



MARION COUNTY GROWTH SERVICES

Date: 8/3/2021

P&Z: 7/26/2021 BCC: 8/17/2021

Item Number
210409SU
[CDP-AR# 26094]

Type of Application
Special Use Permit

Request
Church Cemetery

Owner/ Applicant
Good Shepherd
Presbyterian Church of
Ocala, Inc.

Parcel #/Acreage
36762-001-00 (pt) / 4.99
acres of ±51.58 acres

Location: 151 SW 87th
Place; ±1,500' west of
SE Magnolia Avenue and
±650' north of SE 87th
Place.

Existing Zoning
A-1 General Agriculture

Future Land Use
Rural Land

Staff Recommendation
Approval with Conditions

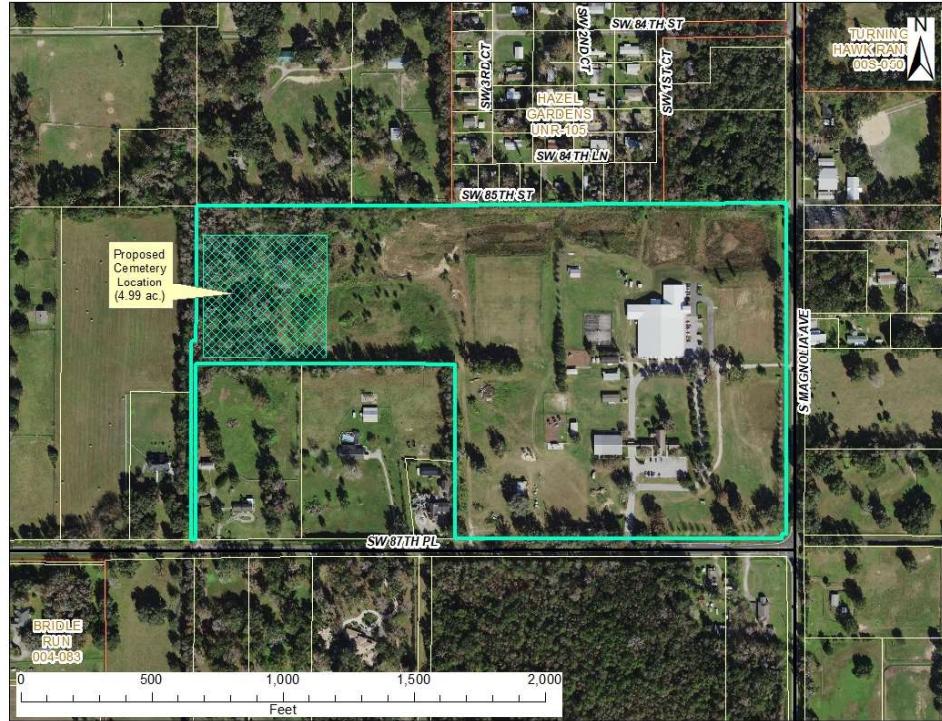
P&Z Recommendation:
Approval with Conditions
as recommended by staff

Project Planner
Christopher D. Rison,
AICP

Additional Information
N/A

**Comprehensive Plan
Amendment:**
N/A

Code Case: None.



Item Summary

Staff is recommending **Approval with Conditions** of the Special Use Permit for a private church cemetery on ±4.99 acres located at 151 SW 87th Place.

Public Notice

Notice of public hearing was mailed to forty-three (43) property owners within 300 feet of the subject property. One opposition letter from the land owner to the west and one support letter from a land owner to the east were received in relation to this request.

Location

The site is part of the Good Shepherd Presbyterian Church complex (Good Shepherd Church and Redeemer Christian School) located at 151 SW 87th Place, where the cemetery is proposed to be located in the western portion of the overall site.

Request

The applicant is requesting a Special Use Permit for a private church cemetery to be part of the existing Good Shepherd Presbyterian Church complex located on the northwest corner of the S. Magnolia Avenue (Hwy 475A) and SW 87th Place intersection. The specific number of burials has not been determined as that will be subject to site design and development needs. The cemetery will be maintained as part of the Good Shepherd Presbyterian Church property. The identified cemetery area includes two structures (residence and barn) that will remain at this time; however they may be removed from the area as the cemetery operation continues.

The applicant proposes to setback the overall cemetery 25' from all property lines, and maintain existing trees within the 25' setback as a buffer. The applicant isn't proposes any structures, monuments, statutes, mausoleums, etc. to exceed a height of 15', as

FLUE Policy 2.1.8: Community Facilities in Rural Areas - Community facilities, such as schools, churches, synagogues, community centers and day-care centers may be located in Rural Areas, Hamlet developments, and Cluster Density Bonus developments by means of the Special Use Permit process, as further defined in the LDC.

measured from the highest point to the pre-existing ground level or the proposed cemetery location, consistent with past cemetery SUP requests.

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUM Designation	Zoning	Existing Use per Property Appraiser Code
North	Rural Land	A-1 (General Agriculture) R-4 (Mixed Use Res.)	Agricultural Tracts and Hazel Gardens Sub.
South	Rural Land	A-1 (General Agriculture)	Agricultural Tracts
East	Rural Land	A-1 (General Agriculture)	Agricultural Tracts
West	Rural Land	A-1 (General Agriculture)	Agricultural Tracts

Infrastructure

Water and sewer services are privately provided for the existing church facilities. A formal easement for cemetery access is proposed to the south and south east along the overall site's boundary to reach SW 87th Place; however, access may be further integrated with the overall church site as the cemetery use continues. Access via a historic "flag-access" southeast of the proposed cemetery is not proposed. All site development will be required to comply with applicable LDC provisions, including access and traffic management needs, lighting, etc.

Analysis

In reaching its decision, the Commission will find:

- 1. The proposed Special Use Permit will not adversely affect the public interest.** The overall site is the Good Shepherd Presbyterian Church complex. Florida Statutes provide for church cemeteries such as those in conjunction with churches. The area is surrounded by large agricultural tracts, except for a historic subdivision to the northeast, which is closest to the church and school facilities. The recommended approval conditions will manage the improvements to address the potential intensity of use to ensure the use will not adversely affect the public interest.
- 2. The proposed Special Use Permit is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as Rural Land with A-1 (general agriculture) zoning. Community facilities including churches and schools may be established in the Rural Lands by SUP, and the Good Shepherd Presbyterian Church complex previously obtained such SUPs. The request is for a companion church cemetery that is often typical of larger church facilities with sufficient land area. A-1 zoning further identifies a cemetery as a potential SUP use. The placement of the cemetery as part of the overall church site will be an extension of the church's community facility character and, as recommended, the use is consistent with the Comprehensive Plan.
- 3. The proposed Special Use Permit is compatible with land uses in the surrounding area.** The subject parcel is a ±4.99 acres of a ±51.58 acre A-1 zoned site featuring the existing Good Shepherd Presbyterian Church & School complex. The majority of properties that surround the site are acreage tracts in agricultural use and/or improved with single-family residences. A historic residential subdivision is located northeast adjoining the existing church and school facilities. The proposed cemetery will occupy the western portion of

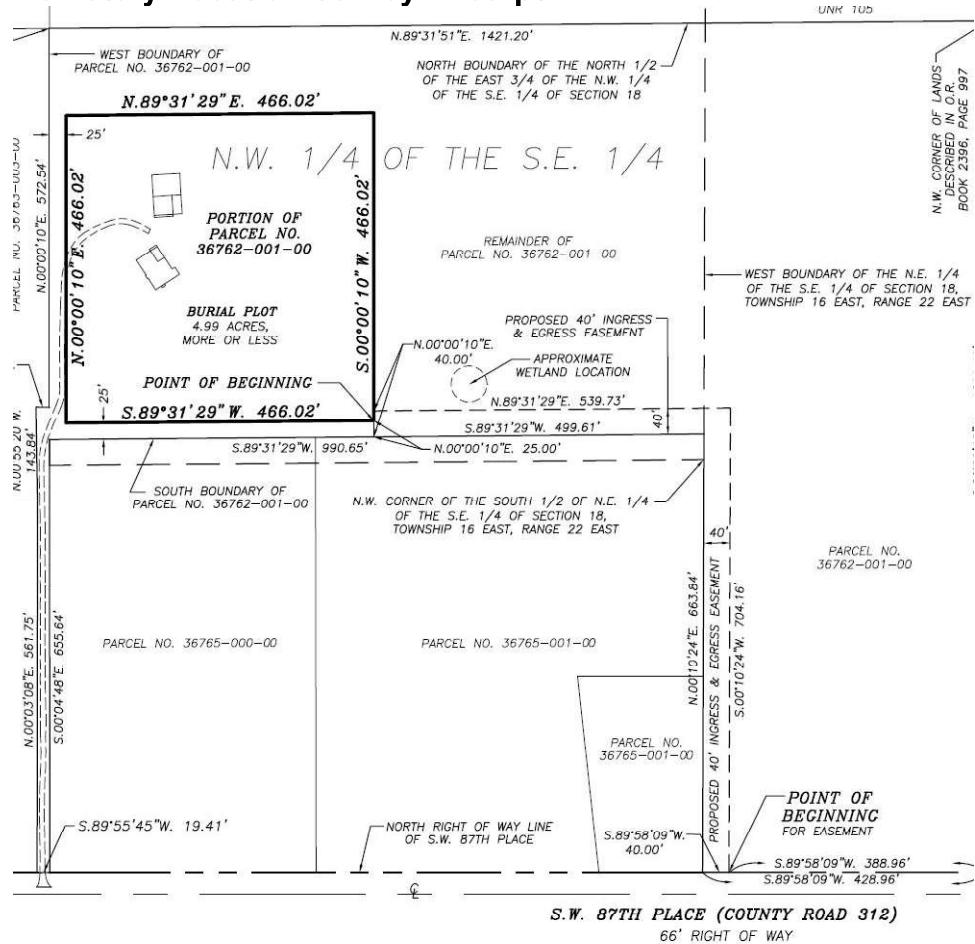
the site, and function to separate the site from the agricultural tracts to the west upon initiation of the cemetery. Setbacks and maintained vegetation will separate the cemetery from the site boundary, and recommended height limitations will limit visual effects from oversized structures. Additionally, the site's A-1 zoning sets lighting limitations to ensure any potential site lighting is contained on the property, such as for security lighting or decorative lighting. The use as recommended will be compatible with the surrounding area.

Staff Recommendation:

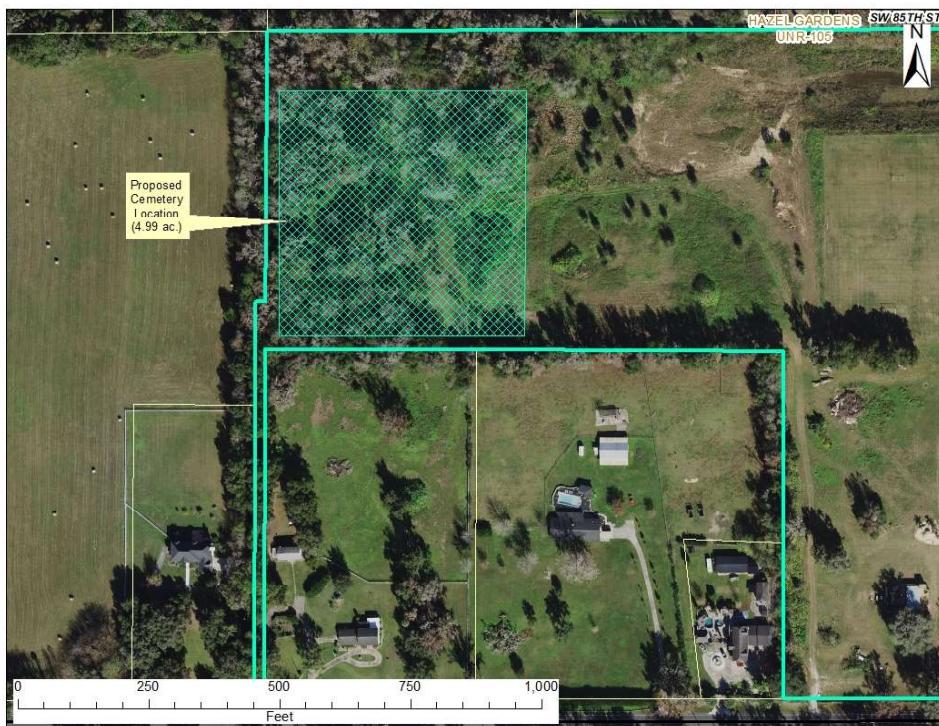
Approval with Conditions

1. The project shall be developed consistent with the Special Use Permit Application, as amended, the revised location survey (April 2021, email receipt 5/14/2021), and the conditions of this Special Use Permit.
2. The Special Use Permit authorizes use of the portion of the Parent Tract property shown on the submitted as a cemetery that complies with the exemption set forth in Section 497.260(1)(a), Florida Statutes: religious institution cemeteries of less than five (5) acres which provide a single-level ground burial.
3. The cemetery will be available for burial only for members of Good Shepherd Presbyterian Church of Ocala, Inc., as determined by the Book of Church Order of the Presbyterian Church in America.
4. The site shall be developed in accordance with all applicable state and federal regulations to be enforced by the county concerning the construction and operation of the cemetery facility, with the exception of funding requirements for perpetual maintenance.
5. Within 90 calendar days following the first interment/burial, a notice shall be recorded in the Marion County Public Records identifying the cemetery site and its specific boundaries, and confirming burials have begun.
6. Burials shall be in vaults.
7. Access to the site shall be through the balance of the church property, and particularly along an access easement specifically created for the cemetery site; however additional access via the overall church site to the east may also be provided. No cemetery access shall be provided using the historic "flag-access" at the southwest corner of the Parent Tract.
8. The applicant shall maintain the cemetery so that it is not a nuisance or hazard, such as due to overgrown vegetation, unsafe/unstable/fallen monuments, etc.
9. No signage for the cemetery shall be permitted including, without limitation, along CR-475 or SW 87th Place.
10. A minimum 25' wide buffer/setback shall be provided along each of the west and south boundaries of the Parent Tract corresponding to the active cemetery area as depicted on the concept location plan. No cemetery structures, improvements or remains shall be placed or buried within such buffers/setbacks. Existing trees within such buffers shall be maintained to provide the buffer; dead and/or dying trees may be removed but must be replaced consistent with Land Development Code requirements for replacement trees.
11. Structures, monuments, statues, mausoleums, etc. within the cemetery shall not exceed a height of 15', as measured from the highest point to the pre-existing ground level of the proposed cemetery location.
12. The cemetery site shall be maintained as a part of the overall Parent Tract. Any division of this site or the Parent Tract will require obtaining approval through the filing of an application to amend this Special Use Permit.
13. This Special Use Permit shall run with the property, rather than the property owner subject to the other conditions of the Special Use Permit.

Cemetery Location Survey Excerpt

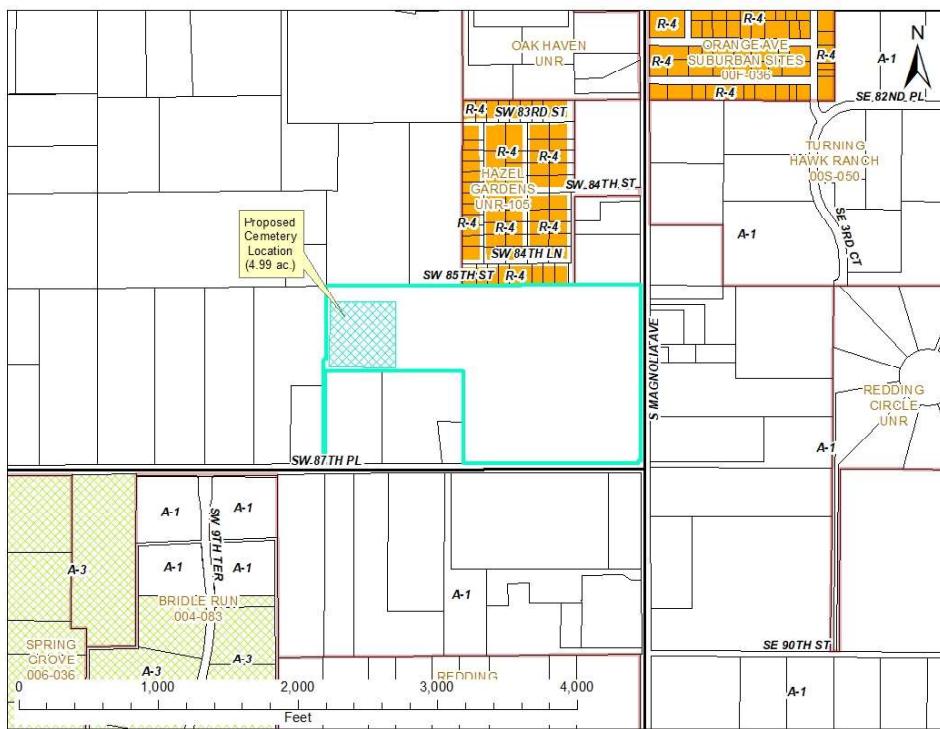


Aerial of precise cemetery location



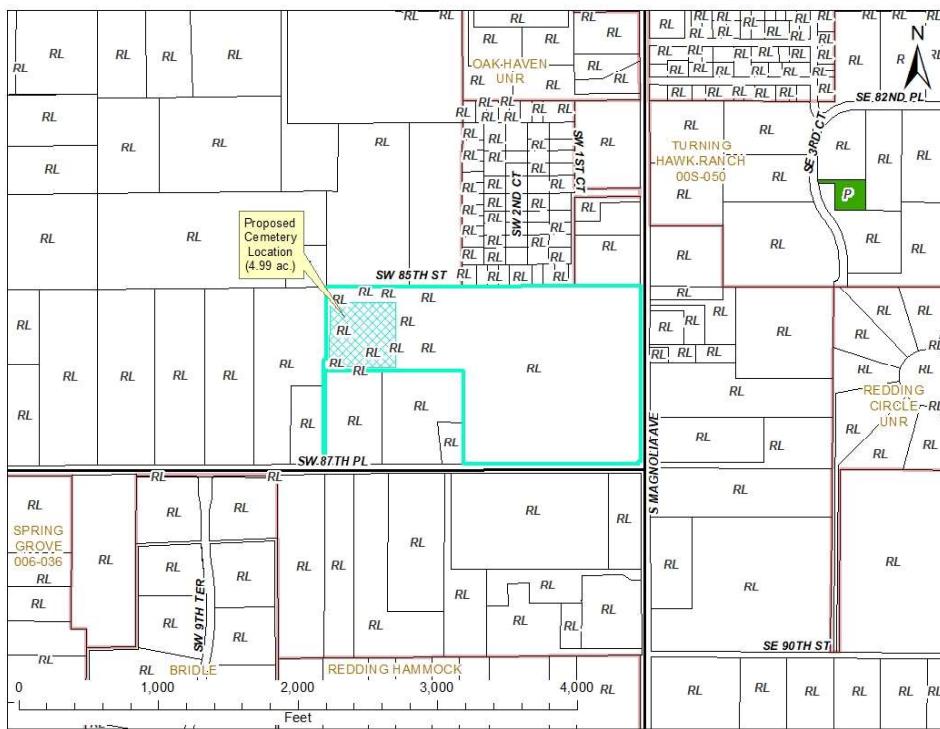
Zoning

A-1 (General Agriculture), generally surrounded by A-1, with R-4 (Mixed Use Residential) to the northeast, and A-3 (Residential Agricultural Estate) to the southwest.



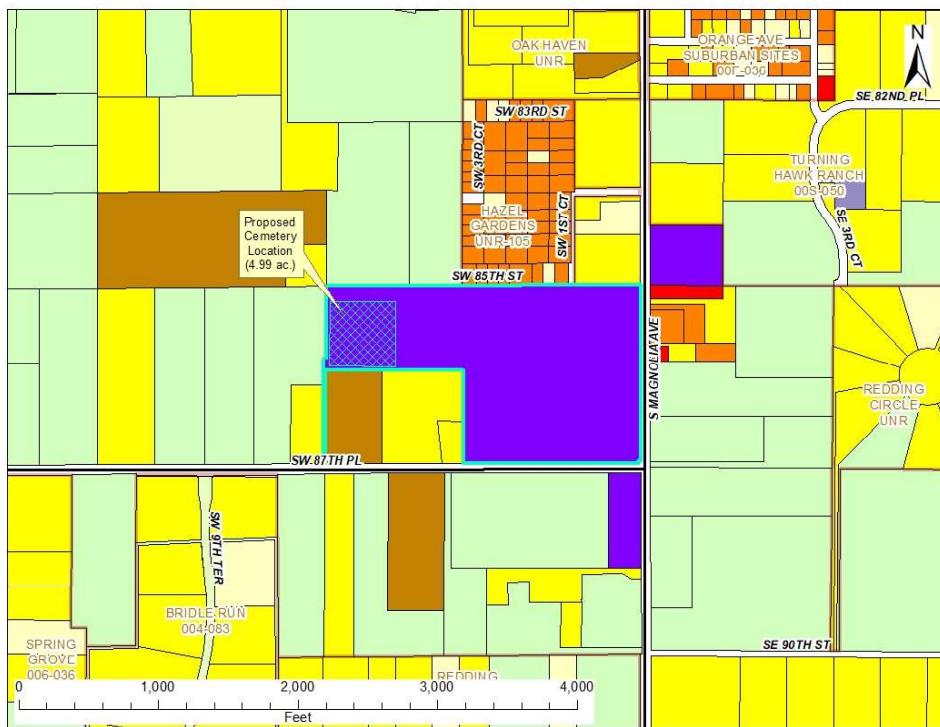
Land Use

Rural Land, surrounded by Rural Land with historic subdivision to the northeast.



Existing Property Use per Property Appraiser Office Code

Agriculture tracts, with historic residential subdivision to the northeast, and hamlet subdivisions to the southwest.



Enlarged Aerial





View from SW 87th Place of historic southwest flag-access driveway location.



View from SW 87th Place of west driveway for property immediately south of the proposed cemetery.



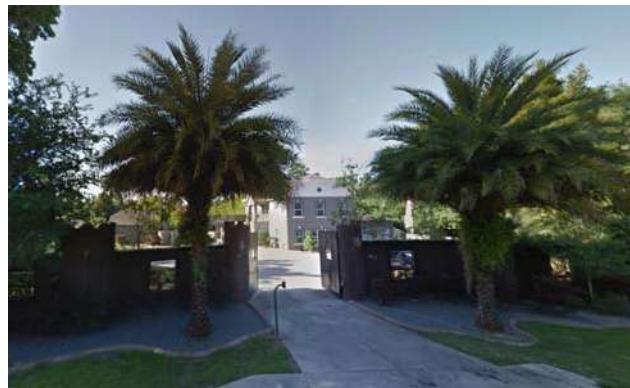
View from SW 87th Place of east driveway and residence on property immediately south of the proposed cemetery.



View from SW 87th Place of residence on property immediately south of the proposed cemetery.



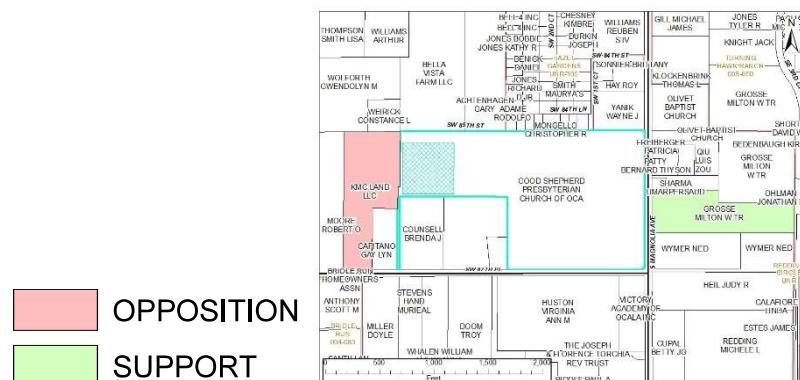
View from SW 87th Place of driveway and residence (on left down the driveway) on property immediately southeast of the proposed cemetery, along with the west side of the residence to the east.



View from SW 87th Place of the driveway and residence for the home adjoining the west side of the proposed 40' access easement that connects to SW 87th Place.

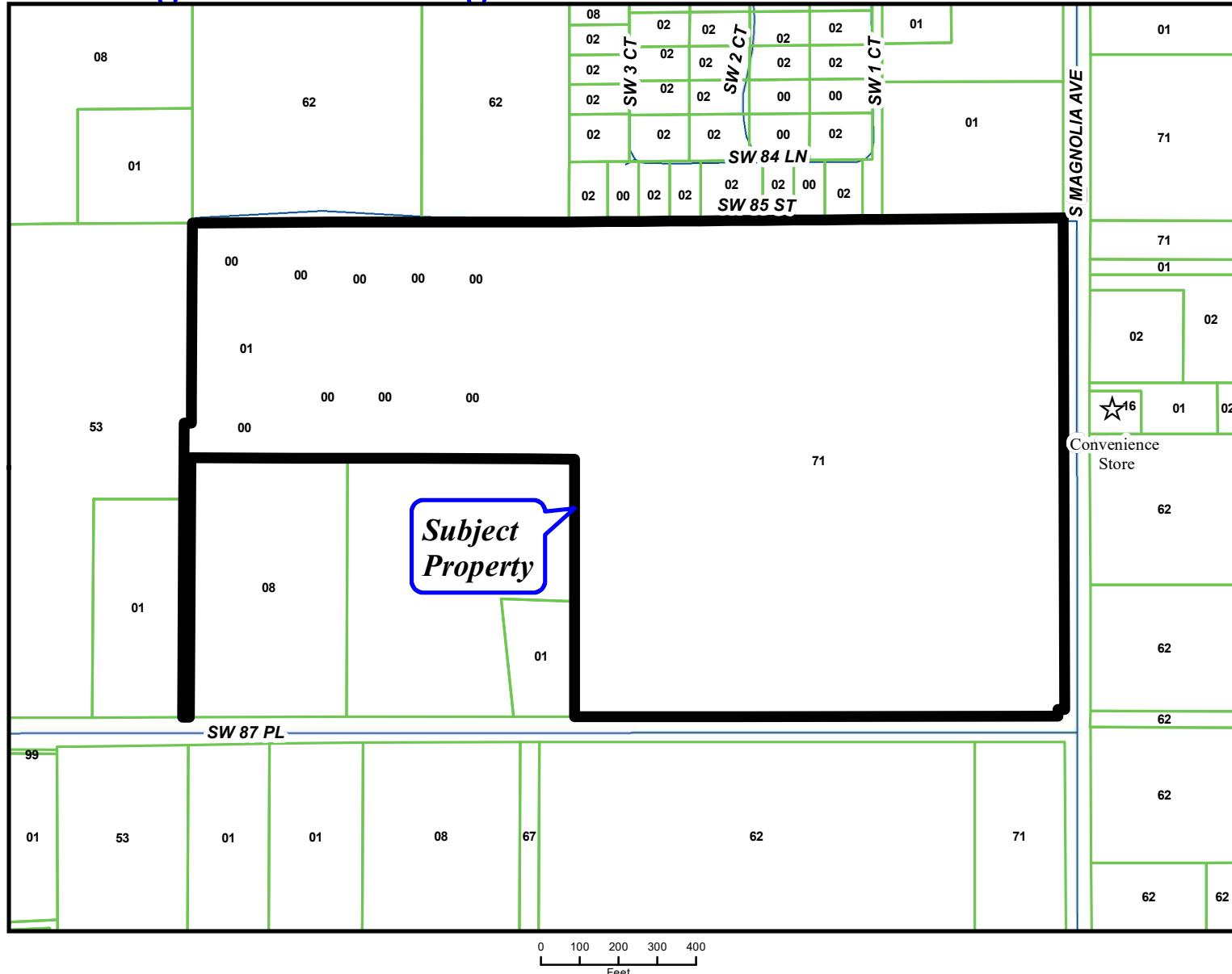


View from SW 87th Place of the proposed 40' access easement at the intersection at SW 87th Place.



Locations for owner letters for opposition and support received as of 8/2/2021.

Existing Land Use Designation 210409SU



Use per MC Property Appraiser		OWNER(S): Good Shepherd Presbyterian Church	
01	Single Family Res		
50-69/99	Agricultural		
00/10/40/70	Vacant		
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		
		<p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p>	

Legend

- All Amendments
- Rural Land (1 du/10 ac)
- Urban Residential (8 - 16 du/ac)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Low Residential (0 - 1 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Commerce District (N/A; FAR 2.0)
- Medium Residential (1 - 4 du/ac)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Public (N/A; FAR 1.0)
- High Residential (4 - 8 du/ac)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Preservation (N/A; N/A)
-  Farmland Preservation Area
-  Environmentally Sensitive Overlay Zone (ESOZ)
- Municipality

Aerial: 210409SU



210409 SU

AR#: 26094

PA#: 36762-001-00



Marion County
Board of County Commissioners

Growth Services
2710 E. Silver
Springs Blvd.
Ocala, FL 34470
Phone: 352-438-
2600 Fax:
352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: permitting a church-owned cemetery.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A-1 ✓

Parcel account number(s): 36762-001-00 ✓

Property dimensions: irregular **Total acreage:** 92 acres out of a 51.58 parent tract "Portion of"

Directions: Proceed southerly on CR-475 from Pine Avenue approximately 8.5 miles. Turn right onto SW 87th Place and the property is on the right.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Good Shepherd Presbyterian Church of Ocala, Inc. ✓

Property owner name (please print) ✓ *Michael Rauls*

151 SW 87th Place

Mailing address

Ocala, FL 34476

City, state, zip code

(352) 291-9199

Phone number (please include area code)

Email address: michael@gspcocala.com

Signature

W. James Gooding III, Esq.

Applicant or agent name (please print)

1531 SE 36th Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

(352) 867-7707

Phone number (please include area code)

Email address: jgooding@ocalalaw.com

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY

Project No.: <u>2002060040</u>	Code Case No.: —	Application No.: <u>26094</u>
Recd by: <u>UR</u>	Rcvd Date: <u>1/14/21</u>	FLUM: <u>RL</u>

18/10/22 RL A-1

Empowering Marion for Success

www.marioncountyfl.org

Approval Conditions

Application #:

Owner/Applicant: Good Shepherd Presbyterian Church of Ocala, Inc.

Request: Church-owned Cemetery

1. The Special Use Permit shall permit the use of the property as a cemetery that complies with the exemption set forth in Section 497.260(1)(a), Florida Statutes: religious institution cemeteries of less than five (5) acres which provide a single-level ground burial.
2. The cemetery will be available for burial for existing or prior full-time staff of Good Shepherd Presbyterian Church of Ocala, Inc. and not open to its other congregants or to members of the public.
3. Access to the site shall be through the balance of the church property, and particularly along an access easement specifically created for the cemetery site.
4. The applicant shall maintain the cemetery so that it is not a nuisance.
5. No signage for the cemetery shall be permitted including, without limitation, along CR-475 or SW 87th Place.
6. This Special Use Permit shall run with the property.

Approval Conditions

Application #:

Owner/Applicant: Good Shepherd Presbyterian Church of Ocala, Inc.
Request: Church-owned Cemetery

1. The Special Use Permit shall permit the use of the property as a cemetery that complies with the exemption set forth in Section 497.260(1)(a), Florida Statutes: religious institution cemeteries of less than five (5) acres which provide a single-level ground burial.
2. The cemetery will be available for burial only for ~~existing or prior full-time staff of members of~~ Good Shepherd Presbyterian Church of Ocala, Inc. ~~and not open to its other congregants or to members of~~, as determined by the public Book of Church Order of the Presbyterian Church in America.
3. Access to the site shall be through the balance of the church property, and particularly along an access easement specifically created for the cemetery site.
4. The applicant shall maintain the cemetery so that it is not a nuisance.
5. No signage for the cemetery shall be permitted including, without limitation, along CR-475 or SW 87th Place.
6. The site shall be developed in accordance with all applicable state and federal regulations to be enforced by the county concerning the construction and operation of the cemetery facility, with the exception of funding requirements for perpetual maintenance.
7. A notice shall be recorded in the Marion County Public Records identifying the cemetery site and its specific boundaries.
8. Burials shall be in vaults.
9. A 25' buffer/setback shall be provided along each of the boundaries of the Parent Tract with the parcels to the west and south of the Parent Tract, and the cemetery site shall be setback a minimum of 25' from such boundaries (both as depicted on the concept plan). No cemetery structures, improvements or remains shall be placed or buried within such setbacks. Existing trees within such buffers shall be maintained to provide such buffers; dead and/or dying trees may be removed but must be replaced consistent with Land Development Code requirements for replacement trees.
10. Structures, monuments, statues, mausoleums, etc. within the cemetery shall not exceed a height of 15', as measured from the highest point to the pre-existing ground level of the proposed cemetery location.
11. The cemetery site shall be maintained as a part of the overall Parent Tract. Any division of this site or the Parent Tract will require obtaining approval through the filing of an application to amend this Special Use Permit.
- 6.12. This Special Use Permit shall run with the property.

FINDINGS OF FACT CONCERNING SPECIAL USE PERMIT APPLICATION FOR CHURCH CEMETERY

Pursuant to the Marion County Land Development Code, the Marion County Planning and Zoning Commission makes the following findings concerning the Special Use Permit Application filed by Good Shepherd Presbyterian Church of Ocala, Inc., a Florida not for profit corporation, concerning real property with Marion County Tax Parcel Identification No. 36762-001-00.

- A. The granting of the Special Use Permit will not adversely affect the public interest;
- B. The proposed use of the property pursuant to the Special Use Permit is consistent with the Marion County Comprehensive Plan and is compatible with land uses in the surrounding area;
- C. This Special Use Permit permits the permittee, and its successors in title, to construct and maintain, pursuant to the Marion County Land Development Code, a sand mine; and
- D. The following specific requirements governing the Special Use Permit have been made:
 1. *Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.*¹
 - a. Access to the site will be from the remainder of the Applicant's church property located at 151 SW 87th Place, and particularly along an access easement specifically created for the cemetery site.
 2. *Provision for off-street parking and loading areas, where required, with particular attention to the items in 1.a. of Section 4.6 of the Code and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.*
 - a. Only short-term parking (for people visiting the cemetery) shall be permitted at the cemetery site. All other vehicles must be parked on the remainder of the church parcel.
 - b. This operation will generate no noise, glare or odor effects that will impact surrounding properties.
 3. *Provision for refuse and service areas, with particular reference to the items in 1.a. and 1.b. of Section 4.6 of the Code.*
 - a. The site should not generate any solid waste. Any solid waste that is generated will be removed by commercial carriers along with the solid waste generated by the church.
 4. *Provision for utilities, with reference to locations, availability and compatibility.*
 - a. The site will require no additional utilities.

¹ Italicized text refers to quoted language from Section 2.8.2 of the County Land Development Code.

5. *Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.*
 - a. The site is bounded on the North and East by the remaining church property. There is an existing buffer of vegetation between the site and the properties to the West and South of the site. Such vegetation may not be removed except to replace it with a similar vegetative or physical buffer. Thus, no additional screening or buffering are planned.
6. *Provision for signs, if any and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.*
 - a. There will be no signage. Specifically, the Conditions will preclude any signage on CR-475 or SW 87th Place.
7. *Provision for required yards and other green space.*
 - a. As there will be no vertical development, there should be no required yards or other greenspace; if they are required, it will be met with the balance of the church property.
8. *Provision for general compatibility with adjacent properties and other property in the surrounding area.*
 - a. Because the cemetery will be limited to full-time staff of the church, only infrequently will persons be buried there. While other persons may occasionally visit the cemetery, they are expected to be infrequent and, of course, in a somber and reflective mood. Thus, the use is compatible with adjacent properties and other properties in the surrounding area.
9. The site shall be developed and operated consistent with the submitted concept plan and the conditions as provided with this approval.

SKETCH OF DESCRIPTION FOR:
GOOD SHEPHERD PRESBYTERIAN CHURCH OF OCALA, INC.

DESCRIPTION:

A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 18, S.89°33'27"W., A DISTANCE OF 878.62 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2396, PAGE 997 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°09'42"W., A DISTANCE OF 1289.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 87TH PLACE (BEING A 66 FOOT RIGHT OF WAY); THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID NORTH RIGHT OF WAY LINE, S.89°58'09"W., A DISTANCE OF 428.96 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, N.00°10'24"E., A DISTANCE OF 663.84 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°31'29"W., A DISTANCE OF 499.61 FEET; THENCE N.00°00'10"E., A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. THENCE S.89°31'29"W., A DISTANCE OF 466.02 FEET; THENCE N.00°00'10"E., A DISTANCE OF 466.02 FEET; THENCE N.89°31'29"E., A DISTANCE OF 466.02 FEET; THENCE S.00°00'10"W., A DISTANCE OF 466.02 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.99 ACRES, MORE OR LESS.

TOGETHER WITH 40' NON-EXCLUSIVE INGRESS & EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 18, S.89°33'27"W., A DISTANCE OF 878.62 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2396, PAGE 997 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°09'42"W., A DISTANCE OF 1289.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 87TH PLACE (BEING A 66 FOOT RIGHT OF WAY); THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID NORTH RIGHT OF WAY LINE, S.89°58'09"W., A DISTANCE OF 388.96 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°58'09"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY, N.00°10'24"E., A DISTANCE OF 663.84 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°31'29"W., A DISTANCE OF 499.61 FEET; THENCE N.00°00'10"E., A DISTANCE OF 40.00 FEET; THENCE N.89°31'29"E., A DISTANCE OF 539.73 FEET; THENCE S.00°10'24"W., A DISTANCE OF 704.16 FEET TO THE POINT OF BEGINNING.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 6, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE EAST 3/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, AS BEING N.89°31'51"E.
5. 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.
6. THIS SKETCH 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.

NOTE ~ THIS IS NOT A SURVEY!

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND UNLESS OTHERWISE NOTED

¢ = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
¬— = BROKEN LINE; NOT DRAWN TO SCALE

SIGNATURE DATE

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

OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS

Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmbarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O. # 06463
REVISED:		DWG. # 06463SKR BURIAL
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1"	= 200'	
	COPYRIGHT © APRIL, 2021	

SKETCH OF DESCRIPTION FOR:
GOOD SHEPHERD PRESBYTERIAN CHURCH OF OCALA, INC.

PARCEL NO.
36759-002-02

WEST BOUNDARY OF
PARCEL NO. 36762-001-00

N.89°31'29"E. 466.02'

N.W. 1/4
25'

PORTION OF
PARCEL NO.
36762-001-00

BURIAL PLOT
4.99 ACRES,
MORE OR LESS

POINT OF BEGINNING

S.89°31'29"W. 466.02'

S.00°00'10"E. 466.02'

S.00°00'10"W. 466.02'

S.00°00'10"E. 20.32'

S.00°00'10"W. 20.32'

S.00°00'10"E. 143.84'

S.00°00'10"W. 143.84'

PARCEL NO. 36763-002-00

N.00°03'08"E. 561.75'

S.00°04'48"E. 655.64'

S.00°04'48"E. 655.64'

S.00°04'48"E. 655.64'

PARCEL NO. 36765-000-00

PARCEL NO. 36765-001-00

S.89°55'45"W. 19.41'

NORTH RIGHT OF WAY LINE
OF S.W. 87TH PLACE

S.W. 87TH PLACE (COUNTY ROAD 312)

66' RIGHT OF WAY

PARCEL NO. 36759-003-03

N.89°31'51"E. 1421.20'

NORTH BOUNDARY OF THE NORTH 1/2
OF THE EAST 3/4 OF THE N.W. 1/4
OF THE S.E. 1/4 OF SECTION 18

OF THE S.E. 1/4

REMAINDER OF
PARCEL NO. 36762-001-00

PROPOSED 40' INGRESS
& EGRESS EASEMENT

APPROXIMATE
WETLAND LOCATION

N.00°00'10"E. 40.00'

N.89°31'29"E. 539.73'

S.89°31'29"W. 499.61'

40'

S.00°00'10"E. 25.00'

S.00°00'10"W. 25.00'

S.00°00'10"E. 990.65'

S.00°00'10"W. 990.65'

S.00°00'10"E. 663.84'

S.00°00'10"W. 704.16'

S.00°00'10"E. 40.00'

S.00°00'10"W. 40.00'

S.00°00'10"E. 33.0'

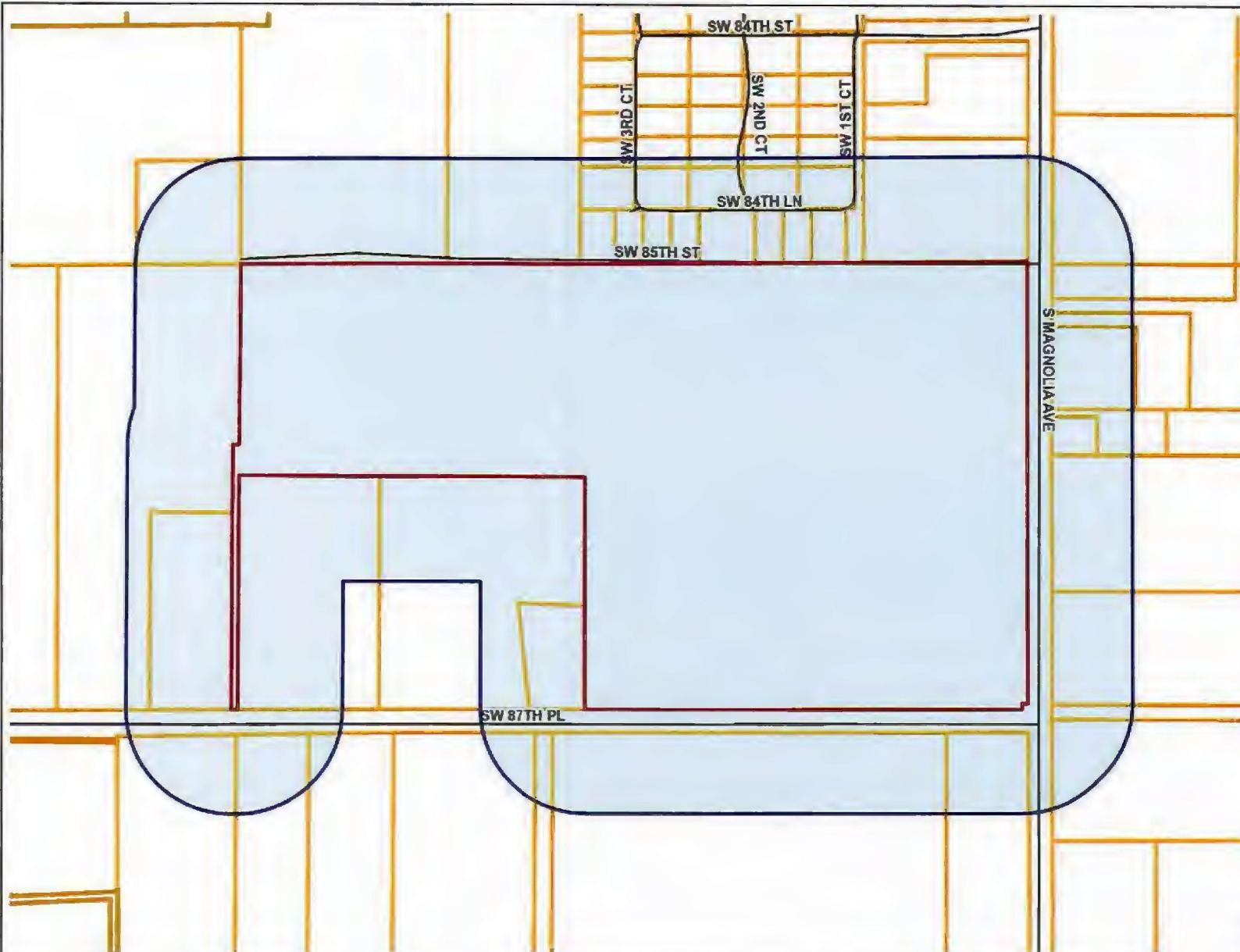
S.00°00'10"W. 33.0'

HAZEL GARDENS
UNR 105

NORTH BOUNDARY OF THE S.E. 1/4
OF SECTION 18, TOWNSHIP 16 EAST,
RANGE 22 EAST

POINT OF COMMENCEMENT
N.E. CORNER OF THE S.E. 1/4
OF SECTION 18, TOWNSHIP 16
SOUTH, RANGE 22 EAST

S.89°33'27"W. 878.62'



0.2 0 0.08 0.2 Miles
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 5,135

1 in = 0.08 Miles



Notes

c/o: MICHAEL RAULS

AGENT: W. JAMES GOODING III, ESQ.

Creation Date: 2/11/2021