



SUBMITTAL SUMMARY REPORT 33582

PLAN NAME: BAHIA TERRACE

LOCATION:

APPLICATION DATE: 11/04/2025

PARCEL: 9007-0088-15

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Aldo Alvarez	A3MS Corp

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/12/2025	11/04/2025	12/23/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/04/2025	12/23/2025	Approved				
Comments	Proposed building will require a limited use water system construction permit and operating permit if using one well for all units.							
Fire Marshal (Plans) (Fire)		11/04/2025	11/12/2025	Approved				
Comments	INFO LDC 2.20.1.B - Minor Site Plan No issue with fire							
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	11/04/2025	11/20/2025	Approved				
Landscape (Plans) (Parks and Recreation)		11/04/2025	11/12/2025	Approved				
Comments	INFO LDC 2.20.1.B - Minor Site Plan n/a							
OCE Design (Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved				
Comments	YES LDC 2.20.1.B - Minor Site Plan 11/5/2025-fee due with resubmittal							
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved				
Comments	INFO LDC 2.20.1.B - Minor Site Plan Approved. The applicant is proposing to add 8,600 sf to the 0.68-acre parcel 9007-0088-15 which will put it under the allowable impervious area by 400 sf. Applicant should be advised that the allowable 9,000 impervious area is one threshold to determine if a Major Site Plan is required, not the Minor Site Plan.							
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved				
Comments	INFO LDC 2.20.1.B - Minor Site Plan DENIED - As defined in the Land Development Code, this quadraplex is considered multi-family and is required to comply with the Land Development Code including site plan review. If it falls below the thresholds for a Major Site Plan then a Minor Site Plan is required. Granting this waiver means that only a building permit review would take place. Not all reviewers included in the site plan review are included in the building permit review as the building permit review is not all encompassing of all aspects of the Land Development Code. Traffic can't recall when a multi-family development has been granted a waiver from the site plan requirements.							
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/04/2025	11/18/2025	Approved				
Comments	APPROVED - Marion County Utilities (MCU) has no comment on the impervious space of this parcel. Parcel 9007-0088-15 is within the Marion County Utility Service Area. Parcel has immediate access to MCU water. The closest sewer currently is outside of connection distance at approximately 1,700+ feet. Connection distance for this parcel is 1,280 feet. Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.							
Recommendations	APPROVED - Marion County Utilities (MCU) has no comment on the impervious space of this parcel.							
Parcel 9007-0088-15 is within the Marion County Utility Service Area. Parcel has immediate access to MCU water. The closest sewer currently is outside of connection distance at approximately 1,700+ feet. Connection distance for this parcel is 1,280 feet.								
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

AR #33582

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/28/2025 Parcel Number(s): 9007-0088-15 Permit Number: 2025072052

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: BAHIA TERRACE Commercial ☒ Residential ☐
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 7 Block 88 Lot 15-16 Tract _____

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

Name (print): JAOME HOLDING COMPANY LLC
Signature: _____
Mailing Address: 2481 OLD DIXIE HWY City: AUBURNDALE
State: FL Zip Code: 33823 Phone # _____
Email address: _____

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

Firm Name (if applicable): A3MS CORP Contact Name: ALDO ALVAREZ
Mailing Address: 8810 COMMODITY CIR STE 17-F City: ORLANDO
State: FL Zip Code: 32819 Phone # 407-8610800
Email address: a3msmarioncounty@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ LDC 2.20.1.B
Reason/Justification for Request (be specific): The proposed project includes a total impervious area of 8,600 sq. ft. which is below the 9,000 sq. ft. threshold established in the Marion County Land Development Code (Article 2, Division 20 – Minor Site Plan). Given that the impervious area does not meet the minimum requirement for a Minor Site Plan, we respectfully request a waiver of the Minor Site Plan submittal. The proposed improvements are minimal will not create additional drainage or environmental impacts beyond existing conditions.

DEVELOPMENT REVIEW USE:

Received By: Walk in 11/4/25 Date Processed: 11/4/25 CF Project # 2025110006 AR # 33582

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

NEW RESIDENTIAL PROJECT FOUR-PLEX

Owner: JAOME HOLDING COMPANY LLC
Parcel ID: 9007-0088-15
Legal Description: SEC 08 TWP 16 RGE 23 SEC 05 TWP 16 RGE 23 PLAT BOOK J PAGE 094 SILVER SPRINGS SHORES UNIT 7 BLK 88 LOTS 15.16
Parent Parcel: 9007-0088-00
Scope of Work: NEW FOUR-PLEX RESIDENTIAL PROJECT, THE EXTERIOR WALL WILL BE IN CONCRETE BLOCK, INTERIOR PARTITIONS IN WOOD FRAMING, THE ROOF WILL BE WITH PRE-ENGINEERED TRUSSES.
Building Department: MARION COUNTY



SITE LOCATION

SCALE : N.T.S.

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GENERAL NOTES

ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE CONST. AREA. DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT OR ENGINEER. IF ANY ERROR OR MISSING APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THEM.

GENERAL NOTES



PERMIT SET

REVISIONS:	
NO.	DATE
①	2025-09

PROJECT NUMBER

2025-402

INSTRUMENTS OF SERVICE OWNERSHIP

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANTS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

NEW RESIDENTIAL PROJECT - FOURPLEX

PROJECT FOR: JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS: PARCEL ID: 9007-0088-15

COVER

Kent M. Bice PE - This Item has been electronically signed and sealed by Kent M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

A01



INDEX

- A01 - COVER
- A02 - FLOOR PLAN
- A03 - FOUNDATION PLAN
- A04 - ELECTRICAL PLAN
- A05 - PLUMBING PLAN
- A06 - MECHANICAL PLAN
- A07 - FRAMING PLAN
- A08 - ELEVATIONS PLAN

INDEX

DESIGN CRITERIA

THIS IMPROVEMENTS FOR NEW RESIDENTIAL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 (8 TH EDITION), RESIDENTIAL, CHAPTER 3, SECTION R301 DESIGN CRITERIA AND ASCE 7-22.

WIND LOAD REQUIREMENTS EMPLOYED IN THE DESIGN OF THE STRUCTURE:

1. BASIC WIND SPEED - (3 SECOND GUST) 140 MPH.(53 m/s) V ult = 140 mph. V asd = 108 mph.
2. BUILDING CATEGORY R-2, ENCLOSED
3. IMPORTANCE FACTOR 1.00, WIND EXPOSURE B
4. INTERNAL PRESSURE COEFFICIENT IS 0.18
5. DESIGN PRESSURE (WORST CASE CONDITION) - COMPONENTS & CLADDING: +36.1 PSF / -41.4 PSF
6. UNIFORMLY DISTRIBUTED LIVE LOADS EMPLOYED IN THE DESIGN - 40 LIVE LOAD
- LIVING AREAS - FLOORS - 30 PSF
- FACTOR 0.43 PSF -0.73 PSF
- ROOF LIVE LOADS - 20 PSF- EXPOSURE B
- FACTOR 0.41PSF - 0.92PSF
- NO WIND-BORNE DEBRIS REGION

DESIGN CRITERIA

- A. 2023 FLORIDA BUILDING CODE (8th EDITION)
- B. 2023 FLORIDA BUILDING CODE EXISTING BUILDING (8th EDITION)
- C. 2023 FLORIDA BUILDING CODE ACCESSIBILITY (8th EDITION)
- D. 2023 FLORIDA BUILDING CODE MECHANICAL (8th EDITION)
- E. 2023 FLORIDA BUILDING CODE PLUMBING (8th EDITION)
- F. 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8th EDITION)
- G. 2023 FLORIDA BUILDING CODE FUEL GAS (8th EDITION)
- H. 2020 FLORIDA NATIONAL ELECTRICAL CODE (NEC) NFPA 70
- I. 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION)
- J. 2021 NFPA 1 (UNIFORM FIRE CODE)
- K. 2021 NFPA 101 (LIFE SAFETY CODE)
- L. 2018 NFPA 13 (AUTOMATIC FIRE EXTINGUISHING SYSTEM NFPA 13 2022 EDITION)
- M. AUTOMATIC SPRINKLER SYSTEM NFPA 13 2022 EDITION
- N. NATIONAL FIRE ALARM CODE NFPA 72 2022 EDITION
- O. 2024 FLORIDA BUILDING CODE MECHANICAL (8th EDITION)
- P. 2018 NFPA 10, 2019 NFPA 13, 2019 NFPA 72, 2021 NFPA 17A

APPLICABLE CODES

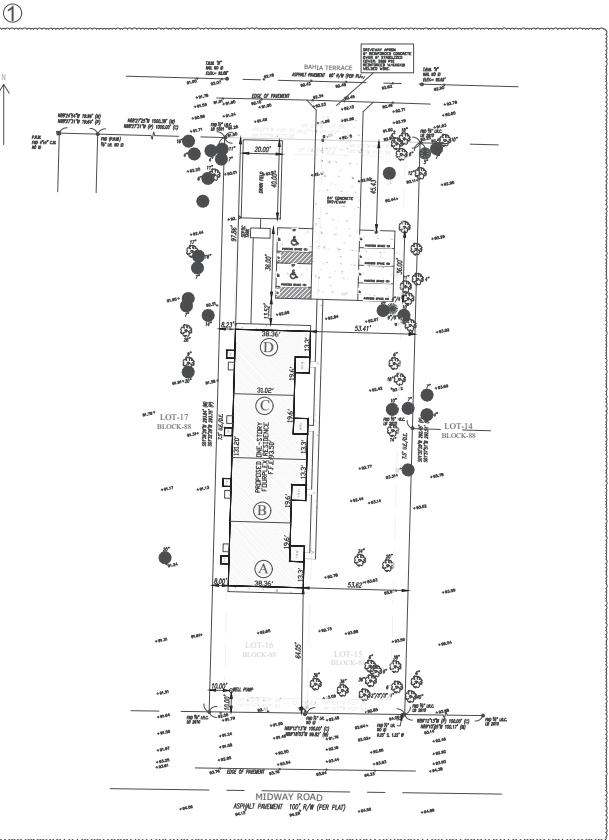
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AREA CALCULATIONS

DESCRIPTION	AREA (S.F.)
LIVING AREA A	1,114.00 SF.
LIVING AREA B	1,114.00 SF.
LIVING AREA C	1,114.00 SF.
LIVING AREA D	1,114.00 SF.
TOTAL LIVING AREAS	4,456.00 SF. 4,456.00 SF.
ENTRY A	58.00 SF.
ENTRY B	58.00 SF.
ENTRY C	58.00 SF.
ENTRY D	58.00 SF.
TOTAL NO LIVING AREA	232.00 SF. 232.00 SF.
TOTAL ROOFED AREA	4,688.00 SF.

TABLE OF AREAS

DESCRIPTION	AREA (S.F.)	% OF TOTAL
LOT AREA	29,308.00 SF.	100%
PROPOSED		
LIVING AREA	4,456.00 SF.	15.20%
ENTRY	232.00 SF.	0.79%
CONCRETE DRIVE & PARKING	3,250.00 SF.	11.09%
CONCRETE WALKWAY	662.00 SF.	2.26%
TOTAL IMPERVIOUS	8,600.00 SF.	29.34%
PERVIOUS AREA	20,708.00 SF.	70.66%
TOTAL AREA	29,308.00 SF.	100.00%



SITE PLAN

IMPORTANT NOTE:
This PROPOSED SITE PLAN is NOT an actual survey of said property. The Owner and / or Professional Land Surveyor shall verify site dimensions and conditions, placement of the structure, and any restrictions or limitations before construction begins.

AREA CALCULATIONS

NOTE

SITE PLAN

SCALE : 1"=30'

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Prepared by and return to:

Robert Flavell
Attorney at Law
Robert Flavell, P.A.
1420 Celebration Boulevard Suite 200
Celebration, FL 34747
407-815-5377
File Number: **3421-002**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **January, 2024** between **Business Credit Global Incorporated, a Florida Corporation** whose post office address is **6900 Tavistock Lakes Boulevard, Suite 400, Orlando, FL 32827**, grantor, and **JAOME HOLDING COMPANY LLC, A Florida Limited Liability Company** whose post office address is **2481 Old Dixie Highway, Auburndale, FL 33823**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

Lots 15 and 16, Block 88, Silver Spring Shores, Unit No. 7, according to the map or plat thereof as recorded in Plat Book J, Page 94, Public Records of Marion County, Florida.

Parcel Identification Number: 9007-0088-15 and 9007-0088-16

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime[®]

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 Property Record Card

9007-0088-15

Prime Key: 2265388

[MAP IT!](#)

Current as of 7/15/2025

[Property Information](#)

JAOME HOLDING COMPANY LLC
2481 OLD DIXIE HWY
AUBURNDALE FL 33823-8788

[Taxes / Assessments](#)

Map ID: 234

[Millage](#): 9001 - UNINCORPORATED

[M.S.T.U.](#)

[P.C.](#) 00

Acres: 68

[2024 Certified Value](#)

Land Just Value	\$44,430
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$44,430
Total Assessed Value	\$44,430
Exemptions	\$0
Total Taxable	\$44,430

[Ex Codes](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$44,430	\$0	\$0	\$44,430	\$44,430	\$0	\$44,430
2023	\$22,956	\$0	\$0	\$22,956	\$9,388	\$0	\$9,388
2022	\$17,772	\$0	\$0	\$17,772	\$8,535	\$0	\$8,535

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8522/1622	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$195,000
8255/1592	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$150,000
8088/0585	06/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$45,000
4162/0184	09/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,400
1809/1893	02/1992	05 QUIT CLAIM	0	U	V	\$100
2079/1622	06/1981	26 TRUSTEE	2 V-SALES VERIFICATION	U	V	\$13,100

[Property Description](#)

SEC 08 TWP 16 RGE 23
SEC 05 TWP 16 RGE 23
PLAT BOOK J PAGE 094
SILVER SPRINGS SHORES UNIT 7
BLK 88 LOTS 15 16
Parent Parcel: 9007-0088-00

[Land Data - Warning, Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		50.0	292.0	R3	14,810.00	SF						
0001		50.0	293.0	R3	14,810.00	SF						

Neighborhood 2007B - R3 LOTS IN UNIT 7 SSS
Mkt: 6 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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Prepared by and return to:

Robert Flavell
Attorney at Law
Robert Flavell, P.A.
1420 Celebration Boulevard Suite 200
Celebration, FL 34747
407-815-5377
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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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