

June 1, 2023

PROJECT NAME: OCALA SOUTH LOGISTICS AT FLORIDA CROSSROADS - RE-PLAT

PROJECT #2023030041

APPLICATION: FINAL PLAT #29882

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.18.4.H - Maintenance agreement

STATUS OF REVIEW: INFO

REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate

STATUS OF REVIEW: INFO

REMARKS:

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement

STATUS OF REVIEW: INFO

REMARKS:

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete

STATUS OF REVIEW: INFO

REMARKS:

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.18.4.E - Indemnification agreement

STATUS OF REVIEW: INFO

REMARKS:

6 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

7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: Sidewalk requirements will be reviewed as each lot develops.



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: 03/09/2023

A. PROJECT INFORMATION:

Project Name: Ocala South Logistics at Florida Crossroads

Parcel Number(s): 41205-001-07

Section 16 Township 17 Range 21 Land Use Com Zoning Classification P.U.D.

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: FINAL PLAT

Property Acreage 93.67 Number of Lots 4 Miles of Roads N/A

Location of Property with Crossroads South of intersection of SW HWY 484 with SW 57th Ave Rd.

Additional information regarding this submittal: Requesting waiver for review/approval of Preliminary Plat and Improvement Plan

B. CONTACT INFORMATION (Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)

Engineer:

Firm Name: N/A Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

Surveyor:

Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers

Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471

Phone # 352-622-9214 Alternate Phone # _____

Email(s) for contact via ePlans: rkrogers@rogerseng.com

Property Owner:

Owner: Coyote Crossing Holdings LLC Contact Name: Richard McGinley

Mailing Address: 5700 SW HWY 484 City: Ocala State: FL Zip Code: 34473

Phone # (352) 875-6519 Alternate Phone # _____

Email address: richmccginley@gmail.com

Developer:

Developer: Same as owner Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

CLEAR FORM

Revised 6/2021

OCALA SOUTH LOGISTICS at FLORIDA CROSSROADS

A PLANNED UNIT DEVELOPMENT

A REPLAT OF LOT 7, FLORIDA CROSSROADS COMMERCE PARK, RECORDED IN PLAT BOOK 15, PAGES 52 AND 53
BEING A PORTION OF THE N.W. 1/4 AND THE S.W. 1/4 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED: 3-1-2023.

2. CURRENT ZONING IS P.U.D., CURRENT LAND USE IS COMMERCE DISTRICT.

3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST NAD, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

4. TRACT A SHALL BE RESERVED FOR A COMMON DRIVEWAY FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.

5. TRACT B SHALL BE RESERVED FOR DRAINAGE RETENTION AREA(S) FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.

6. TRACT C SHALL BE RESERVED FOR A SANITARY SEWER LIFT STATION FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.

7. THE 20 FEET WIDE SANITARY SEWER EASEMENT SHALL BE RESERVED FOR A GRAVITY SEWER LINE AND SANITARY MANHOLES FOR USE BY ALL LOTS WITHIN THIS SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.

8. THE 20 FEET WIDE SANITARY FORCE MAIN EASEMENT SHALL BE RESERVED FOR A SANITARY SEWER FORCE MAIN FOR USE BY AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.

9. THE 30 FEET WIDE INGRESS/EGRESS EASEMENT SHALL BE RESERVED FOR ACCESS TO TRACT 'C' BY THE MARION COUNTY PLANNING DEPARTMENT AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC. UNTIL DEVELOPMENT OF LOT 4 OCCURS, AT WHICH TIME MAINTENANCE OF THE EASEMENT SHALL BECOME THE RESPONSIBILITY OF THE OWNER OF LOT 4.

10. NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.

11. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OWNED BY THIS PLAT FOR THE PURPOSE OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.

12. THIS PLAT CONTAINS FOUR (4) LOTS, THREE (3) TRACTS AND NO PUBLIC OR PRIVATE ROADWAYS.

13. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.

14. THIS PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.

15. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN O.R.B. BOOK 552, PAGE 554 DOES NOT SPECIFY AN EASEMENT WIDTH, BUT DOES STATE THE LOCATION BEING ALONG THE WEST BOUNDARY OF THE SOUTH HALF OF SECTION 9 AND THE ENTIRE WEST BOUNDARY OF SECTION 16.

16. IN ADDITION TO THE EXISTING EASEMENTS OF RECORD SHOWN ON THIS PLAT, ALL LANDS WITHIN THIS PLAT ARE SUBJECT TO MATTERS REFERRED IN O.R.B. 7110, PAGE 1; O.R.B. 7110, PAGE 12; O.R.B. 7668, PAGE 628 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

17. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL BE MADE WITH THE FACILITY AND SERVICE OF AN ELECTRIC UTILITY, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

18. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120830775D, MARION COUNTY, FLORIDA DATED AUGUST 25, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". AN AREA OF MINIMAL FLOODING, THE FLOODING LIMITS HAVE BEEN DETERMINED BY THE NFIP AND ESTABLISHED BY THE STATE OF FLORIDA. PLAT DRAWERS AND PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLANE LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME DETERMINED BY FEMA.

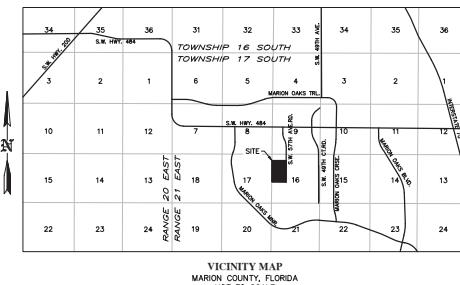
19. ALL EASEMENTS OF RECORD THAT ARE SHOWN ON THIS PLAT SHALL REMAIN.

20. BUFFERS SHALL BE PROVIDED ON THE MAJOR SITE PLANS FOR ALL LOTS AND TRACTS, IN ACCORDANCE WITH ARTICLE 6, SECTION 6.8.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.

21. MARION FRIENDLY LANDSCAPE AREAS SHALL BE PROVIDED ON THE MAJOR SITE PLANS FOR ALL LOTS AND TRACTS, IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.

22. ALL LOTS WITHIN THE PLAT SHALL BE SERVED POTABLE WATER, FIRE PROTECTION AND SANITARY SEWER BY MARION COUNTY UTILITIES DEPARTMENT'S CENTRAL SYSTEMS.

23. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LEGAL DESCRIPTION

A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING ON THE EAST LINE OF MARION OAKS UNIT NINE AS RECORDED IN PLAT BOOK O, PAGES 164 THROUGH 193 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SO018'37" WARD ALONG THE WEST LINE OF SAID SECTION 16, SAID LINE BEING PART OF THE EAST LINE OF MARION OAKS UNIT NINE, A DISTANCE OF 247.00 FEET, THE POINT OF BEGINNING; THENCE CONTINUE SO018'37" WARD SSW WEST LINE OF SECTION 16 AND SAID EAST LINE OF MARION OAKS UNIT NINE, A DISTANCE OF 247.00 FEET; THENCE DEPARTING SAID SECTION 16, SAID LINE BEING PART OF THE EAST LINE OF MARION OAKS UNIT NINE, A DISTANCE OF 030°, 1650.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE ROAD (100' FEET WIDE); THENCE N000°18'37" E, SAID AS WEST RIGHT-OF-WAY LINE, A DISTANCE OF 247.00 FEET, PROCEED SSW WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1850.00 FEET TO THE POINT OF BEGINNING.

THE FOREGOING INSTRUMENT WAS DRAFTED AND SIGNED AND WITNESSED BY MEANS OF PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION, THIS DAY OF MAY, 2023 BY VINCENT T. JOHNSTON, ASSESSOR AND VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION, AS OWNER OF OCALA HBM INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

SIGNATURE _____

PRINT NAME _____

NOTARY PUBLIC, STATE OF FLORIDA _____

PERSONALLY KNOWN TO ME, OR _____

ADVISORY NOTICE

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS; THIS COUNTY
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FULL RIGHTS TO DEVELOP THE RESULTING PROPERTY ARE GRANTED TO THE OWNER OF THE PROPERTY. CONCURRENCY APPROVAL AND/OR APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS BUT NOT LIMITED TO SITE PLAN AND/OR BUILDING PERMIT REVIEW.
3. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THE PLAT FOR RECORDATION, THE OWNER OF THE LANDS DESCRIBED HEREIN AGREES THAT ANY FUTURE DEVELOPMENT OF THE PROPERTY DESCRIBED HEREIN AND THE LANDS INCLUDED IN THE PLAT ARE SUBJECT TO SPECIFIC ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND MAINTENANCE OF THE PROPERTY AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OF COUNTY, BOARDED BY HAVING JURISDICTION.

SEE SHEET 2 FOR SUBDIVISION PLAT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 12/10/2023 THE FOREGOING PLAT WAS APPROVED BY THE
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OCALA SOUTH LOGISTICS AT FLORIDA CROSSROADS FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023 AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

A circular dashed line for a seal, with the words "CLERK SEAL" centered below it.

BY: _____
CRAIG CURRY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

A circular dashed line seal with the word "SURVEYOR SEAL" written in the bottom right corner.

PREPARED

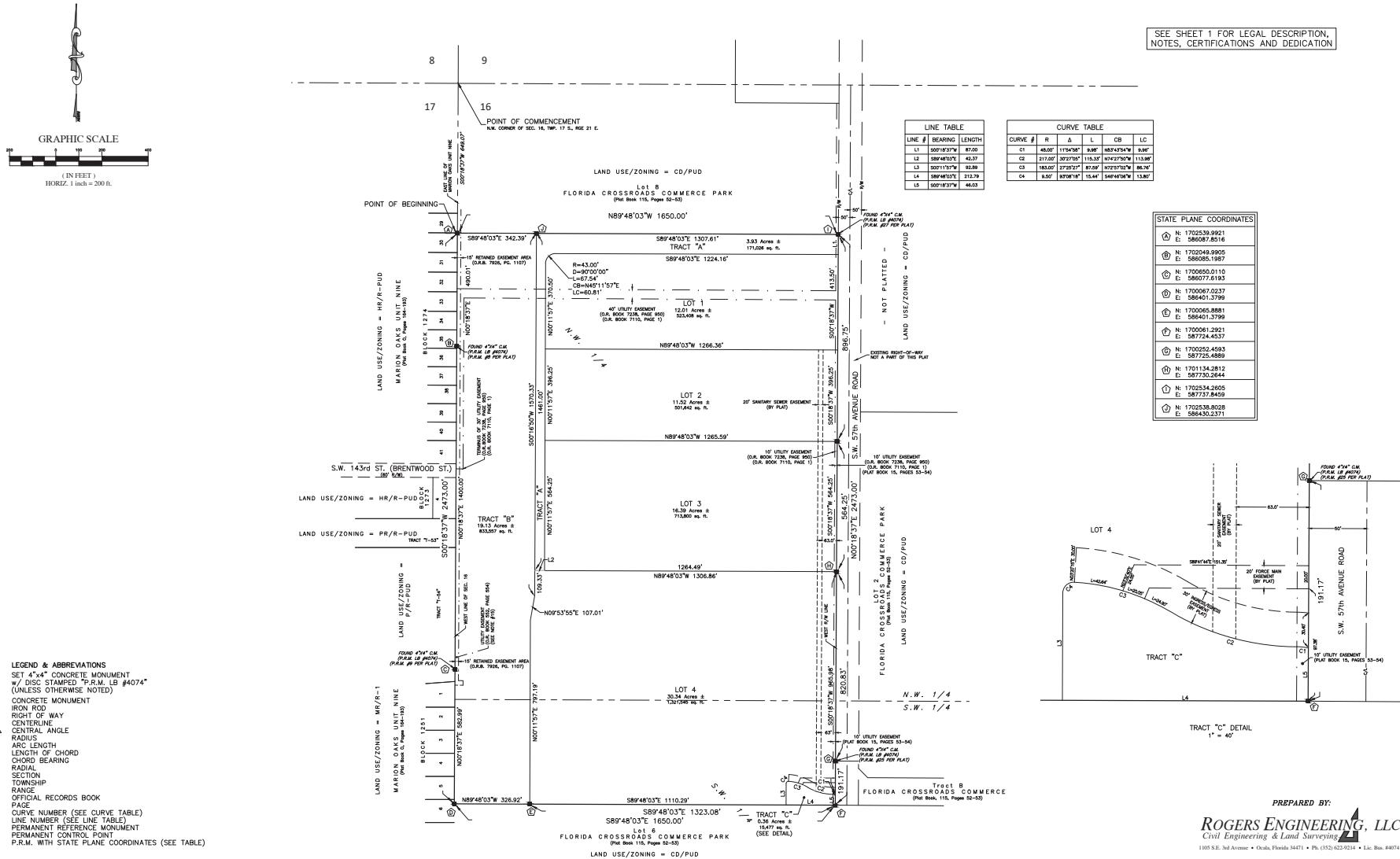
PREPARED BY:
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying 
1105 S.E. 34th Avenue, Suite #100, Portland, OR 97202-3214, (503) 223-8074, Fax: (503) 223-8074

Civil Engineering & Land Surveying

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PREPARED

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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