



**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: 4/29/2021 Parcel Number(s): 3573-003-022 Permit Number: 2021021920
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OX022E Adams Homes of Northwest Florida PID # 3573-003-022 Commercial or Residential
Subdivision Name (if applicable): Oaks at Ocala Crossings South Ph 1
Unit Block C Lot 22

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): Adams Homes of Northwest Florida, Inc.
Property Owner's Signature: [Signature] PRESIDENT
Property Owner's Mailing Address: 3000 Gulf Breeze Pkwy.
City: Gulf Breeze State: FL Zip Code: 32563 Phone # 352-592-7513

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

Firm Name (if applicable): Adams Homes of Northwest Florida Inc. Contact Name: Francine Riale
Mailing Address: 3000 Gulf Breeze Pkwy City: Gulf Breeze State: FL Zip Code: 32563
Phone # 352-592-7513 Alternate Phone #
Email address: shpermits@adamshoomes.com

D. WAIVER INFORMATION:

Section & Title of Code:
Reason/Justification for Waiver Request: 2.21.1.A - Major Site Plan
Proposed SFR total under roof at 3520sf + concrete driveway at 519sf totals 4039sf.
Per final plat calculations, maximum per lot for Phase 1 is 3598sf of impervious coverage.

DEVELOPMENT REVIEW USE:

Received By: CG Date Processed: 4/30/21 Project # 2021040120 AR # 266663

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

May 12, 2021

PROJECT NAME: ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST

PROJECT NUMBER: 2021040120 APPLICATION: #26663

2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED** defer to OCE

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE-Stormwater.

- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **APPROVED** with setbacks as shown on site plan.

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - will connect to water and sewer service as provided by Marion County Utilities. Not in any primary springs protection zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A

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

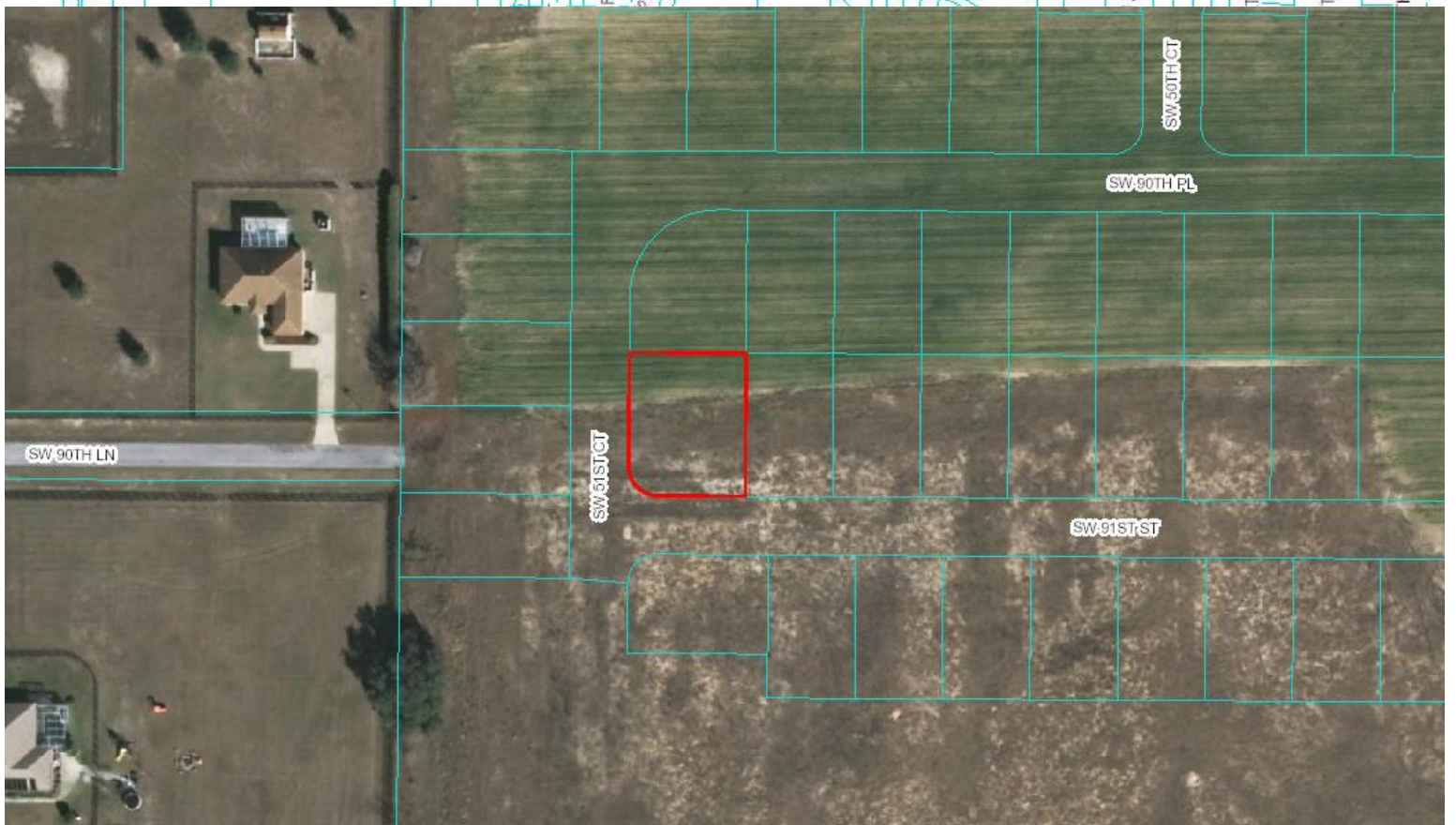
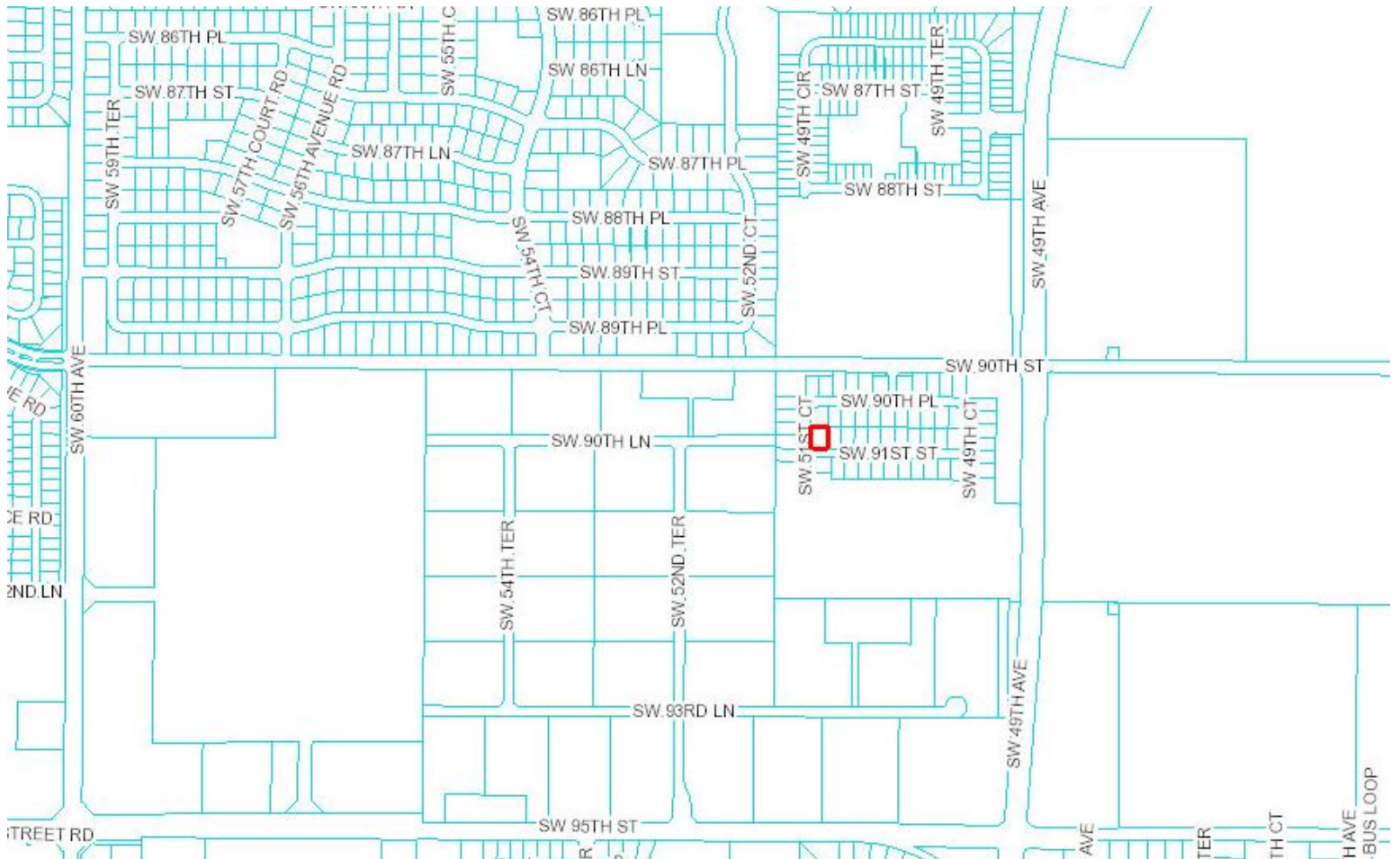
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A

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

- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **CONDITIONAL APPROVAL**. Staff recommends approval subject to the following conditions: 1) a. The applicant must provide the Acknowledgement And Acceptance of Additional Stormwater letter from the Developer (O&M Entity) for the 883 sf impervious in excess of 3,600 sf on the lot., OR b. The applicant must provide on-site stormwater control for the additional runoff from the impervious areas in excess of 3,600 square feet, and a letter of no-objection from the Developer. 2) A permit/inspection hold will be in effect until a sketch of the 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 all areas disturbed by construction 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.

Note: The subject parcel is a 0.28-acre parcel (PID 3573-003-022) in the Oaks at Ocala Crossings South Phase 1 subdivision (private roads and private drainage). The proposed impervious coverage is 4,480sf based on the site plan measurements. The Improvement Plans (AR# 22884) assume 3,600 sf impervious coverage per lot. Staff recommends approval with conditions.

**ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST
OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22
Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920
ADAMS HOMES OF NORTHWEST FLORIDA**



**ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST
 OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22
 Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920
 ADAMS HOMES OF NORTHWEST FLORIDA**

PLOT PLAN FOR

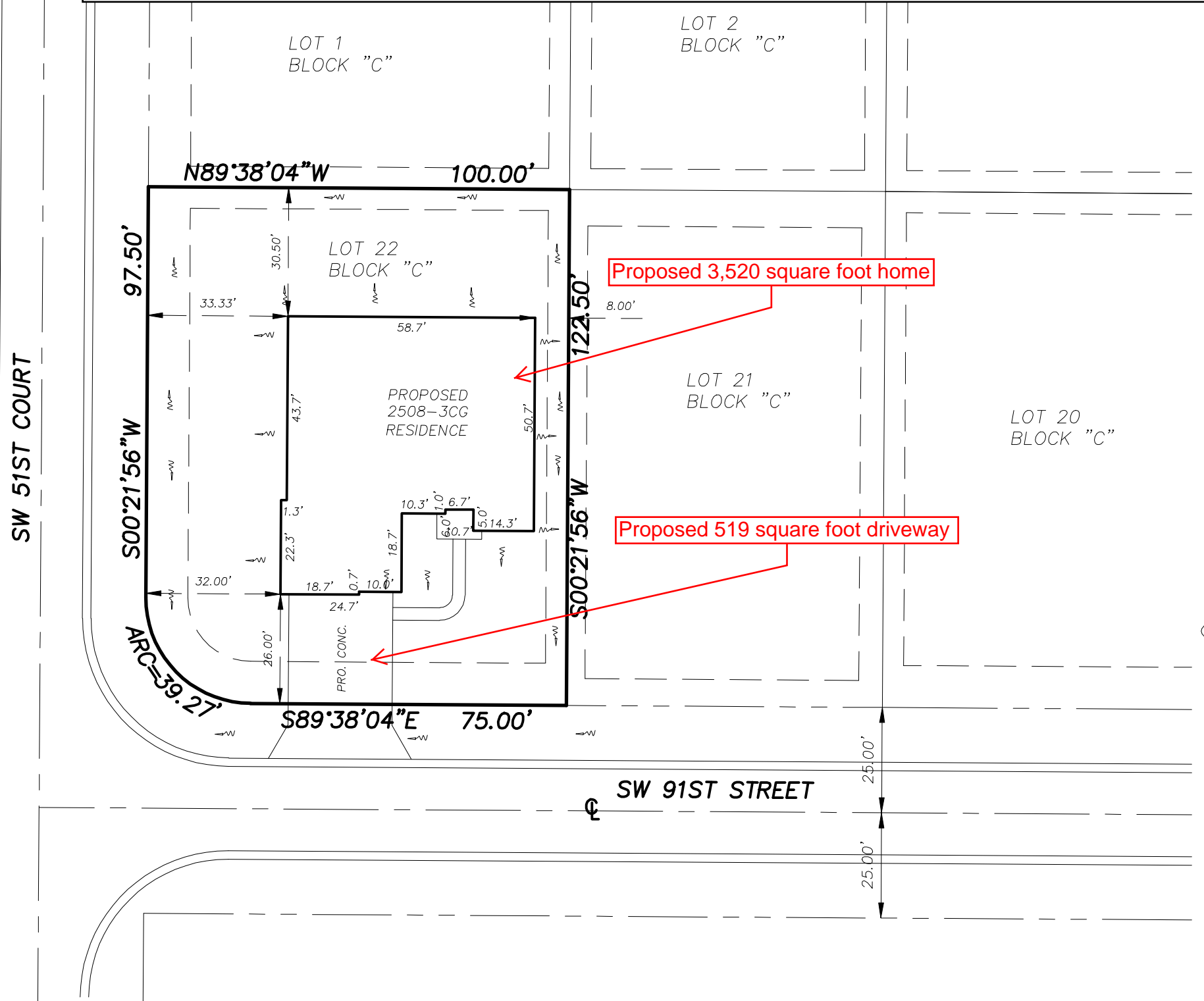
ADAMS HOMES

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 22 BLOCK "C" OAKS AT OCALA CROSSINGS SOUTH PHASE ONE. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14 PAGES 12-13 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SPECIAL NOTE: THE ABOVE DESCRIBED APPEARS TO BE IN ZONE "X" (NOT PRONE TO FLOODING) ACCORDING TO FEMA FLOOD MAP 12083C0507D

JOB # AD21-040PP	
DATE	BY
03/03/21	CS
REVISIONS	
REVISE TO GARAGE LEFT PER ADAMS	



- LEGEND:**
- | | | |
|-----------------------------|----------------------------------|--|
| ■ FOUND CONCRETE MONUMENT | ⊗ WATER VALVE | ⊗ FIRE HYDRANT |
| □ SET CONCRETE MONUMENT | PRM PERMANENT REFERENCE MONUMENT | POB POINT OF BEGINNING |
| ● FOUND REBAR AND CAP | POC POINT OF COMMENCEMENT | PRO PROPOSED |
| ⊙ SET REBAR AND CAP | RGE RANGE | RES RESIDENCE |
| • FOUND NAIL AND TAB | R/W RIGHT OF WAY | SEC SECTION |
| ○ SET NAIL AND TAB | ST SEPTIC TANK | TWP TOWNSHIP |
| ⊙ POLE | TYP TYPICAL | U/C UNDER CONSTRUCTION |
| ⊙ WELL | UE UTILITY EASEMENT | UDE UTILITY/DRAINAGE EASEMENT CENTERLINE |
| ⊙ WATER METER | ⊙ GUY WIRE OR ANCHOR | DRA DRAINAGE RETENTION AREA |
| ⊙ UTILITY BOX | ⊙ ELECTRIC BOX | WPF WOOD PRIVACY FENCE |
| PC POINT OF CURVATURE | OH OHL OVERHEAD LINES | E- EXISTING ELEVATION |
| PT POINT OF TANGENCY | --- | --- |
| X WIRE FENCE | --- | --- |
| ASPH ASPHALT | --- | --- |
| BLK BLOCK | --- | --- |
| BDY BOUNDARY | --- | --- |
| CONC CONCRETE | --- | --- |
| EL ELEVATION | --- | --- |
| FM FIELD MEASURED | --- | --- |
| PCP PERMANENT CONTROL POINT | --- | --- |
| TBM TEMPORARY BENCHMARK | --- | --- |
| P- PROPOSED ELEVATION | --- | --- |
| --- | --- | --- |
| --- | --- | --- |

NO FIELD WORK DONE TO SUPPORT THIS PLOT PLAN. SURVEY DATE SHOWN ABOVE IS DATE DRAWING WAS GENERATED.

CARLOS SILVESTRE JR. Signature Date
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. LS 4265 COPYRIGHT ©

SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION No. LB 6506
 177 ALMOND ROAD
 OCALA, FLORIDA 34472
 352-694-5233 694-7110 FAX 694-2288

THIS IS NOT A BOUNDARY SURVEY. THIS IS A PLOT PLAN BASED ON PLATTED LOT DIMENSIONS. THIS PLOT PLAN GENERATED FOR USE SOLELY AS A VISUAL AID FOR SALES OR PERMITTING PURPOSES ONLY ANY USE OTHER THAN THAT SPECIFIED IS UNWARRANTED BY THIS COMPANY. ACTUAL LOT DIMENSIONS CAN ONLY BE DETERMINED AFTER COMPLETION OF AN ACCURATE BOUNDARY SURVEY. CONTRACTOR/BUILDER MUST DETERMINE AND COMPLY WITH ALL BUILDING SETBACK REQUIREMENTS.

PROPOSED CONSTRUCTION PLAN

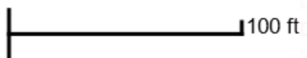
**ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST
OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22**

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ADAMS HOMES OF NORTHWEST FLORIDA**



**Jimmy
Marion**

Mapping Application
Last Updated: 04/05/2021



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.



OAKS AT OCALA CROSSINGS SOUTH PHASE ONE

PLAT BOOK 14 PAGE 13

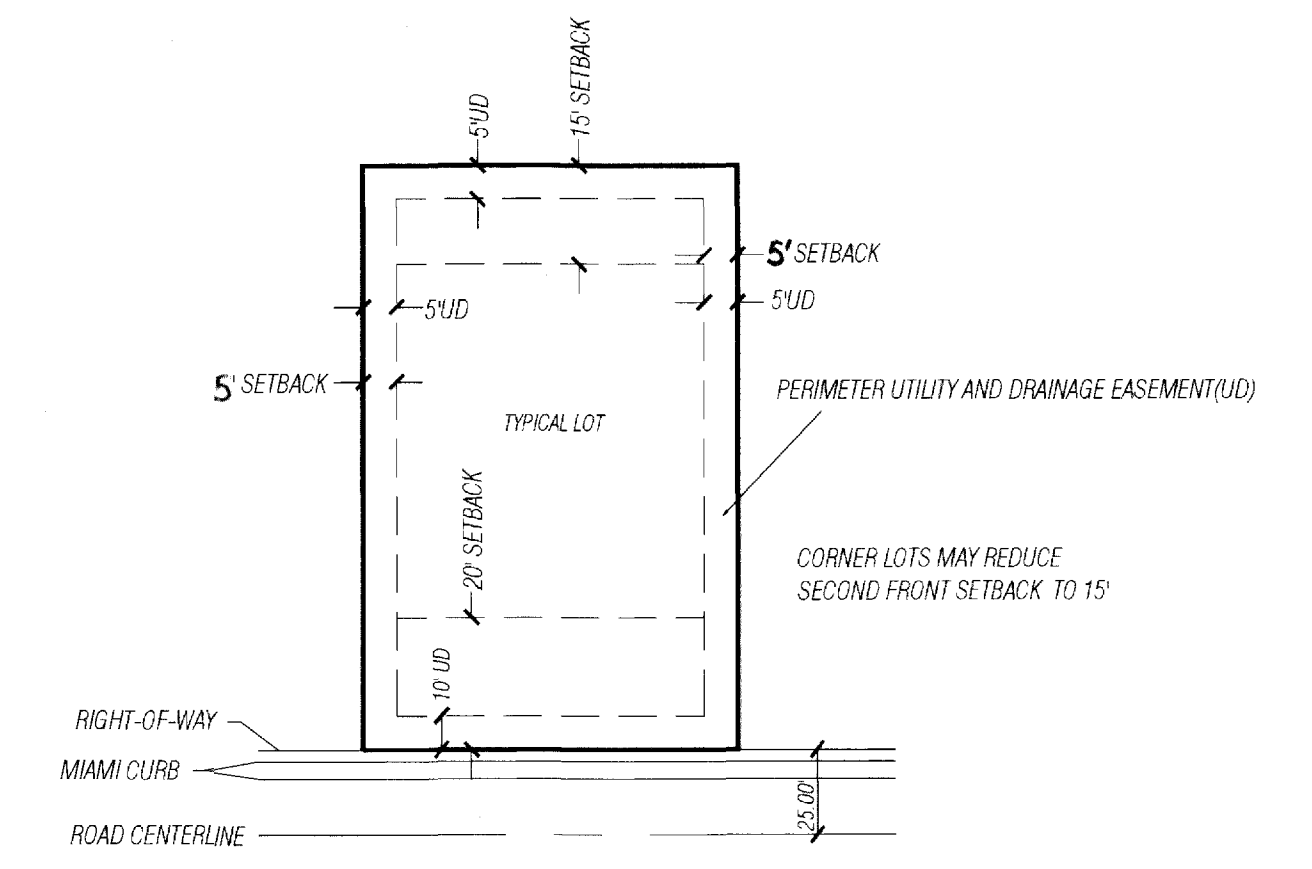
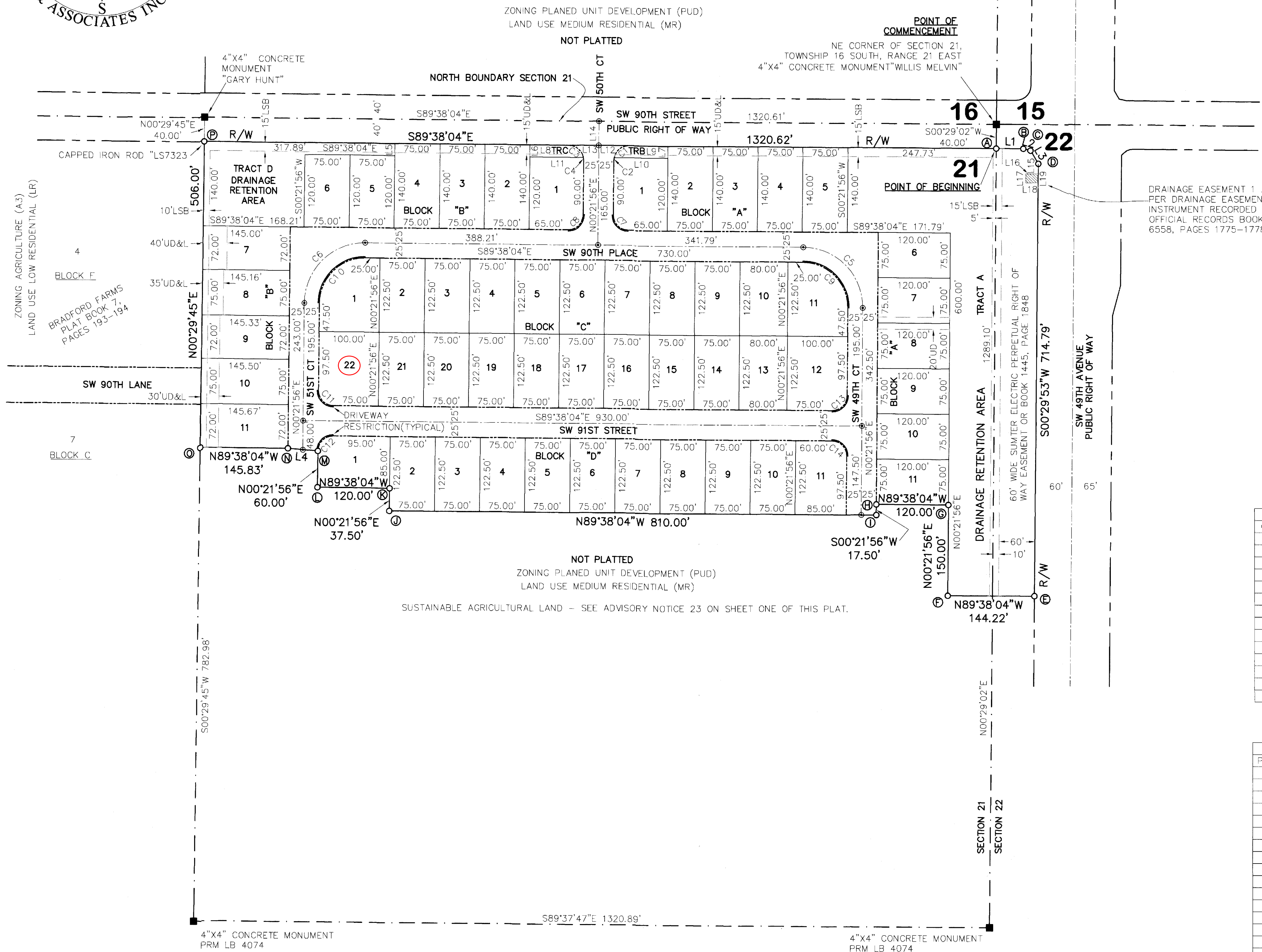
SHEET 2 OF 2



A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTIONS 21 & 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

LEGEND:

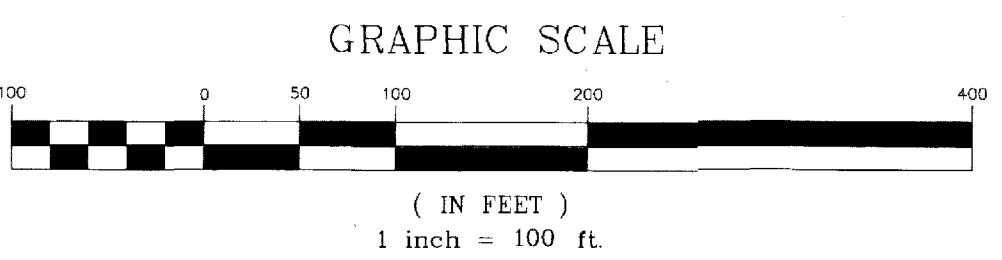
- = FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- ⊙ = SET NAIL WITH DISK "LS 5316 PCP" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
- UD&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- UD = UTILITY AND DRAINAGE EASEMENT.
- LSB = LANDSCAPE BUFFER - SEE NOTE 19
- TR = TRACT
- R/W = RIGHT OF WAY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	34.23	25.00	78°27'13"	20.41	S51°08'19"W	31.62
C2	5.04	25.00	11°32'47"	2.53	S06°08'19"W	5.03
C3	34.23	25.00	78°27'13"	20.41	N50°24'28"W	31.62
C4	5.04	25.00	11°32'47"	2.53	N05°24'28"W	5.03
C5	157.08	100.00	90°00'00"	100.00	N44°38'04"W	141.42
C6	157.08	100.00	90°00'00"	100.00	S45°21'56"W	141.42
C7	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.36
C8	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.36
C9	117.81	75.00	90°00'00"	75.00	N44°38'04"W	106.07
C10	117.81	75.00	90°00'00"	75.00	S45°21'56"W	106.07
C11	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.36
C12	39.27	25.00	90°00'00"	25.00	S45°21'56"W	35.36
C13	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.36
C14	39.27	25.00	90°00'00"	25.00	N44°38'04"W	35.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.02	S89°26'40"E
L2	12.36	S75°08'01"E
L3	25.50	S30°09'45"E
L4	50.16	N85°03'38"W
L5	20.00	S00°21'56"W
L6	20.00	S00°21'56"W
L7	20.00	S00°21'56"W
L8	65.00	N89°38'04"W
L9	65.00	N89°38'04"W
L10	89.49	S89°38'04"E
L11	89.49	S89°38'04"E
L12	50.00	N89°38'04"W
L13	50.00	N89°38'04"W
L14	40.00	S00°21'56"W
L15	16.70	S00°29'53"W
L16	20.50	N89°30'07"W
L17	15.01	S00°29'53"W
L18	20.50	S89°30'07"E
L19	15.00	N00°29'53"E

STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
①	1729737.47	591636.22	0.999945949
②	1729737.03	591681.23	0.999945942
③	1729733.85	591693.17	0.999945940
④	1729711.81	591705.98	0.999945938
⑤	1728997.08	591689.69	0.999945939
⑥	1728998.02	591555.49	0.999945961
⑦	1729148.01	591556.46	0.999945960
⑧	1729148.78	591436.47	0.999945978
⑨	1729131.29	591436.36	0.999945978
⑩	1729136.54	590626.42	0.999946099
⑪	1729174.03	590626.66	0.999946099
⑫	1729174.81	590506.67	0.999946117
⑬	1729234.81	590507.06	0.999946117
⑭	1729239.13	590457.09	0.999946125
⑮	1729240.08	590311.27	0.999946147
⑯	1729746.03	590315.70	0.999946146



PREPARED BY
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