



SUBMITTAL SUMMARY REPORT

WaiverSTA-001120-2026

PLAN NAME:	Cardinal Acres	LOCATION:	0
APPLICATION DATE:	07/27/2026	PARCEL:	9019-0000-05
DESCRIPTION:	This waiver request is submitted to allow the Final Plat application to proceed without a separate Preliminary Plat submittal. Final Plat Plan Number: FinalPlat-000507-2026 IVR Number:697716 Pursuant to Section 2.17.1 – Applicability, the Land Development Code states: "Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute." The applicant respectfully requests a waiver of this requirement, as a separate Preliminary Plat is not being submitted with this application. The requested waiver is intended to allow the Preliminary Plat requirement to be satisfied through the accompanying Final Plat submittal.		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Natasha Rampersad	JCH

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/28/2026	08/06/2026	08/11/2026	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	08/06/2026	07/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/06/2026	07/28/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/06/2026	08/04/2026	Informational
Comments	Please defer to OCE Traffic			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/06/2026	07/29/2026	Informational
Comments	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/06/2026	08/03/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/06/2026	08/07/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 8/7/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/06/2026	08/03/2026	Informational
Comments	Stormwater has no objections a waiver to the Preliminary Plat. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/06/2026	08/04/2026	Informational
Comments	Preliminary Plat survey requirements should be met in addition to Final Plat requirements if the waiver is approved and included in the Final Plat submission. In accordance with Sec. 2.12.8, Sec. 6.2.1, and Sec. 6.4.3 of the Marion County Land Development Code, this includes providing a current boundary and topographic survey less than 12 months old meeting Ch. 5J 17 FAC standards; preparation of all plans and supporting documents by a licensed professional; and submission of all required elements such as boundary and interior improvement surveys, lot and tract dimensions, zoning designations, easements, floodplain data, contiguous property information, one foot interval topography extending 100 feet beyond the project boundary, line and curve tables, metes and bounds legal descriptions tied to section corners, existing improvements, access points, and stormwater facilities. Compliance with all applicable Preliminary Plat requirements shall be demonstrated within the final plat submittal package when the waiver is granted.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/06/2026	07/31/2026	Informational
Comments	RECOMMEND DENIAL. Subdivisions require all lots to access public roads via a paved internal roadway. This comment was made on the Final Plat submittal. Roadway infrastructure needed in subdivisions require a preliminary plat to be approved.			

SUBMITTAL SUMMARY REPORT (WaiverSTA-001120-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/06/2026	08/06/2026	Approved
Comments	No utility impacts or improvements are proposed as part of the plat process.			
	Development of these parcels will be evaluated for required water and sewer connections at the time of plan or permit submittal.			



**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: 07/27/2026 Parcel Number(s): 9019-0000-05 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Cardinal Acres Commercial ☐ or Residential ☒
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 19 Block UU Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): BILLIE L. ARMSTRONG
Property Owner's Signature: _____
Property Owner's Mailing Address: 5550 SW 129TH TERRACE RD
City: OCALA State: FL Zip Code: 34481 Phone # (352) 266-5989

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # _____
FAX Number or Email address: Chris@JCHcg.com; admin@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: Division 17, Sec 2.17.1 - Preliminary Plat
Reason/Justification for Waiver Request: This waiver request is submitted to allow the Final Plat application to proceed without a separate Preliminary Plat submittal.
Reference Final Plat Plan Number: FinalPlat-000507-2026 / IVR Number: 697716

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

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

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

MARION COUNTY, FLORIDA
A REPLAT OF TRACT "U" OF SILVER SPRINGS SHORES UNIT 19,
AS RECORDED IN PLAT BOOK "J", PAGES 154 THROUGH 160.
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
CATED IN SECTIONS 31 AND 32 TOWNSHIP 15 SOUTH, RANGE 23 EAST

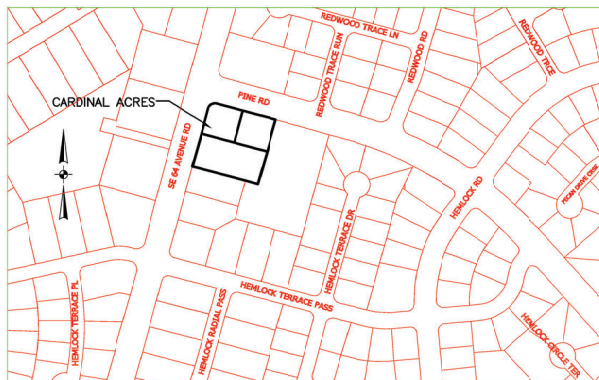
TRACT "UU" OF SILVER SPRINGS SHORES UNIT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGES 154 THROUGH 160 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PINE ROAD (100 FOOT WIDE; RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF S.E. 64th AVENUE; ROAD (100 FOOT WIDE; RIGHT OF WAY); THENCE S89°12'21"E, 10.01 FEET TO THE POINT OF BEGINNING; THENCE S89°12'21"E, 174'41.21"; THENCE S00°00'00"E, 100 FEET TO THE POINT OF BEGINNING; OR, A DISTANCE OF 225.28 FEET TO THE NORTHERLY CORNER OF SAID TRACT "UL"; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE R/S152°51'50", ALONG THE EASTERLY LINE OF TRACT "UL", (ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF S.E. 64th AVENUE; ROAD) TO A POINT OF CURVATURE OF A CIRCULAR ARC DISTANCE 39.28 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA; OR, A DISTANCE OF 250.41 FEET TO THE SOUTHERLY CORNER OF SAID TRACT "UL"; THENCE R/S149°30'01"W, ALONG THE SOUTHERLY LINE OF SAID TRACT "UL", TO THE SOUTHERLY CORNER OF SAID TRACT "UL"; OR, A DISTANCE OF 248.98 FEET TO THE SOUTHERLY CORNER OF SAID TRACT "UL"; SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 64th AVENUE ROAD; THENCE R/S157°35'3"E, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 223.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR ARC DISTANCE 39.28 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA; OR, A DISTANCE OF 250.41 FEET TO THE SOUTHERLY CORNER OF SAID TRACT "UL";

1. THIS PLAT IS BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY UTILITIES AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSE OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. EASEMENTS ARE SHOWN BY DASHED LINES ON THE PLAT.
5. BEARINGS ARE BASED ON THE RECORD PLAT OF SILVER SPRING SHORES UNIT NO. 19, PLAT BOOK 4, PAGES 154 THROUGH 160, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THERE PARTICULARLY THE EASTERLY RIGHT OF WAY LINE OF S.E. 64TH AVENUE ROAD AS BEING N15°17'39"E.
6. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH 2011 ADJUSTMENTS AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION.
7. THIS PLAT CONTAINS THREE (3) LOTS AND ZERO (0) MILES OF ROAD.
8. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
9. ADVISORY NOTICE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0545D MARION COUNTY, FLORIDA, EFFECTIVE DATE 08/28/2008, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOOD PLATING IN CONNECTION WITH ANY FLOOD INSURANCE TIME AS REQUIRED BY FEMA.
10. ADVISORY NOTICE: THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AS A COMMON PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR THE RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONSTRUCTION, MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREON 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 OF THIS COUNTY.



NOT TO SCALE

THIS PLAT IS 2 SHEET IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION, NOTES, ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

KNOW ALL MEN BY THESE PRESENT: BILLIE L. ARMSTRONG, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CARDINAL ACRES", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, BILLIE L. ARMSTRONG, HAS CAUSED THESE PRESENTS
TO BE SIGNED BY IT'S MANAGERS ON _____ DAY OF
_____, 2026.

WITNESS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS
OF PHYSICAL PRESENCE, THIS _____ DAY OF
_____, 2026, BY BILLIE L. ARMSTRONG

BY: _____ COUNTY ENGINEER
BY: _____ COUNTY FIRE SERVICES
BY: _____ COUNTY PLANNING
BY: _____ COUNTY UTILITIES
BY: _____ COUNTY ZONING
BY: _____ COUNTY SURVEYOR

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY
ACCEPT THIS PLAT OF "CARDINAL ACRES" FOR RECORDING. THIS PLAT FILED
FOR RECORDING THIS _____ DAY, OF _____, 2026, AT _____
A.M. / P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____, IN
THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

EY: _____
COUNTY ADMINISTRATOR, or
DESIGNATED ADMINISTRATIVE OFFICIAL

**R
W
S**

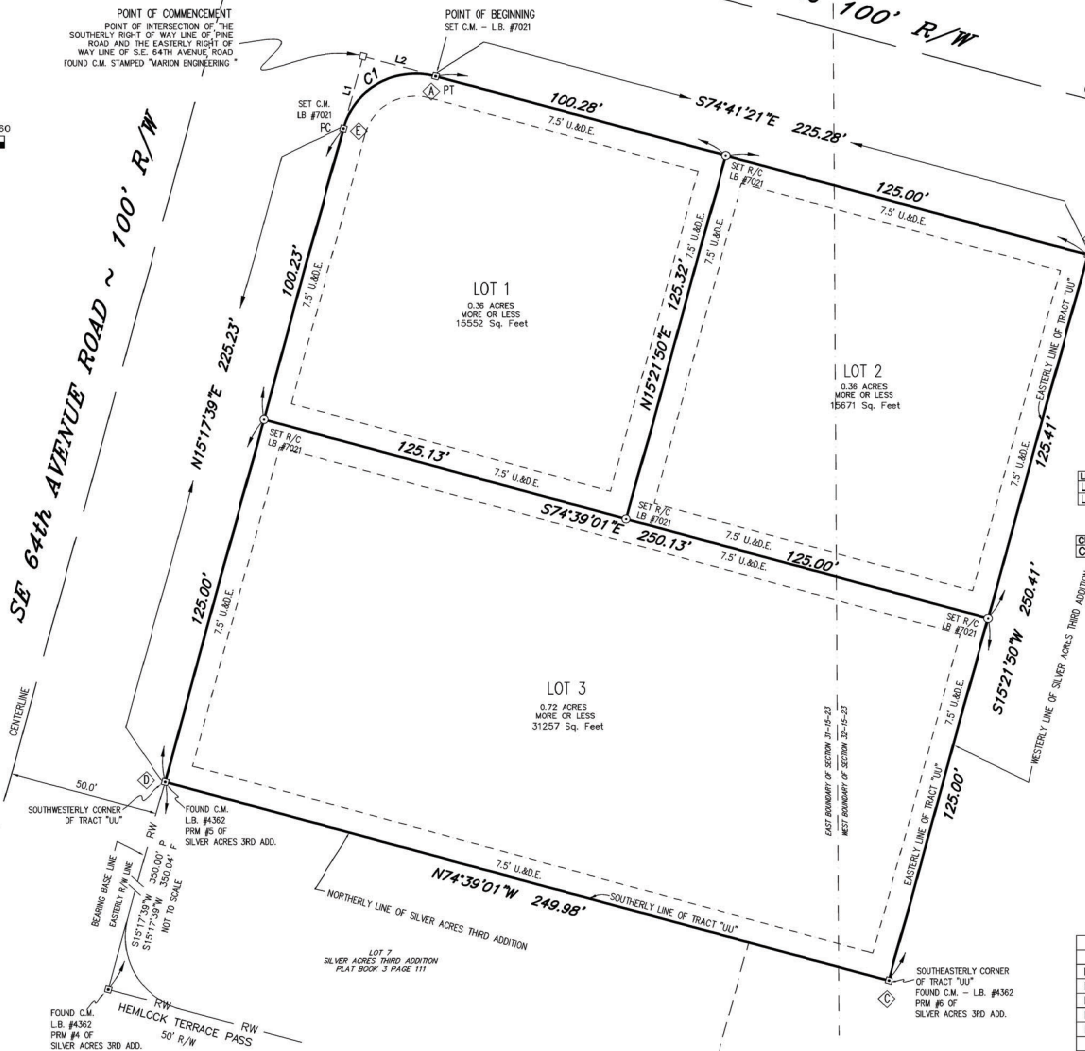
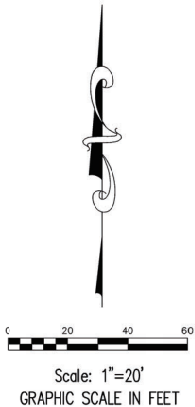
Prepared by
Rick Whitt Surveying, Inc.
Licensed Business Certificate #7021
3750 NE 25TH STREET
Ocala, FL 34470
Surveyocala@gmail.com
352-624-1513

CARDINAL ACRES

MARION COUNTY, FLORIDA
A REPLAT OF TRACT "UU" OF SILVER SPRINGS SHORES UNIT 19,
AS RECORDED IN PLAT BOOK "J", PAGES 154 THROUGH 160,
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 23 EAST

PLAT BOOK _____, PAGE _____

NOTE:
THIS PLAT IS 2 SHEET IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR
DEDICATION, NOTES, ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR
BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.



LINK	BEARING	DISTANCE
1	N15°17'39\"E	25.01'
2	N74°41'21\"W	25.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.28'	35.36'	S60°18'09\"W	90°01'00\"

ABBREVIATIONS
R/C = 5/8\" REBAR & CAP
C.M. = 4\"x4\" CONCRETE MONUMENT
U.A.D.E. = UTILITY AND DRAINAGE EASEMENT
I.D. = IDENTIFICATION
C/L = CENTERLINE
R/W = RIGHT OF WAY
P = PER THE PLAT OF SILVER SPRINGS SHORES UNIT 19
OR SILVER ACRES THIRD ADDITION
PC = POINT OF CURVATURE / PT = POINT OF TANGENCY
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
L.B. = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
PRM = PERMANENT REFERENCE MONUMENT
\" DEGREES / \" MINUTES WHEN USED IN A BEARING
\" SECONDS WHEN USED IN A BEARING
\" FEET WHEN USED IN A DISTANCE
\" INCHES WHEN USED IN A SIZE OR DISTANCE
N = NORTH S = SOUTH E = EAST W = WEST
SQ. FEET = SQUARE FEET

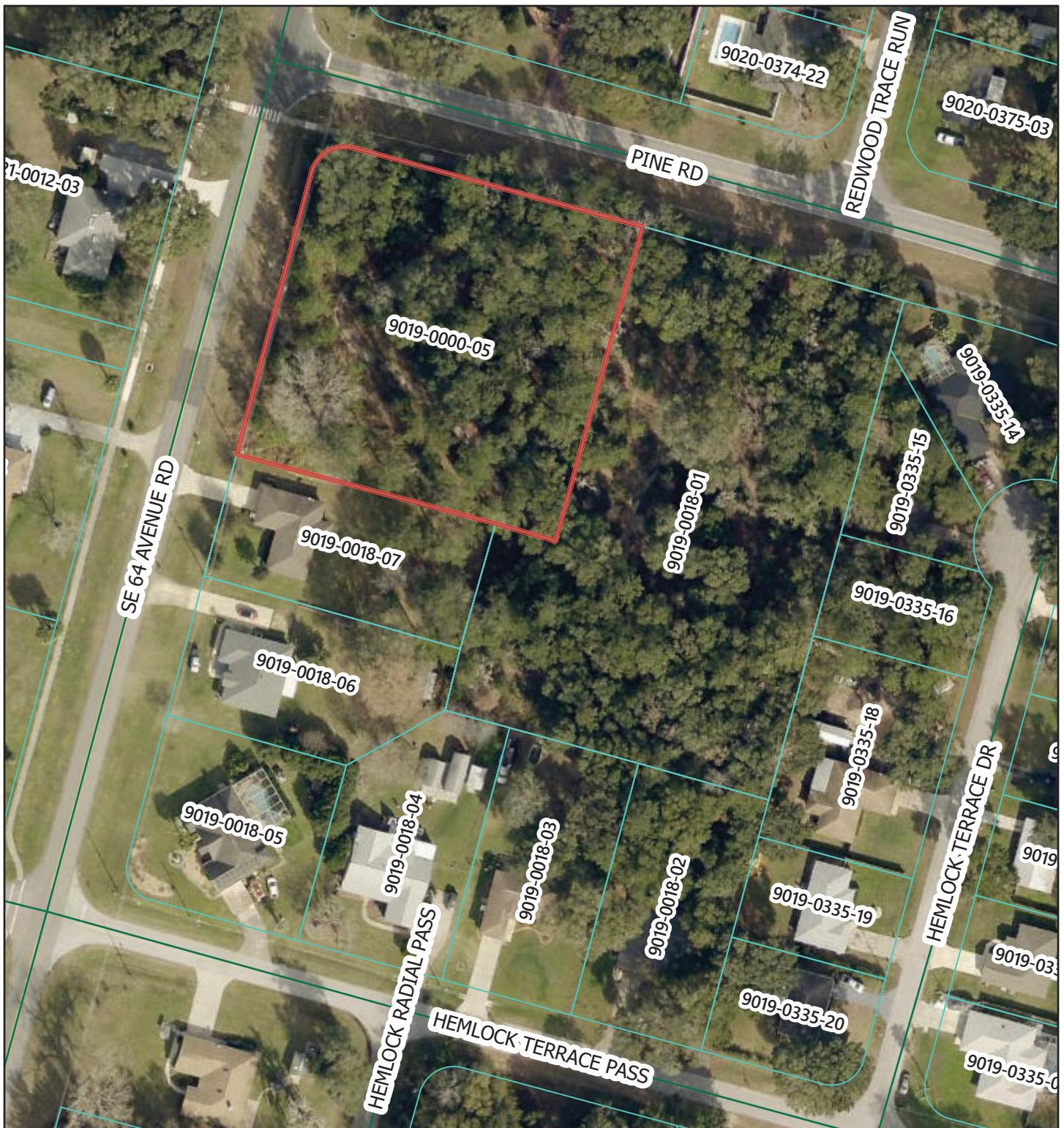
ZONING = R-1
BUILDING SETBACKS
FRONT = 25.00 FEET
SIDE = 8.00 FEET
REAR = 25.00 FEET

STATE PLANE COORDINATE TABLE		
Point	Northng	Eastng
PRM A	1748958.94	644172.34
PRM B	1748869.5	644395.64
PRM C	1748658.05	644329.35
PRM D	1748724.11	644088.28
PRM E	1748941.41	644147.63
AVERAGE SCALE FACTOR: C.99994134		

Prepared by
Rick Whitt Surveying, Inc.
Licensed Business Certificate #7021
3750 NE 25TH STREET
Ocala, FL 34470
Surveyocala@gmail.com
352-624-1513

SHEET 2 OF 2

Marion County Property Appraiser



7/21/2026, 3:38:19 PM

