

March 21, 2024

PROJECT NAME: SUMMER TILE LLC POLE BARN

PROJECT NUMBER: 2023040004

APPLICATION: MINOR SITE PLAN #30559

1 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]."

- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 A.1 - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area but outside connection distance to public water; defer onsite water requirements to DOH
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 A.1 - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area but outside connection distance to public sewer; defer onsite wastewater requirements to DOH
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/18/23 - add waivers if requested in the future
- 6 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: INFO
REMARKS: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019.
- 7 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: Will there be signs? If so, show the location and dimensions of the proposed signs.
- 8 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: Secondary Spring Protection Overlay Zone.
- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning Comments
STATUS OF REVIEW: INFO
REMARKS: The BOCC approved the rezoning from B-1 to RAC on 06/20/2023. A Special Use Permit was also approved to allow for a granite shop with business vehicle parking.
- 10 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: Show the parking location on the site plan.

- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS:
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS:
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: All new developments and new or altered commercial occupancies over 1,200 square feet in size is required to have fire department water supply within 400 feet of the building per Marion County Land Development Code. Sec 6.18.2 (B) Please provide a site plan showing fire department water supply within 400 feet.
- 14 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: NO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door.
- 15 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: NO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 9/6/23 - Sidewalk is required along US 301.
- 17 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: S US Hwy 301 is incorrectly labeled as Hwy 301.
- 18 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: The North arrow is missing from this sheet.
- 19 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Please label where the pole barn is because there is an existing house on this property as well. Need to know which structure is which.

- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: No tree mitigation, Landscape or irrigation plans submitted - unable to review
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: NO
REMARKS: Please provide a calculation of impervious surface for this site, existing and proposed.
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: please provide an Environmental Assessment or exemption letter.
- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: Need an Environmental Assessment or exemption letter to determine this requirement.
- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Revise the plan Cover Sheet to provide the following note:
“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review.”



**Marion County
Board of County Commissioners**

ref
MINOR Site Plan #30559

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4-12-24 Parcel Number(s): 47558 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Summertile Pole Barn Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Gerson Santos
Signature: Gerson Santos
Mailing Address: 14630 S. US HWY 301 City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-239-4832
Email address: summertilellc@outlook.com

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

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

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Buffer Code 6.8.6

Reason/Justification for Request (be specific): We would like to appeal the waiver denial based on Susan Heyon Assessment that we would have to remove a 15 ft wide slab of concrete to accommodate the planting of the ornamental trees in front of the structure. This would be an unnecessary expense. We can as an alternative plant some shrubs/trees south of the concrete slab inside the property line.

DEVELOPMENT REVIEW USE:

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

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

4-17-24

To: Marion County Board of County Commissioners
Office of the County Engineer

SIRS:

We, Summer Tile LLC, would request that a exemption for AN Environmental Assessment and Habitat Preservation/Mitigation be granted for Parcel #47558-001-00 based on the fact that this parcel meets the following requirements

- 1.) No listed species have been documented within the proposed area within the last two years.
- 2.) No portion of the project area is within the known or suspected range of any listed species.
- 3.) The project area by itself or in connection with other adjacent lands, does not meet the minimum habitat needs for a viable population of listed species.
- 4.) The applicant or property owner submitting AN EALS-ER certifies that the proposed development of the project area is in accordance with the requirements listed above.

Gerson Statos



**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 # 30559

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3-21-24 Parcel Number(s): 47558-001-00 Permit Number: 2023-08-2186

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Summertile LLC Pole Barn Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Gerson Santos
Signature: Gerson Santos
Mailing Address: 17630 S US HWY 301 City: Summerfield, FL 34491
State: FL Zip Code: 34491 Phone #: 352-239-4832
Email address: summertilellc@outlook.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): Summertile LLC Contact Name: Gerson Santos
Mailing Address: 17630 S US HWY 301 City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-239-4832
Email address: summertilellc@outlook.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): G.O.G.K (3) - Buffers
Reason/Justification for Request (be specific): Existing concrete pad extends from US HWY 301 to front of house, planting trees would hinder customer parking and fire rescue access, and handicap access.

DEVELOPMENT REVIEW USE:

Received By: Walkin CF Date Processed: 3/21/24 CF Project # 2023040004 AR # 30559
3/21/24

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): _____

NORTH = 14630 S US HIGHWAY 301 = SOUTH

DRIVE WAY

SUMMERFIELD FL 34491

EAST

PARKING FOR CUSTOMER

HOUSE

SEPTIC TANK

WELL

SAW

EAST

NORTH

10

POLE BARN

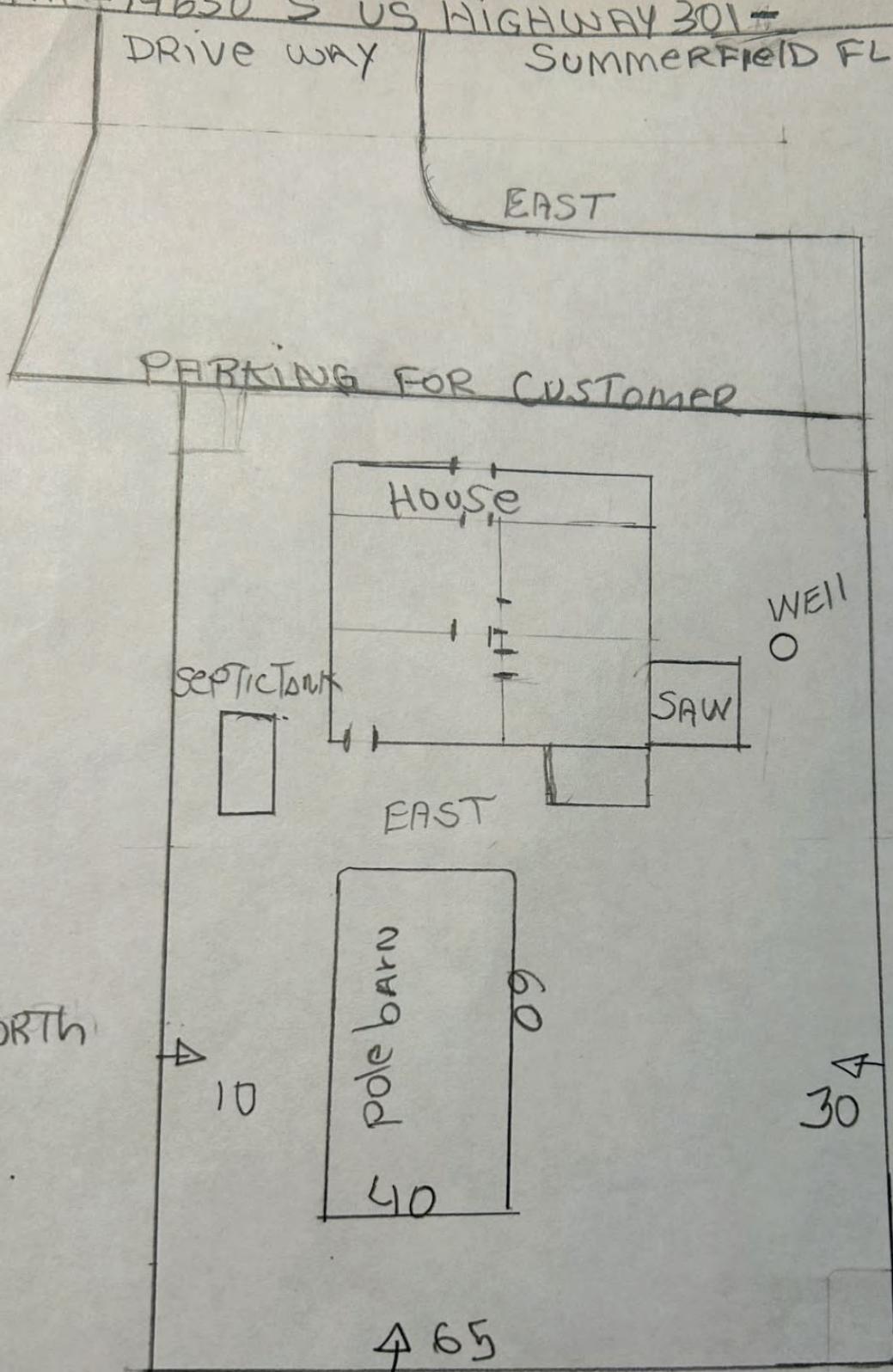
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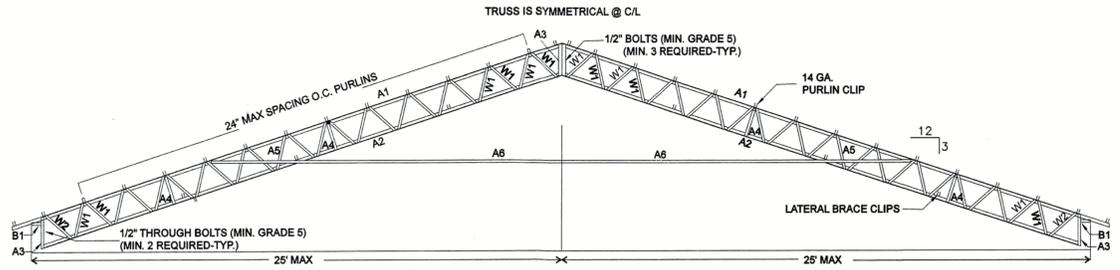
40

30 SOUTH

65

WEST





TYPICAL TRUSS DETAIL

SCALE: N.T.S.

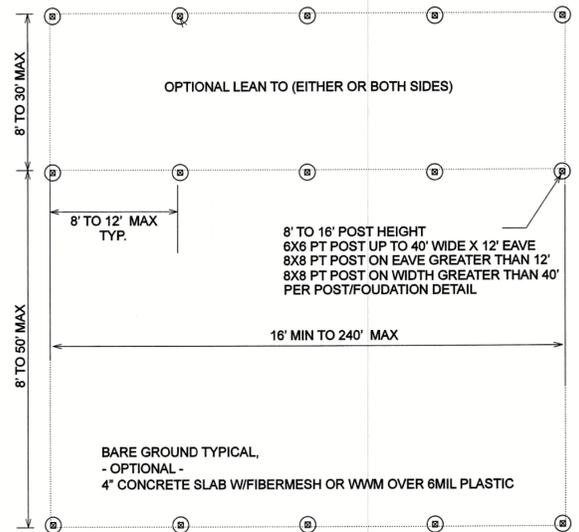
CUT LIST OF MATERIALS

ITEM NO.	DESCRIPTION	LENGTH	NUMBER REQUIRED	MATERIAL	
A1	TOP CHORD	LL 2 X 2 X 3/16"	2@3 1/2'	2	50 KSI
A2	BOTTOM CHORD	LL 2 X 2 X 3/16"	2@3 1/2'	2	50 KSI
A3	VERTICAL CHORD	LL 2 X 2 X 3/16"	1'-6"	4	50 KSI
A4	VERTICAL CHORD	L 1 1/2 X 1 1/2 X 3/16"	1'-6"	4	50 KSI
A5	TIE	L 1-1/2 X 1-1/2 X 3/16"	4'-8"	2	A36
A6	TIE	L 1-1/2 X 1-1/2 X 3/16"	25'-6"	1	A36
W1	WEB	L 1-1/4 X 1-1/4 X 3/16"	1'-2"	48	A36
W2	WEB	L 1-1/4 X 1-1/4 X 3/16"	1'-9 1/8"	2	A36
B1	BASE	LL 2 X 2 X 3/16"	5 1/2'	2	50 KSI

NOTE: LL = DENOTES DOUBLE ANGLES

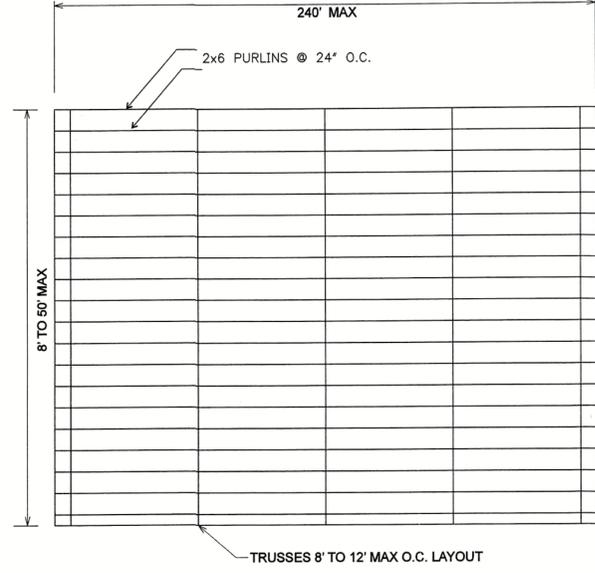
- FABRICATION NOTES:**
1. ALL WELDS SHALL ADHERE TO AWS STANDARDS.
 2. ALL STEEL AND FABRICATION SHALL ADHERE TO ASCI STANDARDS.
 3. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 4. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY AND PERMANENT CONSTRUCTION BRACINGS.
 5. PURLINS SHALL BE 2X6 #2 SYP (MAX SPACE @ 2'-0" O.C.)
 6. ALL DIMENSIONS SHALL BE VERIFIED BY FABRICATOR PRIOR TO FABRICATING.

TRUSS DESIGN CAN BE USED FOR TRUSS LENGTHS SHORTER THAN 50 FEET. ITEM QUANTITY AND DIMENSIONS ARE TO BE MODIFIED FOR SHORTER TRUSS LENGTHS. DISTANCE FROM A1 TO A2 ALONG A4 MUST BE 18" ON ALL MODIFIED LENGTHS



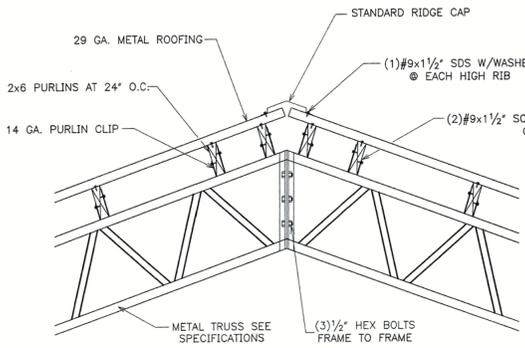
FOUNDATION PLAN

SCALE: N.T.S.



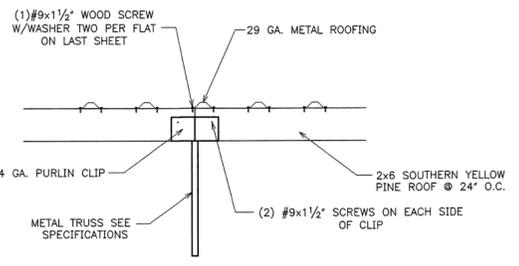
TRUSS AND PURLIN LAYOUT

SCALE: N.T.S.



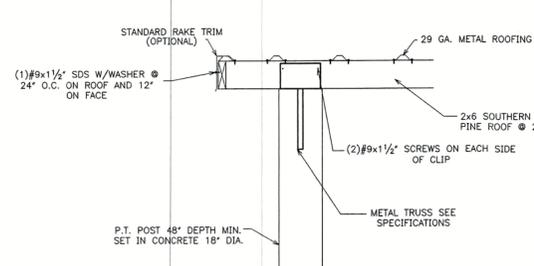
RIDGE DETAIL

SCALE: N.T.S.



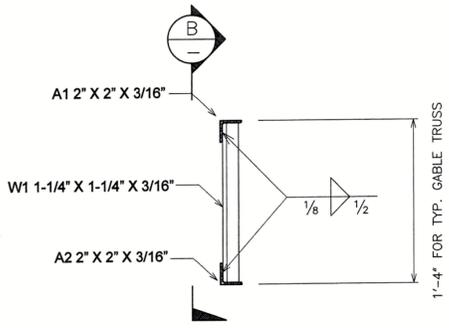
PURLIN CONNECTION

SCALE: N.T.S.



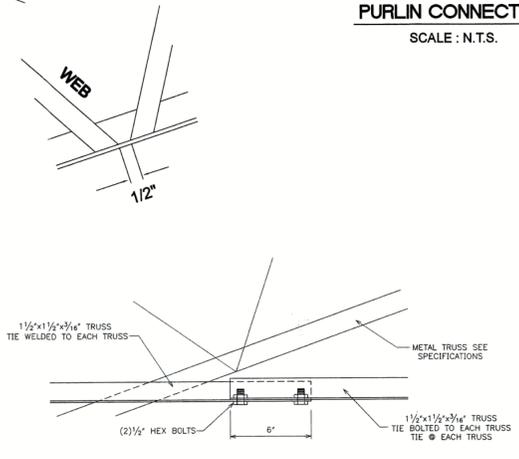
RAKE DETAIL

SCALE: N.T.S.



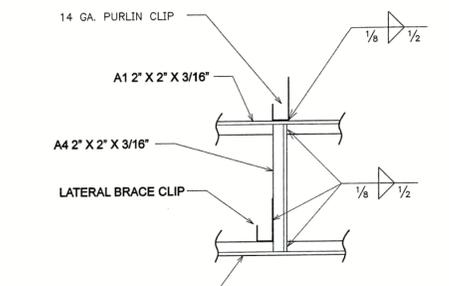
SECTION A

SCALE: N.T.S.



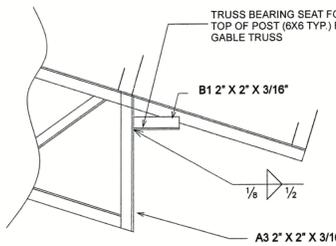
TRUSS TIE CONNECTION

SCALE: N.T.S.



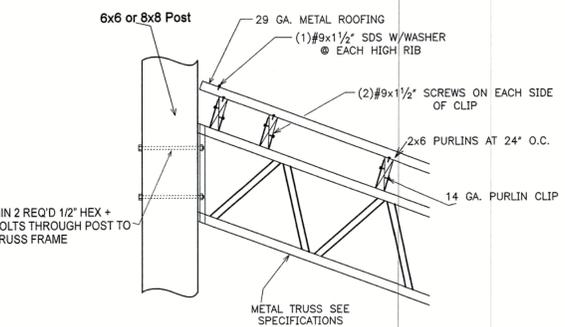
SECTION B

SCALE: N.T.S.



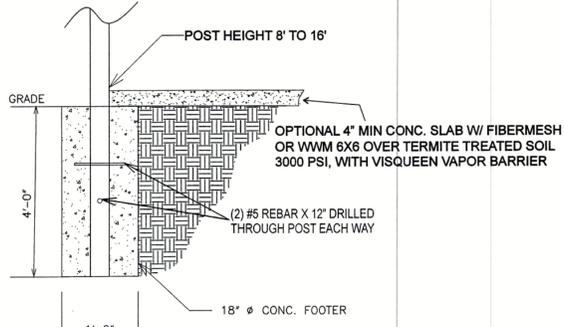
TRUSS SEAT DETAIL

SCALE: N.T.S.



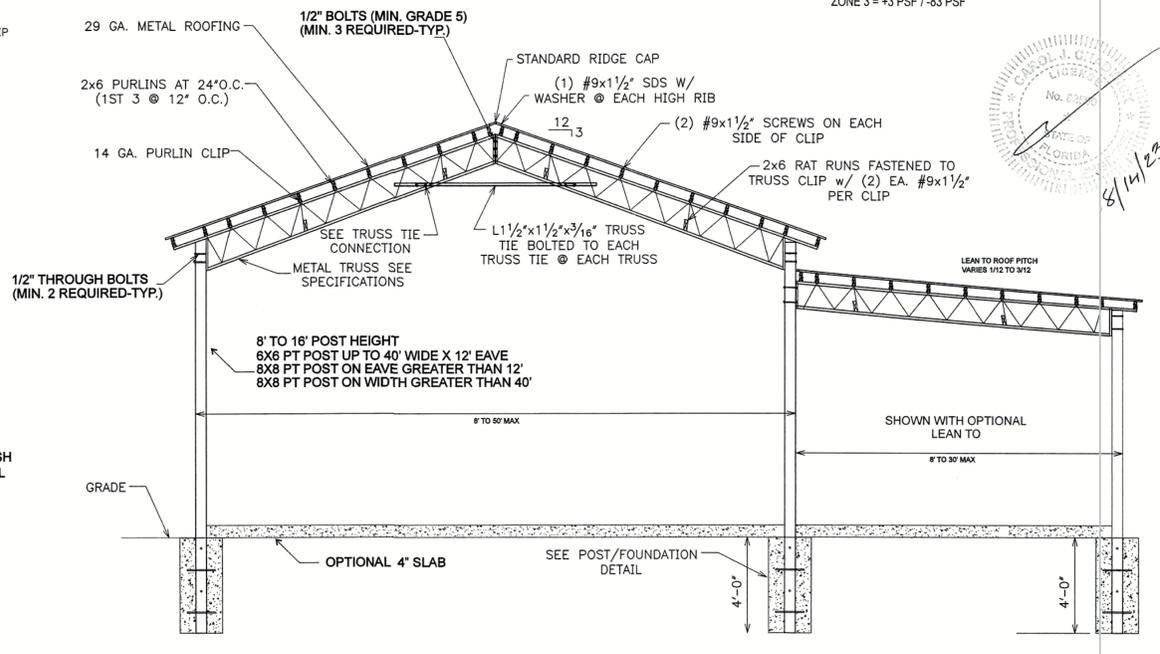
LEAN TO CONNECTION DETAIL

SCALE: N.T.S.



POST/FOUNDATION DETAIL

SCALE: N.T.S.



GABLE END VIEW - SHOWN WITH OPTIONAL LEAN TO

SCALE: N.T.S.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

OPEN POLE BARN STORAGE STRUCTURE

40' X 60' X 12' POLE BARN

GERSON SANTOS
14630 S US HWY
SUMMERFIELD, FL

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE 2020 7TH EDITION FLA BUILDING CODE AND ASCE 7-10 WIND CODES FOR AN ULTIMATE WIND SPEED OF 140 MPH AND GREATER. THESE PLANS INCLUDE DESIGN FOR ALL WIND SPEEDS UP TO AN INCLUDING 170 MPH ULTIMATE WIND SPEED.
2. ALL ROOFING TO BE MIN 29 GAUGE OR BETTER, ATTACHED TO PURLINS AS SHOWN.
3. ALL CONCRETE WORK SHALL BE 3000 PSI AT 28 DAYS. CONTROL JOINTS SHALL BE CUT AT DISTANCES NO GREATER THAN 15' ELECTRICAL CONDUIT AND OTHER PIPES TO BE EMBEDDED IN STRUCTURAL CONCRETE FLOOR SLABS SHALL BE PLACED IN ACCORDANCE WITH ACI-318, PARAGRAPH 6.3.
4. MINIMUM SOIL BEARING SHALL BE ASSUMED AT 2000 PSF
5. ALL WINDOWS AND DOORS SHALL BE INSTALLED PER MANUFACTURERS SPECS.
6. ALL STEEL BUILDING MATERIALS ARE FLOOD RESISTANT AND WILL NOT BE DAMAGED BY FLOOD OR RAIN.
7. DESIGN LOADINGS:
ROOF LIVE LOAD - 20 PSF
DEAD LOADS:
TRUSS SPACING @ 12' - DL = 6 PSF
TRUSS SPACING @ 10' - DL = 9 PSF
TRUSS SPACING @ 8' - DL = 12 PSF
DESIGN SPEED - 170 MPH
WIND RISK CATEGORY - 1
EXPOSURE CATEGORY - B
IMPORTANCE FACTOR - 1.0
BUILDING CATEGORY I
8. WOOD FRAMING AND FASTENERS TO MEET NDS-2012 REQUIREMENTS.
9. FASTENER REQUIREMENTS: (1) ALL NAILS ARE COMMON GALVANIZED (2) ALL BOLTS ARE TO BE GALVANIZED STEEL AND INCLUDE NUTS AND WASHERS (3) ALL OTHER HARDWARE (SIMPSON, ETC.) IS TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS
10. NAILING SIZE AND NUMBER SHALL SATISFY TABLES 2306.2.(1), 2306.3.(1) AND 2306.3.(#) b/c UNLESS OTHERWISE INDICATED.
11. ALL FASTENERS EXPOSED TO THE WEATHER SHALL BE TREATED FOR WEATHER RESISTANCE AND COMPATIBLE WITH THE PRESSURE TREATED WOODS USED.
12. ALL WOOD TO BE #2 YP OR BETTER. ALL WOOD TO BE IN CONTACT WITH CONCRETE TO BE P.T.
13. INTERNAL PRESSURE COEFFICIENT = 0 OPEN
14. COMPONENTS / CLADDING
ZONE 1 = +/- 30 PSF
ZONE 2 = +30 PSF / -53 PSF
ZONE 3 = +3 PSF / -83 PSF

DESIGN STATEMENT:

THESE PLANS WERE DESIGNED FOLLOWING THE 2020 7TH EDITION FLORIDA BUILDING CODE AND ASCE 7-10. INCLUDING CHAPTER 16 ON STRUCTURAL DESIGN. AN ULTIMATE WIND SPEED OF 140 MPH, (3 SECOND GUST) IN WIND EXPOSURE CATEGORY "B". THIS STRUCTURE HAS BEEN DESIGNED AS RISK CATEGORY I. THE COMPONENTS AND CLADDING WERE DESIGNED BASED ON A WIND PRESSURE. THIS STRUCTURE HAS BEEN DESIGNED AS EITHER AN OPEN/ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE AS PER PLAN NOTES.

REVISIONS:

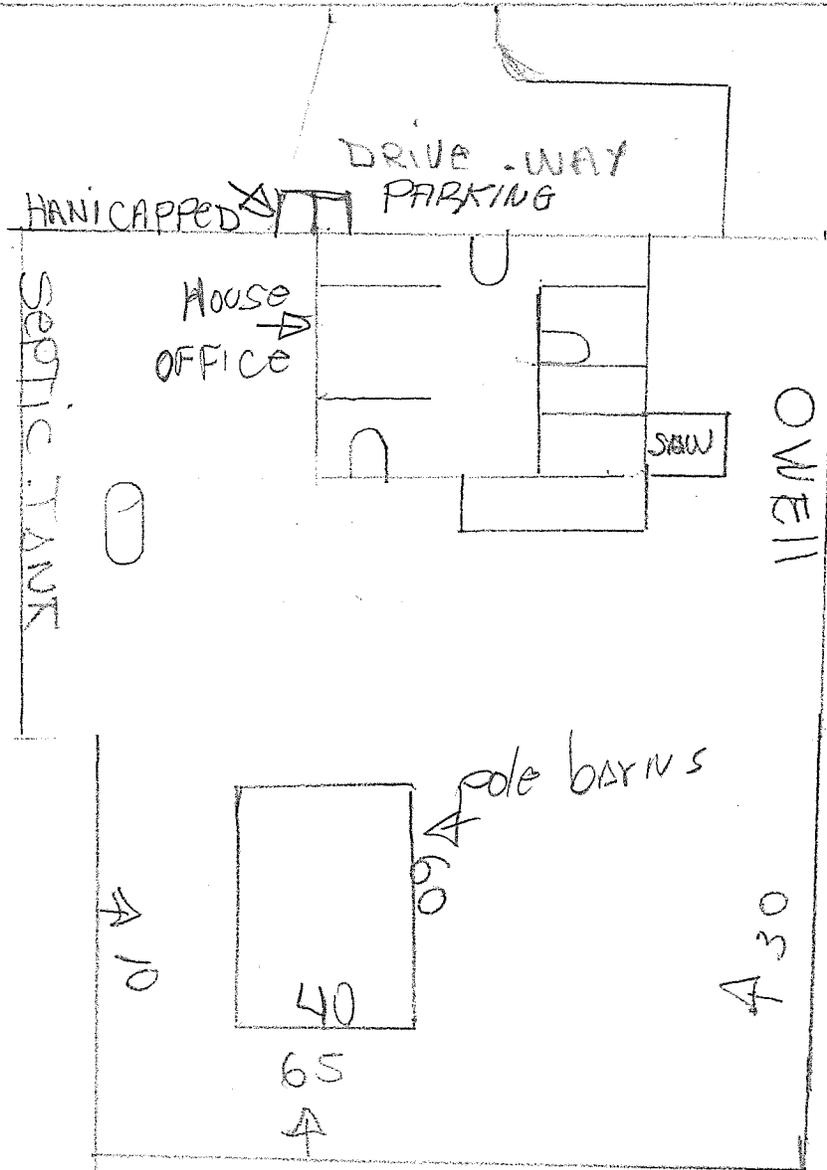
NO.	DATE	DESCRIPTION

PROJECT: GREATER SOUTH BARNS
SHEET TITLE: TYPICAL POLE BARN BUILDING

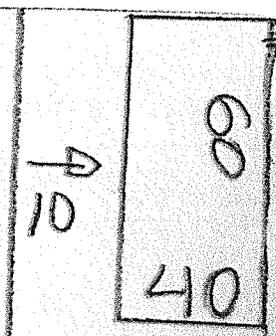
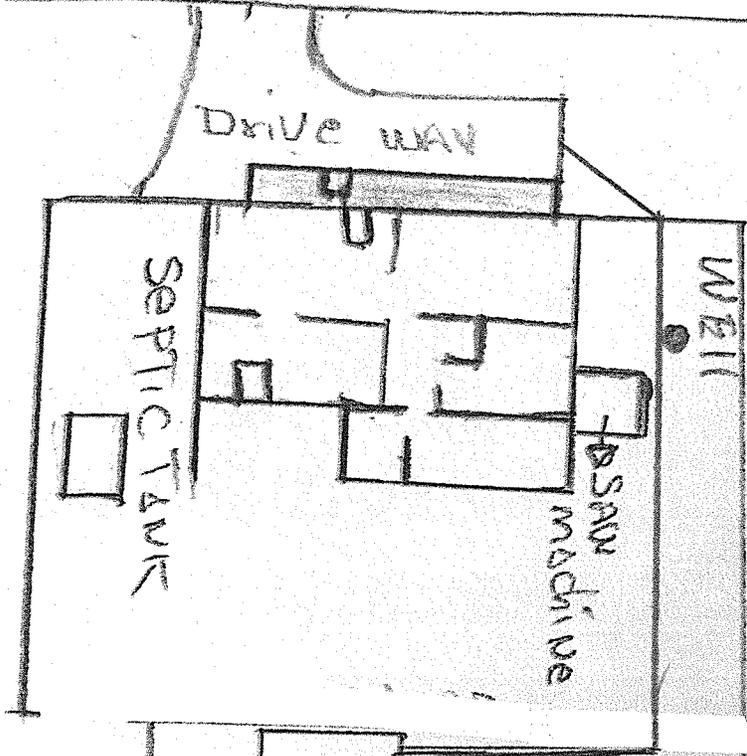
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MARTIN COUNTY
Office of County Engineer

SHEET NO. 1 of 1

14630 S U.S. HIGHWAY 301 SUMMERFIELD FL 34491



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