

Marion County Development Review Committee Meeting Agenda

Monday, December 15, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. ADOPT THE FOLLOWING MINUTES:
 - 3.1. December 8, 2025
- 4. PUBLIC COMMENT
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL
- 6. SCHEDULED ITEMS:

6.1. El Faro Duplexes - Major Site Plan- Waiver to Major Site Plan in Review Project #2025080063 #33316 Parcel #13396-000-00 Michael W. Radcliffe Engineering, Inc.

LDC 2.12.8 Current boundary and topographic survey

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> requests waiver to use existing survey. Nothing has changed on vacant property with no improvements. Topo is still accurate.

LDC 6.13.8.B(7) Stormwater conveyance criteria

CODE states (7) Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

LDC 6.13.7 Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.(1)Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil

permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations.(1)The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling.(2)The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

<u>APPLICANT</u> request waiver to allow one boring to extend only 9' below DRA bottom. Two borings were taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up. Soils are sandy on this site.

LDC 6.11.5.B, D Driveway width

CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

<u>APPLICANT</u> request - due to length of driveway and small property size, a 20' driveway is requested from NW Gainesville Road to the parking spaces where a 24" drive aisle is provided. The 20' width is adequate (local roads are 20" wide) while creating less impervious area and displacement in the FEMA zone.

LDC 6.8.6 Buffers

<u>CODE</u> states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

<u>APPLICANT</u> requests waiver allow a 10' wide modified B buffer with opaque fence and same density of plantings on north asd west per Landscape plan

by EDK/Ander Kesserling. Property to west is undeveloped. Property to north is zoned M-2 but has a single family residence more than 100' away. No buffer is required to the south. Along with the Type C buffer along the Gainesville Highway frontage this will provide adequate buffering for this small project.

<u>LDC 6.14.2.A & 6.14.2(C)(1)(a) Water connection requirement - Decentralized water system</u>

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.(2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. APPLICANT request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water system, a type of decentralized system, is regulated by Dept. of Health and will provide sufficient supply and service. The project will tie into central water when available.

<u>LDC 6.14.2A & 6.14.2(C)(1)(a) Sewer connection requirement - Decentralized Sewer System</u>

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities.

Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2)Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. **APPLICANT** requests to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System, an enhanced septic drainfield system; now regulated by FDEP will provide adequate treatment and permittable service. The project will tie into central sewer when available.

6.2. SW 92nd Court Road Guard House - Waiver to Minor Site Plan in Review
SW 92nd Court Rd Ocala
Project #2025050052 #32869 Parcel #3530-0000-15
Kimley-Horn And Associates, Inc.

LDC 2.20.1.A Applicability

<u>CODE</u> states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.(2)The combined driveway trip generation is less than 50 peak hour vehicle trips.(3)The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5.(4)The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

<u>APPLICANT</u> request - This project proposes a new turn lane that the impervious area was previously accounted for under project number 2020030101.

6.3. Family Subdivision - Miller - Family Division Waiver Request 19500 NE 79th Court Rd Citra Project #000003 Parcel # 04650-010-00 Daniel & Robin Miller

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

<u>APPLICANT</u> request - this division is intended to separate the above referenced property into two individual tracts: one tract containing approximately 1.15 acres and the other containing approximately 6.45 acres. The 6.45± acre tract will be conveyed from Daniel & Robin miller (parents to) Josh Miller (son). Both parcels will be accessed via NE 79th Court Rd.

6.4. Plat Vacation #9064-1739+05 (portion of) & 9064-1799+01 - Plat Vacation 9925SE 58th Ave Belleview Project #000019 Parcel #9064-1739+05 (portion of) & 9064-1799+01 Fred Roberts, Jr., Esq

The applicant is requesting partial plat vacation to vacate one platted ORA and a portion of another. Property is to be subject to application for PUO Rezoning and subsequent replatting. Portions of property subject to vacating are to be replaced by facilities elsewhere within the replat.

6.5. Conservation and Future ROW Easement (Tract A sketch) - Road Closing
1891 SE 85th Street Road Ocala
Project #000017 Parcel #36669-000-01
Willie B. Hayter III and Karla S. Hayter

Petitioner request - Track A has remained unused since its creation when Carriage Trail was first platted. It remains in its natural state, and we hope to keep all of it that way for future generations.

6.6. River Crest (fka River Run) - Preliminary Plat Project #2025080058 #33308 Parcel #3296-000-001 Rogers Engineering, LLC

LDC 2.12.32 - Stormwater Analysis Map

<u>CODE</u> states Provide site analysis map depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

<u>APPLICANT</u> requests - The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly.

LDC 6.11.4 - Access management

CODE states - A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.(3)Refer to Section 7.3.1 for construction details. C. Access to adjacent lands. (1)Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary.(2)Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary.(3)Gated subdivisions or internal residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer, E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected. placed or maintained within a triangle formed by the point of intersection of

right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1 APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

LDC 6.11.5.D - Residential driveway requirements

CODE states D. Residential Driveway Requirements. (1) All developments with residential uses shall prohibit direct access onto a Major Local, Collector, or Arterial roadway. Individual lots shall be accessed through the use of an internal roadway network. (2) Driveways shall not access Major Local, Collector, or Arterial roads if alternate access is available. (3) Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway. (4) No driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section. (5) All residential driveways shall make every effort possible to meet FDOT sight distance requirements. This may include relocating driveway, removing structures such as fences, and removing vegetation from the driveway owner's parcel.(6)The driveway radius shall be a minimum of 5 feet for Subdivision Local or Minor Local road and a minimum of 10 feet on a Major Local, Collector, or Arterial road. An equivalent flare to the specified radius will be acceptable. (7) The maximum allowed residential driveway grade is 28 percent. The maximum algebraic difference between two different grades is 12 percent.

<u>APPLICANT</u> request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

LDC 6.12.12 - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external

streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

LDC 6.8.6 - Buffers

CODE states A.I t is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J .Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.(2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4)Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. K. Description of buffer classifications. The content and composition of each

buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. (4)D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer. L. Buffer walls, buffer fences, and berms. (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall:(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation;(b)Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall. (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each are used, they shall be constructed to:(a) Ensure that historic and/or proposed water flow patterns are accommodated;(b)Not interfere with or obstruct any stormwater facilities; and (c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper arrangement to limit visibility into the proposed development.(3) If planted berms are used, the top of the berm shall have a

four-foot wide maintainable area. The maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees or shrubs on the very top of a berm is discouraged. M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth. N. Buffer areas shall be continually maintained and kept free of all trash and debris.

<u>APPLICANT</u> request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

2.12.24 - Land use buffering

<u>CODE</u> states Show location and dimensions of required land use buffering. <u>APPLICANT</u> request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

LDC 2.12.19 - Existing site improvements

<u>CODE</u> states - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains. <u>APPLICANT</u> request - Discussion for the record that the existing DRA is intended to be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

<u>CODE</u> states - Project Concurrency information & 1.8.2.A - Applicability Division 1.8.

APPLICANT request - The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

<u>LDC 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized</u> special district

<u>CODE</u> states - A copy of the documents demonstrating either: a The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements;

<u>APPLICANT</u> request - A HOA already exists for this subdivision and the existing roadway is being maintained by the County.

6.7. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review Project #2025100049 #33518 Parcel #13326-001-00 Clymer Farner Barley, Inc.

LDC 6.12.12.(D) Sidewalks

<u>CODE</u> states D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

<u>APPLICANT</u> request - Per 11/4/25 Initial Comments Letter, "Sidewalk is required on US 441. Staff supports the payment of a fee in lieu of construction. If approved by the DRC, the fee comes out to \$12,004.50. and must be paid prior to plan approval."

LDC 6.8.6 Buffers

<u>CODE</u> states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

<u>APPLICANT</u> requests a waiver to provide PVC fencing in lieu of the required buffer wall within the Type B landscape buffer along the northern property boundary. There is a dense tree line between our proposed project and the adjacent northern parcels and the closest development within the existing RV park (commercial zoning classification) to the north is ~500 feet away. The majority of the existing trees are located on the northern parcels.

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. Jumbolair Hangar Complex Phase 2 Conceptual Review 8851 West Anthony Rd All Units Ocala Project #2024050073 #31602 Parcel #14105-000-00 Rogers Engineering, LLC
- 7.2. Heartland Dental Conceptual Review Project #2025110004 #33581 Parcel #37491-003-09 & 37491-003-10 Clymer Farner Barley, Inc.
- 8. DISCUSSION ITEMS:
- 9. OTHER ITEMS:
- 10. ADJOURN:



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21522 Agenda Date: 12/15/2025 Agenda No.: 3.1.

SUBJECT:

December 8, 2025



Marion County

Development Review Committee Meeting Minutes

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

Monday, December 8, 2025

9:00 AM

Office of the County Engineer

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1. ROLL CALL

MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Doug Hinton (Office of the County Engineer) for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:)

Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. November 24, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. McGinley TRG Mass Grading Master Drainage/Mass Grading Plan Project #2025080042 #33243 Parcel #41205-001-06 Tillman And Associates Engineering, LLC
- 5.2. Golden Ocala W.E.C. Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) Major Site Plan Landscape Only Plans
 1612 NW 81st Terrace Rd Ocala
 Project #2022030247 #28214 Parcel #21068-000-02
 Tillman & Associates Engineering, LLC

Motion by Michael Savage to approve consent items, seconded by Tony Cunningham Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. East Maintenance Building - Major Site Plan - 33320 - Waiver to Major Site Plan in Review
Project #2025080067 #33320 Parcel #37508-000-00
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below:(1)Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20

inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and(b)The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8, E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to:(1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified(3)Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing(6)Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

<u>APPLICANT</u> request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

Motion by Michael Savage to approve both 6.7.8 and 6.8.2, seconded by Ken McCann Motion carried 5-0

6.2. West Maintenance Building - Major Site Plan 33229 - Waiver to Major Site Plan in Review
Project #2003090023 #33229 Parcel # 8001-0000-19
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below:(1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances:(a)The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure.(2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper.(3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

LDC 6.8.2 Landscape plan requirements

<u>CODE</u> states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing

protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1)Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified(3)Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping:(1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

<u>APPLICANT</u> request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

Motion by Michael Savage to approve 6.7.8 and 6.8.., seconded by Chuck Varadin Motion carried 5-0

LDC 2.12.8 Current boundary and topographic survey

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> request - A survey of the project area, including topo and nearest parcel boundary lines, was provided. A waiver is requested to not provide a boundary survey of the entire 14-acre parcel. all work is located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated by the Marion County Utilities Department.

Motion by Doug Hinton to approve of not needing a boundary survey, seconded by Michael Savage

Motion carried 5-0

6.3. Fawn Lake Estates - Waiver for Step Down and Land Use SSS Unit 27

PID#: 9027-0000-02

Tillman & Associates Engineering, LLC

This item was tabled at the 11/24/25 DRC meeting and was requested to come to

Motion by Michael Savage to un-table, seconded by Tony Cunningham

Motion carried 5-0

Comprehensive Plan 2.1.2.1. - Land Use Requirements

<u>CODE</u> states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

<u>APPLICANT</u> requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.

Motion by Chuck Varadin to approve, seconded by Michael Savage

Motion carried 5-0

6.4. 2025 Plan Modifications - Waiver to Major Site Plan PID#: 41504-000-00

LDC 2.21.1.A - Major Site Plan

<u>CODE</u> states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

<u>APPLICANT</u> request - The site is 3.68 acres. The owner is requesting to make minor changes to the existing site to make it more compatible to his needs. Changes include parking changes, striping changes, addition of a pipe rack and about 1,200sf on new impervious.

Motion by Michael Savage to approve, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

7.1. Heartland Dental - Conceptual Plan Project #2025110004 #33581

Parcel #37491-003-09 & 37491-003-10 Clymer Farner Barley, Inc

Motion by Michael Savage to table, seconded by Tony Cunningham

Motion carried 5-0

8. DISCUSSION ITEMS:

8.1. 2026 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines

Motion by Tony Cunningham to approve schedules, seconded by Ken McCann Motion carried 5-0

9. OTHER ITEMS:	
10. ADJOURN: 9:40 AM	
	Michael Savage, Chairman
Attest:	
Kelly Hathaway Development Review Coordinator	



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21527 Agenda Date: 12/15/2025 Agenda No.: 6.1.

SUBJECT:

El Faro Duplexes - Major Site Plan- Waiver to Major Site Plan in Review Project #2025080063 #33316 Parcel #13396-000-00 Michael W. Radcliffe Engineering, Inc.

LDC 2.12.8 Current boundary and topographic survey

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> requests waiver to use existing survey. Nothing has changed on vacant property with no improvements. Topo is still accurate.

LDC 6.13.8.B(7) Stormwater conveyance criteria

CODE states (7) Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

<u>APPLICANT</u> requests a waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

LDC 6.13.7 Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.(1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them.

File No.: 2025-21527 Agenda Date: 12/15/2025 Agenda No.: 6.1.

(3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations.(1)The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling.(2)The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

<u>APPLICANT</u> request waiver to allow one boring to extend only 9' below DRA bottom. Two borings were taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up. Soils are sandy on this site.

LDC 6.11.5.B, D Driveway width

CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

<u>APPLICANT</u> request - due to length of driveway and small property size, a 20' driveway is requested from NW Gainesville Road to the parking spaces where a 24" drive aisle is provided. The 20' width is adequate (local roads are 20" wide) while creating less impervious area and displacement in the FEMA zone.

LDC 6.8.6 Buffers

<u>CODE</u> states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

<u>APPLICANT</u> requests waiver allow a 10' wide modified B buffer with opaque fence and same density of plantings on north asd west per Landscape plan by EDK/Ander Kesserling. Property to west is undeveloped. Property to north is zoned M-2 but has a single family residence more than 100' away. No buffer is required to the south. Along with the Type C buffer along the Gainesville Highway frontage this will provide adequate buffering for this small project.

<u>LDC 6.14.2.A & 6.14.2(C)(1)(a) Water connection requirement - Decentralized water system CODE</u> states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if

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File No.: 2025-21527 Agenda Date: 12/15/2025 Agenda No.: 6.1.

services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.(2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. **APPLICANT** request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water system, a type of decentralized system, is regulated by Dept. of Health and will provide sufficient supply and service. The project will tie into central water when available.

LDC 6.14.2A & 6.14.2(C)(1)(a) Sewer connection requirement - Decentralized Sewer System CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.(2)Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. **APPLICANT** requests to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System. an enhanced septic drainfield system; now regulated by FDEP will provide adequate treatment and permittable service. The project will tie into central sewer when available.



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

October 7, 2025

MICHAEL W. RADCLIFFE ENGINEERING, INC. MIKE RADCLIFFE, PE 2611 SE LAKE WEIR AVE OCALA, FL 34471

SUBJECT: **INITIAL COMMENTS LETTER** PROJECT NAME: EL FARO DUPLEXES

PROJECT #2025080063

APPLICATION: MAJOR SITE PLAN #33316

Dear Mr. Radcliffe:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

marionfl.org

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency

STATUS OF REVIEW: INFO

REMARKS: This item will be reviewed upon resubmittal

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest)

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval

STATUS OF REVIEW: INFO

REMARKS: 9/8/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Within the Marion County Utility service area, but outside the connection distance to water. The connection distance for proposed 6 duplexes, would be 3,840'. Closest MCU water infrastructure is approximately 7100 +/- feet away.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Within the Marion County Utility service area, but outside connection distance to sewer. The connection distance for proposed 6 duplexes, would be 3,840'. Closest MCU sewer infrastructure is approximately 10,000 +/- feet away.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities will not be providing water. Defer to Marion County Fire Rescue for fire

flow, fire hydrants, fire protection, and all other related requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 initial plan review 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# 33316

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: INFO

REMARKS: Need LUWS construction and operating permits through the Department of Health in Marion

County.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Wells must be 100' away from all septic systems if Limited Use Water System wells.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: IFAS Oleander information "All parts of the plant are poisonous so care must be taken when locating oleander near areas frequented by small children; burning of the trimmings will produce toxic fumes.

Even chewing once or twice on a leaf or twig can send a person to the hospital."

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO REMARKS: Defer to MCU.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: INFO

REMARKS: Please provide signing authority documents for the entity. -EMW 9.8.25

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."

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]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Please submit a survey that is no older than 12 months. Staff would support a waiver

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a National Wetland Inventory map

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: Soil boring should extend a minimum of 10' below the proposed bottom of the DRA. Current

boring extend 9 ft below the bottom of the DRA

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: DRA bottom needs to be sodded

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: Rainfall amount needs to consistent with the governing water management district's rainfall distribution isohyetal maps. This property falls within the SJRWMD's jurisdiction which identifies the 24hr-

100yr storm event for this area as 11.5", not 11"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

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DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.5 - Flood Plain & Protection

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & "6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: Minimum pipe size is 18" Diameter. Staff would support a waiver provided supporting

calculations

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: See comment under "7.1.3 - Drainage Construction Specifications"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: Please identify the location of the construction entrance

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: Please identify the material being used for the pipe material. LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If

you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 9/5/2025 - Provide a 24' wide paved cross access easement parallel to NW Gainesville Road.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 9/5/25 - The driveway is required to be 24' wide.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block 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: 9/8/25-Title block on ALL sheets denoting type of application (Major Site Plan)

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: NO

REMARKS: 9/12/25 C009 - Remove Marion County Utilities from the Utility Contact list.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: NO

REMARKS: Per Marion County LDC 6.14.2(C)(1)(a) All multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: NO

REMARKS: ERC's (Equivalent Residential Connection) for this project is 9.60 - Per Marion County LDC 6.14.2(C)(2)(a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.1 - Potable Water Distribution System

STATUS OF REVIEW: NO

REMARKS: See previous comment: Marion County Utilities staff will review the design of the decentralized water treatment plant to ensure it is in compliance with the Land Development Code. FDEP may also conduct its own review of the design and installation.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.2 - Decentralized Water System (WTP)

STATUS OF REVIEW: NO

REMARKS: See previous comment: Marion County Utilities staff will review the design of the decentralized wastewater treatment system to ensure it is in compliance with the Land Development Code.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: NO

REMARKS: 1) Dead-end fire apparatus access roads exceeding 150 feet in length must be provided with an approved turnaround. The turnaround must maintain a minimum clear width of 20 feet to accommodate fire apparatus. Additionally, the turnaround shall be clearly striped and marked with appropriate signage or pavement markings indicating "No Parking – Fire Lane" to prevent obstruction and ensure continuous emergency access.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required at this location.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required at this location.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification

STATUS OF REVIEW: NO

REMARKS: (2)Surveyor and Mapper 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;

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old

STATUS OF REVIEW: NO

REMARKS: Please provide updated survey.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Tree Protection to be shown graphically on plan and in detail

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

REMARKS: 1. Several trees shown to remain may have the critical root zone impacted by construction activities, how will roots be protected? (10, 1,2 83,101, 97, 108,109, 120,124, 42, etc...) 2. Existing trees shall not be with 20' of the proposed buildings, please confirm, and show dimension line. Tree # 97 will be to close to the building, shall not be within 20'. 3. All invasive species to be removed from site, legend shows several Camphors to remain

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

REMARKS: may be revised per comments in 6.7.6.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: may be revised per comments in 6.7.6.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: 1.Remaining tree list on Tree plan and Landscape plans don't match. 2. Landscape plan to be

signed and sealed

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: NO

REMARKS: 1. B type buffer modification (wall, width) requires waiver approval 2. North buffer should be a type D, SFR is the use, any modification requires a waiver approval. 3. Shrub requirement for B & D type

buffers will change if modification waiver is not approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Clarify parking area in front of bldgs A, B, and C 2. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement 3. Parking Islands must be landscaped, turf is not allowed in the SPZ 4. Shade trees shall be in terminus islands

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: To promote biological diversity, no more than 50 percent of the required shade trees for a

development shall be of one species.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Irrigation plan to be signed and sealed

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Include landuse on adjacent properties

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

parking

STATUS OF REVIEW: NO

REMARKS: include a title block with current r-3 zoning requirements. which are to include lot width, area, setbacks, and coverage.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Buffers need to be as required by code, any deviation/modification will require an approved

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waiver.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but

should be clearly shown on plan STATUS OF REVIEW: NO

REMARKS: inlcude on site plan floor area and land use of proposed buildings.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 11/18/2025 Parcel Number(s): 13396-000-00		Per	Permit Number: AR #33316		
A.	PROJECT INFORMATION: Fill in belo	w as applicat	ole:			
	Project Name: El Faro Duplexes			Commercial	Residential 🔽	
	Subdivision Name (if applicable):UnitBlockLot	Tract				
В.	PROPERTY OWNER'S AUTHORIZAT owner's behalf for this waiver request. The owner, or original signature below.	TION: The pr	operty owner's signature a			
	Name (print): El Faro, LLC					
	Name (print): El Faro, LLC Signature: Muhael W. Rades Mailing Address: 323 S 21st Ave, Ste C	ife, P.E.				
	Mailing Address: 323 S 21st Ave, Ste C	DI 11/41	07) 873-2388	City: Hollywood		
	State: FL Zip Code: 33020 Email address: jack@baxtonhomes.com	Pnone #_(40	01) 013-2300			
	all correspondence. Firm Name (if applicable): Radcliffe Engin Mailing Address: 2611 SE Lake Weir Ave State: FL Zip Code: 34471 Email address: info@radcliffeengineering.c	Phone #_(35	Contact Name:_ 52) 629-5500	City: Ocala		
D.	WAIVER INFORMATION: Section & Title of Code (be specific): Reason/Justification for Request (be specific): Request waiver to use existing survey. No Topo is still accurate.	fic):				
DE Re	EVELOPMENT REVIEW USE: ceived By:Date Processed:		Project #		AR #	
Zo	ONING USE: Parcel of record: Yes □ Noned: ESOZ: P.O.M	Land U	Jse: Plat Vac	Tamily Division: Y ation Required: Y	es □ No □ es □ No □	

Revised 6/2021



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

Section & Title of Code (be specific) 6.13.8.B(7) – Stormwater Conveyance Criteria
Reason/Justification for Request (be specific):
Request waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.
Section & Title of Code (be specific) 6.13.7 – Soil Borings
Reason/Justification for Request (be specific): Request waiver to allow one (1) boring to extend only 9' below DRA bottom. Two borings were
taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up.
Soils are sandy on this site.
CAA E. Driverver Width
Section & Title of Code (be specific) 6.11.5 – Driveway Width
Reason/Justification for Request (be specific): Due to length of driveway and small property size, a 20' driveway is requested from
NW Gainesville Road to the parking spaces where a 24' drive aisle is provided. The 20' width is adequate (local roads are 20' wide) while creating less
impervious area and displacement in the FEMA zone.
Section & Title of Code (he specific) 6.11.4.B – Cross-Access
Section & Title of Code (be specific) 6.11.4.B – Cross-Access Reason/Justification for Request (be specific): Request waiver from cross-access requirements as site is 1.6 miles to nearest major
major intersection to the north and 1.9 miles to the south. Highly unlikely any adjacent development will warrant cross-access in the foreseeable future.
Uses are mainly rural residential with sporadic commercial along NW Gainesville Road.
- Control of the cont
Section & Title of Code (be specific) 6.8.6 – Buffers
Reason/Justification for Request (be specific): Waiver to allow a 10' wide modified B buffer with opaque fence and same density of
plantings on north and west per Landscape Plan by EDK / Andy Kesserling. Property to west is undeveloped. Property to north is zoned M-2, but has a
single family residence more than 100' away. No buffer is required to the south. Along with the type C buffer along the Gainesville Highway frontage
this will provide adequate buffering for this small project.
Section & Title of Code (be specific) 6.14.2.A & 6.14.2 (C)(1)(a) – Water Connection Requirement – Decentralized Water System
Reason/Justification for Request (be specific): Request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is
outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water
system, a type of decentralized system; is regulated by Dept. of Health and will provide sufficient supply and service.
The project will tie in to central water when available.
Section & Title of Code (be specific)6.14.2.A & 6.14.2 (C)(1)(a) – Sewer Connection Requirement – Decentralized Sewer System
Reason/Justification for Request (be specific): Request to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of
required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System. An enhanced
septic drainfield system; now also regulated by FDEP will provide adequate treatment and permittable service.
The project will tie in to central sewer when available.

Revised 6/2021

ICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES

23 TOTAL REGULAR SPACES + 1 HANDICAP SPACES PROVIDED

MAJOR SITE PLAN for EL FARO - DUPLEXES General Notes: MARION COUNTY, FLORIDA NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE CONTRACTOR SHALL FILE A NO! (NOTICE OF INTENT) WITH FDEP PRIOR TO CONSTRUCTION. A COPY OF THE NO! MAST ALSO BE SINT TO MARKON COUNTY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPA CURRENT N.F.P.A. CODES AND STANDARDS. RIMENT FOR FIRE PROTECTION IN COMPLIANCE WITH THE CONFRACTOR SHALL VEHICY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISORDEPANCIES (IF ANY TO THE PROJECT ENGINEER. Statement of Intent: A 31,877± SF RESIDENTIAL DUPLEX COMPLEX IS PROPOSED WITH 6 BUILDINGS (12 UNITS) OF HOUSING AND 24 PARKING SPACES. Description: SITE CONTRACTOR SHALL, COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BULLDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PACIFUL UNDERGROUND AT THE EXPENSE OF THE COMPRE. (PER OFFICIAL RECORDS BOOK 7903, PAGE 1818, PUBLIC RECORDS OF MARION COUNTY, FLORIDA) Tree Planting & Landscaping Requirements: TOR FOR PARKING LOT LIGHTING AND ELECTRICAL SEE TREE PLAN SHEET COOP. LANDSCAPING AND IRRIGATION PLAN BY OTHERS. SUBJECT TO DESIDENTS, REPORT OF NEW, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION OF OWNERS ARE THE PROPERTY CONTROL STRONG OF THE PROPERTY AND DUALITY CONTROL STRONG ON CONTROL IN THE MARGIN COUNTY LAND DIVILIPMENT COUNT, ALL CONSTRUCTION PEPPORARED IN MARGIN COUNTY READ—THE WAR DEFOUNDED. A ROTHOUTH COUNTY READ—THE WAR DEFOUNDED. A ROTHOUTH COUNTY READ—THE WAR DEFOUNDED. A ROTHOUTH COUNTY READ—THE WAR DEFOUNDED. Drainage Design Summary: Frederic 1" = 500" Frederic 2023-22 Frederic 209-05-25 Frederic 25e Frenching THIS PROPERTY WILL HAVE A PRIVATE ON-SITE RETENTION AREA HANDLING THE 100 YR./24 HR. POST (11.0*) STORM EVENT THUS MEETING SURWIND REQUIREMENTS FOR WATER QUALITY TREATMENT. ORIENTATION FOR THE INPROVEMENTS 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 PROHERTED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. STORM WATER FROM THE 1.65 AC BASIN WILL BE ACCOMMODATED IN 1 DRAINAGE RETEI AREAS (DRA 1.0). REPRODUCTIONS OF THIS SECTION ARE NOT VALO UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LIND DEVELOPMENT CODE AND THIS FLAK. Density / Intensity: CONTINUE PROPOSED MAXIMUM DEPLET UNITS ELIGIBLE (6 DU/AC ON 1.65 AC) = 12 PROPOSED MAXIMUM DEVELOPMENT: 6 INDEPENDENT DUPLEX BUILDINGS = 12 RESIDENTIAL UNITS TOTAL EQUIVALENT RESIDENTIAL UNITS PROPOSED = 12 RUNOFF WILL BE DIVERTED TO DRA 1.0 THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAWAGE INLETS AND UNDERGROUND PIPES. is plan. Ent systems shall be completed prior to the construction of impervious EXISTING SOIL TYPE = 93.2% ArB (ARREDONDO) HYDROLOGIC SOIL GROUP = A 6.8% ZuB (ZUBER) HYDROLOGIC SOIL GROUP = C MWR DCS MWR 23-22 EPD . ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SUMP CONDITIONS UNLESS OTHERWISINGCATED. SEE SHEET 4 OF FOOT STANDARD PLAN 42%-OUT SCIP DESCRIPTION DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.4(3)C: ON RELIGION SYSTEMS THAT WHICH OPEN OF SIX PEET OR LESS, MEASURED FROM TOP OF SIX PEET OR LE SURVEY INFORMATION PROVIDED BY PREECE LAND SURVEYING, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: AUGUST 16, 2023. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY PRECISE LIAND SURFEYING, INC. ADDITIONS OR DELETIONS TO SURVEY MAYS BY OTHER THAN THE SORING PARTY OF PRATES. IN PROHIBED MITHOUT WRITTEN CONSENT OF THE SORING PARTY OF PARTES. MICHAEL R. RADCLIPPE ENCINEERING, INC. REAL PROPERTY CONT. Lang. ISSN 80-300-18 (SERIES) REAL PR SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS. Traffic Statement: NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE SIX (6) DUPLEXES = TWELVE (12) DWELLING UNITS TRAFFIC GENERATION RATES: SINGLE-FAMILY ATTACHED H REPORT = 11th EDITION. Maintenance and Operation Schedule SHAME MUST BE IN CONFORMANCE WITH THE COUNTY SION CODE AND IN ACCORDANCE WITH ALL APPLICABLE PLOT STANDANDS. ALL STOP SIGNS IN THE COUNTY R/M SHALL BE 30° HOR INTENSITY RETURNS. MEDIAN. OR MEN SHALL PROTECT DESIRES SHOULD SHOULD THESE DE SAVED, THESE PROTECTION MAST BE RESTALLED AND for Stormwater Management System: WEEKDAY TOTAL: AVERAGE RATE = 7.20 TRIPS PER DWELLING UNIT FITTED CURVE = 7.62 X 12 - 50.48 = 40.96 TOTAL TRIPS OWNER SHALL PROTECT EXISTS INSPECTED. (SEE DETAIL) INDERGROUND IMPROVEMENTS BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON. PHTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWNL IDEROROUND PIPING SHALL HAVE LOCATOR WIRE. WEDKDAY AM PEAK: AVERAGE RATE = 0.48 TRIPS PER DWELLING UNIT AM PEAK = 0.48 X 12 = 5.76 TRIPS THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCAPPED CLEAN MORE PREDUCENTLY. SCALE: 1" = 500" MARION COUNTY, FLORIDA SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST WEEKDAY PM PEAK: AVERAGE RATE = 0.57 TRIPS PER DWELLING UNIT AM PEAK = 0.57 \times 12 = 6.84 TRIPS A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED, TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED. Site Information: 3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO ANOID ERGISON. TREES MAY NOT BE PLANTED AROUND, OVER OR LINDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES MAY LINE DESIGNED AFTER SITE PLAN APPROVAL. DLECTRICA, DESTRIBUTION EXCEMENTS MILL REQUIRED, FOR DLECTRICA, POWER LINE ON PROVINCE FACE PLANTED, 10 POOT FOR UNDER—GROUND, AND 20 FOOT PROJECT NAME: PROJECT LOCATION: EL FARO - DUPLEXES 5700 BLOCK OF NW GAINESVILLE RD CCALA, PL 34475 REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MANITAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE INPLEMENTATION OF THE REDMEDIAL ACTION. EE SEPARATE PLAN FOR LANDSCAPE & IRRIGATIO Concurrency Deferral Elected Note: THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CONCENEDED BY THE CONTRICTOR WITHIN 46 HOURS OF EACH OCCURRENCE. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES, FUTURE RIGHTS TO DEVELOP THE PROPERT RESUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FRAM, APPROVAL TO DEVELOP Septic Tank Design: EL FARO LLC 323 S 21ST AVE STE C HOLLYWOOD FL 33020 PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORA PRIMARY PROMITS FOR A PROPERTY OF THE PROPERTY PROPOSED DUPLEX BUILDINGS: 400 GPD PER DUPLEX BUILDING (2 BEDROOMS PER UNIT X 2 UNITS, 1976ef) $6\times400-2400$ and $6\times400-2400$ and ARE SOBECT TO A DEPENDED CONCURRENCY DELEGIMINATION, AND FRAME, APPROVAL TO DEVELOP PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT L TO, BILLIONS PERMIT REVIEW. JACK BUESCHER 407-873-2388 1.65 ACRES (71,945 SF) all areas disturbed in the R/W during construction shall be restored and sodged, allow for sod with a $1-1/2^2$ underdut, other areas disturbed after construction shall be grassed & mulched unless sod is specifically proposed. 1,350 GALLON TANK IS PROPOSED. VALUES PER CHAPTER 64E-6.008 F.A.C. IMPERVIOUS AREA IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURNING EXPANSION OF THE DRA. (THE DRA WILL BE OVER-EXCANATED AND BACKFILLED TO MEET SENSITIVE KINST AREA BASIN REQUIREMENTS), IF A SINK CHINNEY IS DISCONLINEARD ON STEEL (LIMES REPRINES IN A CONCENDANCE WITH THE REPRINE DECIDING.) Drainfield Design: Flood Certification: USE EXISTING CLEAN ON-SITE FILL & DRAINFIELD TRENCHES TO UTILIZE 0.9 GPD/SF LOADING RATE. SITE ARQUING SEPTIC LOCATIONS IS ARREDONDO TYPE "A" SAND USE 3 FOOT WIDE TRENCH. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BMR WITHIN COUNTY ROUT OF WAYS. ALL STRIPING SHALL 86 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL COMORM TO FLATIL, STRIPING NULESS OTHERWISE MOTTED. FLOOD ZONE "X" — AN AREA OF MINIMA. FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEM.) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: http://www.marioncountfloro NAME AND STRUCTURE OF THE STRUCTURE OF T PROPOSED DUPLEX BUILDINGS: 400 GPD / 0.8 GPD/SF = 500 SF 500 SF/S FOOT WIDE TRENCH = 167 LF OF TRENCH 525 SF OF DRAINFIELD IS PROPOSED. Springs Protection: AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION, ALSO, THE PROJECT ENGINEER SHALL SIGN A SAMBH A STREAMENT OF COMPLETION PROOF TO THE FRAM, INSPICTION. SEPTIC SYSTEM PERMIT BY OTHERS Sheet MARY SPRINGS PROTECTION ZONE FOR SILVER SPRINGS Index of Sheets: $\frac{Water\ Notes:}{\text{1. 4 Proposed limited}}\ \text{use wells will supply potable water, fine tank and}$ 28. UPON COMPLETON OF CONSTRUCTION AND THAN REPECTION, AS ELECTRONIC COMPLETE THE RECORD DRAWING IN AUTHOR OF THE REPORT OF THE PROPERTY OF THE RECORD DRAWING THE REPORT OF THE RECORD DRAWING THE RECORD THAN THE REPORT OF THE RECORD THAN C001 - COVER SHEET C002 - EXISTING CONDITIONS C003 - SITE PLAN C004 - UTILITY PLAN C005 - DRAINAGE PLAN C006 - DETAILS C007 - STORMWATER POLLUT Cover 8 Sight Distance: POTABLE WATER ESTIMATED DEMAND = 2,400 x 1.1 = 2,840 GALLONS PER DAY. LANDSCAPE IRRIGATION ESTIMATED DEMAND = 1,000 GALLONS PER DAY. SIGHT DISTANCE CALCULATED NO CONFLICTS NOTED. 30. SOL BORNO INFORMATION SHOWN ON THIS PLAN SET IS COPED DIRECTLY FROM GEOTECHNICAL REPORT DATED DECEMBER 20, 2024. SOL BORNE INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCIPLINARY FOUND ENTERS THE FLANS AND THE CENTECHNICAL REPORT." C004 - UTILITY PLAN C005 - DRAINAGE PLAN C006 - DETAILS C007 - STORMWATER POLLU' C008 - PHOTOMETRIC PLAN C009 - TREE CLEARING PLAN 31. A CERTIFIC AS-BULT SURVEY SHALL BE PREPARED FOR THE PROPERTY OF A FLORED LUCKSED SURVEY PROPERTY OF THE THE PROPERTY OF THE PROPERTY O Permits: PERMIT # APPROVAL DATE L001 - LANDSCAPE PLAN L002 - IRRIGATION PLAN L003 - INSTALLATION DETAILS Outdoor Lighting: Engineer's Certification: Parking Requirements: Owner's Certification: I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN. 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. KING REQUIRED: 2 SPACES PER UNIT 12 UNITS \times 2 SPACES = 24 TOTAL SPACES REQUIRED

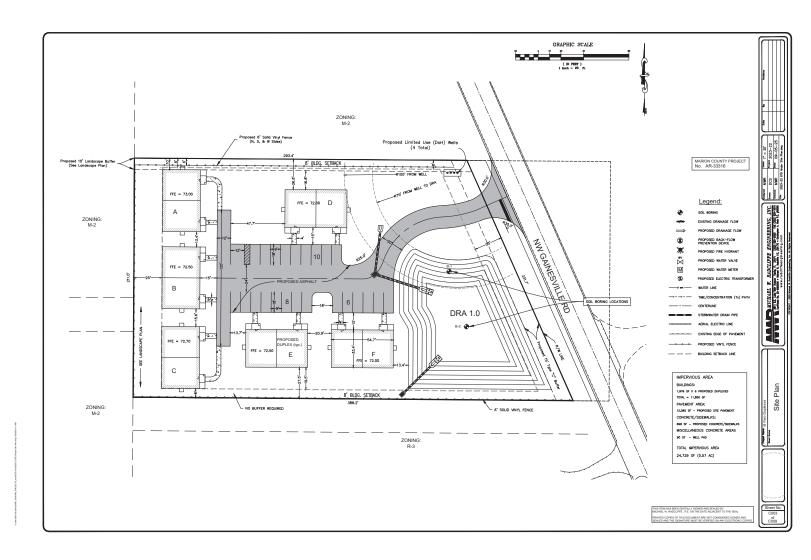
RY JACK BURSCHER EL FARO LLC

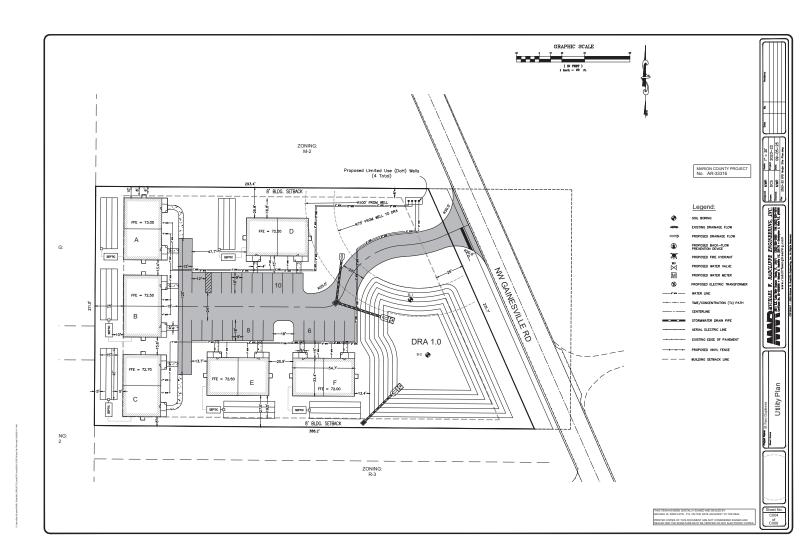
Utility Contacts:

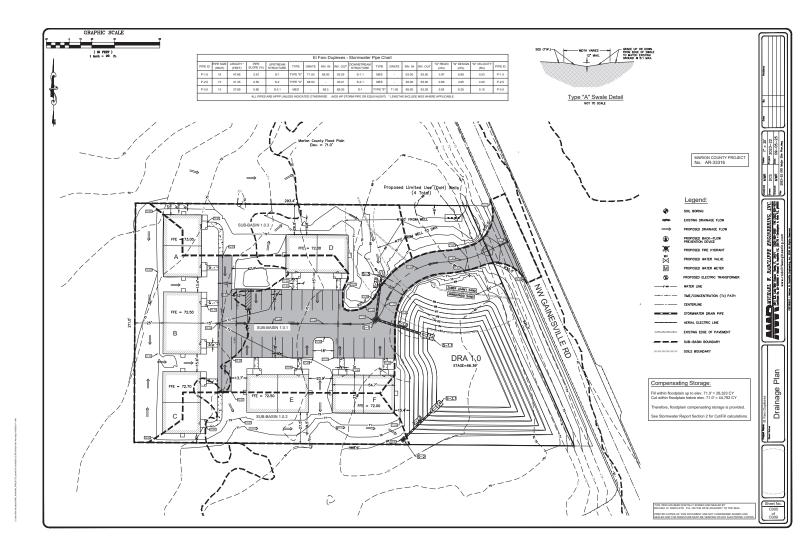
MICHAEL W. RADCLIFFE, P.E. FLORIDA REG. ENGINEER NO. 31170

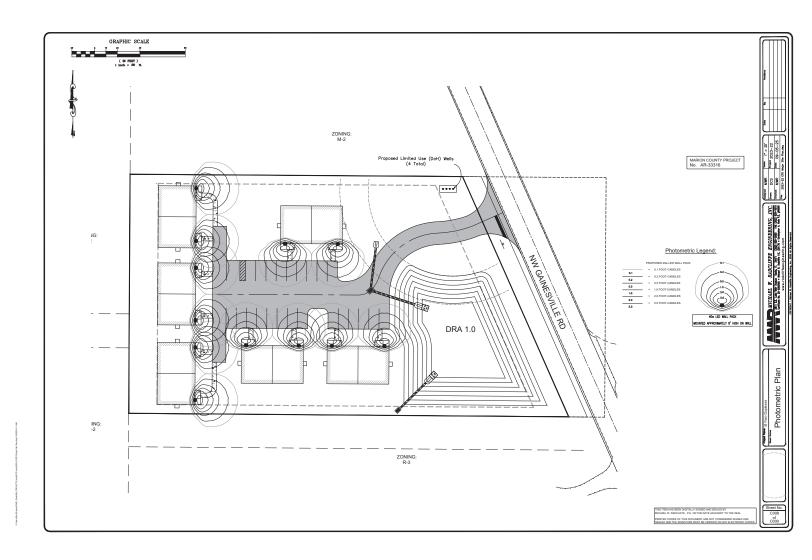
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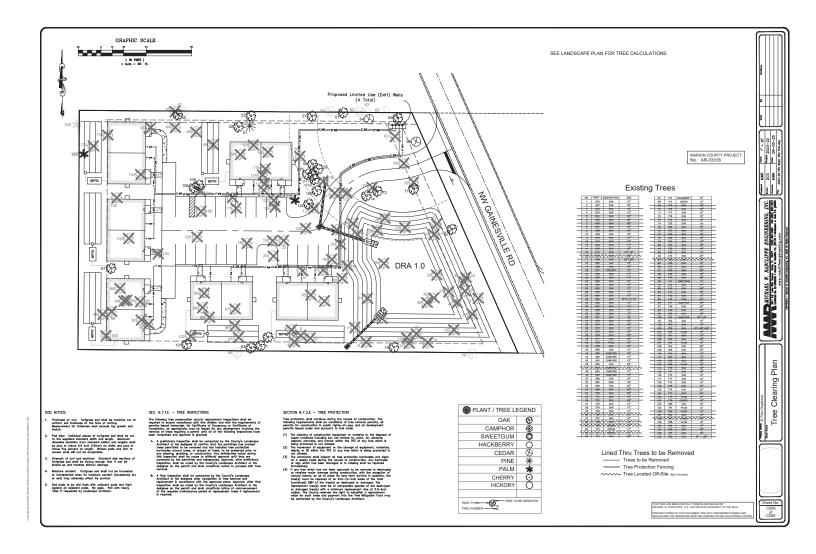
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

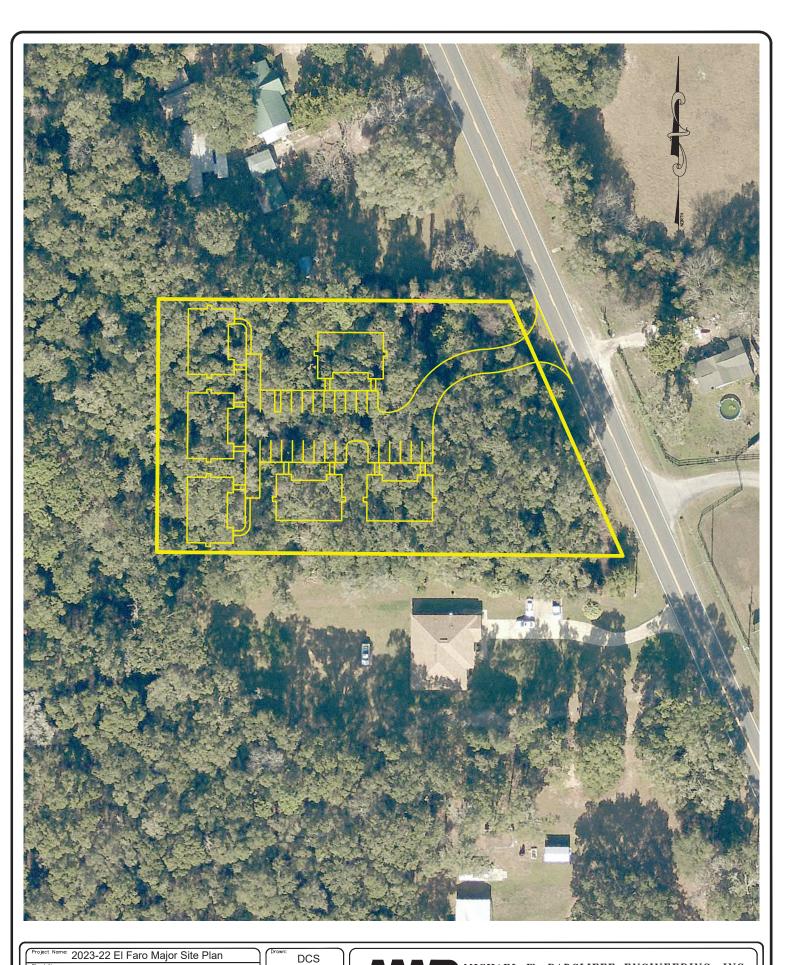












1"=80'

2025-09-02

Aerial Map

MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629–5500 FAX (352) 629–1010

Cerlificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568

www.radcliffeengineering.com



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21528 Agenda Date: 12/15/2025 Agenda No.: 6.2.

SUBJECT:

SW 92nd Court Road Guard House - Waiver to Minor Site Plan in Review SW 92nd Court Rd Ocala Project #2025050052 #32869 Parcel #3530-0000-15 Kimley-Horn And Associates, Inc.

LDC 2.20.1.A Applicability

<u>CODE</u> states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.(2)The combined driveway trip generation is less than 50 peak hour vehicle trips.(3)The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5.(4)The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

<u>APPLICANT</u> request - This project proposes a new turn lane that the impervious area was previously accounted for under project number 2020030101.



Office of the County Engineer

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

September 4, 2025

KIMLEY-HORN AND ASSOCIATES, INC. GENE B LOSITO 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471

SUBJECT: RESUBMITTAL COMMENTS LETTER

PROJECT NAME: SW 92ND COURT ROAD GUARD HOUSE

PROJECT #2025050052

APPLICATION: MINOR SITE PLAN #32869

Dear Gene:

This letter is regarding the recent resubmittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning Comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /

JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 5/29/25-add waivers if requested in future

DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: The Guard House actually sits in Section 14 but Cover Sheet has Section 11 but this wasn't caught

on first submittal so I won't reject for this. Please add Section 14 to any future submittals.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Site has existing trees and shrubs from previous project. No trees to be removed with this project,

additional landscape will be added by owner.

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]."

5-29-25 HR

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is

required

STATUS OF REVIEW: NO

REMARKS: Site coverage Information is missing.

8/12/25 - 58% impervious surface. Minor site plan is not appropriate.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

parking

STATUS OF REVIEW: NO

REMARKS: Site coverage information, lot area, width, setbacks, and building height, are missing. Please provide the correct information on the list.

8/12/25 - Minor site plan is not appropriate. For future reference, please indicate most recent PUD case number in cover sheet for future submittals.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team

Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



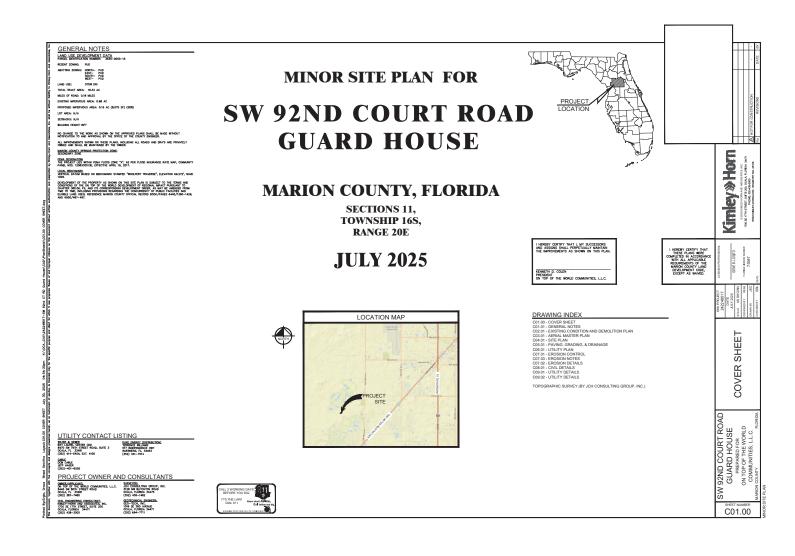
Office of the County Engineer

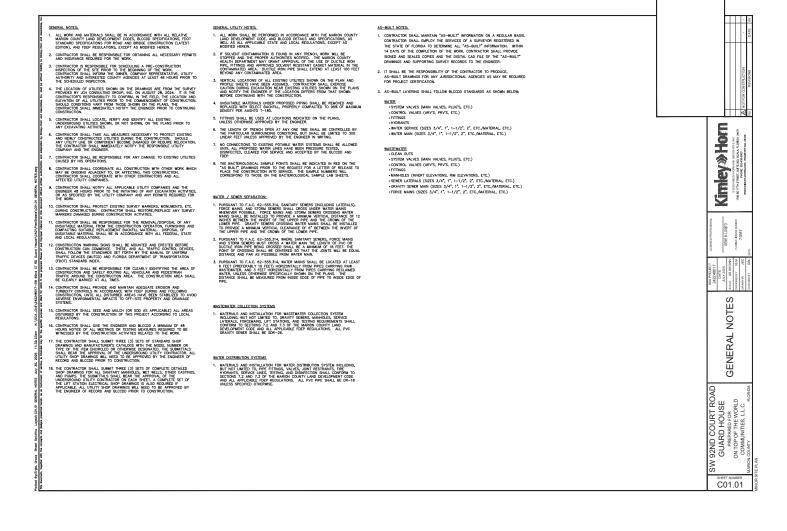
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

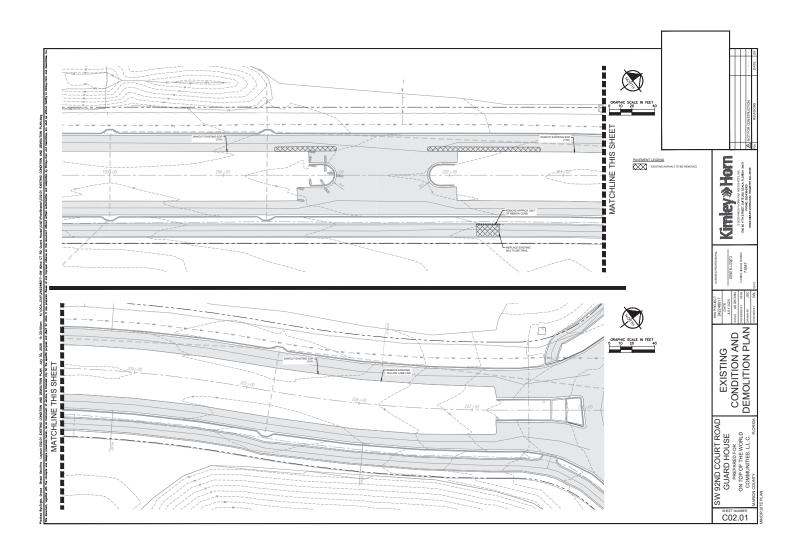
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

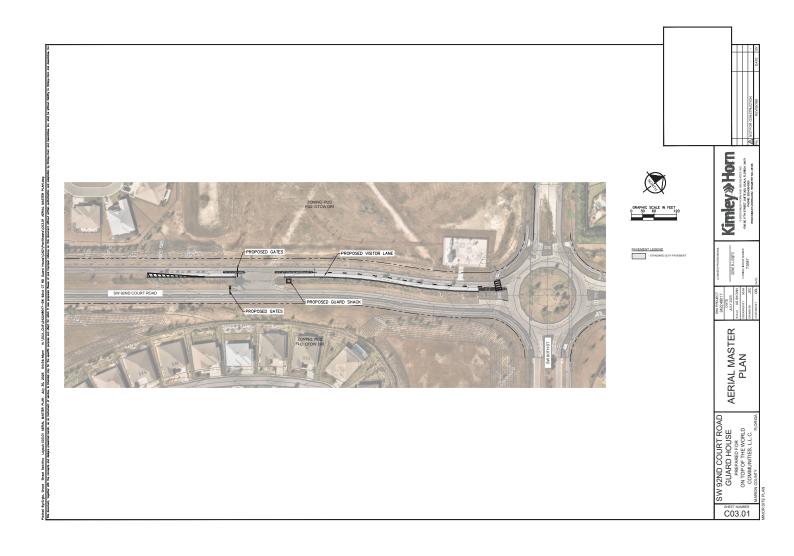
Date: 9/24/20	Parcel Number	s): <u>3530-0000-15</u>	Perr	nit Number: 32869
A. PROJECT I	NFORMATION: Fill i	in below as applical	ple:	
Project Name	SW 92nd Court Road	Guard House	C	ommercial Residential
Subdivision I Unit	Name (if applicable): _BlockLot_	Tract		
owner's beha				athorizes the applicant to act on the ax, scan, a letter from the property
Name (print)	On Top of the World C	communities, L.L.C.		
Signature: Mailing Add	ress: 8445 SW 80th Str	eet		City: Ocala
State: FL Email addres	Zip Code: <u>3448′</u> s:	1 Phone # <u>35</u>	2-387-7480	
C. APPLICANT all correspond	Γ INFORMATION: To dence.	he applicant will be	the point of contact during	this waiver process and will receiv
Firm Name (i	if applicable):		Contact Name: L	isa Lazaro City:_Ocala
Mailing Adda	ress: <u>8445 SW 80th Stre</u>	eet		_City: Ocala
State: FL	Zip Code: <u>3448</u> 2	1Phone # <u>35</u>	2-387-7480	
D. WAIVER IN Section & Tit	NFORMATION: tle of Code (be specific)):	2.20.1.A	
Reason/Justif	fication for Request (be	specific): MINOR SITE F		
DEVELOPMEN Received By:	NT REVIEW USE:	essed:	Project #	AR #
Received by	Date Floc	coscu.	1 10,000 π	ΑΝ π
ZONING USE: Zoned:	Parcel of record: Yes I ESOZ: P.O.	□ No □ .MLand □	Eligible to apply for Foundation Eligible to Eligible to Eligible to Eligible to Eligible Eligible Eligible to Eli	amily Division: Yes □ No □ ation Required: Yes □ No □
Date Reviewed:_	Verified	l by (print & initial)):	

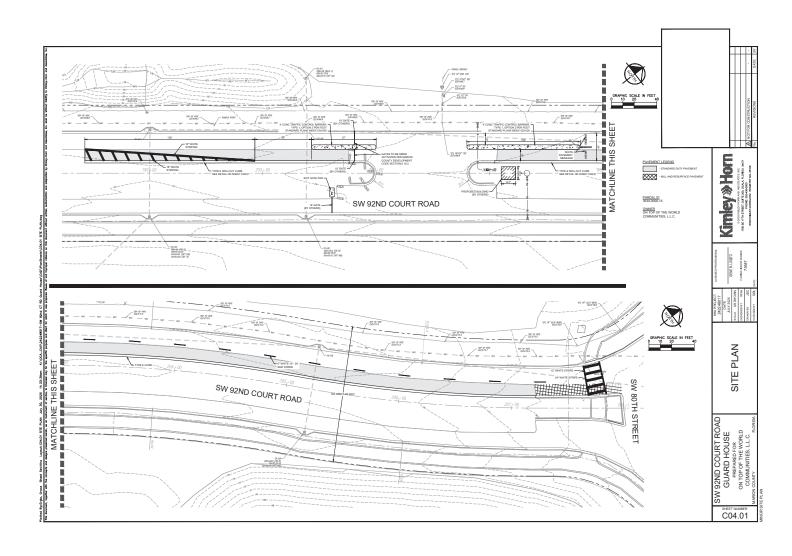
Revised 6/2021 3

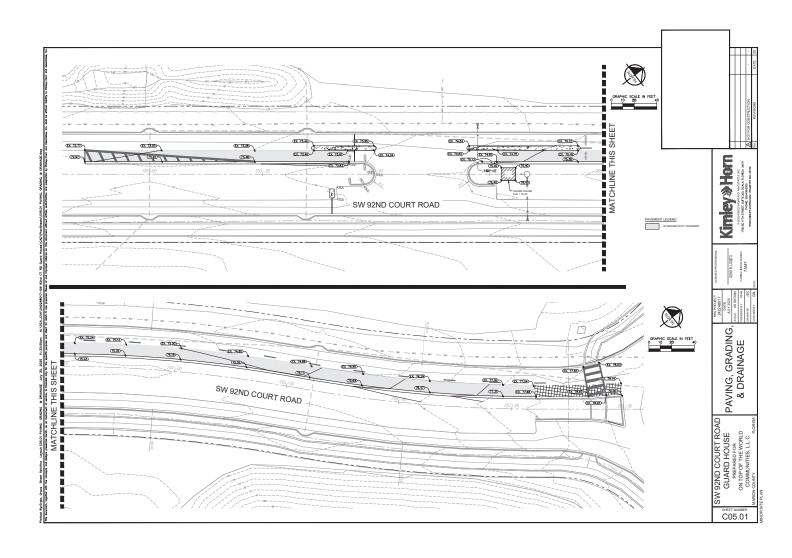


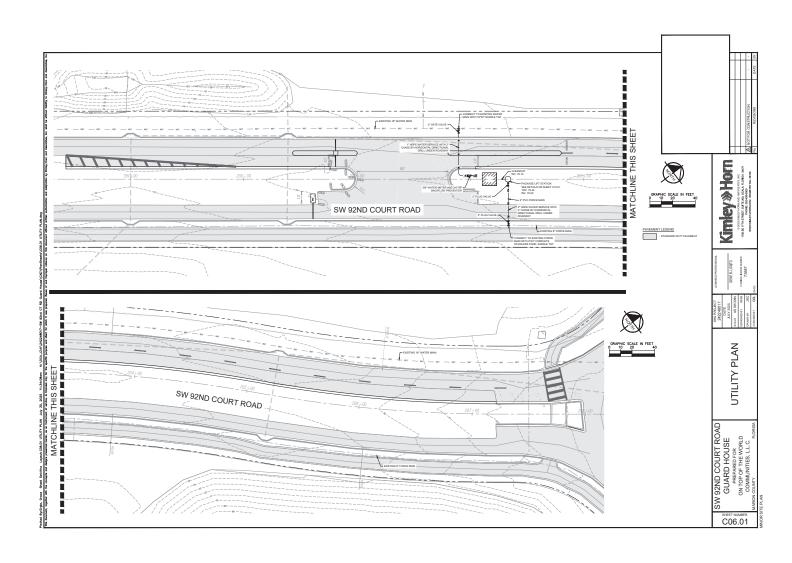


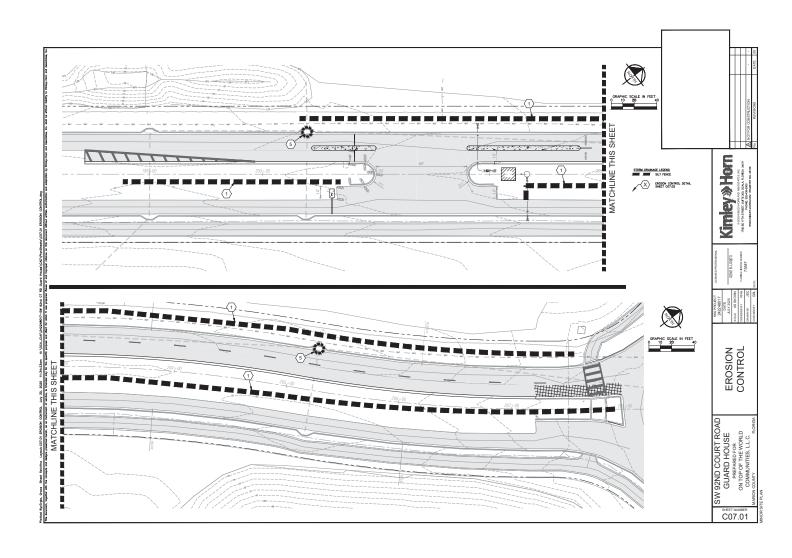


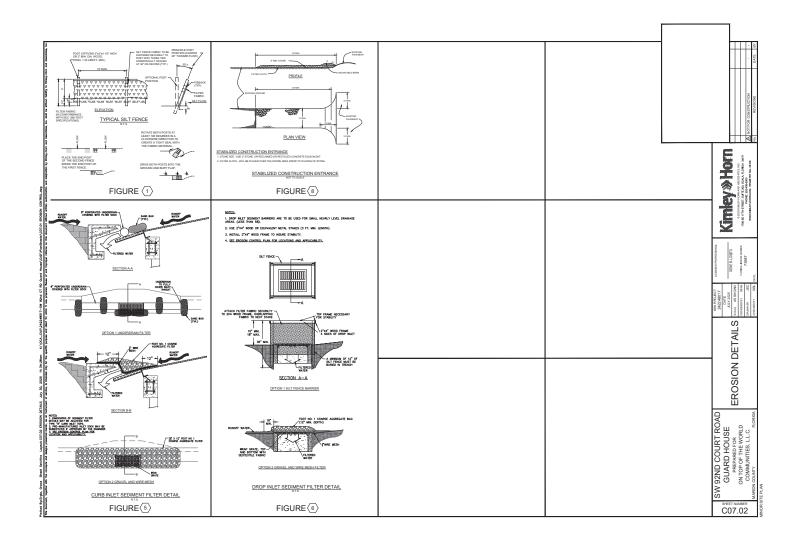












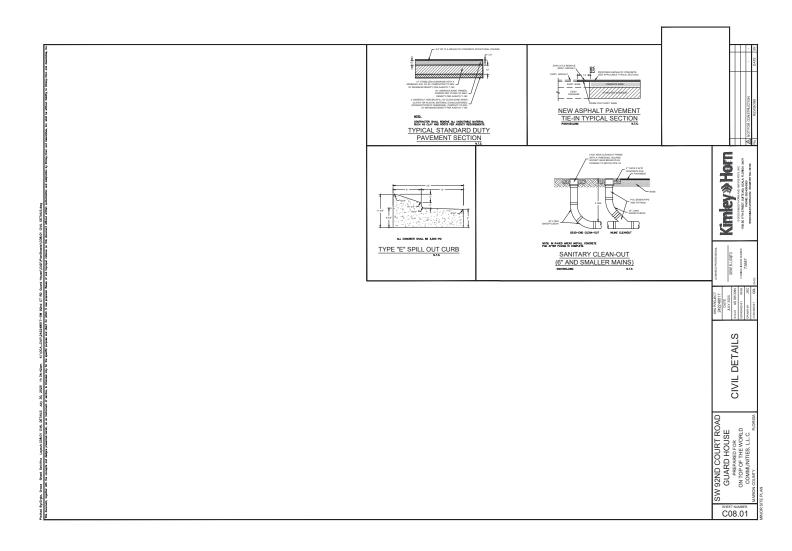
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED OR SOODED AS PER PLAN.

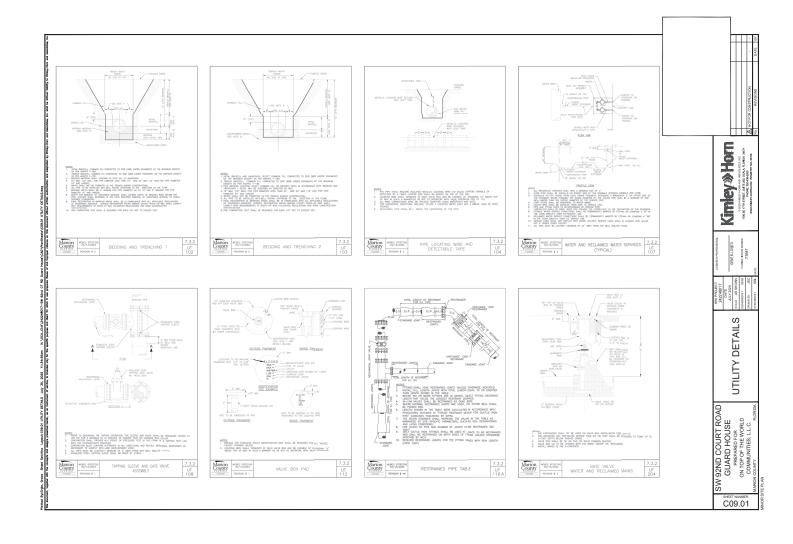
DITCH BARRIERS:

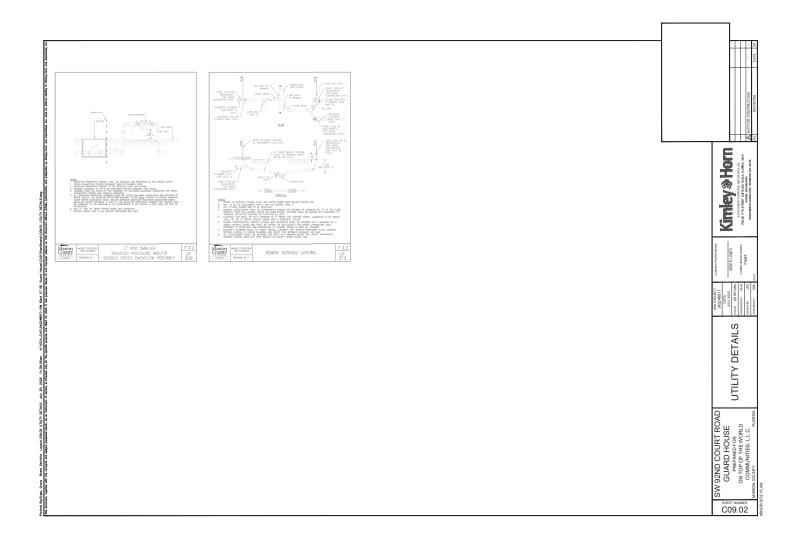
TIMING OF SEDIMENT - CONTROL PRACTICES:

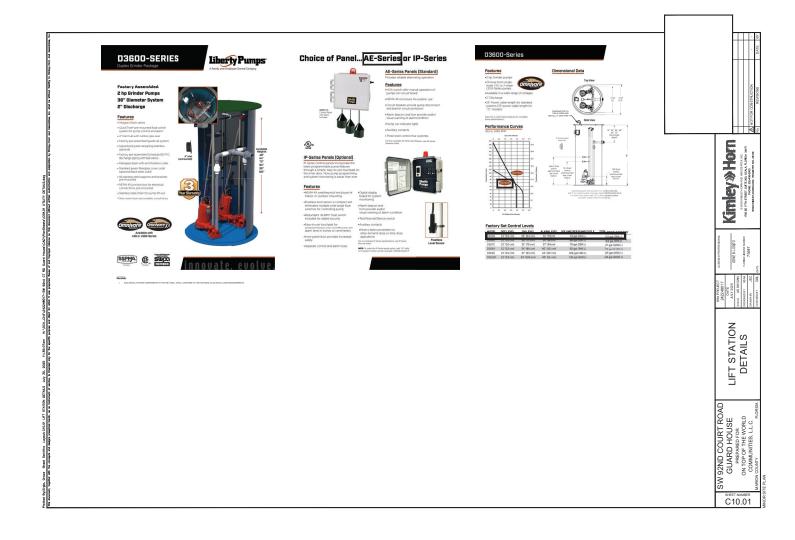
7. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

C07.03











Marion County

Development Review Committee

Agenda Item

File No.: 2025-21529 Agenda Date: 12/15/2025 Agenda No.: 6.3.

SUBJECT:

Family Subdivision - Miller - Family Division Waiver Request 19500 NE 79th Court Rd Citra Project #000003 Parcel # 04650-010-00 Daniel & Robin Miller

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

<u>APPLICANT</u> request - this division is intended to separate the above referenced property into two individual tracts: one tract containing approximately 1.15 acres and the other containing approximately 6.45 acres. The 6.45± acre tract will be conveyed from Daniel & Robin miller (parents to) Josh Miller (son). Both parcels will be accessed via NE 79th Court Rd.



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 SUBMITTAL CHECKLIST

The following items for various types of waiver requests must be submitted to the Marion County Office of the County Engineer, 412 SE 25th Avenue, Ocala, FL 34471, before review by County staff. Please fill the application form in completely. Waiver requests will not be processed without the required attachments and fees as indicated.

A. Land Development Code Waivers:

- 1. Waiver request form, filled out completely.
- 2. Waiver fee of \$300.00 for one or more waivers submitted at the same time (cash or check made payable to Marion County).
- 3. One color aerial photo to include surrounding area (which may be printed from the Marion County website at http://www.marioncountyfl.org/InformationSystems/IS GIS Maps.aspx.
- 4. One site plan. Exception: if site plan being submitted is 24"x 36", please provide 9 copies.
- 5. If the site plan is 24"x 36" and a .pdf of the site plan is available, please email it to carla.sansone@marioncountyfl.org for use during the Development Review Committee meeting.
- 6. If economics is a reason, then the request must include a cost analysis signed and sealed by a professional engineer indicating the cost to comply with the Land Development Code versus the cost saved by obtaining a waiver request.

B. Family Division Waivers:

- 1. Zoning review and sign off are required prior to submitting this request to the Office of the County Engineer.
- 2. Waiver request form, filled out completely.
- 3. Waiver fee of \$300.00 (cash or check made payable to Marion County).
- 4. One color aerial photo to include surrounding area which may be printed from the Marion County website at http://www.marioncountyfl.org/InformationSystems/IS_GIS_Maps.aspx.
- 5. Copy of the deed of record which may be obtained from the Clerk of the Court's website at www.marioncountyclerk.org.
- 6. One site plan showing proposed division of the property and acreage of the parent and individual parcels. Indicate access point(s) from County road and road name. If a site plan is not available, indicate the proposed division information on the aerial photo.

C. Irrigation Waivers:

- 1. Waiver request form, filled out completely.
- 2. One color aerial photo to include surrounding area which may be printed from the Marion County website at http://www.marioncountyfl.org/InformationSystems/IS_GIS_Maps.aspx.
- 3. If this request is being made on behalf of an entire community, attach evidence (such as adopted minutes) that the Homeowner's Association or other duly authorized representative body has taken action authorizing this request.
- 4. If you are requesting a waiver because you have multiple zones that cannot be irrigated in the allowed time, attach a scaled and reasonably detailed sketch of the property showing all the different irrigation zones and the landscaped area associated with each zone.
- 5. Provide a schedule of irrigation dates and times to include a period of time for which waiver is sought.

"Meeting Needs by Exceeding Expectations"



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

Da	te:_	11/07	/2025	_Parce	l Number	:(s):	-	04650-010	-00	Perm	it Nun	nber:	
A. PR	OJE	ECT]	INFO	RMA	Γ ΙΟΝ: Fi	ll in belov	v as ap	plicable:					
					BDIVISON			TATES		Co	mmer	cial⊡or Re	sidential
					Lot_						- Uliyada Ada asa		
B. PR	OP belo	ERT ow, au	Y OV	VNER's	S AUTE	IORIZA act on the	ATIO owner	N: Attach a l	etter from th his waiver r	ne owner(s), request:	or the c	owner(s) may	
Pro	per	ty Ov	vner's	Name	(print): [ANIEL &	ROBIN	MHZER,	la				
Pro	per	ty Ov	vner's	Signat	ure:	Oa	uf 1	9TH COURT	l,	Kole	inNo	uller	
Pro	per	ty Ov	vner's	Mailin	ig Addres	ss: 1950	WIE 7	9TH COURT	RD			(0=0) 010	
CIL	y			THIA		State:_		_Zip Code	32113	Phone #	 	(352) 812-5	2155
laxe	u or	eman	ed to tr	ie applic	IATION ant.	: The app	olicant					r process. Lette	ers will be
Firi Mo	m N ilin	lame	(if appli	icable):	JE ZOTU C	OLIDT DI		<u> </u>	Contac	t Name: F	OBIN N	MILLER	
Pho	nne mui	g Auc # (352	11 ess 2) 812-5	19300 I 5155	VE 79111 O	OUNI NI		_City:	Dhana #	State:_	- FL	_Zip Code:	32113
				Email a	ddress:			Ancina	e riione #				
D. WA	IVI tion	ER II 1 & T	NFOR	RMATI f Code:	ON:			DIVISION				EPERATE THE A	POVE
RE	FRE	NCED I	PROPE	RTY INTO	TWO INDI	VIDUAL TE	RACTS:	ONE TRACT C	ONTAINING	APPROXIMAT	ELY 1.1	5 ACRES AND T	HE OTHER
CON	MIAT	ING API	PROXIM	ATELY 6.48	ACRES. THE	E 6.45± ACF	E TRAC	T WILL BE CONV	EYED FROM D	ANIEL & ROBII	MILLER	R (PARENTS)	
TO	JOS	H MIL	LER (S	3ON). Bo	th parcels	will be ac	cessed	via NE 79th	Court Rd.				
											_(Attach	sheet 3 for addi	itional waivers)
FO Rec	R S	TAF ed By	F US	E ONL	Y:	Date Pr	ocesse	ed:	Proje	ect #		AR	#
Zor	ied:		E	SOZ:	M	ust Vac	ate Pla	Eligible t at: Yes No Verified	Date:		Divisio	on: Yes No Verified by	y:

"Meeting Needs by Exceeding Expectations"

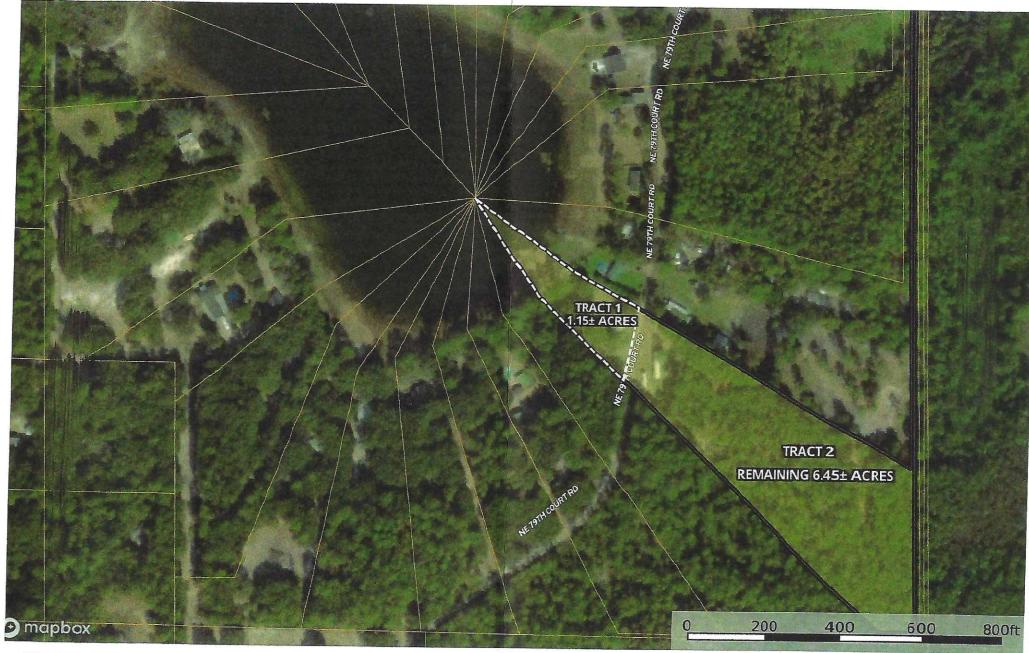


DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM CONTINUED

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

70

Florida, AC +/-









Marion County

Development Review Committee

Agenda Item

File No.: 2025-21530 Agenda Date: 12/15/2025 Agenda No.: 6.4.

SUBJECT:

Plat Vacation #9064-1739+05 (portion of) & 9064-1799+01 - Plat Vacation 9925SE 58th Ave Belleview Project #000019 Parcel #9064-1739+05 (portion of) & 9064-1799+01 Fred Roberts, Jr., Esq

The applicant is requesting partial plat vacation to vacate one platted ORA and a portion of another. Property is to be subject to application for PUO Rezoning and subsequent replatting. Portions of property subject to vacating are to be replaced by facilities elsewhere within the replat.



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

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

1.	APPLICANT INFORMATION:					
	Applicant: Heather Island, L.L.C.			Date: _	10/1/2025	
	Address: 9925 SE 58th Ave					
	City: Belleview State: FI		Zip Code: _	34420	0	
	Agent / Contact: Fred N. Roberts, Jr., Esq. (Klein & Klein, PLL	C)			
	Phone Number:352-732-7750	Fax Numbe	r: <u>352-732</u> -	7754		
	Cell Number:	E-mail:	fred@kleinandl	kleinpa.co	om	
	Attach documentation, which establishes applicant as a Chapter 177 F.S. A copy of the deed of record may be http://216.255.240.38/wb or1/or sch 1.asp			act under	provisions o	f
2.	PROPERTY INFORMATION:					
	Parcel Number(s): 9064-1739+05 (portion of) & 9064-1799+01				
	Parcel Size: 0.47 acres & 0.29 acres		Sec/Twp/Rge	23	/ 16	/ 23
	Subdivision Name: Silver Springs Shores, L	Init No. 64	Jnit/Block/Lot	: 64	<u>/ 1793 /</u>	5 (DRA) &
	Attach a plat map and an aerial photo that includes the photo may be printed from the Marion County website a https://maps.marioncountyfl.org/interactivema	it:	ighlighted and th		/ 1799 / nding area. A	
3.	PURPOSE / REASON FOR REQUEST TO VA Partial plat vacation to vacate one platted DR application for PUD Rezoning and subsequer	A and a portion of	another. Pro	perty is t	o be subje	ct to
	to be replaced by facilities elsewhere within the					
	Form PV-AP					
	I OTHER VANE					



MAILING ADDRESS P.O. Box 4440 Ocala, FL 34478

OFFICE ADDRESS 35 SE FIRST AVENUE SUITE 102, OCALA, FL 34471 WEBSITE: LAWMRM.COM

November 5, 2025

Marion County, Florida

ATTN:

Ocala, FL 34470

RE: OPINION OF TITLE

OWNER OF PROPERTY: HEATHER ISLAND, L.L.C., a Florida limited

liability company

9064-0000-02; 9064-1793-01; 9064-1793-02; MARION PARCEL ID:

9064-1793-03; 9064-1793-04; 9064-1793-05; 9064-1793-06; 9064-1793-07; 9064-1793-08; 9064-1793-09; 9064-1793-10; 9064-1793-11; 9064-1793-12; 9064-1793-13; 9064-1799-12; 9064-1799-13; 9064-1799-14; 9064-1799-16; 9064-1799-17; 9064-1799-18; 9064-1799-19;

& 9064-1799-20

TO WHOM IT MAY CONCERN:

Please be advised that, pursuant to your request, I have examined title to that certain real property lying situated in Marion County, Florida, and more particularly described as:

SEE ATTACHED EXHIBIT "A" (hereinafter "Property")

This opinion is issued to the County of Marion (hereinafter "Marion County") and is for the exclusive use of Marion County. The undersigned specifically disclaims liability to any person or entity other than Marion County who or which might rely or attempt to rely upon the opinions expressed herein. This opinion exempts and excludes the following:

Taxes for calendar year 2024 have been paid in full. Taxes for 1. calendar year 2025 are unpaid, but are not yet due and payable, and other taxes or special assessments are not shown as existing liens on the Public Records.

PAGE TWO NOVEMBER 5, 2025

- 2. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided not shown by the public records.
- 3. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority.
- 4. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Subject to the foregoing, it is my opinion that the status of the title to the real property described above is as follows:

- A. Record title is vested in Heather Island, L.L.C., a Florida limited liability company by virtue of that certain deed September 20, 2024 recorded on September 24, 2024 in Official Records Book 7352, Pages 1920, Public Records of Marion County, Florida.
- B. Outstanding Mortgages, Mechanics Liens, Assessment Liens and Financing Statements:
- C. Unsatisfied Judgments or Tax Liens: None.
- D. Restrictions, Declarations of Condominium, Easements or Reservations:
- i. Easements, special assessments and other matters as contained on the Plat of Silver Springs Shores Unit No. 64, recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.
- ii. Easement in favor of Florida Power Corporation recorded in Deed Book 336, Page 17, Public Records of Marion County, Florida.
- iii. License for Construction, Repair, Operation and Removal of Lines for Transmission of Water recorded in Official Records Book 137, Page 403 and together with the Assignments of License recorded in Official Records Book 180, Page 632; Official Records Book 393, Page 50 and in Official

Records Book 394, Page 606 and together with Resolution Approving Assignment of License for Construction, Repair, Operation and Removal of Lines for Transmission of Water recorded in Official Records Book 395, Page 281, all of the Public Records of Marion County, Florida.

- iv. Covenant recorded in Official Records Book 612, Page 571, Public Records of Marion County, Florida.
- E. Other: There are no other encumbrances to title other than as referenced above.
- F. Tax Search: No outstanding taxes are due and payable other than as referenced above.

The legal description is as follows:

SEE ATTACHED EXHIBIT "A"

Marion County Parcel ID Number: 9064-0000-02; 9064-1793-01; 9064-1793-02; 9064-1793-03; 9064-1793-04; 9064-1793-05; 9064-1793-06; 9064-1793-07; 9064-1793-08; 9064-1793-09; 9064-1793-10; 9064-1793-11; 9064-1793-12; 9064-1793-13; 9064-1799-12; 9064-1799-13; 9064-1799-14; 9064-1799-16; 9064-1799-17; 9064-1799-18; 9064-1799-19; & 9064-1799-20 assessed to HEATHER ISLAND, L.L.C., a Florida limited liability company.

Further, this Opinion of Title does not constitute Title Insurance. The undersigned is not an insurer or guarantor of the results of this Opinion of Title. Title information contained herein was obtained through a search of Marion County public records.

Very Truly Yours,

Jon I. McGraw

BY

McGraw Raula Mutarelli PA

EXHIBIT "A"

Parcel 1

All of Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LESS AND EXCEPT THE FOLLOWING:

Tract G-D, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

Right of Way of Oak Road contained within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida, LESS AND EXCEPT that portion of Oak Way Run vacated by Resolution 08-R-97 recorded May 12, 2008 in Official Records Book 5033, Page 1229, Public Records of Marion County, Florida.

and

All Water Retention Areas within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

All of Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LESS AND EXCEPT

Lots 1 through 4, Block 1792, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LETTER OF NO OBJECTION

Date:	October 16th, 2025	_
То:	Marion County Utilities	
	Joshua Kramer	_
	11800 S US HWY 441	_
	Belleview, FL 34420	-
From:	Heather Island, LLC	
	C/O Fred N. Roberts, JR., Esq	_
	Klein & Klein, PLLC	_
	40 SE 11th Avenue, Ocala FL 34471	-
RE:	Plat Vacation Application	
Heat	ther Island, LLC, a Florida limited liability c	ompany intends to petition the Mario
	y Board of County Commissioner ilver Springs Shores, Unit 64	s to consider the vacation of a portion of the Pla more particularly described as
See	Exhibit A attached hereto.	
Enclos vacate		w is a location map highlighting the area to be
Please record		No Objection to the vacation as petitioned for ou
		Deputy Director of Marion County Utilities
_	Signature	Title
	Joshua Kramer	October 16th, 2025
	Print Name	Date
Enclose Loc	ures: ation Map	

Proctor, Heather

From: Proctor, Heather

Sent: Thursday, October 16, 2025 8:06 AM

To: Cambre, Jason; Vickers, Kevin; Turnipseed, Alexander Subject: RE: Plat Vacation Request (MCU Letter of No Objection)

Thank you all for your coordination. Marion County Utilities will move forward with signing the Letter of No Objection. The plat vacation will come through Development Review for an additional review and sign-off at that time.

From: Cambre, Jason < Jason.Cambre@marionfl.org >

Sent: Wednesday, October 15, 2025 9:26 PM

To: Vickers, Kevin < Kevin. Vickers@marionfl.org>; Turnipseed, Alexander < Alexander. Turnipseed@marionfl.org>; Proctor, Heather < Heather. Proctor@marionfl.org>; Marion County Stormwater < Stormwater@marionfl.org>

Subject: Re: Plat Vacation Request (MCU Letter of No Objection)

These DRAs were never accepted by the County yet they are dedicated to the public. They are also not accessible from any public property. There are no improved facilities on the properties. If they can be legally vacated from the plat, I would be supportive.

Jason Cambre

Stormwater Engineer
Office of the County Engineer

Main: 352-671-8686

Empowering Marion for Success!

From: Vickers, Kevin < Kevin. Vickers@marionfl.org > Sent: Wednesday, October 15, 2025 10:22:50 AM

To: Turnipseed, Alexander < Alexander . Turnipseed@marionfl.org >; Proctor, Heather < Heather. Proctor@marionfl.org >;

Marion County Stormwater <Stormwater@marionfl.org>

Cc: Cambre, Jason < Jeson. Cambre@marionfl.org>

Subject: RE: Plat Vacation Request (MCU Letter of No Objection)

All.

Jason has done some pretty extension research on these particular DRAs – research was driven by inquire by Tillman for using the DRAs. This is the first I've heard of the plat vacate. The plat vacate might be the solution to the complicated history of this plat and associated improvements. We're definitely

PETITION TO VACATE A PLAT OR PORTION OF THE PLAT OF

Silver Springs Shores, Unit 64

Plat Book _ J Page _ 431

Whereas, HEATTER ISLAND, LLC, a Florida limited liability company, Petitioner, herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE	October 6th, 2025	
BY:	ShM	9925 SE 58th Avenue, Belleview, FL
	(Signature)	(Address)
	James I Rainey, as Manager of Heather Island, LLC	352-266-7408 (C/o Troy Hawkins)
	(Print Name)	(Phone)
BY:		
	(Signature)	(Address)
	(Print Name)	(Phone)

OAK SHORES LEGAL DESCRIPTIONS

Legal Description PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ½ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 645.18 TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1799, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE, N11°18'54"E 28.03 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 1799; THENCE, N78°41'06"W 548.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 1793 OF THE AFORMENTIONED PLAT; FROM SAID POINT OF BEGINNING CONTINUE N78°41'06"W 410.00 FEET; THENCE, S11°18'54"W 50.00 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BLOCK 1793; THENCE S78°41'06"E 410.00; THENCE N11°18'54E 50.00 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.47 ACRES MORE OR LESS.

OAK SHORES LEGAL DESCRIPTIONS

Legal Description PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS ALSO BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT: THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 664.83 FEET TO THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 23; THENCE, S00°10'35"W ALONG THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 903.28 FEET TO THE SOUTHEAST CORNER OF LOT 1. BLOCK 1799 OF SAID PLAT: THENCE CONTINUE ALONG SAID WEST LINE S00°10.35"W 80.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1798, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64: THENCE DEPARTING FROM SAID WEST LINE RUN N89°49'25"W 157.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE, RUN N00°10'35"E 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORMENTIONED LOT 1, BLOCK 1799 OF SAID PLAT; THENCE, S89°49'25"E 157.70 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.29 ACRES MORE OR LESS

Tax R	Tax Roll Property Summary						
Account Number R9064-0000-02			Туре	REAL ESTATE	Reques	t Future E-Bi	
Addre	18			Status			
Sec/Tw	vn/Rng	23 16 23		Subdivision	2064		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2009	CER	2010-00030685-00	REDEEMED	03/2011	5,312.77		Certificate
2010	R	2010 R9064-0000-02	CER SOLD	06/2011		000 100 100 100 100 100 100 100 100 100	Tax Bill
2010	CER	2011-00028813-00	REDEEMED	03/2013	5,611.98		Certificate
2011	R	2011 R9064-0000-02	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00029687-00	REDEEMED	04/2014	4,690.80		Certificate
2012	R	2012 R9064-0000-02	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00029084-00	REDEEMED	03/2015	4,720.32		Certificate
2013	R	2013 R9064-0000-02	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00030768-00	REDEEMED	06/2016	12,161,38		Certificate
2014	R	2014 R9064-0000-02	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00030198-00	REDEEMED	05/2016	5,024.00		Certificate
2015	R	2015 R9064-0000-02	PAID	05/2016	1,740.33		Tax Bill
2016	R	2016 R9064-0000-02	PAID	11/2016	1,597.38		Tax Bill
2017	R	2017 R9064-0000-02	PAID	11/2017	3,491.93		Tax Bill
2018	R	2018 R9064-0000-02	PAID	11/2018	3,929.33		Tax Bill
2019	R	2019 R9064-0000-02	PAID	11/2019	4,246.94		Tax Bill
2020	R	2020 R9064-0000-02	PAID	11/2020	4,202.93		Tax Bill
2021	R	2021 R9064-0000-02	PAID	11/2021	4,073.84		Tax Bill
2022	R	2022 R9064-0000-02	PAID	11/2022	4,947.28		Tax Bill
2023	R	2023 R9064-0000-02	PAID	11/2023	4,934.17		Tax Bill
2024	R	2024 R9064-0000-02	PAID	11/2024	5,166.57		Tax Bill

CURRENT ACCOUNT	DETAILS
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Account Number	2024	R9064-0000-02	Tax Bill
	·	A STATE OF THE STA	

	Property	y Descriptio	n	Owner Information HEATHER ISLAND LLC 9925 SE 58TH AVE BELLEVIEW FL 34420-6317		
	SEC 23 TWP 10	RGE 23 PLAT	BOOK J			
	PAGE 431 SIL	VER SPRINGS	SHORES			
	UNIT 64 ALL EX	C TR G-D & O	AK RD			
	(LK WEIR H.S.	SITE) & OAK W	AY RU			
	N DESC AS FO	LLOWS: BEGIN	AT THE	THE PROPERTY OF THE PROPERTY O		
	SW COR OF LO	OT 1 BLK 1795	OF SSS	and the factorists		
THE COLUMN TWO IS NOT THE OWNER.	Current	Values and	Exemptions	Taxes	and Fees Lev	ied
	MARKET VALU	341,250		TAXES		5,256.04
	COUNTY ASM	333,176		SP. ASMT		125.80
	COUNTY TXBL	333,176		-		
	SCHOOL ASMT	341,250				
	SCHOOL TXBL	341,250				
NOV 30 2024	DEC 31 2024	JAN 31 2025	TED 28 2025	MAR 31 2025	PastDue Apr	l
5,166.57	5,220.38	5,274.20	5,328.02	5,381.84	5,543.30	
Post Date	Receip	t# Pmt T	ype Status	Disc	Interest	Total
11/05/2024 95	5 2024 0007439	0001 Full	Pmt Posted	\$215,27-	\$.00	\$5,166.57

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

SHEET / OF 3 SHEETS

SILVER SPRINGS SHORES MARION COUNTY, FLORIDA

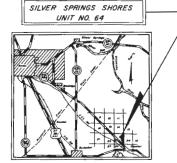
UNIT NO. 64

DESCRIPTION-

All that curtoin tract or porcal of lands tying and being attuate to partions of Soctions 23 and 24, Tomasoly 16 South, Penga 23 East, Markon County, Provide; being more tally and particularly described as follows:

For a POINT-OF-BEGINNING, begin at the Northeast corner of SE I/4 of S.E. I/4, Section 23, Tarrenkip 16 South, Roops 23 East; Proceed theoric M89"55 38" #, 66 483 feet to the Northwest curper of the East 1/2 of the S.E. UN of S.E. UN of the diamentioned Secthe Northwest Carpes to the Centrice of the S.E.L.-O-O S.E.L.-O-O or or or other circumstrianes sec-tion 2.5, Manca S.OO/D125 W, 1518.26 teal to the Southwest corner of the EV of the S.E. 1/M of S.E.I.M of the aforementioned Section 23; Theore May 5/34 W, 1234.48 feet to a point; Theore N.36°55′24°E, 124.38 feet to a point; Theore N.86°0/34°E, 831.85 feet to o point; Thence H 72°40'32° W, 902.91 feet to the lateraction of the East Right of Way of One Road and the Hoth Right of Way of State Road Ms. 3.464, also knows as Mark was Road. One need are tan norm injerviewed party of state need to a. Teday to a new a serviewed the Thance along the health high-or-large of State Naced to a. Teday 1985 1984 (NO. O) feet to Nacidentaction of the Wast Palah-of-Way of Oak Road and tan Narth Night-of-Way of State Road to 3.5 Act (Separating from said interaction proceed these this 35°03' of 5°, 1625.35 feet to the point of curvature of a curva concern Narth-N3500364E, 1823.83 test to the joint of currence of a correct concentration with the sustency having a consert cape of 2423'0'd, or above at 2823'5 test, or chard at 516.85 test one of abord souring of N25'2'0' E; phases about the souring of a 2623'8 test one point on the curre, themse departing the road curve S60'23'3'E, 43507 test to a point on a curve, said curve being content aborting that the suit curve S60'23'3'E, 43507 test to a point on a curve, said curve being content aborting and content aborting and content aborting and content aborting and content above the suit curve seems of 1480 test, a chard of 29.21's at and a chard hearing of 310'45'4'' W, theses of 1480 test, a chard of 29.21' test and a chard hearing of 310'45'4'' W, theses the ore of said curve 29.21 feet to the point of tangency thereof; thence feet, to the point of curvature of a curve concern Northeasterly having a control angle of 50°00'00", a radius of 175.00 feet, a langent of 4689 feet, a shard of 90.58 feet and a chard besche of N85'82'46'E, beace close, the are of said curve 013.091 m. m. ha point of tragency thereof, thereof X7'16'5', \$1.52! feet to the point of curvature of a curve succious Scotheraly being a castar angle of 30'00'00', a radius of 25'00'00', and a radius of 25'00'00'00', and a radius of 25'00'00', and a radius of 25'00'00', and and a chard bearing of NB6°/8'54'E, thence along the arc of said curve 9/63/64!

REPLAT OF TRACT "C-R" & BLOCKS 903 THRU 913-UNIT 32
SILVER SPRINGS SHORES UNIT 32-PLAT BOOK "" PAGES 276 THRU 285



NOTES:

Bearings are derived from assumed meridies.

All lat Base above 1.5 feet willfiles assumers on anche side of int lines(except road freelings).

Bearing Concrete Permanent Reference Management (F.M.)

Bearing Concrete Permanent Control Publish Management (F.M.)

==4"x4"Concrete Monument
DE=Drainage Estemant -AU D.E.; are contered on (at lines univers nated



The instructional composition which is still commission under the lows of the Steen of the law and the convert of the real states inclinate to the first dear bandy undertake Steen Springs States built, the Steen consider is the public received of Mexica County, Frankle, and does harely declinate on the public forwar the Drive, Long, Pears, Many, and Worth Americals Areas, or a shown become for the declinate of the public.

ness whereof sold corporation has caused by seel to be affixed and caused the presents to be undersigned of Nicials, dely authorized by the Board of Directors, this $\frac{10}{10}$ day of $\frac{1}{10}$ $\frac{1}{10}$. A.D.

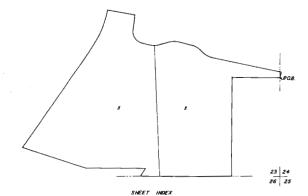
SILVER SPAINGS SHORES, INC

Doto: Dec. 6, 1973

Notary Public Stein of Florida at Large My Commission aspiras New 24/974

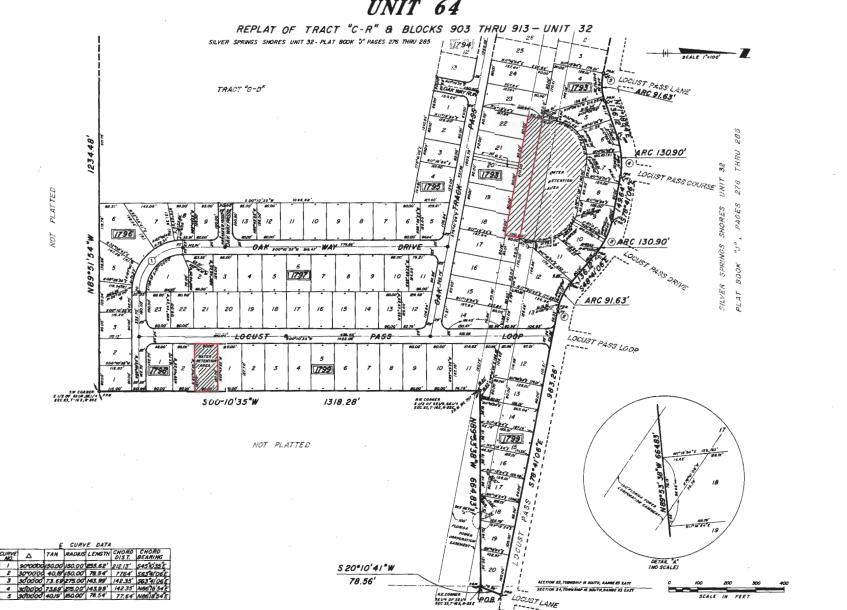
I, J.W. Jernigan, certify that the ethicked plat of Silver Springs: Shores Linit No. 64 is a true and correcrepresentation of the lead on recently surveyed and platted under my direction, and that the Permanent Reference Monuments on shown thereon were in place on the 1-4-60 day of DEC., 1973; and that this plat complies

and sald plot was filed for reased in Plot Book 4 of Pages 431 thrs 455 of the Pablic Borion County, Paride, on the 5 day of Fate 1974.

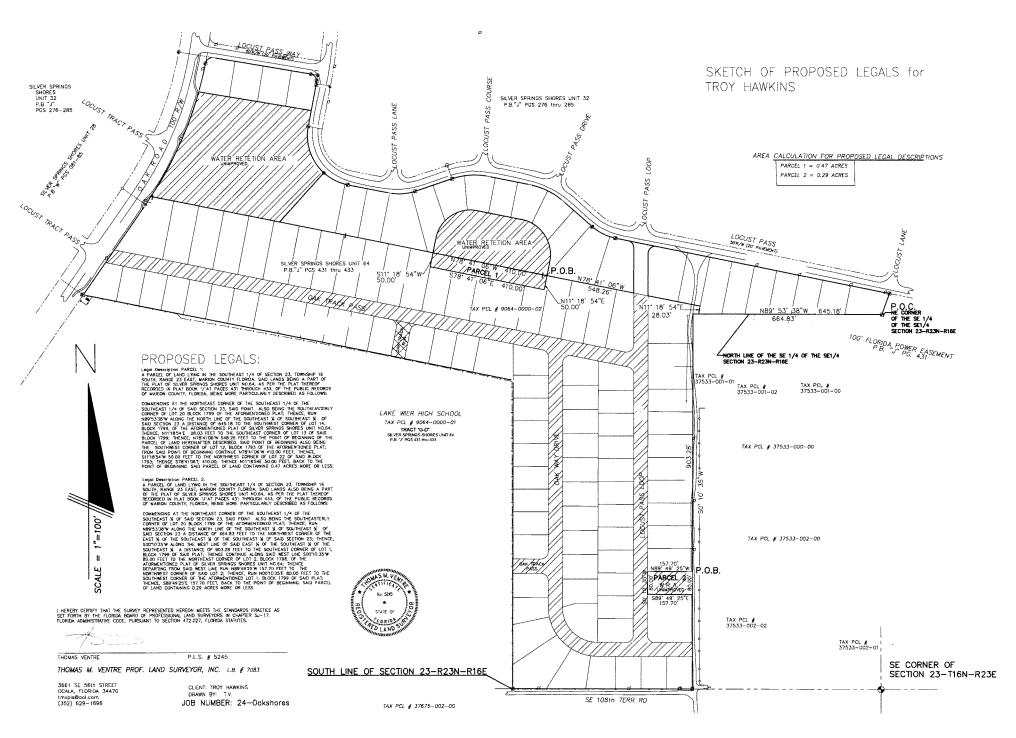


SILVER SPRINGS SHORES MARION COUNTY, FLORIDA

UNIT 64



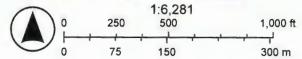
Proposed By Warlon Engineering Associates, Inc. 1759 S.W. 12th St., Ocala , Fig.



Marion County Property Appraiser



10/9/2025, 5:11:42 PM





Marion County

Development Review Committee

Agenda Item

File No.: 2025-21531 Agenda Date: 12/15/2025 Agenda No.: 6.5.

SUBJECT:

Conservation and Future ROW Easement (Tract A sketch) - Road Closing 1891 SE 85th Street Road Ocala Project #000017 Parcel #36669-000-01 Willie B. Hayter III and Karla S. Hayter

Petitioner request - Track A has remained unused since its creation when Carriage Trail was first platted. It remains in its natural state, and we hope to keep all of it that way for future generations.



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

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1.	APPLICANT INFORMATION: Date: November 4, 2025
	Applicant: Willie B Hayter III and Karla S Hayter Address: 1891 SE 85th Street Road
	Address: 1891 SE 85th Street Road
	City: Ocala State: FL Zip Code: 34480
	Agent / Contact: Willie (Bill) Hayter
	Address: Same as above
	City: State: Zip Code:
	Phone Number: 352-816-0982 Fax Number:
	Cell Number: 352-816-0982 E-mail: hayterb@gmail.com
2.	PROPERTY INFORMATION:
	Road(s) / Alley(s) to be closed: Conservation and Future ROW Easement (Tract A sketch)
	Parcel Number(s): 36669-000-01
	Subdivision Name: Carriage Trail Sec/Twp/Range: 16 / 16 / 22 Plat Bk/Pg: 001 / 138 Unit/Block/Lot: - / - / - / -
	Plat Bk/Pg: 001 / 138 Unit/Block/Lot: - / /
3.	Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: https://maps.marioncountyfl.org/interactivemap/ PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) — check all that apply and describe below:
	Has never been opened or constructed Divides Applicant's property Transfer Development Rights Consolidate properties Track A has remained unsused since its creation when Carriage Trail was first platted. It remains in its natural state and we hope to keep all of it that way for future generations.
	Form RC-AP

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, WILLES. Hayree & Kaelas. Marienere With petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE	: 11-4-25	1291 SE 3513 ST. RD.
BY:	121	(Address) OCALA, PL. 34480
D1.	(Signature)	(Address)
	WILLE B. HAYTER ITL	1352) 816.0982
	(Print Name)	(Pnone)
	(Signature)	
	(Print Name)	

SKETCH OF DESCRIPTION FOR:

MARION COUNTY BOARD OF COUNTY COMMISSIONERS SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

"TRACT A"

DESCRIPTION:

TRACT "A", CARRIAGE TRAIL-UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 138 AND 139, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:

- DATE OF SKETCH: OCTOBER 21, 2025
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF CARRIAGE TRAIL -UNIT I, AS PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 138, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AS BEING N.89'52'49'E.
- 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 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 JCH CONSULTING GROUP, INC.

LEGEND:

----- LINE BREAK

R/W RIGHT-OF-WAY CONC. CONCRETE

LAND SURVEYOR LS

LB LICENSED BUSINESS NUMBER

NO. CENTERLINE

POINT OF CURVATURE P.C.

POINT OF INTERSECTION P.I.

ARC LENGTH

R RADIUS

DELTA (CENTRAL ANGLE)

CBCHORD BEARING

CH CHORD DISTANCE

CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SKETCH REPRESENTED HERON MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5,117.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



10/23/25

CHRISTOPPIER & HOWSON, P.S.M., C.F.M. - LS 6553 OF JCH CONSULTING GROUP, INC.

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

Drawing name: 2:\Projects\251848 Curriage Trail Unit 1, Tract A: 36669-000-01; Hayter\DMC\251848SK (Tract A).dwg SHEET 1 Oct 22, 2025 9:25pm by: chowson



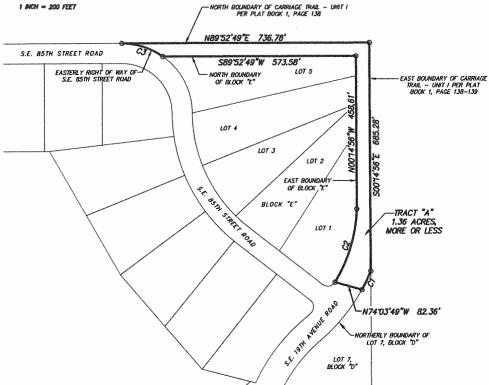
DRAWN:	M.A.	J.O.#251848
REVISED:		DWG.#251848SK
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED: C.J.H.		ID: 36669-000-01
SCALE:		COPYRIGHT © OCTOBER, 2025

SKETCH OF DESCRIPTION FOR: MARION COUNTY BOARD OF COUNTY COMMISSIONERS SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

"TRACT A"







NOTE: THIS IS NOT A SURVEY
SHEET 2 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	
C1	81.90	540.00	00034'04"	61.87	52519'34°W	
CZ	231.70	460.00	028'51'33°	229.26	M1025'33'E	
C3	131.77	210.00	0355702"	129.61	N72'08'40"W	

CONSULTING GROUP, INC.

LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING. ENVIRONMENTAL. G. I.S

CERTHICATE OF AUTOMOLOUNO 1 1881 OF GREEN INFORM PEAL, C.P.M.-18630

EN STRIPSTERIFF, COL. A, TORBUS ART

HENDER, SALIES OF TWO, 809, 757-2815 WHEYER, COM-

DRAWN: M.A.		J.O.#251848
REVISED:		DWG.#251848SK
CHECKED: C.J.H.		SHEET 2 OF 2
APPROVED:	C.J.H.	ID: 36669-000-01
SCALE: 1"	= 200'	COPYRIGHT © OCTOBER, 2025

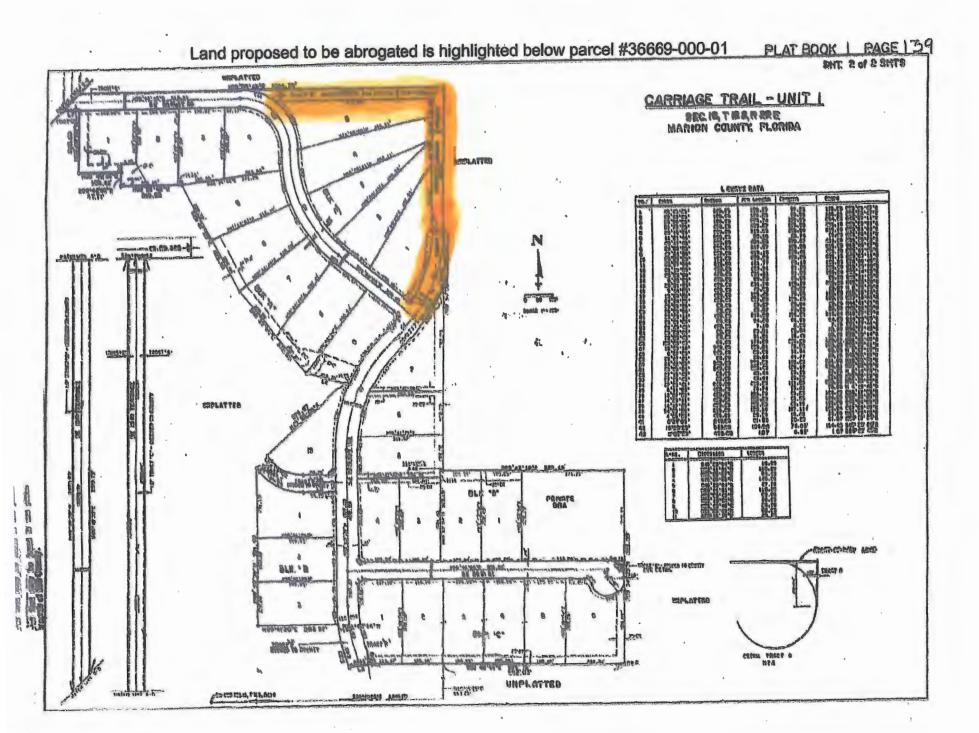
	me the undersigned authority personally appeared <u>Karia S Hayter</u> , es hereby duly swear under oath or penalty of perjury.				
1.	That he/she is the owner of certain real property in Marion County, Florida further described as follows:				
Legal	Description: SEE ATTACHED EXHIBIT 'A'				
Parcel	D#36669-005-01				
2.	The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the ricinity of his/her property.				
	That he/she recognizes and acknowledges that the closing and abandonment of the oad(s)/alley(s) may affect access to his/her property; nevertheless, he/she:				
	has no objection to petition.				
	objects to the petition.				
4.	That he/she furthermore:				
	waives any right of damages				
	does not waive any rights of damages				
	or other form of judicial relief, which he/she may require against Marion County as a esult of the closing and abandonment of the road(s)/alley(s). Affiant Signature Affiant Signature				
	Phone Phone				
	E-mail E-mail				
STATE OF Horida COUNTY OF Marion					
phys	cal presence or online notarization, this of day of October, 20 25, who is personally o me or who has produced Notary Public				
	My Commission Expires:				
Form R	BARBARA A. NOEL Commission # HH 350767 Expires February 20, 2027				

Hayter AFFIDAVIT EXHIBIT "A"

Property Description

SEC 16 TWP 16 RGE 22 PLAT BOOK 001 PAGE 138 CARRIAGE TRAIL - UNIT 1 BLK E LOT 1

Parent Parcel: 36669-000-00



	ore me the undersigned authority personally appeared	Willie B Hayter III		
wno (1.	who does hereby duly swear under oath or penalty of perjury:			
1.	That he/she is the owner of certain real property in Mario described as follows:	in County, Florida lutther		
Lega	al Description:	,		
_	SEE ATTACHED EXHIBIT 'A			
Parce	cel ID #36669-005-01			
2.	The he/she understands that the Marion County Board o considering a petition to close and abandon a road(s)/alle vicinity of his/her property.			
3.	That he/she recognizes and acknowledges that the closi road(s)/alley(s) may affect access to his/her property; ne			
	has no objection to petition.			
	objects to the petition.			
4.	That he/she furthermore:			
	waives any right of damages			
	does not waive any rights of damages			
	or other form of judicial relief, which he/she may require result of the closing and abandonment of the road(s)/alle	against Marion County as a y(s).		
	Affiant Signature Affiant Si	gnature		
	Phone Phone			
	E-mail E-mail			
	1			
STAT	TE OF FINIDA			
COU	INTY OF Marim			
phy y	rn to (or affirmed) and subscribed before me by means of: nysical presence or □ online notarization, this □ → day of Willie □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	who is personally , as identification.		
*5.00	COURTNEY CRICKENBERGER MY COMMISSION # HH 385269 EXPIRES: April 11, 2027 My Commission Expire	Janleyse y Public ps: 04/11/2027		

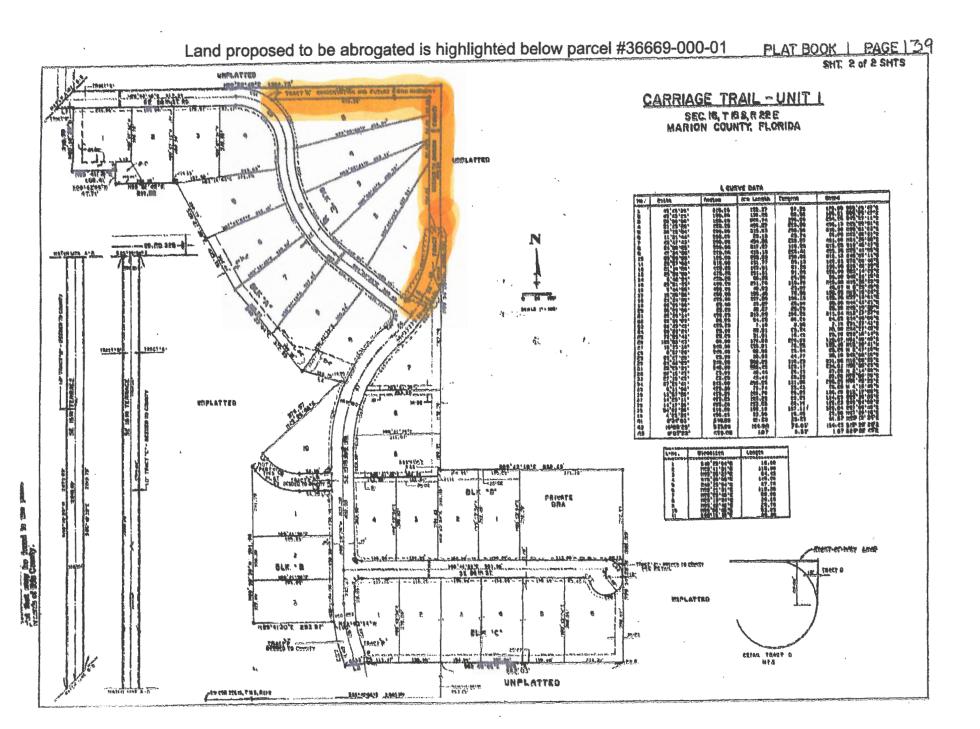
Form RC-A

Hayter AFFIDAVIT EXHIBIT "A"

Property Description

SEC 16 TWP 16 RGE 22 PLAT BOOK 001 PAGE 138 CARRIAGE TRAIL - UNIT 1 BLK E LOT 1

Parent Parcel: 36669-000-00



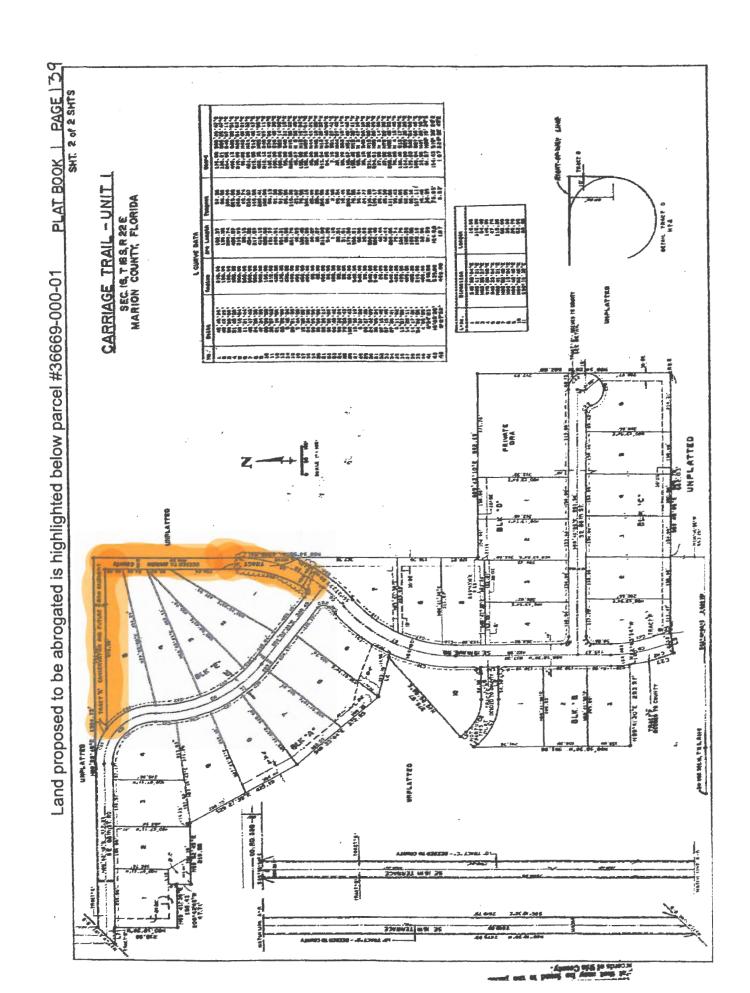
Before me the undersigned authority personally appeared Stephen Miros and Kimberly Miros who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

		SEE A	I TACHED E	XHIBIT A	
Parcel	ID#366	669-005-03	•		
2.	considering	understands that the I a petition to close and s/her property.			
		recognizes and acknows (s) may affect access			
	i	has no objection to p	etition.		
		objects to the petitio	n.		
4.	That he/she	furthermore:			
	V	waives any right of d	lamages		
		does not waive any	rights of dama	ages	
		n of judicial relief, whi			t Marion County as a
	Affiant Signa	ture		Affiant Signature Phone E-mail	ly C. Meir 72.7585 cos@gmil.con
STATE	OF	FL Marion	•		
Sworn phys	ical presenc	ed) and subscribed be e or 🛭 online notariza ട്രീ (FAR)	efore me by mation, this 6	reams of: A day of <u>Oc</u>	tober, 2025;
	to me or why	otary Public State of Florida Adil Ascher	M62079 M62050	359316 C 362849 Notary Publi	, as identification.
	- AND STREET	My Commission HH 71423 Expires 9/21/2029	My Commiss	ion Expires:	9/21/2029

Form RC-A

Legal Description:



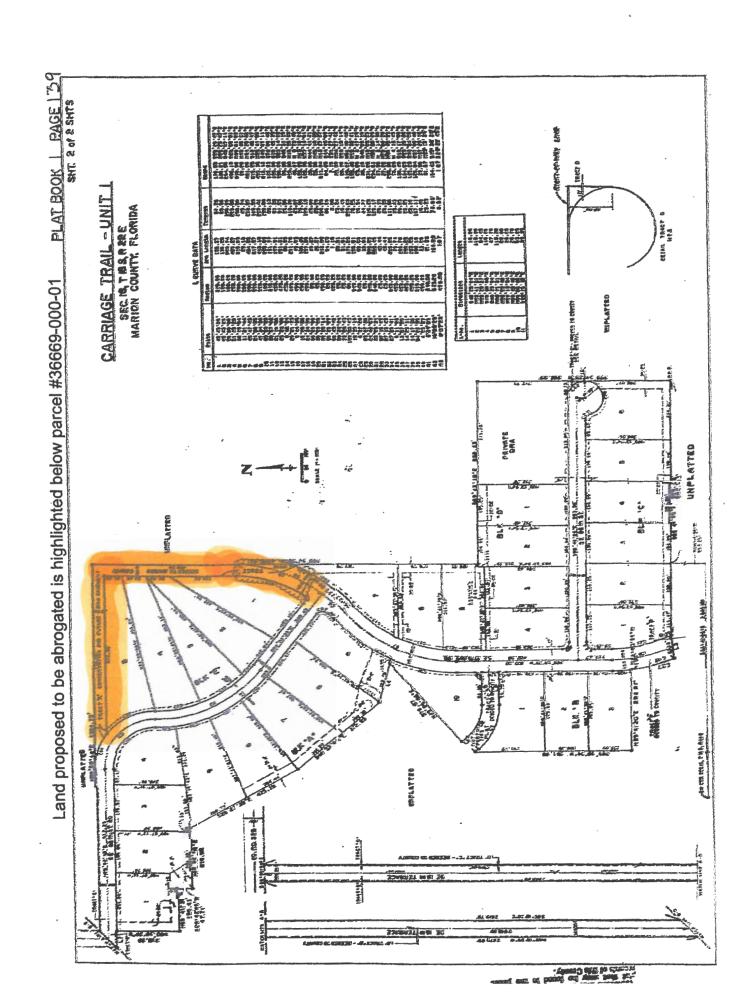
Befor	re me the undersigned authority personally appeared Brian Ehlers		
	does hereby duly swear under oath or penalty of perjury:		
1.	That he/she is the owner of certain real property in Marion County, Florida further described as follows:		
Lega	SEE ATTACHED EXHIBIT 'A'		
Parce	el ID #36669-005-05		
2.	The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.		
3.	That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:		
	has no objection to petition.		
	objects to the petition.		
4.	That he/she furthermore:		
	waives any right of damages		
	does not waive any rights of damages		
	or other form of judicial relief, which he/she may require against Marion County as a		
	result of the closing and abandonment of the road(s)/alley(s).		
	Affiant Signature Affiant Signature		
	(352) 789 4376		
	Phone Phone brian ehlers construction, com E-mail E-mail		
	E-mail E-mail		
STAT	EOF FORIDA		
COUN	ITY OF Marion		
Sworn to (or affirmed) and subscribed before me by means of: Online notarization, this 30 day of 30 day o			
by brian the who is personally known to me or who has produced , as identification.			
1410111	, as two miles produced		
	Notary Public		
	My Commission Expires: JENMFER PRENZLOW		
Form R	Commission if HH 538501 My Comm. Epires Jun 13, 2028		

Ehlers AFFIDAVIT EXHIBIT "A"

Property Description

SEC 16 TWP 16 RGE 22 PLAT BOOK 001 PAGE 138 CARRIAGE TRAIL - UNIT 1 BLK E LOT 5

Parent Parcel: 36669-000-00



Before me the undersigned authority personally appeared Ronald S Rothschild & Carolyn Rothschild who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

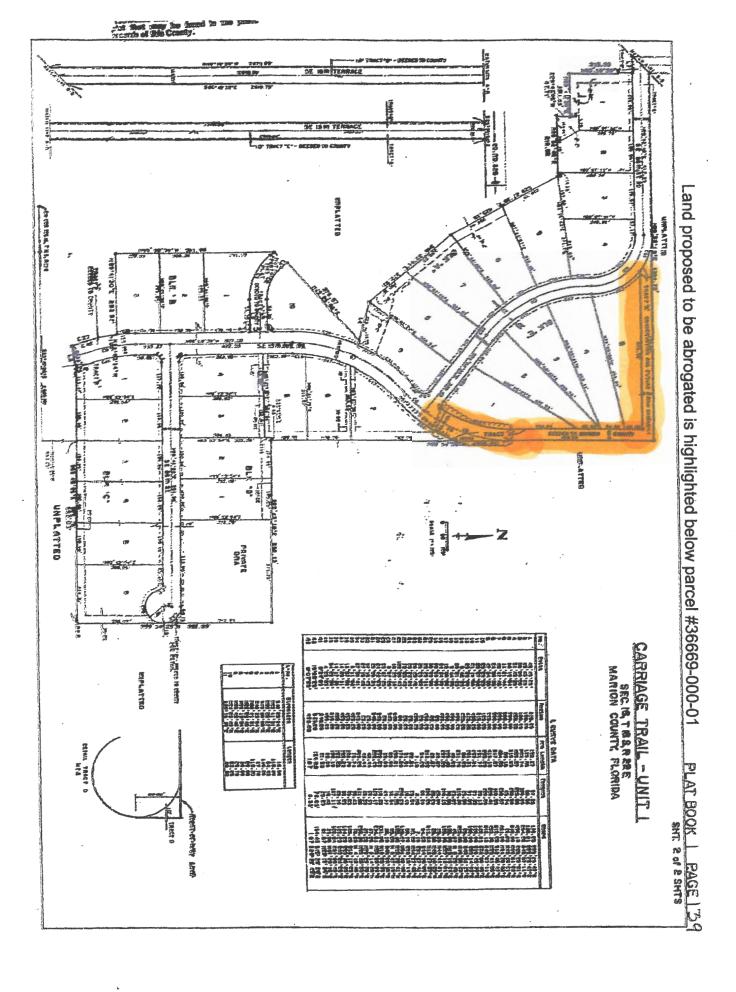
<u>Legal</u>	Descript	don:	SEE ATTACHED	-	CYLIDIT (A)	
		20000 004 07	SEE ATTACHED		AUBIT A	
Parcel	ID#	36669-004-07				
2.	consider		ose and abandon a		ty Board of County Commissioners is oad(s)/alley(s), adjacent to or within the	
		illey(s) may affect			at the closing and abandonment of the operty; nevertheless, he/she:	
		objects to the	e petition.			
4.	That he/s	she furthermore:				
	:	waives any ri	ght of damages			
	!	does not wait	ve any rights of dar	m	nages	
			lief, which he/she no candonment of the	rc		
	Affiant S	ignature			Affiant Signature 22296	
	Phone	609-602-006	15		Affiant Signature OD 1 602 3295 Phone Sleeptight 1947 6 E-mail	0) na. 1.
	E-mail 3	<u>609-602-006</u> Leeptical 194	10 6 MAY		E-mail	5 1 m
STATE	OF _	LORIDA				CON
COUN	TY OF _	MARION				
phys	sical pres	irmed) and subscr ence or □ online in S. bettle by who has produce	d the	3	day of September, 2025, who is personally as identification. Notary Public	
	My Commission Expires:					
Form R	C-A				KARLA S. HAYTER Commission # HH 191460 Expires December 11, 2025 Bonded Thru Troy Fain Insurance 800-385-7019	

Rothschild AFFIDAVIT EXHIBIT "A"

Property Description

SEC 16 TWP 16 RGE 22 PLAT BOOK 001 PAGE 138 CARRIAGE TRAIL - UNIT 1 BLK D LOT 7

Parent Parcel: 36669-000-00



Before who	e me the undersigned authority personally appeared <u>Merry Norton Sharp</u> , loes hereby duly swear under oath or penalty of perjury:		
1.	That he/she is the owner of certain real property in Marion County, Florida further described as follows:		
Legal	Description: SEE ATTACHED EXHIBIT 'A'		
Parce	IID#36660-002-00		
2.	The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.		
3.	That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:		
	has no objection to petition.		
	objects to the petition.		
4.	That he/she furthermore:		
	waives any right of damages		
	does not waive any rights of damages		
	or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).		
	Affiant Signature Affiant Signature Affiant Signature		
	Phone Manimerry & Gmails con Phone		
	E-mail E-mail		
STAT	E OF BLORNOS		
COUN	ITY OF marion		
Sworn to (or affirmed) and subscribed before me by means of: physical presence or online notarization, this 25 day of September, 20 25, by Weeky House A , who is personally			
known	to me or who has produced, as identification.		
	Notary Public		
	My Commission Expires:		
Form R	C-A KARLA S. HAYTER Commission # HH 191460 Expires December 11, 2025 Bonded Thru Troy Faln Insurance 800-385-7019		

Sharp AFFIDAVIT EXHIBIT "A"

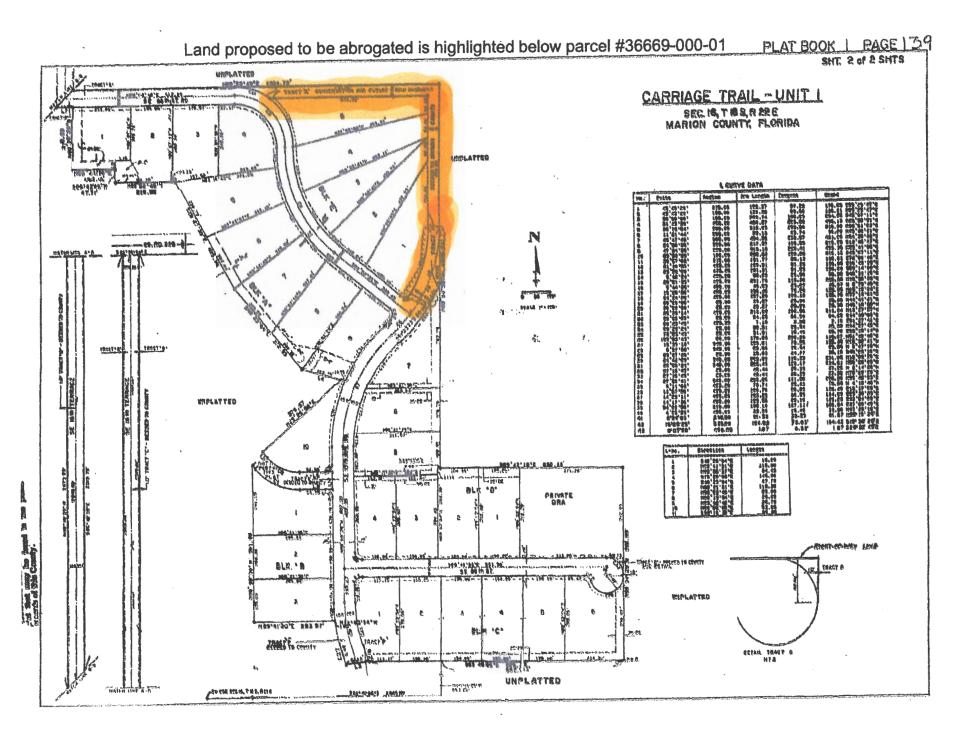
Property Description

SEC 16 TWP 16 RGE 22 COM AT THE NE COR OF SE 1/4 OF NW 1/4 OF SEC 16 TH S 00-36-47 E 997.44 FT TH S 89-32-57 W 662.74 FT TO THE POB TH CONT S 89-32-57 W 662.74 FT TH S 00-46-46 E 328.76 FT TH N 89-32-56 E 662.27 FT TH N 00-41-51 W 328.75 FT TO THE POB &

TOGETHER WITH THE FOLLOWING EASEMENT:
COM AT THE NE COR OF TRACT A AS SHOWN ON THE PLAT OF
CARRIAGE
TRAIL UNIT 1 PLAT BK 1 PG 139 TH S 89-52-49 W 736.27 FT TO THE POB

TH CONT S 89-52-49 W 40 FT TH S 00-07-11 E 1 FT TH N 89-52-49 E 40 FT TH N 00-07-11 W 1 FT TO THE POB

COM AT THE NE COR OF THE SE 1/4 OF NW 1/4 OF SEC 16 TH S 00-36-47 E 997.44 FT TO THE POB TH S 00-36-47 E 328.75 FT TH S 89-32-56 W 662.27 FT TH N 00-41-51 W 328.75 FT TH N 89-32-57 E 662.74 FT TO THE POB



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DAVID F-KERES KERSW AUSO SE 73 > LOOP OCAL, FL 34480	A. Signature A. Signature Addressee B. Beceived by (Printed Name) C. Date of Delivery C. Date of Delivery C. Date of Delivery P. C. Date of Delivery P. C. Date of Delivery D. ts delivery address different from item 17 I Yes If YES, enter delivery address below:	
9590 9402 9601 5121 8006 63 2. Article Number (Transfer from service label) 9589 0710 5270 2373 1800	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ 3 Mail ■ Mell Restricted Delivery □ 3 Mail ■ Mell Restricted Delivery □ 3 Mail ■ Restricted Delivery □ 3 Mail ■ Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



<u>AFFIDAVIT</u>

Before me the undersigned authority personally appeared <u>David A Kerstin and Kerry J Kerstin</u> who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

<u>Legal</u>	Description:	SEE ATTACHED EXI	HIBIT 'A'	
Parcel	ID# <u>36659-001-07</u>	encifoco di Animato brandi Vongo Milio		
	The he/she understands the considering a petition to closvicinity of his/her property.			
	That he/she recognizes and road(s)/alley(s) may affect a			
	has no objecti	ion to petition.		
	objects to the	petition.		
4.	That he/she furthermore:			
	waives any rig	jht of damages		
	does not waiv	e any rights of damag	les	
	or other form of judicial relic result of the closing and ab-			rion County as a
	Affiant Signature	A	ffiant Signature	normanisti pomes a arres unito montativa fata de sustença alto barrato en la titulo de sustencia de susten
	Phone	P	hone	nd selected de different en region de de de des de region en la constanta de la constanta de la constanta de l La constanta de la constanta d
	E-mail		-mail	annanden zu erste deler diesertimistisch frühelten die vereinige ergenwerkenden.
STATE	OF	MANUTURA PROPERTY CONTRACTOR CONT		
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	to (or affirmed) and subscri sical presence or □ online n	-		, 20,
by	to me or who has produced		padamphem san vasa digenerin igam vaga terra uhiri estilakh iku dap da velik venzikh tipi ilikh iki kibih.	, who is personally as identification
KIIO4411	to mo or who mae produced	**************************************		, as invitalization.
			Notary Public	
		My Commissio	n Expires:	november vor en profes and defendence mobile in voront and per accommission and a design place of the department

Form RC-A

Kerstin AFFIDAVIT Exhibit "A"

Book/Page	Date	Instrument	
7680/1392	12/2021	06 SPECIAL WARRANTY	

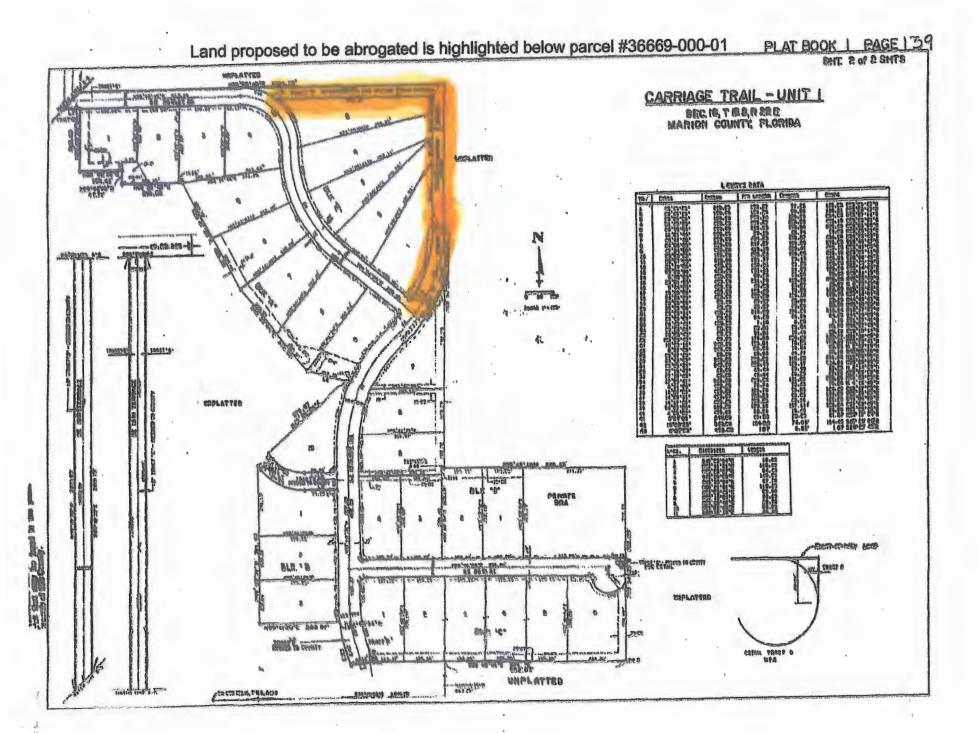
Property Description

SEC 16 TWP 16 RGE 22

COM AT NE COR OF W 1/2 OF SW 1/4 OF NE 1/4 OF SEC 16 TH S 00-03-40 E 798.26 FT TO POB TH S 00-06-13 E 528.53 FT TH S 00-04-29 E 588.81 FT TH S 89-54-44 W 662.45 FT TH N 00-05-16 W 1084.65 FT TH N 80-57-19 E 299.12 FT TH S 78-38-24 E 42.75 FT TH N 84-58-30 E 139.36 FT TH S 80-38-42 E 32.65 FT TH S 85-38-47 E 154.47 FT TO POB.

SUB TO A 40 FT INGRESS & EGRESS EASEMENT:

COM AT NE COR OF W 1/2 OF SW 1/4 OF NE 1/4 OF SEC 16 TH S 00-03-40 E 798.26 FT TO POB TH S 00-06-13 E 528.53 FT TH S 00-04-29 E 588.81 FT TH S 89-54-44 W 40 FT TH N 00-04-29 W 588.80 FT TH N 00-06-13 W 531.65 FT TH S 85-38-47 E 40.12 FT TO POB.



McBride Certified Mail tracking confirmation for LONO Affidavit mailed 092425

Tracking Number:

9589071052702373178598

Copy Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 9:47 am on September 30, 2025 in OCALA, FL 34472.

Get More Out of USPS Tracking:

USPS Tracking Pluse

Delivered

Delivered, Individual Picked Up at Post Office

OCALA, FL 34472

September 30, 2025, 9:47 am

See All Tracking History

What Do USPS Tracking Statuses Mean?



<u>AFFIDAVIT</u>

Before me the undersigned authority personally appeared <u>Seth McBride and Karly McBride</u> who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal	Desc	<u>ription:</u>	E ATTACHED E	XHIRIT 'A'	
Daroa	ıın#	36659-001-00		MINDIT M	
		Mit der	MC-0-200G-bulle		
2.	The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.				
3.		he/she recognizes and ac s)/alley(s) may affect acce			
		has no objection t	to petition.		
		objects to the pet	ition.		
4.	That I	ne/she furthermore:			
	waives any right of damages				
		does not waive ar	ny rights of dam	nages	
		er form of judicial relief, v of the closing and aband			arion County as a
	Affian	t Signature	Appendicum Accession (Proposition of the State S	Affiant Signature	kent dilik kent savon asah di kent di kent di Albin di kecam sakan asah sakan asah pengahan sa
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				Notary Public	
			My Commis	sion Expires:	
			, , , , , , , , , , , , , , , , , , , ,		

Form RC-A

McBride AFFIDAVIT EXHIBIT "A"

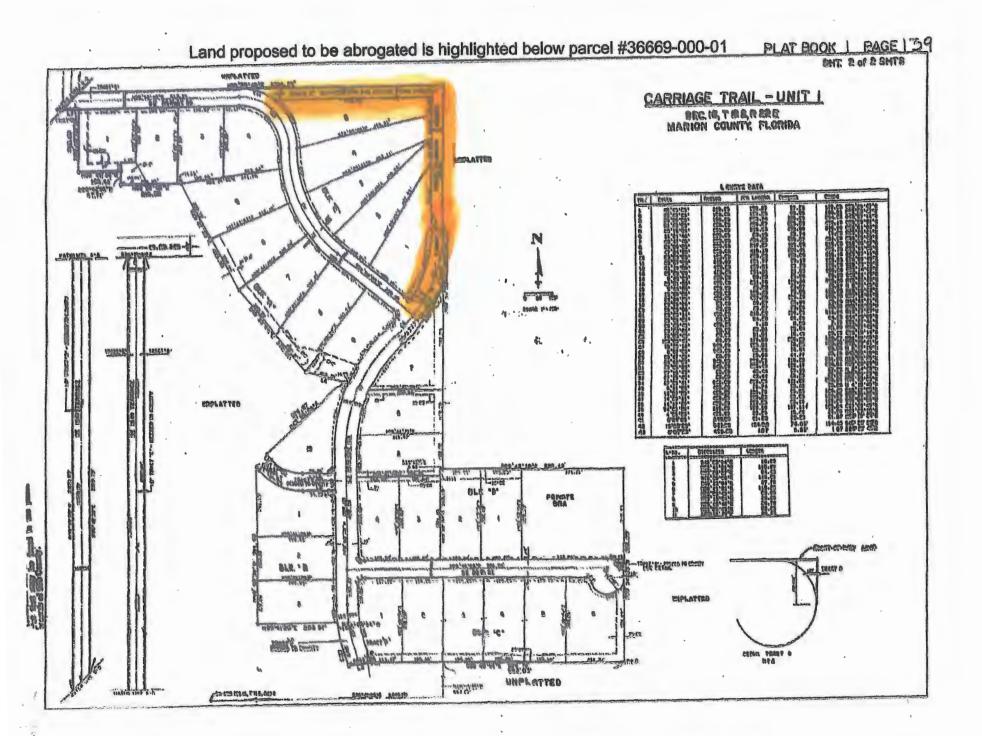
Property Description

SEC 16 TWP 16 RGE 22

COM AT NE COR OF W 1/2 OF SW 1/4 OF NE 1/4 OF SEC 16 TH S 00-03-40 E 798.26 FT TH S 00-06-13 E 528.53 FT TH S 00-04-29 E 588.81 FT TO POB TH S 00-04-29 E 71 FT TH S 89-39-49 E 661.72 FT TH S 00-00-55 E 669.64 FT TH N 89-33-57 W 1323.34 FT TH N 00-05-16 W 733.48 FT TH N 89-54-44 E 662.45 FT TO POB.

TOGETHER WITH A 40 FT INGRESS & EGRESS EASEMENT DESC AS FOLLOWS:

COM AT NE COR OF W 1/2 OF SW 1/4 OF NE 1/4 OF SEC 16 TH S 00-03-40 E 798.26 FT TO POB TH S 00-06-13 E 528.53 FT TH S 00-04-29 E 588.81 FT TH S 89-54-44 W 40 FT TH N 00-04-29 W 588.80 FT TH N 00-06-13 W 531.65 FT TH S 85-38-47 E 40.12 FT TO POB.

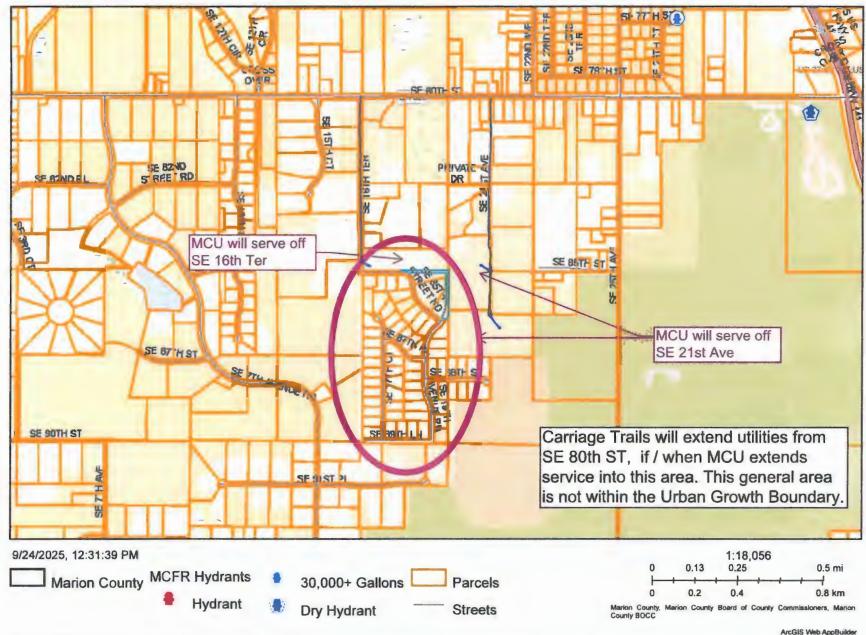


MARION COUNTY UTILITIES LETTER OF NO OBJECTION

To:	Development Review Officer	Date:	09/23/2025
	Marion County Utilities		
	11800 SE U.S. Highway 441		
	Belleview, FL 34420		
	Utilities@marionfl.org		
	Phone: 352-307-6168		
	Fax: 352-307-4623		
From:	Willie B Hayter III and Karla S Hayter		
	1891 SF 85th Street Road		
	Ocala, FL 34480		
	hayterb@gmail.com or 352-816-0982		
RE:			
Locati	on: Carriage Trail (Unit one Tract A)	Conservation	and Future ROW Easement
Willie	B Hayter III and Karla S Hayter	inte	ends to petition the Marion
	y Board of County Commissioners to con		
road(s) / alley(s) described as Conservation	and Future RC	OW Easement
	cel # 36669-000-01		
		•	
An ea	sement for any existing utilities current ed.	ly located with	in the vacated area will be
		-ti hi	lighting the read(a) / allow(a)
	sed for your reference and review is a loc sed to be closed and abandoned.	ation map nign	lighting the road(s) / alley(s)
	FOR COUNTY	USE ONLY	
Does If yes,	Marion County Utilities object to the propplease explain below:	oosed Road Cl	osing? Yes No
	e specify below the Utility Company(s) tition" letter from, if any:	hat Marion Co	unty Utilities requires a "No
		Deputy Direc	ctor
Signat	ure	Title	
Josh K	(ramer	9/24/2025	
Print N		Date	
Enclos	ures: Location Map		

Form RC-MCU

ArcGIS Web Map



Map deta @ OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map leyer by Esri | FDOT | FGDL Download - Source: FDEP | Marion County, Utilities Department, Marion County, Florida | Marion

452 East Crown Point Road Winter Garden, Florida 34787 Irma.Cuadra@duke-energy.com

407 905 3310

Sep. 26, 2025

Via email: hayterb@gmail.com

Mr. Bill Hayter 1891 SE 85th Street Road Ocala, Florida

RE: Vacation of a Platted Tract

Carriage Trail Unit 1 Marion County, Florida

Dear Mr. Hayter:

Please be advised that Duke Energy has "no objection" to the vacation and abandonment of Tract A, Conservation and Future Right of Way Easement, being more particularly as highlighted on the attached Page 2 of Carriage Trail Unit 1, as recorded in Plat 1, Page 138, of the Public Records of Marion County, Florida, attached hereto and by this reference made a part hereof.

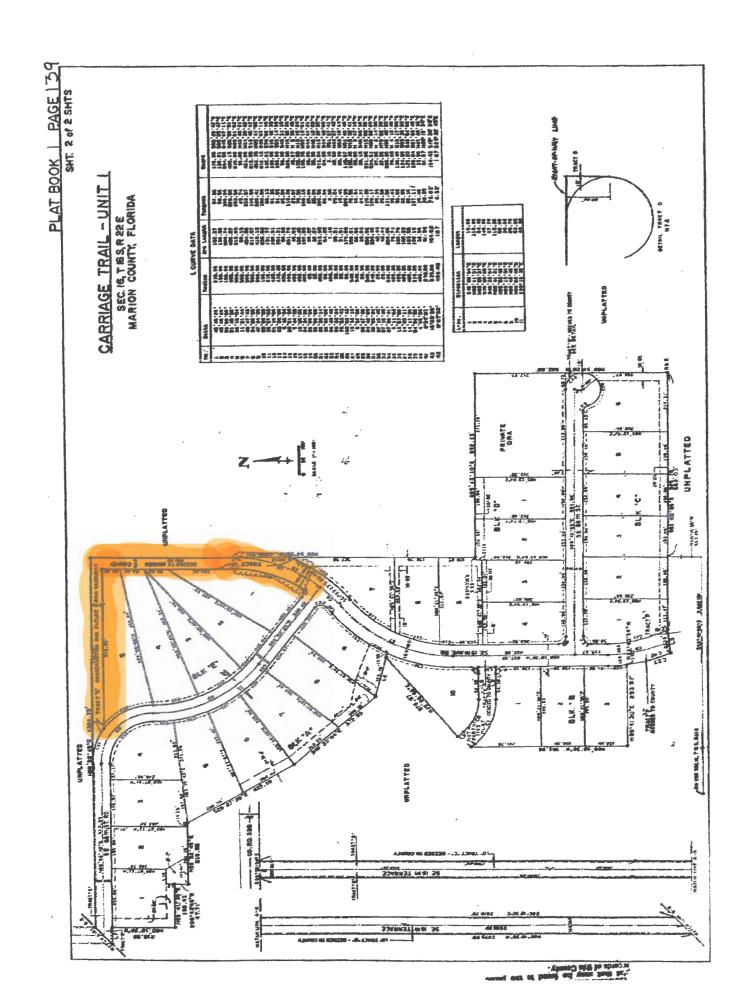
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

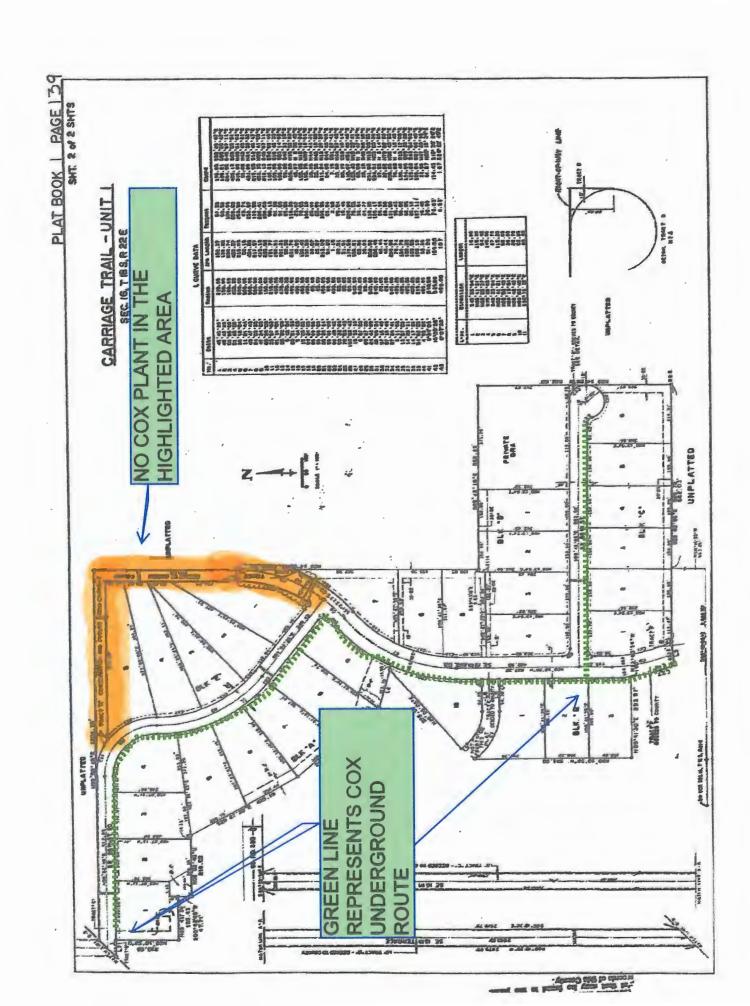
Irma Cuadra Senior Research Specialist

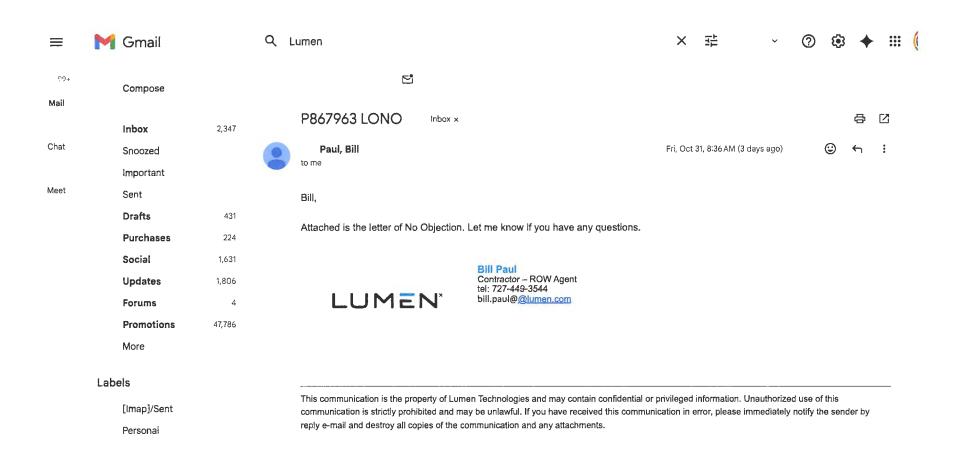
Attachment



LETTER OF NO OBJECTION

To: Paul Christopher	Date: 09/23/2025
Cox Cable	
paul_christopher@cox.com	
Valuation in varieties or restanced would be used a minimum restance of the control of the contr	novi
From: Willie B Hayter III 1891 SE 85th Street Road Ocala, FL 34480 hayterb@gmail.com	
RE: Road Closing Application	
Location: Carriage Trail (Unit one Tra Parcel # 36669-000-01	ct A) Conservation and Future ROW Easement
road(s) / alley(s) described asCo	s to consider the closing and abandonment of the onservation and Future ROW Easement
Located in Carriage Trail subdivision	Parcel # 36669-000-01
proposed to be closed and abandoned. Does COX COMMUNICATION Road Closing? Yes No If yes, please explain below:	s a location map highlighting the road(s) / alley(s) (Utility Company Name) object to the proposed
Paul Christopher Signature	CONSTRUCTION PLANNER 2
Paul Christopher	
Print Name	9/23/2025 Date
Enclosures: Location Map	
Form RC-UL	







10/29/2025

Bill Hayter hayterb@gmail.com 352-816-0982

> P867963 No Reservations/No Objection

SUBJECT: The intent of this request appears to be for the Abandonment / Vacation of a portion of Tract "A" Carriage Trail Unit One (Conservation and Future ROW Easement). Plat Book One Page 139, Marion County, Florida.

To Whom It May Concern:

CenturyLink of Florida, Inc., ("CenturyLink") has reviewed the request. CenturyLink Engineering has no Reservations with this request. See the attached plat map.

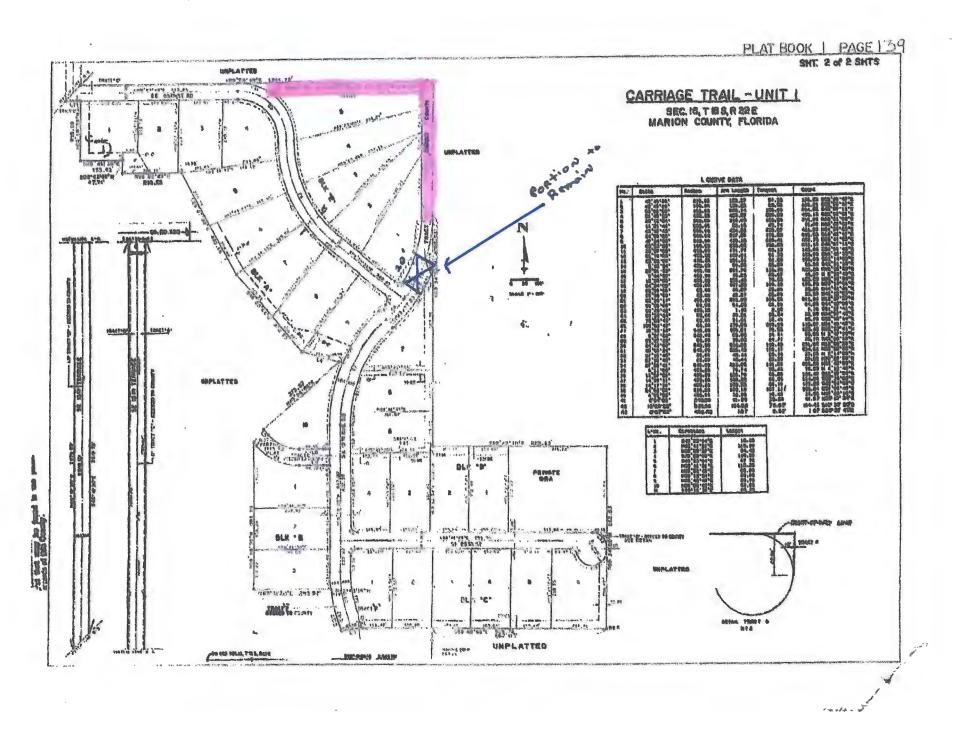
It is the intent and understanding of CenturyLink that this abandonment request shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This abandonment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

Sincerely yours,

Network Infrastructure Services CenturyLink of Florida, Inc. P867963



SKETCH OF DESCRIPTION FOR:

MARION COUNTY BOARD OF COUNTY COMMISSIONERS SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

"TRACT A"

DESCRIPTION:

TRACT "A", CARRIAGE TRAIL-UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 138 AND 139, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:

- DATE OF SKETCH: OCTOBER 21, 2025
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF CARRIAGE TRAIL -UNIT I, AS PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 138, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AS BEING N.89'52'49'E.
- 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 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 JCH CONSULTING GROUP, INC.

LEGEND:

LINE BREAK

R/W RIGHT-OF-WAY

CONC. CONCRETE

LAND SURVEYOR LS

LB LICENSED BUSINESS NUMBER

NO. CENTERLINE q

POINT OF CURVATURE P.C.

POINT OF INTERSECTION P.I.

ARC LENGTH

R **RADIUS**

DELTA (CENTRAL ANGLE)

CBCHORD BEARING

CHORD DISTANCE CH

CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

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



CHRISTOPHER J. WONDON, P.C.M., C.F.M. - LS 6553

10/23/25 OF JCH CONSULTING GROUP, INC.

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

Drowing name: 2:\Projects\251848 Carriage Trail Unit 1, Tract A; 36669-000-01; Hayter\0WG\251848SK (Tract A).dwg SHEET 1 Oct 22, 2025 9:25pm by: chowson



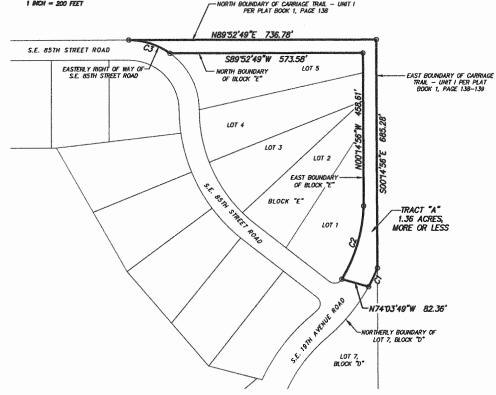
DRAWN:	M.A.	J.O.#251848
REVISED:		DWG.#251848SK
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED:	C.J.H.	ID: 36669-000-01
SCALE:	-	соружант © остовек, 2025

SKETCH OF DESCRIPTION FOR: MARION COUNTY BOARD OF COUNTY COMMISSIONERS SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

"TRACT A"







**NOTE: THIS IS NOT A SURVEY* SHEET 2 OF 2 ONE IS NOT COMPLETE WITHOUT THE OTHER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEAFUNG
CI	61.90	540.00	00834'04"	61.87	\$2519'34'W
C2	231.70	460.00	02837'33"	229.28	M162553E
CJ	131.77	210.00	0355702°	129.61	N72'06'40"W

JCH CONSULTING GROU

CONSULTING GROUP, INC.

LAND DEVELOPMENT: SURVEYING & MAPPING

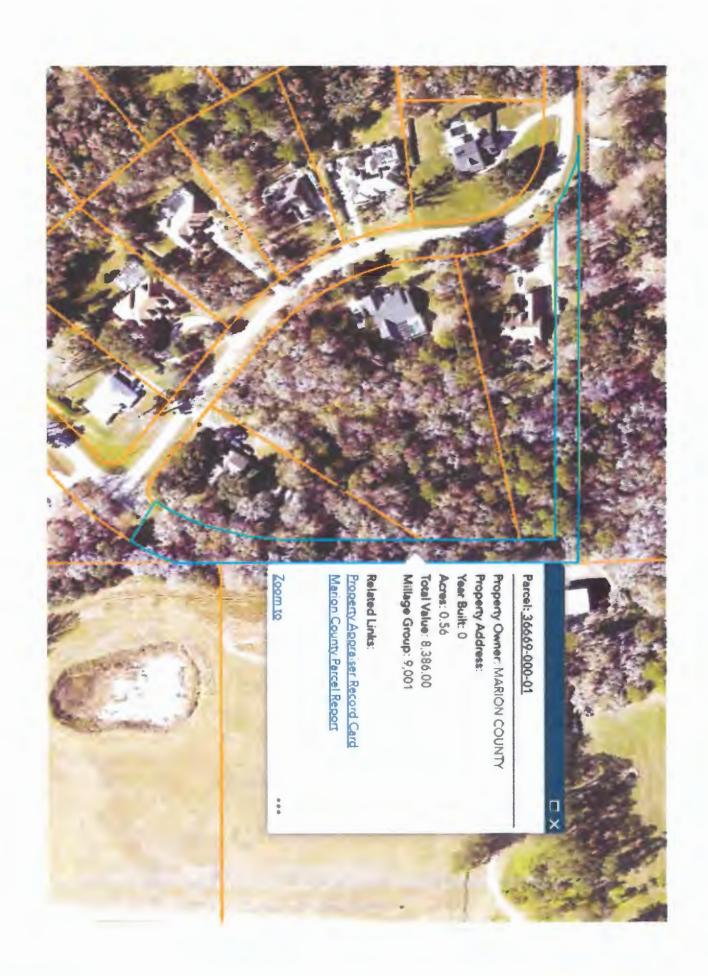
PLANNING - ENVIRONMENTAL - G. I.S.

CHRIPPICAL CHAIRDONAL (BUID) CHRISTOPHEN FEM. CP.M.-15450

MEN BUILDITERFIT. COLU. PROBEN HIT!

HENRELIG, 46-1400 FM, 669, 279-415 OWN KILDEGOOM

DRAWN:	M.A.	J.O.#251848
REVISED:		DWG.#251848SK
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	ID: 36669-000-01
SCALE: 1"	= 200'	COPYRIGHT © OCTOBER, 2025







> | 5

11 Management Department | © Bruce Harris & Associates, 2024

REACH by Bruce Harris & Associate



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21532 **Agenda Date: 12/15/2025** Agenda No.: 6.6.

SUBJECT:

River Crest (fka River Run) - Preliminary Plat Parcel #3296-000-001 Project #2025080058 #33308 Rogers Engineering, LLC

LDC 2.12.32 - Stormwater Analysis Map

CODE states Provide site analysis map depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown. APPLICANT requests - The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly.

LDC 6.11.4 - Access management

CODE states - A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.(3)Refer to Section 7.3.1 for construction details. C. Access to adjacent lands.(1)Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary.(2)Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary.(3)Gated subdivisions or internal residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located

File No.: 2025-21532 **Agenda Date:** 12/15/2025 Agenda No.: 6.6.

along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

LDC 6.11.5.D - Residential driveway requirements

CODE states D. Residential Driveway Requirements. (1) All developments with residential uses shall prohibit direct access onto a Major Local, Collector, or Arterial roadway. Individual lots shall be accessed through the use of an internal roadway network. (2) Driveways shall not access Major Local, Collector, or Arterial roads if alternate access is available. (3) Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway. (4) No driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section. (5) All residential driveways shall make every effort possible to meet FDOT sight distance requirements. This may include relocating driveway, removing structures such as fences, and removing vegetation from the driveway owner's parcel.(6) The driveway radius shall be a minimum of 5 feet for Subdivision Local or Minor Local road and a minimum of 10 feet on a Major Local, Collector, or Arterial road. An equivalent flare to the specified radius will be acceptable.(7) The maximum allowed residential driveway grade is 28 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

LDC 6.12.12 - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system. are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

LDC 6.8.6 - Buffers

<u>CODE</u> states A.I t is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by File No.: 2025-21532 **Agenda Date:** 12/15/2025 Agenda No.: 6.6.

such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J .Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.(2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations:(a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4)Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers. excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. (4)D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers. excluding turfgrass, shall comprise at least 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a doublestaggered row and be capable of reaching a maintained height of six feet within three years.

File No.: 2025-21532 **Agenda Date:** 12/15/2025 Agenda No.: 6.6.

Groundcovers and/or turfgrass shall not be used in this buffer. L. Buffer walls, buffer fences, and berms. (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall:(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation;(b)Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall. (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each are used, they shall be constructed to:(a) Ensure that historic and/or proposed water flow patterns are accommodated;(b)Not interfere with or obstruct any stormwater facilities; and (c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper arrangement to limit visibility into the proposed development.(3) If planted berms are used, the top of the berm shall have a four-foot wide maintainable area. The maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees or shrubs on the very top of a berm is discouraged. M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth. N. Buffer areas shall be continually maintained and kept free of all trash and debris. **APPLICANT** request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

2.12.24 - Land use buffering

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

APPLICANT request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

LDC 2.12.19 - Existing site improvements

CODE states - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains.

APPLICANT request - Discussion for the record that the existing DRA is intended to be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

LDC 2.12.5 - Project concurrency information & 1.8.2.A - Applicability

CODE states - Project Concurrency information shall be provided per Division 1.8.

APPLICANT request - The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

LDC 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized special district

CODE states - A copy of the documents demonstrating either: a The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements;

APPLICANT request - A HOA already exists for this subdivision and the existing roadway is being

Agenda Date: 12/15/2025 Agenda No.: 6.6. File No.: 2025-21532

maintained by the County.



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

September 22, 2025

ROGERS ENGINEERING, LLC MELINDA CLEMONS 1105 SE 3RD AVENUE OCALA, FL 34471

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: .RIVER RUN

PROJECT #2025080058

APPLICATION: PRELIMINARY PLAT #33308

Dear Ms. Clemons:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: The existing drainage system in the neighborhood appears to be owned by the County. This project will add considerable impervious area to the existing system. Applicant will need to provide a drainage analysis demonstrating that the existing DRA(s) and conveyance system has adequate capacity to manage the runoff generated by this project in order to utilize existing facilities. A developer's agreement may be required. Alternatively, a stormwater system designed to manage the proposed lots may be required.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and 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. (3) A detailed grading plan will be required with the improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: If a new DRA will be constructed, a signed and sealed Karst Analysis will be required with the

improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: ENGTRF - TRAFFIC REVIEW REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: INFO

REMARKS: 8/29/25 - Previous review of traffic allocation for this development area suggests additional lots

beyond what is represented here would require a new traffic study.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: INFO

REMARKS: 8/29/25 - Section only applicable if frontage road is required.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 8/28/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district

responsible for maintenance and operation of dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department

at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: Please include preliminary trip generation numbers based on ITE Trip Gen V11.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: 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# 33308

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: INFO

REMARKS: Initial review: Records indicate that there are 24 vested residential dwelling units remaining for the Village of Rainbow Springs. This pre-plat proposes 24 SFR lots which uses all of the remaining vested dwelling

units.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions

for all improvements

STATUS OF REVIEW: INFO

REMARKS: Initial review: Please add front, side, and rear setback label to lot typical on pre-plat sheet 2.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: For questions/concerns about the initial zoning review, contact erik.kramer@marionfl.org or 352-

438-2604

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Residential lots - no landscape requirements

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat STATUS OF REVIEW: INFO

REMARKS: Sunbiz and Project Map Checked -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."

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]."

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.3.1.A(1) - There is no other subdivision by this name in Marion County

STATUS OF REVIEW: NO

REMARKS: There is already a subdivision in Marion County with the name River Run. Please select a different name.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: NO

REMARKS: Pre- and post-development drainage maps need to be provided for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.38 - Maintenance of improvements

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Update owner's certificate on Sheet 1 to indicate management responsibilities as well as maintenance responsibilities for the improvements.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - 1) During the 4/28/25 DRC meeting in reference to the conceptual plan, the County Engineer indicated either a frontage road, or a shared driveways design would be needed to limit driveways along SW 196th Avenue Road. Design intent needs to be understood by OCE Traffic to enable review and approval by County Engineer prior to preliminary plat approval to ensure appropriate plat details are included.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.D - Residential driveway requirements

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Refer to traffic comment regarding access management; driveway design requires clarification.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Explanation of how concrete multi-modal path will be rerouted is needed within the context of previously provided comments during conceptual plan review: "Sidewalks are required along SW 90th Lane Road and SW 196th Avenue Road. In lieu of construction along roadway, staff supports rerouting existing pedestrian pathway where needed due to proposed lot placement, at the full length currently provided, with a southern termination at a right-of-way location." NOTE: Tract A (or an area adjacent to it) appears to provide a suitable location for multi-modal path termination (depending on how tract A is defined). As a reminder, concrete multi-modal path must be rerouted around Block A and must rejoin (with updated alignment as needed) path south of SW 90th Lane Rd to continue to a southern location near the full length of the project where reasonable access is available.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 1) 8/29/25 - Tract A description is not provided. 2) Improvement plan and / or major site plan will

be required for this project in reference to sidewalk construction and residential driveway design.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: 8/28/25-Missing: Licensed Design Professional Certification

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Environmental assessment is required for the proposed project.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: Environmental assessment is required for the proposed project.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Project is located within other private or municipal utility service area.

STATUS OF REVIEW: NO

REMARKS: Parcel is within the FGUA Service Area. A letter from FGUA, confirming service availability and connection requirements, must be submitted prior to completion of plan review and clearance of building permits. Please ensure FGUA has reviewed and approved the proposed utility connections, as they are not part of Marion County Utilities' review process.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Initial review: This plat is a new subdivision for the purposes of reducing minimum lot size from 85' to 70', as allowed by LDC Sec. 4.2.9.E. As a new residential subdivision, a 15' C-Type buffer is required along areas where residential lots adjoin the golf course tract. LDC Sec 6.8.6 requires 15' C-Type buffers for new residential uses developing next to existing public uses (the golf course). The applicant may request a waiver to this requirement by filing the appropriate form with the Development Review Committee.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: Initial review: Provide environmental assessment or exemption letter per LDC Div. 6.5.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



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: 11/26/2025 Parcel Number(s): 3296-000-001	Peri	mit Number:	
A.	PROJECT INFORMATION: Fill in	n below as applicable	e:		
	Project Name: River Crest Subdivision Name (if applicable): Riv	ver Crest	C	Commercial Residential	
	UnitBlock_2 Lot_	24 Tract 1			
3.	PROPERTY OWNER'S AUTHOR owner's behalf for this waiver request owner, or original signature below.				
	Name (print): Geoff Goetz				
	Signature: Leoff Loc	vt_2			_
	Mailing Address: 2820 Marquesas C State: FL Zip Code: 32836	ct.	1 000 7404	City:_Windermere	
	Email address: GGoetz2@outlook.co	om Phone # <u>32</u>	1-228-7421		
C.	APPLICANT INFORMATION: The all correspondence. Firm Name (if applicable): Rogers Er Mailing Address: 1105 SE 3rd Avenus State: FL Zip Code: 34471 Email address: mclemons@rogerseng	ngineering, LLC lePhone # 352-	Contact Name: _ l	Kelle Boyer City: Ocala	
D.	WAIVER INFORMATION:				
	Section & Title of Code (be specific)	: S	ection 2.12.32 - Stormwat	ter Analysis Map	_
	Reason/Justification for Request (be simprovement plan review. It is the int	specific): The storm	water plan and permitting	mathe subdivision and modify the	_
	SWFWMD permit accordingly,				_
DE	EVELOPMENT REVIEW USE:				-
DE Rec	ceived By:Date Proce	essed:	Proiect #	AR#	
ZO	ONING USE: Parcel of record: Yes Ened: P.O.I te Reviewed: Verified] No □	Eligible to apply for F	amily Division: Yes □ No □	

CLEAR FORM

Revised 6/2021



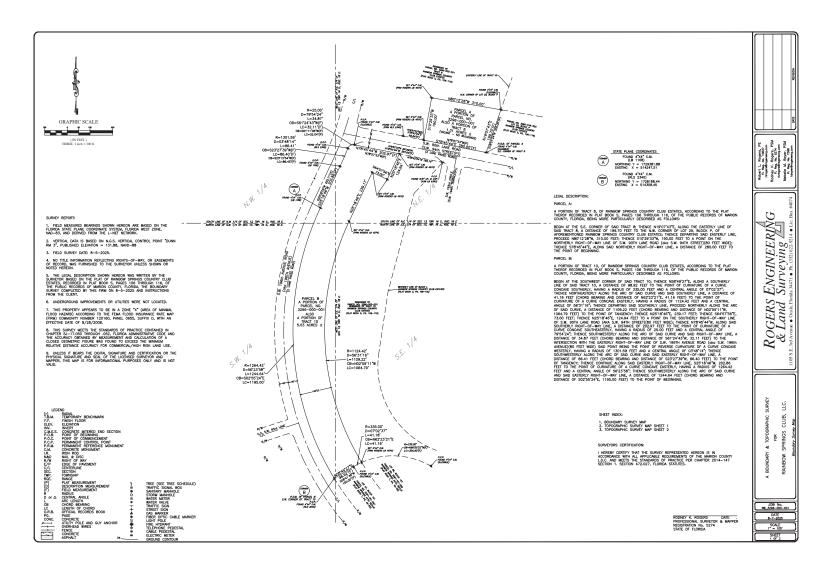
Office of the County Engineer

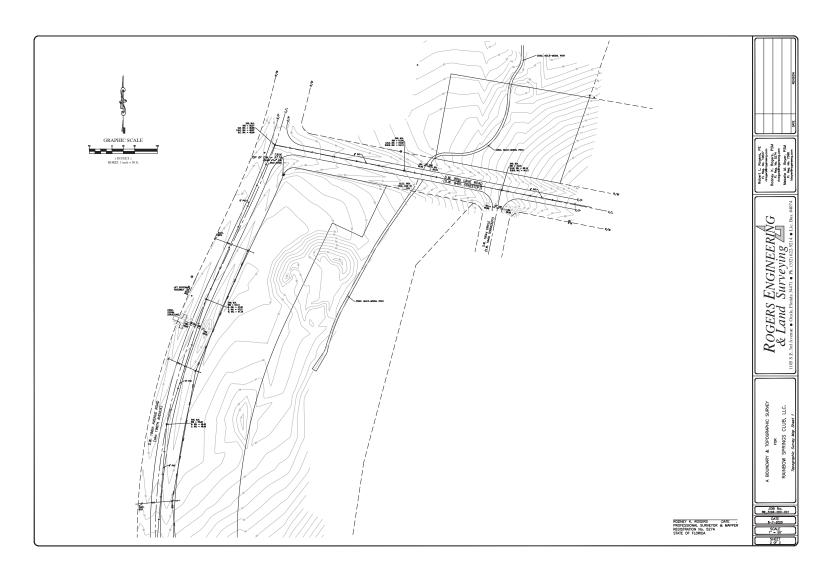
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

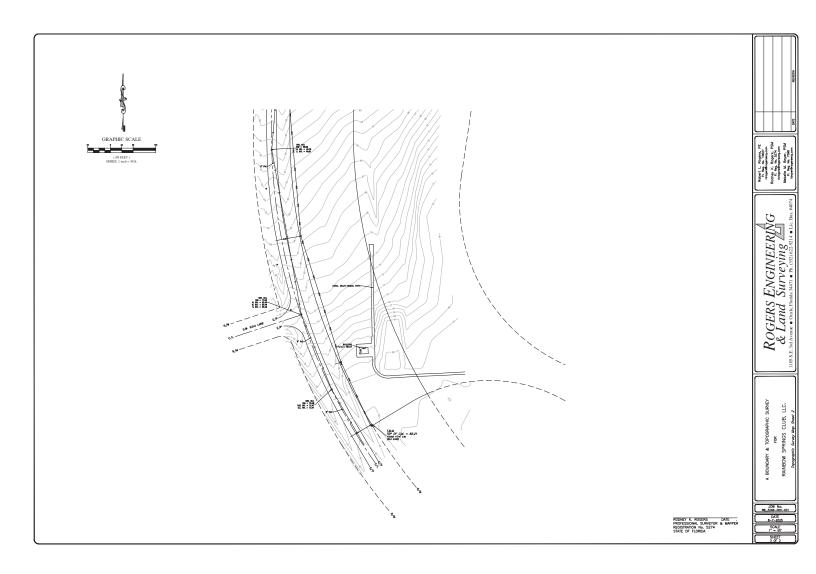
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.11.4 - Access management & 6.11.5.D - Residential driveway requirements
Reason/Justification for Request (be specific): Individual driveways are intented for each residential lot - which is
consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local"
and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access
driveways in close spacing.
Section & Title of Code (be specific) 6.12.12 - Sidewalks Reason/Justification for Request (be specific): The roads adjacent to the lots are classified as "Subdivision Local" and
Reason/Justification for Request (be specific): The roads adjacent to the lots are classified as "Subdivision Local" and
sidewalks are not required per Section 6.12.12.A.
0.00 Puff to 0.040.04 London Loff to 1.040.04
Section & Title of Code (be specific) 6.8.6 - Buffers & 2.12.24 - Land use buffering
Reason/Justification for Request (be specific): Buffers are not required for the common recreational area that is part of the
residential subdivision. The golf course use has been terminated and is used by the residents for common open area.
Section & Title of Code (he specific) 2.12.19 - Existing site improvements
Section & Title of Code (be specific) 2.12.19 - Existing site improvements Reason/Justification for Request (be specific): Discussion for the record that the existing DRA is intended to be used for
the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement
Plan.
Section & Title of Code (be specific) 2.12.5 - Project concurrency information & 1.8.2.A - Applicability
Reason/Justification for Request (be specific): The proposed 24 residential lots are vested and they do not generate more
than 50 PM peak hour trips.
Section & Title of Code (be specific) 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized special district
Reason/Justification for Request (be specific): A HOA already exists for this subdivision and the existing roadway is being
maintained by the County.
Section & Title of Code (be specific)
Reason/Justification for Request (be specific):
reason sustineation for request (or specific).

Revised 6/2021







A PRELIMINARY PLAT

for

RIVER RUN

MARION COUNTY, FLORIDA

CURRENT LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL PROPOSED LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL

CURRENT ZONING DESIGNATION: R-1
PROPOSED ZONING DESIGNATION: R-1

PARCEL AREA: 6.34 Acres ±
PARCEL A: 1.31 Acres ±
PARCEL 5: 5.60 Acres ±
TRACT 'A: 5601 sq. tt.

EXISTING USE: PORTION OF GOLF COURSE
PROPOSED USE: 24 RESIDENTIAL LOTS

USTING OF SITE COVERAGE:
PROPOSED BUILDING COVERAGE:
PROPOSED MERENDUS AREA:
PROPOSED NON-RESIDENTIAL, FLOOR AREA: NONE
PROPOSED NATURAL OPEN SPACE:
PROPOSED PRESERVED MATURAL AREAS:

WATER & SEWER SERVICE: FLORIDA GOVERNMENTAL UTILIT
ELECTRIC: DUKE ENERGY
TELECOMMUNICATION: SERVICES PROVIDED AT R/W



TITLE SHEET PROPOSED PLAT

- THIS PROPOSED SUBDIVISION CONTAINS 24 LOTS, 1 TRACT AND NO (ZERO) MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 6.34 ACRES.
- 2. THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.

- THERE ARE NO STORMANTER AND DRAWINGE EXSEMBITS LOCATED WITHIN THIS PLAT.
 LANDS SHOWN AND DESCREED HEREON ARE LOCATED WITHIN TRACTS "8" AND "10", RANBOW SPRINGS COUNTRY CLUB ESTAILS, ACCORDING TO THE PLAT TREETO', RECORDED IN PLAT BOOK "5", PAGES TO THRU 116, PUBLIC BECORDS OF MARKING COUNTY, CAUMPON COUNTY,

THE PROJECT BY NOT EER GRANTED CONCURRENCY APPROVAL NO/OR GRANTED AND/OR RESENDED ANY PRIECE FACILITY CAPACITIES. FILTURE ROWITS TO DEVELOP HILL RESILITING PROPERTY SUBJECT TO A DEPERED CONCURRENCY DETERMANTOR, NO FIRML APPROVAL TO DEVELOP THE ROWING TH

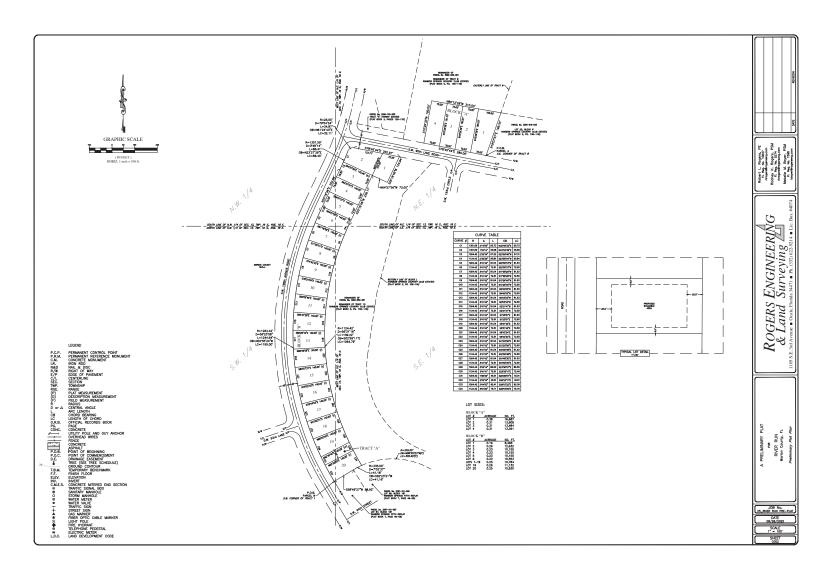
RAINBOW SPRINGS CLUB LLC 9259 POINT CYPRESS DRIVE ORLANDO, FL 32836

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

GEOFF GOETZ MANAGER RAINBOW SPRINGS CLUB LLC

ROGERS ENGINEERING
& Land Surveying

Land Norme • Oash Brotis 3471 • Ph. (32),622,921 • Le Brs.





Marion County

Development Review Committee

Agenda Item

File No.: 2025-21539 Agenda No.: 6.7. **Agenda Date: 12/15/2025**

SUBJECT:

Skyworks - Major Site Plan - Waiver to Major Site Plan in Review Project #2025100049 #33518 Parcel #13326-001-00 Clymer Farner Barley, Inc.

LDC 6.12.12.(D) Sidewalks

CODE states D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board. APPLICANT request - Per 11/4/25 Initial Comments Letter, "Sidewalk is required on US 441. Staff supports the payment of a fee in lieu of construction. If approved by the DRC, the fee comes out to \$12,004.50. and must be paid prior to plan approval."

LDC 6.8.6 Buffers

CODE states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requests a waiver to provide PVC fencing in lieu of the required buffer wall within the Type B landscape buffer along the northern property boundary. There is a dense tree line between our proposed project and the adjacent northern parcels and the closest development within the existing RV park (commercial zoning classification) to the north is ~500 feet away. The majority of the existing trees are located on the northern parcels.



Office of the County Engineer

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

November 4, 2025

CLYMER FARNER BARLEY, INC. BEAU CLYMER, P.E. 2100 SE 17TH STREET, STE 202 OCALA, FL 34470

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: SKYWORKS

PROJECT #2025100049

APPLICATION: MAJOR SITE PLAN #33518

Dear Mr. Clymer:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: Please confirm that calculations for the infrastructure within FDOT's ROW are being provided to

FDOT for review and approval.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest)

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: INFO

REMARKS: A pipe material deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: INFO

REMARKS: 11/2/25 - Coordinate with FDOT on the driveway and turn lane construction.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval

STATUS OF REVIEW: INFO

REMARKS: 10/17/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: To be discussed with EOR and MCU.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: To be discussed with EOR and MCU.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet

STATUS OF REVIEW: INFO

REMARKS: Is a grease trap proposed for this site? If so, it must be shown on the Utility Plan sheet. Signed and sealed EOR calculations must be included in the submittal.

Grease traps shall be no larger than 1,250 gallons, unless a multi-chambered unit is proposed. All units must be registered with the appropriate regulatory agencies.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.C - Industrial Pretreatment

STATUS OF REVIEW: INFO

REMARKS: What is the intended use of the building? Will it be equipment storage only, or will repair and maintenance work be performed on-site?

If repair activities are proposed, additional pretreatment measures may be required, such as oil—water separators, off-site solvent recycling, and waste oil hauling. Please clarify the proposed use so MCU can determine applicable pretreatment requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: PRIMARY SPRINGS PROTECTION ZONE - Listed on Title Page

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will need to be calculated during the building permitting stage, prior to permit approval.

The Capacity Charge Worksheet has been uploaded to the supplemental folder. Please complete and return the form to Heather.Proctor@MarionFL.org or Carrie.Hyde@MarionFL.org

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections

STATUS OF REVIEW: INFO

REMARKS: Developer is responsible for confirming tie-in location of main(s). If the main(s) locations were not previously located and verified as shown on this plan, the additional field adjustments are at the developer's sole expense

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules

STATUS OF REVIEW: INFO

REMARKS: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system

STATUS OF REVIEW: INFO

REMARKS: See WM piping comments - To be discussed

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system

STATUS OF REVIEW: INFO REMARKS: To be discussed

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: INFO

REMARKS: EOR to confirm all required wastewater details are shown. All details are the current LDC 2023 version. The contractor will be required to install the version of the MCU-approved details in effect at the time the plan is approved.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)

STATUS OF REVIEW: INFO

REMARKS: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

STATUS OF REVIEW: INFO

REMARKS: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and Wastewater (WW) permit applications. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - Plan note states private

hydrants to be painted yellow.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.E - Meter Easements

STATUS OF REVIEW: INFO

REMARKS: TBD based on final meter location on Utility Plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.F - Meter Boxes

STATUS OF REVIEW: INFO

REMARKS: Meter boxes shall comply with Sec. 7.2.13.D(7)

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention

STATUS OF REVIEW: INFO

REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results

reported to crossconnectioncontrol@marionfl.org before the final hold can be released.

Building Permit # must be provided before the Pre-construction meeting can be scheduled.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.

Alternatively, all private manholes may be sealed using the WrapidSeal.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$605.00 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# 33518

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Utility Plans reference Plumbing Plans for continuation of fire mains. What are the plumbing plans

labeled as in the submittal?

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: INFO

REMARKS: Two gates are noted on the property. If these gates are powered they will both need to be siren

activated to pass the building final.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.5 - Access Control Box

STATUS OF REVIEW: INFO

REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: Preservation or mitigation may be required per FWC

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO

REMARKS: kathleen.brugnoli@marionfl.org

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. Defer to MCU

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 any signs? If so, please indicate on site plan/landscaping sheets.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: If applicable, please indicate outdoor storage areas. Please note such areas must be screened in

accordance with LDC Sec. 4.2.28

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: FEMA Flood Zone X

No ESOZ

Primary Springs Protection Zone

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /

JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: INFO

REMARKS: Checked SunBiz and Project Map. -EMW 10.27.25

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." 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]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Please add eastern berm width to DRA cross sections

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. The parking lot side berm appears to be 4'6". A waiver will be required for the reduction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: Please add a karst repair detail to the plan set.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: On sheet 09, there is a outfall weir with water quality devise detail. Where is this located on the project? It is not shown on the drainage or grading plan sheets. Please clarify.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: Please indicate the location of the construction entrance on the erosion control plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please submit signed O&M manual.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 11/2/25 - The cross access easement must be constructed to the northern and southern property

line. Please provide justification for not paving to the property line if a deviation is desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 11/2/25 - Sidewalk is required on US 441. Staff supports the payment of a fee in-lieu of construction. If approved by the Development Review Committee, the fee comes out to \$12,004.50 and must

be paid prior to final plan approval.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 10/17/25-Missing phone number of owner and applicant on front sheet

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

STATUS OF REVIEW: NO

REMARKS: Required - Total Irrigated Square Foot to be shown on the irrigation page. See additional

comments on Irrigation Meter notes.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: NO

REMARKS: Must be listed on Utility Plan Page - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.4 - Water Main Piping Installation

STATUS OF REVIEW: NO

REMARKS: Show the water main tapping method, including materials, sizes, and all related details, on the

Utility Plan sheet. (2) Plan and profile required for water main installation under 441.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.5 - Water Service and Connection

STATUS OF REVIEW: NO

REMARKS: Discussion required - Current plans propose a parallel main in the ROW along HWY 441, after water main tap is completed south of the proposed site meter locations. A sewer force main (SFM) is expected to be extended south of this project parcel in the future. The tap-in location will need to be discussed to determine the appropriate connection point.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size

STATUS OF REVIEW: NO

REMARKS: The proposed meter, backflow preventer, and location must be clearly shown on the utility plans.

Shown on irrigation plans currently, as a 1 1/2" meter.

The total irrigated square footage shall also be listed on the Utility Plan sheet.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: NO

REMARKS: Meters are to be installed within the Right-of-Way, or a minimum 10' x 10' utility easement must

be shown on the utility plans and dedicated to Marion County Utilities (MCU) for future maintenance.

Meters shall not be installed within private property boundaries if they will not be accessible, such as locations behind fences, walls, or other obstructions.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations

STATUS OF REVIEW: NO

REMARKS: The pressure test on the current system must be completed and the results submitted to Marion

County Utilities in accordance with Detail UT 108, Note #1

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: Marion County Utilities requests a meeting with the Engineer of Record (EOR) to discuss the proposed water connection location and the sewer force main extension. Another project located south of this parcel has submitted plans to extend the sewer force main; however, the construction timeline is currently unknown.

Please contact the Utilities Development Review Officer, Heather Proctor, at Heather.Proctor@marionfl.org or (352) 438-2846 to schedule a meeting.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: Label the end of county maintenance for water at DDC and meters. Label for sewer at proposed plug valve.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please include the path walked for wildlife survey on transect map.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Please provide traffic impact analysis based on anticipated traffic generation.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheets 03, 04, 05, 06, 07, 10, 11, 12, 17 are missing the quadrant from the road name, so US

Highway 441 should be N US HWY 441.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: NO

REMARKS: 1. waiver required to use fence in lieu of required wall 2. Several plants in north and east buffers

not labeled

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: Paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Label enclosure around dumpster

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Confirm all planted areas and trees will receive irrigation, plan is not clear

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate FLU designation of subject property on cover sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

parking

STATUS OF REVIEW: NO

REMARKS: Please indicate required/proposed FAR on cover sheet/site plan sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: (1) Landscaping sheet indicates 6' vinyl fence is proposed instead of required wall for Type B buffer. A buffer waiver request must be approved.

(2) Please specify buffer types on site plan sheet 5, not just landscaping sheet.

(3) Please provide detail drawing of garbage collection area. Please note screening for garbage collection area shall be consistent with LDC Sec. 6.8.9.B

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

STATUS OF REVIEW: NO

REMARKS: Site plan sheet 5 indicates 4,020 SF warehouse while parking calculations in cover sheet indicate office space. Please correct site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Please include transect map and specify date(s)/time(s) of field reconnaissance(s) in submitted EALS, pursuant to LDC Sec. 6.5.4

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 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: NO

REMARKS: (1) Please explicitly identify loading areas on site plan sheet 5 and show that no truck will block/impact the flow of traffic on any adjacent street, consistent with LDC Sec. 6.11.7.

(2) Please call-out fencing and indicate height of fence around proposed paved area. Please note such areas must be screened in accordance with LDC Sec. 6.8.9.A.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



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: 12/1/2025	Parcel Number(s): 13326-001-(Permit Number: AR 33518
A. PROJECT INFO	ORMATION: Fill in below as app	licable:
Project Name: S	kyworks	Commercial
	ne (if applicable):	
UnitBl	ockLotTract	
B. PROPERTY OV	VNER'S AUTHORIZATION: TI	e property owner's signature authorizes the applicant to act on the
		re may be obtained by email, fax, scan, a letter from the property
	al signature below.	
Name (print): JN	1&J Leasing Ocala, LLC, Jerry R. F	Reinhart, Mgr.
Signature:	my Me have	City: Buffalo
Mailing Address	: 100 /hielman Dr	City: Buffalo
State: <u>NY*</u> Email address:	Zip Code: 14206Phone	# <u></u>
all correspondence Firm Name (if a		c. Contact Name: Beau Clymer, P.E. City: Ocala
Mailing Address	: 2100 SE 1/th St, Suite 202	City: Ocala
State: FL	Zip Code: 344/1 Phone	# 352-748-3126
Email address: D	ermitting@cfb-inc.com; bclymer@c	to-inc.com
D. WAIVER INFO	DMATION.	
Section & Title	of Code (he specific):	Sec. 6.12.12.(D) - Sidewalks
Reason/Justifica	tion for Request (he specific): Per	11/4/25 Initial Comments Letter, "Sidewalk is required on US 441.
		uction. If approved by the DRC, the fee comes out to \$12,004.50
	d prior to final plan approval.	11 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1
		····
DEVELOPMENT I	REVIEW USE:	
Received By:	Date Processed:	Project # AR #
ZONING USE: Pa	rcel of record: Yes 🗆 No 🗆	Eligible to apply for Family Division: Yes \(\Boxed{1}\) No \(\Boxed{1}\) and Use: \(\boxed{1}\) Plat Vacation Required: Yes \(\Boxed{1}\) No \(\Boxed{1}\)
Zoned:E	SOZ:P.O.ML	and Use: Plat Vacation Required: Yes No
Date Reviewed:	Verified by (print & in	tial):

Revised 6/2021



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

Section & Title of Code (be specific)	Sec. 6.8.6 Buffers
Reason/Justification for Request (be specific):	Requesting a waiver to provide PVC fencing in lieu of the required buffer wall within the Type B landscape buffer along the
northern property boundary. There is a dense	existing tree line between our proposed project and the adjacent northern
parcels and the closest development within the existing RV park (commercial	zoning classification) to the north is ~ 500 feet away. The majority of the existing trees are located on the northern parcels.
Section & Title of Code (be specific)	
Reason/Justification for Request (be specific):	
2 1 2 7 1 2 2 1 2 1 2 1 2 1	
Section & Title of Code (be specific)	
Reason/Justification for Request (be specific):	
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Section & Title of Code (be specific)	
Reason/Justification for Request (be specific):	
2 1 2 7 1 2 2 1 2 1 2 1 2 1	
Section & Title of Code (be specific)	
Reason/Justification for Request (be specific):	
Section & Title of Code (be specific)	
reasons as an inequest (or specific).	

Revised 6/2021 4

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

PROJECT TEAM

OWNER / APPLICANT JERRY R. REINHART, MANAG JMSJ LEASING OCALA, LLC. 100 THIELMAN DRIVE BUFFALO, NY 14206

2351 SE 17TH STREE OCALA, FL 34471 SUZANNE STANCIL

UTILITY CONTACTS WATER AND WASTE WATER UT MARKON COUNTY UTILITIES 11800 SE U.S. HIGHWAY 441 BELLEVIEW, FL 34420 (952) 307-8000

ELECTRIC POWER UTILITIES DUKE ENERGY 1150 GREENWOOD BLVD LAKE MARY, PL 32746 (407) 629-1010



MAJOR SITE PLAN FOR SKYWORKS



SECTION 24; TOWNSHIP 14 SOUTH; RANGE 21 EAST MARION COUNTY, FLORIDA VERTICAL DATUM - NAVD 1988



Sheet List Table

COVER SHEET GENERAL NOTES

AERIAL

DEMOLITION PLAN SITE PLAN GRADING PLAN

DRAINAGE PLAN
POND SW 1 PLAN, SECTION, AND DETAILS
POND SW 1 OUTFALL DETAIL

EROSION CONTROL PLAN

OVERALL UTILITY PLAN
SANITARY SEWER FORCE MAIN PLAN AND PROFILE 01
SANITARY SEWER FORCE MAIN PLAN AND PROFILE 02



THE APPLICANT (JMS.) LEASING OCALA, LLC.) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION. 27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AN SPECIFICATIONS IN AND AROUND BUILDING. PAVING, GRADING & DRAINAGE NOTES: PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS: STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS, PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIES OR APPROVED. ALL FDOT TYPE P STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DAMETER. THE CONTRACTURING SHALL REQUIRE THAT ALL REQUIRED FEMENT AND GROUPED AND DER NAMEN AT THE COST STET FROM TO THE COMMENDATION OF CONTRACTION SHALL ASSET YELL CONDITIONS CONTRACED THEREIN, PERMITS INCLUDED (BUT NOT INCESSARILY LIMITED TO) ARE COUNTY COUNTY CONTRACT TO THE CONTRACT AND THE COUNTY (SHALL AND ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED. HORIZONTAL/VERTICAL GEOMETRY NOTES: CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING, CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER, FURTH TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER. FDEP WATER AND SEWER LOCAL UNDERGROUND UTILITIES FDEP NPDES STORMWATER ELECTIONS BYOMN RECOVER FROM TO THE WORTH MERCENN WRITTON, DUTLE OF THE THE ORIGINATION RECOVERY FOR THE ELECTRON CONTRIBUTION OF THE THE SHAPE BROWNING AS ALL PROPERTY OF THE THE THE ORIGINATION OF THE THE THE ORIGINATION OF THE THE ORIGINATION OF THE ORIGINA PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDI UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL. CLYMER FABNES BARLEY CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER TELEPHONE, GAS AND CABLE TY COMPANIES. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOIN NON-PERFORATED. COVER MANUEL MARKET. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS. NORTH 520.22 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT: THE EAST 100.00 FEET THEREOF FOR ROAD RIGHT OF WAY. CONTRACTOR SHALL FURNISH THE ENGINEER OWNER WITH ACCURATE SURVEY RECORD DRAWNINGS SHOWING AS CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION HALLE GROSSED THROUGH AND NEW DATA AND AND THE TATA AND AND THE TOTAL THROUGH THE CONSIDER THROUGH AND NEW DATA AND THE TOTAL THROUGH THROUGH THE CONSIDER THROUGH AND NEW DATA AND THE TOTAL THROUGH TH LECTION FOR THE CONTROL LAW. CONTROLOUS BALLS, PROVIDE FOR POSITIVE DRAINING FROM SUBDRADE THROUGH FINAL LIST OF ASSEMBLY STRUCTURE BASES SHALL BE FARRICATED BY ACCORDANCE WITH FOOT STANDARD WIDEN SHALL BE FARRICATED BY ACCORDANCE WITH FOOT STANDARD WIDEN SHALL BE FARRICATED BY ACCORDANCE WITH FOOT STANDARD WIDEN SHALL BE FARRICATED BY THE MIDEN, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE. 3 ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AFFORMATION ANALASE, AND ARE DUTN'S FOR THE CONVENIENCE OF THE CONVENIENCE OF THE CONVENIENCE OF THE SHAPE OF ANALASE AND AREA DETERMINED AND AREA OF THE SHAPE OF ANALASE AND AREA OF THE SHAPE OF ANALASE AND AREA OF THE ANALASE DESITING UTILITIES WITH THE UTILITY OWNERS, WANT SHALL SHAPE OF ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WANT SHALL SHAPE OF ANY THE AND AREA OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WANT SHALL SHAPE OF ANY THE AND AREA OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WANT SHALL SHAPE OF ANY THE AND AREA OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WANT SHALL SHAPE OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS. WHICH SHALL SHAPE OF THE VARIOUS EXISTING UTILITIES WITH THE OWNERS AND AREA OF THE VARIOUS EXISTING UTILITIES WITH THE OWNERS. ALL GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED. AMERICANS WITH DISABILITIES ACT NOTES: CONSTRUCTION SCHEDULE, ANY DELAY OR INDOMENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44' WIDE SO THAT USERS WILL NOT BE COMPELED TO WALK ON WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE, 5003.1 AND \$602.3, FACED AND FS 503.5041. NOTES ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H,C) PARKING TO AN ACCESSIBLE ENTRANCE. (208.3.1, FACBC AND FS 553.5041 (5)(8). ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL 15. JURBOUCTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT, §602.2 AND §602.6 FACBC. ័ក GENERAL N ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ PARKING BY DISABLED PERMIT CNLY: AND SHALL INDICATE A \$150 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60' (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGNS, RE: \$502.04. FACEC AND FS 563.5041. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS. SKYWORKS MAJOR SITE PLAN MARION COUNTY, F ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED, SOO SHALL BE REPLACED FI BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED RESCONSTRUCTION CONDUCTION. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREMENT DOES DOCUR, IT SHALL BE REMOVED AND REPLACED WITH SULTABLE PLANTINGS BOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MANTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY A POOT CERTIFIED EDISSIONER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. 9. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH \$405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: \$405.7, FACBC ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT SEEN TESTED BY A FLORIDA REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP, RE: §1010.9 FBC-8 (FLORIDA BUILDING CODE - BUILDING) AND \$605-16 FACEC T 8 THE CONTRACTORS RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION. TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/ON VEHICLES IN ALL WORK, AREAS. THE VEHICLE SHOULD SH CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NEC TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.

CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (LINLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48.

THE SADE, FACE .

RE SADE, FACE SIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FOLLTES, ACCESSIBLE FEMALES, ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICLEAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: \$200.22, FA

CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.

CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

27 CONTRACTOR SHALL APPLY FOR A ROHT OF WAY L'INJUSTION FEMAL. AT EAST FIVE (IS) BUSINESS DAYS

TO CONTRACTOR SHALL APPLY FOR A ROHT OF WAY L'INJUSTION FEMAL. AT EAST FIVE (IS) BUSINESS DAYS

TO CONTRACTOR SHALL BE REPONSIBLE FOR CONTRACTOR AS THE PROPERTY OF THE STORM FOR THE STORM FROM THE STORM FOR THE STORM FROM THE STORM FOR THE STORM FROM THE

GENERAL NOTES:

CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

CONTINCTOR SHALL BE EXTREMELY CAUTIOUS WERN WORKING MEAN TREES WHICH ARE TO BE EARD.

24. WERTER SHOWN IN THE PLANS OF DESIGNATION THE FERD. CONTINCTOR SHALL EDUCE THE PLANS OF DESIGNATION THE PLANS OF DESIGNATION THE PLANS OF DESIGNATION OF DESI

SHEET NUMBER 02





Marion County

Development Review Committee

Agenda Item

File No.: 2025-21536 **Agenda Date:** 12/15/2025 Agenda No.: 7.1.

SUBJECT:

Jumbolair Hangar Complex Phase 2 - Conceptual Review 8851 West Anthony Rd All Units Ocala Project #2024050073 #31602 Parcel #14105-000-00 Rogers Engineering, LLC



Office of the County Engineer

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

June 25, 2024

ROGERS ENGINEERING, LLC RODNEY K. ROGERS 1105 S.E. 3RD AVENUE OCALA. FL 34471

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN PROJECT #2024050073 APPLICATION #31602 PARCEL #14105-000-00

Dear Rodney:

Below are the reviewers' comments for the above referenced project.

If you have any questions, please feel free to contact me at (352) 671-8686 or development weight @marionfl.org.

Sincerely,

Development Review Team Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Point of Contact	Phone Number	Email
911 - 911 Management	Rotation	(352) 671-8460	N/A
DOH - Environmental Health	Dan Dooley	(352) 622-7744	Daniel.Dooley@flhealth.gov
ENGDRN -Stormwater	Joss Nageon de Lestang	g (352) 671-8686	Jocelyn.Nageondelestang@marionfl.org
ENGIN - Development Review	Carla Sansone	(352) 671-8682	Carla.Sansone@marionfl.org
ENGPJ - Engineering Construction	Bert Yancey	(352) 671-8683	Bert.Yancey@marionfl.org
ENRAA - Right-of-Way Acquisition	n Cheryl Weaver	(352) 671-8679	Cheryl.Weaver@marionfl.org
ENGSUR - Survey	Gerry Gowen	(352) 671-8686	Gerald.Gowen@marionfl.org
ENGTRF - Traffic	Chris Zeigler	(352) 671-8686	Christopher.Zeigler@marionfl.org
FRMSH - Fire Marshal	Ken McCann	(352) 291-8000	Ken.McCann@marionfl.org
LSCAPE - Landscaping (Parks)	Susan Heyen	(352) 671-8556	Susan.Heyen@marionfl.org
LUCURR - Planning	Chris Rison	(352) 438-2675	Christopher.Rison@marionfl.org
UTIL - Utilities	Carrie Hyde	(352) 307-6168	Carrie.Hyde@marionfl.org
ZONE - Zoning	Rotation	(352) 438-2675	N/A

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: APPROVED - Any future plans submitted must show the entire property as well as the road

being accessed since this plan only shows a portion of the property.

2 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO REMARKS: APPROVED

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: Building will require a septic permit through the Department of Health in Marion County

before building can begin.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: The concept plan proposes development of additional hangars located on a 40.14 ac parcel (PID 14105-000-00) that is currently zoned A-1. The plan currently proposes 1 new DRA for the project site. Per the MCPA, the existing impervious coverage is 422,450 SF. The total proposed impervious coverage for the site has not been identified. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is a County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO REMARKS: No comments

6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: comply with Marion County Land Development Code for Tree protection, Landscape and

Irrigation

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: N/A

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

REMARKS: MCU service area but outside connection distance to closest water & sewer to this parcel. Connection required within 365 days' notice of availability.

9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.

10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.

11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet.

12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.D - Fire Department Connections

STATUS OF REVIEW: INFO

REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: INFO

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.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: Property is Rural Land Use Designation. And A-1 Zoning. Hangars require either a SUP or are allowed as an accessory building with a max height of 30' in approved fly in communities only. This site appears to have been an airport of some kind for a while. Either a Policy 1.20 Letter (Consistent with FLUE Policies 10.1.1 and 10.1.5 Or get a land use and zoning change. What is the intended use of the hangars, who will use them? will there be an affidavit that these are for use of residents within the Jumbolair

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

Hamlets?

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions

and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: INFO REMARKS: Setbacks are being met.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: INFO

REMARKS: Property is Rural Land Use Designation. And A-1 Zoning. Hangars require either a SUP or are allowed as an accessory building with a max height of 30' in approved fly in communities only. This site appears to have been an airport of some kind for a while. Either a Policy 1.20 Letter (Consistent with FLUE Policies 10.1.1 and 10.1.5 Or get a land use and zoning change.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?

STATUS OF REVIEW: INFO

REMARKS: Rural land does not allow for a FAR without SUP or Recognition of Pre-Existing Use (see Policies 10.1.1 and 10.1.5). What is the intended use of the hangars, who will use them? will there be an affidavit that these are for use of residents within the Jumbolair Hamlets?

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?

STATUS OF REVIEW: INFO

REMARKS: Specific uses are not shown, will these be rented to the general public? will there be

commercial uses in them?

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: INFO

REMARKS: An Environmental Assessment will be required

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.2.A - [Local Road right-of-Way Provided?]

STATUS OF REVIEW: INFO

REMARKS: Access should not cut across other parcels

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?

STATUS OF REVIEW: INFO

REMARKS: Concurrency note will be required

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Conceptual Plan STATUS OF REVIEW: INFO

REMARKS: Sec. 2.13.1.C – A conceptual layout of the project.

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602

Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.

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]."

DEPARTMENT: [[REV_DEPT]] - [[DESCRIPTION]]

REVIEW ITEM: [[ITEM]]

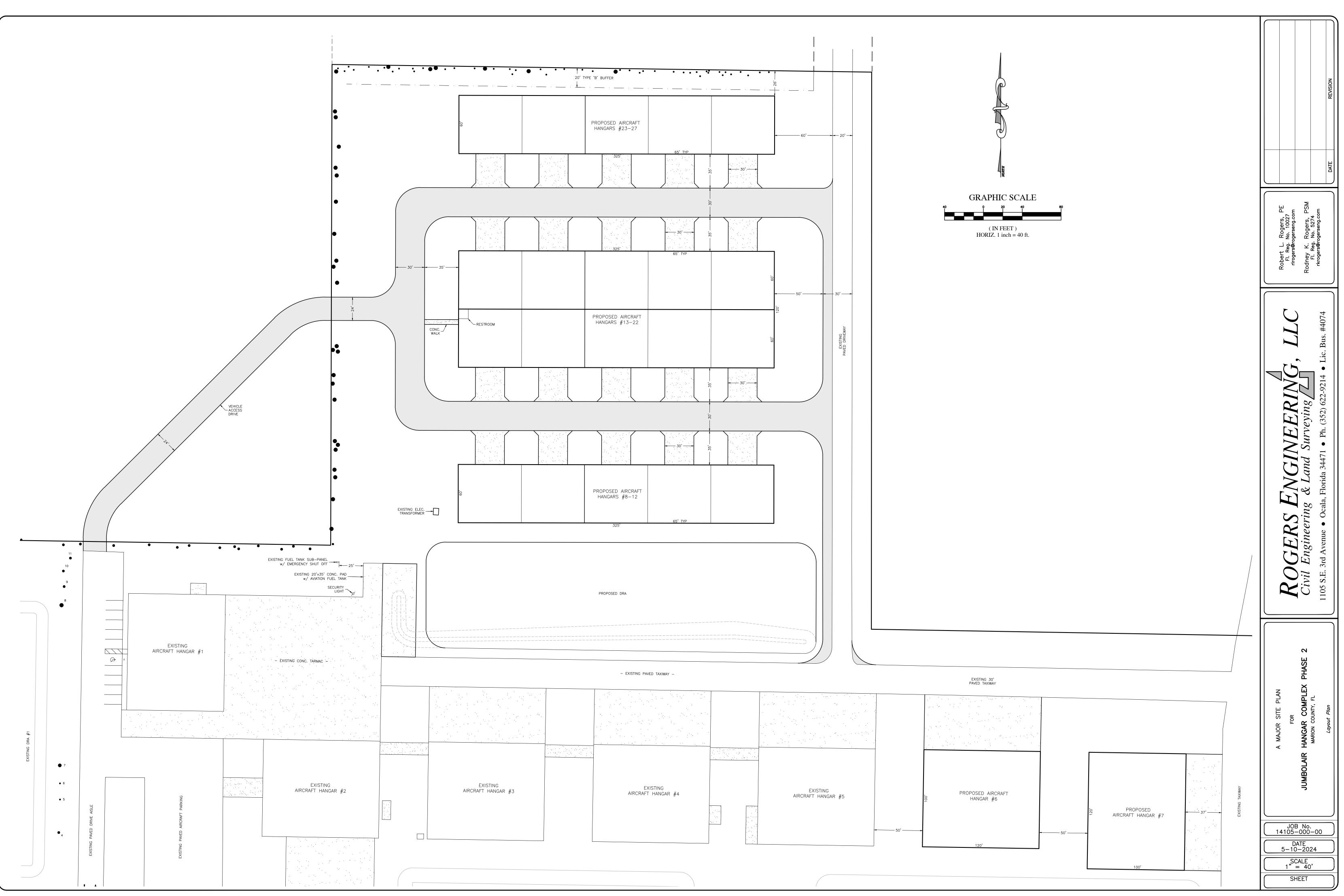
STATUS OF REVIEW: [[STATUS]]

REMARKS: [[REMARKS]]

176

PROJECT NAME: JUMBOLAIR HANGAR COMPLEX PHASE 2 - CONCEPTUAL PLAN

PROJECT #2024050073 APPLICATION: #31602





Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

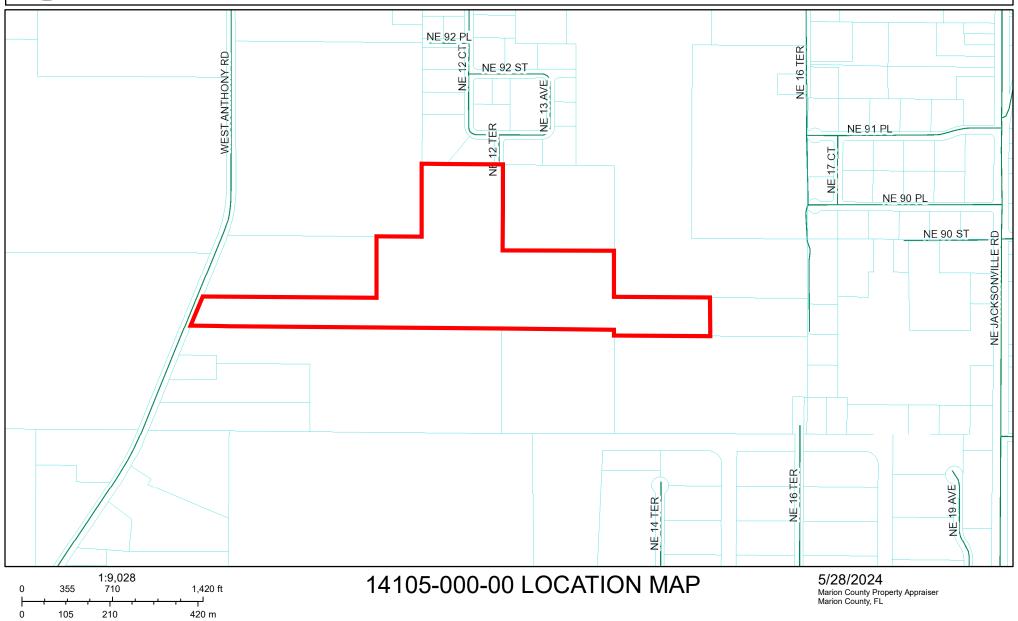
Date:	<u> </u>				
A. PROJECT INFORMA	TION:				
Project Name:					
Parcel Number(s):					
SectionTownship	Range	Land Use	Zon	ing Classific	cation
Commercial Residential	Industrial	Institutional	Mixed Use	Other	
Type of Plan: Property Acreage	Nun	nber of Lots	<u> </u>	Miles of R	Roads
Location of Property with C	rossroads			_	
Additional information rega	rding this sub	mittal:			
D. CONTRACT DIFFORMA	TION (St. 1				
B. CONTACT INFORMA to receive correspondence during			x indicating the p	oint for contac	t for this project. Add <u>all</u> emails
Engineer:					
Firm Name:			Contact Name:		
Mailing Address:		City:_		State:	Zip Code:
Phone #Alternate Pho		hone #			
Email(s) for contact via ePla	ans:				
Surveyor:					
Firm Name:			Contact Name:		
Mailing Address:		City:		State:	Zip Code:
Phone #		Alternate Pl	hone #	<u> </u>	
Email(s) for contact via ePla	ns:				
Property Owner:					
Owner:			Contact Name:		
Mailing Address:		City:		State:	Zip Code:
Phone #		Alternate Pl	hone #		
Email address:					
Developer:					
Developer:			Contact Name:		
Mailing Address:		Citv:		State:	Zip Code:
Phone #		Alternate Pl	hone #		r
Email address:					

Revised 6/2021

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

Updated every 24 hours



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office soley for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

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GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/26/2021 02:51:26 PM

FILE #: 2021024912 OR BK 7393 PGS 1528-1531

REC FEES: \$35.50 INDEX FEES: \$0.00 DDS: \$35648.20 MDS: \$0 INT: \$0

This Document Prepared By and Return to:

W. James Gooding III Gilligan, Gooding, Batsel, Anderson & Phelan, P.A. 1531 SE 36th Avenue Ocala, FL 34471

Project: Merschman sale to Ascendancy

Property Appraiser's Parcel ID Nos. 14598-000-02; 14598-000-06; 14598-000-07; 14598+001-00; 14598+002-00; 14598-003-01; 14598+003-01; 14598+003-02; 14598-103-01; 14598-103-02; 14598-103-02; 14598-103-03; 14598-103-04; 14598-103-05;

14105-000-00; 14598-001-01; 14598-001-03; 14598-003-02; 14598-003-03; 14598-003-04; 14598-003-05; 14598-003-06; 14598-003-07; 14598-003-08; 14598-003-09; 14598-003-10; 14598-003-11; 14598-003-12; 14598-003-13; 14598-003-15;

14598-003-16; 14598-003-17; 14598-003-18; and 14598-002-07

Rec. \$35.50

Doc. Stamps \$35,648.20

SPECIAL WARRANTY DEED

THIS INDENTURE, made this <u>75</u> day of <u>Fabruary</u>, 2021, by:

- The following ("Grantor"), whose address is 9327 SW 77th Street, Ocala, FL 34481:
 - Jumbo Holding, LLC, a Florida limited liability company (As to all Parcels except 60 on attached **EXHIBIT A**); and
 - o Frank J. Merschman (As to Parcel 60 on attached **EXHIBIT A**);

In favor of:

• Jumbolair Development, LLC, a Florida limited liability company, whose mailing address is P.O. Box 510310, Melbourne, FL 32951 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

See attached EXHIBIT A.

Each party designated as Grantor hereunder conveys the portion(s) of the land described on the attached **EXHIBIT A** owned by such Grantor as set forth above and makes the covenants and warranties herein only as to such portion(s) of the land and not as to any portion(s) not owned by such Grantor.

Grantor does hereby covenant that, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

1

¹ Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

Grantor hereby represents and warrants that the above property is not its homestead or contiguous thereto and that Grantor does not reside on such property. Furthermore, no member of the Grantor's family, dependent upon Grantor for support, resides on the property

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions, and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Jumbo Holding, LLC, a Florida limited liability

$/\!\!/$	company
	By: Tand I benelleur
Witness Signature	Frank J. Merschman as Manager
W. JAMES GOODING III	-
Witness Printed Name	
Witness Signature	
BARBARA A NOEL	
Witness Printed Name	
	The the land and
	4 read from Mundell
Witness Signature W. JAMES GOODING III	Frank J. Merschman
Witness Printed Name	
Witness Signature	
BARBARA A. NOEL	
Witness Printed Name	
STATE OF FLORIDA COUNTY OF MARION	
The females in the state of the	
anline noterization this 15 have of	acknowledged before me by means of physical presence or
and as Manager of Julioo Holding, LL	C, a Florida limited liability company, on behalf of the company.
	The wh. Now
	Notary Public, State of Florida
	Name: BARBARA A. NOEL (Please print or type) BARBARA A. NOEL MY COMMISSION # GG290157 MY COMMISSION # GG290157
	Commission Number:
	Commission Expires:
Notary: Check one of the following:	r · · · · ·
Personally known OR	Produced Identification (if this box is checked, fill in
	blanks below).
Type of Identification Produced:	FL DL'

EXHIBIT A

PARCEL 33:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, Block C and Tracts A, B-1, B-2, B-3, B-4, Water Retention Area #1, Water Retention Area #2, and the rights-of-way for N.E. 14th Terrace, N.E. 16th Terrace and N.E. 19th Avenue of JUMBOLAIR AVIATION ESTATES UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Page 75 through 77, Public Records of Marion County, Florida.

PARCEL 34:

Lots 1, 3, Block A, Water Retention Area #1 and Water Retention Area #2 and Tracts A, B, F, G, and the rights-of-way for N.E. 84th Street, N.E. 14th Terrace, N.E. 16th Terrace and N.E. 19th Avenue of JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT, according to the plat thereof recorded in Plat Book 7, Page 135, Public Records of Marion County, Florida. Less and Except any portion contained in Book 2928, Page 679.

PARCEL 45:

Tract C, (Reserved for open space and landscape areas & dedicated by Plat to Jumbolair Aviation Estates HOA Inc) and Part of Tract A. (Reserved for airplane taxiway & Airstrip dedicated by Plat to Jumbolair Aviation Estates HOA Inc.), Plat Book 7, Page 135, JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT,

Less and Except any of the following:

Plat Book 11, Page 75, JUMBOLAIR AVIATION ESTATES UNIT 2.

PARCEL 56:

The South 4 chains of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 16, Township 14 South, Range 22 East, Marion County, Florida.

PARCEL 57:

The South 7 1/2 chains of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 14 South, Range 22 East, Marion County, Florida.

And

That part of the South 200 feet of the North 620.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 14 South, Range 22 East, Marion County, Florida, lying East of the West Anthony Road (County Road 451 - 60 feet wide) and the North 620 feet of the Northeast 1/4 of said Section 17, except the North 420 feet of the West 1037.14 feet thereof.

Less and Except from the Parcels above.

For a point beginning commence at the Southeast corner of Section 8, Township 14 South, Range 22 East, Marion County, Florida; thence along the East boundary of said Section 8, N 00° 21' 53" W, 494.92 feet; thence departing from said section line N 89° 26' 17" W, 758.43 feet to a point on the East right of way of NE 12th Terrace (60' right of way); thence S 00° 14' 29" E, 573.56 feet; thence S 89° 22' 39" E, 759.23 feet to a point on the East boundary of Section 17, Township 14 South, Range 22 East; thence along said East boundary N 00° 02' 39" W, 79.45 feet to the point of beginning.

PARCEL 60:

Lot 7, Block B, of JUMBOLAIR ESTATES UNIT ONE REPLAT, according to the plat thereof recorded in Plat Book 7, Page 135, Public Records of Marion County, Florida.

AS TO ALL OF THE FOREGOING PARCELS, together with a perpetual, non-exclusive easement over and across the following described property:

An Easement of variable width for access along an asphalt runway located in Sections 8 and 17, Township 14 South, Range 22 East, Marion County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence along the East boundary of said Section 17 and along the East boundary of the lands described in Official Records Book 3015, Page 1981 through 1983 of the Public Records of Marion County, Florida South 00°19'13" West 79.40 feet to the Southeast corner of said lands; thence along the South boundary of said lands, North 89°00'18" West 382.77 feet to a point on a 7200.00 foot radius non-tangent curve concave to the East whose radius point bears South 80°22'46" East; thence Northerly, departing said Southerly boundary and along said curve through a central angle of 04°39'14" an arc distance of 584.81 feet to a point of non-tangency on the North boundary of said lands described in Official Records Book 3015, Pages 1981 through 1983 of the Public Records of Marion County, Florida; thence along said North boundary South 89°03'41" East 261.91 feet to the East boundary of said Section 8; thence departing said North boundary and along said East boundary of Section 8, South 00°01'45" East 494.94 feet to the Point of Beginning. Said lands situate, lying, and being in Marion County, Florida.

E:\JG\Merschman\Sale to Ascendancy\Closing\Deeds\SWDeeds\Special Warranty Deed to JD.docx

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card

Real Estate

14105-000-00

GOOGLE Street View

Prime Key: 266965 Beta MAP IT+ Current as of 5/28/2024

Property Information

M.S.T.U. PC: 99

Acres: 40.14

Taxes / Assessments:

JUMBOLAIR DEVELOPMENT LLC PO BOX 510310

MELBOURNE FL 32951-0310

Map ID: 176 <u>Millage:</u> 9001 - UNINCORPORATED

More Situs

Situs: Situs: 8851 WEST ANTHONY RD

ALL UNITS OCALA

2023 Certified Value

Land Just Value	\$557,279
Buildings	\$0
Miscellaneous	\$1,828,940
Total Just Value	\$2,386,219
Total Assessed Value	\$2,386,219
T	Φ0

Ex Codes:

Total Assessed Value \$2,386,219
Exemptions \$0
Total Taxable \$2,386,219

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$873,891	\$0	\$1,828,940	\$2,702,831	\$2,702,831	\$0	\$2,702,831
2022	\$873,891	\$0	\$158,816	\$1,032,707	\$1,032,707	\$0	\$1,032,707
2021	\$874,062	\$167,400	\$187,737	\$1,229,199	\$657,006	\$0	\$657,006

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1528	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$5,092,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
5089/1716	08/2008	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,025,000
1810/0288	02/1992	08 CORRECTIVE	0	U	V	\$100
1762/1168	08/1991	07 WARRANTY	0	U	V	\$100
1366/0467	08/1986	05 QUIT CLAIM	0	U	V	\$100
1103/0420	03/1982	07 WARRANTY	0	U	V	\$1,000
1023/0035	06/1980	07 WARRANTY	0	U	V	\$35,960

Property Description

SEC 08 TWP 14 RGE 22

S 495 FT OF SE 1/4 OF SE 1/4

EXC COM AT THE SE COR OF SEC 8 TH N 00-21-53 W 494.92 FT TH N 89-26-17 W

758.43 FT TH S 00-14-29 E 573.56 FT TH S 89-22-39 E 759.23 FT TH N 00-02-39 W

79.45 FT TO THE POB &

SEC 16 TWP 14 RGE 22

S 4 CHS OF NW 1/4 OF NW 1/4 OF NW 1/4 &

SEC 17 TWP 14 RGE 22

S 200 FT OF N 620 FT OF NE 1/4 OF NW 1/4 E OF W ANTHONY RD &

N 620 FT OF NE 1/4 EXC N 420 FT OF W 1037.14 FT

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate Loc Shp Phy	Class Value	Just Value
5010		.0	.0	A1	8.96 AC			
2010		.0	.0	A1	4.74 AC			
2015		.0	.0	A1	3.44 AC			
9994		.0	.0	A1	1.00 UT			
9470		.0	.0	A1	1.50 AC			
9470		.0	.0	A1	1.50 AC			
9902		.0	.0	A1	20.00 AC			

Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES

Mkt: 8 70

Miscellaneous Improvements

Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2013	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	2	0.0	0.0
144 PAVING ASPHALT	203,250.00	SF	5	1984	5	0.0	0.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
HAN HANGER	12,100.00	SF	40	2022	5	100.0	121.0
159 PAV CONCRETE	26,763.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	8,998.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,775.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,895.00	SF	20	2022	3	0.0	0.0
159 PAV CONCRETE	7,389.00	SF	20	2022	3	0.0	0.0
114 FENCE BOARD	96.00	LF	10	2022	3	0.0	0.0
112 FENCE WIRE/BD	1,356.00	LF	10	2022	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2022	4	0.0	0.0
144 PAVING ASPHALT	99,880.00	SF	5	2022	5	0.0	0.0

Appraiser Notes

SURVEY IN SEC FOLDER

Planning and Building

** Permit Search **

Permit Number Date Issued Date Completed Description

2023071042	7/25/2023	8/18/2023	EQUIPMENT SHELF
2023070059	7/7/2023	8/18/2023	EQUIPMENT SHELVING (INTERIOR)
2021122773	3/9/2022	5/3/2022	DEMO OF EXISTING METAL BUILDING 120; X 136; AND 1 QUONSET H
2021110896	2/16/2022	12/12/2022	HANGAR #1 100 X 120
2021110902	2/2/2022	12/12/2022	HANGAR # 3 100 X 120

MCPA Property Record Card

.022121010	-	-	FUEL FUMIF W/ CONCRETE FAD & LIGHT FULE	
2022121016			FUEL PUMP W/ CONCRETE PAD & LIGHT POLE	
2021111145	2/2/2022	12/12/2022	HANGAR # 2 100 X 120	
2021110941	2/2/2022	12/12/2022	HANGAR # 5 100 X 120	
2021110938	2/2/2022	12/12/2022	HANGAR # 4 120 X 100	



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21538 **Agenda Date:** 12/15/2025 Agenda No.: 7.2.

SUBJECT:

Heartland Dental - Conceptual Review Project #2025110004 Parcel #37491-003-09 & 37491-003-10 Clymer Farner Barley, Inc.



SUBMITTAL SUMMARY REPORT 33581

PLAN NAME: HEARTLAND DENTAL LOCATION: APPLICATION DATE: 11/04/2025 PARCEL:

DESCRIPTION:

CONTACTS NAME COMPANY

Applicant Lee Clymer Clymer Farney Barley, Inc.

Applicant Lee Clymer Clymer Farney Barley, Inc.

SUBMITTAL STARTED DUE COMPLETE **STATUS** OCE: Plan Review (DR) v. 11/11/2025 11/25/2025 12/01/2025 Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1 ITEM REVIEW NAME (DEPARTMENT) **ASSIGNED TO**

DUE COMPLETE **STATUS** 911 Management (DR) (911 Management) 11/25/2025 11/11/2025 Approved

INFO Conceptual Plan APPROVED Comments

YES 6.2.1.F - North arrow and graphic drawing and written scale

Environmental Health (Plans) (Environmental 11/25/2025 11/26/2025 Approved

Health) Comments Completed.

Evan's review can be cleared as well if he is unavailable. This parcel will be served by MCU for water and wastewater, both of which

11/25/2025 11/11/2025 Approved

are immediately available.

Heather Proctor

Development Review Officer

Utilities

Main: 352-307-6000 | Direct: 352-438-2846

Empowering Marion for Success!

Comments YES Conceptual Plan

INFO 6.18.2 - Fire Flow/Fire Hydrant Plans will need to show fire department water supply with in 400 feet of the building .

YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

N/A 6.18.2.D - Fire Department Connections

N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

N/A 6.18.2.G - Painting and Marking of Fire Hydrants

N/A Additional Fire Comments

Growth Services Planning & Zoning (DR) (GS Kenneth Odom 11/25/2025 11/20/2025 Approved

Planning and Zoning)

Fire Marshal (Plans) (Fire)

Landscape (Plans) (Parks and Recreation)

Comments INFO Conceptual Plan Discussion with Planning, Zoning and Parks staff for front buffer

______11/25/2025 _____11/11/2025 ____Approved OCE Design (Plans) (Office of the County

Engineer)

Comments YES Conceptual Plan 11/5/25-fee due with resubmittal

SUBMITTAL SUMMARY REPORT (33581)

ITEM REVIEW NAME (DEPARTMENT) OCE Property Management (Plans) (Office of

ASSIGNED TO Elizabeth Woods

DUE 11/25/2025 **COMPLETE**

STATUS

11/26/2025 Informational

the County Engineer)

Comments

IF APPLICABLE:

Sec. 2.13.1.C – A conceptual layout of the project. Sec. 2.13.1.D - Any special details for which the applicant is seeking input from the County.

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].

EMW 11.26.2025

OCE Stormwater (Permits & Plans) (Office of	11/25/2025	11/11/2025	Approved	 _
ne County Engineer)				

Comments

INFO Conceptual Plan The concept plan proposes a dental office located on parcels 37491-003-09 & 37491-003-10 which are currently zoned B-4. The plan currently proposes no DRA. Per the MCPA, the existing impervious coverage is 0 SF although there appears to be approximately 9,666 sf of impervious area for an access road per the 2024 aerials between both parcels. The total proposed impervious area is 21,278 sf. A Major Site Plan submittal will be required for this project. Please review Marion County Land

Development Code	6.13 for stormwater managem	ent technical standar	ds. Please ensu	re LDC 6.13 is met with the Major Site Plan.
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/25/2025	11/19/2025	Informational

Comments The driveway connection to Bahia Avenue Place will need to be coordinated with the adjacent developments and may require relocation. A cross access easement will also be required along Bahia Avenue Place to allow shared use of the driveway.

11/25/2025 Heather Proctor 11/26/2025 Approved OCE Utilities (Plans) (Utilities)

No utilities shown on site plan. Parcel will be required to connect to Marion County Utilities water and wastewater. Comments

Parcel 37491-003-09 is within the Marion County Utilities service area and has direct access to public water and gravity sewer located Recommendations along Bahia Avenue Place. The proposed project will be required to connect to both the public water and wastewater systems.

Marion County Utilities will review the proposed water and wastewater connections during the Major Site Plan review process.

Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.



Marion County Board of County Commissioners

Office of the County Engineer

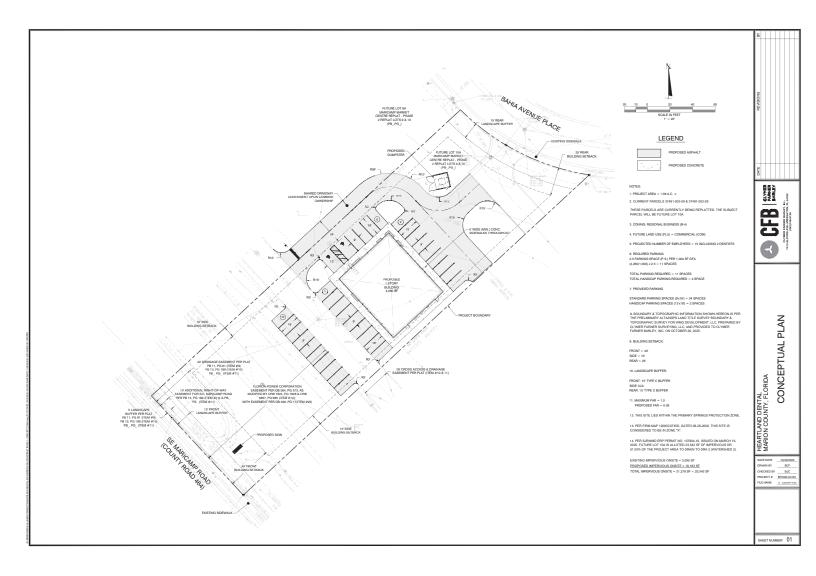
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

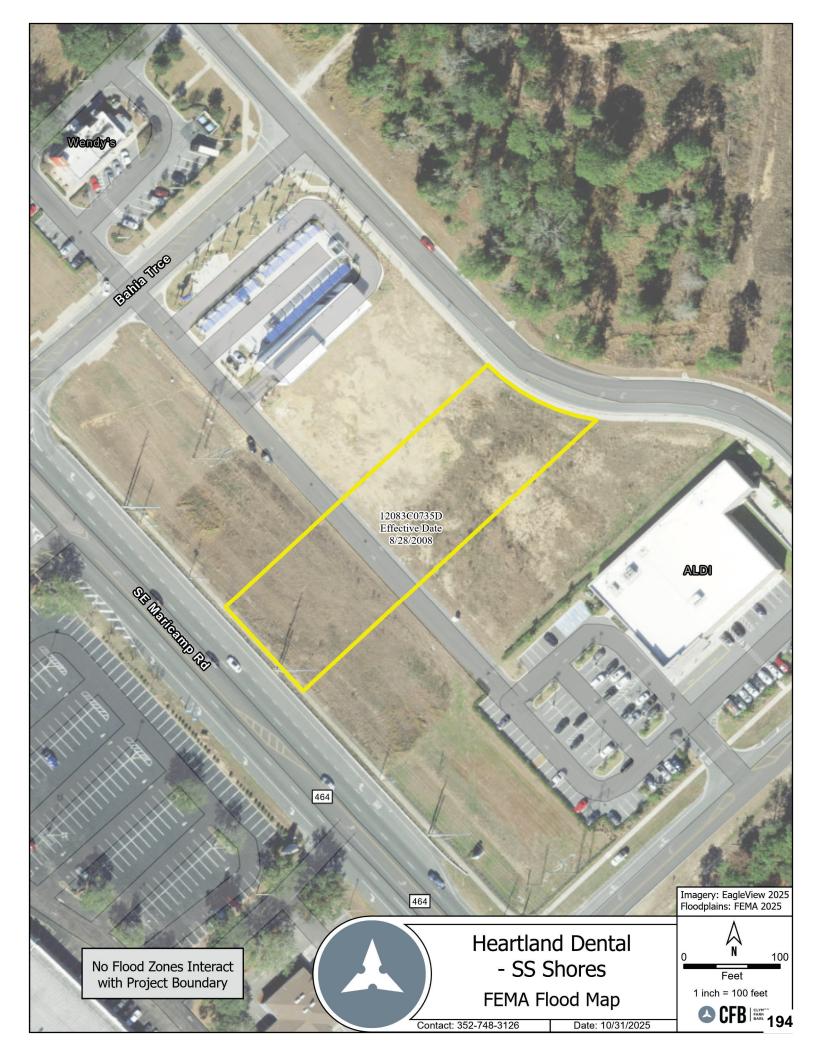
Date: 10/30/25	

A. PROJECT INFORMATION:			
Project Name: Heartland Dental			
Parcel Number(s): 37491-003-09 & 37491-003-10 (l	n the process of being re	platted)	
Section 08 Township 16 Range 23 La	nd lice COM 70	ning Classifica	tion B-4
Commercial Residential Industrial Insti	tutional Mixed Use	Other	
Type of Plan: CONCEPTUAL PLAN		<u> </u>	
Type of Plan: CONCEPTUAL PLAN Property Acreage 1.06 Location of Property with Crossroads The second parcel The second parcel	Lots N/A	Miles of Ro	ads N/A
Location of Property with Crossroads The second parcel	west of the north corner of SE Maricar	mp Road and Bahia Road	l.
Additional information regarding this submittal:	Proposed development for	or a dental office.	
B. CONTACT INFORMATION (Check the appr	opriate box indicating the	point for contact j	for this project. Add <u>all</u> emails
to receive correspondence during this plan review.)			
Engineer:		5 01	n =
Firm Name: Clymer Farner Barley, Inc. Mailing Address: 2100 SE 17th Street, Suite 202	Contact Name	: Beau Clymer,	P.E.
Mailing Address: 2100 SE 17th Street, Suite 202	City: Ocala	State: FL	Zip Code: 34471
Phone #352-748-3126 Al Email(s) for contact via ePlans: permitting@cfb-inc	ternate Phone #		
Email(s) for contact via ePlans: permitting@cfb-inc	.com; bclymer@cfb-inc.c	om	
Surveyor:			
Firm Name:	Contact Name	e:	7' 0 1
Firm Name: Mailing Address: Phone #Al	City:	State:	Zip Code:
Phone #Al	ternate Phone #		
Email(s) for contact via ePlans:			
D 4 0			
Property Owner:	Cautast Name	. John C. Dudni	onus Mar
Owner: Maricamp Land LLC.	City Occle	: John S. Rudni	
Mailing Address: 2441 NE 3rd St, Ste 201	City: Ocala	State: rL	Zip Code: 34470
Phone #Al			
Email address:			
Dl			
Developer:	Cautaat Nama	. Look Eitzpotrie	
Developer: WMG Development, LLC Mailing Address: 270 W Plant Street, Suite 210	City: Winter Cardon	Ctoto: El	7in Codo: 3/787
Phone #407-716-6607	tomata Dhana #	State: <u></u>	
Phone # 407-716-6607 Al Email address: lfitzpatrick@wmgdevelopment.com	ternate rhone #		
Eman address. mczpaniok@wingdevelopinent.com			

Revised 6/2021







Jimmy H. Cowan, Jr., CFA Marion County Property Appraiser





				2025 F	Property Record	Card					
37491-003-10											
Prime Key: 3918771					MAP IT+						
					Property Information						
MARICAMP LAND LLC				Cert	ified Taxes / Assessmen	ts:					<u>M.S.T.U</u> <u>PC:</u> 1
2441 NE 3RD ST STE 201					Map ID: 234						Acres: 1.9
OCALA FL 34470-8289				Millage:	9001 - UNINCORPOR	ATED					
					Current Value						
Land Just Value					\$867,720						
Buildings Miscellaneous					\$0 \$0						
Total Just Value					\$867,720				Impact		(\$615,165
Total Assessed Value Exemptions					\$252,555 \$0			Ex	Codes:		(\$012,102
Total Taxable					\$252,555						
School Taxable					\$867,720						
				<u>Hi</u>	story of Assessed Value	<u>i</u>					
Year	Land Just	Build		Misc Value	Mkt/Just			ssed Val		Exemptions	Taxable V
2025 2024	\$867,720 \$867,720		\$0 \$0	\$0 \$0	\$867,720 \$867,720			3252,555 3229,595		\$0 \$0	\$252,55 \$229,59
2023	\$723,100		\$0	\$0	\$723,100			208,723		\$0	\$208,72
					roperty Transfer History						
Book/Page		Date	I.	ıstrument		Cod	le		Q/U	V/I	Pric
					Property Description						
SEC 08 TWP 16 RGE 23 SEC 09 TWP 16 RGE 23											
PLAT BOOK 013 PAGE 19 MARICAMP MARKET C LOT 10	ENTRE REPLAT PH	HASE 2									
PLAT BOOK 013 PAGE 19 MARICAMP MARKET C LOT 10 Parent Parcel: 37491-003	ENTRE REPLAT PH	HASE 2		Land D	ata - Warning: Verify Ze	oning					
PLAT BOOK 013 PAGE 19 MARICAMP MARKET C LOT 10	ENTRE REPLAT PH	Depth .0 .0	Zoning B4 B4	<u>Land E</u> Un 58,371. 27,878.	its Type 00 SF	Paning Rate 12.0000 12.0000	Loc 1.00 1.00	Shp 1.00 1.00	Phy 1.00 0.50		Just Valu 700,4: 167,27 tal Land - Class \$867,72 Total Land - Just \$867,72
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

				2025 Pr	operty Record	Card					
7491-003-09											
rime Key: 3918762					MAP IT+						
				<u>P</u>	roperty Information						
IARICAMP LAND LLC				Certifi	ed Taxes / Assessmen	<u>s:</u>					M.S.T. PC:
441 NE 3RD ST STE 201 CALA FL 34470-8289				Millage: 9	Map ID: 234 001 - UNINCORPOR	ATED					Acres: 1.
				<u>8er</u> 2		1122					
					Current Value						
and Just Value				\$	6601,128						
iildings iscellaneous					\$0 \$0						
otal Just Value				\$	6601,128				Impact		
otal Assessed Value					178,574			Ex	Codes:		(\$422,5
kemptions					\$0						
otal Taxable					5178,574						
chool Taxable				§	5601,128						
					ory of Assessed Values						
ar 25	Land Just	Buildin \$		Misc Value \$0	Mkt/Just \$601,128			ssed Val §178,574		Exemptions \$0	Taxable \$178,5
23 24	\$601,128 \$601,128	\$		\$0 \$0	\$601,128			\$178,374 \$162,340		\$0 \$0	\$178,; \$162,;
23	\$500,940	\$		\$0 \$0	\$500,940			§147,582		\$0 \$0	\$147,:
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EC 08 TWP 16 RGE 23 AT BOOK 013 PAGE 19 ARICAMP MARKET CI DT 9	ENTRE REPLAT PH				roperty Description						
EC 08 TWP 16 RGE 23 AT BOOK 013 PAGE 15 ARICAMP MARKET CI OT 9 arent Parcel: 37491-003-	ENTRE REPLAT PH			P	roperty Description a - Warning; Verify Zo						
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EC 08 TWP 16 RGE 23 LAT BOOK 013 PAGE 15 ARICAMP MARKET CI DT 9 arent Parcel: 37491-003- se CUse CPD 1000	ENTRE REPLAT PH -01 Front .0	Depth .0 .0	Zoning B4 B4 S Type	Land Dat Units 39,204.00 21,780.00 Misce Life Pi * Date Issued 1/1/1900 8/12/2024	a - Warning; Verify Zo Type SF SF SF Illaneous Improvemen Year In Appraiser Notes Anning and Building Permit Search **	Rate 12.0000 12.0000	Loc 1.00 1.00	1.00 1.00	Phy 1.00	Class Value 470,448 130,680 Tota To Length Description	Just Va 470, 130, Il Land - Class \$601, tal Land - Just \$601, Wi Total Value
C 08 TWP 16 RGE 23 AT BOOK 013 PAGE 19 RICAMP MARKET CI T 9 rent Parcel: 37491-003- e CUse PD 1000 PD 9110 ighborhood 9911 tr: 2 70 rmit Number tildings R.C.N. tal Depreciation dg - Just Value isc - Just Value ind - Just Value	ENTRE REPLAT PH -01 Front .0	Depth .0 .0	Zoning B4 B4 S Type	Land Date Sued	a - Warning; Verify Zo Type SF SF SF Illaneous Improvemen Year In Appraiser Notes Anning and Building Permit Search **	Rate 12.0000 12.0000	Loc 1.00 1.00	1.00 1.00	Phy 1.00	Class Value 470,448 130,680 Tota To Length Description	Just V : 470, 130, I Land - Class \$601, tal Land - Just \$601, W i Total Value