



SUBMITTAL SUMMARY REPORT 33308

PLAN NAME: RIVER RUN

LOCATION: 8851 S US HWY 41
DUNNELLON,

APPLICATION DATE: 08/26/2025

PARCEL: 3296-000-001

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering & Land Surveying, LLC
Engineer of Record	Melinda Clemons	Rogers Engineering & Land Surveying, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	08/28/2025	09/11/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/17/2025	01/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/13/2026	02/20/2026	02/25/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	N/A 2.14.1.A - Master Plan submitted (for phased subdivisions) YES 6.4.3.J - Legal description matches boundary on plan YES 2.12.22 - All lots identified YES 2.18.2.I - Roads show connectivity YES 2.12.28 - Correct road names supplied NO 6.3.1.A(1) - There is no other subdivision by this name in Marion County There is already a subdivision in Marion County with the name River Run. Please select a different name. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			

Environmental Health (Plans) (Environmental Health)		09/11/2025	11/11/2025	Approved
<i>Comments</i>	N/A Central Sewer N/A Lot Size N/A Total Flow N/A Available Area N/A DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments N/A			

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	Land Use - Rejected - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? YES 2.12.4.L(3) - All applicable Developer's Agreements listed? N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided? N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct? N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified? N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max? N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent? N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count? N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided? N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided? N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered? N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met? N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided? N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met? N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract? N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided? N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided? N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities? N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]			

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N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
 YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
 N/A 4.1.4.J - [Greenway Setback Provided?]
 NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Environmental assessment is required for the proposed project.
 NO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? Environmental assessment is required for the proposed project.
 YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
 YES 6.12.2.A - [Local Road right-of-Way Provided?]
 N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
 N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
 N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
 YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
 N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
 YES 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
 YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
 YES 6.12.12 - [Sidewalks Provided?]
 INFO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Please include preliminary trip generation numbers based on ITE Trip Gen V11.
 N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
 YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
 YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
 YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
 N/A Additional Planning Items:

Zoning - Rejected - INFO 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 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.

YES 2.12.4.C -Owner and applicants name
 N/A 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown FLU/Z not required for pre-plat.
 YES 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2
 YES 2.12.4.L(6) - Acreage of tract
 INFO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Initial review: Please add front, side, and rear setback label to lot typical on pre-plat sheet 2.
 YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
 YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
 NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering 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.
 N/A 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments 890706S is tied to this parcel in GIS. The case is a special exception for Community Center in R-1/R-3 on parcel 3296-000-002 which is a separate parcel from this pre-plat.

The pre-plat project area is nowhere near the special exception area and there are no conditions associated with the exception.
 YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...
 N/A 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Defer to MCU.
 N/A 2.12.4.L(5) - Show environmentally sensitive areas and flood plain
 NO 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. Initial review: Provide environmental assessment or exemption letter per LDC Div. 6.5.
 N/A 4.4.4 - Provision for subdivision signs
 YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
 YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Existing shown on topo survey (sh 3).
 YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
 INFO Additional Zoning comments For questions/concerns about the initial zoning review, contact erik.kramer@marionfl.org or 352-438-2604

Department	Comments	Start Date	End Date	Status
Landscape (Plans) (Parks and Recreation)	N/A 2.12.18 - All trees 10" DBH and larger N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments N/A 6.8.6 - Buffers INFO Additional Landscape comments Residential lots - no landscape requirements	09/11/2025	11/11/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Requires Re-submit

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OCE Design (Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 8/28/25-fee due with resubmittal</p> <p>N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.</p> <p>N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan</p> <p>YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions</p> <p>YES 2.12.4.A - Type of application</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan</p> <p>YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval</p> <p>NO 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. 8/28/25-Missing: Licensed Design Professional Certification</p> <p>YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township</p> <p>YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/28/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - Digital version of plan</p> <p>YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.</p> <p>YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)</p> <p>YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C- Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow, graphic drawing, & written scale</p> <p>INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements</p> <p>INFO Additional Development Review Comments 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</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Approved

Comments INFO Preliminary Plat 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]."

SUBMITTAL SUMMARY REPORT (33308)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.8 - Topographical Contours				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements 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.				
NO 2.12.13/14/15 - General Exhibits 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.				
INFO 2.12.19 - Existing Drainage Improvements 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.				
INFO 2.12.19 - Proposed Drainage Improvements (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.				
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan.				
INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.				
NO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps need to be provided for review.				
YES 2.12.38 - Stormwater Maintenance Entity				
INFO 6.13 - Stormwater Management 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.				
INFO 6.10 - Karst Topography and High Recharge Areas If a new DRA will be constructed, a signed and sealed Karst Analysis will be required with the improvement/site plan.				
INFO Additional Stormwater comments 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.				

OCE Survey (Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Approved
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<i>Comments</i>				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old				
YES 6.4.3.B - Provide lot and tract areas and dimensions				
YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations				
YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)				
YES 6.4.3.E - Locate and identify all easements				
YES 6.4.3.F - The location of the existing one percent (100-year) flood plain				
YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS				
YES 6.4.3.H - Provide a current topographic survey				
YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply				
YES 6.4.3.J - Metes and bounds description legal description				
YES 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted				
YES 6.4.3.L - Show all apparent means of access on site to adjoining properties				
N/A 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities				
N/A Additional Survey comments				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development NO 2.12.38 - Maintenance of improvements 8/29/25 - Update owner's certificate on Sheet 1 to indicate management responsibilities as well as maintenance responsibilities for the improvements. N/A 2.17.2.I - Road geometrics YES 6.2.1.E - Drawing legend INFO 6.11.3 - Traffic Impact Analysis 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. NO 6.11.4 - Access management 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. NO 6.11.5.D - Residential driveway requirements 8/29/25 - Refer to traffic comment regarding access management; driveway design requires clarification. N/A 6.12.2 - Right-of-way INFO 6.12.9 - Subdivision roads and related infrastructure 8/29/25 - Section only applicable if frontage road is required. N/A 6.12.10 - Intersection layout N/A 6.12.11 - Turn lanes NO 6.12.12 - Sidewalks 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. NO Additional Traffic comments 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.			

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		09/11/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	N/A 6.14.2 - Connection Requirements N/A 6.14.5 - Submittal Requirements N/A 6.14.9 - Transfer of Facilities to Marion County Utilities N/A 6.15.2 - Decentralized Systems N/A 6.15.9 - Wellfields and Water Supply N/A 6.15.10 - Water Treatment Plants N/A 6.16.2 - Decentralized Systems N/A 6.16.5 - Wastewater Pump Stations N/A 6.17.6 - Non-Residential Irrigation Wells N/A 6.17.7 - On-Site Storage N/A 7.2.14 - Water Wells N/A 7.2.16 - Lift Stations INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 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			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/17/2025	12/18/2025	Requires Re-submit
<i>Comments</i>	Pending buffer waiver, missing waiver on cover.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections). Pending waiver request for buffering along golf course.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. Include requested buffering waiver on cover sheet.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/10/2025	Requires Re-submit
<i>Comments</i>	Pending waiver decision by DRC			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/28/2026	Approved
<i>Corrections</i>	2.12.32 - Stormwater Analysis Map (Resolved) - 2.12.32 - Stormwater Analysis Map : Provide site analysis map depicting existing and proposed drainage basins and drainage features.			
<i>Corrections</i>	2.17.2.H Verification provided to each utility (Resolved) - 2.17.2.H Verification provided to each utility: Verification that a copy of the Preliminary Plat was provided to each utility servicing the project for the purpose of determining the location, size, and configuration of utility easements needed for installation and maintenance. All utility easement requirements shall be resolved before approval of Improvement Plans. (Letters/emails sent to utility providers)			
<i>Corrections</i>	2.12.9/10-Proposed Drainage Right-of-Way/Easements (Resolved) - 2.12.9/10-Proposed Drainage Right-of-Way/Easements: Provide dimensions and label any proposed drainage ROW and/or easements on the site plan. Provide easement agreements, if necessary.			
<i>Corrections</i>	2.17.2.G Verification provided to municipalities (Resolved) - 2.17.2.G Verification provided to municipalities: Verification that a copy of the Preliminary Plat was provided to each municipality within one mile of the project.			

SUBMITTAL SUMMARY REPORT (33308)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/28/2026	Approved
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	6.3.1.F(1) - Establishment of MSBU, CDD, etc. (Resolved) - 6.3.1.F(1) - Establishment of MSBU, CDD, etc.: Notice in advance of Final Plat submittal: F. The following supporting documentation shall also be provided as appropriate: (1) 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; or b. The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development. The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	2.14.1. - Applicability (Resolved) - 2.14.1. - Applicability: Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan			

OCE Property Management (Plans) (Office of the County Engineer)	12/17/2025	12/22/2025	Informational
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Comments 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]."

SUBMITTAL SUMMARY REPORT (33308)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/17/2025	12/15/2025	Approved
<i>Recommendations</i>	6.13 - Stormwater Management - 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.			
<i>Recommendations</i>	2.12.32 - Stormwater Analysis Map - Pre- and post-development drainage maps to be reviewed with the site plan.			
<i>Recommendations</i>	2.12.19 - Existing Drainage Improvements - 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.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.e			
<i>Recommendations</i>	2.12.19 - Proposed Drainage Improvements - (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.			
<i>Recommendations</i>	Additional Stormwater comments - 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.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right-of-Way/Easements - 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.			
OCE Survey (Plans) (Office of the County Engineer)		12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/15/2025	Requires Re-submit
<i>Corrections</i>	6.11.3 - Traffic Impact Analysis (Not Resolved) - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Additional Traffic Comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/22/2025	Approved
<i>Comments</i>	The project is located within the FGUA service territory. A utility availability and capacity letter from FGUA will be required at the time of site plan review.			

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/20/2026	02/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/20/2026	02/18/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/20/2026	02/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/20/2026	02/13/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/20/2026	02/24/2026	Approved

SUBMITTAL SUMMARY REPORT (33308)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		02/20/2026	02/23/2026	Informational
<i>Comments</i>	<p>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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/20/2026	02/16/2026	Approved
<i>Recommendations</i>	2.12.19 - Existing Drainage Improvements - 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.			
<i>Recommendations</i>	2.12.19 - Proposed Drainage Improvements - (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.			
<i>Recommendations</i>	6.13 - Stormwater Management - 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.			
<i>Recommendations</i>	Additional Stormwater comments - 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.			
<i>Recommendations</i>	2.12.32 - Stormwater Analysis Map - Pre- and post-development drainage maps to be reviewed with the site plan.			
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right <input type="checkbox"/> of <input type="checkbox"/> Way/Easements - 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.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.e			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/20/2026	02/16/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/20/2026	02/14/2026	Approved
<i>Corrections</i>	6.11.3 - Traffic Impact Analysis (Resolved) - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			

SUBMITTAL SUMMARY REPORT (33308)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/20/2026	02/14/2026	Approved
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Additional Traffic Comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/20/2026	02/18/2026	Approved
<i>Comments</i>	Previously approved with informational - The project is located within the FGUA service territory. A utility availability and capacity letter from FGUA will be required at the time of site plan review.			

A PRELIMINARY PLAT for RIVER CREST MARION COUNTY, FLORIDA

DATA BLOCK:

PARCEL IDENTIFICATION NUMBER: PORTION OF 3296-000-001
 CURRENT LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
 PROPOSED LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
 CURRENT ZONING DESIGNATION: R-1
 PROPOSED ZONING DESIGNATION: R-1

R-1 SETBACK STANDARDS:
 FRONT: 20 FEET
 SIDE: 8 FEET
 REAR: 20 FEET

R-1 DESIGN STANDARDS:
 MAXIMUM DENSITY: 4 LOTS/ACRE
 MINIMUM LOT AREA: 7,500 sq. ft.
 MINIMUM LOT WIDTH: 40 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM FLOOR RATIO: NONE

PARCEL AREA: 6.34 Acres ±
 PARCEL A: 1.31 Acres ±
 PARCEL B: 5.03 Acres ±
 TRACT "A": 5601 sq. ft.

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

PROPOSED BUILDING HEIGHT: 1 STORY - NO HIGHER THAN 40 FEET

LISTING OF SITE COVERAGE:
 PROPOSED BUILDING COVERAGE: TBD BY IMPROVEMENT PLAN
 PROPOSED IMPROVISED AREA: TBD BY IMPROVEMENT PLAN
 PROPOSED NON-RESIDENTIAL FLOOR AREA: NONE
 PROPOSED PAVED OPEN SPACE: NONE
 PROPOSED PRESERVED NATURAL AREAS: NONE

PROPOSED MILES OF ROADS: 0 MILES
 PROPOSED # OF LOTS: 24 LOTS
 PROPOSED TRACTS: 1 TRACT

FEMA FLOOD ZONE DESIGNATION: ZONE "X", ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0655, SUFFIX D, WITH AN EFFECTIVE DATE OF 06/28/2008.

PROPERTY IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE



SECTION 13, TOWNSHIP 16 SOUTH, RANGE 18 EAST
LOCATION MAP
N14

INDEX	
SHEET No.	CONTENTS
0001	TITLE SHEET
0002	PROPOSED PLAT

LEGAL DESCRIPTION:

PARCEL "A"
 A PORTION OF TRACT B, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 106 THROUGH 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE S.E. CORNER OF SAID TRACT B; THENCE N19°07'43"E, ALONG THE EASTERN LINE OF SAID TRACT B, A DISTANCE OF 190.70 FEET TO THE N.W. CORNER OF LOT 25, BLOCK P, OF FOREMENTIONED RAINBOW SPRINGS COUNTRY CLUB ESTATES; THENCE DEPARTING SAID EASTERLY LINE, PROCEED N80°12'28"W, 310.00 FEET; THENCE S10°29'33"W, 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 18TH LANE ROAD (660 S.W. 18TH STREET) 100 FEET WIDE; THENCE S78°45'44"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"
 A PORTION OF TRACT 10, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 106 THROUGH 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 10; THENCE N88°49'27"E, ALONG A SOUTHERLY LINE OF SAID TRACT 10, A DISTANCE OF 88.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 0°02'37"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, A DISTANCE OF 41.18 FEET (CHORD BEARING AND DISTANCE OF N62°32'17", 41.14 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1124.42 FEET AND A CENTRAL ANGLE OF 56°31'16"; THENCE DEPARTING SAID SOUTHERLY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1109.22 FEET (CHORD BEARING AND DISTANCE OF N02°59'11"W, 1064.79 FEET) TO THE POINT OF TANGENCY; THENCE N25°18'46"E, 238.17 FEET; THENCE S64°27'54"E, 73.00 FEET; THENCE S20°18'46"E, 124.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 18TH LANE ROAD (660 S.W. 18TH STREET) 100 FEET WIDE; THENCE N78°45'44"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°24'25"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 34.87 FEET (CHORD BEARING AND DISTANCE OF S61°24'43"W, 32.11 FEET) TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 18TH AVENUE ROAD (640 S.W. 19000 AVENUE) 80 FEET WIDE; SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1301.59 FEET AND A CENTRAL ANGLE OF 03°48'14"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 86.41 FEET (CHORD BEARING AND DISTANCE OF S29°27'59"W, 86.40 FEET) TO THE POINT OF TANGENCY; THENCE CONTING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S29°18'47"W, 202.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1264.42 FEET AND A CENTRAL ANGLE OF 56°33'58"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1244.64 FEET (CHORD BEARING AND DISTANCE OF S02°55'24"E, 1195.00 FEET) TO THE POINT OF BEGINNING.

LDL WAIVERS APPROVED FOR ARI# 33308:
 SEC. 6.11.4 ACCESS MANAGEMENT
 SEC. 6.11.5.D RESIDENTIAL DRIVEWAY REQUIREMENTS
 SEC. 6.12.12.A-D SIGNAGE
 SEC. 6.8.6 UTILITIES

APPROVED BY DRC 12/15/25
 APPROVED BY DRC 12/15/25
 APPROVED BY BCC 01/20/26
 APPROVED BY BCC 01/20/26

NOTES:

1. 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.
3. UTILITY SERVICES FOR THE LOTS ARE AND SHALL BE FROM THE ADJOINING ROAD RIGHTS-OF-WAY.
4. PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE STATE PLANE COORDINATES, IN ACCORDANCE WITH MARION COUNTY L.D.C. AND CHAPTER 177, FLORIDA STATUTES.
5. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, AND IS, AND DERIVED FROM THE L-HET DIS NETWORK.
6. THERE ARE NO STORMWATER AND DRAINAGE EASEMENTS LOCATED WITHIN THIS PLAT.
7. LANDS SHOWN AND DESCRIBED HEREON ARE LOCATED WITHIN TRACTS "B" AND "10", RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "5", PAGES 106 THRU 116, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
8. TRACT "A" IS A PROPOSED COMMON AREA, RESERVED FOR A MULTI-MODAL PATH.

CONCURRENCY DEFERRAL:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY IS SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, SITE/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.

OWNER:
 RAINBOW SPRINGS CLUB LLC
 8259 PINE CYPRESS DRIVE
 ORLANDO, FL 32836
CONTACT PERSON: GEOFF GOETZ
TELEPHONE NUMBER: (321) 228-7421

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE FUTURE IMPROVEMENTS WITHIN TRACT "A" ON THIS PLAN.

GEOFF GOETZ DATE: _____
MANAGER
 RAINBOW SPRINGS CLUB LLC

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.W.F.W.M.D., TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS DINKINS ENGINEERING, P.L.A.
 CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
 SUITE 2
 Ocala, FL 34470
 PHONE: (352) 854-0981

DAVIS L. DINKINS, P.E.
 FL LICENSE NO. 60008

DATE: _____

I, DIGITALLY SIGNED AND SEALED:

DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60008.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	1/17/2025
ADDRESS COUNTY COMMENTS	
REVISION	

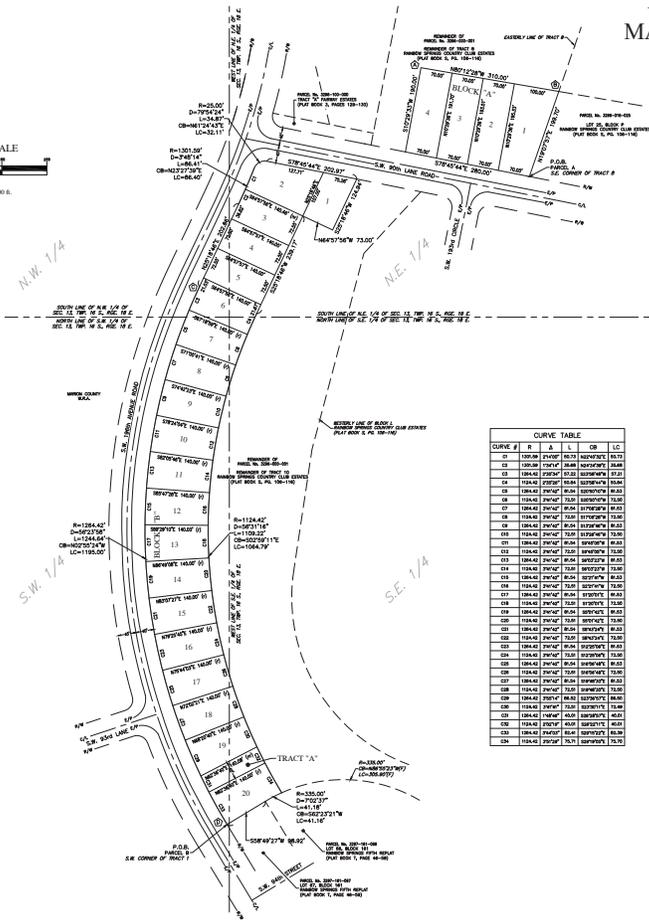
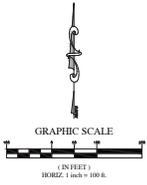
Robert L. Dinkins, P.E.
 License No. 60008
 Rainbown Springs Club
 8259 Pine Cypress Drive
 Orlando, FL 32836
 Phone: 352-854-0981
 Email: rdinkins@ddeng.com

ROGERS ENGINEERING & Land Surveying
 1105 S.E. 1st Avenue • Ocala, Florida 34471 • P.O. Box 1320 • Ocala, FL 34471

A PRELIMINARY PLAT
 OF
 RIVER CREST
 MARION COUNTY, FL
 7th Sheet

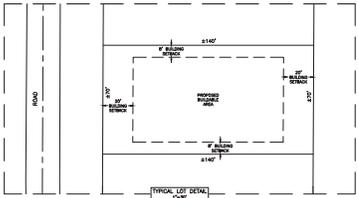
JOB NO.	25-0001-PL-001
DATE	01/20/26
SCALE	N.T.S.
SHEET	001

A PRELIMINARY PLAT for RIVER CREST MARION COUNTY, FLORIDA



STATE PLANE COORDINATES			
N	1728892.290	E	514738.241
N	1728814.267	E	515044.525
N	1728381.884	E	514747.709
N	1728188.444	E	514308.454

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
01	1000.00	120.00	120.00	120.00	120.00
02	1000.00	120.00	120.00	120.00	120.00
03	1000.00	120.00	120.00	120.00	120.00
04	1000.00	120.00	120.00	120.00	120.00
05	1000.00	120.00	120.00	120.00	120.00
06	1000.00	120.00	120.00	120.00	120.00
07	1000.00	120.00	120.00	120.00	120.00
08	1000.00	120.00	120.00	120.00	120.00
09	1000.00	120.00	120.00	120.00	120.00
10	1000.00	120.00	120.00	120.00	120.00
11	1000.00	120.00	120.00	120.00	120.00
12	1000.00	120.00	120.00	120.00	120.00
13	1000.00	120.00	120.00	120.00	120.00
14	1000.00	120.00	120.00	120.00	120.00
15	1000.00	120.00	120.00	120.00	120.00
16	1000.00	120.00	120.00	120.00	120.00
17	1000.00	120.00	120.00	120.00	120.00
18	1000.00	120.00	120.00	120.00	120.00
19	1000.00	120.00	120.00	120.00	120.00
20	1000.00	120.00	120.00	120.00	120.00
21	1000.00	120.00	120.00	120.00	120.00
22	1000.00	120.00	120.00	120.00	120.00
23	1000.00	120.00	120.00	120.00	120.00
24	1000.00	120.00	120.00	120.00	120.00
25	1000.00	120.00	120.00	120.00	120.00
26	1000.00	120.00	120.00	120.00	120.00
27	1000.00	120.00	120.00	120.00	120.00
28	1000.00	120.00	120.00	120.00	120.00
29	1000.00	120.00	120.00	120.00	120.00
30	1000.00	120.00	120.00	120.00	120.00



- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - M.A.S.F.C. NAIL IN S.F.C.
 - M.A.D. MARK
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RNG. RANGE
 - P.M. PLAT MEASUREMENT
 - D.M. DESCRIPTION MEASUREMENT
 - R. RADIUS
 - C.A. CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.C. DRIVING DISTANCE
 - TREE (SEE TREE SCHEDULE)
 - CRUSHED CONCRETE
 - T.S.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INVT. INVERT
 - C.M.E.S. CONCRETE MITERED END SECTION
 - T.S.F. TRAFFIC SIGNAL BOX
 - STORM MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE REESTABL.
 - ELECTRIC METER
 - L.D.C. LAND DEVELOPMENT CODE

LOT SIZES:

BLANK "A"	BLANK "B"
LOT 1 0.38 14,667	LOT 1 0.19 8,468
LOT 2 0.31 13,008	LOT 2 0.16 7,424
LOT 3 0.31 13,364	LOT 3 0.16 7,424
LOT 4 0.31 13,364	LOT 4 0.16 7,424
LOT 5 0.31 13,364	LOT 5 0.16 7,424
LOT 6 0.31 13,364	LOT 6 0.16 7,424
LOT 7 0.31 13,364	LOT 7 0.16 7,424
LOT 8 0.31 13,364	LOT 8 0.16 7,424
LOT 9 0.31 13,364	LOT 9 0.16 7,424
LOT 10 0.31 13,364	LOT 10 0.16 7,424
LOT 11 0.31 13,364	LOT 11 0.16 7,424
LOT 12 0.31 13,364	LOT 12 0.16 7,424
LOT 13 0.31 13,364	LOT 13 0.16 7,424
LOT 14 0.31 13,364	LOT 14 0.16 7,424
LOT 15 0.31 13,364	LOT 15 0.16 7,424
LOT 16 0.31 13,364	LOT 16 0.16 7,424
LOT 17 0.31 13,364	LOT 17 0.16 7,424
LOT 18 0.31 13,364	LOT 18 0.16 7,424
LOT 19 0.31 13,364	LOT 19 0.16 7,424
LOT 20 0.31 13,364	LOT 20 0.16 7,424

ADDRESS COUNTY COMMENTS
SECTION

DATE
1/17/2020

Rogers E. Rogers, P.E.
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Marion County, FL 32003
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Mobile: 352-247-7000
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www.rogers-engineering.com

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A PRELIMINARY PLAT
OF
RIVER CREST
MARION COUNTY, FL
Prepared For

JOB NO.
18-0001 (SEE FILE #18)

DATE
1/17/2020

SCALE
1" = 100'

SHEET
0001