



SUBMITTAL SUMMARY REPORT
33240

PLAN NAME:	WEST MINI FARMS	LOCATION:	
APPLICATION DATE:	08/19/2025	PARCEL:	34979-000-00
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	06/25/2026	07/02/2026	07/07/2026	Approved
OCE: Plan Review (DR) v.1	09/23/2025	09/02/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/02/2026	06/29/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/02/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/02/2026	06/29/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/02/2026	06/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/02/2026	07/02/2026	Approved

SUBMITTAL SUMMARY REPORT (33240)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/02/2026	06/30/2026	Informational
Comments 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]." - DR 6/30/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/02/2026	06/25/2026	Informational
Comments Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/02/2026	07/01/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/02/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/02/2026	06/30/2026	Approved
Comments The project is within the Marion County Utilities service area but is currently outside the required connection distance to public water and/or wastewater facilities. The cover sheet states that each individual property owner will be responsible for providing and maintaining a private well and onsite wastewater treatment system (septic system). If public water and sewer become available, connections will be required with additional development, ect.				

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/02/2025	11/11/2025	Approved
Comments N/A 2.14.1.A - Master Plan submitted (for phased subdivisions) YES 6.4.3.J - Legal description matches boundary on plan INFO 2.12.22 - All lots identified Sheet 01.01 - The number of lots on this sheet states 9 lots when it should be 8 lots. Please correct on future submittals. YES 2.18.2.I - Roads show connectivity YES 2.12.28 - Correct road names supplied YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments				

SUBMITTAL SUMMARY REPORT (33240)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		09/02/2025	11/11/2025	Approved
<i>Comments</i>				
	N/A Central Sewer			
	N/A Lot Size			
	N/A Total Flow			
	N/A Available Area			
	INFO DEP Water Approval Will lots be served by private wells or community well			
	N/A Operating Permit Required			
	N/A 2.12.6 - Location of septic systems & wells			
	N/A 2.12.36 - Location of water & septic systems			
	INFO Additional Health comments If using septic systems you will need to permit through the Department of Environmental Protection.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/02/2025	11/11/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33240)

Comments

Land Use - Reject 09/26/2025

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustering?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
INFO 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] The subject parcels lie within the Secondary Springs Protection Zone. Please indicate on the cover page.
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
YES 6.12.2.A - [Local Road right-of-Way Provided?]
PEND 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
YES 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
N/A 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: The dedicated roadway portions of the existing plat have to be abrogated before contouring and grading can be completed. This will remain "No" until such time that the applicant can complete the abrogation process.

Zoning - Reject 09/23/2025

YES 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan Included
YES 2.12.4.C - Owner and applicants name Included
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Included
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Please provide above zoning information (if applicable to respective zoning) in cover sheet.
NO 2.12.4.L(6) - Acreage of tract Current acreage provided. Please indicate area to be vacated/dedicated on cover sheet.
NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please provide typical lot drawing that indicates A-1 development standards (minimum setbacks for primary/accessory structures, lot width, lot area, etc.)
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Unless otherwise stated, this project is considered agricultural for buffering purposes.
INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Waivers included. If approved, please provide vacation in title sheet.
NO 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... Please indicate area of easement to be maintained by HOA

INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU

YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain FEMA Flood Zone X

NO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Submitted report indicates observation of potentially occupied and abandoned gopher tortoise burrows. Per LDC Sec. 6.5.4.E(6), please provide map showing the location of habitat types, including observed burrows, identified by the field assessment.

INFO 4.4.4 - Provision for subdivision signs Will there be any subdivision signs? If so, please indicate on sheet 05.01. All new signs will require separate sign permits.

SUBMITTAL SUMMARY REPORT (33240)

YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Included
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Included
NO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate on cover sheet:
FEMA Flood Zone X / X-1% Annual chance flood less than 1 ft average depth
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments Unless stated otherwise, proposed lots will be permitted all uses under General Agriculture (A-1) zoning.

Landscape (Plans) (Parks and Recreation)	09/02/2025	11/11/2025	Approved
--	------------	------------	----------

Comments
N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
N/A 6.8.6 - Buffers
NO Additional Landscape comments This project is residential, however tree mitigation is required for the DRA and roadway areas.
Site was heavily wooded and all trees were removed from project area without a tree removal permit (Code case # 989258)

OCE Design (Plans) (Office of the County Engineer)	09/02/2025	11/11/2025	Approved
--	------------	------------	----------

Comments
YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 9/3/25-fee due with resubmittal
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 9/3/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
N/A 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow, graphic drawing, & written scale
N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
INFO Additional Development Review Comments

OCE Property Management (Plans) (Office of the County Engineer)	09/02/2025	11/11/2025	Approved
---	------------	------------	----------

SUBMITTAL SUMMARY REPORT (33240)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved
Comments	INFO Preliminary Plat Checked SunBiz and Project Map - EMW 9.4.25			

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

SUBMITTAL SUMMARY REPORT (33240)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved
Comments	INFO 2.12.8 - Topographical Contours Review of the survey as it relates to the drainage improvements will be performed with the improvement plan review. INFO 2.12.9/10 - Existing Drainage Right-of-Way/Easements Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement plan review. INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width. YES 2.12.13/14/15 - General Exhibits INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement plan. INFO 2.12.19 - Proposed Drainage Improvements (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. YES 2.12.20 - Stormwater Infrastructure Supports Phasing INFO 2.12.22 - Stormwater Tract/Right-of-Way The need for drainage tracts/ROW will be reviewed with the improvement and/or final plat submittal. INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement plan. YES 2.12.38 - Stormwater Maintenance Entity INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement development plan. If you would like a copy, please contact the reviewer. INFO 6.10 - Karst Topography and High Recharge Areas Please provide a signed and sealed Karst Analysis with the improvement plan. INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Approved
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old YES 6.4.3.B - Provide lot and tract areas and dimensions YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management) YES 6.4.3.E - Locate and identify all easements YES 6.4.3.F - The location of the existing one percent (100-year) flood plain YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS YES 6.4.3.H - Provide a current topographic survey N/A 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply YES 6.4.3.J - Metes and bounds description legal description N/A 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted YES 6.4.3.L - Show all apparent means of access on site to adjoining properties YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities N/A Additional Survey comments			

SUBMITTAL SUMMARY REPORT (33240)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
NO 2.12.38 - Maintenance of improvements 9/2/25 - Update owner's certification to indicate successors and assigns will... maintain "and manage" the improvements...				
YES 2.17.2.I - Road geometrics				
YES 6.2.1.E - Drawing legend				
INFO 6.11.3 - Traffic Impact Analysis 9/2/25 - Traffic statement will be reviewed in conjunction with improvement plan.				
NO 6.11.4 - Access management 9/2/25 - Plat must state that no lots may directly access SW 140th Ave and must instead, use internal roadways. Driveway access for Lots 1,4,5, and 8 are shown accessing non-standard roads not maintained by the County and must be independently verified for accessibility by the applicant.				
YES 6.11.5.D - Residential driveway requirements				
INFO 6.12.2 - Right-of-way 9/2/25 - Road abrogation or relevant related process must be completed prior to approval of final plat.				
YES 6.12.9 - Subdivision roads and related infrastructure				
YES 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
NO 6.12.12 - Sidewalks 9/2/25 - Sidewalks are required along one side of internal streets.				
N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		09/02/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
INFO 6.14.2 - Connection Requirements Parcel 34979-000-00 is within the Marion County Utility service area; however, it is currently outside of connection distance for the proposed nine (9) agricultural lots. The nearest water main is approximately 13,000 ± feet away, and the nearest wastewater infrastructure is over 31,000 ± feet away.				
NO 6.14.5 - Submittal Requirements Water and wastewater service conditions need to be addressed. Please update page 01.01 to specify how the lots will be served for water supply and wastewater treatment. If private or community wells and septic systems are proposed, please include.				
N/A 6.14.9 - Transfer of Facilities to Marion County Utilities				
N/A 6.15.2 - Decentralized Systems				
N/A 6.15.9 - Wellfields and Water Supply				
N/A 6.15.10 - Water Treatment Plants				
N/A 6.16.2 - Decentralized Systems				
N/A 6.16.5 - Wastewater Pump Stations				
INFO 6.17.6 - Non-Residential Irrigation Wells Please confirm that the proposed use for each lot will be consistent and cohesive with the current A-1 (General Agriculture) zoning district requirements.				
N/A 6.17.7 - On-Site Storage				
N/A 7.2.14 - Water Wells				
N/A 7.2.16 - Lift Stations				
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities Utilities Plan Review Fee: \$130.00 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# 33240				
N/A Project is located within other private or municipal utility service area.				
INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.				

PERMITS:
1. MARION COUNTY - AGRICULTURAL LOT 60/12
2. MARION COUNTY - AGRICULTURAL LOT 60/12
3. MARION COUNTY - AGRICULTURAL LOT 60/12

WAIVERS:
1. LDC 141.002 - COUNTY WIRE - APPROVED 6/4/2018 SUBJECT TO OBTAINING
2. LDC 141.002 - COUNTY WIRE - APPROVED 6/4/2018 SUBJECT TO OBTAINING
3. LDC 141.002 - COUNTY WIRE - APPROVED 6/4/2018 SUBJECT TO OBTAINING

NOTES:
1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL
STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY UTILITY MANUAL AS
APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 13060C02
EFFECTIVE DATE OF APRIL 7, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD
HAZARD.
3. IF ANY EXISTING WELLS WERE TO BE ABANDONED, THEY SHALL BE ABANDONED PER SWFWMD CRITERIA FAC 40D-3.5(2)(c).
4. SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS
5. THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE X / X-1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FT.
6. THIS SITE IS NOT LOCATED WITHIN THE ENVIRONMENTALLY SENSITIVE OVERLAY ZONE ACCORDING TO MARION COUNTY.
7. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
8. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR PERMITTING AND INSTALLATION OF ALL POTABLE WATER WELLS AND ON-SITE
SEWAGE TREATMENT AND DISPOSAL SYSTEM (SPTD) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
9. THE ROAD RIGHT OF WAY AND DRAINAGE EASEMENT AREA (25.46 AC) WILL BE DEDICATED TO THE BOA.

HORIZONTAL DATUM:
FLORIDA STATE PLANE WEST COORDINATE SYSTEM (NAD 83).

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85).

BASES OF BEARINGS:
BEARINGS ARE BASED ON FOUND MONUMENTATION VIA STATE PLANE COORDINATES (FPC84-FLORIDA (WEST)).

BENCHMARKS:
BM01 FOUND 1/4" IRON ROD & CAP (ILLISIBLE) 6.5' N X 6.5' W ELEVATION = 76.77'
BM02 FOUND 4/4" CONCRETE 6.5' N X 6.5' W ELEVATION = 76.77'

LEGAL DESCRIPTION:
THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4, THE WEST 1/4 OF THE NE 1/4 OF SW 1/4, THE WEST 1/4 OF
THE SE 1/4 OF THE SW 1/4, OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BEING IN MARION
COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY AS DESCRIBED TO RIGHT OF WAY DEDICATED
IN OFFICIAL RECORDS BOOK 15, PAGE 104, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



OWNER/DEVELOPER:
SW 140TH LLC
CARL WEST
9140 SW 22ND ST
OCALA, FL 34747
PHONE: (352) 308-1409

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY MATTHEWSON, P.E.
720 SE 10TH AVE, BLDG. 100
OCALA, FLORIDA 34711
PHONE: (352) 387-4546

SURVEYOR:
GRADEWORKS, LLC
JOHN C. COONEY, JR.
201 NW 14TH CT., SUITE 101
OCALA, FLORIDA 34747
PHONE: (352) 864-0886

JOHN C. COONEY, JR.
REGISTERED LAND SURVEYOR NO. 4480
STATE OF FLORIDA

PRELIMINARY PLAT WEST MINI FARMS

SECTION 19, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
TOTAL: 1.078 ± A
TOTAL MILES OF ROADWAY = 0.20 MILES
PROJECT AREA = 96.79 ± ACRES
PARCEL # 14979-000-00
FLU - RURAL LAND
ZONING - A1



INDEX OF SHEETS

01.01 COVER SHEET
02.01 AERIAL PHOTOGRAPH
03.01 PRELIMINARY PLAT
1 - 1 BOUNDARY SURVEY
(PREPARED BY GRADEWORKS, LLC)

ZONING INFORMATION

PURPOSE: ZONING
POTENTIAL LAND USE: A1 GENERAL AGRICULTURE
PARCEL AREA: 96.79 AC
MINIMUM LOT AREA: 10 AC
MINIMUM LOT WIDTH: 200 FT
MINIMUM LOT DEPTH: 200 FT
MINIMUM LOT AREA: 200 FT
MINIMUM LOT DEPTH: 200 FT
MINIMUM LOT AREA: 200 FT
MINIMUM LOT DEPTH: 200 FT
MINIMUM LOT AREA: 200 FT
MINIMUM LOT DEPTH: 200 FT

ADDITIONAL NOTES

EXISTING AND PROPOSED EASEMENTS SHOWN ON PLANS
EXISTING AND PROPOSED EASEMENTS SHOWN ON PLANS

OWNER'S CERTIFICATION

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

CARL WEST, MANAGER

ENGINEER 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.

JEFFREY MATTHEWSON, P.E.
REGISTERED ENGINEER NO. 69662
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

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

JOHN C. COONEY, JR.
REGISTERED LAND SURVEYOR NO. 4480
STATE OF FLORIDA

Tillman & Associates
INCORPORATED, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 6TH AVE. BLDG 100, OCALA, FL 34747
PHONE: (352) 387-4546
FAX: (352) 387-4546
WWW.TILLMAN-ASSOCIATES.COM

REVISIONS

DATE

PRELIMINARY PLAT
WEST MINI FARMS
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 6/25/2024
DRAWN BY: AS
CHECK BY: JAM
JOB NO.: 24-5146

REV: 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

