

November 4, 2024

PROJECT NAME: COUNTRY CLUB OF OCALA UNIT 1, PARTIAL REPLAT TRACT B

PROJECT NUMBER: 2024090060

APPLICATION: FINAL PLAT #32036

- 1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.2.H - Legal documents
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: NO
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old
STATUS OF REVIEW: NO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(1) - If the Final Plat exceeds one sheet
STATUS OF REVIEW: NO
REMARKS: need cover sheet
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: NO
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: NO
REMARKS:
- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: NO
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: NO
REMARKS:

- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: NO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01
FS
STATUS OF REVIEW: NO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or
other party of interest using one, or a combination of, the following methods:
STATUS OF REVIEW: NO
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other
party
STATUS OF REVIEW: NO
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: NO
REMARKS:
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements
STATUS OF REVIEW: NO
REMARKS:



Marion County
Board of County Commissioners

Office of the County Engineer

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

AR #32036

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/31/2024 Parcel Number(s): PORTION OF 3634-000-001 Permit Number: AR 32036

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: COUNTRY CLUB OF OCALA UNIT 1 PARTIAL REPLAT Commercial or Residential
Subdivision Name (if applicable): COUNTRY CLUB OF OCALA UNIT 1
Unit Block Lot TRT B

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): CCO HOSPITALITY, LLC
Property Owner's Signature: _____
Property Owner's Mailing Address: 7845 BAYMEADOWS WAY
City: JACKSONVILLE State: FL Zip Code: 32256 Phone # _____

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

Firm Name (if applicable): R.M. BARRINEAU AND ASSOC INC Contact Name: TRAVIS BARRINEAU
Mailing Address: 1309 SE 25TH LOOP #103 City: OCALA State: FL Zip Code: 34471
Phone # (352) 622-3133 Alternate Phone # (352) 427-5527
FAX Number or Email address: travis@rmbarrineau.com

D. WAIVER INFORMATION:

Section & Title of Code: SEC 2.17.1 PRELIMINARY PLAT
Reason/Justification for Waiver Request: OWNER REQUESTS WAIVER OF THE PRELIMINARY PLAT. PURPOSE OF THIS PARTIAL REPLAT IS TO ADD ONE RESIDENTIAL LOT FROM A PORTION OF TRACT B, WHICH IS THE GOLF COURSE. APPLICANT IS WORKING WITH OWNER TO REPLAT A PORTION OF TRACT B (AR32026).

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: Email 11/1/24 Date Processed: 11/4/24 CF Project # 2024090060 AR # 32036

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

"Meeting Needs by Exceeding Expectations"

**DEVELOPMENT REVIEW COMMITTEE
WAIVER REQUEST FORM CONTINUED**

Section & Title of Code: SEC 2.18.1 IMPROVEMENT PLANS
Reason/Justification for Waiver Request: ALL INFRASTRUCTURE IS IN PLACE TO SUPPORT ONE
ADDITIONAL LOT ON SE 12TH CIRCLE. AN ADVISORY NOTICE WILL BE ADDED TO THE COVER
SHEET OF THE REPLAT REQUIRING THE LOT TO COMPLY WITH A STORMWATER DRAINAGE PLAN
FOR PERMITTING.

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

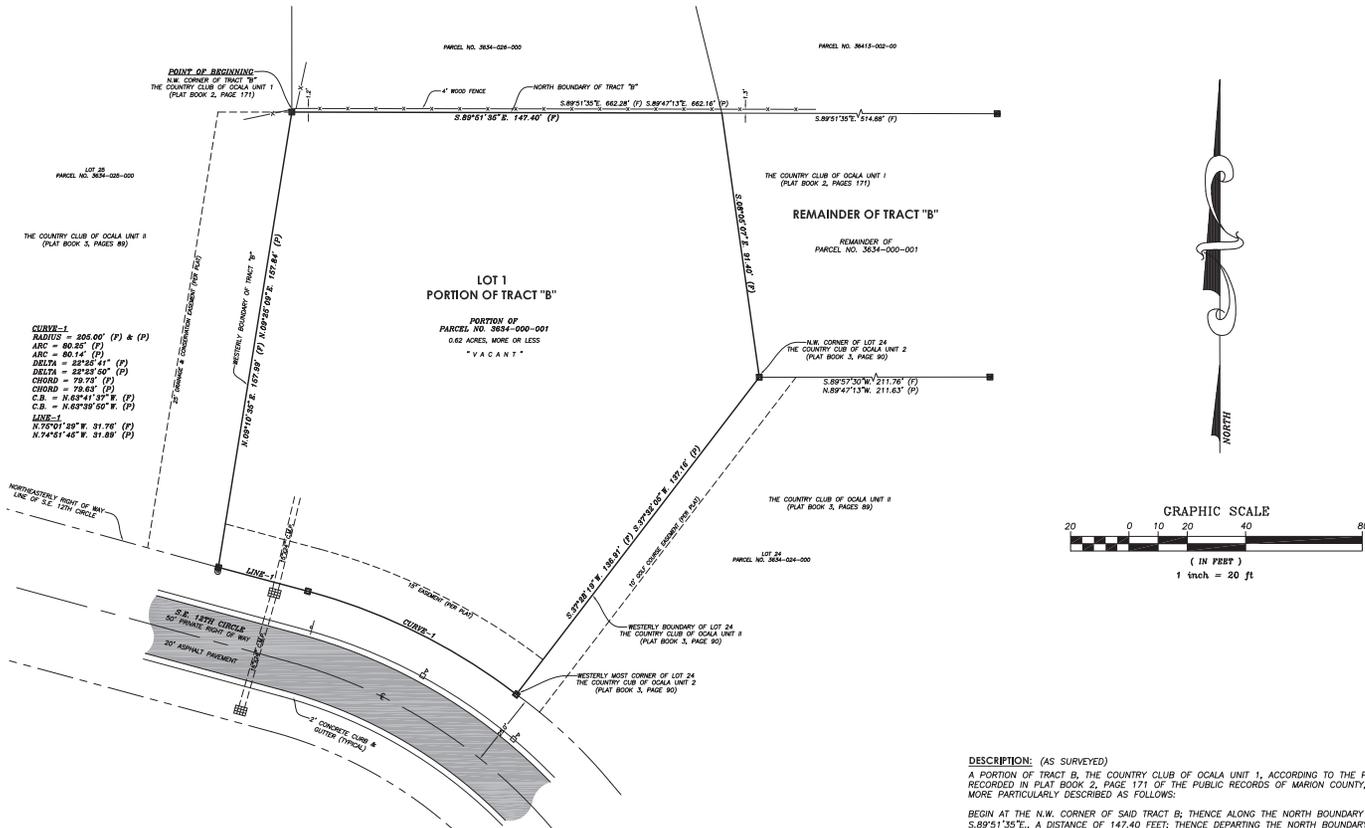
Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

SECTION 9, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



CURVE-1
 RADIUS = 305.00' (P) & (P)
 ARC = 80.25' (P)
 ABC = 80.14' (P)
 DELTA = 22°25'41" (P)
 DELTA = 22°25'41" (P)
 CHORD = 79.75' (P)
 CHORD = 79.65' (P)
 C.B. = N.63°41'37"W (P)
 C.B. = N.63°41'37"W (P)

LINE-1
 N.75°01'29"W, 31.76' (P)
 N.74°51'48"W, 31.89' (P)

- LEGEND** UNLESS OTHERWISE NOTED
- = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - = FOUND 4" x 4" CONCRETE MONUMENT - NO I.D.
 - = FOUND 4" x 4" CONCRETE MONUMENT - RLS 1918
 - (F) = FIELD MEASUREMENT
 - (P) = PLAT DIMENSION
 - (C) = CALCULATED DIMENSION
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = STORM DRAINAGE GRATE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = SANITARY CLEANOUT
 - ⊙ = WOOD POWER POLE
 - ⊙ = ELECTRIC BOX
 - ⊙ = GUY ANCHOR
 - ⊙ = TELEPHONE BOX
 - ⊙ = TELEPHONE MANHOLE
 - ⊙ = CABLE BOX
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊙ = WATER METER
 - ⊙ = BACKFLOW PREVENTOR
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = MAILBOX
 - ⊙ = SIGN
 - P.V.C. = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - = AERIAL ELECTRIC
 - - - = BROKEN LINE, NOT DRAWN TO SCALE
 - ⊙ = DENOTES CONCRETE
 - ⊙ = DENOTES ASPHALT

- NOTES:**
- DATE OF FIELD SURVEY: JUNE 24, 2016.
 - 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 DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH=2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
 - 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(ES) 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: (AS SURVEYED)
 A PORTION OF TRACT B, THE COUNTRY CLUB OF OCALA UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE N.W. CORNER OF SAID TRACT B; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT B, S.89°51'35"E., A DISTANCE OF 147.40 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID TRACT B, S.03°05'02"E., A DISTANCE OF 91.40 FEET TO THE N.W. CORNER OF LOT 24, THE COUNTRY CLUB OF OCALA UNIT I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 90 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 24, S.37°28'19"W., A DISTANCE OF 156.91 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 24, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. 12TH CIRCLE (BEING A 50 FOOT PRIVATE RIGHT OF WAY) AND A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 22°25'41" AND A CHORD BEARING AND DISTANCE OF N.63°41'37"W., 79.73 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.25 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, N.75°01'29"W., A DISTANCE OF 31.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT B; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE ALONG SAID WESTERLY BOUNDARY, N.09°10'35"E., A DISTANCE OF 157.99 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 0.63 ACRES, MORE OR LESS.

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 65-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE: TRAVIS P. BARRINEAU, P.S.M. - LS 6897
 TRAVIS@RMBARRINEAU.COM
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 1000 W. UNIVERSITY AVENUE, SUITE 1000, GAINESVILLE, FLORIDA 32609
 PHONE: 352.333.1111 FAX: 352.333.1111
 WWW.RMBARRINEAU.COM

BOUNDARY SURVEY FOR:
COUNTRY CLUB OF OCALA

FILE: CHRY CLUB OF OCALA

REFERENCES:
 P.B. - P.S.

J.L.O.# 16137
 DW.# 16137B LOT1.BMD
 SHT 1 OF 1

NO.	REVISIONS	BY	DATE

SCALE: 1" = 20'