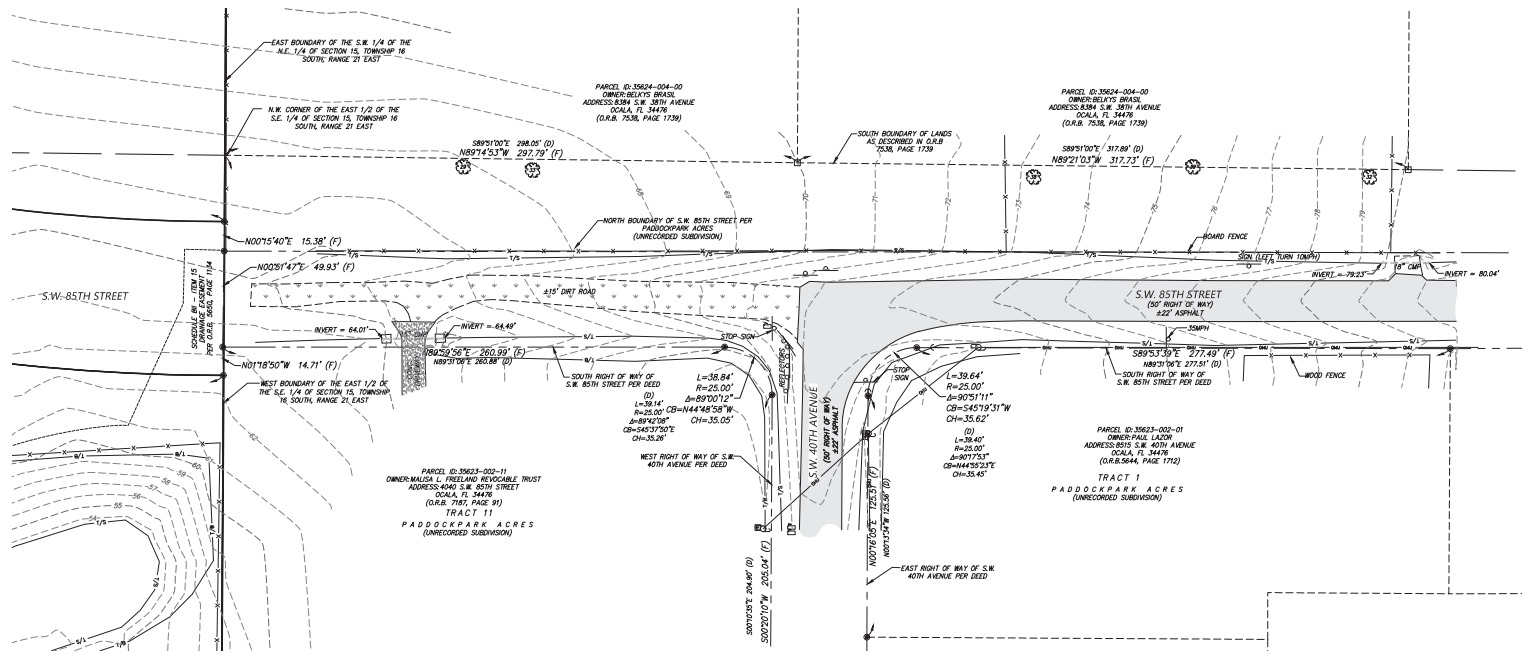
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21-03	03/03/2021	210239TOP0ADDR3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.J.H.	1" = 30'

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 OF
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TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"



0 10 20
 1 INCH = 30 FEET



SHEET 8 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
 SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\1210239_Amending_Martin_Road_Freedom_Commons\DWG\Freedom_Commons_SHEET 8.dwg Date: 03/03/2021 3:54pm By: EAC

REVISIONS			
FB/PC	DATE	DRAWN	REVISION
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS
	07/27/21	C.H.	REVISED PARCEL 1C
	09/09/21	KLJ	ADD TOPOGRAPHY
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG SW 85 STREET


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - GIS
 10-518 15TH STREET, OCALA, FLORIDA 34701
 PHONE: 352-485-1492 FAX: 352-274-0101 www.jchgroup.com
 100700-1100-0000-0000-0000-0000-0000-0000

LOCATED IN SECTIONS 10 & 15,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST

PLAT OF
 BOUNDARY & TOPOGRAPHIC SURVEY
 -FOR-
 FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC	FIELD DATE	JOB NO.	
21-2/29	03/03/2021	210239TOPORADD3	
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'

8
 OF
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Marion County

Development Review Committee

Agenda Item

File No.: 2024-17729

Agenda Date: 1/6/2025

Agenda No.: 6.1.

SUBJECT:

Donna Kelley (SUP) - Minor Site Plan

Project #2023020099 #30576

Tillman & Associates Engineering

Per Resolution #'s (Special Use Permits) 23-R-172 and 23-R-567 this item requires DRC approval. Stormwater participated in the review of this Minor Site Plan.

December 30, 2024

PROJECT NAME: DONNA KELLEY SUP MINOR SITE PLAN

PROJECT NUMBER: 2023020099

APPLICATION: MINOR SITE PLAN #30576

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: The only signs to be allowed per resolution would be temporary and in connection to a special event permit.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/14/23 - add waivers if requested in the future
- 3 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Sheet P-0 has the address as 7020 NE 17th Terrace. That address isn't associated with any structures on the property. The address that was issued to the restrooms/batting cages is 1499 NE 70th Street.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Repair septic system permit 42-SO-2854294
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Plant material shown on approved plan shall be planted unless written approval from Marion County is given per 6.8.13.D
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: with Marion County landscaping department to ensure buffering meets County standards as conditioned. As per the SUP, Growth Services will perform a site inspection on or shortly after July 21st, 2024 to ensure all requirements have been met. A site inspection will be completed after 2 years to inspect buffers and site plan after the release of the final CO.



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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 8/28/23

A. PROJECT INFORMATION:

Project Name: Donna Kelley SUP Minor Site Plan
Parcel Number(s): 14848-006-00 & 14848-008-00
Section 21 Township 14 Range 22 Land Use LDR Zoning Classification A-1
Commercial Residential Industrial Institutional Mixed Use Other Special Use Permit
Type of Plan: MINOR SITE PLAN
Property Acreage 15.46 +/- Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads West of CR 200A on CR 326
Additional information regarding this submittal: This plan is to comply with conditions of SUP 230504SU for a baseball facility as approved by the BCC.

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: David Tillman and/or Jon Harvey
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: PERMITS@TILLMANENG.COM

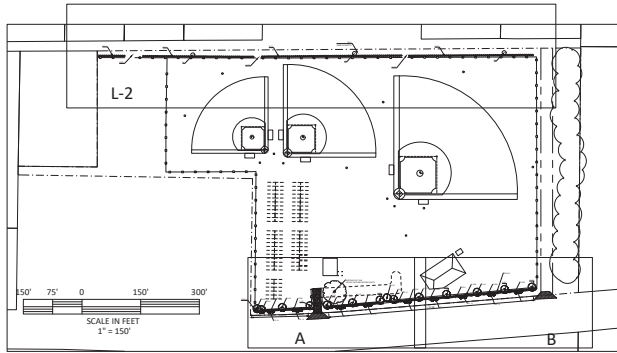
Surveyor:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: Donna F. Kelley Contact Name: Same as owner
Mailing Address: P.O. Box 4013 City: Ocala State: FL Zip Code: 34478
Phone # 352-266-0037 Alternate Phone # _____
Email address: dfkelley7@yahoo.com

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

CLEAR FORM

Revised 6/2021



PER RESOLUTION NO - R -567



14 PROVIDED
LO-LIVE OAK TREE
3- 1/2" caliper trees

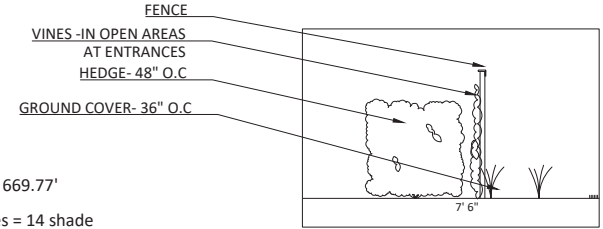


21 PROVIDED
CM-CREPE MYRTLE
6-8' ht- multi stem 42" sp.

$144.79' + 524.98' = 669.77'$

$6.69 \times 2 \text{ shade trees} = 14 \text{ shade}$

$6.69 \times 3 \text{ Ornamental trees} = 21$



ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER

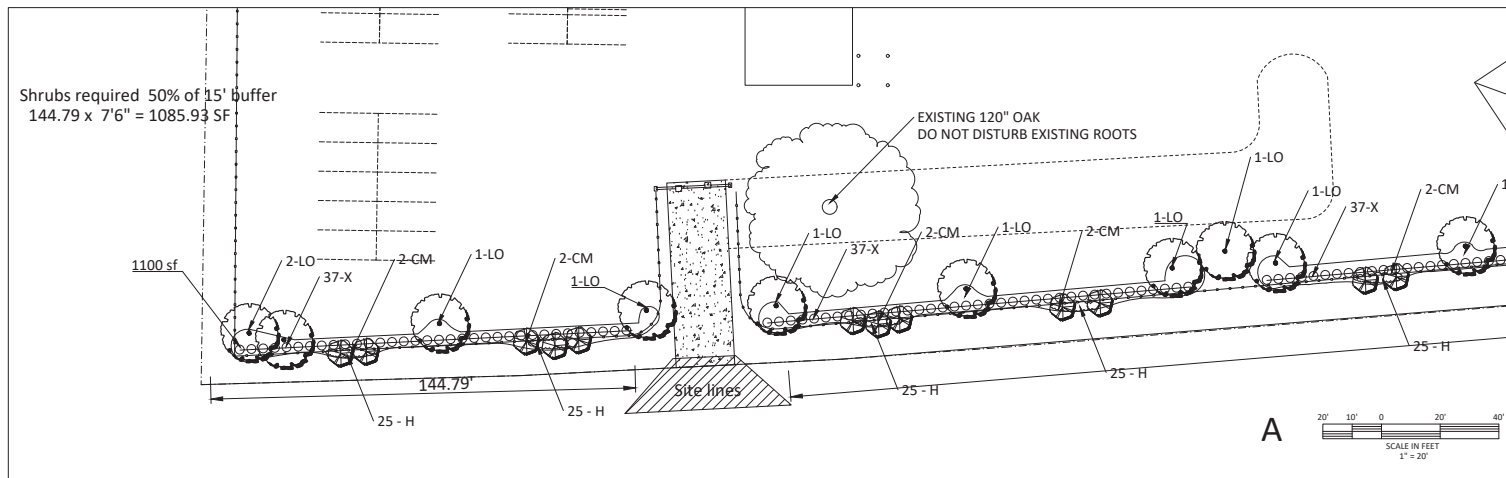
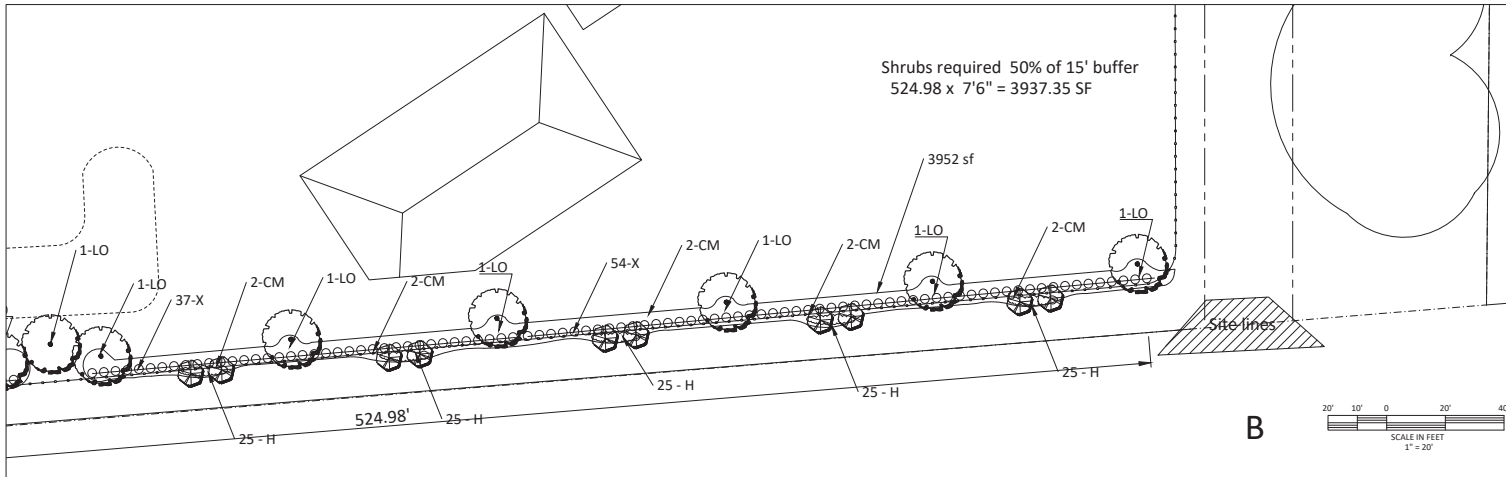
X- HEDGE MATERIAL-OPTIONS-165 TOTAL
LORPELUUM- 3-GALLON 42" O.C
MULLIE GRASS- 3-GALLON 42" O.C

H- HEMEROCALLIS- DAYLILY'S
225-1 GALLON 28" O.C

THE OWNER SHALL NOT INSTALL ANY PLANT MATERIAL UNTIL WELL IS FULLY ESTABLISHED WITH POWER

IRRIGATION:

THE OWNER SHALL INSTALL A LOW VOLUME DRIP IRRIGATION SYSTEM OR MANUALLY HAND WATER PLANT MATERIAL AND TREES TO INSURE SURVIVAL. THE OWNER SHALL BE RESPONSIBLE FOR INSURING PLANT MATERIAL SURVIVAL PER COUNTY CODES.



CYPRESS MANAGEMENT AND DESIGN
PAUL D. HARRIS, LAND, FL 32006
904-799-8576 - SITEOPT@BELLOUTLINEET

NO.	DATE	DESCRIPTION

DATE: 2-1-2024
DRAWN BY: CHKD. BY: JOB NO.:

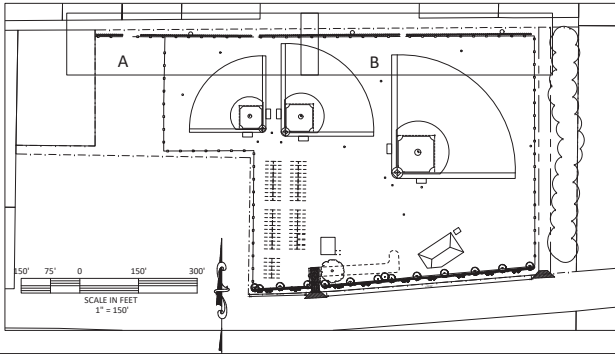
DONNA KELLEY- BASEBALL FIELDS HWY- 326

PLANTING PLAN

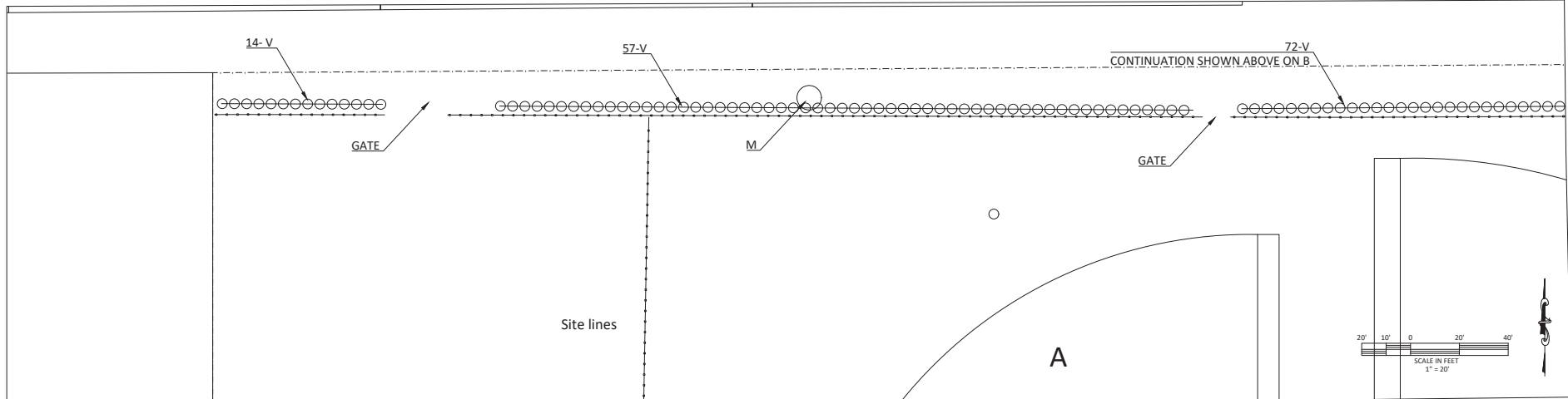
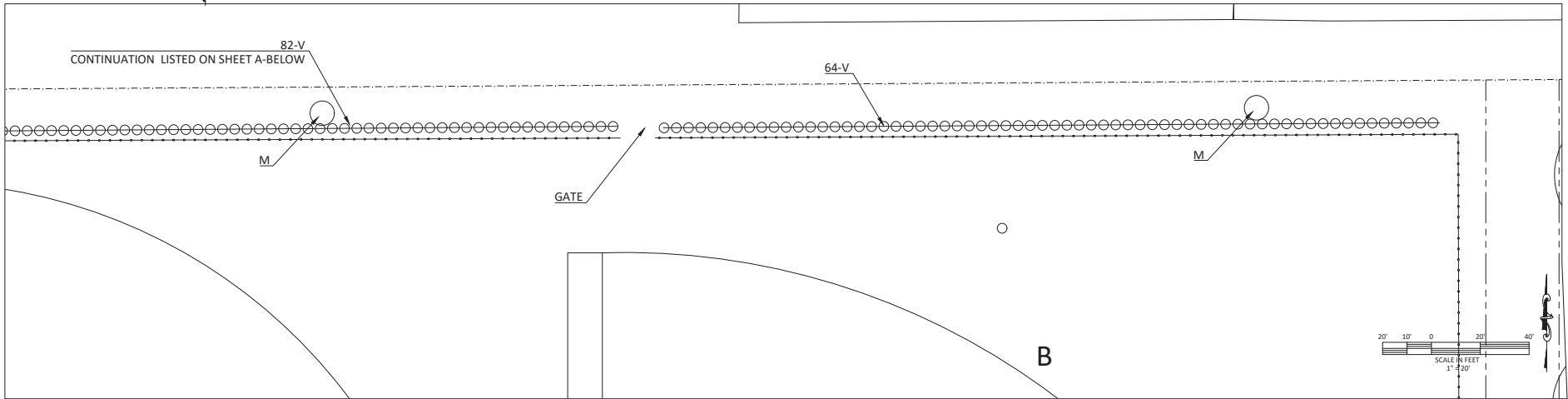
DATE: 2-1-2024
DRAWN BY: CHKD. BY: JOB NO.:

KELLY W HARTWIG
LA 1282

SHT. P-1



V- VIBURNUM ODORATISSIMUM- 3 GALLON-291 TOTAL
 M- MAGNOLIA - D.D. BLANCHARD- 12' HT- 31/2" CALIPER



CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL 32006
 904-399-9576 — JACO@CYPRESSMGT.COM

NO.	REVISIONS
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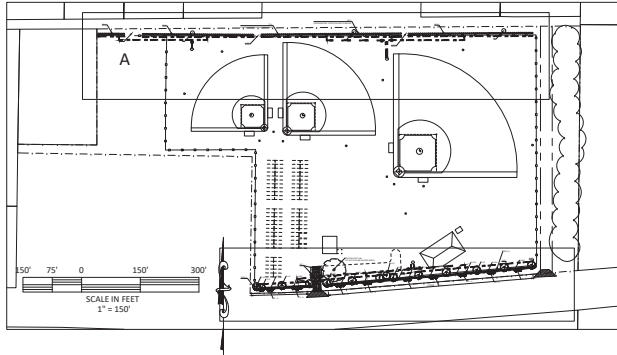
DATE 3-4-2024
 DATE 7-11-2024
 DATE 8-19-2024

**DONNA KELLEY- BASEBALL FIELDS
 HWY - 326
 PLANTING PLAN**

DATE 2-1-2024
 DRAWN BY
 CHKD. BY
 JOB NO.

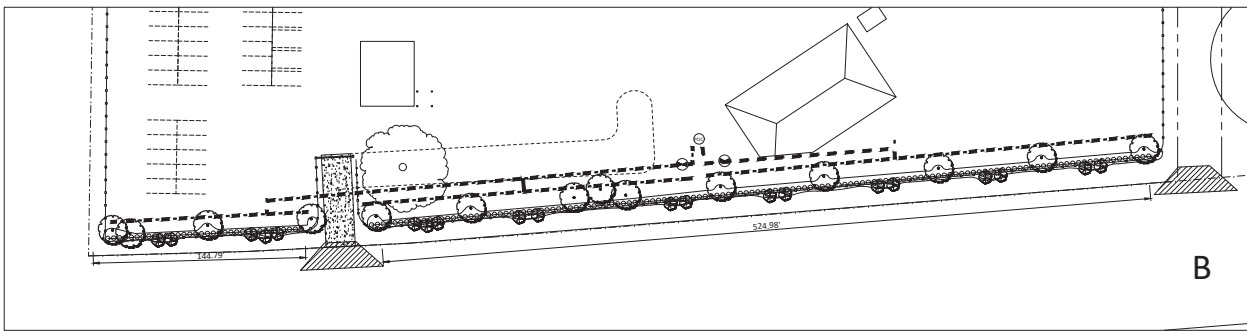
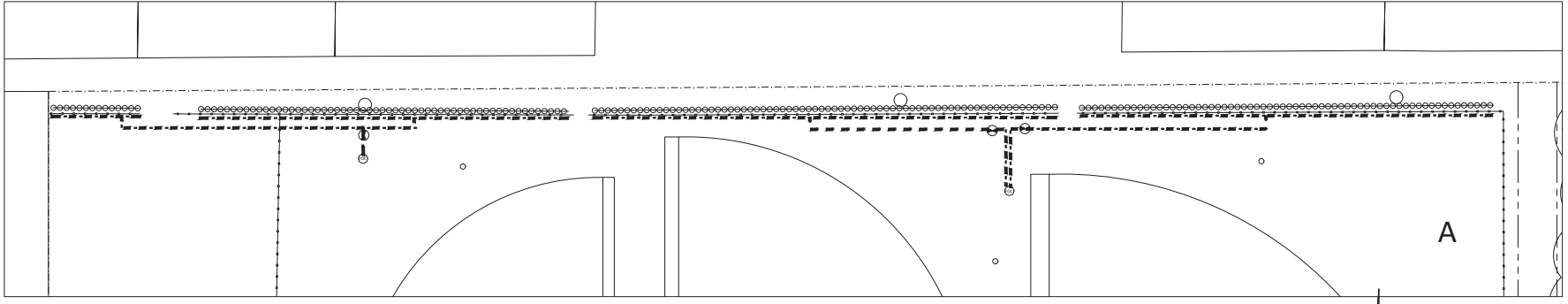
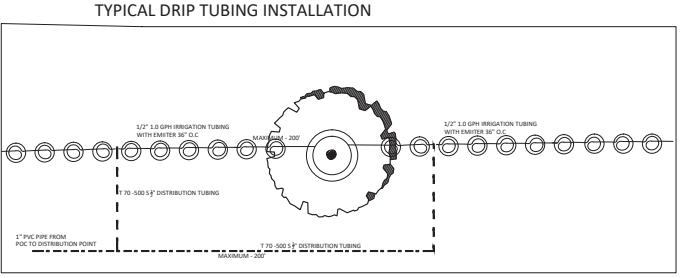
KELLY W HARTWIG
 LA 1525

SHT. P-2



POC- EXISTING WELL USED FOR BALL FIELDS- CONNECT TO PVC MAIN LINE-
 MAXIMUM 200' 1/2" TUBING- EMITTER-36" o.c
 EMITTER-1.0 GPH 200/3 = 67/1.0.GPH- 1.05GPM
 WITH WRAP AT EACH PLANT- 200' TUBE SHOULD COVER APPROX. 100' HEDGE-TREE
 1100' REAR PROPERTY LINE PLANTING= 11.5 GPM
 720' FRONT PROPERTY LINE PLANTING= 7.2 GPM

- 1. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 2. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 3. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 4. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 5. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 6. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 7. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 8. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 9. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 10. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 11. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 12. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 13. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 14. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 15. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 16. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 17. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 18. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 19. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.
- 20. 1/2" MANHOLE VALVE: Minimum and back hydrant, when installed, the valve shall be open and the hydrant shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation. The valve shall be tested to ensure proper operation.



SCALE IN FEET
 1" = 40'

Site lines

CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 888070 TAMPA FL 33688
 904-759-9576 SITEOFF@BELLSOUTHNET

DATE	BY	REVISIONS
2-1-2024		
2-12-2024		
8-12-2024		

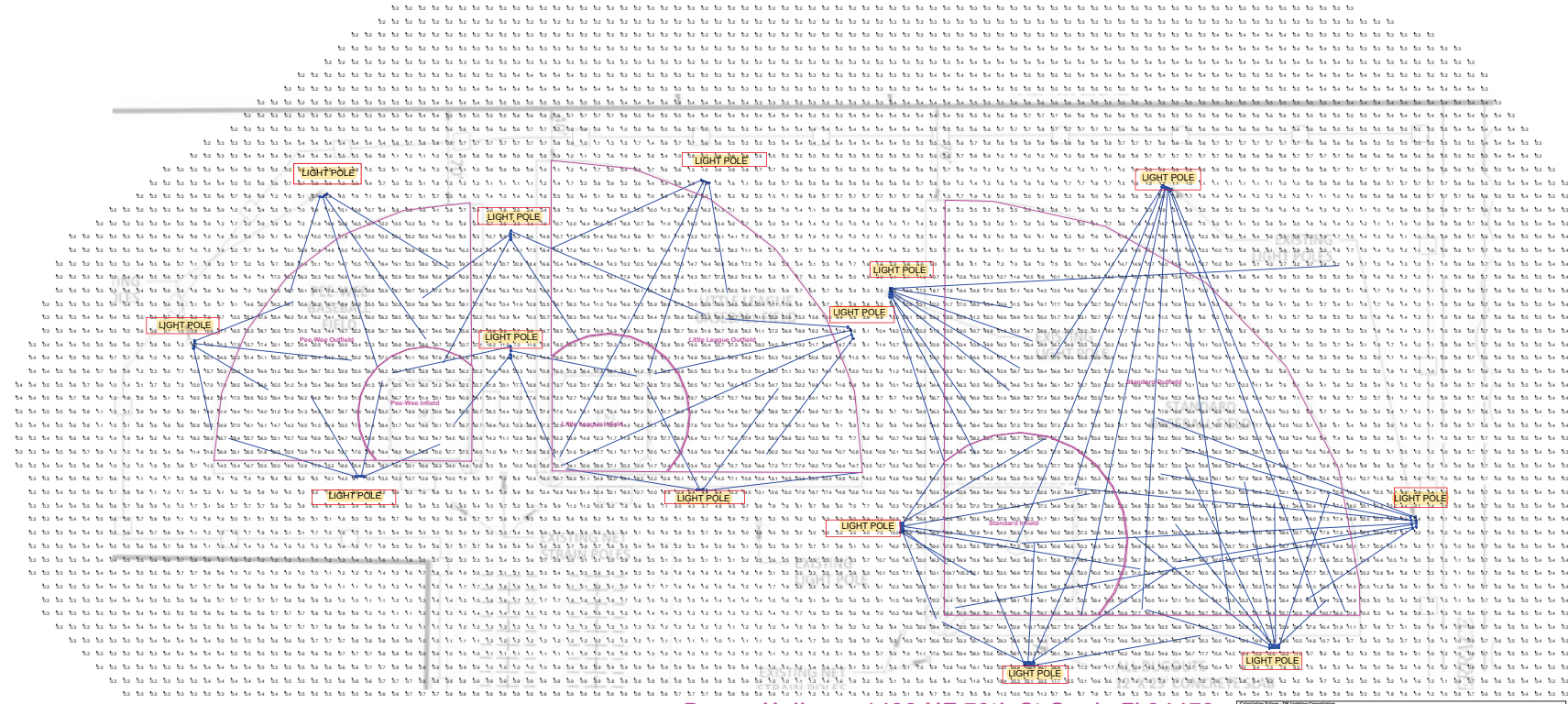
DONNA KELLEY- BASEBALL FIELDS
 HWY - 326
 IRRIGATION PLAN

DATE 2-1-2024
 DRAWN BY
 CHECKED BY
 JOB NO.

KELLY W HARTWIG
 LA 1282

SHT. P-3

Not to Scale
DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.



Donna Kelley - 1499 NE 70th St Ocala FL 34479

Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Light Pole	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1	10	10	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10	10	10

Prepared For: Mark McQuig
Prepared by: DB Lighting Consultation
407-924-1113

CED
CED Raybro Ocala
1729 NE 8TH ROAD
OCALA, FL 34470
(352) 629-7991

Rev	Date	Comments
R1	08/09/23	Values Shown Out to Zero
R2	08/11/23	Fixture Arrang

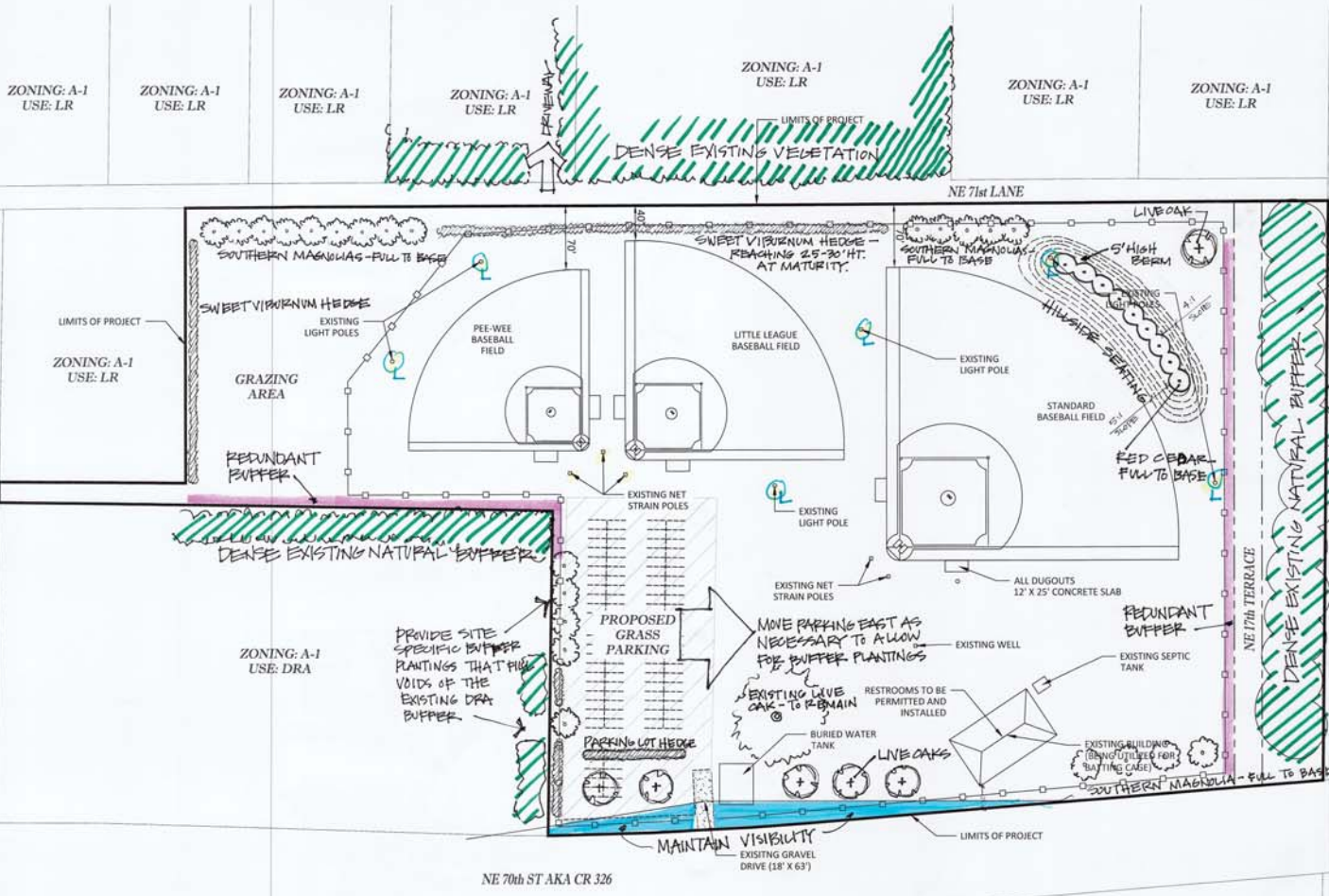
Revisions

Project Name: **Balfields**
Project ID Number: 2023-901
Date: 06/07/2019



CONCEPT PLAN

MARION COUNTY, FLORIDA



SITE DATA

OWNER: KELLEY DONNA F

PARCELS:
14848-006-00 & 14848-008-00

PROJECT AREA:
14848-006-00 = 13.70 ± AC.
14848-008-00 = 1.76 ± AC.
TOTAL = 15.46 ± AC.

EXISTING BUILDING: 6,000 SF
DUG OUTS: 1,800 SF
GRAVEL DRIVE: 1,134 SF
TOTAL IMPERVIOUS AREA: 8,934 SF

LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR
EXISTING ZONING: A-1

PARKING PROVIDED: 90 STALLS

- NOTES:
1. OUTSIDE LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTIES.
 2. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 3. SPECIAL EVENT PERMIT MAY BE OBTAINED PROVIDED COMPLIANCE WITH COUNTY CODE OF ORDINANCE.

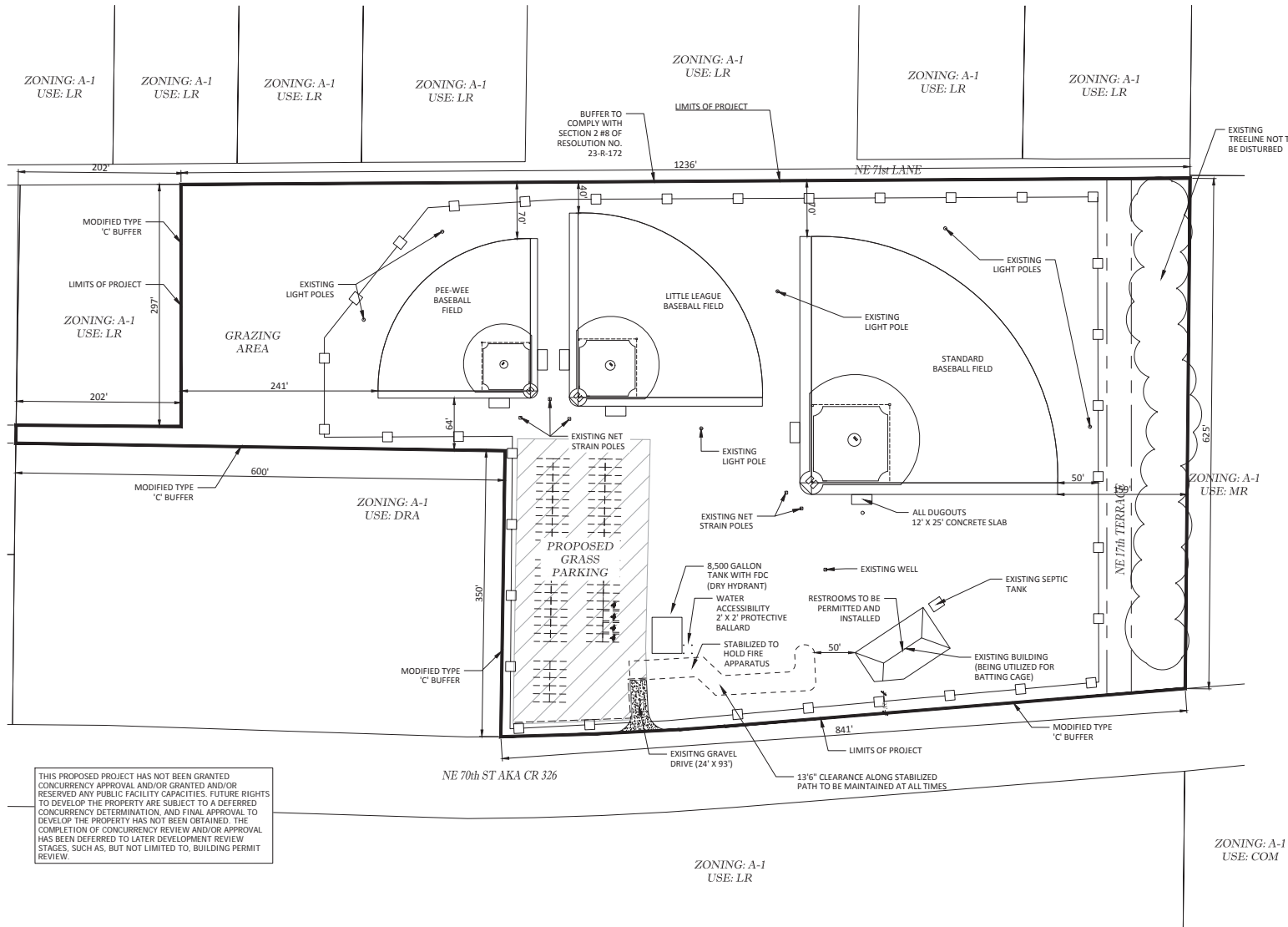
CONCEPTUAL BUFFER PLAN
TILMAN & ASSOCIATES
AUGUST 17, 2023

ZONING: A-1
USE: COM



SUP - MINOR SITE PLAN

MARION COUNTY, FLORIDA



THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE DATA

OWNER:
DONNA F KELLEY
PO BOX 4013
OCALA FL 34478-4013

PARCELS:
14848-006-00 & 14848-008-00

PROJECT AREA:
14848-006-00 = 13.70 ± AC.
14848-008-00 = 1.76 ± AC.
TOTAL = 15.46 ± AC.

EXISTING BUILDING: 6,000 SF
DUG OUTS: 1,800 SF
GRAVEL DRIVE: 1,134 SF
TOTAL IMPERVIOUS AREA: 8,934 SF

LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR
EXISTING ZONING: A-1 (SUP 2305045U)
MINIMUM SETBACK 25' FROM ALL PROPERTY LINES FOR STRUCTURES

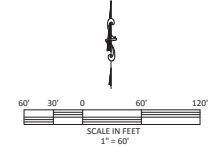
PARKING:
PROVIDED: 87 STALLS (6.11.8.E)
4 DISABLED

SIDEWALKS:
NOT REQUIRED PER RESOLUTION NO. 23-R-172 SECTION 2 #8.

- NOTES:**
1. THIS SITE IS SUBJECT TO CONDITIONS AS APPROVED IN RESOLUTION NO. 23-R-172.
 2. OUTSIDE LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTIES (SEE CONDITION #7 OF RESOLUTION NO. 23-R-172 SECTION 2).
 3. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 4. SPECIAL EVENT PERMIT MAY BE OBTAINED PROVIDED COMPLIANCE WITH COUNTY CODE OF ORDINANCE (SEE.
 5. THERE ARE NOT FLOOD PRONE AREAS LOCATED WITHIN PROJECT BOUNDARY.
 6. INDICATED PARCELS ARE LOCATED IN FLOOD ZONE 'X' UNDER FEMA FIRM PANEL #12083C0340D
 7. THIS SITE IS LOCATED IN A PRIMARY SPRINGS PROTECTION ZONE.
 8. IF A NEW HYDRANT IS INSTALLED SHALL E INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.

TRAFFIC STATEMENT NOTES:

214 DAILY TRIPS
3 DURING THE AM PEAK-HOUR
49 FOR PM PEAK-HOUR (TYPICALLY FOR LITTLE LEAGUE PRACTICE)



William & Associates
 ENGINEERS, LLC
 ONE ENGINEERING PLAZA, SUITE 200, Ocala, FL 32471
 Office: (352) 387-1540 Fax: (352) 387-4545

REVISIONS	DATE

SUP - MINOR SITE PLAN
 MARION COUNTY, FLORIDA
MINOR SITE PLAN

DATE: 5/10/24
 DRAWN BY: NR
 CHECKED BY:
 JOB NO.: 23-8252

SHEET 2 of 2

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

RESOLUTION NO. 23-R-172

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

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on April 24, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 16, 2023. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 230504SU – Donna Kelley. The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, Ocala FL 34471, to allow development of a private baseball facility, in a General Agricultural (A-1) zone, on an approximate 15.46 Acre Tract, on Parcel Account Numbers 14848-006-00 and 14848-008-00.

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

1. A site plan shall be submitted to and approved by the Development Review Committee before baseball activities may commence on the property. Any improvements required to be made to the site shall be completed before any organized baseball activities may be conducted.
2. A driveway permit from FDOT is required, and driveway improvements shall be made before baseball activities may commence on the property.
3. Permanent restroom facilities shall be constructed on the site, included on the site plan and with all required permits, prior to the continuation of any activities.
4. Modified Type C Buffers shall be installed and maintained along the southern and western boundaries of the subject property. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year and a minimum height of five feet within three years. For buffers along the northern boundary, the applicant will work with Parks and Recreation for Performance-

- based specifications: the combination of clumping variety of bamboo along with 4" Florida #1 shade trees to create a buffer that is 20' tall within 2 years. This buffer is required to work in tandem with the photometric plan.
5. The trees on the eastern boundary of the property shall remain and be maintained. A hedge shall be installed and maintained just inside the fence on the eastern boundary. The hedge shall reach a minimum height of five feet within three years.
 6. Any signs will be temporary and in connection to a Special Event Permit.
 7. Exterior lighting shall adhere to Section 6.19 of the Marion County Land Development Code. All stadium lights shall be off by 8 p.m. daily.
 8. The site shall be developed and operate consistent with the Conceptual Plan and the required buffers and onsite restrooms. Any other expansions of the site will require a new SUP.
 9. A change of use permit will be required before the proposed use starts.
 10. The proposed use is subject to all Marion County Noise Ordinances, including plainly audible.
 11. Any concessions sold on the site shall be limited to food and drink only and limited to times of organized baseball use on the property. No new structures shall be constructed for concessions. Roadside vendors are allowed as per Section 4.3.12 of the Marion County Land Development Code.
 12. Hours of operation for organized baseball activities shall be limited to six days a week, from 8 a.m. until 8 p.m. However, tournaments may be held on the weekends by way of a Special Event Permit, if ample parking and traffic flow is provided on the approved site plan, and limited to the hours of 8 a.m. until 8 p.m. On-site activities will be limited to the number of cars where parking is provided.
 13. Maintenance activities may take place during daylight hours, Monday through Saturday.
 14. The Special Use Permit shall run with the existing applicant. This special use permit shall automatically become null and void should the subject property be transferred to another person.
 15. The Special Use Permit shall expire on May 16, 2028. However, it may be renewed administratively twice for periods up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 16. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 17. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 18. The Growth Service Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
 19. Growth Services staff will inspect the site plan and buffers two years after release of the final Certificate of Occupancy (CO).
 20. No public address (PA) announcer or amplified music systems shall be allowed for the facility.
 21. Conditions Attachment:
 - a. Concept Plan

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for 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 16th day of May, 2023.

ATTEST:

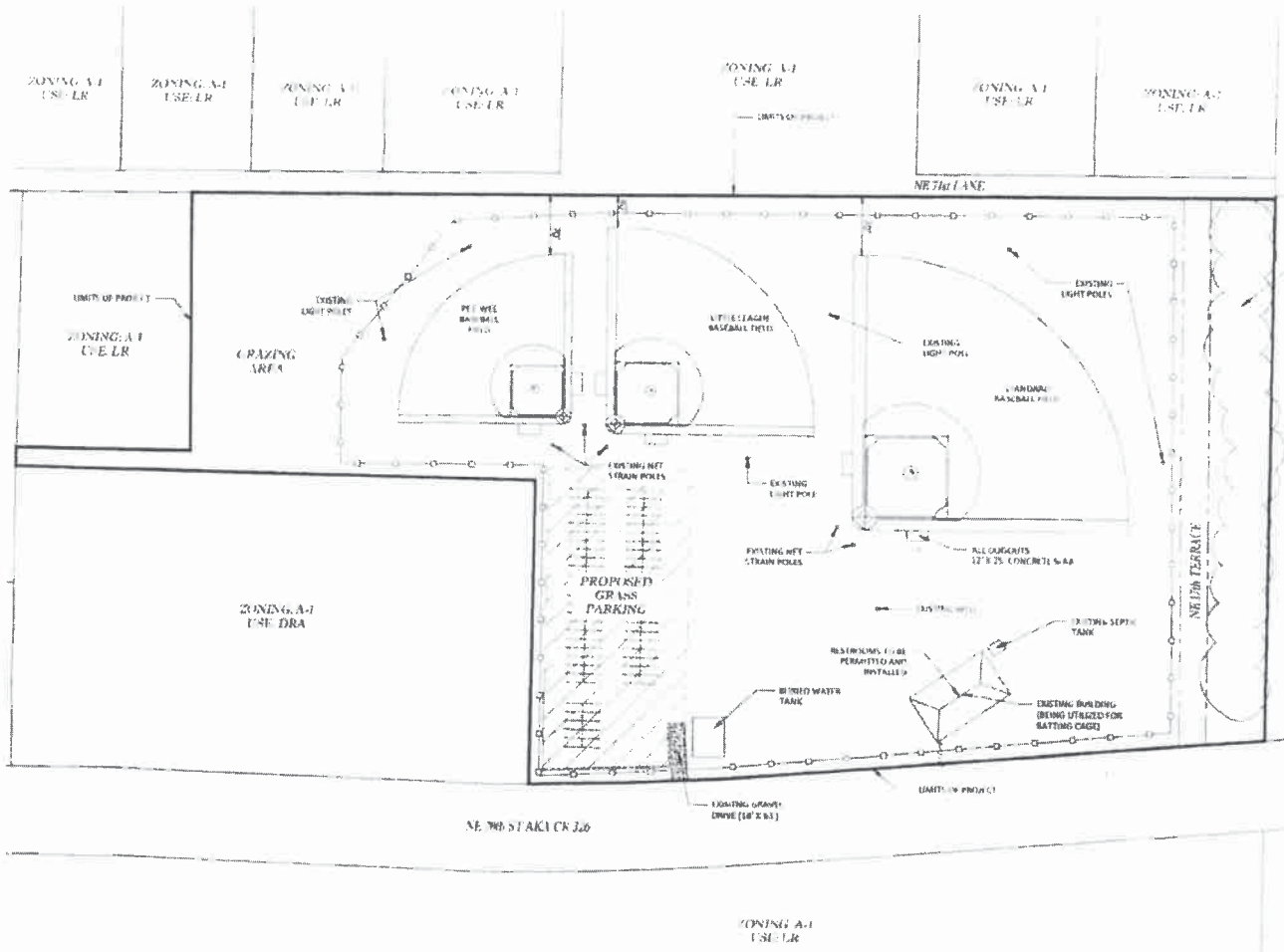
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


GREGORY C. HARRELL, CLERK


CRAIG CURRY, CHAIRMAN

Attachment A

CONCEPT PLAN MARION COUNTY, FLORIDA



NOTE SHEET 1

OWNER: KELLY CORRA

PROJECT:
 1. 1480-000-00 & 1. 1480-000-01

PROJECT AREA:
 1. 1480-000-00 31.71 AC.
 1. 1480-000-01 1.25 AC.
TOTAL: 32.96 AC.

EXISTING BUILDING: 6,000 SF
OLD CRIP: 1,800 SF
GRAVEL DRIVE: 1.15 AC SF
TOTAL IMPERVIOUS AREA: 8,804 SF

LAND USE & ZONING:
 EXISTING FUTURE LAND USE: R
 EXISTING ZONING: A-1

EXISTING:
 THE LAND AREA TO BE DISTURBED:

PARADES PROVIDED: 90 S PALLS

NOTES:
 1. OUTSIDE LIGHTING SHALL BE DESIGNED TO NOT GLARE ON TO ADJACENT PROPERTIES
 2. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 3. SPECIAL EVENT PERMIT MAY BE OBTAINED FROM THE COMMISSION WITH COUNTY CODE OF ORDINANCE.



A-1

RESOLUTION NO. 23-R-567
A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
SPECIAL USE PERMIT MODIFICATION,
PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit Modification was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 30, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 21, 2023. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT MODIFICATION PETITION 231107SU – Donna Kelley. The petition requesting a Special Use Permit Modification (230504SU/ Resolution 23-R-172), Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jon Harvey, Tillman & Associates Engineering, Ocala FL 34471, for baseball fields, in a General Agricultural (A-1) zone, on an approximate 15.46 acre tract on Parcel Account Numbers 14848-006-00 and 14848-0008-00, site address 7020 NE 17th Terrace, Ocala FL 34479.

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

1. A site plan shall be submitted to and approved by the Development Review Committee before baseball activities may commence on the property.
2. A driveway permit from FDOT is required, and driveway improvements shall be made before baseball activities may commence on the property.
3. Permanent restroom facilities shall be constructed on the site, included on the site plan and with all required permits.
4. Buffers shall be consistent with the Conceptual Buffer Plan minus the berm (attached). The northern boundary shall consist of either viburnum hedges or clumping bamboo and a mixture of magnolia trees, providing a consistent screening of activities from adjacent properties. A Type C Buffer shall be installed along Hwy 326 frontage.
5. The trees and vegetation on the eastern boundary of the property shall remain and be maintained.
6. Any signs will be temporary and in connection to a Special Event Permit.

7. Exterior lighting shall adhere to Section 6.19 of the Marion County Land Development Code. All stadium lights shall be off by 8 p.m. daily.
8. The site shall be developed and operate consistent with the Conceptual Plan and the required buffers and onsite restrooms. Any other expansions of the site will require a new SUP.
9. The proposed use is subject to all Marion County Noise Ordinances, including plainly audible.
10. Any concessions sold on the site shall be limited to food and drink only and limited to times of organized baseball use on the property. No new structures shall be constructed for concessions. Roadside vendors are allowed as per Section 4.3.12 of the Marion County Land Development Code.
11. Hours of operation for organized baseball activities shall be limited to six days a week, from 8 a.m. until 9 p.m. However, tournaments may be held on the weekends by way of a Special Event Permit, if ample parking and traffic flow is provided on the approved site plan, and limited to the hours of 8 a.m. until 8 p.m. On-site activities will be limited to the number of cars where parking is provided.
12. Maintenance activities may take place during daylight hours, Monday through Saturday.
13. The Special Use Permit shall run with the existing applicant. This special use permit shall automatically become null and void should the subject property be transferred to another person.
14. The Special Use Permit shall expire on May 16, 2028. However, it may be renewed administratively twice for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Service Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
15. All improvements must be completed within eight (8) months of this approval. Growth Services will inspect on or shortly after July 21, 2024 and report back to the Board of County Commissioners.
16. Growth Services staff will inspect the site plan and buffers two years after release of the final CO.
17. No public address (PA) announcer or amplified music systems shall be allowed for the facility.
18. The former Special Use Permit, namely Resolution 23-R-172/230504SU is hereby repealed and replaced by this Special Use Permit.
19. Conditions Attachment:
 - a. Conceptual Plan
 - b. Buffer Plan

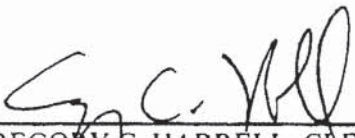
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

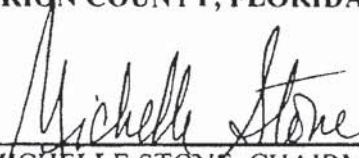
DULY ADOPTED in regular session this 21st day of November, 2023.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**

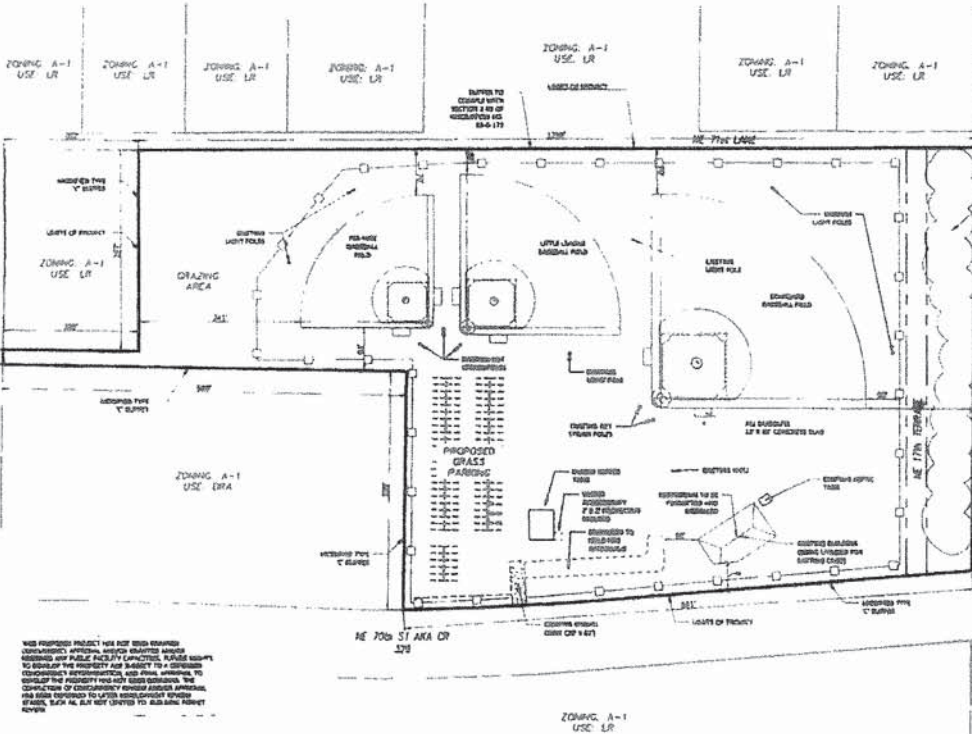


GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

SUP - MINOR SITE PLAN
MARION COUNTY, FLORIDA



SITE DATA

PROPERTY
 COUNTY: MARION
 TOWNSHIP: 14
 SECTION: 31
 ACRES: 1.0000

ADJACENT PROPERTIES
 NORTH: 1.0000 AC
 EAST: 1.0000 AC
 SOUTH: 1.0000 AC
 WEST: 1.0000 AC

EXISTING UTILITIES
 WATER: 1.0000 AC
 SEWER: 1.0000 AC
 GAS: 1.0000 AC
 POWER: 1.0000 AC

PROPOSED UTILITIES
 WATER: 1.0000 AC
 SEWER: 1.0000 AC
 GAS: 1.0000 AC
 POWER: 1.0000 AC

PROPOSED IMPROVEMENTS

1. CONSTRUCT CONCRETE WALL AS SHOWN TO BE SET OUT AND CONCRETE FOOTING FOR EXISTING #1 OF NE 7th LANE NO. 20-4-12 SECTION 31.
2. CONSTRUCT WALL AND ASPHALT DRIVE TO BE UTILIZED.
3. SPECIAL EROSION CONTROL SHALL BE CONSTRUCTED TO BE SET OUT AND CONCRETE FOOTING FOR EXISTING #1 OF NE 7th LANE NO. 20-4-12 SECTION 31.
4. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
5. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
6. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
7. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
8. IF A NEW DRIVEWAY IS INSTALLED SHALL BE INSTALLED, SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS AND SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.

PROPOSED IMPROVEMENTS

1. CONSTRUCT CONCRETE WALL AS SHOWN TO BE SET OUT AND CONCRETE FOOTING FOR EXISTING #1 OF NE 7th LANE NO. 20-4-12 SECTION 31.
2. CONSTRUCT WALL AND ASPHALT DRIVE TO BE UTILIZED.
3. SPECIAL EROSION CONTROL SHALL BE CONSTRUCTED TO BE SET OUT AND CONCRETE FOOTING FOR EXISTING #1 OF NE 7th LANE NO. 20-4-12 SECTION 31.
4. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
5. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
6. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
7. EXISTING AND NEW PAVED DRIVE SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.
8. IF A NEW DRIVEWAY IS INSTALLED SHALL BE INSTALLED, SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS AND SHALL BE CONSTRUCTED WITHIN PROPOSED IMPROVEMENTS.

THIS PROPOSED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARION COUNTY BOARD OF PUBLIC FACILITY COMMISSIONERS. THESE APPROVALS TO DEVELOP THE PROJECT AND SUBJECT TO OBTAINING NECESSARY PERMITS, AND SHALL BE SUBJECT TO THE COMPLETION OF NECESSARY PERMITS AND APPROVALS. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARION COUNTY BOARD OF PUBLIC FACILITY COMMISSIONERS SHALL NOT BE HELD LIABLE FOR ANY DELAY OR OMISSION IN THE REVIEW PROCESS.

Thomas & Associates
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAINESVILLE, FLORIDA 32609
 PHONE: 352-336-1111
 FAX: 352-336-1112

MINOR SITE PLAN
 MARION COUNTY, FLORIDA



Attachment B

CONCEPT PLAN
MARION COUNTY, FLORIDA

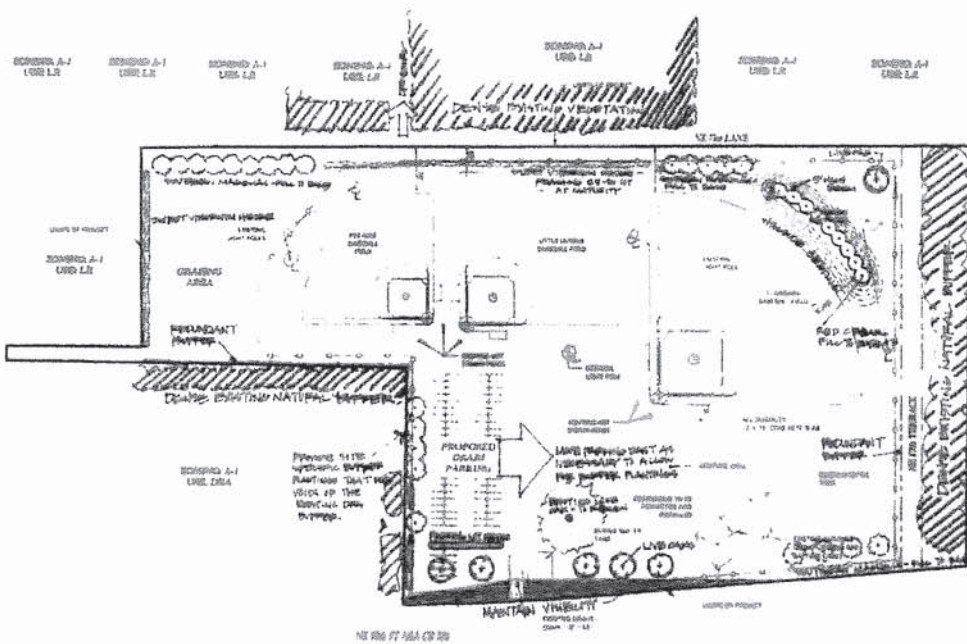


TABLE 1
GENERAL DEVELOPMENT

MINIMUM REQUIREMENTS TO BE MAINTAINED

TABLE 2
TOTAL DEVELOPMENT

EXISTING DEVELOPMENT	4,500 SF
NEW DEVELOPMENT	1,500 SF
TOTAL DEVELOPMENT	6,000 SF

TABLE 3
TOTAL DEVELOPMENT

EXISTING DEVELOPMENT	4,500 SF
NEW DEVELOPMENT	1,500 SF
TOTAL DEVELOPMENT	6,000 SF

TABLE 4
TOTAL DEVELOPMENT

EXISTING DEVELOPMENT	4,500 SF
NEW DEVELOPMENT	1,500 SF
TOTAL DEVELOPMENT	6,000 SF

TABLE 5
TOTAL DEVELOPMENT

EXISTING DEVELOPMENT	4,500 SF
NEW DEVELOPMENT	1,500 SF
TOTAL DEVELOPMENT	6,000 SF

CONCEPTUAL BUFFER PLAN
APPROX 11.3.09





Marion County

Development Review Committee

Agenda Item

File No.: 2024-17730

Agenda Date: 1/6/2025

Agenda No.: 6.2.

SUBJECT:

Lourdes Varela Batista - Waiver Request for Family Division

Project #2024120041 #32310 Parcel # 45448-015-00

Lourdes Varela Batista

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests a waiver for a family division to deed their Mother an acre.

January 2, 2025

PROJECT NAME: LOURDES VARELA BATISTA

PROJECT NUMBER: 2024120041

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32310

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Lot is within the BMAP and a septic system installed on a 1 acre parcel will require an Enhanced Nutrient Reducing septic system.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved. The applicant is requesting to divide the 3.23-acre subject parcel (PID 45448-015-00) into two to create a 1-acre parcel and a 2.23-acre parcel. Adjacent parcels range in size from 1.8 acres to 39.35 acres. There appears to be approximately 7,470 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 12/20/24 - CONDITIONAL APPROVAL - Applicant needs to acquire (or update) and record a non-exclusive 40' wide easement from (at a minimum) the boundaries of both properties being divided with a continuous connection to SE 135th St. Easement would need to (and should already) include certain adjoining properties (all utilizing existing SE 135th St. driveway pavement) to enable compliance with Code.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: we approve the 1-acre family division. it meets all the requirements of the LDC.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: we approve the 1-acre family division. it meets all the requirements of the LDC.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: APPROVED- City of Belleview Utilities service area. When permitted, any new structure will require a letter of availability & capacity from the utility provider. If available, connection will be required.



Marion County Board of County Commissioners

TENTATIVE MEETING DATES 2/24

DEC 18 2024

Office of the County Engineer 3/17 & 3/18/25

Marion County Growth Service

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/22/24 Parcel Number(s): 45448-015-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Family Subdivision Commercial or Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Lourdes Varela-Batista
Signature: [Handwritten Signature]
Mailing Address: 7275 SE 135th St City: Summerfield
State: Florida Zip Code: 34491 Phone # 914-216-6849
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Lourdes Varela-Batista Contact Name: same
Mailing Address: 7275 SE 135th St City: Summerfield
State: FL Zip Code: 34491 Phone # 914-216-6849
Email address: lvb.varela@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Gift to my mother, Lourdes Batista-Torres. Giving back to my mom. For her permanent residence.

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 12/20/2024 Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No

Zoned: A-1 ESOZ: NA P.O.M. 237 Land Use: RL Plat Vacation Required: Yes No

Date Reviewed: 12-16-24 Verified by (print & initial): Jeremy D. [Handwritten] Joe Lynda Smith

