



Marion County

Development Review Committee

Meeting Agenda

Monday, June 16, 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. **June 9, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **On Top of The World - SCA Warehouse - Major Site Plan**
Project #2025020052 #32513 Parcel #35300-000-00
Tillman & Associates Engineering, LLC
6. **SCHEDULED ITEMS:**
 - 6.1. **Canopy Oaks Phase II Replat Three - Waiver Request to Preliminary Plat**
Project #2025060001 #32929 Parcel #3530-1001-18
JCH Consulting Group

LDC 2.17.1 - Preliminary Plat
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests waiver for a preliminary plat for Canopy Oaks Phase II Replat Three.

- 6.2. Barn and Miscellaneous Impervious Area Additions - Waiver Request to Major Site Plan**
796 Fisher Rd Ocklawaha
Project #2025060015 #32952 Parcel #9035-0000-05
Abshier Engineering

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 is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. Marion County Stormwater staff on the required stormwater controls.

- 6.3. Mary Moore - Waiver Request to Major Site Plan**
1241 SE 55th Ave Ocala
Project #2025050067 #32894
Parcel #29682-002-00 Permit #2025051110
Perspective 3000 Inc

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 requests a waiver as the zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35% of gross site area of 9,000 square feet. A waiver application must be sent to the department of transportation for approval of the permit.

- 6.4. Oswald Henry - Waiver Request to Major Site Plan**
47 Pine Trace Loop Ocala
Project #2025060003 #32931 Parcel #9018-0331-12
Henry Oswald

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 requests a waiver as there is too much concrete on the land

- 6.5. Martel Paved Training Course - Major Site Plan and Major Site Plan Revision - Request for Extension**
Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00
Kimley-Horn & Associates

Applicant requests an extension for Major Site Plan (28841) and subsequent Major Site Plan Revision (30313). The revision was to five of the 15 sheets in the original plan. The request is to extend both plans one year from the latest expiration date of August 14, 2025. The new expiration date for both plans would be August 14, 2026.

- 6.6. MSP PID 8005-0854-13 - Waiver to Minor Site Plan in Review**
Project #2025040024 #32703 Parcel #8005-0854-13
MCA Consulting Engineers, Inc

LDC 6.12.12.D Sidewalks

Code states 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 request no sidewalks exist in this region. Requesting approval to pay fee in lieu of sidewalk construction.

- 6.7. Green Leaf - Waiver Request to Establishment of County MSBU
Project #2025050079 #32908 Parcel #19999-004-00
Rogers Engineering, LLC**

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to provide an easement agreement for maintenance requirements and HOA documents.

- 7. CONCEPTUAL REVIEW ITEMS: NONE**
- 8. DISCUSSION ITEMS:**
- 9. OTHER ITEMS:**
- 10. ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19491

Agenda Date: 6/16/2025

Agenda No.: 3.1.

SUBJECT:
June 9, 2025



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 9, 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

MEMBERS PRESENT:

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

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Debbie Lovell (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 2, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Screen Enclosure and Pool Deck Extension - Waiver Request to Major Site Plan

7146 SE 12th Cir Ocala

Project #2025050072 #32901

Parcel #3634-022-000 Permit #2025052054

JPI Construction

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 requests a waiver and the homeowner wants to expand existing pool deck (12ft)

5.2. Dunnellon Community Church - Major Site Plan

Project #2012050018 #31743

Radcliffe Engineering

5.3. Diamond "A" Shopping Center - Preliminary Plat

Project #2024080096 #31953

Tillman & Associates Engineering

Motion by Ken McCann to approve items 5.1 through 5.3 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. The Ole Oak Village - Waiver Request to Major Site Plan in Review

11987 S US HWY 301 Belleview

Project #2022120053 #31223 Parcel #38538-000-00

Tillman & Associates Engineering

LDC 2.18.1 - Applicability

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application. APPLICANT requests waiver to have roadway improvement details reviewed for the Major Site Plan In lieu of Improvement Plans. Roads will be privately owned and maintained. No platting of the site.

Motion by Doug Hinton to deny the waiver, seconded by Chuck Varadin

Motion carried 5-0

6.2. Brooker Family Living Trust - Waiver Request for Family Division Project #2025050073 #32903 Parcel # 04631-002-00 Ashley Thompson

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 is requesting a 3.88-acre family division parcel from the parent parcel of 15.06 deeded to the son, George Michael Brooker.

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

Motion carried 5-0

- 6.3. Lindale Office/Multipurpose Room Renovation with Covered Porch
Addition - Waiver Request to Major Site Plan in Review
5431 NE 35th St Unit 300 Silver Springs
Project #2023080122 #32359 Parcel #15897-000-00
Davis Dinkins Engineering**

LDC 6.8.7.D(1) - Parking areas & vehicular use areas

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.

APPLICANT requests waiver based on discussion with staff, a single Ligustrum is proposed on either side of the parking spots, together with a new live oak.

Motion by Mike Savage to approve the waiver, seconded by Ken McCann

Motion carried 5-0

LDC 6.9.2.A - Irrigation Plan

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver based on discussion with staff, the owner proposes to manually irrigate the 3 trees until established.

Motion by Chuck Varadin to approve the waiver, seconded by Ken McCann

Motion carried 5-0

- 6.4. Addition of a Swimming Pool - Waiver Request to Major Site Plan
7614 NW HWY 320 Micanopy
Project #2025050045 #32855 Parcel #02677-000-00
Abshier Engineering**

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 requests a waiver as the site is 108.5 acres. The owner plans to build a 450 square feet pool with a 1,275 square feet deck. The runoff will be contained in the onsite pond area. We will work with Marion County Stormwater staff on the required stormwater controls if any are needed.

Motion by Mike Savage to approve the waiver 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 Doug Hinton

Motion carried 5-0

- 6.5. Quire, Stout & McCord River House - Waiver Request to Major Site Plan
9677 SW 190th Avenue Rd Dunnellon
Project #2025050040 #32849 Parcel #34651-000-00
Genesis Construction & Management**

Applicant withdrew this waiver on 6/2/25. This is a request to be reheard.

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 requests a waiver to add additional impervious for new screen porch and connecting sidewalks, total of 432 square feet.

Motion by Chuck Varadin to re-hear, seconded by Ken McCann

Motion carried 5-0

Motion by Doug Hinton to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm, as modified to be the 25-year 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 Michael Savage

Motion carried 5-0

- 6.6. Irvine Acres - Waiver Request to Establishment of County MSBU
Project #2025030076 #32670 Parcel #03150-000-00
Rogers Engineering**

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to provide an easement agreement for maintenance.

Motion by Chuck Varadin to approve the waiver, seconded by Michael Savage

Motion carried 5-0

- 6.7. Freedom Crossings North - Standalone Waiver Request**

The following was approved by DRC on 3/17/25.

LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement.

The following was denied by DRC on 3/17/25. This is a request to be reheard.

Motion by Chuck Varadin to rehear, seconded by Tony Cunningham

Motion carried 5-0

LDC 2.18.1 - Improvement Plan

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement. Each lot is responsible for stormwater management and access through site design permitting.

Motion by Doug Hinton to approve the waiver pending final review and approval of the amendment, seconded by Tony Cunningham

Motion carried 5-0

**6.8. Corta Commons - Ocala West - Waiver Request to Major Site Plan
Revision in Review**

KCE Unit 1 Part of Tract B Saldarriaga Whitehall

**Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022,
3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040,
3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035,
3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-002**

MJ Stokes Consulting

LDC 2.1.3 - Review and approval procedures

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use

and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request is to permit an outparcel building for Tropical Smoothie Cafe BLD 2024072405 as part of the approved AR #31416 and related AR #32368 which both are fully approved by BoCC but staff has not cleared Plat Application #31766 nor AR #32368 which had comments due 4/29/25 and was only to be pending BoCC approval and this is causing us to again come to DRC pending internal portal approvals.

Motion by Michael Savage to approve the waiver with a final hold in effect until provisions for the final plat is completed, seconded by Chuck Varadin

Motion carried 5-0

LDC 2.1.3 - Review and approval procedures

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request to remove Building Inspection Holds and permit final electrical, structural & final building inspections, Major Site Plan AR #32368 (Revision of AR #31416) Bocc Approved. Construction of all building, site and off-site completing by 6/13 as-builts ongoing. Final Plat pending AR#31766. BLD2024053294 (Sprouts Grocery Store) BLD2024-50635 (Chipotle Building), BLD 2025021919 (Chipotle Dumpster)

Motion by Michael Savage to approve the waiver removing the building inspection holds and replace with a CO hold and pending final plat approval, seconded by Chuck Varadin

Motion carried 5-0

6.9. Corta - Ocala West - Parcels 24 and 25- Waiver Request to Preliminary Plat in Review

**Project #2024020037 #31849
Parcel #3501-200-024 & 3501-200-025
NV5 Inc**

LDC 2.1.3 Order of plan approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan B. Preliminary Plat C. Improvement Plan D. Final Plat E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests to release building permit for Mavis Tire new store

construction prior to Final Plat completion. This Plat was simply combining Lots 24 and 25 - we may not have really even needed to Re-Plat to just combine these lots but that is the process we are going through and are at Final Plat Final Plat is AR 31849. This site is not within the CORTA Commons PUD but is separate between Wawa and CORTA

Motion by Michael Savage to approve the waiver to release building permits with a final hold in effect until final plat completion is provided, seconded by Chuck Varadin

Motion carried 4-0

6.10. Melody Preserve - Waiver Request to Improvement Plan in Review

7945 SW 80th St Ocala

Project #2024100025 #32515

Parcel #35300-000-15 & 35474-000-00

Kimley-Horn and Associates

LDC 6.13.8.B(7) - Stormwater conveyance criteria

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements. APPLICANT requests to utilize 12-inch storm drain in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support pipe sizing.

Motion by Doug Hinton to approve the waiver with supporting calculations provided, seconded by Michael Savage

Motion carried 5-0

LDC 6.13.6.A(3)(b)(c) - Stormwater quality criteria

CODE states (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover. (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver to utilize grass seed on pond bottom in lieu of sod. Vegetative cover will be established prior to end of construction and will be in compliance with FDOT Standard Specifications section 570.

Motion by Doug Hinton to approve the waiver, seconded by Michael Savage

Motion carried 5-0

LDC 2.12.9 - Location and dimensions of streets

CODE states provide location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project. LDC

2.12.10 - Easement or land reservation

CODE states show any known existing or proposed easement or land reservation.

APPLICANT requests waiver to propose minimum drainage easement width of 10-feet for pipes less than 30-inches I.D. and depths less than 5-feet, 15-feet for pipes less than 30-inches I.D. and depth up to 10-feet, 20-feet for pipes 30 to 54-inches I.D. and depths up to 15-feet, and 25-feet for pipes up to 54-inches I.D. and depth greater than 15-feet. Proposed easements for private drainage systems will allow for adequate maintenance.

Motion by Doug Hinton to approve the waiver based on the understanding that this applies to the land development code 2.12.10 Easement or land reservation versus stated LDC 2.12.9, seconded by Tony Cunningham

Motion carried 5-0

**6.11. Bay Laurel PUD @ OTOW - Master Plan - Waiver Request to Rezoning to PUD with Master Plan in Review
Project #2004060042 #32319 Parcel #35474-000-00
On Top of the World**

LDC 6.13.8.B(5) - Stormwater Conveyance Criteria

CODE states Drainage easements. 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.

APPLICANT requests waiver to propose minimum drainage easement width of 10' for pipes less than 30 inches I.D. and depths less than 5 feet, 15 inches for Pipes less than 30 inches I.D. and depth up to 10 feet, 20 inches for pipes 30 inches-54 inches I.D. and depths up to 15 feet, and 25 feet for pipes up to 54 inches I.D. and depth greater than 15 feet. Proposed easements for private drainage systems will allow for Adequate maintenance.

Motion by Doug Hinton to approve the waiver, seconded by Michael Savage

Motion carried 5-0

LDC 7.3.1 - Transportation and Stormwater

CODE states TS006 Utility Position in Right-of-Way

APPLICANT requests waiver because the location may vary, but all utilities must remain within the right-of-way or utility easements.

Motion by Michael Savage to approve the waiver for the remaining items based on previous approvals as shown on included documents, seconded by Chuck Varadin

Motion carried 4-0

LDC 6.8.6.K.(1) - Buffers

CODE states A-Type buffer shall consist of a 30-foot-wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum

height of three feet achieved within one year of planting.
APPLICANT request waiver for 20-foot wide, 5 trees for every 100 linear feet, double staggered hedge rows 60-inches tall within 2 years providing continuous visual screening after 2 years growth with 6-foot-high PVC fence.

Applicant withdrew

LDC 6.8.6K(2) - 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 for 15-foot wide, 5 trees for every 100 linear feet, double staggered hedge rows 60-inches tall within 2 years providing continuous visual screening after 2 years growth.

Applicant withdrew

LDC - C-1 Buffer Note: Type C-1 is not in the current LDC, applicant needs to clarify this request or confirm if this is the same as the request above for LDC 6.8.6.K.(1) - Buffers

APPLICANT requests type "A" - 20 feet wide, 5 trees/100 LF, double staggered hedge rows 60 inches tall within 2 years providing continuous visual screening after 2 years growth with 6-foot-high PVC fence

Applicant withdrew

LDC 6.12.9.J - Subdivision roads and related infrastructure

CODE states corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.

APPLICANT requests waiver to provide 25 feet for edge of pavement radii and 23 feet for right of way radius at intersections on all residential roadways. Larger radii on collector roads to comply with LDC.

LDC 6.12.2.A - 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 waiver to provide a combination of right of way and easements to total 60 feet for all residential roadways within development. Road right of way not to be less than the pavement width plus 4 feet on either side.

LDC 6.12.9.E - Subdivision roads and related infrastructure

CODE states roads and stormwater facilities within a subdivision shall be dedicated as either public or private.

APPLICANT requests waiver because master corridor roadways will be provided as

public rights-of-way as approved on the master corridor plan approved March 10, 2025, with any adjustments that have been made to that plan.

LDC 6.11.4.C(1) - Access management

CODE states Access to adjacent lands. (1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary.

APPLICANT requests waiver because master corridor roadways will be provided as public right-of-ways as approved on the master corridor plan approved March 10, 2025, with any adjustments that have been made to that plan.

LDC 7.3.1 - Transportation and Stormwater

CODE states TS031 combined street name & stop sign installation.

LDC 7.3.1 - Transportation and Stormwater

CODE states TS032 street sign

APPLICANT requests waiver because all decorative, regulatory and warning signposts will be aluminum round posts in lieu of steel "U" channel posts providing all signage complies with MUTCD requirements for shape, color and size and all sign supports meet FDOT standards for breakaway.

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 waiver to provide for minimum centerline radii on all residential roadways corresponding to a design speed as listed in table 16-3 of the Florida Greenbook. If necessary, advisory signs at each curve will be posted.

LDC 6.12.9.G - Subdivision roads and related infrastructure

CODE states cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac.

APPLICANT requests waiver to provide a minimum of a 40-foot radius for all cul-de-sacs allowing 6 feet of the pavement to be located within the easement on residential streets. "No Parking" signage to be installed in cul-de-sac.

LDC 6.11.8.B(1) - Parking requirements

CODE states number of Spaces. (1) Parking spaces for residential and non-residential developments shall be provided consistent with Tables 6.11-4 and 6.11-5.

APPLICANT requests waiver for when golf cart spaces are proposed, 25% of calculated spaces may be designated for golf cart parking only and will be included in total parking to meet LDC requirements. Applicable to recreational and community facilities within OTOW developments only.

LDC 6.12.5.A - Cross sections

CODE states the interval selected for showing sections on the cross-section sheet will vary according to project specific factors. For new construction and reconstruction, the normal interval for cross sections is 100 feet and at all utility, including drainage, crossings. For new subdivision construction projects, at the discretion of the County Engineer or his designee, the number of required cross sections may be reduced or eliminated when sufficient construction information meeting the intent of this Code is shown on the plan and profile.

APPLICANT requests waiver for subdivision and roadway construction projects, cross sections may be eliminated with sufficient construction information being depicted on plan and profile views and typical sections.

LDC 6.12.9.E - Subdivision roads and related infrastructure

CODE states roads and stormwater facilities within a subdivision shall be dedicated as either public or private.

APPLICANT requests waiver for private road status for all roads not designated as public rights of way on the previously approved OTOW master corridor map submittal date March 10, 2025. Major corridors as reflected on the corridor map to be dedicated to the public either as right-of-way dedications or by Marion County public access easement.

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS: NONE

9. OTHER ITEMS: NONE

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 5-0

10.ADJOURN: 10:22 AM

Michael Savage, Chairman

Attest:

Debbie Lovell
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19492

Agenda Date: 6/16/2025

Agenda No.: 5.1.

SUBJECT:

On Top of The World - SCA Warehouse - Major Site Plan
Project #2025020052 #32513 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

June 13, 2025

PROJECT NAME: ON TOP OF THE WORLD - SCA WAREHOUSE
PROJECT NUMBER: 2025020052
APPLICATION: MAJOR SITE PLAN #32513

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 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 Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/25/25-add waivers if requested in future
- 5 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. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District

- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to utilities
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified with Sunbiz and road project. HR 2/28/25
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 32513

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 2/20/2025

A. PROJECT INFORMATION:

Project Name: On Top of the World - SCA Warehouse

Parcel Number(s): 35300-000-00

Section 15 & ☒ Township 16 S Range 20 E Land Use DRI Zoning Classification

Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other

Type of Plan: MAJOR SITE PLAN

Property Acreage 1.67 Number of Lots 0 Miles of Roads

Location of Property with Crossroads NW of the SW 94th St. Rd/SW92nd Court Road intersection within the OTOW ☒

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: Cameron Hines, 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@tillmaneng.com

☐ Surveyor:

Firm Name: JCH Consulting Group, Inc Contact Name: Christopher J. Howson

Mailing Address: 426 SW 15th Street 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: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen

Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481

Phone # (352) 387-7480 Alternate Phone #

Email address: LD_Permits@colenbuilt.net

Developer:

Developer: Same as Above Contact Name:

Mailing Address: City: State: Zip Code:

Phone # Alternate Phone #

Email address:

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

SECTION 15 & 22, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

1. MARION COUNTY - MAJOR SITE PLAN
2. S.W.F.W.M.D. - E.R.P.
3. FDEP - POTABLE WATER
4. FDEP - SANITARY SEWER
5. FDEP - NPDES (BY OTHERS)

- 6.13.8.B(7) - MINIMUM PIPE SIZE - APPROVED REDUCTION OF MINIMUM PIPE SIZE TO 12" & 15" PIPE WITH THE SUPPORTING CALCULATIONS (APPROVED APRIL 14, 2025)
- 6.2.2 & 6.9.2A - LANDSCAPE PLAN REQUIREMENTS & IRRIGATION SUBMITTAL REQUIREMENTS - APPROVED WAIVER TO NOT PROVIDE LANDSCAPE AND IRRIGATION PLANS (APPROVED APRIL 14, 2025)

[illegible]

3. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, THE MARION COUNTY UTILITY MANUAL AND THE BLEDSCD UTILITY MANUAL, AS APPLICABLE.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 128036048E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
5. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THESE PLANS IS VESTED PURSUANT TO THE TIE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER AND THE VESTING IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TIE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
6. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
7. VERTICAL DATUM IS BASED ON FOUND "D" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVERSE" APPROXIMATELY 0.5 MILES NORTH STATE ROAD 209 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.", ELEVATION 1020.00' (NGVD 1929). THE PROPERTY IS LOCATED 108.5 FEET FROM THE BENCHMARK.
8. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
9. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

- TBM # 10501 - SET NAIL & DISK (LB8071), NORTHING=1729511.12, EASTING=561125.41, ELEVATION=92.10' (NGVD1929)
- TBM # 10506 - SET NAIL & DISK (LB8071), NORTHING=1729126.67, EASTING=561125.74, ELEVATION=87.62' (NAVD29)

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 30 EAST, MARION COUNTY, FLORIDA
 FOUND 4' X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 12 11 12
 NORTHING: 174927.4009 FEET EASTING: 57081.8670 FEET
 LATITUDE: 29°06'16.0220" N LONGITUDE: 82°16'07.2360" W
 CONVERGENCE: -0.007°16.8" SCALE: 0.99999554

FOUND STAINLESS STEEL ROD STAMPED V086 1990
 NORTHING: 174975.8802 FEET EASTING: 58407.8667 FEET
 LATITUDE: 29°08.08 2794" N LONGITUDE: 82°16'06.9330" W
 CONVERGENCE: -0.007°16.8" SCALE: 0.9999554

THIS SITE CONTAINS:
PROJECT AREA = 1.67 ± ACRES
PARCEL # 35300-000-00
FLU - OTOW DRI
ZONING - PUD
EXISTING IMPERVIOUS = 0.23 AC. (9,947 S.F.)
PROPOSED IMPERVIOUS = 0.61 AC. (26,680 S.F.)

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	GEOMETRY PLAN
06.01	DRAINAGE & GRADING PLAN
07.01	UTILITY PLAN
08.01	POTABLE WATER DISTRIBUTION DETAILS
09.01	SANITARY SEWER DETAILS
10.01	ROADWAY & PAVEMENT DETAILS
11.01	DRAINAGE DETAILS
12.01	EROSION CONTROL PLAN & DETAILS
E100-LP	PHOTOMETRIC PLAN
SL.01	SLEEVING PLAN
1 - 1	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP INC)



I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN

KENNETH D. COLEN, PRESIDENT
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

CAMERON HINES, P.E.
REGISTERED ENGINEER NO. 97475
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6553
STATE OF FLORIDA

GEO-TECH, INC.
CRAIG HAMPY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

BREEDLOVE, DENNIS & ASSOCIATES, INC.
VIRGINIA SOUMAR
330 W CANTON AVENUE
WINTER PARK, FLORIDA 32789
PHONE (407) 677-1882

WATER/SEWER	BLCCDD
ELECTRIC	DUKE ENERGY
CABLE/PHONE/INTERNET	DIGITAL COMMUNICATION MEDIA
NATURAL GAS	TECO

BRYAN SCHMALZ (352) 414-5454 EXT. 4105
TIMOTHY GAYSON (727) 372-5109
JORGE SANTIAGO (352) 873-4817
BRUCE STOUT (407) 466-2662

ON TOP OF THE WORLD COMMUNITIES, L.L.C.
KENNETH D. COLEN, PRESIDENT
8445 SW 80th STREET
OCALA, FLORIDA 34481-9607
PHONE (352) 854-0805

TILLMAN AND ASSOCIATES ENGINEERING, LLC
CAMERON HINES, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 S.W. 15TH STREET
OCALA, FLORIDA 34471
PHONE: (352) 405-1482

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #27656

[illegible]

MAJOR SITE PLAN - SCA WAREHOUSE
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY, FLORIDA

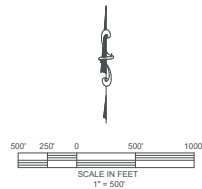
COVER SHEET

DATE 05-19-25
DRAWN BY SAS
CHKD. BY CMH
JOB NO. 24-9064

SHT. 01.01



Marion County Approval Stamp

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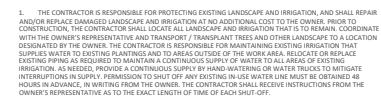
MAJOR SITE PLAN - SCA WAREHOUSE
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 05-19-25
DRAWN BY SAS
CHKD. BY CMH
JOB NO. 24-9064

SHT. 03.01

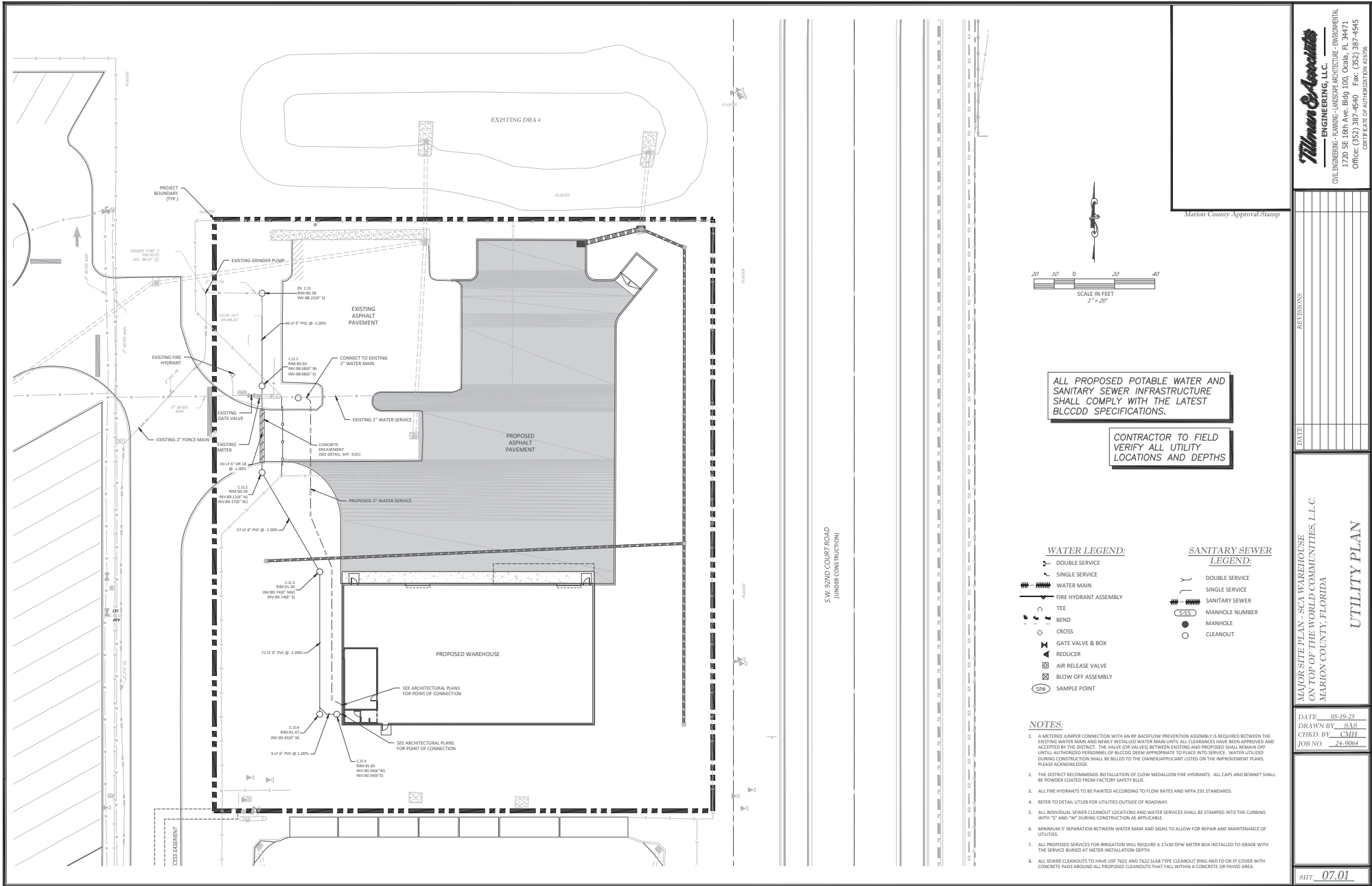
Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26796



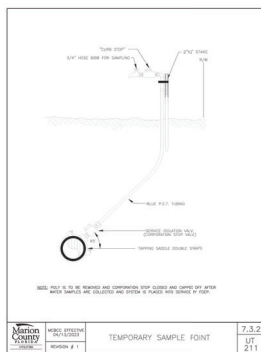
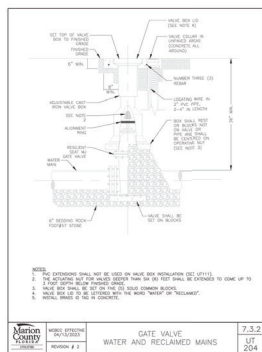
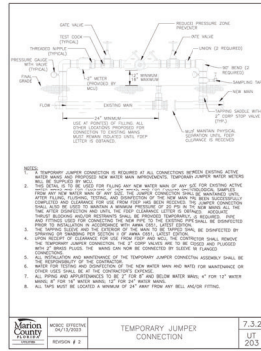
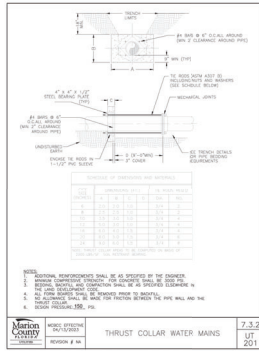
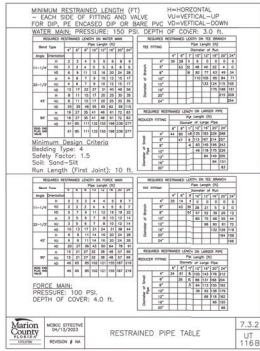
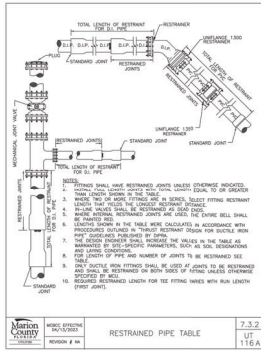
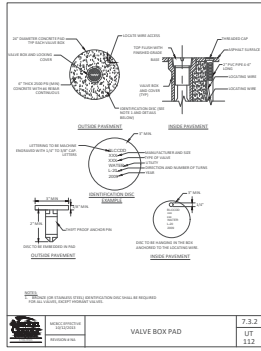
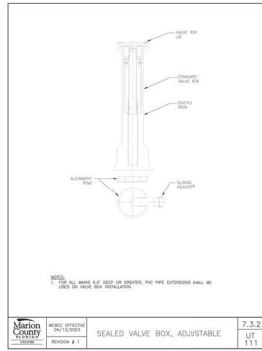
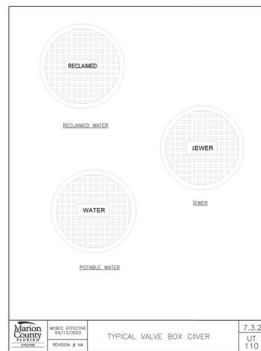
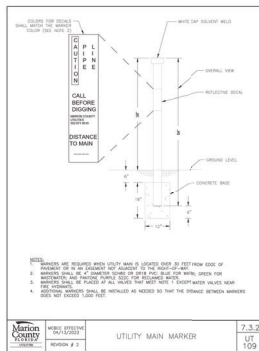
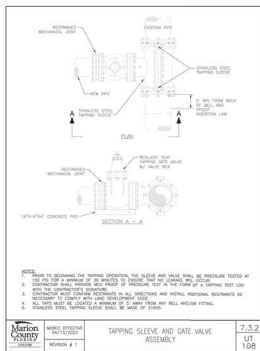
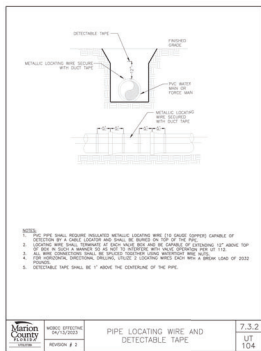
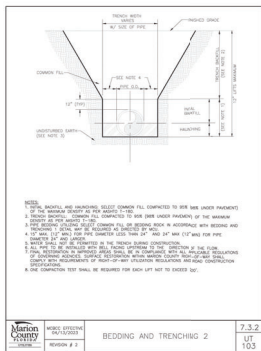
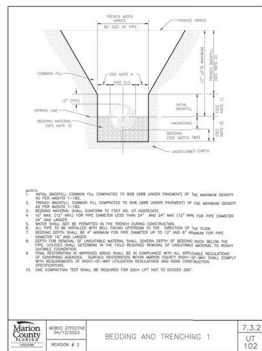
SHT. 04.01







NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp

Timmen & Associates, LLC
ENGINEERING, LLC
CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-6640 Fax: (352) 387-4945
CERTIFICATE OF AUTHORIZATION #22096

REVISIONS
DATE

MAJOR SITE PLAN - SCA WAREHOUSE
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY, FLORIDA
**POTABLE WATER
DISTRIBUTION DETAILS**

DATE: 05-19-25
DRAWN BY: SJS
CHKD BY: CMH
JOB NO: 24-0064

SHT. 08.01



- NOTES:
1. ALIGN SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
 2. SLOT UP TO 1' LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
 3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.



WITH PERIMETER WALLS

DUMPSTER ENCLOSURE DETAIL

N.T.S.



"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."

Marion County Approval Stamp

Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #067656

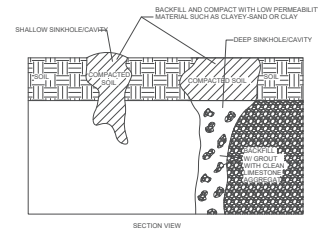
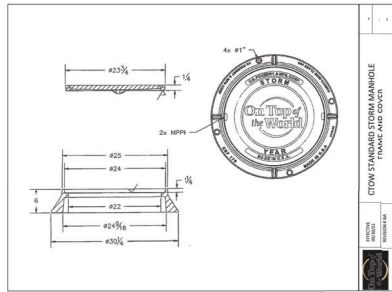
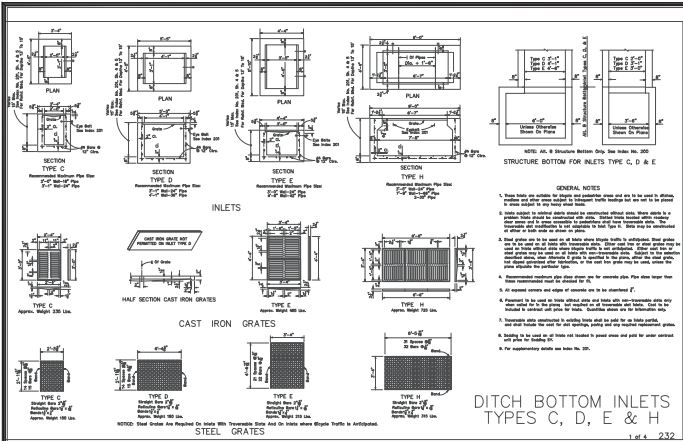
REVISIONS

DATE _____

MAJOR SITE PLAN - SCA WAREHOUSE
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY, FLORIDA

DATE 05-19-25
DRAWN BY SAS
CHKD. BY CMH
JOB NO. 24-9064

SHT. 10.01



NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

SHALLOW REPAIR (SEE DETAIL)

IF THE COLLAPSE IS SHALLOW (4" DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SUBVENTED ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.

DEEP REPAIR (SEE DETAIL)

IF THE COLLAPSE IS DEEPER THAN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK (THE VOIDS) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION:

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SWFWMD FOR APPROVAL WITHIN 30 DAYS. THE SWFWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

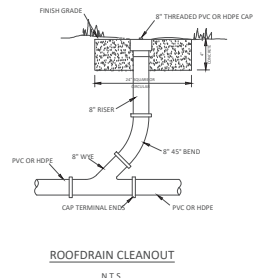
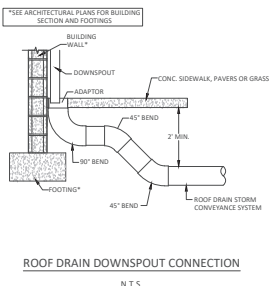
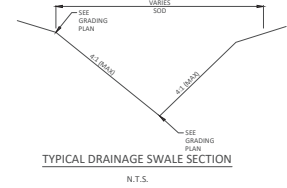
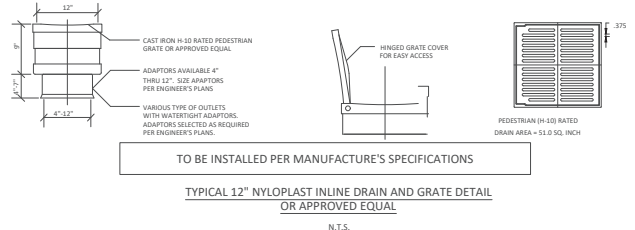
SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S.

TABLE 1

SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

PIPE SIZE (IN)	LENGTH (FEET)	WEIGHT (LBS)	QUANTITY
12"	10'	100	1
12"	20'	200	1
12"	30'	300	1
12"	40'	400	1
12"	50'	500	1
12"	60'	600	1
12"	70'	700	1
12"	80'	800	1
12"	90'	900	1
12"	100'	1000	1
12"	110'	1100	1
12"	120'	1200	1
12"	130'	1300	1
12"	140'	1400	1
12"	150'	1500	1
12"	160'	1600	1
12"	170'	1700	1
12"	180'	1800	1
12"	190'	1900	1
12"	200'	2000	1
12"	210'	2100	1
12"	220'	2200	1
12"	230'	2300	1
12"	240'	2400	1
12"	250'	2500	1
12"	260'	2600	1
12"	270'	2700	1
12"	280'	2800	1
12"	290'	2900	1
12"	300'	3000	1
12"	310'	3100	1
12"	320'	3200	1
12"	330'	3300	1
12"	340'	3400	1
12"	350'	3500	1
12"	360'	3600	1
12"	370'	3700	1
12"	380'	3800	1
12"	390'	3900	1
12"	400'	4000	1
12"	410'	4100	1
12"	420'	4200	1
12"	430'	4300	1
12"	440'	4400	1
12"	450'	4500	1
12"	460'	4600	1
12"	470'	4700	1
12"	480'	4800	1
12"	490'	4900	1
12"	500'	5000	1
12"	510'	5100	1
12"	520'	5200	1
12"	530'	5300	1
12"	540'	5400	1
12"	550'	5500	1
12"	560'	5600	1
12"	570'	5700	1
12"	580'	5800	1
12"	590'	5900	1
12"	600'	6000	1
12"	610'	6100	1
12"	620'	6200	1
12"	630'	6300	1
12"	640'	6400	1
12"	650'	6500	1
12"	660'	6600	1
12"	670'	6700	1
12"	680'	6800	1
12"	690'	6900	1
12"	700'	7000	1
12"	710'	7100	1
12"	720'	7200	1
12"	730'	7300	1
12"	740'	7400	1
12"	750'	7500	1
12"	760'	7600	1
12"	770'	7700	1
12"	780'	7800	1
12"	790'	7900	1
12"	800'	8000	1
12"	810'	8100	1
12"	820'	8200	1
12"	830'	8300	1
12"	840'	8400	1
12"	850'	8500	1
12"	860'	8600	1
12"	870'	8700	1
12"	880'	8800	1
12"	890'	8900	1
12"	900'	9000	1
12"	910'	9100	1
12"	920'	9200	1
12"	930'	9300	1
12"	940'	9400	1
12"	950'	9500	1
12"	960'	9600	1
12"	970'	9700	1
12"	980'	9800	1
12"	990'	9900	1
12"	1000'	10000	1



Marion County Approval Stamp

Tilman & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 18th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-6540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20096

MAJOR SITE PLAN - SCA WAREHOUSE ON TOP OF THE WORLD COMMUNITIES, L.L.C. MARION COUNTY, FLORIDA

DRAINAGE DETAILS

DATE: 05-19-25
DRAWN BY: SCS
CHKD. BY: CMH
JOB NO: 24-0064

SHT. 11.01

Submitted by Florida Lighting Associates

LIGHTING

Job Name: TERRALE WAREHOUSE OTW

Catalog Number: VFW-2-SOL-70-4K7-2-UNV-DBT

Type: WP2

DATE: 10/20/2016

TIME: 10:00:00

JOHN #

BEACON

VIPER Wall

VFW-2-SOL-70-4K7-2-UNV-DBT

FEATURES

- Low-profile, LED wall luminaire with a variety of LED distributions for lighting applications such as wall, commercial and industrial building interior.
- Featuring Strike and MicroStrike Optics with maximum range and beamwidth with internal beam or beamwidth, making light impact visible.
- Visual Center - Option for Size 2 and Size 3.
- Control options including phase control, emergency, 0-10V Dimmable, and LightGrid.
- Beam Substitution available for emergency, 0-10V Dimmable, and LightGrid.
- Quick-mount adapter allows easy installation/maintenance with and without screws in various applications and heights.

CONTROL TECHNOLOGY

LightGrid

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical fins for the mounting for heat dissipation and mounting in a wall or ceiling surface.
- Construction includes phase control, emergency, 0-10V Dimmable, and LightGrid.
- Power pack front panel is available in 1000, 2000, 3000, 4000, and 5000 Watt.

INSTALLATION

- Quick-mount adapter provides easy installation in wall or ceiling surface.
- Designed for direct down mount.

Current

Current lighting solutions

1000 Watt 1000 Watt 2000 Watt 3000 Watt 4000 Watt 5000 Watt

1000 Watt 1000 Watt 2000 Watt 3000 Watt 4000 Watt 5000 Watt

WP2 (15' MOUNTING HEIGHT)

Submitted by Florida Lighting Associates

LIGHTING

Job Name: TERRALE WAREHOUSE OTW

Catalog Number: VFW-2-SOL-70-4K7-4W-UNV-DBT

Type: WP4

DATE: 10/20/2016

TIME: 10:00:00

JOHN #

BEACON

VIPER Wall

VFW-2-SOL-70-4K7-4W-UNV-DBT

FEATURES

- Low-profile, LED wall luminaire with a variety of LED distributions for lighting applications such as wall, commercial and industrial building interior.
- Featuring Strike and MicroStrike Optics with maximum range and beamwidth with internal beam or beamwidth, making light impact visible.
- Visual Center - Option for Size 2 and Size 3.
- Control options including phase control, emergency, 0-10V Dimmable, and LightGrid.
- Beam Substitution available for emergency, 0-10V Dimmable, and LightGrid.
- Quick-mount adapter allows easy installation/maintenance with and without screws in various applications and heights.

CONTROL TECHNOLOGY

LightGrid

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical fins for the mounting for heat dissipation and mounting in a wall or ceiling surface.
- Construction includes phase control, emergency, 0-10V Dimmable, and LightGrid.
- Power pack front panel is available in 1000, 2000, 3000, 4000, and 5000 Watt.

INSTALLATION

- Quick-mount adapter provides easy installation in wall or ceiling surface.
- Designed for direct down mount.

Current

Current lighting solutions

1000 Watt 1000 Watt 2000 Watt 3000 Watt 4000 Watt 5000 Watt

1000 Watt 1000 Watt 2000 Watt 3000 Watt 4000 Watt 5000 Watt

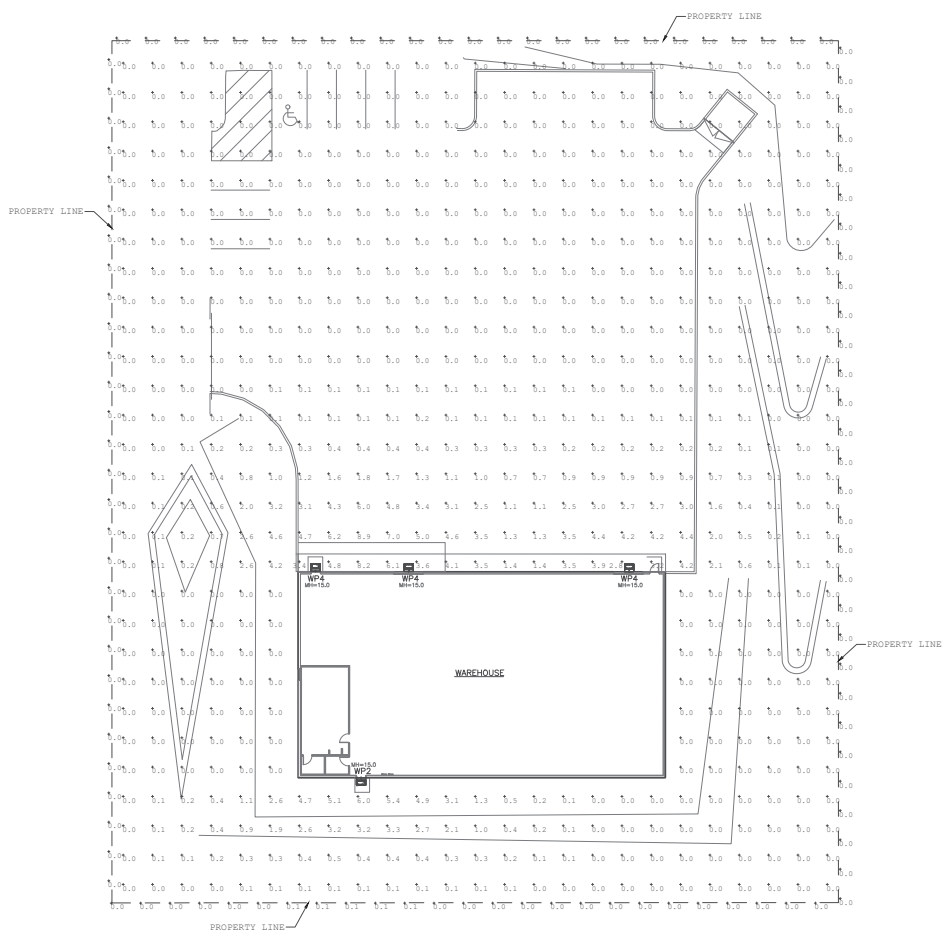
WP4 (15' MOUNTING HEIGHT)

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	Illuminance	FC	0.00	0.1	0.0	N/A
Size	Illuminance	FC	0.44	0.9	0.0	N/A

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens
1	1	WP2	Single	BEACON VFW2-SOL-70-4K7-2-DBT-UNV	0.950	8463
2	1	WP4	Single	BEACON VFW2-SOL-70-4K7-4W-DBT-UNV	0.950	8435

PHOTOMETRIC ANALYSIS NOTES:
- ALL FIXTURES ARE FULL CUT-OFF
- WALL PACK LAMP SOURCES ARE LED
- "MM" = MOUNTING HEIGHT (IN FEET)
- ALL FIXTURES WILL BE CONTROLLED VIA
PROTOCOL AND/OR TIMECLOCK.
SEQUENCE OF OPERATION:
ON BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DUSK)
OFF BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DAWN)

- NO FIXTURE SUBSTITUTIONS, ADDITIONS, OR
CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL
BY THE AUTHORITY HAVING JURISDICTION
FOR FIXTURE ORDERING, CONTACT:
BRAD HARRISS
FLORIDA LIGHTING ASSOCIATES
PHONE: 407-468-8769
EMAIL: BRADH@FLORIDLIGHTINGASSOCIATES.COM



MPE

MILLER PROFESSIONAL ENGINEERING, LLC
1000 S. FLORIDA AVE.
SUITE 100
MILLER PROFESSIONAL ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION #0072

MATTHEW MILLER
PE LICENSE #100000000
DRAWING IS NOT VALID UNLESS SIGNED, SEALED & DATED BY REGISTERED PROFESSIONAL

SITE LIGHTING FOR:
SCA WAREHOUSE
ON TOP OF THE WORLD COMMUNITIES, LLC
MARION COUNTY, FLORIDA

DATE	05.17.25
REVISIONS	
NO.	DESCRIPTION
1	.
2	.
3	.

SHEET TITLE

ELECTRICAL SITE PLAN
LIGHTING PHOTOMETRICS

SHEET NO.

E100-LP





Marion County

Development Review Committee

Agenda Item

File No.: 2025-19493

Agenda Date: 6/16/2025

Agenda No.: 6.1.

SUBJECT:

Canopy Oaks Phase II Replat Three - Waiver Request to Preliminary Plat

Project #2025060001 #32929 Parcel #3530-1001-18

JCH Consulting Group

LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests waiver for a preliminary plat for Canopy Oaks Phase II Replat Three.

June 12, 2025

PROJECT NAME: CANOPY OAKS PHASE II REPLAT THREE

PROJECT NUMBER: 2025060001

APPLICATION: DRC WAIVER REQUEST #32929

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Planning is okay with the waiver to the pre-plat and improvement plan for the purposes of a replat.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Parcel 3530-1001-18 is situated within the Bay Laurel Utility Service area. Marion County Utilities has no comments regarding the platting of the parcel. Bay Laurel is not part of the development review process and will need the opportunity to request utility easements. MCU will also request an Availability and Capacity to Serve Letter from Bay Laurel Utilities, when this project submits an improvement plan.

Parcel is within the Urban Growth Boundary and the Secondary Springs Protection Zone.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Central Water/Central Sewer
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: NO
REMARKS: 6/11/25 - Operational analysis of latest replat proposal is minimally required. The impact of this proposal for the intersection of SW 99th Street Road at SW HWY 200, in particular, requires clarification.



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 #32929

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/30/2025 Parcel Number(s): 3530-1001-18 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Canopy Oaks Phase II Replat Three Commercial ☒ or Residential ☐
Subdivision Name (if applicable): Canopy Oaks Phase II Replat Two
Unit _____ Block _____ Lot 8

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Lisa Lazaro On Top of the World Communities, LLC
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 8435 SW 80th Street
City: Ocala State: FL Zip Code: 34481 Phone # (352) 387-7480

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # (352) 572-1254
FAX Number or Email address: Chris@JCHcg.com; Admin@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: Division 17, Sec 2.17.1 - Preliminary Plat
Reason/Justification for Waiver Request: The request is for a waiver for a preliminary plat for
Canopy Oaks Phase II Replat Three

_____ (Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: Email 5/30/25 Date Processed: 6/2/25 CF Project # 2025060001 AR # 32929

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

[illegible]

A number line illustrating the conversion of 720 feet to meters. The top scale is in feet, ranging from 0 to 720, with major tick marks every 180 feet. The bottom scale is in meters, ranging from 0 to 200, with major tick marks every 50 meters. The conversion factor 1:4,514 is indicated above the line. The 720-foot mark on the top scale aligns with the 200-meter mark on the bottom scale.

[Map Title]

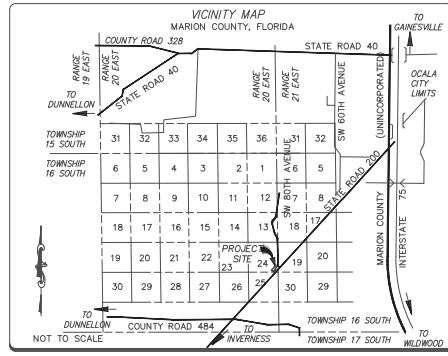
5/30/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOT 8 "CANOPY OAKS PHASE II REPLAT TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 1 OF 2



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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

LEGAL DESCRIPTION:

LOT 8 AS SHOWN ON THE PLAT OF CANOPY OAKS PHASE II REPLAT TWO, RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CANOPY OAKS PHASE II REPLAT THREE" LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS 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 PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION 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. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT. HOWEVER, THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. ALL PLATTED UTILITY EASEMENT AREAS SHALL ALSO BE THE EASEMENT AREA FOR DIGITAL COMMUNICATION MEDIA, INC. ("DCM CABLE") TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE TELECOMMUNICATION SERVICES (DEFINED BELOW). SPECIFICALLY, AN EASEMENT IS HEREBY GRANTED TO DCM CABLE, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, AND PROVIDE TELECOMMUNICATION SERVICES THROUGHOUT THE PROJECT. TO EACH AND EVERY BUILDING OR STRUCTURE LOCATED WITHIN THE PLATTED LOTS AND TRACTS, "TELECOMMUNICATION SERVICES" SHALL MEAN INTERNET, HIGH-SPEED INTERNET, WIRELESS INTERNET, VOICE OVER INTERNET PROTOCOL, VIDEO, CABLE, SATELLITE, TELEVISION, TELEPHONE, RADIO, ALARM, SECURITY, AND OTHER SIMILAR TECHNOLOGY SERVICES AS MAY BE DEVELOPED IN THE FUTURE, DELIVERED BY ABOVEGROUND OR UNDERGROUND FIBER OPTIC CABLES, CONDUITS, AND LINES, OR WIRELESS MEANS TO EQUIPMENT INSTALLED ON THE BUILDINGS AND STRUCTURES WITHIN EACH PLATTED LOT AND TRACT.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

STATE OF FLORIDA }
COUNTY OF MARION } ss:

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF _____ 2024 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC _____

PRINT NAME: _____

NOTARY SEAL: _____

NOTES:

- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120830840, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND FLOOD ZONE "AE" - AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDS. THE DEVELOPER HAS BEEN GRANTED A CERTIFICATION APPROVED BY MARION COUNTY PURSUANT TO A LETTER OF MAP REVISION BASED ON FIRM DETERMINATION DOCUMENT (REMOVAL) DATED DECEMBER 31, 2019, CASE NUMBER 20-04-0344 - ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- CURRENT ZONING IS PUD, CURRENT LAND USE IS COMMERCIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.0027°35'E. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS OR WILL BE MADE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC.
- NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE 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 CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SEWMAK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- "CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC." IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTED IN THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
- THIS PLAT CONTAINS THREE (3) LOTS, ZERO (0) TRACT, 0 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUNDS.
- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1, FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-0-507 FOR LOT 8 (B.L.M. 2018-0-507), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS AS REFERENCED BY B.L.M. 2018-0-505, INCLUDING FINAL ORDER NO. 08-6L-097 (APPLICATION NO. B.L.M. 05-2014-007), DCA FINAL ORDER NO. 10-6L-119 (APPLICATION NO. B.L.M. 05-2009-003), DCA FINAL ORDER NO. 08-6L-097 (APPLICATION NO. B.L.M. 05-2007-012), DCA FINAL ORDER NO. 01-6L-222 (APPLICATION NO. B.L.M. 500-003), B.L.M. 578-002, B.L.M. 577-018 AND B.L.M. 574-018, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCOMITANCY OF PUBLIC FACILITIES. TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT, THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER B.L.M. 2018-0-505, SUBJECT TO THE EQUIVALENCY MATRIX FOR PROPOSED LAND USE EXCHANGES.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
- DIRECT VEHICLE/DRIVEWAY ACCESS FROM LOTS TO S.R. 200 IS PROHIBITED. LOTS SHALL ONLY ACCESS S.R. 200 THROUGH THE USE OF THIS SUBDIVISION'S PRIVATE DRIVEWAYS.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

BY: _____ KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: _____ GREGORY C. HARREL
CLERK OF THE CIRCUIT COURT

CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CANOPY OAKS PHASE II REPLAT TWO" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

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



SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN 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.

JCH CONSULTING GROUP, INC. (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

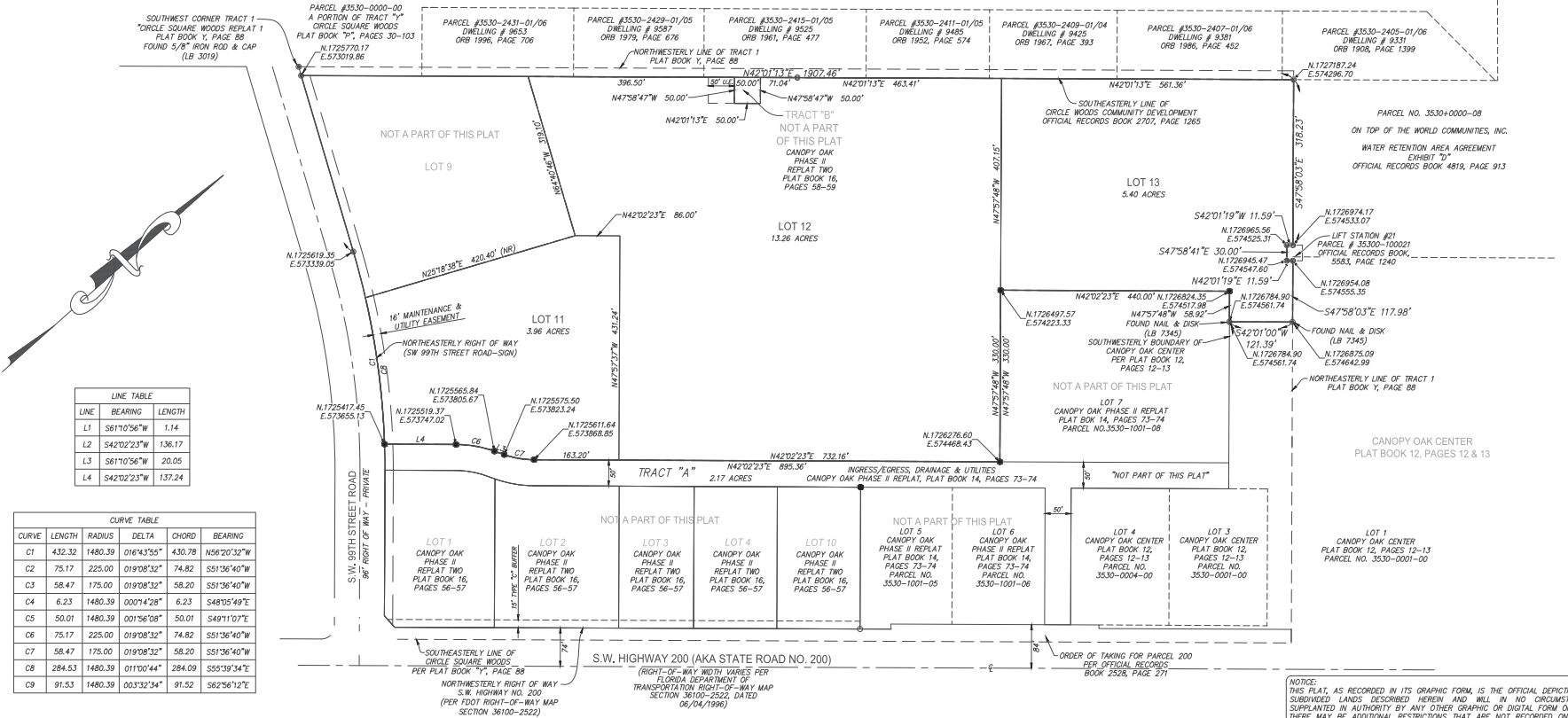
SURVEYOR SEAL: _____

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOT 8 "CANOPY OAKS PHASE II REPLAT TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

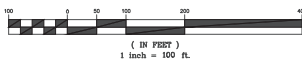
PLAT BOOK PAGE
SHEET 2 OF 2



LINE	BEARING	LENGTH
L1	S61°10'56\"W	1.14
L2	S42°02'23\"W	1.36.17
L3	S61°10'56\"W	20.05
L4	S42°02'23\"W	1.37.24

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	432.32	1480.39	016°43'55\"	430.78	N56°20'32\"W
C2	75.17	225.00	019°08'32\"	74.82	S51°36'40\"W
C3	58.47	175.00	019°08'32\"	58.20	S51°36'40\"W
C4	6.23	1480.39	000°14'28\"	6.23	S48°05'49\"E
C5	50.01	1480.39	001°56'08\"	50.01	S49°11'07\"E
C6	75.17	225.00	019°08'32\"	74.82	S51°36'40\"W
C7	58.47	175.00	019°08'32\"	58.20	S51°36'40\"W
C8	284.53	1480.39	011°00'44\"	284.09	S55°39'34\"E
C9	91.53	1480.39	003°32'34\"	91.52	S62°56'12\"E

GRAPHIC SCALE



LEGEND AND ABBREVIATIONS

- SET 4\"x4\" CONCRETE MONUMENT (LB 8071 PRM)
- SET NAIL AND DISC (LB 8071 POF)
- FOUND 4\"x4\" CONCRETE MONUMENT (LB 7143 PRM)
- FOUND NAIL & DISC (LB 7345)
- FOUND 5/8\" ROD & CAP (LB 8071)
- SET 5/8\" ROD & CAP (LB 8071 PRM)
- FOUND 5/8\" ROD & CAP (LB 7345)
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- C CENTERLINE
- NR NON-RADIAL
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L1 LINE TAG LABEL-SEE TABLE
- C1 CURVE TAG LABEL-SEE TABLE
- NXXX STATE PLANE INFORMATION
- EXXX
- LINE BREAK

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "Y066", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4\"x4\" CONCRETE MONUMENT WITH NAIL & DISC STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.0221\"N
LONGITUDE: 82°16'07.2306\"W
CONVERGENCE: -0°07'00.7\"
SCALE: 0.99994861

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 545817.9667 FEET
LATITUDE: 29°08'08.2794\"N
LONGITUDE: 82°17'06.9136\"W
CONVERGENCE: -0°07'16.6\"
SCALE: 0.99995564

SETBACKS

- MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)
- MINIMUM REAR SETBACK: 25 FEET
- MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)
- ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE 25 FEET SETBACK, GAS PUMPS CANOPIES MY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

NOTES

- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPERS ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

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.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN 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.

JOH CONSULTING GROUP, INC. (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:

CHRISTOPHER J. HOWSON (LICENSE NO. LS8553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19494

Agenda Date: 6/16/2025

Agenda No.: 6.2.

SUBJECT:

Barn and Miscellaneous Impervious Area Additions - Waiver Request to Major Site Plan

796 Fisher Rd Ocklawaha

Project #2025060015 #32952 Parcel #9035-0000-05

Abshier Engineering

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 is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. Marion County Stormwater staff on the required stormwater controls.

June 11, 2025

PROJECT NAME: BARN AND MISCELLANEOUS IMPERVIOUS AREA ADDITIONS

PROJECT NUMBER: 2025060015

APPLICATION: DRC WAIVER REQUEST #32952

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 9035-0000-05 is located within the Marion County Utility Service area, but it is beyond the connection distance, with the nearest MCU infrastructure being over 4 miles away. MCU does not have any comments regarding impervious surface area.

Additionally, the parcel lies outside of the Urban Growth Boundary and is situated within the Secondary Springs Protection Zone.

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 13.03 -acre parcel (9035-0000-05) and according to the MCPA, there is approximately 6,203 sf existing impervious area on-site. The applicant is proposing to add additional impervious area for a pool+deck as well as a pole barn, however the proposed amount of impervious area has not been identified outside of stating that the total impervious area will be above the allowable 9,000 sf. There is a FEMA Special Flood Hazard Areas and Flood Prone Areas on the property. Staff recommends approval with conditions.



**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 32952

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/14/25 Parcel Number(s): 9035-0000-05 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Barn and Micellaneous Impervious Area additions Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Silver Springs Shores
Unit 35 Block _____ Lot C-W

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): George Dulanski Jr.
Property Owner's Signature: _____
Property Owner's Mailing Address: P.O. Box 211
City: Ocklawaha State: FL Zip Code: 32183 Phone # 1-352-843-0234

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Bellevue State: FL Zip Code: 34421
Phone # 352-266-9555 Alternate Phone # 352-245-8592
Email address: ed@abshiereng.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: The site is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 sf.
Marion County Stormwater staff on the required stormwater controls.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 6/6/25 BM Project # 2025060015 AR # 32952
6/6/25

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 7/2017





Marion County

Development Review Committee

Agenda Item

File No.: 2025-19495

Agenda Date: 6/16/2025

Agenda No.: 6.3.

SUBJECT:

Mary Moore - Waiver Request to Major Site Plan

1241 SE 55th Ave Ocala

Project #2025050067 #32894

Parcel #29682-002-00 Permit #2025051110

Perspective 3000 Inc

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 requests a waiver as the zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35% of gross site area of 9,000 square feet. A waiver application must be sent to the department of transportation for approval of the permit.

June 11, 2025

PROJECT NAME: MARY MOORE

PROJECT NUMBER: 2025050067

APPLICATION: DRC WAIVER REQUEST #32894

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 29682-002-00 is located within the Marion County Utilities Service area but is not currently connected to water or sewer services. The nearest water and sewer services from Marion County Utilities are approximately 1,050 feet away. We are unable to determine the connection distance based on the waiver. The site plan associated with permit 2025051110 shows a metal building with no water or sewage flows. If water flow is introduced in the new addition, a Capacity Charge Worksheet to include all building on the property, will need to be completed to assess the connection distance.

Parcel is within the Urban Growth Boundary and the Primary Springs Protection Zone.

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 2.98 -acre parcel (29682-002-00) and according to the MCPA, there is approximately 14,743 sf existing impervious area on-site. The applicant is proposing to add 800 sf for a shed. The total existing and proposed impervious area is 15,543 sf. The site will be approximately 6,543 sf over the allowed 9,000 sf per the Marion County LDC. There a Flood Prone Area on the eastern side of property. Staff recommends approval with conditions.



**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 COMMITTEE WAIVER REQUEST FORM

Date: 5/20/25 Parcel Number(s): 29682-002-00 Permit Number: 2025051110

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ 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): Mary Moore
Signature: Mary Moore
Mailing Address: 1241 SE 55th Ave City: Ocala
State: Florida Zip Code: 34480 Phone # 207-478-4434
Email address: beautysleep1959@yahoo.com

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

Firm Name (if applicable): Perspective 3000 Inc. Contact Name: Michael Plazas
Mailing Address: 10120 SE 42nd Ct City: Bellevue
State: Florida Zip Code: 34420 Phone # 352-307-4250
Email address: perspective3k@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): ZO - Major Site Plan Requirement - Article 2 Division 21
Reason/Justification for Request (be specific): Zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35 percent of gross site area or 9000 sq ft. A waiver application must be sent to the Department of Transportation for approval of permit.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

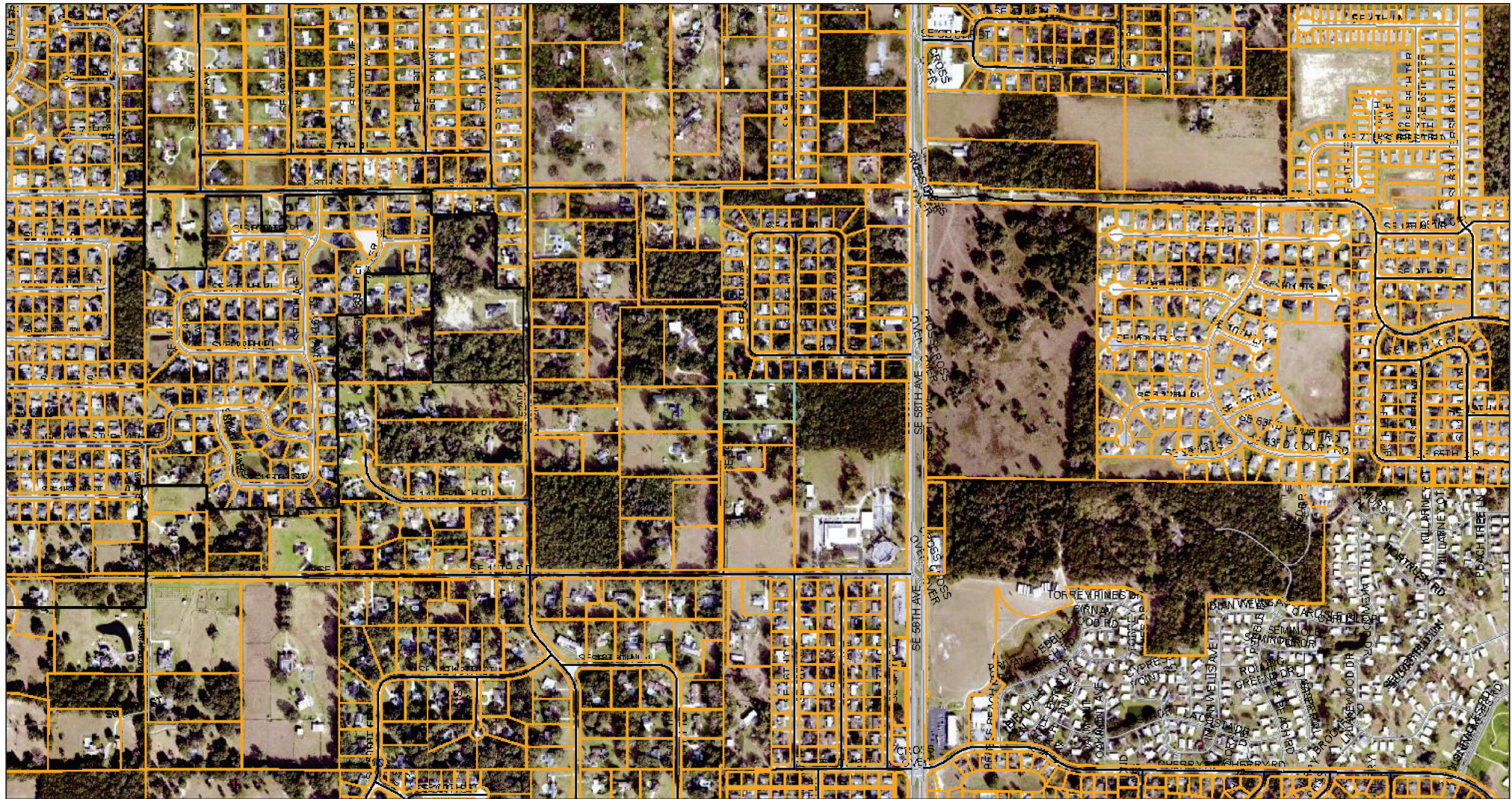
Revised 6/2021

3

Empowering Marion for Success

marionfl.org

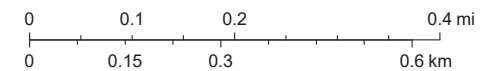
Marion County Florida - Interactive Map



6/3/2025, 9:21:03 AM

- | | | | |
|----------------|-------------------------|----------------|---------------|
| Marion County | County Road Maintenance | Not Maintained | Green: Band_2 |
| Municipalities | OCE Maintained Paved | Streets | Blue: Band_3 |
| Parcels | Not Maintained | Aerial 2024 | |
| | Red: Band_1 | | |

1:9,028



Marion County Property Appraiser, OCE, Marion County
BOCC

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.

HELBER PLAZAS PERSPECTIVE 3000 INC.

1241 SE 55TH AVENUE
OCALA, FLORIDA

NEW FOUNDATION DESIGN FOR:

CODE REFERENCE

APPLICABLE CODES:
FLORIDA BUILDING CODE 2023 8th EDITION
(BUILDING, PLUMBING, FUEL & GAS, MECHANICAL & ACCESSIBILITY VOLUMES)
NEC 2020 NATIONAL ELECTRICAL CODE
FPFC 2023 8th EDITION
ASCE 7 - 22 EDITION
OCCUPANCY (FBC CHAPTER 3):
UTILITY - GROUP U
TYPE OF CONSTRUCTION (FBC CHAPTER 6): TYPE IIB (UNPROTECTED & UNSPRINKLERED)

GENERAL BUILDING LIMITATIONS (FBC TABLE 504.3^a, 504.4^{a,b}, & 506.2^{a,b}):

GROUP U	TYPE IIB - UNPROTECTED & UNSPRINKLED ALLOWABLE:	PROVIDED:
MAX HEIGHT	55'	UNDER 55'
MAX STORIES	3	1
MAX AREA	8,500 SQUARE FEET	800 SF 800 SF TOTAL

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS-TABLE 601

BUILDING ELEMENT	TYPE IIB
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS EXTERIOR	0
INTERIOR	0
NON-BEARING WALLS AND PARTITIONS EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0

BUILDING DATA

A NEW FOUNDATION DESIGN FOR HELBER PLAZAS PERSPECTIVE 3000 INC. PRE-ENGINEERED METAL BUILDING (BY OTHERS), LOCATED AT 1241 SE 55TH AVENUE OCALA, FL

PERMIT DOCUMENTS BY OTHERS

1) COMPONENT AND CLADDING - GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED FLORIDA PRODUCT APPROVAL NUMBERS FOR ALL RELATED - MANUFACTURERS OF DOORS, WINDOWS, AND OTHER PROJECT RELATED CLADDING COMPONENTS. PROVIDE STANDARD SIGN AND SEALED ENGINEERING CERTIFICATION FOR PRODUCT INSTALLATIONS TO MEET IMPOSED AND WIND LOADS NOTED ON THE COVER SHEET.

INDEX OF DRAWINGS

GENERAL CONDITIONS
A000 COVER, PROJECT INFORMATION

FOUNDATION PLANS
A101 FOUNDATION PLANS
A102 FOUNDATION DETAILS

STRUCTURAL DESIGN DATA:

WIND DESIGN DATA

BASIC WINDSPEED: 140 MPH (FBC SECTION 1609)
WIND IMPORTANCE FACTOR: II (RISK CATEGORY FBC TABLE 1604.5)
WIND EXPOSURE: B (FBC 1604.5)
APPLICABLE INTERNAL PRESSURE COEFFICIENT: 1.00 FOR ENCLOSED STRUCTURES WITH MEAN ROOF HEIGHT OF 30

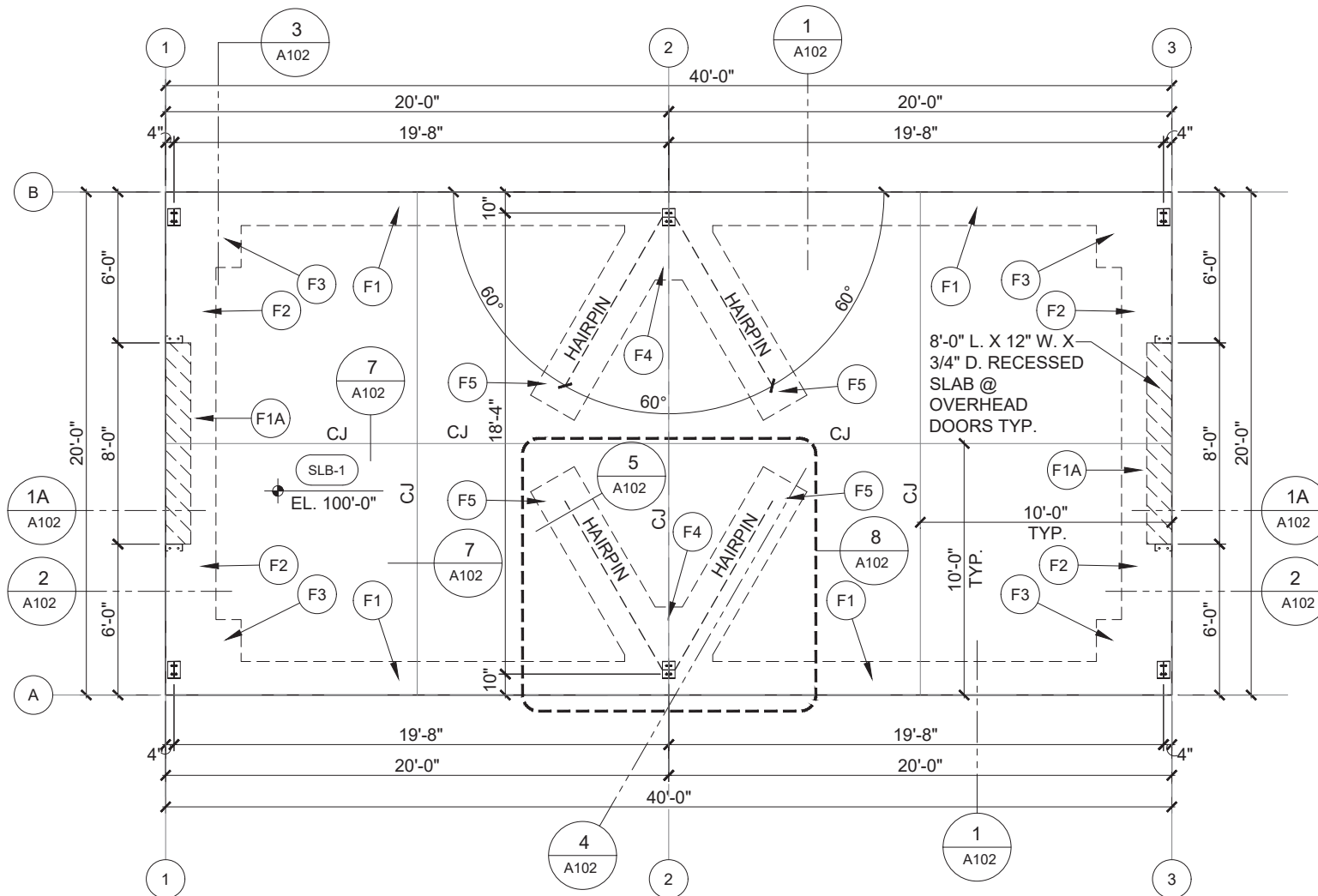
COMPONENT & CLADDING DESIGN PRESSURE LOADS: SUPPLIERS / MANUFACTURERS OF ALL CLADDING AND COMPONENTS (INCLUDING, BUT NOT LIMITED TO: SIDING, ROOFING, DOORS, WINDOWS, AWNINGS, ETC.) WILL SUBMIT REPORTS & DATA SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA DOCUMENTING COMPLIANCE WITH THIS PROVISION OF THE FLORIDA BUILDING CODE 2023, 8th EDITION

Zone	Effective Wind Area	130		140		150		160		170		180		
		130	140	150	160	170	180	130	140	150	160	170	180	
		POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG	
FLAT ROOF Gable Roof < 7 degrees	1'	10	7.4	-16.7	8.8	-19.4	9.9	-22.2	11.2	-25.3	12.7	-28.5	14.2	-32.0
	1'	20	7.0	-16.7	8.1	-18.4	9.3	-22.2	10.5	-25.3	11.9	-28.5	13.4	-31.4
	1'	30	6.3	-16.7	7.4	-18.4	8.4	-22.2	9.8	-25.3	10.8	-28.5	12.2	-32.0
	1'	40	5.9	-16.7	6.8	-18.4	7.8	-22.2	9.3	-25.3	10.0	-28.5	11.3	-32.0
	1	10	7.4	-20.1	8.8	-33.7	9.9	-38.7	11.2	-44.0	12.7	-48.7	14.2	-56.7
	1	20	7.0	-20.1	8.1	-33.7	9.3	-38.7	10.5	-44.0	11.9	-48.7	13.4	-56.7
	1	30	6.3	-24.6	7.4	-28.5	8.4	-32.8	9.8	-37.3	10.8	-42.1	12.2	-47.2
	1	40	5.9	-22.7	6.8	-26.3	7.8	-30.2	9.3	-34.4	10.0	-38.7	11.3	-43.8
	2	10	7.4	-38.0	8.8	-44.8	9.9	-51.0	11.2	-58.1	12.7	-65.0	14.2	-73.5
	2	20	7.0	-36.9	8.1	-41.6	9.3	-47.8	10.5	-54.3	11.9	-61.3	13.4	-68.8
	2	30	6.3	-32.6	7.4	-37.8	8.4	-43.4	9.8	-49.4	10.8	-55.8	12.2	-62.5
	2	40	5.9	-30.1	6.8	-35.0	7.8	-40.1	9.3	-45.7	10.0	-51.6	11.3	-57.8
3:12 Gable Roof > 7 to 20 degrees	1	10	7.4	-43.2	8.8	-49.8	9.9	-56.8	11.2	-79.1	12.7	-89.4	14.2	-100.2
	1	20	7.0	-42.0	8.1	-48.3	9.3	-55.0	10.5	-71.7	11.9	-80.3	13.4	-90.7
	1	30	6.3	-40.6	7.4	-47.3	8.4	-54.3	9.8	-61.8	10.8	-69.4	12.2	-79.2
	1	40	5.9	-38.9	6.8	-41.6	7.8	-47.8	9.3	-54.3	10.0	-61.3	11.3	-68.8
	1	10	12.1	-33.7	14.3	-38.1	16.1	-44.0	18.3	-51.0	20.5	-57.8	23.1	-64.6
	1	20	11.0	-29.0	12.7	-33.8	14.6	-38.0	16.6	-43.9	18.5	-49.5	21.1	-55.5
	1	30	9.8	-22.7	11.1	-26.4	12.7	-30.3	14.5	-34.4	16.1	-38.9	18.3	-43.5
	1	40	8.4	-19.0	9.8	-22.0	11.2	-24.9	12.9	-27.7	14.5	-30.5	16.2	-34.6
	2	10	12.1	-44.5	14.3	-51.6	16.1	-59.3	18.3	-67.4	20.5	-76.1	23.1	-85.4
	2	20	11.0	-40.4	12.7	-44.6	14.6	-51.2	16.6	-58.2	18.5	-65.7	21.1	-73.7
	2	30	9.8	-36.4	11.1	-39.3	12.7	-43.5	14.5	-48.1	16.1	-52.0	18.3	-58.3
	2	40	8.5	-34.3	9.8	-38.2	11.3	-42.4	12.9	-46.8	14.5	-51.6	16.3	-56.6
5:12 & 6:12 Gable Roof > 20 to 27 degrees	1	10	12.1	-58.1	14.3	-65.0	16.1	-84.8	18.3	-97.4	20.5	-110.9	23.1	-125.8
	1	20	11.0	-53.7	12.7	-57.8	14.6	-78.8	16.6	-90.4	18.5	-103.4	21.1	-117.4
	1	30	9.8	-48.4	11.1	-54.3	12.7	-65.0	14.5	-76.8	16.1	-88.4	18.3	-100.2
	1	40	8.5	-46.4	9.8	-51.6	11.3	-62.4	12.9	-73.8	14.5	-85.8	16.3	-97.8
	2	10	12.1	-68.1	14.3	-74.8	16.1	-104.8	18.3	-120.8	20.5	-136.8	23.1	-152.8
	2	20	11.0	-63.7	12.7	-67.8	14.6	-95.8	16.6	-108.8	18.5	-123.8	21.1	-138.8
	2	30	9.8	-58.4	11.1	-64.3	12.7	-75.8	14.5	-87.8	16.1	-100.8	18.3	-112.8
	2	40	8.5	-56.4	9.8	-61.6	11.3	-72.8	12.9	-84.8	14.5	-97.8	16.3	-109.8
	3	10	12.1	-68.1	14.3	-74.8	16.1	-104.8	18.3	-120.8	20.5	-136.8	23.1	-152.8
	3	20	11.0	-63.7	12.7	-67.8	14.6	-95.8	16.6	-108.8	18.5	-123.8	21.1	-138.8
	3	30	9.8	-58.4	11.1	-64.3	12.7	-75.8	14.5	-87.8	16.1	-100.8	18.3	-112.8
	3	40	8.5	-56.4	9.8	-61.6	11.3	-72.8	12.9	-84.8	14.5	-97.8	16.3	-109.8
12:12 Hip Roof < 45 degrees	1	10	12.1	-58.1	14.3	-65.0	16.1	-84.8	18.3	-97.4	20.5	-110.9	23.1	-125.8
	1	20	11.0	-53.7	12.7	-57.8	14.6	-78.8	16.6	-90.4	18.5	-103.4	21.1	-117.4
	1	30	9.8	-48.4	11.1	-54.3	12.7	-65.0	14.5	-76.8	16.1	-88.4	18.3	-100.2
	1	40	8.5	-46.4	9.8	-51.6	11.3	-62.4	12.9	-73.8	14.5	-85.8	16.3	-97.8
	2	10	12.1	-68.1	14.3	-74.8	16.1	-104.8	18.3	-120.8	20.5	-136.8	23.1	-152.8
	2	20	11.0	-63.7	12.7	-67.8	14.6	-95.8	16.6	-108.8	18.5	-123.8	21.1	-138.8
	2	30	9.8	-58.4	11.1	-64.3	12.7	-75.8	14.5	-87.8	16.1	-100.8	18.3	-112.8
	2	40	8.5	-56.4	9.8	-61.6	11.3	-72.8	12.9	-84.8	14.5	-97.8	16.3	-109.8
	3	10	12.1	-68.1	14.3	-74.8	16.1	-104.8	18.3	-120.8	20.5	-136.8	23.1	-152.8
	3	20	11.0	-63.7	12.7	-67.8	14.6	-95.8	16.6	-108.8	18.5	-123.8	21.1	-138.8
	3	30	9.8	-58.4	11.1	-64.3	12.7	-75.8	14.5	-87.8	16.1	-100.8	18.3	-112.8
	3	40	8.5	-56.4	9.8	-61.6	11.3	-72.8	12.9	-84.8	14.5	-97.8	16.3	-109.8

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PLANS ARE PROTECTED BY
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UNAUTHORIZED USE MAY
RESULT IN LEGAL ACTION
REVISIONS
A 10-28-25 10:00 AM
JOSEPH A. RISPOLI, AIA
ARCHITECT, FL LICENSE: AR95439
DIGITAL SIGNATURE

NEW FOUNDATION DESIGN FOR:
HELBER PLAZAS PERSPECTIVE 3000 INC.
1241 SE 55TH AVENUE
OCALA, FLORIDA
100% CONSTRUCTION DOCUMENTS

DRAWN
RAA
CHECKED
RAA
PROJECT NO.
2518
DATE
04-28-25
A000
SHEET NO.



FOUNDATION PLAN

SCALE: 1/2" = 1'-0" (PRINTED @ 24X36)
SCALE: NTS (PRINTED @ 11X17)

ANCHOR BOLT SUMMARY

QTY	LOCATE	DIA (IN.)	TYPE
8	JAMB	5/8" DIA.	GRADE 55
24	FRAME	3/4" DIA.	GRADE 55

FOOTING SCHEDULE

MARK	W/D	TYPE	REINFORCING
F1	1'-4" W x 1'-8" D	MONO / THICKENED SLAB EDGE	(3) #5 STL. RODS CONT. AT BOTTOM.
F1A	1'-4" W x 1'-8" D	MONO / THICKENED SLAB EDGE W/ RECESS FOR OH DOORS SEE I.A.M.103	(3) #5 STL. RODS CONT. AT BOTTOM.
F2	2'-0" W x 1'-8" D	MONO / THICKENED SLAB EDGE W/ RECESS FOR OH DOORS SEE I.A.M.103	(3) #5 STL. RODS CONT. AT BOTTOM.
F3	3'-0" W x 1'-8" D	MONO COLUMN PAD FOOTING	#5 STL. RODS 7' O.C. 5A. WAY
F4	3'-0" W x 1'-8" D	MONO COLUMN PAD FOOTING	#5 STL. RODS 7' O.C. 5A. WAY
F5	2'-0" W x 1'-8" D	HAIR PIN FOOTING	#7 GRADE 60 X 10' LONG HAIR PIN REINFORCING

GENERAL NOTES

- CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DEMOLITION CONTRACTOR MUST COORDINATE WITH PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION AS TO VERIFY EXACT PIPING ROUTING. ALSO REVIEW PLUMBING ENGINEERS DRAWINGS.
- PROVIDE 3,000 PSI CONC. MIN. w/ #6 10/10 WWF (OR APPROVED EQUAL) UNLESS NOTED OTHERWISE.
- PROVIDE STEEL REINFORCING w/ 3 MIN. CONCRETE COVER AT ALL FOOTINGS AND ANY REINFORCED CONCRETE BELOW THE FINISH GRADE.
- PAD FOOTING SHALL BE CENTERED ON COLUMN.
- FOOTING DESIGN IS BASED ON SANDY LOAM SOIL CONDITIONS AND A SOIL BEARING CAPACITY OF 2,000 PSF. IF OTHER CONDITIONS SHOULD OCCUR THE OWNER SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO EVALUATE, TEST AND RECOMMEND FOOTING DESIGNS SUITABLE FOR CONDITIONS FOUND. ARCHITECT SHALL BE NOTIFIED OF SUCH CONDITIONS AND SHALL BE PROVIDED W/ COPIES OF ALL RELATED REPORTS. ARCHITECT SHALL BE NOTIFIED OF SUCH CONDITIONS AND SHALL BE PROVIDED W/ COPIES OF ALL RELATED REPORTS INCLUDING SOIL TESTING AND PROPOSED FOOTING DESIGN.
- ALL EXTERIOR SLABS TO RECEIVE A BROOM FINISH w/ RIDGES IN DIRECTION OF SLOPE.
- VERIFY ALL FINISH FLOOR MATERIALS AND LOCATIONS WITH THE OWNER TO ESTABLISH CONDITIONS THAT WILL REQUIRE THE SLAB TO BE DEPRESSURED TO PROVIDE A FLUSH TRANSITION BETWEEN FINISH FLOOR MATERIALS. IF THIS CONDITION EXISTS, CONTACT ARCHITECT FOR SLAB REDESIGN.
- SAW-CUT CONTROL JOINTS AND EXPANSION JOINTS SHALL BE LOCATED AS SHOWN. THE GENERAL CONTRACTOR CAN INSTALL ADDITIONAL JOINTS IF REQUIRED. TO CONTROL CRACKING OF SLAB AND TO ENSURE PROPER SLAB CONSTRUCTION, FLATNESS, LEVELNESS AND DIFFERENTIAL SETTLEMENT.
- FOUNDATIONS SHALL BE VERIFIED AND ADJUSTED AS PER SELECTED TRUSS MANUFACTURERS DESIGN LOAD UPLIFTS PRIOR TO COMMENCEMENT OF WORK.
- VERIFY LOADING POINTS FROM THE TRUSS MANUFACTURER AND FROM THE FINAL TRUSS LAYOUT. PRIOR TO CONSTRUCTION.
- PROVIDE ADDITIONAL BEARING WALLS, COLUMNS AND MONOLITHIC OR STRIP TYPE FOOTINGS AND/OR COLUMN PADS AS REQUIRED TO MEET LOADING CONDITIONS AND APPLICABLE BUILDING CODES.
- PROVIDE A/C PIPE CHASES AS REQUIRED FOR EACH A/C CONDITIONING UNIT. VERIFY LOCATION WITH A/C CONTRACTOR.
- PROVIDE SLEEVES IN FOOTINGS AND/OR FOUNDATION FOR LANDSCAPE SPRINKLERS, PLUMBING LINES, ELECTRICAL LINES, AND COMMUNICATION LINES (UNDER SLAB).
- PROVIDE SLAB SLOPE TO FLOOR DRAIN (IF APPLICABLE) TO EXTERIOR OF BUILDINGS AND/OR AWAY FROM BUILDING IF EXTERIOR SLAB.
- CONTRACTOR TO SECURE SOIL TESTING PRIOR TO COMMENCEMENT OF WORK AND TO PROVIDE ARCHITECT A COPY OF REPORT FOR REVIEW AND COMMENATION.
- CONTRACTOR TO VERIFY ALL CURRENT SITE CONDITIONS WITH CIVIL ENGINEERING AND SURVEY DOCUMENTS BY OTHERS AS WELL AS FINISHED FLOOR REQUIREMENTS AND CUT AND FILL OF SITE AS TO PROVIDE A STABLE AND SECURE HIGH AND DRY BUILDING.

MINIMUM REQUIRED LAP SLICES FOR REINFORCING RODS (GRADE 60 STEEL)

ROD DIA.	LAP / SPlice	ROD DIA.	LAP / SPlice	ROD DIA.	LAP / SPlice
No. 3	18"	No. 6	36"	No. 9	84"
No. 4	24"	No. 7	42"	No. 10	96"
No. 5	30"	No. 8	60"	No. 11	96"

FOUNDATION PLAN LEGEND

- EL. 100'-0" INDICATES ASSUMED FINISH FLOOR ELEVATION
- CJ SAW CUT JOINT, MIN CUT 1/4" OF THE THICKNESS OF FINISH CONCRETE SLAB.
- EJ RELEX RUBBER EXPANSION JOINT
- INDICATES 1/8" PER FOOT SLOPE
- SLB-1 4" 3,000 PSI CONC. SLAB REINFD W/ #6 # 10/10 WWF OVER 15 ML. YELLOW VAPOR BARRIER OVER CLEAN GRN. COMPACTED POISSON TREATED EARTHEN FILL. SMOOTH TROWELED FINISH LEVEL NO SLOPE

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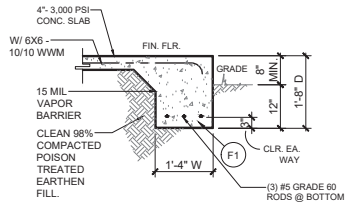
JOSEPH A. RISPOLI, AIA
ARCHITECT, FL LICENSE: AR95439
DIGITAL SIGNATURE

RISPOLI & ASSOCIATES
ARCHITECTURE, INC.
114 SOUTH MAGNOLIA AVENUE, OCALA, FLORIDA 34471
(352) 620-0909 WWW.RISPOLIARCHITECT.COM
JOE@RISPOLIARCHITECT.COM

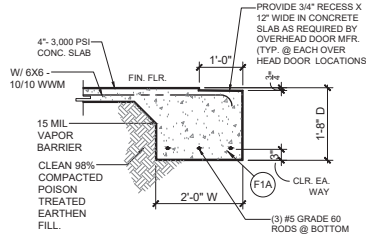
NEW FOUNDATION DESIGN FOR:
HELPER PLAZAS PERSPECTIVE 3000 INC.
1241 SE 55TH AVENUE
OCALA, FLORIDA
100% CONSTRUCTION DOCUMENTS

DRAWN: RAA PROJECT NO.: 2518
CHECKED: RAA DATE: 04-28-25

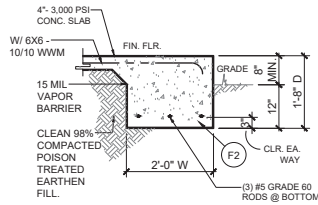
A101
SHEET NO.



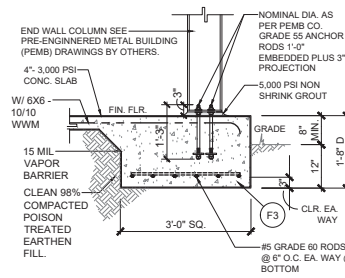
1 MONO THICKENED EDGE DETAIL
SCALE: NTS



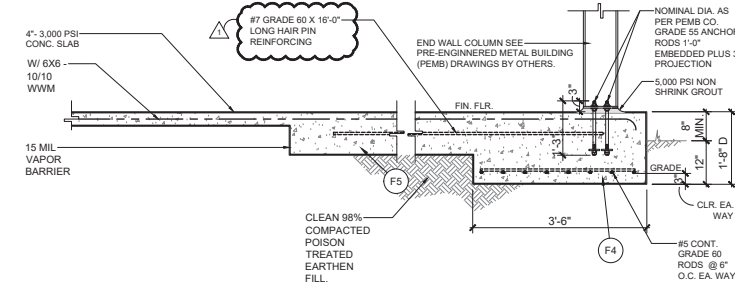
1A MONO THICKENED EDGE DETAIL
SCALE: NTS



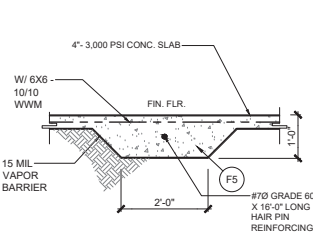
2 MONO THICKENED EDGE DETAIL
SCALE: NTS



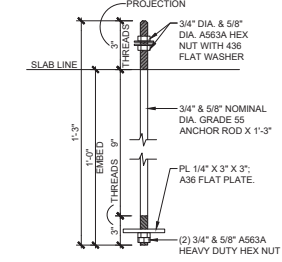
3 MONO COLUMN PAD DETAIL
SCALE: NTS



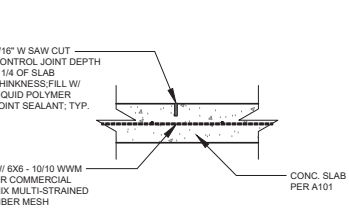
4 HAIR PIN DETAIL
SCALE: NTS



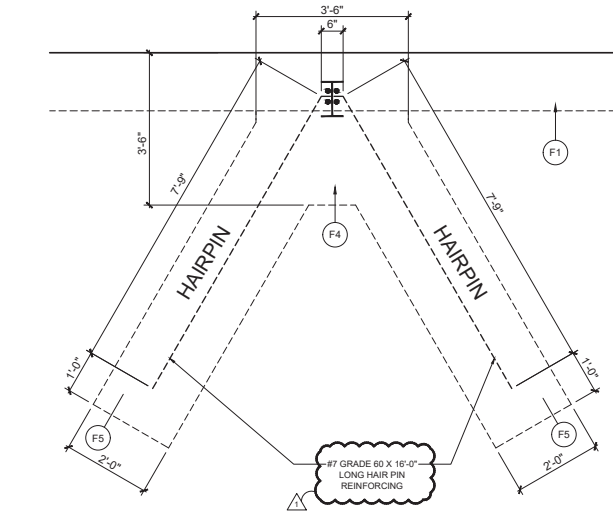
5 HAIR PIN DETAIL
SCALE: NTS



6 ANCHOR BOLT DETAIL
SCALE: NTS



7 SAW CUT JOINT DETAIL
SCALE: NTS



8 HAIR PIN DETAIL PLAN VIEW
SCALE: NTS

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RISPOLI & ASSOCIATES ARCHITECTURE, INC. 114 SOUTH MAGNOLIA AVENUE, OCALA, FLORIDA 34471 (352) 620-0909 WWW.RISPOLIARCHITECT.COM JOE@RISPOLIARCHITECT.COM	
NEW FOUNDATION DESIGN FOR: HELPER PLAZAS PERSPECTIVE 3000 INC. 1241 SE 55TH AVENUE OCALA, FLORIDA 100% CONSTRUCTION DOCUMENTS	
DRAWN RAA	PROJECT NO. 2518
CHECKED RAA	DATE 04-28-25
A102 SHEET NO.	



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19496

Agenda Date: 6/16/2025

Agenda No.: 6.4.

SUBJECT:

Oswald Henry - Waiver Request to Major Site Plan

47 Pine Trace Loop Ocala

Project #2025060003 #32931 Parcel #9018-0331-12

Henry Oswald

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 requests a waiver as there is too much concrete on the land

June 11, 2025

PROJECT NAME: OSWALD HENRY

PROJECT NUMBER: 2025060003

APPLICATION: DRC WAIVER REQUEST #32931

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 9018-0331-12 is within the Marion County Utility Service area, but not currently connected to water or sewer. Closest MCU infrastructure is approximately 225' away. MCU has no comment on impervious space. However, if any additional structures are built on the property with flows, connection to MCU water may be required.
Parcel is located outside the Urban Growth Boundary and within the Primary Springs Protection zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls. 4) Removal of the portion of the concrete in the county right-of-way
The applicant owns a 0.27 -acre parcel (9018-0331-12) and according to the MCPA, there is approximately 5,268 sf existing impervious area on-site. The applicant is proposing to address the impervious overage created with an unpermitted driveway expansion. The area of the driveway expansion has not been identified, however it appears that the driveway expansion had occurred sometime in 2018-2019 and is likely the 1,938 sf stated on the property card to have been added in 2020. The total existing and proposed impervious area is 5,268 sf. The site will be approximately 1,152 sf over the allowed 35% (4,116 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. A portion of the driveway extension appears to have encroached into the ROW and needs to be removed. Staff recommends approval with conditions.



**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# 32931

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5/23/25 Parcel Number(s): 9018-0331-12 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Oswald Henry Commercial ☐ 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): OSWALD HENRY
Signature: [Signature]
Mailing Address: H7 FINE TRACE LOOP City: OCALA
State: FL Zip Code: 34472 Phone #: (352) 620-5656
Email address: HCHENRY@AOL.COM

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

Firm Name (if applicable): _____ Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

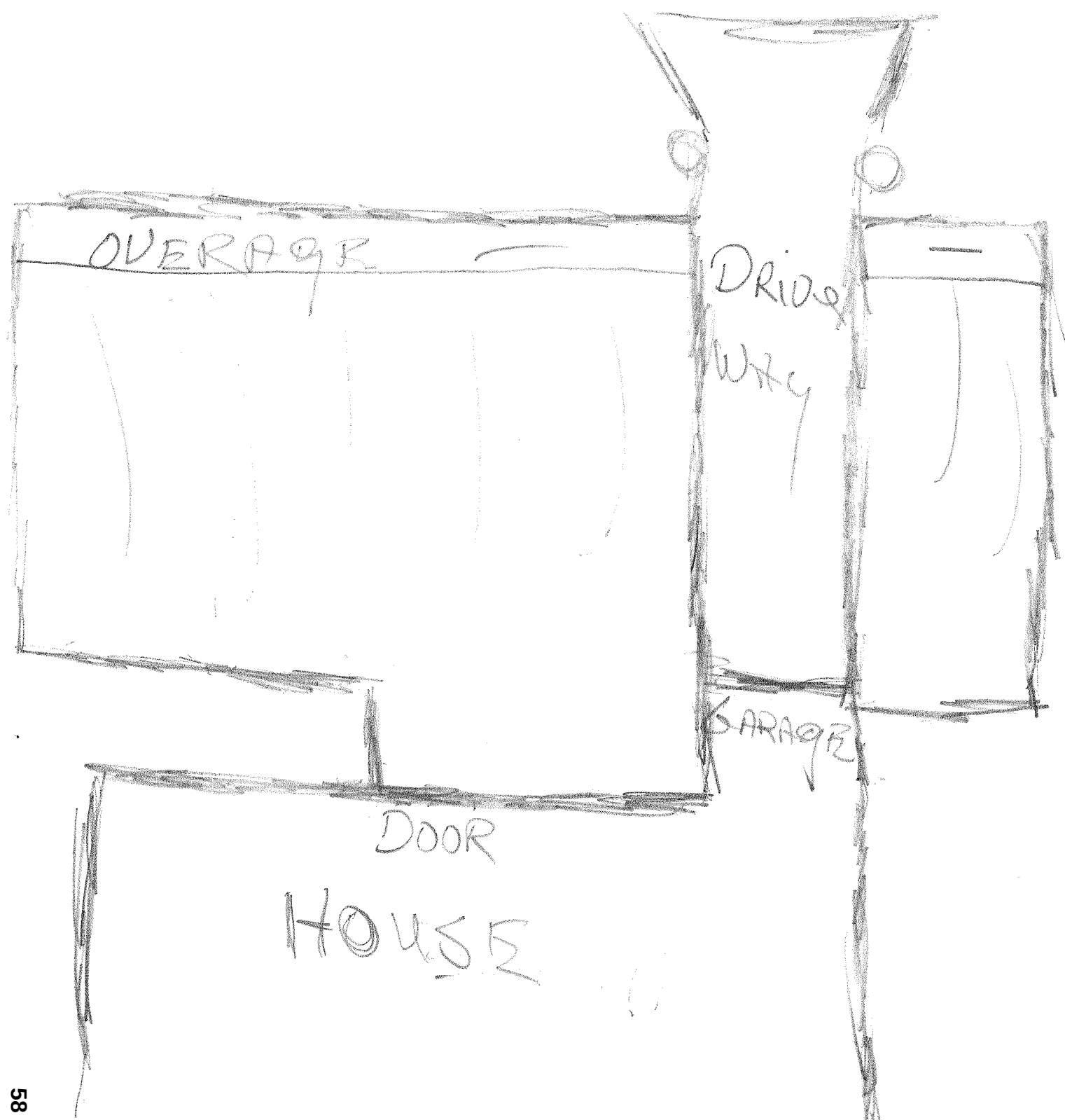
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A
Reason/Justification for Request (be specific):
TOD MUCH CONCRETE ON LAND

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: 06/02/2025 Project # 2025-06-0003 AR # 32931

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____













Marion County

Development Review Committee

Agenda Item

File No.: 2025-19497

Agenda Date: 6/16/2025

Agenda No.: 6.5.

SUBJECT:

**Martel Paved Training Course - Major Site Plan and Major Site Plan Revision - Request for Extension
Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00
Kimley-Horn & Associates**

Applicant requests an extension for Major Site Plan (28841) and subsequent Major Site Plan Revision (30313). The revision was to five of the 15 sheets in the original plan. The request is to extend both plans one year from the latest expiration date of August 14, 2025. The new expiration date for both plans would be August 14, 2026.



To: Marion County Development Review Committee

From: Joseph C. London, P.E.; Kimley-Horn, Project Engineer

Date: June 4, 2025

RE: ***Martel Paved Training Course (AR #28841 and #30313) Extension
Kimley-Horn Project Number 040997133***

On behalf of our client, Marion County Facilities, we are requesting an extension to the Martel Paved Training Course Major Site Plan AR #28841 and #30313. Plans approved under AR #28841 had an expiration date of 2/27/25. However, limited sheets were revised and permitted under a Major Site Plan Revision AR #30313. Plans approved under this revision will not expire until 8/14/25. Our request is that any expired plans associated with this project be reactivated and the plans that are approaching their expiration date be extended.

This project has been on hold since the original approval date in 2023 due to funding issues. However, this project is now actively moving forward, and the client is anticipating starting construction within the next month (June 2025).

Please feel free to contact our office if you have any questions.

Sincerely,

KIMLEY-HORN

A handwritten signature in blue ink, appearing to read "JCL", is written over the company name.

Joseph C. London, P.E.

JCL/BSP

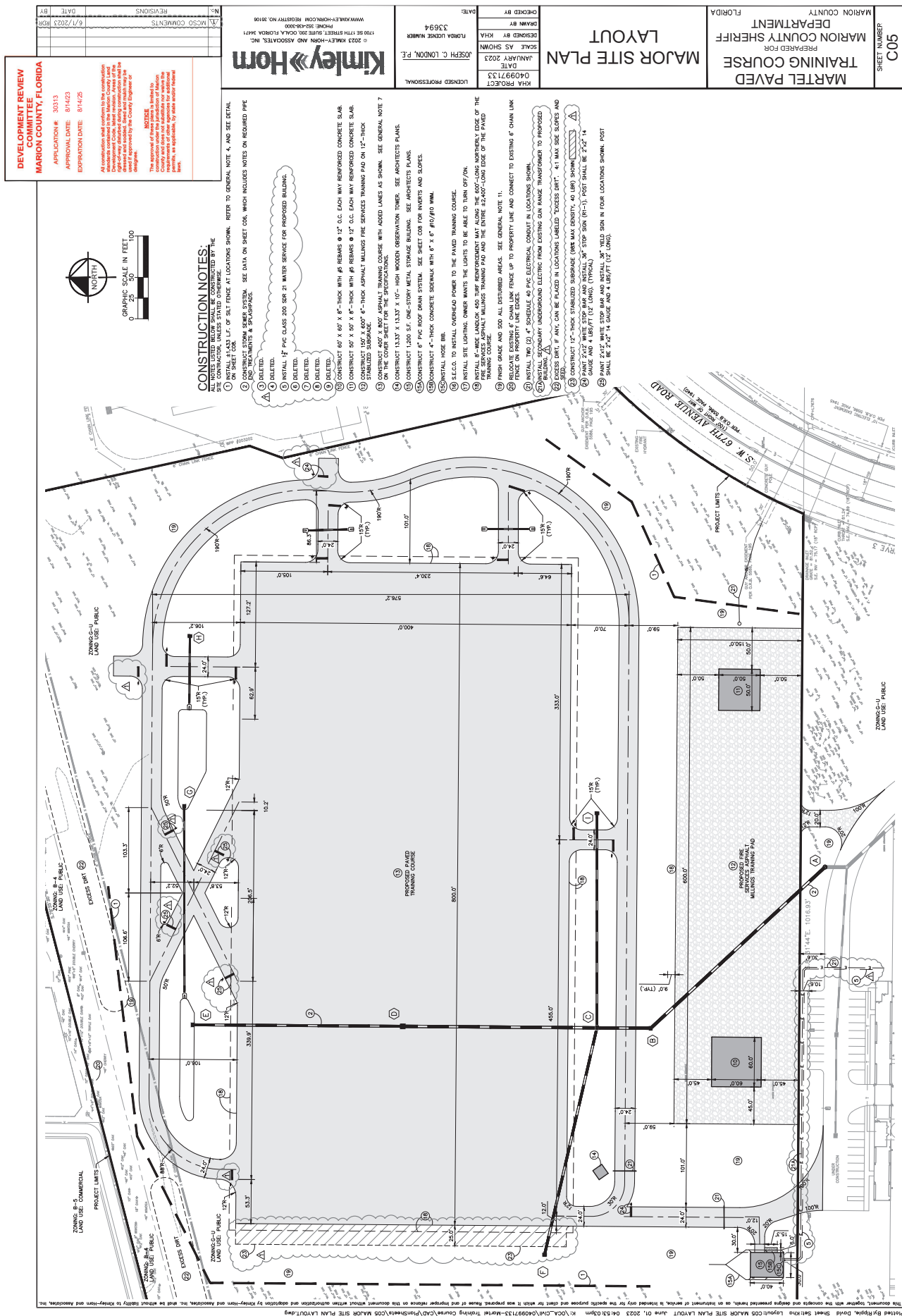
Cc: File

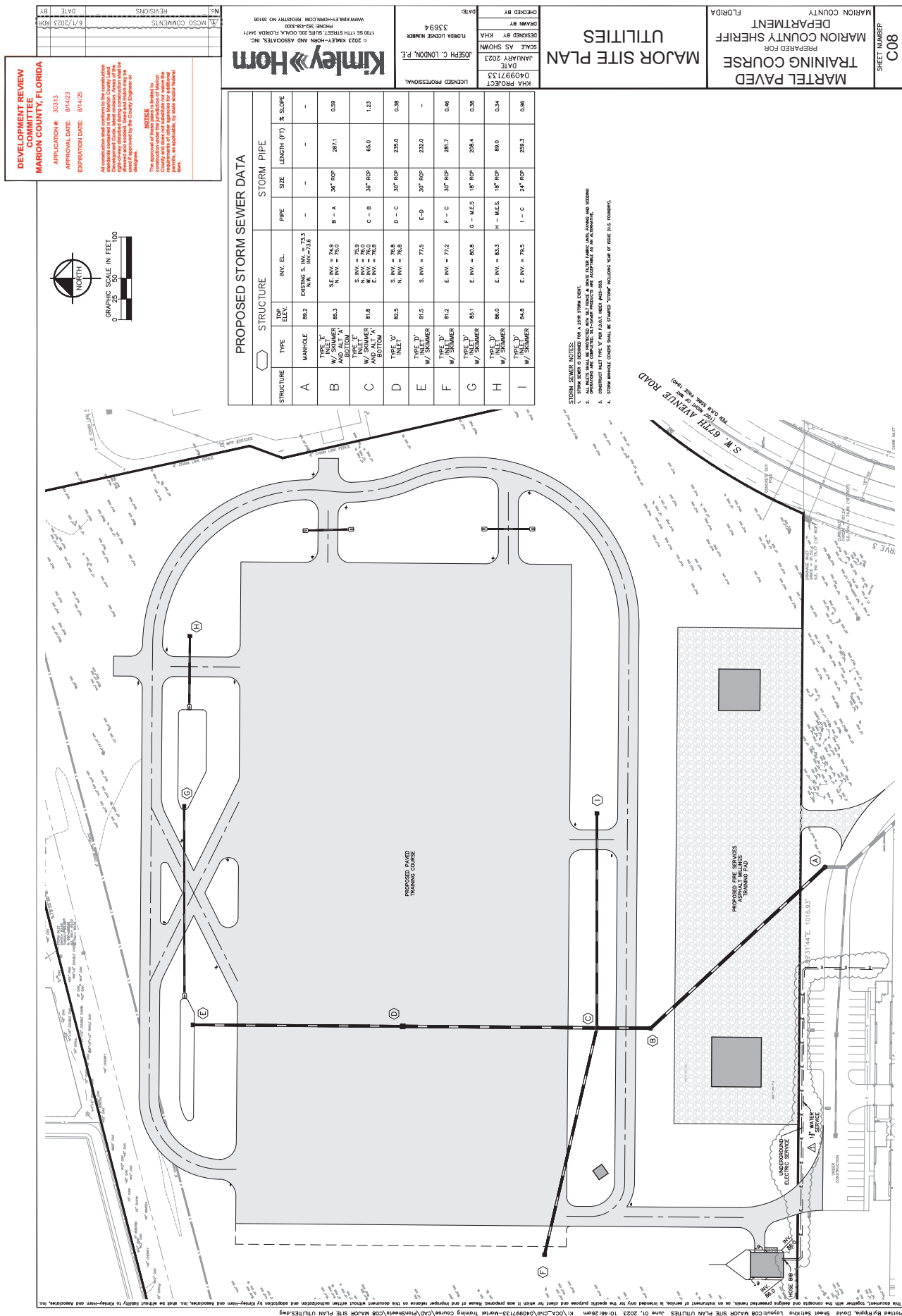
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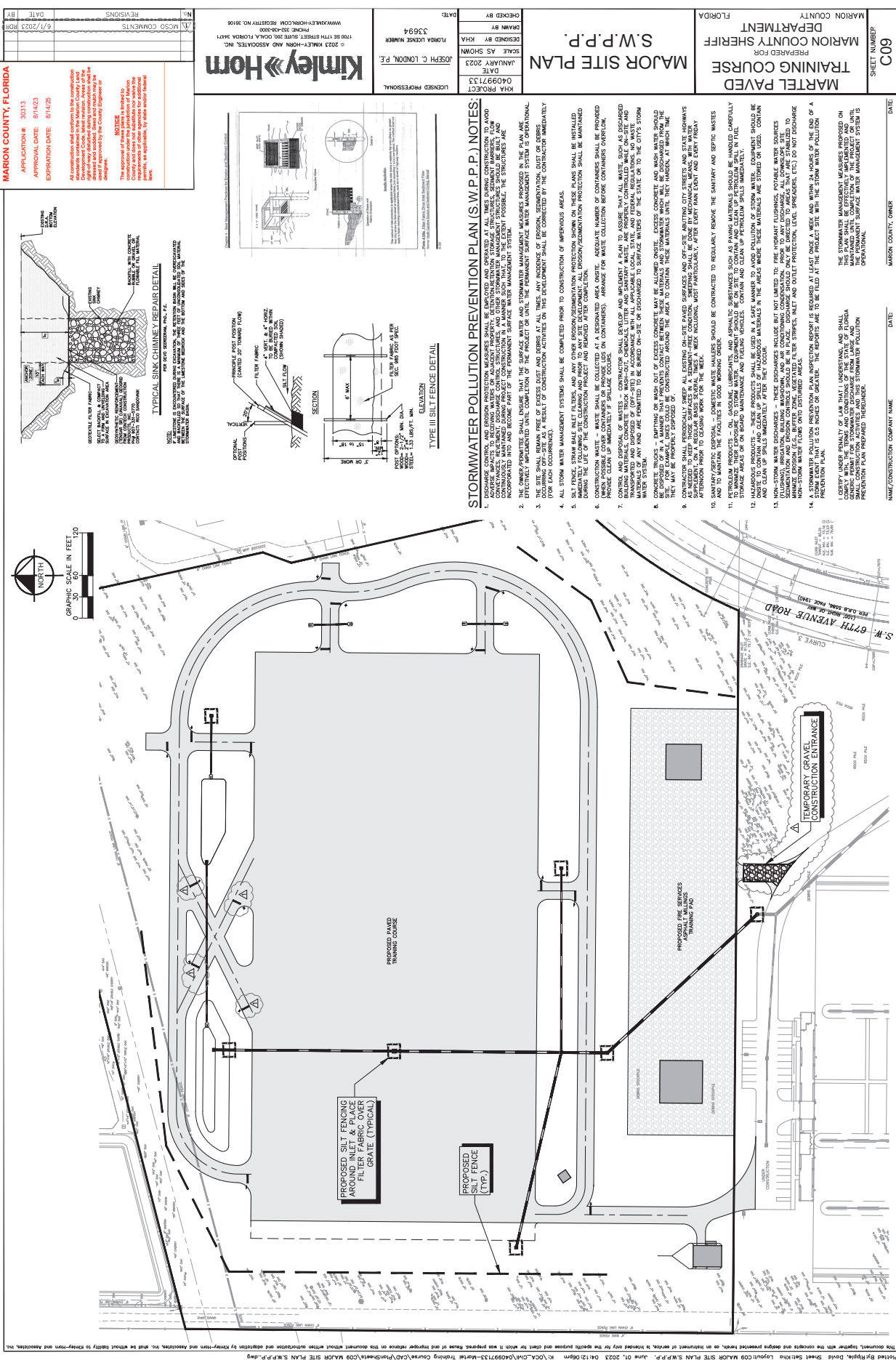
DEMOLITION NOTES:

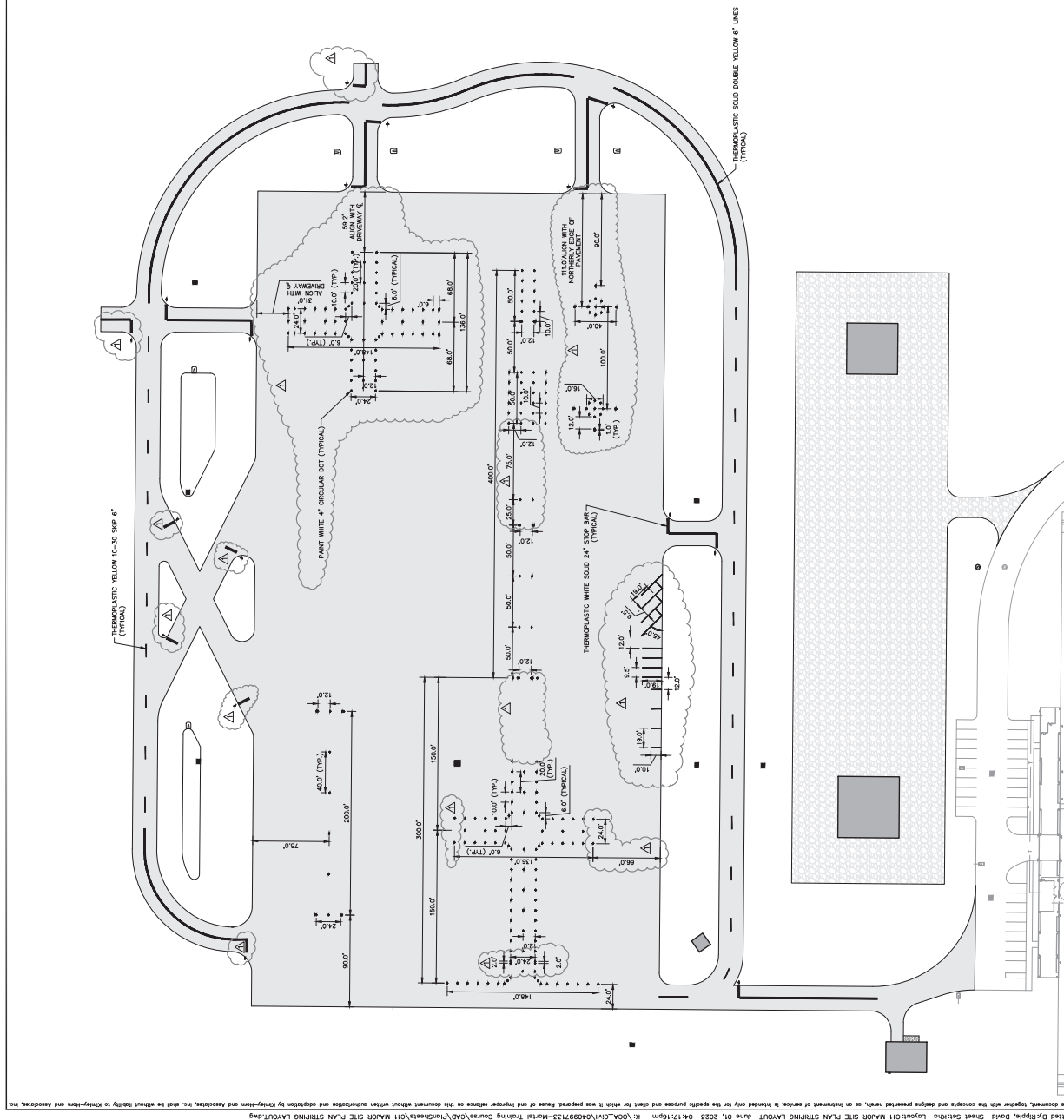
ITEM	DESCRIPTION
1	REMOVE TREES INDICATED WITH AN 'X'. ALL OTHER TREES TO BE SAVED. INSTALL EITHER 2"x4" WOODEN FENCE OR ORANGE CONSTRUCTION BARRIER FENCE AROUND TREES TO BE SAVED AS SHOWN. SEE DETAILS.
2	PROPERTY REMOVE AND RELOCATE MONITORING WELL AND SINKS AS DIRECTED BY SITE ENGINEERS.
3	RELOCATE EXISTING 4" CHAIN LINK FENCE TO THE TOP OF THE PROPERTY LINE.
4	REMOVE "CUBES STOCKPILE" (A)

NOTICE:
The approval of this plan is based on the information provided by the applicant. It is the responsibility of the applicant to ensure that the information is accurate and complete. The approval does not constitute a warranty or guarantee of any kind. The approval is based on the information provided by the applicant and is not a representation of the accuracy or completeness of the information. The approval is based on the information provided by the applicant and is not a representation of the accuracy or completeness of the information.









**DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #	30313
APPROVAL DATE	8/14/23
EXPIRATION DATE	8/14/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal

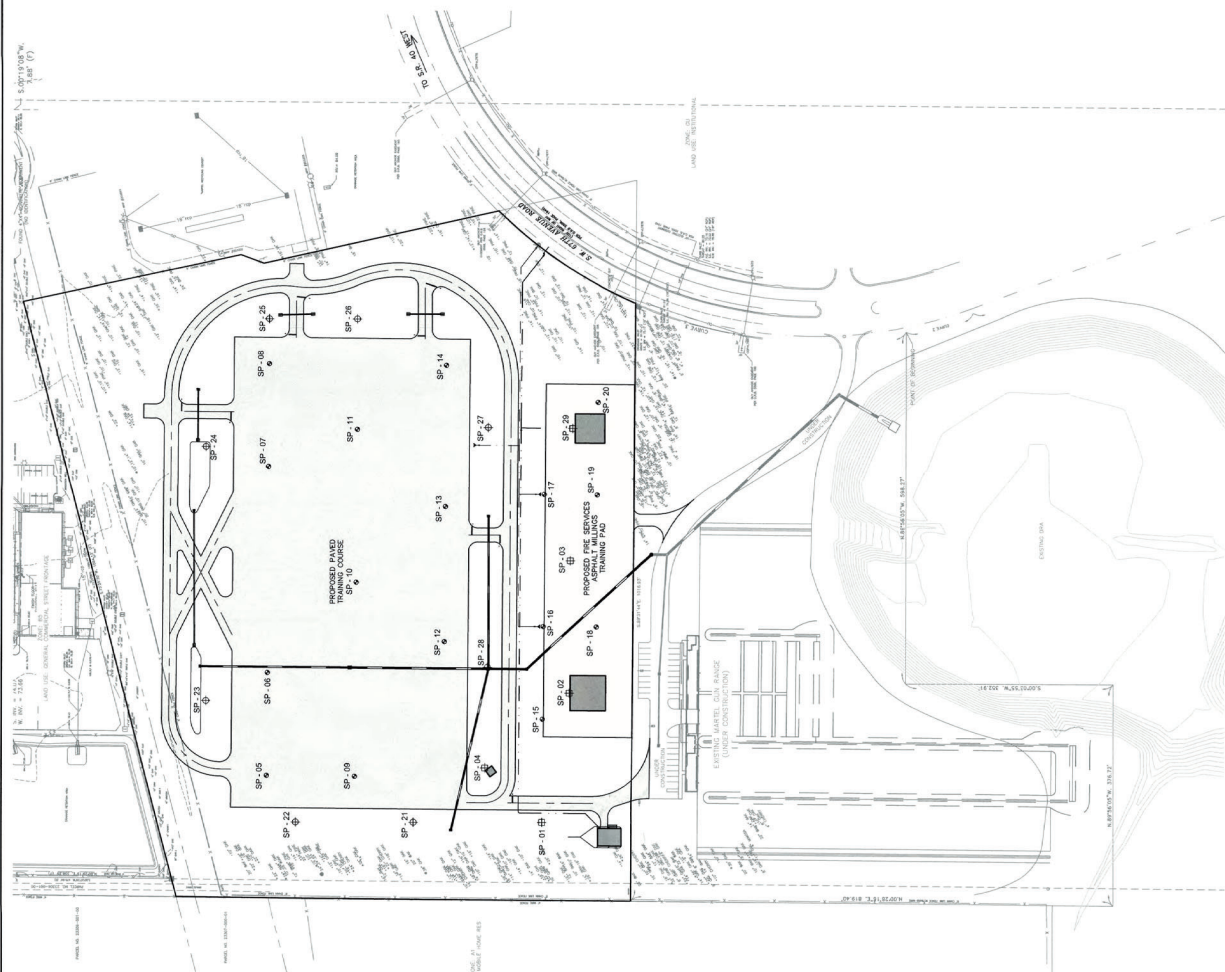
Kimley»Horn

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER
33694

MAJOR SITE PLAN
STRIPING LAYOUT

MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY
FLORIDA

Printed by Bregan, David Sheet Section Layout: C03 Major Site Plan Overall and Drainage Map Number: 07 23-25-0000 K:\DCA\04090713-Major Training Course\Drawings\03-Major Site Plan Overall and Drainage Map.dwg



SOIL TEST RESULTS:

TEST HOLE SP-01 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-01 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-02 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-02 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-03 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-03 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-04 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-04 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-05 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-05 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-06 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-06 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-07 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-07 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-08 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-08 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-09 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-09 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-10 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-10 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-11 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-11 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-12 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-12 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-13 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-13 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-14 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-14 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-15 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-15 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-16 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-16 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-17 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-17 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-18 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-18 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-19 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-19 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-20 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-20 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-21 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-21 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-22 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-22 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-23 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-23 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-24 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-24 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-25 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-25 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-26 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-26 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-27 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-27 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-28 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-28 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-29 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-29 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND
SP-30 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND	SP-30 (GROUND EL = 84.83)	GROUND WATER DEPTH: NOT FOUND

SOIL TEST RESULTS (CONT.):

TEST HOLE SP-21 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	TEST HOLE SP-23 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-22 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-24 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-25 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-26 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-27 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-28 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-29 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-30 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-31 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-32 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-33 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-34 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-35 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-36 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-37 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-38 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-39 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-40 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-41 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-42 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-43 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-44 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-45 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-46 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-47 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-48 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
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SP-53 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-54 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-55 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-56 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-57 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-58 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-59 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-60 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-61 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-62 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-63 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-64 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-65 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-66 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
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SP-69 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-70 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-71 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-72 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-73 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-74 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-75 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-76 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-77 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-78 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
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SP-81 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-82 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-83 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-84 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-85 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-86 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-87 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-88 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
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SP-95 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-96 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-97 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-98 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND
SP-99 (GROUND EL = 81.86)	GROUND WATER DEPTH: NOT FOUND	SP-100 (GROUND EL = 81.32)	GROUND WATER DEPTH: NOT FOUND

MAJOR SITE PLAN OVERALL AND DRAINAGE MAP

DATE: 07/23/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
NOVEMBER 2023
KIMLEY-HORN & ASSOCIATES, INC.
1700 SE 17TH STREET SUITE 400 Ocala, FL 32067
PHONE: 352-438-2000
WWW.KIMLEY-HORN.COM

MARTEL PAVED TRAINING COURSE

PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT

MARION COUNTY, FLORIDA

DEVELOPMENT REVIEW COMMITTEE

MARION COUNTY, FLORIDA

APPLICATION #: 28841
APPROVAL DATE: 2/27/23
EXPIRATION DATE: 2/27/25

NOTES:
1) All construction shall conform to the latest edition of the Florida Building Code and the Florida Electrical Code. All construction shall be in accordance with the approved plans and specifications. The approval of these plans is limited to the County and does not constitute an approval of the project or the County's ability to enforce the building code or electrical code. The approval of these plans is not a warranty of the County's ability to enforce the building code or electrical code. The approval of these plans is not a warranty of the County's ability to enforce the building code or electrical code.

SHEET NUMBER
C04

**MARTEL PAVED
TRAINING COURSE**
PREPARED FOR
**MARION COUNTY SHERIFF
DEPARTMENT**
FLORIDA

**MAJOR SITE PLAN
DEMOLITION**

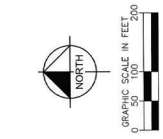
DESIGNED BY: KHA
SCALE: AS SHOWN
DATE: NOVEMBER 2022
PROJECT: KHA PROJECT
DATE: 04/09/2015

REVISIONS
NO. BY DATE

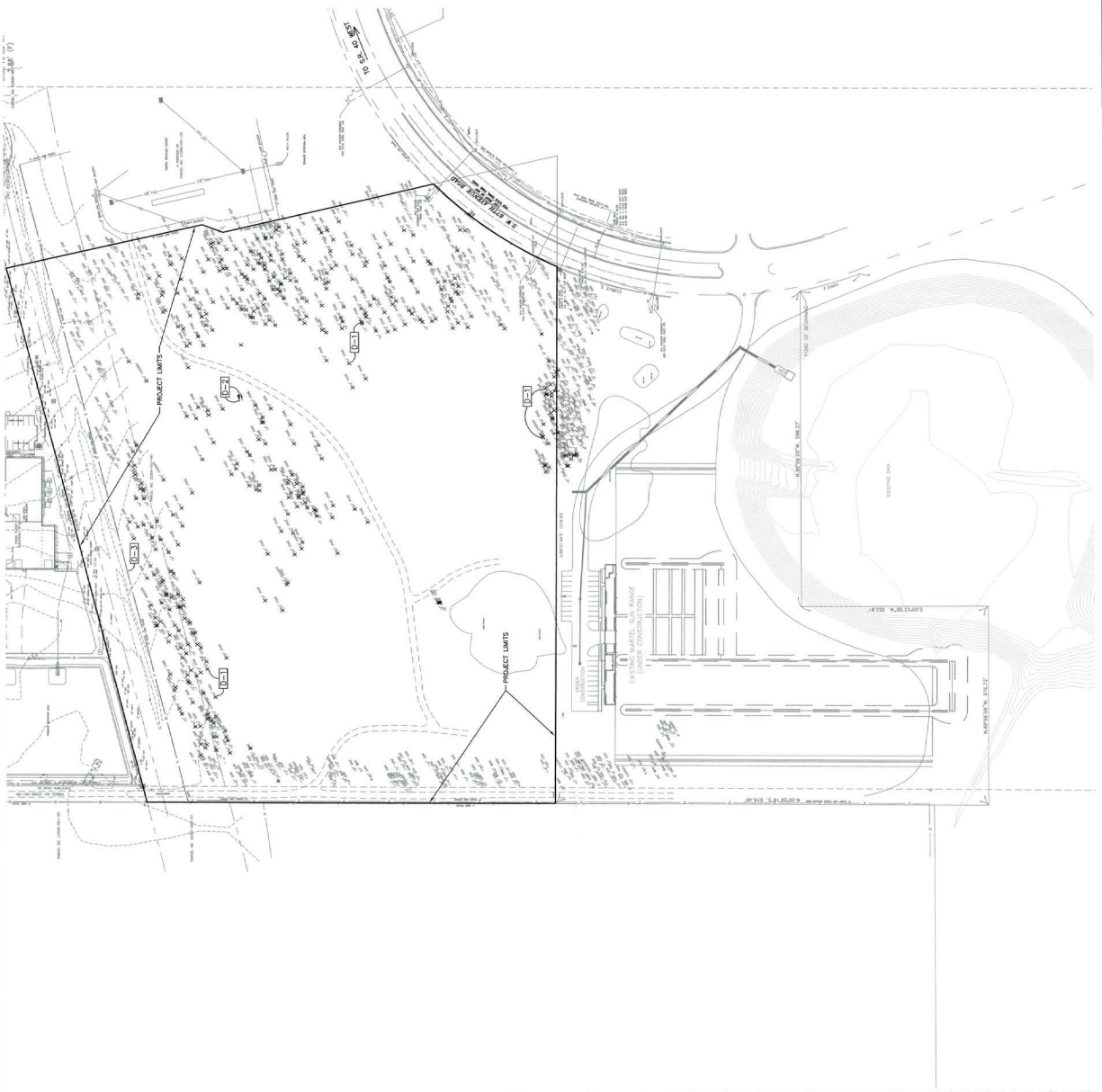
Kimley-Horn
1700 5th Street, Suite 200, Ocala, Florida 34761
Phone: 352-483-0000
www.kimley-horn.com
MAR 02 2023
Marion County
Office of County Engineer

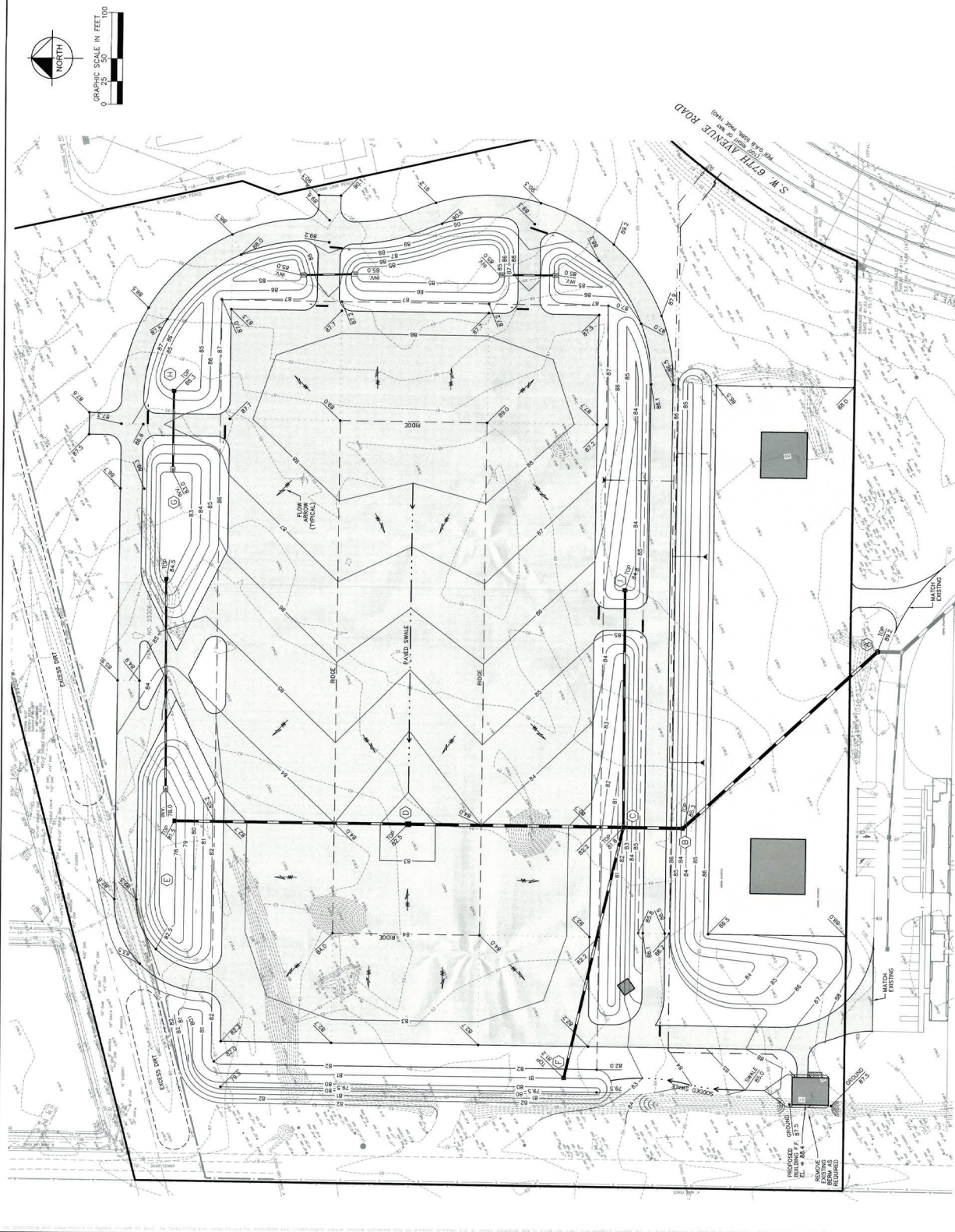
REVISIONS
NO. BY DATE

**DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA**
APPLICATION # 28841
APPROVAL DATE 2/27/23
EXPIRATION DATE 2/27/25
All construction and activities on the construction site shall be in accordance with the Marion County Land Use Ordinance and the Marion County Comprehensive Zoning Ordinance. The applicant shall obtain all necessary permits from the Marion County and State and shall maintain the same until the project is completed. The applicant shall be responsible for obtaining all necessary permits from the Marion County and State and shall maintain the same until the project is completed.

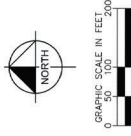
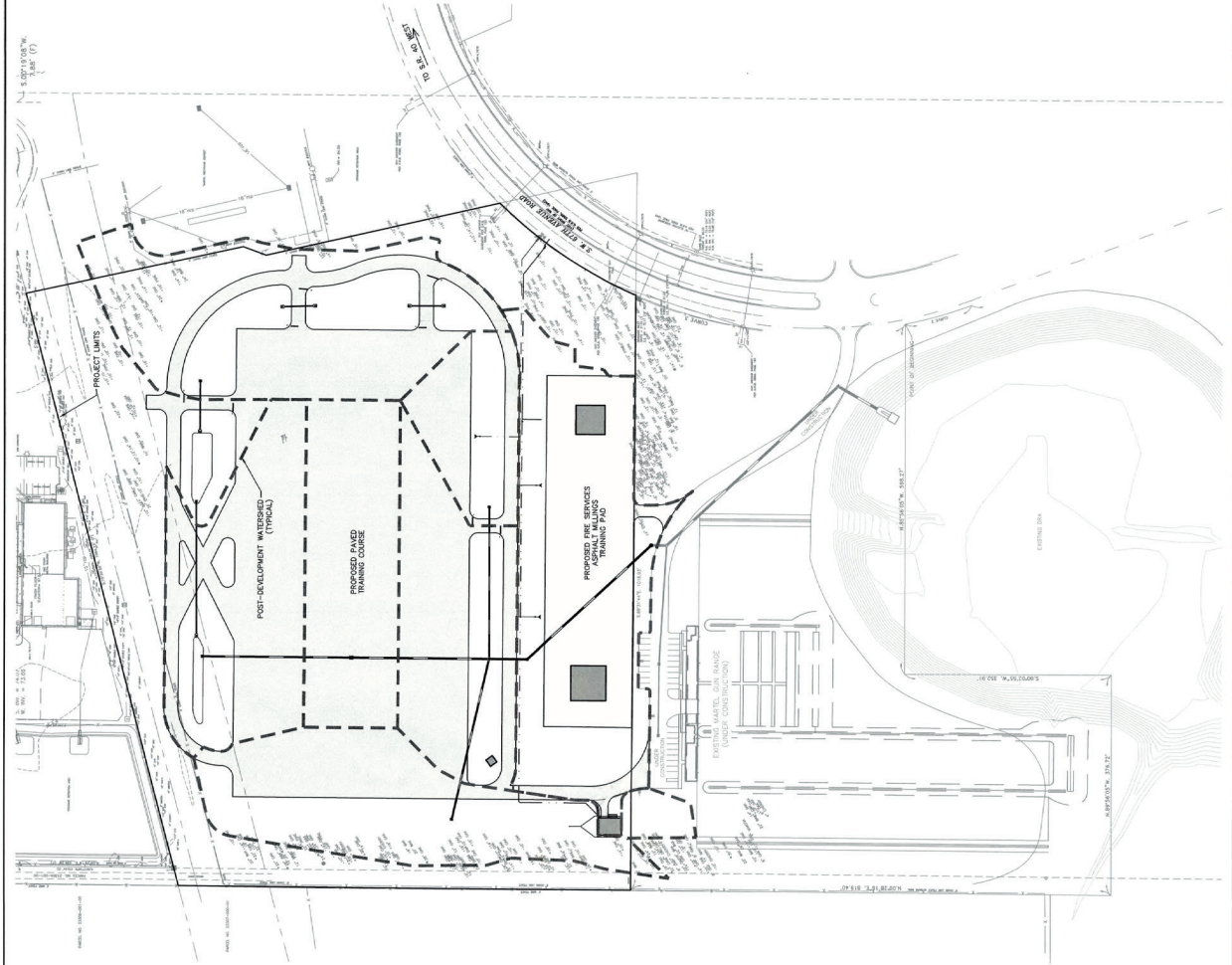


DEMOLITION NOTES:
ALL NOTES LISTED BELOW SHALL BE PERFORMED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
[D-1] REMOVE EXISTING CONCRETE AND ALL OTHER ITEMS TO BE DEMOLISHED. INSTALL 2" X 4" WOODEN FENCE ALONG THE PERIMETER OF THE DEMOLITION AREA.
[D-2] REMOVE EXISTING CONCRETE AND ALL OTHER ITEMS TO BE DEMOLISHED. INSTALL 2" X 4" WOODEN FENCE ALONG THE PERIMETER OF THE DEMOLITION AREA.
[D-3] REMOVE EXISTING CONCRETE AND ALL OTHER ITEMS TO BE DEMOLISHED. INSTALL 2" X 4" WOODEN FENCE ALONG THE PERIMETER OF THE DEMOLITION AREA.
[D-4] REMOVE EXISTING CONCRETE AND ALL OTHER ITEMS TO BE DEMOLISHED. INSTALL 2" X 4" WOODEN FENCE ALONG THE PERIMETER OF THE DEMOLITION AREA.





Printed By: Regan, David Sheet: 007 Major Site Plan: Major Drainage Analysis November 07, 2023 03:28:09pm K:\LOCAL DATA\040997133-Major Drainage Analysis\07 Major Site Plan: Major Drainage Analysis.dwg



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APRIL 2023 # 28841
APPROVAL DATE: 2/7/23
EXPIRATION DATE: 2/7/25
NOTES:
1. All proposed and existing structures, including but not limited to, buildings, parking lots, and other improvements, shall be constructed in accordance with the latest edition of the Florida Building Code, and all other applicable codes and regulations.
2. The approval of these plans is limited to the site shown and does not constitute an approval of any other improvements or other features not shown on these plans.
3. The approval of these plans is limited to the site shown and does not constitute an approval of any other improvements or other features not shown on these plans.

MARTEL PAVED TRAINING COURSE PREPARED FOR MARION COUNTY SHERIFF DEPARTMENT FLORIDA		MAJOR SITE PLAN DRAINAGE ANALYSIS		RECEIVED Kimley»Horn www.kimley-horn.com PHONE: 352-438-3000 8700 SE 17TH STREET, SUITE 200, Ocala, Florida 34771 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.	
SHEET NUMBER C07		DATE NOVEMBER 07, 2023		CHECKED BY KIMLEY-HORN	
DESIGNED BY KIMLEY-HORN		SCALE AS SHOWN		DATE NOVEMBER 07, 2023	
PROJECT 040997133		DATE NOVEMBER 07, 2023		PROJECT 040997133	

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

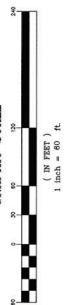
APPLICATION #:	28841
APPROVAL DATE:	2/27/23
EXPIRATION DATE:	2/27/25

NOTICE

The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

GRAPHIC SCALE



DESCRIPTION: PREPARED BY SUPERVISOR

(PROJECT LIMITS)

SURVEYOR'S NOTES:

- [illegible]

PARCEL NO. 23306-001-00

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE FOR A TOPOGRAPHIC SURVEY.

PREPARED IN ACCORDANCE WITH THE
PUBLISHED IN CHAPTER 50-17, FLORIDA ADMINIS-
TRATIVE CODE.
GEOGRAPHIC SURVEY.

CLERK OF COURT
COUNTY OF DALLAS, TEXAS

JAN - PRECISE JR. P.S.M. - LS 5427

PRECE
AND SURVEYING, INC.



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: gen@psinc.us
(LICENSED BUSINESS NO. 7389)

TOPOGRAPHIC SURVEY
FOR:
MARTEL PAVED TRAINING COURSE

STATE CERTIFIED SOURCE

EARLY CLEAN-CUT
ON LINE; NOT DRAWN TO SCALE

NUMER - LB 7389

- FOUND 4"x4" CONCRETE
- SET 4"x4" CONCRETE

ORIGINAL AND SURVIVOR ED LAND SURVIVOR ATION

	PLS	PLS
	RLS	RLS
	ID.	ID.

WPP	44M
WOOD	WOOD
CONCRETE	CONCRETE

**FOR
MARION COUNTY
SHERIFF'S OFFICE
MARION COUNTY, FLORIDA
SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
JANUARY 2023**

[illegible]

CODE SECTION	WAIVERS REQUESTED	APPROVAL CONDITIONS	DATE
6.6.6	BUFFERS	LANDSCAPE PLAN REQUIREMENTS DUE TO SUFFICIENT EXISTING TREE AND VEGETATION TO BE USED AS SCREENING/ BUFFER.	01/30/23
6.19.6.4	LIGHTING REQUIREMENTS	TO INCREASE THE LIGHT MOUNTING HEIGHT TO 40'	01/30/23

STANDARD NOTES:

1. REPRODUCTION OF THESE PLANS IS NOT VALID UNLESS SIGNED BY THE ENGINEER IN RESPONSIBLE CHARGE AND SEALED WITH RAISED EMBOSSED SEAL.
2. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE ENGINEER, AND HE WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.

HERSEY COUNTY THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY "LAND DEVELOPMENT CODE" EXCEPT AS NOTED. THAT ADJACENT PROPERTIES WILL BE PROTECTED FROM STORMWATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT, THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT SHORT DISTANCE AT DRIVEWAYS COMPLY WITH THE DESIGN REQUIREMENTS OF THE FDOT AND ADEQUATE FOR THE PROPOSED DEVELOPMENT. ALL PRESENTS OF THE EDEP. AND ADEQUATE FOR THE PROPOSED DEVELOPMENT. ALL PRESENTS OF THE EDEP. AND ADEQUATE FOR THE PROPOSED DEVELOPMENT.

OF KIMLEY-HORN AND ASSOCIATES, INC. DATE:

MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY
FLORIDA

MAJOR SITE PLAN
COVER

DATE	0409997133
KHA PROJECT	
LICENSED PROFESSIONAL	
JOSEPH C. LONDON, P.E.	
FLORIDA LICENSE NUMBER	33694
DATE:	

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, Ocala, FLORIDA 34471
PHONE: 352-455-0000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]

- 201 - MAJOR SITE PLAN COVER
- 202 - MAJOR SITE PLAN GENERAL NOTES
- 203 - MAJOR SITE PLAN OVERALL LAND DRAINAGE MAP
- 204 - MAJOR SITE PLAN LAYOUT
- 205 - MAJOR SITE PLAN GRADING
- 206 - MAJOR SITE PLAN DRAINAGE ANALYSIS
- 207 - MAJOR SITE PLAN UTILITIES
- 208 - MAJOR SITE PLAN S.W.P.P.
- 209 - MAJOR SITE PLAN S.W.P.P.
- 210 - MAJOR SITE PLAN DETAILS

~PREPARED BY SURVEYOR~

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THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC 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 NEW STAGES, SUCH AS, BUT NOT LIMITED TO,

CONTACT: PRECEED LAND SURVEYING, INC.
BELLMEETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
GAINESVILLE, FL 32609
PHONE: (352) 351-0091

NOTE: SEE TOPOGRAPHIC SURVEY BY PRECEED AND LAND SURVEYING, INC. FOR MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION.

HERSEY COUNTY THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY "LAND DEVELOPMENT CODE" EXCEPT AS NOTED. THAT ADJACENT PROPERTIES WILL BE PROTECTED FROM STORMWATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT, THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT SHORT DISTANCE AT DRIVEWAYS COMPLY WITH THE DESIGN CRITERIA. THESE PLANS AND CALCULATIONS WERE REVIEWED BY THE ENGINEER'S CERTIFICATION:

STANDARD NOTES:

1. REPRODUCTION OF THESE PLANS IS NOT VALID UNLESS SIGNED BY THE ENGINEER IN RESPONSIBLE CHARGE AND SEALED WITH RAISED EMBOSSED SEAL.
2. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE ENGINEER, AND HE WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.

WATER & SEWER	CITY OF Ocala	SEAN LANIER
TELEPHONE	CENTURYLINK	ROY DOWLESS
TRANSMISSION	DUKE	ARIC ROGERS
ELECTRIC	SUNTER ELECTRIC COOPERATIVE, INC.	DONNA HOMAN
GAS	TECO GAS	BRUCE STOUT
CABLE TV	CHARIS/SPECTRUM	DWAYNE LEACH



0 5,000 10,000

SCALE AS SHOWN

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, LOCAL CODES, AND PROJECT EDITIONS.
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA BUILDING CODE PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS, REQUIREMENTS AND STANDARDS OF THE FLORIDA BUILDING CODE, LOCAL CODES, AND PROJECT EDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES.

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION).

- [illegible]

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY

- [illegible]

[illegible]

ALL MEASURES POSTED ON THE EROSION/ANALYSED CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULL COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN THROUGHOUT THE WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION SHALL BE MONITORED DAILY AND REPAIRS SHALL BE MADE IMMEDIATELY. ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED.
 2. INLET SLOTTING SHALL BE CHECKED AND SHALL BE MAINTAINED TO A MINIMUM OF 1/2 INCH.
 3. ALL STANDING WATER SHALL BE CHECKED AND SHALL BE REPAIRED. IF A GOOD STANDING IS NEEDED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 31 OF THE STANDARD SPECIFICATIONS.
 4. ALL SLOTTED SURFACES SHALL BE MAINTAINED TO THEIR ORIGINAL CONDITIONS. DAMAGED SURFACES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT.
 5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT AND MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL INCLUDE TRUCKING OR LOADING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE CURBING OR TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 7. GULLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE BASINS AS NECESSARY. THE BASINS SHALL BE MAINTAINED IN A CONDITION BY THE USE OF A SERIES OF TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED.
 8. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A THIEF-MANNEER SUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

[illegible]

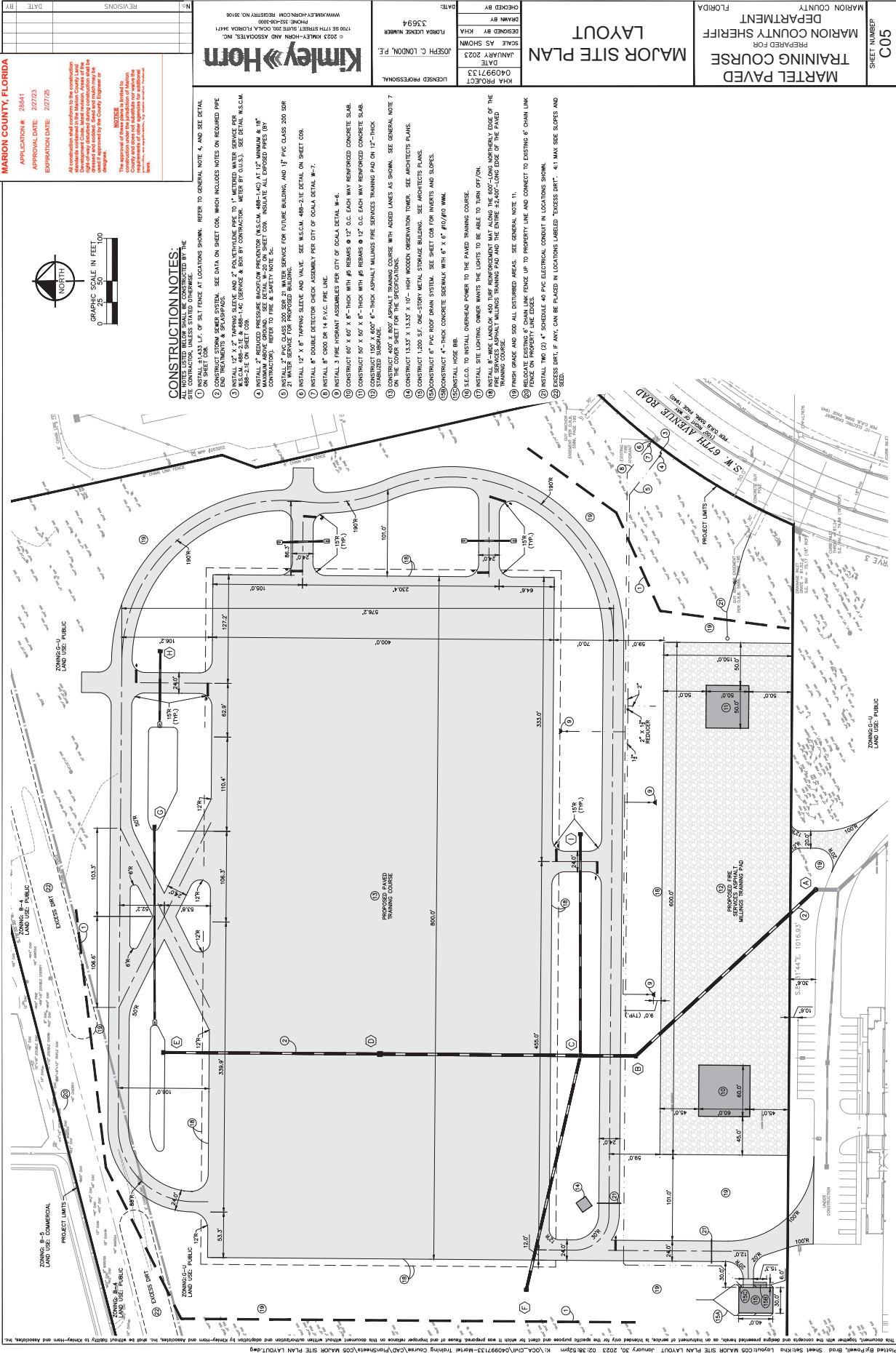
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1700 BE 17TH STREET, SUITE 500, OAKA, FLORIDA 34471
PHONE: 800-468-0000
WWW.KIMLEY-HORN.COM REGISTRY NO. 20106

KHA PROJECT	040697133	DATE	
LICENSED PROFESSIONAL			
<u>JOSEPH C. LONDON, P.E.</u>		NOVEMBER 2022	SCALE AS SHOWN
		DESIGNED BY KHA	DRAWN BY
		CHECKED BY	DATE:
			33694
		N.A.S.B.A LICENSE NUMBER	

MAJOR SITE PLAN
GENERAL NOTES

MARTEL PAVED TRAINING COURSE PREPARED FOR MARION COUNTY SHERIFF DEPARTMENT FLORIDA	SHEET NUMBER C02
---	---------------------

[illegible]



CONSTRUCTION NOTES:

1. INSTALL 8" DIA. 1/2" L.F. OF BUT FENCE AT LOCATIONS SHOWN. REFER TO GENERAL NOTE 4, AND SEE DETAIL.
2. SHIELD WALLS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
3. CONSTRUCT STORM SEWER SYSTEM. SEE DATA ON SHEET C04, WHICH INCLUDES NOTES ON REQUIRED PIPE AND TREATMENT & SHAFTS.
4. INSTALL 12" X 2" TAPPING SLEEVE AND 2" POLYETHYLENE PIPE TO 1" METRIC WATER SERVICE FOR 1/2" DIA. 1/2" L.F. OF BUT FENCE AT LOCATIONS SHOWN. REFER TO GENERAL NOTE 4, AND SEE DETAIL.
5. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTOR (R.B.P.) ON 1/2" DIA. 1/2" L.F. OF BUT FENCE AT LOCATIONS SHOWN. REFER TO GENERAL NOTE 4, AND SEE DETAIL.
6. INSTALL 2" PVC CLASS 200 SDR 21 WATER SERVICE FOR FUTURE BUILDING, AND 1/2" PVC CLASS 200 SDR 21 WATER SERVICE FOR PROPOSED BUILDING.
7. INSTALL 12" X 8" TAPPING SLEEVE AND VALVE. SEE M.S.C.M. 488-21E DETAIL ON SHEET C09.
8. INSTALL 8" DIA. 14 P.V.C. FIRE LINE.
9. INSTALL 3" FIRE HYDRANT ASSEMBLY PER CITY OF GDA DETAIL W-4.
10. CONSTRUCT 60" X 60" X 8" THICK WITH #6 REBAR @ 12" O.C. EACH WAY REINFORCED CONCRETE SLAB.
11. CONSTRUCT 100' X 400' 6" THICK ASPHALT MILLINGS FIRE SERVICES TRAINING PAD ON 12" THICK ASPHALT MILLINGS.
12. CONSTRUCT 400' X 800' ASPHALT TRAINING COURSE WITH AGED LANES AS SHOWN. SEE ARCHITECTS PLANS ON THE COVER SHEET FOR THE SPECIFICATIONS.
13. CONSTRUCT 13.33' X 13.33' X 10'-HIGH WOODEN OBSERVATION TOWER. SEE ARCHITECTS PLANS.
14. CONSTRUCT 1200 S.F. ONE-STORY METAL STORAGE BUILDING. SEE ARCHITECTS PLANS.
15. CONSTRUCT 8" PVC ROOF DRAIN SYSTEM. SEE SHEET C08 FOR INVERTS AND SLOPES.
16. CONSTRUCT 4" THICK CONCRETE SIDEWALK WITH 6" X 6" #6 @ 10' O.C.
17. INSTALL NOSE BB.
18. S.E.C.O. TO INSTALL OVERHEAD POWER TO THE PAVED TRAINING COURSE.
19. INSTALL SITE LIGHTING. OWNER WANTS THE LIGHTS TO BE ABLE TO TURN OFF/ON.
20. INSTALL 8"-WIDE LANDLOCK 450 THIN REINFORCEMENT MAT ALONG THE 400'-LONG NORTHERLY EDGE OF THE 400' X 800' ASPHALT MILLINGS TRAINING PAD AND THE ENTIRE 2540'-LONG EDGE OF THE PAVED TRAINING COURSE.
21. FINISH GRADE AND 500' ALL DISTURBED AREAS. SEE GENERAL NOTE 11.
22. RELOCATE EXISTING 8" CHAIN LINE FENCE UP TO PROPERTY LINE AND CONNECT TO EXISTING 8" CHAIN LINE FENCE ON PROPERTY LINE EDGES.
23. INSTALL TWO (2) 1/4" SCHEDULE 40 PVC ELECTRICAL CONDUIT IN LOCATIONS SHOWN.
24. EXCESS DIRT, IF ANY, CAN BE PLACED IN LOCATIONS LABELED "EXCESS DIRT". 4:1 MAX SIDE SLOPES AND SEE DETAIL.

Kimley-Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
1701 BE 17TH STREET, SUITE 100, ALBUQUERQUE, NM 87104
PHONE: 505-498-0000
WWW.KIMLEY-HORN.COM REGISTRY NO. 39108

CHECKED BY: JAH
DESIGNED BY: JAH
DATE: JANUARY 2023
SCALE: AS SHOWN
KHA PROJECT: 040997133
LISCENSED PROFESSIONAL: JOSEPH C. LONDON, P.E.
FLOPID LICENSE NUMBER: 233694

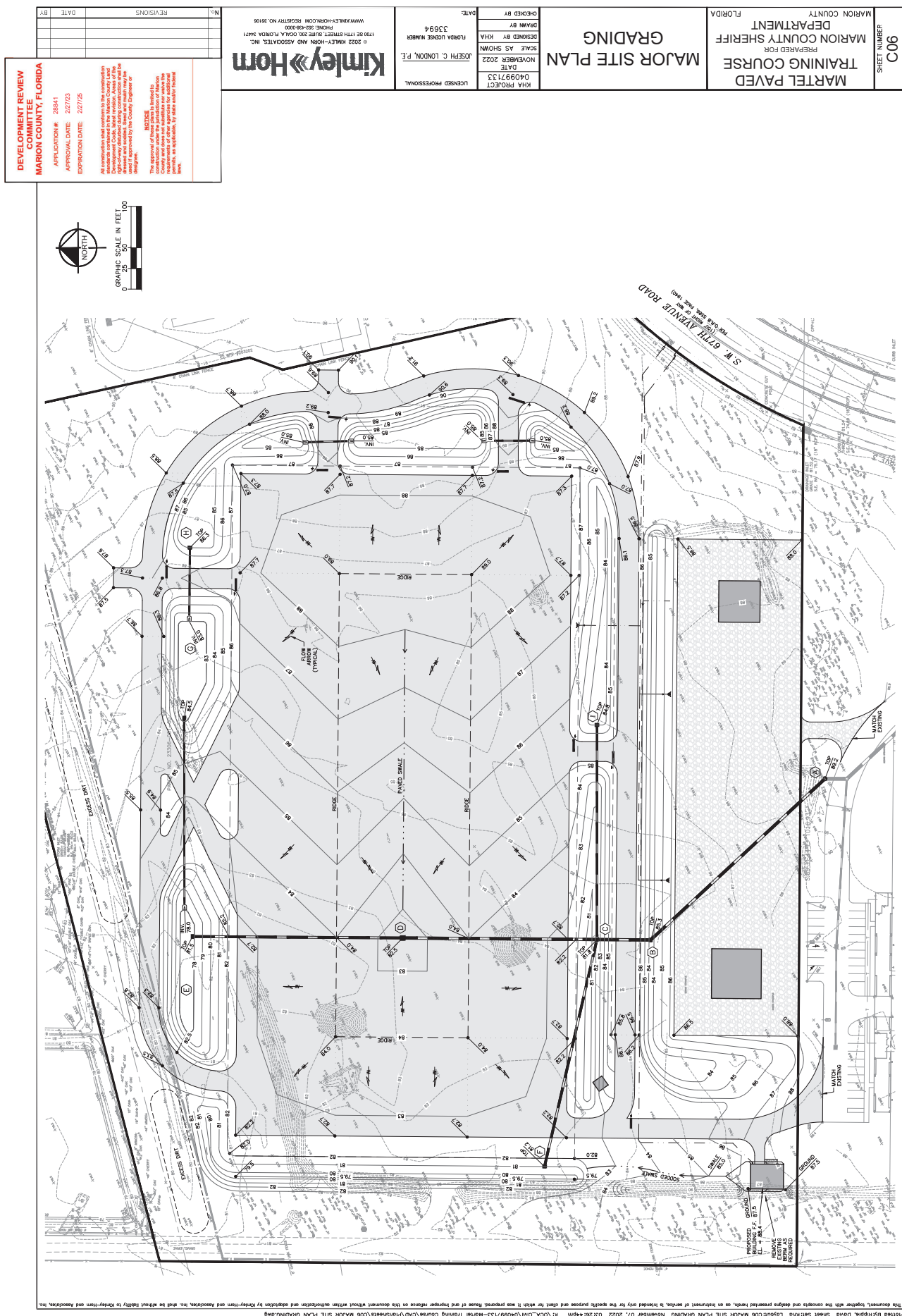
MAJOR SITE PLAN LAYOUT

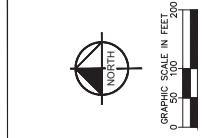
MARION COUNTY SHERIFF
DEPARTMENT
FLORIDA
MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY
SHEET NUMBER
C05

DEVELOPMENT REVIEW
MARION COUNTY, FLORIDA

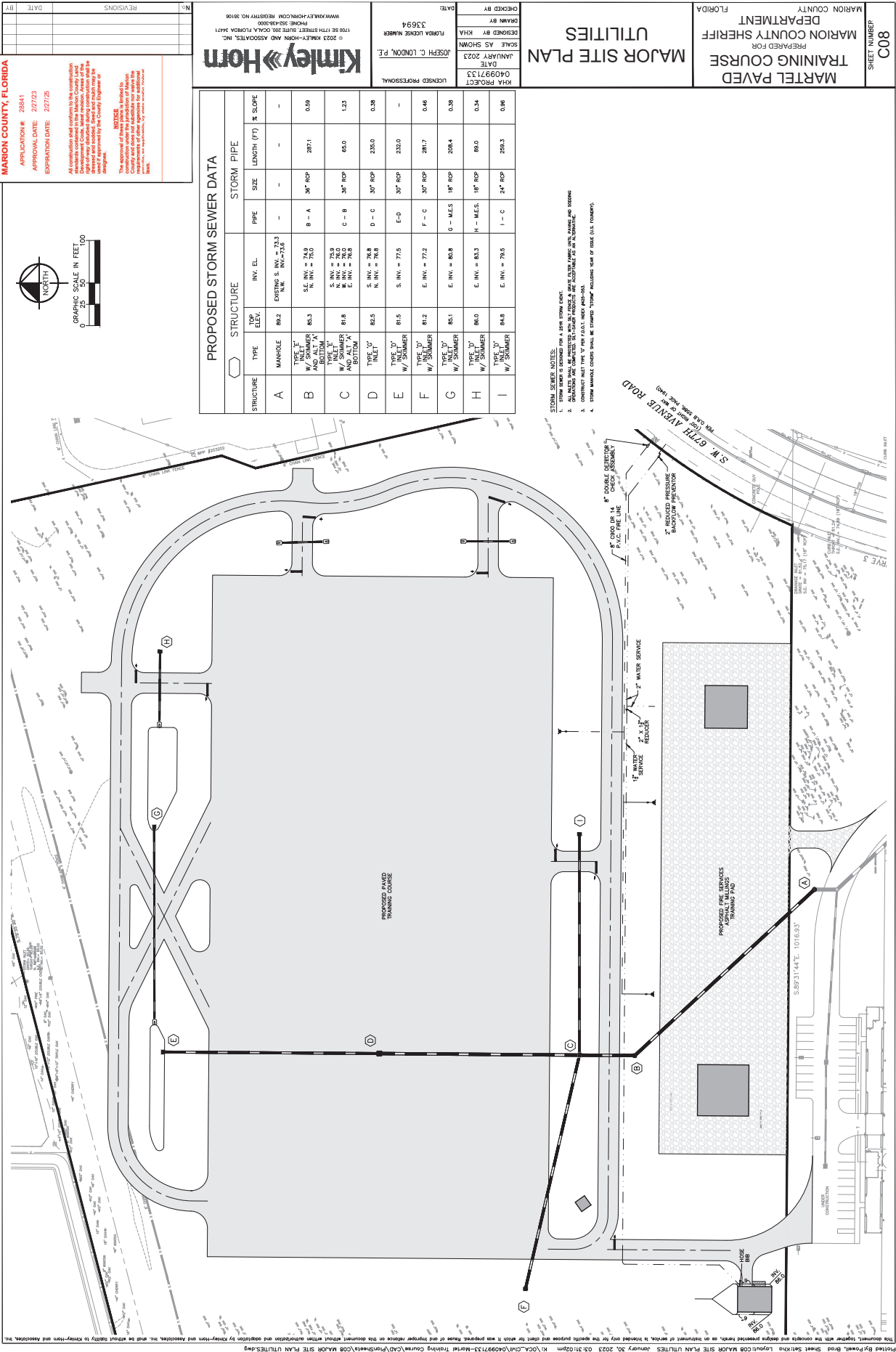
APPLICATION #: 28841
APPROVAL DATE: 2/27/23
EXPIRATION DATE: 2/27/25

All construction shall conform to the Marion County Development Code, Land Use Ordinance, and the Marion County Comprehensive Zoning Ordinance. The applicant is responsible for obtaining all necessary permits and approvals from the Marion County Department of Public Works and the Marion County Department of Planning and Development. The applicant is also responsible for obtaining all necessary permits and approvals from the Marion County Department of Public Works and the Marion County Department of Planning and Development.





MARTEL PAVED TRAINING COURSE PREPARED FOR MARION COUNTY SHERIFF DEPARTMENT FLORIDA		MAJOR SITE PLAN DRAINAGE ANALYSIS		SHEET NUMBER C07	MARION COUNTY
KHA PROJECT 040997135 DATE NOVEMBER 2022 JOSEPH C. LONDON, P.E. LICENSED PROFESSIONAL		SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY:		DATE:	
THE AGREEMENT OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PLANS AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROJECT AND DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER INFORMATION PROVIDED HEREON.		WWW.KIMLEY-HORN.COM REGISTRATION NO. 39100 PHONE 352-434-0000 1700 E. 17TH STREET, SUITE 300, OAKLAND, FLORIDA 32171 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.		REVISIONS NO. DATE BY	



DEVELOPMENT REVIEW
NO. 28841
APPROVAL DATE: 2/27/23
EXPIRATION DATE: 2/27/25



REVISIONS
DATE
BY

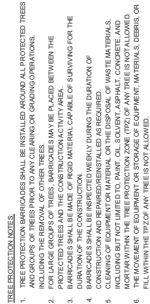
Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
1701 E. 17TH STREET, SUITE 200, OAKLAND, ALABAMA 36601
WWW.KIMLEY-HORN.COM REGISTRATION NO. 36108

CHECKED BY: KHA
DESIGNED BY: KHA
SCALE: AS SHOWN
DATE: JANUARY 2023
KHA PROJECT: 040997133
LISCENSED PROFESSIONAL: JOSEPH C. LONDON, P.E.
FLORENCE LICENSE NUMBER: 33694

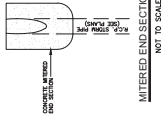
MAJOR SITE PLAN
UTILITIES

MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY
FLORIDA

SHEET NUMBER
C08



4. INCLUDING THE REMOVAL OF OTHER TREES.
5. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE TREES TO BE REMOVED AND THE REMAINING TREES.
6. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
7. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
8. CLEANING OF EQUIPMENT ON THE DISPOSAL OF WASTE MATERIALS.
9. EQUIPMENT NOT LIMITED TO DUMP, COLD, HOT ASPHALT, CONCRETE, AND BRICKS SHALL BE WASHED AND CLEANED TO PREVENT CONTAMINATION.
10. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT MATERIALS, DEBRIS, OR FILL WITHIN THE 25' OF ANY TREE IS NOT ALLOWED.



NOT TO SCALE

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designer.

Kimley-Horn & Associates, Inc.
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35105

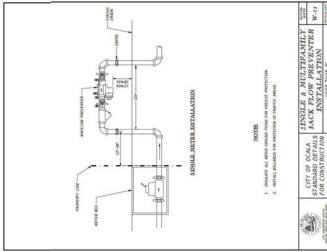
DATE	NOVEMBER 2022
CHECKED BY	
DESIGNED BY	KHA
FLORIDA LICENSE NUMBER	040997133
DATE:	

JOSEPH C. LONDON, P.E.

LICENSED PROFESSIONAL

MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY
FLORIDA

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BEACON Viper Floodlight

Current 0

BEACON Viper Floodlight

Current 0

BEACON Viper Floodlight

Current 0

BEACON Viper Floodlight

Current 0

BEACON Viper Floodlight

Current 0

BEACON Viper Floodlight

Current 0

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire	Luminaire	Total	Bug Rating
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5	1	5	5	5	5	5	5	5	5
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Calculation Summary	Calculation	Result	Unit	Notes
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DEVELOPMENT REVIEW

APPROVAL DATE: 2/27/25

EXPIRATION DATE: 2/27/26

APPROVAL DATE: 2/27/25

EXPIRATION DATE: 2/27/26

REVIEW SET

DATE: 11.08.22

REVISIONS:

NO. DESCRIPTION

MARTEL PAVED TRAINING COURSE

MARION COUNTY SHERIFF'S OFFICE

MARION COUNTY, FLORIDA

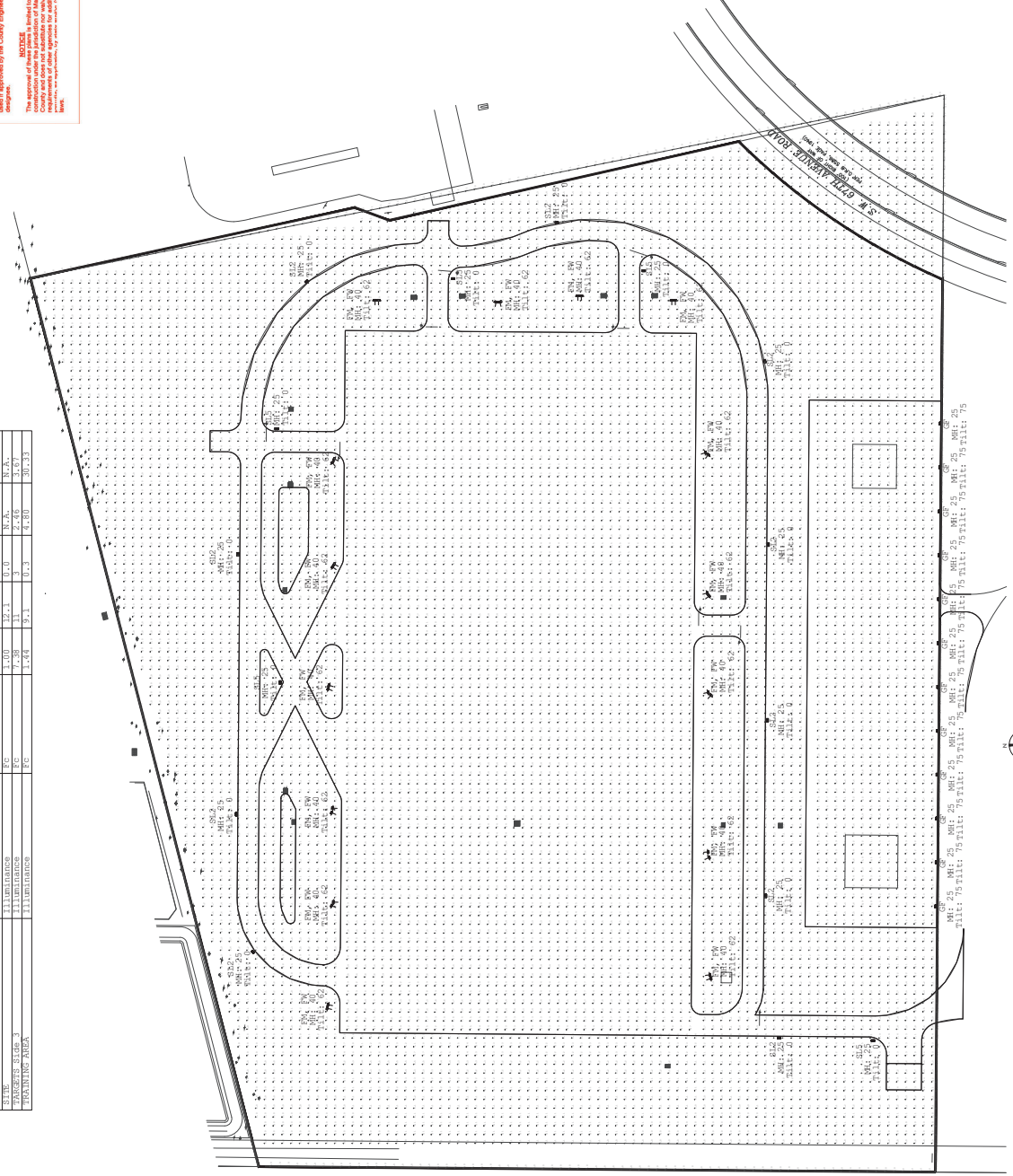
SHEET TITLE

ELECTRICAL SITE PLAN

LIGHTING PHOTOMETRICS

SHEET NO.

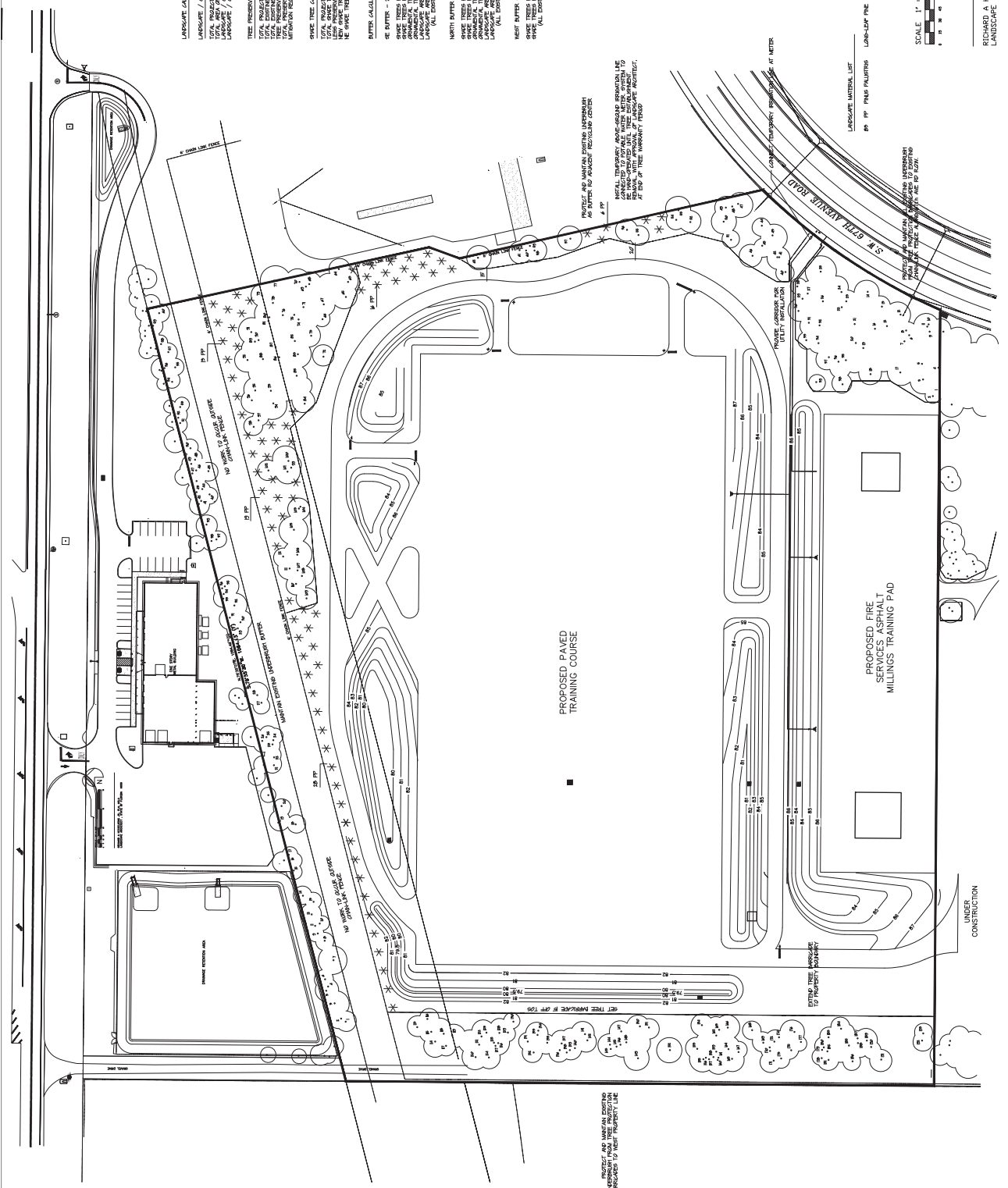
E100-LP



ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	BY

LANDSCAPE MATERIAL LIST
60 8P PMIS PAINTING

PROPOSED FIRE
SERVICES ASPHALT
MILLINGS TRAINING PA

UNDER
CONSTRUCTION



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19498

Agenda Date: 6/16/2025

Agenda No.: 6.6.

SUBJECT:

MSP PID 8005-0854-13 - Waiver to Minor Site Plan in Review

Project #2025040024 #32703 Parcel #8005-0854-13

MCA Consulting Engineers, Inc

LDC 6.12.12.D Sidewalks

Code states 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 request no sidewalks exist in this region. Requesting approval to pay fee in lieu of sidewalk construction.

June 10, 2025

PROJECT NAME: MSP PID 8005-0854-13

PROJECT NUMBER: 2025040024

APPLICATION: MINOR SITE PLAN #32703

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit? Verify if in primary springs protection zone. Will it need an enhanced septic system?

STATUS OF REVIEW: INFO

REMARKS: Well and septic is proposed. Defer to MCU/DOH. Ensure 5 ft from all property lines.

2 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: No sign is indicated. Otherwise, a separate sign permit may be required.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: INFO

REMARKS: Please indicate property location is within Secondary Springs Protection Area.

No ESOZ

FEMA flood zone X

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 4/11/25-add waivers if requested in future

5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size

STATUS OF REVIEW: INFO

REMARKS: .55 acres * 1500gpd (private wells) = 825gpd authorized sewage flow.

The lot is over .50 acres so it will not require a variance for using private wells in Marion Oaks Subdivision

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Total Flow

STATUS OF REVIEW: INFO

REMARKS: 3 units proposed. Must have less than 825gpd estimated flow

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Wells must be at least 75' from all septic systems. Site plan shows setback.

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Must have septic permits for both septic systems shown on site plan through the Department of Health in Marion County.

Will require a Utility Easement Agreement due to multiple units sharing septic system and multiple units on

same parcel.

Water and Sewer Notes are incorrect on site plan. Allowable seer D.O.H. should be 1,500 GPD per AC and Sewer Flow Allowable should be 825 GPD, please fix

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements.

STATUS OF REVIEW: INFO

REMARKS: Bottle brush cannot be used as replacement tree, it is an ornamental tree, However, preserved trees meet mitigation requirements

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 A.1 - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: This property is located within the Marion County Utility Service Area; however, it lies beyond the 960-foot connection distance from existing utility water infrastructure.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 A.1 - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: This property is located within the Marion County Utility Service Area; however, it lies beyond the 960-foot connection distance from existing utility sewer infrastructure.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: C001 - Can remove Marion County Utilities notes.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Located outside the Urban Growth Boundary

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: If listed species found on-site, preservation and/or mitigation to be required.

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Minor Site Plan

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]."

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019

STATUS OF REVIEW: NO

REMARKS: This will remain a NO until \$150.00 Minor Site Plan fee has been paid.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate Future Land Use (FLU) and zoning designation of DRA to south of property.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)

STATUS OF REVIEW: NO

REMARKS: Please submit an environmental assessment of listed species (EALS), or an EALS exemption, as required by LDC Sec. 6.5

20 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area (6.11.8) offstreet parking requirements, (6.11.7) Loading Areas

STATUS OF REVIEW: NO

REMARKS: As a multi-family project, please indicate required ADA parking on site plan

21 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please indicate dimensions for all buildings on site plan. Please indicate proposed building height

22 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 4/11/25-Title block shall be shown on all sheets denoting type of application (Minor Site Plan)

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Sidewalks are required along SW 158th Loop unless otherwise exempted by PUD.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Application # on sheet C001 applies to a different parcel.

25 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Sheet C001 – At the top of the page the Project Number and Application # are incorrect. They should be Project No: 2025040024 Application # 32703.

The Sec Twp Rge on the top left of the page is listed incorrectly. It should be It should be Sec 23 Twp 17 Rge 21.

Also, the Site Data shows 1 Proposed Building. The Parking Spaces shows 6 spaces (2 per Unit for 3 Units) and the Drainfield information and Site Plan show 1 Duplex and 1 SFR. Please update so they have matching information.

On Sheets C001, C002, and C003 the units in the duplex will flow left to right when facing the building. The SFR will not be assigned a unit number so please remove Unit 3 on the SFR.

26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Provide Tree Planting detail

- 27 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1.Type C buffer along SW 158th Loop requires 2 shade trees and 3 Ornamental trees. Due to future OHE, ornamentals may be substituted at a 1:1 basis. Please show 5 trees total for Type C buffer. 2. Bottlebrush symbol is misleading, appears as a multi trunk ornamental, not 6 individual trees.
- 28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: Will there be outdoor lighting? If so, please provide a signed and sealed photometric plan
- 29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Landscape and Irrigation plans to be signed and sealed
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6-9-25 Parcel Number(s): 8005-0854-13 Permit Number: 2025040024

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MSP PID 8005-0854-13 Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit 5 Block 0854 Lot 13 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): ALDA CONTRACTING LLC
Signature: _____
Mailing Address: 3002 SE 1ST AVE., BLDG 300 City: OCALA
State: FL Zip Code: 34471 Phone # 352-307-7727
Email address: travis@aldanacontracting.com

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

Firm Name (if applicable): MCA Consulting Engineers, Inc Contact Name: Miles Anderson P.E.
Mailing Address: 2403 SE 17th St., Suite 502 City: Ocala
State: FL Zip Code: 34471 Phone # 352-629-5591
Email address: miles.anderson@mca-engineers.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6-12-012.D Sidewalk
Reason/Justification for Request (be specific): No sidewalks existing this region.
Requesting approval to pay fee in lieu of sidewalk construction.

DEVELOPMENT REVIEW USE:

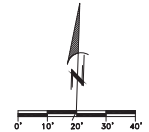
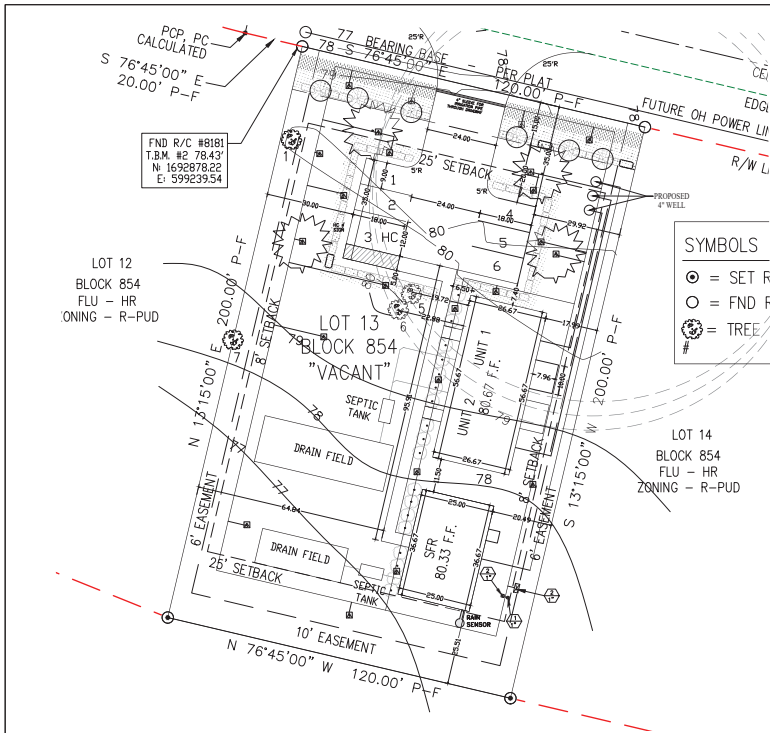
Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐

Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: _____ Verified by (print & initial): _____



IRRIGATION PLAN: SCALE: 1" = 20'

OUT DOOR LIGHTING / EXTERIOR LIGHTING:

THE PROPOSED BUILDING CONSTRUCTION HAS AN OUTDOOR LIGHTING (EXTERIOR LIGHTING) ON THE FACE OF THE BUILDING NEXT TO EACH OF THE ENTRY DOORS. THE LIGHTS SHALL HAVE A 60 WATT BALL AND SHALL BE SHIELDED. THE PHOTOELECTRIC LIGHT SENSORS SHALL NOT BE SHADOWED ONTO THE ADJACENT PROPERTIES, AND COMPLY WITH MARION COUNTY SECTIONS 6.11.3 AND 6.11.4 OF THE LDC.

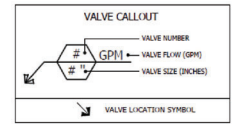
- SYMBOLS**
- ⊙ = SET R
 - = FND F
 - ⊗ = TREE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI / GPM	RADIUS
⊗	HUNTER PCB-50 (1 BUBBLER PER TREE)	TREE	15-70 GAL	1 @ 0.50 GPM	SIZED BY AREA
⊗	HUNTER PCB-101 (DRIP CONTROLLER @ 2' O.C.)				
	RED PLANTING AREA TO RECEIVE POINT SOURCE IRRIGATION				
	HUNTER HE POINT SOURCE EMITTERS AT EACH PLANT:				
	HE-10-8 (BLACK 10PM) = 1 ASSIGNED TO EACH #1 PLANT				
	HE-20-8 (RED 20PM) = 1 ASSIGNED TO EACH #2 PLANT				
	HE-20-8 (RED 20PM) = 2 ASSIGNED TO EACH #7+ PLANT				
	LATERAL LINE TO EMITTERS = HUNTER BLANK TUBING PLD-BLANK 17mm				
	NOTES: PIERCE BLANK TUBING WITH EMITTERS AT EACH PLANT				
	1" IRRIGATION METER, BACKFLOW PREVENTION PER COUNTY CODE				
	HUNTER ICV-101 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL				
	HUNTER ICV-181 - 1" ELECTRIC GLOBE VALVE W/ FLOW CONTROL				
	HUNTER ICV-201 - 2" ELECTRIC GLOBE VALVE W/ FLOW CONTROL				
	HUNTER PCB-101 DRIP CONTROLLER (FLOW 0.5-1.3 GPM) W/ FILTER SYSTEM, JAMBO VALVE BOX REQUIRED.				
	HUNTER PCB-C MODULAR STATION CONTROLLER				
	MODUL PC OUTDOOR				
	PROVIDE PCB MODULES AS REQUIRED				
	HUNTER RAIN-CLIK SENSOR				
	MOUNT IN LOCATION WITH OPEN VIEW TO SKY.				
	IRRIGATION MAINLINE: 1.5" PVC CLASS 300 SDR 21				
	IRRIGATION LATERAL LINE: PVC CLASS 180 SDR 28 (NOT SHOWN, SIZE PER CHART)				
	SDH 400 IRRIGATION SLEEVE				

LAND USE TABLE	
AG	AGRICULTURE, RURAL LANDS, NATURAL RESERVATION
SFR	SINGLE FAMILY, DUPLEX RESIDENTIAL
MF	MULTI-FAMILY RESIDENTIAL
COM	COMMERCIAL, RV PARKS, COMMERCIAL RECREATION
IND	INDUSTRIAL USES
PUB	PUBLIC USE (INCLUDING GOVERNMENT, INSTITUTIONAL, AND RELATED PROFESSIONAL OFFICES)
ROW	ARTERIAL OR COLLECTOR RIGHT-OF-WAY OR ROAD EASEMENT

LAND USE TABLE	
PROPOSED USE	PERMITTED OR EXISTING USE
AG	SFR MF COM IND PUB ROW
SFR	E - C A B C C C
MF	E A - A B C C C
COM	D B B - B C C C
IND	B B B B - B D
PUB	E B C C C C C



NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.

THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

ZONE SCHEDULE

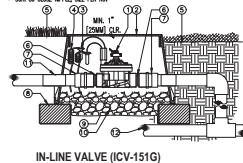
- TREE BUBBLER
- DRIP ZONE
- IRRIGATION HEAD

IRRIGATION NOTES

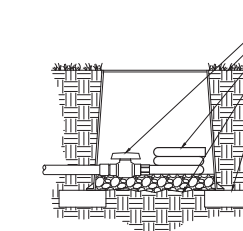
- THE OWNER SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW LANDSCAPE MATERIAL UNTIL ESTABLISHED.
- ALL NEW IRRIGATION SHALL BE MICRO-SPRAY HEADS, DRIP-IRRIGATION, AND/OR BUBBLER HEADS.
- A MINIMUM OF TWO (2) BUBBLER HEADS SHALL BE INSTALLED AT EACH NEW TREE PLANTING.
- IRRIGATION SHALL BE SET SO THERE IS NO OVERSPRAY ONTO ANY ADJACENT AREAS.
- THE OWNER SHALL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS UNTIL ESTABLISHMENT.
- "RAIN-CHECK" MONITOR SHALL BE INSTALLED ON ANY PERMANENT IRRIGATION SYSTEM.
- BACK-FLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE CONNECTION OF ANY WELL OR METER.
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 6.8.4.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
- ALL REQUIREMENTS IN SECTION 6.8.4 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
- ALL REQUIREMENTS OUTLINED IN SECTION 6.8.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
- NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.8.6) WATERING INSTALLATION (6.8.9) AND INSTALLATION LICENSING REQUIREMENTS (6.8.10).
- BUBBLERS FOR TREES SHALL BE STAKED IN THEIR PROPERTY LOCATIONS.

LEGEND

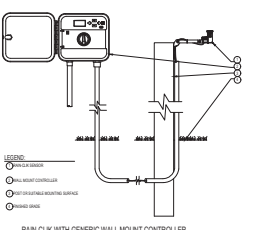
- HUNTER REMOTE CONTROL VALVE (RCV) WITH 1" PVC SUP 8' PPT EMITTER
- IRRIGATION VALVE BOX NEAR STAP LID WITH 1" FLEX FABRIC - BWP TRICE ARCADE BRICK 12" X 12" LITERS
- WATERPROOF CONNECTOR (2)
- 1/2" O.D. CHASE W/ 1/2" CONTROLLER
- 1/2" O.D. CHASE AT ADJACENT SURFACE (TUFF OR BRICK)
- SOIL BUBBLES CLOSE W/ PIPE FOR RCV



IN-LINE VALVE (ICV-151G)



FLUSH POINT - BALL VALVE



RAIN-CLIP WITH GENERIC WALL MOUNT CONTROLLER

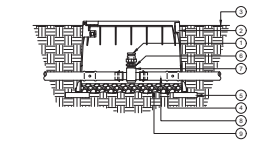
- LEGEND**
- ⊙ = WALL VALVE
 - ⊙ = FINISHED GRADE
 - ⊙ = IRRIGATION GROUND LENGTH AS NECESSARY
 - ⊙ = FLEX FABRIC
 - ⊙ = BRICK

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

MILES C. ANDERSON, P.E.
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 39885
C.A. # 0000842

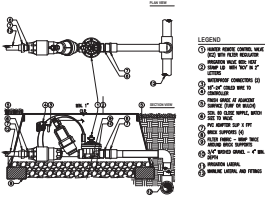
MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD. SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

MINOR SITE PLAN		IRRIGATION PLAN	
ALDANA CONTRACTING		PROJ. ALDANA CONTRACTING	
MSP PID 8005-0854-13		GOLF COURSE DESIGN	
MARION OAKS, FLORIDA		(352) 629-5591	
SEC 23, TWP 17, RGE 21		FAX (352) 629-4402	
OCALA, FLORIDA			
DATE:	3-3-25	DESIGN:	MCA
SCALE:	6-9-25	AS SHOWN	DRWN:
PROJ. NUMBER:	25-010	CHECK:	MCA
FILED:	ALDANA CONTRACTING	FILED:	ALDANA CONTRACTING
DATE:	3-3-25	DATE:	3-3-25
REVISION	DATE	APPROVED:	DATE
1	INITIAL COMMENTS	6-9-25	AS SHOWN
2	REVISION	DATE	APPROVED:

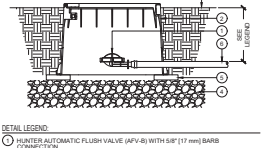


- DETAIL LEGEND:**
- ⊙ HUNTER AIR RELIEF VALVE
 - ⊙ HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MR-881)
 - ⊙ LID COLORED: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
 - ⊙ FINISHED GRADE
 - ⊙ COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
 - ⊙ GRAVEL BASE, DEPTH AS SPECIFIED
 - ⊙ 3/4" MPT X 1/2" PPT BUSHING
 - ⊙ PLD-BLANK TUBING FITTING
 - ⊙ PROFESSIONAL LANDSCAPE OUTLINE
 - ⊙ FILTER FABRIC

AIR RELIEF VALVE - TUBING

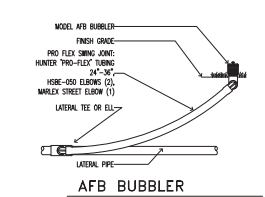


EMITTER ZONE AUTOMATIC FLUSH VALVE WITH BARB CONNECTION



- DETAIL LEGEND:**
- ⊙ HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MR-881)
 - ⊙ LID COLORED: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE. SEE HUNTER CATALOG.
 - ⊙ FINISHED GRADE
 - ⊙ GRAVEL BASE, DEPTH AS SPECIFIED
 - ⊙ COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
 - ⊙ HUNTER BLANK TUBING (PLD-BLANK) TO DRIPLINE CONNECTION. 5/8" (17 mm)

EMITTER ZONE AUTOMATIC FLUSH VALVE WITH BARB CONNECTION



MODEL AFB BUBBLER

DETAIL LEGEND:

- ⊙ IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
- ⊙ FLOW-CLIK MODULE AND PROVIDED CABLE
- ⊙ PLASTIC CONTROLLER DOOR
- ⊙ CONTROL WIRE CONDUIT TO PLANTER, SIDE AS REQUIRED
- ⊙ 100 VAC CABLE FOR CONNECTION TO GROUNDED 120 VAC POWER SOURCE (USE VAC FOR INTERNATIONAL MODELS)
- ⊙ TWO (2) WIRES TO SENSOR TERMINALS IN CONTROLLER - YELLOW
- ⊙ TWO (2) WIRES TO 24 VAC TERMINALS IN CONTROLLER - WHITE
- ⊙ TWO (2) WIRES TO FLOW-CLIK SENSOR - BLACK, RED
- ⊙ SURFACE TO MOUNT CONTROLLER PER PLAN

IRRIGATION CONTROLLER, WALL MOUNT WITH FLOW-CLIK



IRRIGATION CONTROLLER, WALL MOUNT WITH FLOW-CLIK

MINOR SITE PLAN FOR LOT 13, BLOCK 0854

MARION OAKS UNIT 05

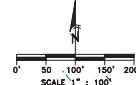
PROJECT NAME: MSP PID 8005-0854-13

SW 158th LOOP

MARION COUNTY, FL

PROJECT NO: 2025040024
APPLICATION #32703

AERIAL MAP:



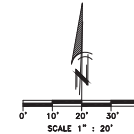
SET N&T #7021
T.B.M. #1 7673
N 1692911.98
E: 599226.90

FND R/C #8181
T.B.M. #2 7843
N 1692878.22
E: 599239.54

LOT 12
BLOCK 854
FLU - HR
ZONING - R-PUD

SYMBOLS
● = SET R/C #7021
○ = FND R/C #8181
= TREE & ID

SITE PLAN:



SETBACKS
FRONT = 25 FEET
REAR = 5 FEET
SIDE = 5 FEET

INDEX
C001 - MINOR SITE PLAN
C002 - LANDSCAPE & TREE REMOVAL
C003 - IRRIGATION

SITE DATA:
TOTAL SITE AREA (WITHIN BOUNDARY): 24.000 (0.55 AC)
AREAS FOR TOTAL SITE:
PROPOSED BUILDING UNIT 1.82 AND SFD = 2,428.5 SF
PROPOSED ON SITE IMPERVIOUS AREA = 5,165 SF
TOTAL IMPERVIOUS AREA = 5,165.15 SF
IMPERVIOUS PERCENT OF COVERAGE = 23%
PERVIOUS AREA (OPEN AREA) = 18,834 SF
PERVIOUS AREA PERCENT OF COVERAGE = 77%
THIS SITE IS NOT THE PRIMARY SPRINGS PROTECTION ZONE.
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 1205020000S, DTD: 8/28/2000
THIS SITE IS NOT IN THE ES02 OVERLAY ZONE.

PARCEL NUMBER: 8005-0854-13
PROJECT ADDRESS: SW 158th LANE, MARION OAKS, FL
SUBDIVISION: MARION OAKS
UNIT 5
ZONING: R-PUD
FLU: HIGH RESIDENTIAL (HR)
OWNER: ALDANA CONTRACTING LLC
12279 S US HWY 441 STE 3
BELLEVUE, FL 34405
CONTRACTOR: ALDANA CONTRACTING LLC
12279 S US HWY 441 STE 3
BELLEVUE, FL 34405

MARION COUNTY UTILITIES AS-BUILT NOTE:

THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL AS-BUILT TO THE MCO FOR SERVICE AND VALVES THAT WILL BECOME PART OF THE MCO WATER SYSTEM. ANYTHING BEYOND THE METER SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.

AREA

UNIT TOTAL COVER AREA
UNIT 1 = 758 SF
UNIT 2 = 758 SF
SFR = 817 SF

BLDG HEIGHT

UNIT 1 & 2 = 12'-10"
SFR = 12'-7"

PARKING & TRAFFIC REQUIREMENTS

PARKING
2.0 SPACES PER UNIT
2.0 SPACES X 3 UNITS = 6 SPACES REQUIRED
TOTAL HANDICAP SPACE REQUIRED: 1 PER 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 6 WITH ONE BEING H/C
PARKING SPACE SIZES: 9'X18'
HANDICAP SPACE 12'X18' AND 5' WIDE SIDE WALK FLUSH WITH PAVEMENT.

TRAFFIC STATEMENT
USING ITE CODE 220 MULTI-FAMILY LOW RISE THIS SITE IS PROJECTED TO GENERATE 28 DAILY TRIPS AND 5 PEAK HOUR TRIPS

OCCUPANCY USE:

INTENDED USE FOR THIS SITE = ONE DUPLEX UNIT WITH TWO BEDROOM UNITS & 1 SINGLE FAMILY RESIDENCE WITH TWO BEDROOMS.

IRRIGATION AREA:

TOTAL IRRIGATION COVERAGE = 14,943 SF

SIGNAGE:

THE PROPOSED SITE DEVELOPMENT SHALL NOT BE CONSTRUCTING ANY SIGNAGE ADVERTISING FOR THE QUAD UNITS.

NOI NOTE:

THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF NOI SENT TO FDP FOR IMPROV GENERAL CONSTRUCTION PERMIT REQUIREMENTS FOR THIS PROJECT WHICH IS 0.55 ACRES

UTILITY NOTE:

WHEN CENTRAL WATER AND/OR SEWER BECOME AVAILABLE FOR CONNECTION TO THIS PROPERTY, CONNECTION TO CENTRALIZED SYSTEM IS REQUIRED.

GENERAL STATEMENT:

THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY, OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.

WASTE WATER CALCULATIONS

WATER AND SEWER

SEWER
LOT SIZE = 0.55 AC'S
ALLOWABLE SEWER D.O.H. = 1,500 GPD PER AC
SEWER FLOW ALLOWABLE = 825 GPD
SEWER FLOW PROPOSED = 600 GPD

WATER
PRIVACY WELLS= 800 GPD X 1.2 = 720 GPD
UNIT A/C SQUARE FOOTAGE
UNIT 1 & 2 = 758 SF
UNIT 3 = 917 SF

DRAINFIELD DUPLEX (W/ IN GROUND NITROGEN REDUCTION SYSTEM)

OVER INFORMATION:
INFILTRATION RATE = 0.80 GAL/SF
REQUIRED DRAINFIELD SIZE = 420 SF / 0.80 GAL/SF = 525 SF
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER", CHAMBER IS 15.0 SF.
500 SF / 15.0 SF PER CHAMBER = 33.33 CHAMBERS
USE 34 CHAMBERS / 5 CHAMBERS PER ROW = 4 ROWS
LENGTH OF CHAMBER = 8.00 LF
WIDTH OF CHAMBER = 32" - 24"
SPACING OF CHAMBERS = 40"
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING
THE DRAINFIELD SHALL BE 30"/2" LONG BY 172" WIDE = 260 SF (DOD AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):
FOR 400 GPD = 1200 GALLON MIN EFFECTIVE CAPACITY
USE (L) 1500 GALL. TANK

DRAINFIELD SINGLE FAMILY (W/ IN GROUND NITROGEN REDUCTION SYSTEM)

OVER INFORMATION:
INFILTRATION RATE = 0.80 GAL/SF
REQUIRED DRAINFIELD SIZE = 200 SF / 0.80 GAL/SF = 250 SF
FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA OF AN "ADS ARC LEACHFIELD CHAMBER", CHAMBER IS 15.0 SF.
250 SF / 15.0 SF PER CHAMBER = 16.67 CHAMBERS
USE 17 CHAMBERS / 5 CHAMBERS PER ROW = 3 ROWS
LENGTH OF CHAMBER = 8.00 LF
WIDTH OF CHAMBER = 32" - 24"
SPACING OF CHAMBERS = 40"
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING
THE DRAINFIELD SHALL BE 30"/2" LONG BY 172" WIDE = 260 SF (DOD AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-6.008 (2):
FOR 200 GPD = 900 GALLON MIN EFFECTIVE CAPACITY
USE (L) 900 GALL. TANK (RECOMMENDED: 1000 GALLON TANK)

OPERATION AND MAINTENANCE STATEMENT

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

TRAVIS ALDANA
ALDANA CONTRACTING LLC
3002 SE 1ST AVE BLDG 300
OCALA, FL 34471
Tel: 352-307-7727

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

MILES C. ANDERSON, P.E.
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 39385
C.A. # 00008842

GENERAL PURPOSE:
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.55 ACRE, THE SITE ADDRESS IS SW 158th LOOP, OCALA, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENT CONSTRUCTION OF PUBLIC FACILITIES.
CONCURRENCY:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A SEVERED CONCURRENT DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL, HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE DISTANCE NOTE:
SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY LDC REQUIREMENTS.

GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
2. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY AND PROJECT ENGINEERS.
3. BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY RIA WWH.
4. BUILDINGS SHALL BE HANDICAP ACCESSIBLE AS PER THE STATE OF FLORIDA REGULATIONS. THE ARCHITECT/ENGINEER SHALL PROVIDE BUILDING PLANS, CLEAN AND SUITABLE MATERIAL SHALL BE USED FOR CONSTRUCTION OF THE BUILDING FOUNDATION AND SHALL BE COMPACTED TO A MINIMUM DENSITY WITH TERMITES TREATMENT.
5. ALL PARKING STALLS SHALL BE STRIPED WITH 6" WHITE LINES. HANDICAP SPACES SHALL BE STRIPED AND SHALL HAVE ADDITIONAL 6" BLUE LINES INSIDE EACH SPACE AT 2' FROM WHITE LINES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FDOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FDC CHAPTER 11.
6. THE SITE, ACCESS & R.O.W.'s ARE TO BE KEPT CLEAN & FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES DURING CONSTRUCTION. ANY INCIDENCE OF EROSION, SEGMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
8. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK-KARST SENSITIVE AREAS", SURVIV, MAY 1988, SHALL BE FOLLOWED.
9. MINIMUM STRENGTH FOR ALL CONCRETE ON SITE SHALL BE 3000 PSI AT 28 DAYS OR AS OTHERWISE NOTED. ALL VEHICLE PARKING AREAS SHALL BE PAVED W/ AUTO PAVEMENT (SEE PAVEMENT STRUCTURE THICKNESS TABLE ON C003). ALL OTHER PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH TRUCK PAVEMENT AS PER PAVEMENT STRUCTURE THICKNESS TABLE ON C003. ALL CONCRETE TRUCK LOADING AREAS SHALL BE 3000 PSI CONCRETE UNDO. GEO-TECH TO FIELD VERIFY DURING CONSTRUCTION.
10. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
11. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND STREET OPERATION."
12. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OF UTILITIES SHOWN ON THESE PLANS.
14. ALL DESIGNED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON EXISTING DATA SUPPLIED BY THE SURVEYOR.
15. FOR ANY CONSTRUCTION WITHIN THE STATE OF FLORIDA OR COUNTY R/W THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY PERMITS BEFORE COMMENCING WITH THIS CONSTRUCTION.
16. ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
17. AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
18. THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.
19. THERE WILL BE NO OUTSIDE STORAGE.

WAIVERS PENDING / APPROVAL:			
CODE SECTION	APPROVAL DATE	CONDITION	
6.12.12. D SIDEWALK FEE	XX/XX/XX	TO APPROVE FEE IN LIEU OF SIDEWALK CONSTRUCTION TO BE PAID PRIOR TO BUILDING FINAL INSPECTION	

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.

CIVIL - STRUCTURAL - LAND PLANNING - GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402



MINOR SITE PLAN		COVER SHEET	
ALDANA CONTRACTING		MSP PID 8005-0854-13	
MARION OAKS, FLORIDA		SEC 23, TWP 17, RGE 21	
OCALA, FLORIDA			
DATE:	3-3-25	DESIGN:	MCA
DATE:	6-9-25	SCALE:	AS SHOWN
DATE:	6-9-25	DRAWN:	MS
DATE:	6-9-25	CHECK:	MCA
DATE:	6-9-25	APPROVED:	MCA
DATE:	6-9-25	PROJ. ALDANA MSP	C001
DATE:	6-9-25	PROJ. ALDANA CONTRACT	C001





Marion County

Development Review Committee

Agenda Item

File No.: 2025-19499

Agenda Date: 6/16/2025

Agenda No.: 6.7.

SUBJECT:

Green Leaf - Waiver Request to Establishment of County MSBU

Project #2025050079 #32908 Parcel #19999-004-00

Rogers Engineering, LLC

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to provide an easement agreement for maintenance requirements and HOA documents.

June 12, 2025

PROJECT NAME: GREEN LEAF

PROJECT NUMBER: 2025050079

APPLICATION: DRC WAIVER REQUEST #32908

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Defer to MSBU.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Parcel 19999-004-00 is located within the Marion County Utility Service Area, but it is outside of the connection distance. The nearest MCU infrastructure is more than 3 miles away. MCU has not provided any comments regarding the division of this parcel. Utility easements are indicated on the site plan.

Additionally, this parcel is outside the Urban Growth Boundary and is situated within the Secondary Springs Protection Zone.

- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: All lots are over 10acres and can support well and septic
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU.



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 COMMITTEE WAIVER REQUEST FORM

Date: 04/28/2025 Parcel Number(s): 19999-004-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Green Leaf Commercial ☐ 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): Madison Carmen Properties, LLC
Signature: CARMEN MURVIN
Mailing Address: 2166 NW 10th Street City: Ocala
State: FL Zip Code: 34475 Phone # 352-427-8649
Email address: Carmengmurvin@gmail.com

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

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Melinda Clemons
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: Florida Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 2.16.1.B(8) - Agricultural lot split
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



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 COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 2.16.1.B(8)(g) Establishment of County M.S.B.U
Reason/Justification for Request (be specific): Provide an Easement Agreement for maintenance requirements and HOA documents.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

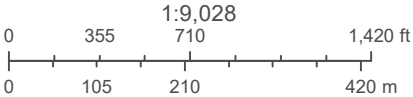
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____



PID# 19999-004-00

4/25/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

GREEN LEAF

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____, PAGE _____

LEGAL DESCRIPTION:

LOT 1
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1903.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 345.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1399.69 FEET AND A CENTRAL ANGLE OF 170°1'48"; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 518.31 FEET (CHORD BEARING AND DISTANCE OF N82°34'03"W, 317.63 FEET) TO THE INTERSECTION WITH THE AFORESAID WEST LINE OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°29'54"E ALONG SAID WEST LINE, 648.92 FEET TO THE POINT OF BEGINNING.

LOT 2
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1238.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°29'54"W ALONG SAID WEST LINE, 665.02 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO THE POINT OF BEGINNING.

LOT 3
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 655.09 FEET; THENCE S00°19'19"W, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO A POINT ON AFORESAID WEST LINE; THENCE N00°29'54"E ALONG SAID WEST LINE, 665.02 FEET TO THE POINT OF BEGINNING.

LOT 4
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 1310.88 FEET; THENCE N00°04'48"E, 584.41 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°34'20"W ALONG SAID NORTH LINE, 1306.58 FEET TO THE POINT OF BEGINNING.

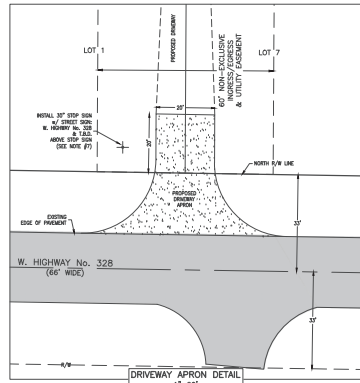
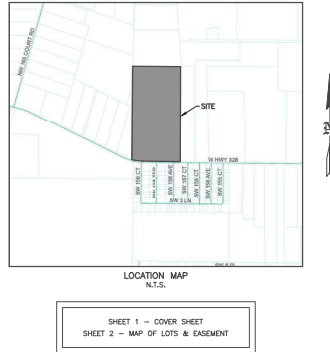
LOT 5
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 665.09 FEET TO THE POINT OF BEGINNING; THENCE S00°19'19"W, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET; THENCE N00°04'48"E, 665.07 FEET; THENCE N89°05'31"W, 655.79 FEET TO THE POINT OF BEGINNING.

LOT 6
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1249.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°04'48"W, 665.07 FEET; THENCE N89°05'31"W, 661.41 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET TO THE POINT OF BEGINNING.

LOT 7
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1914.55 FEET TO THE POINT OF BEGINNING; THENCE N89°05'31"W, 661.41 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE S89°05'31"E ALONG SAID RIGHT-OF-WAY LINE, 664.30 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°04'48"E, 685.07 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 625.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°05'31"E, 60.00 FEET; THENCE S00°19'19"W, 976.94 FEET; THENCE S89°40'41"E, 20.00 FEET; THENCE S00°19'19"W, 40.00 FEET; THENCE N89°40'41"W, 20.00 FEET; THENCE S00°19'19"W, 998.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°19'19"E, 997.55 FEET; THENCE N89°40'41"E, 20.00 FEET; THENCE N00°19'19"E, 977.55 FEET TO THE POINT OF BEGINNING.



NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x4" #10 WWM ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 - 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 7 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 & 7, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO WEST HIGHWAY No. 328 OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. IN ADDITION TO THE 60 FEET WIDE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO SAID EASEMENT AND A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
7. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT. IN ACCORDANCE WITH DETAILS TS030, TS031 AND TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0460, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
10. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT MAY BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
11. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
12. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 8000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
13. THE 60 FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENT AND COVENANTS FOR GREEN LEAF AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DATE	REVISION

ROBERT L. BOYER, P.E. Firm: Rogers Engineering & Land Surveying Address: 1105 S.E. 3rd Avenue, Suite 447 Ocala, FL 34474 Phone: (352) 622-9214 Fax: (352) 622-9214 Email: info@rogerseng.com Website: www.rogerseng.com	ROBERT L. BOYER, P.E. Firm: Rogers Engineering & Land Surveying Address: 1105 S.E. 3rd Avenue, Suite 447 Ocala, FL 34474 Phone: (352) 622-9214 Fax: (352) 622-9214 Email: info@rogerseng.com Website: www.rogerseng.com
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ROGERS ENGINEERING & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34474 • Ph. (352) 622-9214 • L.L. Bue, #4074

GREEN LEAF

AGRICULTURAL LOT SPLIT PLAN

Cover Sheet

JOB No. KB-0201-LEAF-ALS

DATE 5/27/2025

SCALE N.T.S.

SHEET 1 OF 1

MEKELLE M. BOYER

PROFESSIONAL SURVEYOR & MAPPER

REGISTRATION No. 7308

STATE OF FLORIDA

MARION COUNTY, FLORIDA



GREEN LEAF

AGRICULTURAL LOT SPLIT PLAN

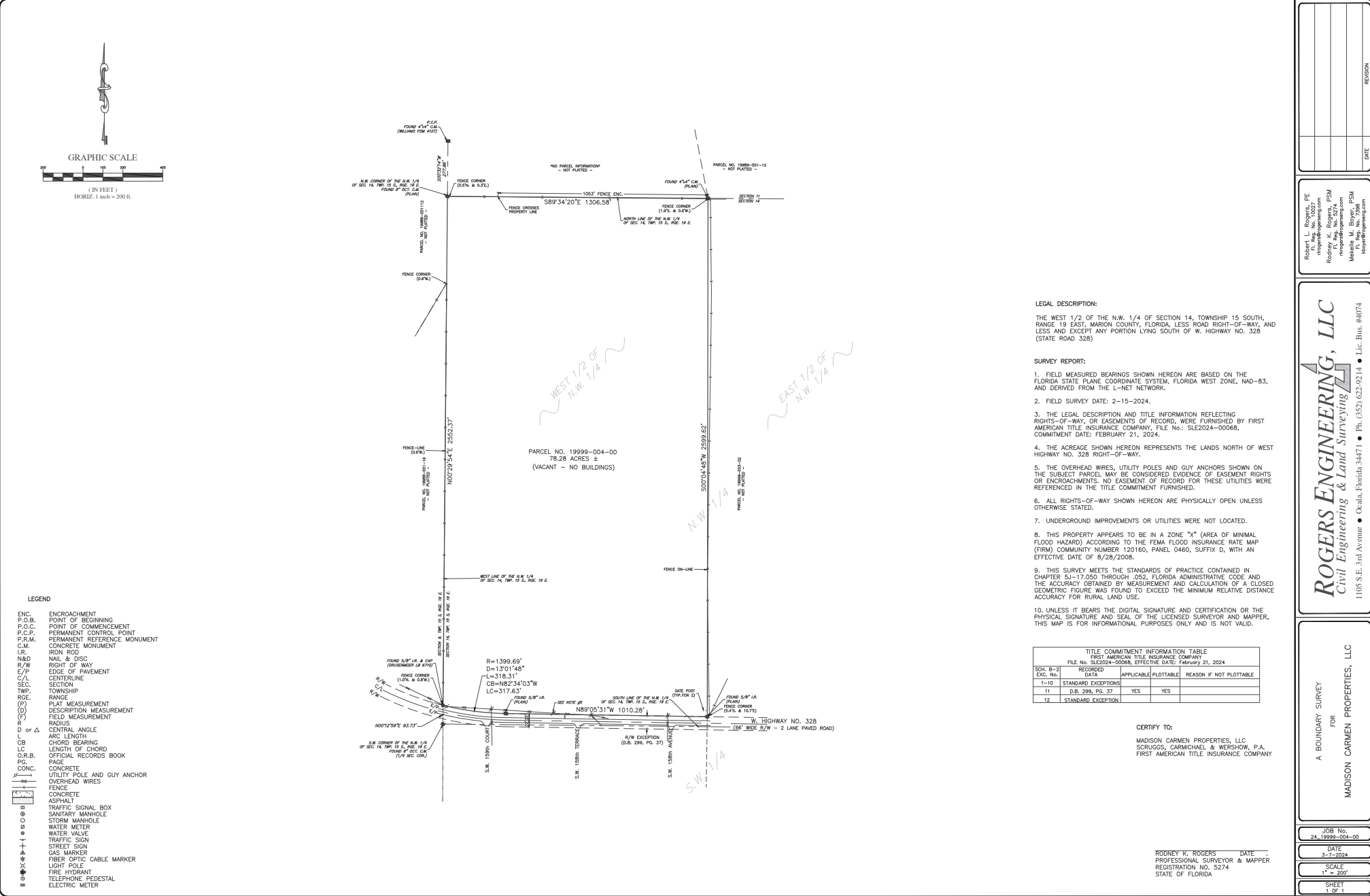
Map of Lots

JOB No.
KB GREEN LEAF ALS

DATE
5/27/2025

SCALE
1" = 150'

SHEET
2 OF 2



REVISION

DATE

RODNEY K. ROGERS, P.E.
rrogers@rogers-engineering.com
Rodney K. Rogers, P.E.
Rodney K. Rogers, P.E.
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ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074

A BOUNDARY SURVEY
FOR
MADISON CARMEN PROPERTIES, LLC

JOB No.
24-19999-004-00
DATE
2-15-2024
SCALE
1" = 200'
SHEET
1 OF 1