



Marion County

Development Review Committee

Meeting Agenda

Monday, May 12, 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. **May 5, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **SMA - Marion Oaks Facility - Major Site Plan**
Project #2025010044 #32390
Davis Dinkins Engineering
6. **SCHEDULED ITEMS:**
 - 6.1. **MSP 8003-0320-12 - Waiver Request to Minor Site Plan in Review**
15134 SW 29th Terrace Rd All Units Ocala
Project #2025040031 #32711 Parcel #8003-0320-12
MCA Consulting Engineers

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 requests waiver for no sidewalks existing in this area and requests to pay in lieu of construction at final inspection prior to co.

6.2. Montgomery Smatt - Standalone Waiver Request
Project #2025030034 #32734
Parcel #1362-002-020 Permit #2025030577
Kinsell Custom Homes

LDC 6.4.6 - Replats

CODE states replats shall meet requirements as set forth in § 177.051(2) FS and Ch. 5J-17 FAC, all provisions as described in this Code under Final Plat, Division 2.19, and the following:

A. Replats shall show the lot and block lines of the previous plat in such a manner to avoid confusion, including monumentation that may have been previously set. As an exception, the platting Surveyor and Mapper can state on the Replat that the original monumentation was not previously set. B. Any rights-of-way and/or easements to be vacated by the Replat or other process must be clearly shown on the Replat with reference to the approval date of the resolution by the Board and Marion County Official Record Book and Page that the action is recorded, as applicable. C. Any discrepancies between the boundary of a Replat and the previous plat must be clearly noted. Original dimensions shall be noted with corrected information on both the plat drawing and legal description.

APPLICANT requests waiver to rotate the buildable area of this hamlet 90 degrees.

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



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19127

Agenda Date: 5/12/2025

Agenda No.: 3.1.

SUBJECT:
May 5, 2025



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 5, 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)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (911)
Linda Blackburn (Legal)
Dane Scott (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Alex Turnipseed (Office of the County Engineer)
Kevin Vickers (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. April 28, 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. Bel Lago North Hamlet Residential - Preliminary Plat

Project #2004120076 #31019

Tillman & Associates Engineering

5.2. O'Reilly Auto Parts - Summerfield (SM1) - Major Site Plan

Project #2024080007 #31857

Stantec Consulting Services

5.3. Football Factory - Major Site Plan

Project #2024030003 #31248 Parcel #3137-002-019

CHW

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

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Ocala South (fka: Longreen Farm) - Major Site Plan

Project #2021080034 #30064

Atwell

On 4/3/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 30, 2025. The new expiration date would be October 30, 2026.

Motion by Ken McCann to approve the extension, seconded by Michael Savage

Motion carried 5-0

6.2. DHRUV 484 South PUD Master Plan - PUD Master Plan

Ocala 484 Investment LLC

2392 SW HWY 484 Ocala

Project #2023010042 #29823 Parcel #41200-064-09

Tillman & Associates Engineering

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

Motion carried 5-0

- 6.3. **Randy Counts Inc - Waiver Request to Major Site Plan**
10920 E HWY 25 All Units Belleview
Project #2012020018 #32755
Parcel #45109-006-01 Permit #2024090239
Counts Family Trust

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 existing impervious material on property has approximately 5,482 square feet, we are looking to add approximately maximum addition 2,000 square feet. Property also has 5 existing retention ponds for drainage.

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

Motion carried 5-0

6.4. **Lake Weir-Beach Section Partial Replat - Waiver Request to Replat in Review**

12480 SE 136th Ct Ocklawaha
Project #2022070167 #29814 Parcel #4855-002-000
Tillman & Associates Engineering

LDC 2.12.24 - Land Use Buffering

CODE states show location and dimensions of required land use buffering.

LDC 6.8.6.K(5) - Buffers

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT requests waiver because the preliminary plat was waived, final plat shows type C along E Highway 25. Type E buffer required along western boundary (Residential next to Residential) Property under same ownership and purpose of this plat was to change status of right of way from public to private.

Motion by Michael Savage to approve the waiver request for buffers as submitted, seconded by Ken McCann

Motion carried 5-0

The following item is at the discretion of the County Engineer. It is being processed as a deviation request.

LDC 6.11.4.B(1,2,3) - Access Management

CODE states Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be

established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details.

LDC 7.3.1 - Transportation and Stormwater

CODE states TS003 Parallel access

APPLICANT requests waiver for cross access easement paving to be deferred on lots 1-4 until those lots are sold and developed. Note on plat indicates those lots shall not have direct access to E Highway 25.

No motion. Applicant to work with Office of County Engineer staff

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 for subdivision street to become private driveway with it being only 50 feet wide and no 5-foot easements.

Motion by Steven Cohoon to deny the waiver request. The motion by Steven Cohoon was not seconded

Motion by Chuck Varadin to approve the waiver request with condition that the item not go on Consent but to go before the Board, seconded by Tony Cunningham

Motion carried 4-1

LDC 6.12.12.A - Sidewalks

CODE states sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. APPLICANT requests waiver of sidewalks on both E Highway 25 and SE 136th Court, which is now a private drive. Use of property is not changing.

Motion by Steven Cohoon to approve the waiver request with the exception of east Highway 25 which a fee in lieu of would be considered, seconded by Tony Cunningham

Motion carried 5-0

6.5. Liberty Crossings - Waiver Request to Final Plat in Review

9445 SW 49th Ave Ocala

Project #2021020012 #32200

Parcel #35699-010-00,35699-010-04

A.M. Gaudet & Associates

This item was tabled by DRC on 4/28/25.

LDC 2.12.24 - Preliminary Buffer Plans

CODE states Show location and dimensions of required land use buffering.

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 because during the acquisition of the right of way of SW 49th Avenue Road, an additional 5 feet was later requested for the construction of a multi. use path along the east side. As part of the negotiations, it was understood that a reduction in the buffer width would be allowed adjacent to the road. This has been implemented along the road adjacent to the Ocala Crossings South project which is north of this Plat. Additionally, the exhibit submitted for Waiver AR 29619 indicated a reduced 10-foot buffer for this subdivision. Waiver request is for 10-foot buffer along SW 49th.

Motion by Ken McCann to untable, seconded by Tony Cunningham

Motion carried 5-0

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

Motion carried 5-0

**6.6. CR 42 at SE 77th Ct Rd - Waiver Request to Offsite Improvements
Project #2022080058 #31655 Parcel #47659-001-00
Vanasse, Hangen, Brustlin, Inc**

LDC 6.12.2 - Right of Way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT requests waiver for utility/slope/TCE easement to be located on applicants' property (Not in the right of way).

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

**6.7. Barn - Waiver Request to Major Site Plan
11645 SE Sunset Harbor Rd
Project #2003110070 #32759 Parcel #48137-002-00
Richard Demarco**

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 waiver because they are adding a 50-foot by 80-foot barn.

Motion by Steven Cohoon to approve the waiver request subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A

permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion carried 5-0

10. ADJOURN: 10:13AM

Michael Savage, Chairman

Attest:

Debra Lovell
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19128

Agenda Date: 5/12/2025

Agenda No.: 5.1.

SUBJECT:

SMA - Marion Oaks Facility - Major Site Plan

Project #2025010044 #32390

Davis Dinkins Engineering

May 8, 2025

PROJECT NAME: SMA - MARION OAKS FACILITY

PROJECT NUMBER: 2025010044

APPLICATION: MAJOR SITE PLAN #32390

- 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: 1/24/25-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: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

[Original Comments] Please provide a relocation plan/mitigation plan if listed species are observed on site according to EALS.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?

STATUS OF REVIEW: INFO

REMARKS: Defer to OCE.

10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Please provide Traffic Study. Defer to OCE.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: INFO

REMARKS: Please include proposed and required FAR.

12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Mark and label the buffers required on all (3) ROW boundaries.

3/25 - Refer to 6.8.6 E. "Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening." Type-C buffers required.

4/30/25 - Per SUP Resolution 24-R-675, the development of the subject parcels must remain consistent with submitted conceptual plans. According to conceptual plan on file, Type C buffers are indicated along 137th Loop and 5 ft buffer along 27th Circle.

13 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: Within MCU service area. Defer to MCU

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: INFO

REMARKS: Submit EALS or exemption

3/25 - Applicant states ESA will be provided when available

4/30/25 - EALS is provided. Transmitted to FWC for review.

15 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: New signs may require separate sign permit.

16 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: Mark "which" springs protection zone area this is located.

4/30/25 - Located within Secondary Springs Protection Zone, not within "Silver Springs" Secondary Protection Zone

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Has been verified with Sunbiz. FB 1/31/25

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]."

SMA HEALTHCARE—MARION OAKS

MAJOR SITE PLAN MARION COUNTY, FLORIDA

GENERAL NOTES:

- 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. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TYPE II SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS GRASS AND WEEDS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, 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.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNDESIRABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BROCKLE MATERIAL, OR GEOTECHNICAL ENGINEER'S RECOMMENDATION IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNDESIRABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNDESIRABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE UNDERCUT AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- AUTO ASPHALT PAVEMENT SHALL BE 1 1/2" THICK F.D.O.T. SP-12.5 ON 8" LIMEROCK BASE (88% MAX DENSITY, 100 LBS) WITH PRIME COAT FULL W/OUT (1 GAL/SYD) ON 12" (F.D.O.T. TYPE B) STABILIZED SUBGRADE (88% MAX DENSITY, 40 LBS). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SCHEDULE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SNAK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.W.F.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVID DINWIDDIE ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO WETLANDS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LDC, SECTION 6.14.B.
- SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARK RUDOLPH AT (352)843-0476.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS SECONDARY PROTECTION ZONE.
- THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOU).
- FEAR HAS NOT BEEN DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
- NOISE AND VIBRATION NOTES:
 - PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
 - ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
 - ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DIAMOND GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
 - PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 INCHES). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #700.
 - ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE 2" CHANNEL, GALVANIZED STEEL 20x1 1/2", BREAKAWAY POSTS.
 - ALL SIGNS SHALL HAVE 17" OF CLEARANCE FROM BOTTOM OF SIGN TO FRESH GRADE.
 - PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 4"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
 - ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIMARILY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE DEPARTMENT.
- CONTRACTOR TO COORDINATE LOCATION OF KNOCK BOXES WITH FIRE MARSHAL PRIOR TO C.O.
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MANUAL AND SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND A DESIGN NECESSARY AND CULMINARY WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICE. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
- THE ESTIMATED ADDITIONAL DOMESTIC SERVICE FLOW (BASED ON CHAPTER 64C-4) ASSOCIATED WITH THIS PARKING LOT IS 0 G.P.D.
 - AS THE ESTIMATED POSSIBLE WATER DRAINAGE IS 0 G.P.D. (1.14 + 0 G.P.D.)
 - AN IRRIGATION METER WILL BE UTILIZED FOR IRRIGATION. ESTIMATED IRRIGATION DEMAND IS 811 GALLONS/PERK.

CURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY OR PUBLIC UTILITY. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR FINAL APPROVAL IS REQUIRED PRIOR TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OWNER'S CERTIFICATION:

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

ANDREA SCHNEIDER, CFO
SMA HEALTHCARE, INC.
100 MAGNOLIA AVENUE
OFTON, FLORIDA, FL 32714
(386) 236-1663

DATE



48 HOURS BEFORE YOU DIG
CALL 811
1-800-432-4770
IT'S THE LAW IN FLORIDA

IMPORTANT!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING 800-TO-VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO RELOCATE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO COMPLY PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/UTILITIES
C3	MAJOR SITE PLAN - GRADING/DRAINAGE
C4	MAJOR SITE PLAN - S.W.P.P.S.
L1	LANDSCAPE PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
UT-1	PHOTOGRAPHIC PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
IR-1	IRRIGATION PLAN (BY MICHAEL RAPE AND ASSOCIATES, P.A.)
S1	ROADWAY & TOPOGRAPHIC SURVEY (BY T.M. BIRNBAUM AND ASSOCIATES)

DESCRIPTION:

PER QUT CLAIM NEED AS RECORDED IN OFFICIAL RECORDS BOOK 5747, PAGE 1621 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOT 1, BLOCK 247 OF MARION OAKS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE(S) 1-16, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
LOT 1, BLOCK 252 OF MARION OAKS, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0, PAGE 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY T.M. BIRNBAUM AND ASSOCIATES FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CONTRACTOR AND INTENDED USER OF THESE PLANS IS FOR THE CONSTRUCTION OF A PARKING LOT. IT BEING AN EXISTING BUILDING, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID#	8001-0252-01 & 8001-0247-01
ZONING	B-2
FUTURE LAND USE	COMMERCIAL
SPECIAL USE PERMIT#	CASE NO. 2412035U (DATED: 12-17-24)
PROPOSED USE	PARKING LOT
APPLICANT	SMA HEALTHCARE, INC. 100 MAGNOLIA AVENUE OFTON, FLORIDA, FL 32714 (386) 236-1663
SITE LOCATION	18.0, SW 13TH LOUPE, OCHA, FL 34473
LOT WIDTH	8.107'
SETBACKS	FRONT= 40' SIDE= 10' REAR= 25'
PROJECT AREA	221,100 S.F. (50.48 ACRES)
EXISTING IMPERVIOUS AREA	40 S.F. (0.92 ACRES)
PROPOSED BUILDING AREA	40 S.F. (0.92 ACRES)
PROPOSED TOTAL IMPERVIOUS AREA	80,000 S.F. (18.40 ACRES)
PROPOSED OPEN AREA (INCLUDING D.R.A.)	141,100 S.F. (32.08 ACRES)

PARKING CALCULATIONS:

PARKING REQUIRED:	
45 BEDS @ 1 SPACE / 3 BEDS	15 SPACES
10 EMPLOYEES @ 1 SPACE / 2 EMPLOYEES	5 SPACES
TOTAL REQUIRED	20 SPACES
PARKING PROVIDED:	
EXISTING STANDARD PARKING SPACES	10 SPACES
PROPOSED STANDARD PARKING SPACES	12 SPACES
PROPOSED HANDICAP PARKING SPACES	2 SPACES
TOTAL PROVIDED	24 SPACES

TRAFFIC IMPACT STATEMENT:

BASED ON ITE TRIP GENERATION MANUAL, 11th EDITION

EXISTING USE	632 BED ASSISTED LIVING FACILITY (CODE 254) - FITTED CURVE
TRIPS PER DAY	10,000
TRIPS PER HOUR	417
EXISTING TOTAL	10,000
PROPOSED USE	645 BED ASSISTED LIVING FACILITY (CODE 254) - FITTED CURVE
TRIPS PER DAY	11,000
TRIPS PER HOUR	458
PROPOSED TOTAL	11,000

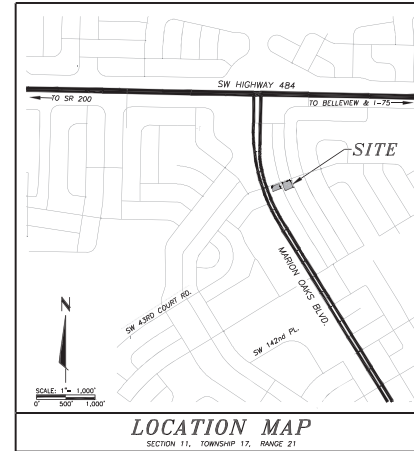
ENGINEER'S CERTIFICATION:

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, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.W.F.W.M.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE

DAVID L. DINWIDDIE, P.E.
FL LICENSE NO. 80050

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE HANDWRITTEN ON ANY ELECTRONIC COPIES.



PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	-	-
MARION COUNTY	MAJOR SITE PLAN	PENDING	32290
S.W.F.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	910297

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
6.13.3.003	D.R.A. BERM WIDTH	APPROVED	03-21-25
	SIDEWALKS	APPROVED	03-21-25

WATER & SEWER	ZAYO GROUP / FORMERLY LIGHTWAVE, LLC HENRY KLODZICK (408) 496-6310
CATV	MARION COUNTY UTILITIES CUSTOMER SERVICE (352) 307-8000 24/7/365
ELECTRIC	CHARTER COMMUNICATIONS JOSHUA L. JONES (352) 527-2189
	SUMMIT ELECTRIC COOPERATIVE, INC. HILLARY BREWER (352) 568-9568

DAVID DINWIDDIE
ENGINEERING, P.A.
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

CERTIFICATE OF AUTHORIZATION #28150

NO.	REVISION	DATE
4	PER COUNTY REVIEW	04-18-25
3	PER S.W.F.W.M.D. REVIEW	04-08-25
2	PER COUNTY REVIEW	03-13-25
1	PRELIMINARY ISSUE	01-23-25
NO.	REVISION	DATE
DESIGN:	D.D./J.S.	DRAWN: T.N./S.U.
CHECK:	D.L.D.	

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

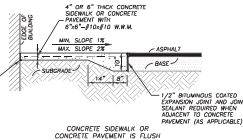
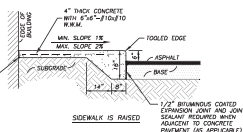
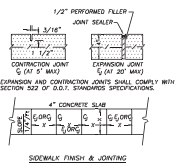
B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WHETHER OR NOT SPECIFICALLY LISTED OR IMPLIED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

D. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH WITH PAVEMENT REPLACEMENTS, DIRECTIONAL BORES, AND/OR TREE CLEARING AND GRUBBING REQUIRED FOR UTILITY INSTALLATIONS.

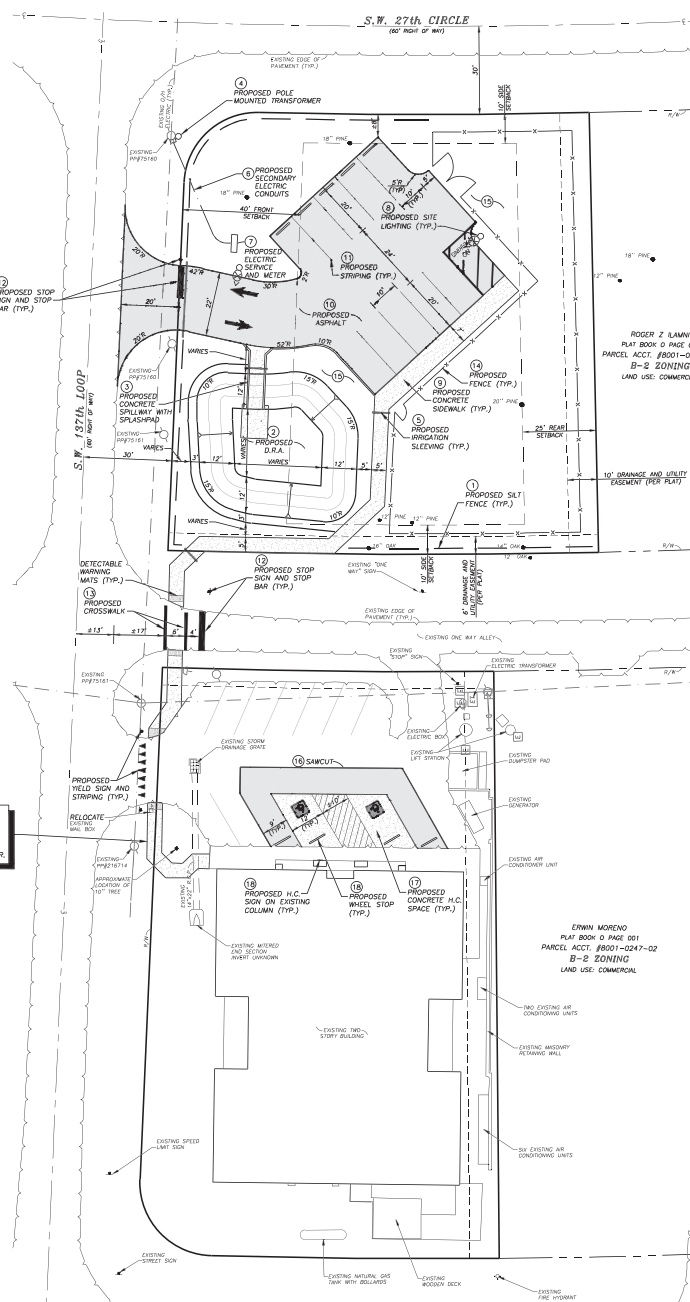
-

TRENCH CURB DETAIL
(NOT TO SCALE)



SIDEWALK & PAVEMENT DETAILS
(NOT TO SCALE)

NOTE:
PORTIONS OF SIDEWALK
WITHIN MARION COUNTY
R/W TO BE MAINTAINED
BY THE PROPERTY OWNER.



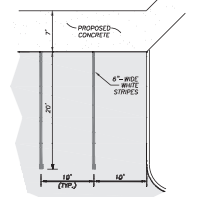
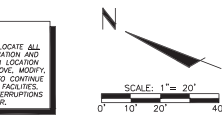
PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



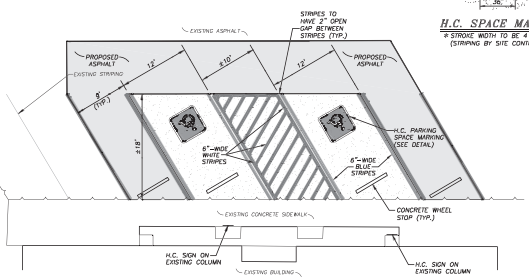
REFERENCE F.O.I. INDEX #17351

HANDICAP SIGN

NOT TO SCALE

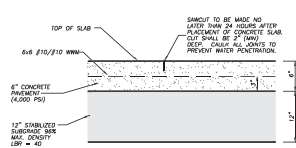
H.C. SPACE MARKING

* STROKE WIDTH TO BE 4 INCHES
(STRIPING BY SITE CONTRACTOR)



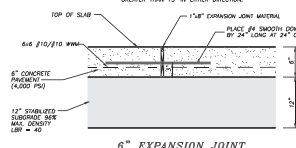
PARKING SPACE DETAILS

(NOT TO SCALE)
STRIPING TO BE BY SITE CONTRACTOR



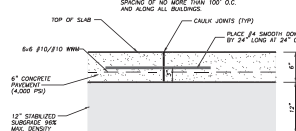
6" CONTRACTION JOINT

NOTE: NO JOINTS SHALL BE SPACED AT
GREATER THAN 15' IN EITHER DIRECTION.



6" EXPANSION JOINT

NOTE: EXPANSION JOINT IS REQUIRED AT
SPACING OF NO MORE THAN 100' O.C.



6" CONSTRUCTION JOINT

(NOT REQUIRED IF CONSTRUCTION IS CONTINUOUS)

4	PER COUNTY REVIEW	04-18-25
3	PER SUBMITTAL REVIEW	04-08-25
2	PER COUNTY REVIEW	03-13-25
1	PRELIMINARY ISSUE	02-21-25
NO	REASON	DATE
DESIGN: D.D./J.S. DRINK: T.V./S.U. CHECK: D.L.D.		

MAJOR SITE PLAN - LAYOUT/UTILITIES

SMA HEALTHCARE—MARION OAKS

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW:

DAVIS L. DRIGGS, P.E.
FL LICENSE NO. 60058

DATE _____

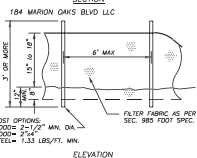
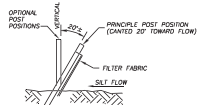
IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVIS L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

SHEET C2 OF 4

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE EFFECTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION/RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONVEYANCE REVEALS, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER

- [illegible]



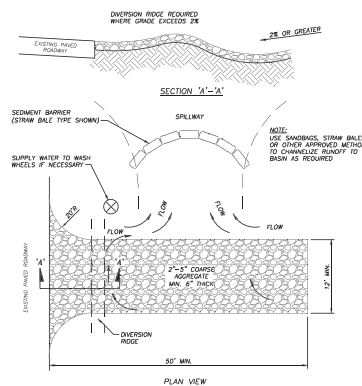
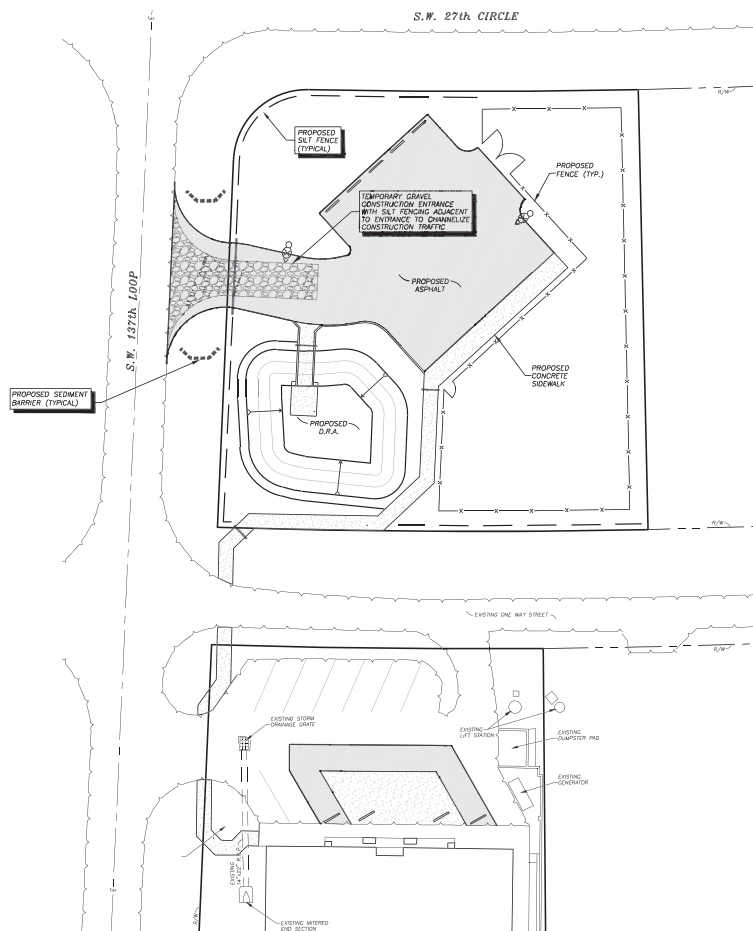
TYPE III SILT FENCE DETAIL
FDOT INDEX #102

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME/CONSTRUCTION COMPANY NAME _____ (DATE): _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE OWNER/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

ANDREA SCHWEIZER, CFO
EMA HEALTHCARE, INC.



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY INCLUDE TOP DRESSING, REPAIR AND/OR CLEANTOW OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP. SEDIMENT BEGIN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW:

DAVE L. OWENS, P.E.
FL. LICENSE NO. 60058

DATE _____

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVIS L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

SHEET C4 OF 4

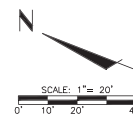
MAJOR SITE PLAN - S.W.P.P.P.

SMA HEALTHCARE—MARION OAKS
MARION COUNTY, FLORIDA

4	PER COUNTY REVIEW	04-18-25
3	PER S.W.F.W.M.D. REVIEW	04-08-25
2	PER COUNTY REVIEW	03-13-25
1	PRELIMINARY ISSUE	01-23-25
NO	REVISION	DATE

**DAVIS DINKINS
ENGINEERING, P.A.**

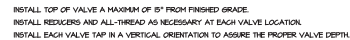
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961
FERTILIZER OF AUTHORIZATION #28150





VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.

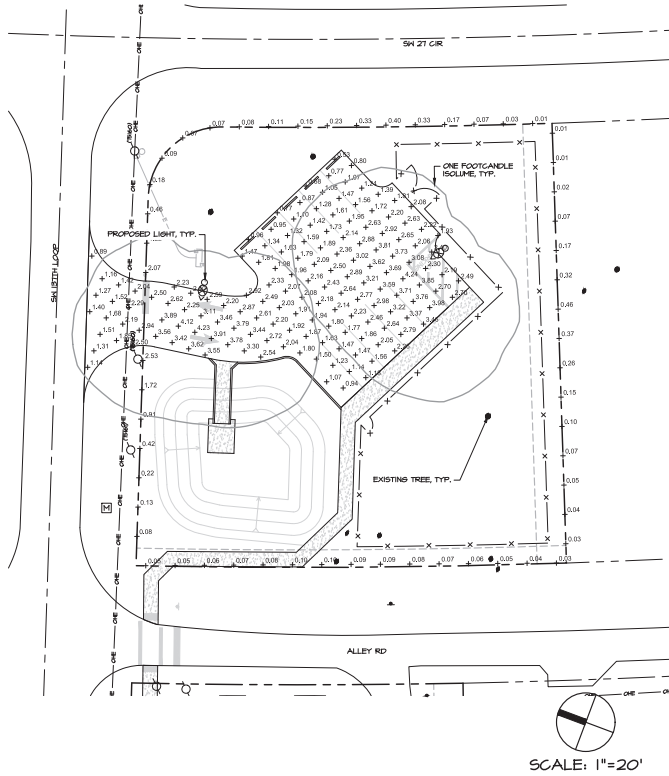


ZONE VALVE
SCALE N.T.S.



IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.

 $|R-|$



LIGHTING LEGEND

☉ SHERIDAN LIGHT, CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-09-0-HH-AH-1-30-IN-A-CI-BL-GK-L-T-VH4, 3000K, T4 DISTRIBUTION, 30' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCORE POLE.

CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS.

LIGHTS ARE AVAILABLE FOR LEASE THROUGH UTILITY COMPANY, OR PRIVATE OWNERSHIP.

Notes:

1. Architectural lighting may be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
4. Orient fixtures and arms as shown on plan.
5. Refer to manufacturer for details on pole installation.
6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
7. Only fixtures shown have been included in this calculation. Light installations for off site roadways and/or adjoining properties have not been included.
8. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.

Statistics:

Site Average: 2.26 fc
Min: 0.55 fc (paved surfaces)
Max: 4.24 fc (paved surfaces)

SMA HEALTHCARE - MARION OAKS
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE: 03-11-25

DRAWN BY: RAZ

CHECKED BY: SLS

SHEET 1 OF 1

LTG-1

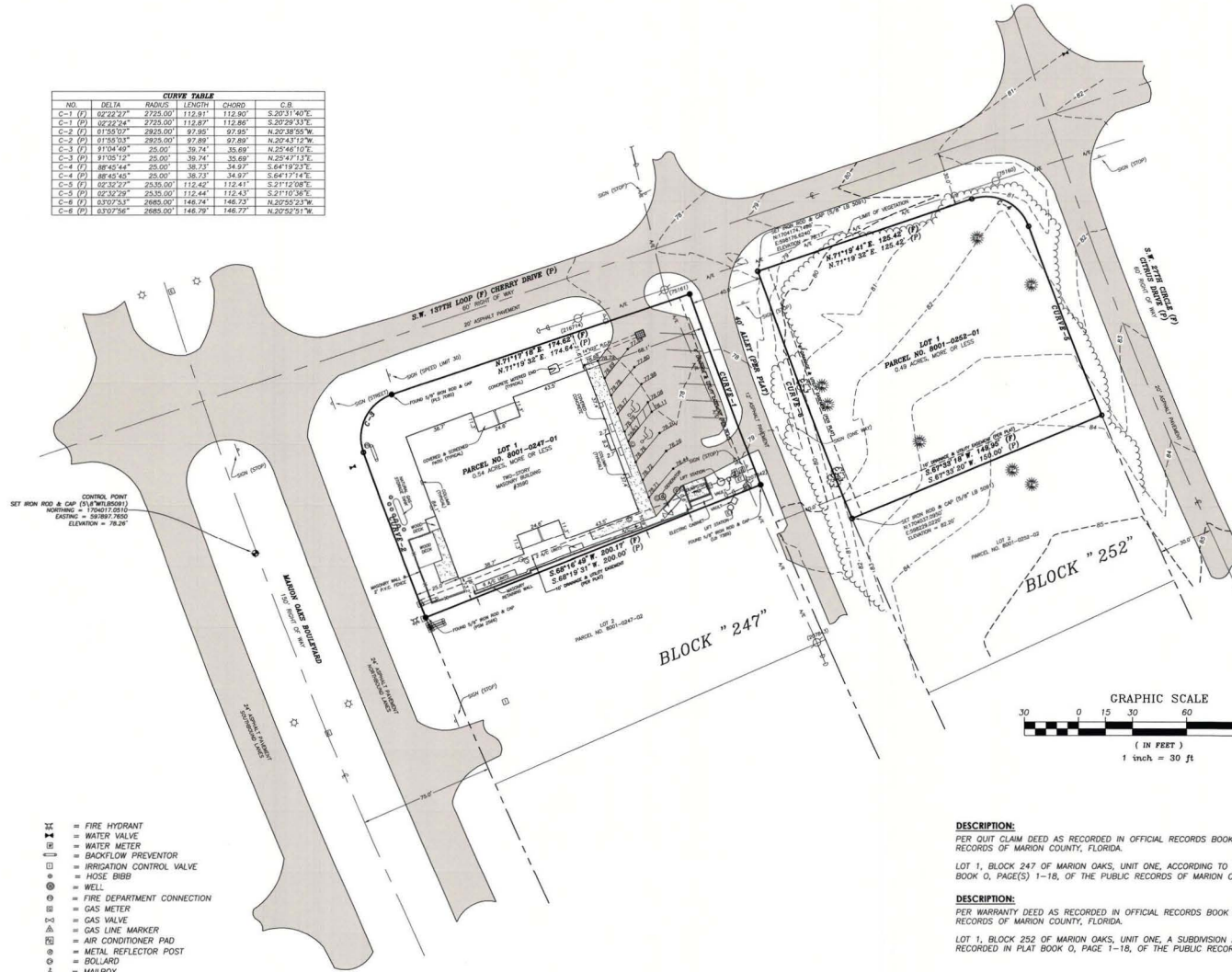
MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-PA.com

REVISIONS

DATE BY

SECTION 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
C-1 (P)	62°22'27"	2725.00'	112.81'	112.80'	S 20°31'40"E
C-1 (P)	62°22'24"	2725.00'	112.87'	112.86'	S 20°29'53"E
C-2 (P)	61°55'07"	2925.00'	97.85'	97.85'	N 20°38'55"W
C-2 (P)	61°55'03"	2925.00'	97.89'	97.89'	N 20°42'12"W
C-3 (P)	11°04'49"	25.00'	35.74'	35.69'	N 25°46'10"E
C-3 (P)	11°08'12"	25.00'	36.74'	36.69'	N 25°47'13"E
C-4 (P)	88°45'44"	25.00'	38.73'	38.69'	S 64°19'23"E
C-4 (P)	88°45'45"	25.00'	38.73'	38.69'	S 64°17'14"E
C-5 (P)	62°22'27"	2925.00'	112.84'	112.83'	S 21°10'08"E
C-5 (P)	62°22'29"	2925.00'	112.84'	112.83'	S 21°10'36"E
C-6 (P)	83°07'53"	2685.00'	146.74'	146.72'	N 20°25'23"W
C-6 (P)	83°07'56"	2685.00'	146.79'	146.77'	N 20°25'21"W



TREE LEGEND	
(SIZE DENOTED INSIDE SYMBOL)	
	OAK
	PALM
	PINE

LEGEND	
UNLESS OTHERWISE NOTED	
	C.R. = CENTERLINE OF RIGHT OF WAY
	C.B. = CHORD BEARING
	O.R. = OFFICIAL RECORDS OF MARION COUNTY
	F.F.E. = FINISH FLOOR ELEVATION
	BM = BENCHMARK/CONTROL POINT
	● = FOUND 5/8" IRON ROD & CAP - NO I.D.
	○ = SET 5/8" IRON ROD & CAP - LB 5091
	■ = FOUND 4" x 4" CONCRETE MONUMENT
	□ = SET 4" x 4" CONCRETE MONUMENT - LB 5091
	● = FOUND NAIL & DISC
	○ = SET NAIL & DISC - LB 5091
	(P) = FIELD MEASUREMENT
	(P) = PLAT DIMENSION
	■ = STORM DRAINAGE GRATE
	■ = CURB INLET GRATE
	■ = SANITARY MANHOLE
	■ = SANITARY CLEANOUT
	■ = SEWER VALVE
	■ = GREASE MANHOLE
	■ = WOOD POWER POLE
	■ = METAL LIGHT POLE
	■ = ELECTRIC TRANSFORMER
	■ = ELECTRIC BOX
	■ = ELECTRIC METER
	■ = GUY ANCHOR
	■ = TELEPHONE BOX
	■ = TELEPHONE CABLE MARKER
	■ = TELEPHONE MANHOLE
	■ = CABLE BOX
	■ = SATELLITE DISH
	■ = FIRE HYDRANT
	■ = WATER VALVE
	■ = WATER METER
	■ = BACKFLOW PREVENTER
	■ = IRRIGATION CONTROL VALVE
	■ = HOSE BIBB
	■ = WELL
	■ = FIRE DEPARTMENT CONNECTION
	■ = GAS METER
	■ = GAS VALVE
	■ = GAS LINE MARKER
	■ = AIR CONDITIONER PAD
	■ = METAL REFLECTOR POST
	■ = BOLLARD
	■ = MAILBOX
	■ = SIGN
	P.V.C. = POLYVINYL CHLORIDE
	R.C.P. = REINFORCED CONCRETE PIPE
	C.M.P. = CORRUGATED METAL PIPE
	H.D.P.E. = HIGH DENSITY POLYETHYLENE
	A-E = AERIAL ELECTRIC
	-T- = UNDERGROUND TELEPHONE LINE
	-F- = UNDERGROUND FIBER OPTICS
	-W- = UNDERGROUND WATER LINE
	-G- = UNDERGROUND GAS LINE
	-S- = UNDERGROUND SANITARY SEWER LINE
	-E- = UNDERGROUND ELECTRIC
	-FM- = UNDERGROUND FORCE MAIN
	- - - = BROKEN LINE, NOT DRAWN TO SCALE
	--- = DENOTES CONCRETE
	--- = DENOTES ASPHALT

NOTES:

- DATE OF FIELD SURVEY: OCTOBER 14, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORRS96 EPOCH-2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
- VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 2 588 WITH AN ELEVATION OF 84.60' NAVD-83.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

DESCRIPTION:

PER QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5747, PAGE 1621 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 1, BLOCK 247 OF MARION OAKS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE(S) 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOT 1, BLOCK 252 OF MARION OAKS, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 0, PAGE 1-18, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:

- SMA HEALTHCARE
- TRUST BANK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

10/15/2024

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INDEXED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TRAVIS P. BARRINEAU, P.S.M. - LS 6897

OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INDEXED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS	
NO.	BY

SCALE: 1" = 30'	
DATE	BY

R.M. BARRINEAU & ASSOCIATES
SURVEYORS & MAPPERS
1000 N. W. 11th St., Suite 100
Fort Lauderdale, FL 33304
PHONE: (954) 581-1111 FAX: (954) 581-1112
WWW.RMBARRINEAU.COM
TRAVERSE BARRINEAU, P.S.M. - LS 6897

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR: SMA HEALTHCARE**

REFERENCES:	
F.B. 661, PGS. 20-22	FILE: MARION OAKS U-1

J.O.# 24080	DATE
DWG.# 24080	BY
SHT 1 OF 1	



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19130

Agenda Date: 5/12/2025

Agenda No.: 6.1.

SUBJECT:

MSP 8003-0320-12 - Waiver Request to Minor Site Plan in Review

15134 SW 29th Terrace Rd All Units Ocala

Project #2025040031 #32711 Parcel #8003-0320-12

MCA Consulting Engineers

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 requests waiver for no sidewalks existing in this area and requests to pay in lieu of construction at final inspection prior to co.

May 8, 2025

PROJECT NAME: MSP 8003-0320-12

PROJECT NUMBER: 2025040031

APPLICATION: MINOR SITE PLAN #32711

- 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: Central water and septic is proposed. Defer to MCU/DOH. Ensure septic is 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 on site plan. Otherwise, a separate sign permit may be required.
- 3 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
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: INFO
REMARKS: 4/25/25 - Delineated parking with appropriate drive aisles will likely be required.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: INFO
REMARKS: Existing Tree Statement on plan is conflicting
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements.
STATUS OF REVIEW: INFO
REMARKS: Bottlebrush cannot count toward mitigation, however, preserved trees meet mitigation inch requirement
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Manager, Alejandro Rad; (352) 371-6012, Alejandro.Rad@MarionFl.Org
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size
STATUS OF REVIEW: INFO
REMARKS: C001 - Identify what meter size
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size
STATUS OF REVIEW: INFO
REMARKS: C001 - Identify what meter size
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: INFO
REMARKS: C001 - Residential meters do not require a BFP. All customer BFP's must be tested and maintained annually by the property owner.
Backflow hold will be placed on permit Final Inspection until passing backflow test reports are received and approved
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: INFO
REMARKS: C001 - Marion County Utilities contact information needs to be displayed. Marion County Utilities. Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000

- 15 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.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, mitigation or preservation will be required.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: How many trips will this generate?
- 18 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]."

19 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.

20 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 west of property.

21 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

22 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: Use of multiple driveways is not permitted. Please correct to provide required number of parking spaces.

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Traffic statement required.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Multi-family sites require adequate vehicle maneuvering off of the right-of-way to prohibit backing out of driveway. Update plans to accommodate maneuvering and to consolidate into a single driveway apron.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 4/25/25 - Sidewalks are required along one side of road unless otherwise exempted by PUD.

- 26 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: NO
REMARKS: NEED SEPTIC TANK PERMIT APPLICATION AND PERMIT FEES
OR
IF APPLICATION HAS BEEN SENT IN THE STATUS WILL BE CHANGED WHEN PROCESSED
- 27 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Type C Buffer along SW 29th Terr Rd requires 3 shade trees, and 4 ornamental trees, only 2 shade trees shown 2. Bottlebrush tree symbol is misleading, appears to be multi trunk ? Please clarify 3. Ornamental trees cannot be substituted at 3:1. If OHE is present, ornamentals will be considered at 1:1 on a case by case basis 3. West buffer type to be confirmed by Zoning
- 28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO
REMARKS: What is planted next to building? Count on plan is 18, but labeled as 68
- 29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: Provide tree planting detail
- 30 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 submit a signed and sealed photometric plan
- 31 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Landscape and irrigation plans shall be signed and sealed for submittal
- 32 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: NO
REMARKS: C001 - Include the total irrigated square footage on the Utility Plan. This information is required for permitting and meter installation purposes.
- 33 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
STATUS OF REVIEW: NO
REMARKS:
- 34 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.D - Meter Location
STATUS OF REVIEW: NO
REMARKS: C001 - Meters shall be in RoW, not on private property and shall not be in conflict with any concrete surface. Any conflict will be corrected by developer at their expense

- 35 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.F - Meter Boxes
STATUS OF REVIEW: NO
REMARKS: C001 - One (1) 2" tap and assemble a meter bank (2) Irrigation meters require a BFP. MCU will not supply any.
- 36 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: NO
REMARKS: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32711
- 37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Provide assessment or exemption.



**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 #32711

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5-7-25 Parcel Number(s): 8003-0320-12 Permit Number: 2025040031

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MSP 8003-0320-12 Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit 03 Block 0320 Lot 12 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): ALDANA CONTRACTING LLC
Signature: _____
Mailing Address: 3002 SE 1ST AVE STE 300 City: Ocala
State: FL Zip Code: 34471 Phone # 352-307-7727
Email address: _____

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

Firm Name (if applicable): 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): 6.12.12 Sidewalk
Reason/Justification for Request (be specific): no sidewalk existing this area and request to pay in lieu of construction at final inspection prior to co.

DEVELOPMENT REVIEW USE:

Received By: Email 5/7/25 Date Processed: 5/8/25 CF Project # 2025040031 AR # 32711

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): _____



SITE DATA:
TOTAL SITE AREA (WITHIN BOUNDARY) = 19,500 (0.448 AC)
AREAS FOR TOTAL SITE:
PROPOSED BUILDING = 1,989 SF + 1,000 SF = 2,989 SF
TOTAL IMPERVIOUS AREA = 2,989 SF
IMPERVIOUS PERCENT OF COVERAGE = 27.88%
PERVIOUS AREA (OPEN AREA) = 14,100 SF
PERVIOUS AREA PERCENT OF COVERAGE = 72.11%
LANDSCAPED AREA PERCENT = 1,350 SF = 10%

THIS SITE IS IN THE SECONDARY SPRINGS PROTECTION ZONE.
THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM PANEL 120850715D.

INTENDED USE FOR THIS SITE - (2) DUPLEX BUILDING & (1) SINGLE FAMILY HOME
THIS SITE DOES NOT LIE IN THE ESOZ OVERLAY ZONE.

SITE DATA W/ IMPERVIOUS R.O.W.:
TOTAL SITE AREA (WITHIN BOUNDARY) = 15,580 SF
AREAS FOR TOTAL SITE:
PROPOSED BUILDING = 1,989 SF + 1,000 SF = 2,989 SF
TOTAL IMPERVIOUS AREA = 1,470 SF
IMPERVIOUS PERCENT OF COVERAGE = 9.44%
TOTAL IMPERVIOUS AREA = 4,200 SF
IMPERVIOUS PERCENT OF COVERAGE = 26.97%

GENERAL PURPOSE:
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.448 ACRE. THE SITE ADDRESS IS SW 29TH TERRACE RD. Ocala, FL. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAS VESTED USE AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCE OF PUBLIC UTILITIES.

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

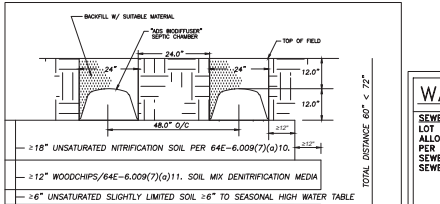
PARKING & TRAFFIC REQUIREMENTS

PARKING
2.0 SPACES PER UNIT
2.0 SPACES x 3 UNITS = 6 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 6
TOTAL PARKING SPACES PROVIDED = 6 (4 of duplex, 2 car garage of house)
PARKING SPACE SIZES: 8'x18'

TRAFFIC STATEMENT
USING ITE CODE 210 SPD, & 215 SFA THIS SITE IS PROJECTED TO GENERATE 29 DAILY TRIPS AND 2 PEAK HOUR TRIPS

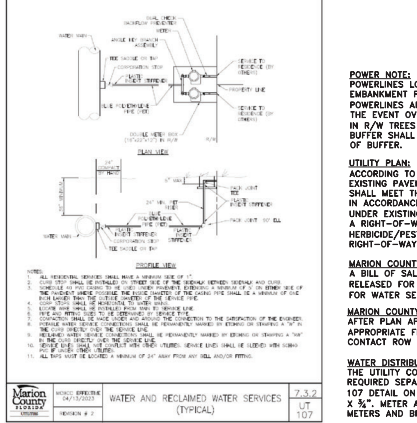
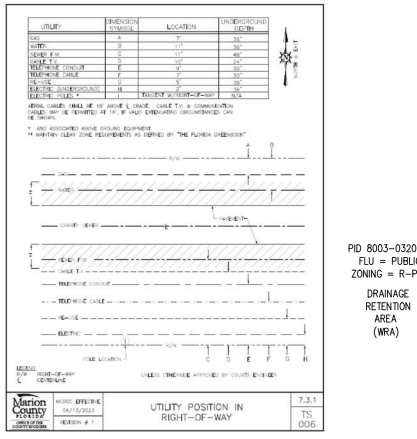
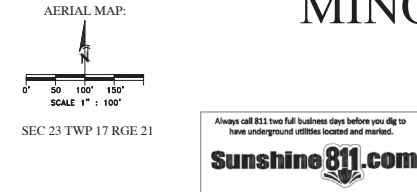
WATER PIPE AND JOINT SPECIFICATIONS									
FUNCTION	DIA.	MAT'L	PIPE	JOINTS	GASKETS	FITTINGS			
WATER MAIN	LESS THAN 4"	PVC	SCHEDULE 40 STD. D=18.75	SOCKET TYPE ASTM D-1785	SOCKET TYPE ASTM D-2466	SOCKET TYPE ASTM D-2466			
WATER MAIN	4" AND LARGER	D.I.P.	PRESSURE CLASS DIP CAST IRON D.I.P.	FLANGE OR GASKET	FLANGE OR GASKET	FLANGE OR GASKET			
WATER SERVICE	1/2" TO 3"	PVC	PERMANENTLY JOINTED	PERMANENTLY JOINTED	PERMANENTLY JOINTED	PERMANENTLY JOINTED			

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.



TRENCHED DRAIN FIELD W/ IN GROUND NITROGEN REDUCTION BIO-FIELD SECTION

NOT TO SCALE



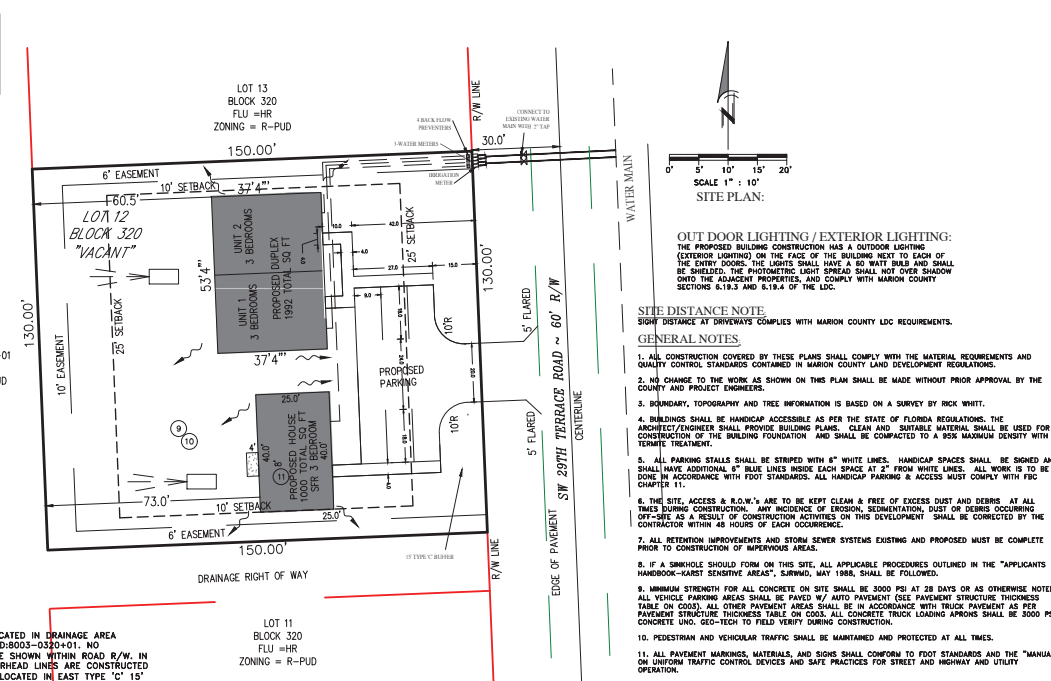
WASTE WATER CALCULATIONS

SEWER
LOT SIZE = 0.448 AC'S
ALLOWABLE SEWER D.O.H. = 2,500 GPD PER AC
SEWER FLOW ALLOWABLE = 1,120 GPD
SEWER FLOW PROPOSED = 900 GPD

DRAINFIELD LOADING (W/ IN GROUND NITROGEN REDUCTION SYSTEM)
DUPLEX UNIT 1 AND 2
INFLTRATION RATE = 0.80 GAL/SF
REQUIRED DRAINFIELD SIZE = 400 GPD / 0.80 GAL/SF = 750 SF
INFLTRATION RATE FOR THE EQUIVALENT DRAINAGE AREA OF AN "AUS ARC LEACHFIELD CHAMBER". CHAMBER IS 15.0 SF.
750 SF / 15.0 SF PER CHAMBER = 50 CHAMBERS
USE 50 CHAMBERS / 10 CHAMBERS PER ROW = 5 ROWS
LENGTH OF CHAMBERS = 8.00 LF
WIDTH OF CHAMBERS = 22" - 24"
SPACING OF CHAMBERS = 40"
WIDTH OF ROW = 48" O/C +/-, 22" - 24" WIDE CHAMBERS W/ 24" SPACING
THE DRAINFIELD SHALL BE 30'x22' LONG BY 18.2' WIDE = 880 SF (SEE AREA)
SEPTIC TANK MINIMUM EFFECTIVE CAPACITY, PER F.A.C. 64E-8.008 (2):
FOR 500 GPD = 1,350 GALLON MIN EFFECTIVE CAPACITY

MINOR SITE PLAN

PROJECT NAME: UP 8003-0320-12
SW 29TH TERR. RD.
MARION COUNTY, FL
ALDANA CONTRACTING LLC.
SITE AREA = 0.448 AC



POWER NOTE:
POWERLINES LOCATED IN DRAINAGE AREA
EMBANKMENT PID-0003-0300-01. NO
POWERLINES ARE SHOWN WITHIN ROAD R/W. IN
THE EVENT OVERHEAD LINES ARE CONSTRUCTED
IN R/W TREES LOCATED IN EAST TYPE "C" 15'
BUFFER SHALL BE SHIFTED TO INTERIOR EDGE
OF BUFFER.

UTILITY PLAN:
ACCORDING TO LDC 7.1.3 (D)(3), DIRECTIONAL DRILLING OR JACKING AND BORING OF PIPE UNDER
EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTIONAL DRILLING
SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FOOT STANDARD SPECIFICATIONS.
IN ACCORDANCE WITH LDC 7.3.15.009, JACK AND BORE METHOD OR DIRECTIONAL DRILLING
UNDER EXISTING PAVEMENT MUST BE AT LEAST 48" MINIMUM DEPTH.
A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, IF THE
HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC
RIGHT-OF-WAY.

MARION COUNTY UTILITIES:
A BILL OF SALE IS REQUIRED POST CONSTRUCTION AND BEFORE FINAL INSPECTION HOLD
FOR WATER SERVICE, AND AN AS-BUILT IN ACCORDANCE WITH ALL LDC REVISION EFF 4/13/23.

MARION COUNTY ROAD UTILIZATION PERMIT:
AFTER PLAN APPROVAL, THE CONTRACTOR SHALL SUBMIT (2) FOR A ROAD UTILIZATION PERMIT WITH
APPROPRIATE FEE FOR PROCESSING, AND INCLUDE TWO (2) SIGNED & SEALED APPROVED PLANS.
CONTRACTOR PERMITTING AT THE OFFICE OF THE COUNTY ENGINEER AT 352-671-8686.

WATER DISTRIBUTION SYSTEM:
THE UTILITY CONTRACTOR SHALL MAINTAIN THE MINIMUM
REQUIRED SEPARATION OF TAPS PER 615.4 LDC - SEE UT
107 DETAIL ON THIS SHEET. WATER METER SIZE SHALL BE 3/4"
X 3/4". METER AND BPF IN R/W ARE MAINTAINED BY MCU
METERS AND BPF ON-SITE ARE MAINTAINED BY LAND OWNER.

IRRIGATION SQUARE FOOTAGE:
TOTAL IRRIGATED AREA = 12,800 SF.

WAIVERS PENDING APPROVAL:		
CODE	DESCRIPTION	CONDITION
6.12.12 SIDEWALKS	xxxx	TO PAY FEE-IN-LEU OF CONSTRUCTION AT FINAL INSPECTION TO C.O.

INDEX

CO01 - COVER
CO02 - UTILITY & LANDSCAPE
CO03 - IRRIGATION

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

ALDANA CONTRACTING LLC
3002 SE 1ST AVE. STE. 300
OCALA, FL 34471-0483
Tel: 352-307-7727

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

MINOR SITE PLAN - COVER

ALDANA CONTRACTING
PROJECT UP 8003-0320-12
SECTION 23, TWP-17, RING-21
MARION COUNTY, FLORIDA
OCALA, FLORIDA

DATE: 2-5-25
DESIGNER: MS
PROJ. ALDANA CONTRACTING: MS
DATE: 2-5-25
SCALE: AS SHOWN
MS: MS
JOB NUMBER: 28-008
DATE: 2-5-25
APPROVED: NCA
CHECK: NCA
FILED ALDANA CONTRACTING: NCA

SHEET
CO01



33



Marion County

Development Review Committee

Agenda Item

File No.: 2025-19129

Agenda Date: 5/12/2025

Agenda No.: 6.2.

SUBJECT:

Montgomery Smatt - Standalone Waiver Request

Project #2025030034 #32734

Parcel #1362-002-020 Permit #2025030577

Kinsell Custom Homes

LDC 6.4.6 - Replats

CODE states replats shall meet requirements as set forth in § 177.051(2) FS and Ch. 5J-17 FAC, all provisions as described in this Code under Final Plat, Division 2.19, and the following:

A. Replats shall show the lot and block lines of the previous plat in such a manner to avoid confusion, including monumentation that may have been previously set. As an exception, the platting Surveyor and Mapper can state on the Replat that the original monumentation was not previously set. B. Any rights-of-way and/or easements to be vacated by the Replat or other process must be clearly shown on the Replat with reference to the approval date of the resolution by the Board and Marion County Official Record Book and Page that the action is recorded, as applicable. C. Any discrepancies between the boundary of a Replat and the previous plat must be clearly noted. Original dimensions shall be noted with corrected information on both the plat drawing and legal description.

APPLICANT requests waiver to rotate the buildable area of this hamlet 90 degrees.

May 5, 2025

PROJECT NAME: MONTGOMERY SMATT

PROJECT NUMBER: 2025030034

APPLICATION: DRC WAIVER REQUEST #32734

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: Parcel 1362-002-020 is located within the Marion County Utility service area but lies outside the standard connection distance. The nearest water and sewer mains are approximately 6,400 feet away. Marion County Utilities has no comment regarding the waiver request for modification of the buildable area. The parcel is situated within the Secondary Springs Protection Zone and the Urban Growth Boundary.

2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: no comments

3 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: Stormwater has no objections. This site will be subject to a waiver to a Major Site Plan when its existing and proposed impervious coverage exceeds 8,000 SF per the Hunterdon Hamlet Unit 2 improvement plan.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: NO

REMARKS: Rotating the "buildable area" will require a replat of the subject parcel and the applicant must demonstrate that there will no significant impacts to the rest of the Hamlet based on the proposed actions.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: NO

REMARKS: Rotating the "buildable area" will require a replat of the subject parcel and the applicant must demonstrate that there will no significant impacts to the rest of the Hamlet based on the proposed actions.



**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 #32734

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4-10-25 Parcel Number(s): 1362-002-020 Permit Number: 2025030577

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Montgomery Smatt Commercial ☐ Residential ☒
Subdivision Name (if applicable): Hunterdon Hamlet
Unit 2 Block B Lot 20 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): MONTGOMERY SMATT
Signature: [Signature]
Mailing Address: 1825 N PINE AVE City: OCALA
State: FL Zip Code: 34475 Phone # 352-572-9149
Email address: MONTY7210@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): KINSELL CUSTOM HOMES LLC Contact Name: STACI BIONDINI
Mailing Address: PO BOX 667 City: OCALA
State: FL Zip Code: 34478 Phone # 352-351-3405
Email address: SBIONDINI@ARHOMES.COM

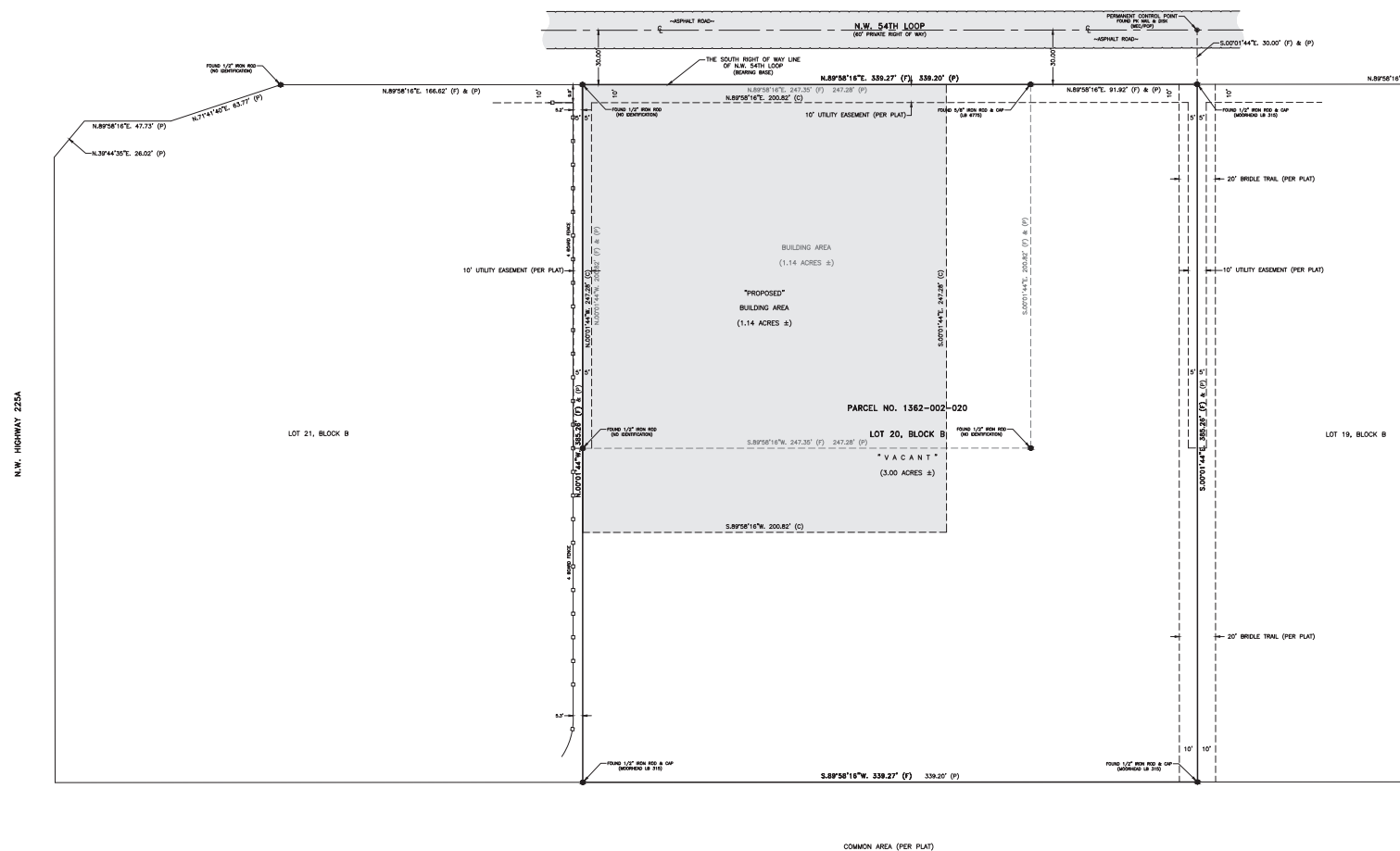
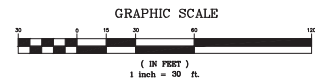
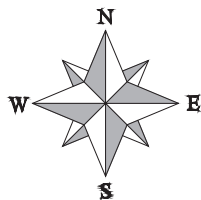
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.4.6 Replats
Reason/Justification for Request (be specific):
Would like to rotate buildable area of this hamlet 90 degrees.

DEVELOPMENT REVIEW USE:

Received By: Email 4/10/25 Date Processed: 4/14/25 CF Project # 2025030034 AR # 32734

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): _____



DESCRIPTION: (PER OFFICIAL RECORDS BOOK 7786, PAGE 710, PUBLIC RECORDS, MARION COUNTY, FLORIDA)
LOT 20, BLOCK B OF HUNTERDON HAMLET UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 146, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH RIGHT OF WAY LINE OF M.N. 54TH LKRD, TO BE ACCURATE.
2. THE SURVEYED CORNERS AND BOUNDARIES OF THE LANDS AND INTERESTS HEREIN WERE NOT LOCATED AT PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PRECEDE LAND SURVEYING, INC. FOR ANY RECORDS OF MARION COUNTY, FLORIDA.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO UNRECORDED AND UNRECORDED RIGHTS OF WAY, EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS OF RECORD OR UNRECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. THE SIGNING PARTIES HERETO HAVE DECLARED THAT NO SURVEY AND/OR REPORT BY THEM OR THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTIES).
6. THE SIGNING PARTIES HERETO HAVE DECLARED THAT THE SIGNING PARTIES HAVE NOT BEEN AND SHALL NOT BE REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID SIGNING PARTIES.
7. PARTIES(IES) AND THE SIGNING SURVEYOR.
8. THE SIGNING PARTIES HERETO HAVE DECLARED THAT THIS INSTRUMENT IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS BEARS THE SIGNATURE AND THE ORIGINAL UNRECORDED SEAL OF THE FLORIDA LICENSED SURVEYOR. THE SIGNING MAPPER HAS DECLARED THAT THIS INSTRUMENT IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE SIGNING MAPPER.
9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND DO NOT REPRESENT THE ACTUAL LAND SURFACE.
10. THE SIGNING PARTIES(S) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
11. THE SIGNING PARTIES(S) HAVE DECLARED THAT THE SIGNING PARTIES(S) HAVE NOT BEEN AND SHALL NOT BE REPLIED UPON FOR THE FLOOD INSURANCE RATE MAP, FLOOD INSURANCE PANEL OR FLOOD INSURANCE RISK MAP.
12. THE MOST CURRENT INTERPRETED RECORDED INSTRUMENTS FOR ADDRESSES TO THE LANDS SURVEYED WERE:

[illegible]

- = WELL
- = TRAFFIC CONTROL BOX
- = WATER METER
- = TELEPHONE RISER BOX
- = ELECTRIC BOX
- = CABLE TV RISER BOX
- = IRRIGATION CONTROL BOX
- = GROUND POWER POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- = FIRE DEPARTMENT CONNECTION
- = WATER VALVE
- = SEWER VALVE
- = SET 5/8" IRON ROD & CAP - LB 7389
- = FOUND 5/8" IRON ROD & CAP
- = FOUND 4"x4" CONCRETE MONUMENT
- = SET 4"x4" CONCRETE MONUMENT - LB 73
- = FOUND 4" OCTAGONAL CONCRETE MONUMENT

- HOSE BIBB
- BURIED CABLE MARKER
- GREASE TRAP
- SANITARY MANHOLE
- STORM DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- STORM INLET
- CENTERLINE
- MONITORING WELL
- LIGHT POLE
- SIGN POST
- MAILBOX
- SANITARY CLEAN-OUT
- BROKEN LINE; NOT DRAWN TO SCALE
- DEFECTS CONCRETE



STATE CERTIFIED SDVBE

**BOUNDARY SURVEY
FOR:
MONTGOMERY SMATT**



STATE CERTIFIED SDYB

**BOUNDARY SURVEY
FOR:
MONTGOMERY SMATT**



LAND SURVEYING, Inc.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471

(352) 351-0091
EMAIL: qlen@qlsinc.us

(LICENSED BUSINESS NO. 7389)

[SURVEYOR'S CERTIFICATION]

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

DATE _____
GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: JANUARY 9, 2025

DRAWN:	J.R.C.	REVISIONS		BY	DATE
CHECKED:	G.H.P.	ADD PROPOSED BUILDABLE AREA		JRC	4/9/25
F.B.	PAGES				
121	53				
FILE INFO: HUNTERDON HAMLET UNIT 2					
SCALE: 1" = 30'		COPYRIGHT © 2025	JOB ORDER # 24-157 (R)		