



SUBMITTAL SUMMARY REPORT WaiverSTA-000391-2026

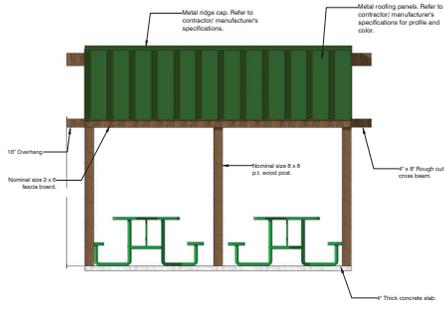
PLAN NAME: Cactus Jacks Trail Rides - Open pavilion	LOCATION: 11100 SW 16TH AVE OCALA,
APPLICATION DATE: 02/19/2026	PARCEL: 35800-007-00
DESCRIPTION: This is an 16x18 open pavilion on the property to provide cover for weather.	
<p>The waiver is for Sec. 2.21.1. – Major Site Plan of the Land Development Code. This waiver is required because the criteria of Sec. 2.20.1. – Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet has been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.</p>	

CONTACTS	NAME	COMPANY
Applicant	JAMES VERNON	PATRIOT CONTRACTING OF CF, LLC
Contractor	JAMES VERNON	PATRIOT CONTRACTING OF CF, LLC
Owner	TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA	TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA

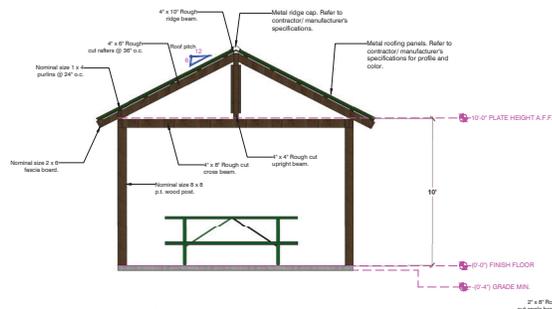
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.	02/25/2026	03/06/2026	03/03/2026	Approved

SUBMITTAL DETAILS

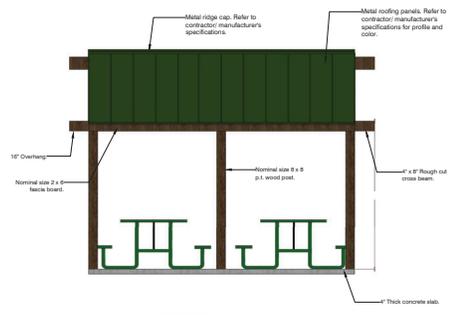
OCE: Waiver Request to Major Site Plan v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/06/2026	02/25/2026	Approved
<i>Comments</i>	No issues with fire.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/06/2026	02/25/2026	Approved
<i>Comments</i>	Defer to Stormwater.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/06/2026	02/25/2026	Approved
<i>Comments</i>	Proposed 16' x 18' pavilion drains to an existing DRA that, per the available contour data and flood prone data, has several feet of freeboard and would increase the existing BFE by less than an inch.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/06/2026	03/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/06/2026	03/02/2026	Approved
<i>Comments</i>	Main Parcel 35800-007-00 is within the Marion County Utility Service Area, not currently served by Marion County Utilities. The proposed pavilion has no flows and will not trigger a connection to public water or sewer.			



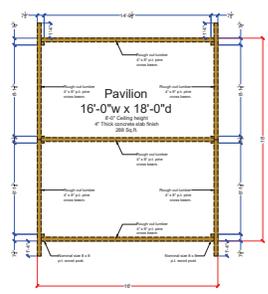
1 Front elevation view
1-1 SCALE: Not-to-scale



2 Right elevation view
1-1 SCALE: Not-to-scale



3 Rear elevation view
1-1 SCALE: Not-to-scale



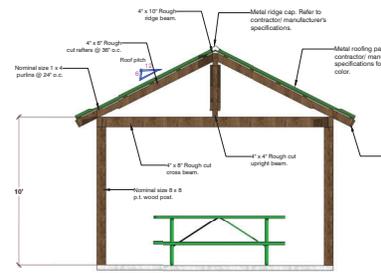
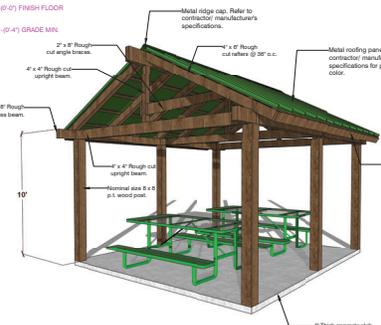
Floor Plan
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- GROUND LINES SHOWN FOR REFERENCE ONLY AND MAY VARY DEPENDING ON SITE CONDITIONS.
- ALL FINISH MATERIALS TO BE VERIFIED WITH CONTRACTOR OWNER PRIOR TO CONSTRUCTION.
- ROOF COVERINGS: SEE COMMONALY SPECIFICATIONS ON CONSULT THE CONSTRUCTION WOODCRAFT SEE STRUCTURAL SHEETS FOR WEATHERING REQUIREMENTS.



ELEVATION MARK



4 Left elevation view
1-1 SCALE: Not-to-scale

This drawing has been digitally signed and sealed by Mark W. Keels, P.E. on 01/18/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This drawing is part of a set of digitally sealed drawings and should not be printed separately.

Southern HOME & DESIGN

1000 S.W. 10th Ave
 Ft. Lauderdale, FL 33304
 (954) 561-1111

IC®

PROFESSIONAL SEAL

ADJUDICATION

MADON COUNTY, FLORIDA
 IN GOD WE TRUST

Florida County, Florida

PROJECT NUMBER: 110425

Castle Jack's Trail Ride
 Pavilion Addition
 11100 S.W. 18th Ave
 Ocala, FL 34478

Patriot
 CONSTRUCTION CONTRACTING
 James R. Vernon, AIC, SCLA, CBC
 Owner/Contractor
 Patriot Contracting of FL, LLC
 Patriot Construction
 4400 S.E. 73rd Street
 Ocala, Florida 34480
 james@patriotct.com
 (352) 345-0394

DOCUMENT PHASE

No.	Date	Phase
1	12-09-2024	Preliminary Design Phase
2	01-18-2025	Contractor Document Phase
3		Issued for Bidding
4		Notice to Proceed
5		Closeout
6		Final As-Built

ADJUDICATOR: James R. Vernon
 90 S.W. 32nd Street
 Ocala, FL 34478

ENGINEER

Mark W. Keels, P.E.
 1000 S.W. 10th Ave
 Ft. Lauderdale, FL 33304
 (954) 561-1111

Mark W. Keels, P.E.
 Digitally signed by Mark W. Keels, P.E. DN: cn=Mark W. Keels, o=Patriot Contracting of FL, LLC, email=mark@patriotct.com, c=US

SHEET INDEX

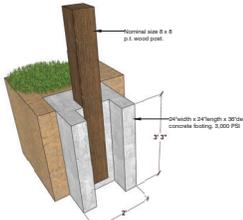
No.	Description
1-0	COVER SHEET
1-1	FLOOR PLAN & ELEVATIONS
1-2	ROOF FRAMING PLAN & DETAILS

1-1
 FLOOR PLAN & ELEVATIONS
 SCALE: 1/4" = 1'-0"

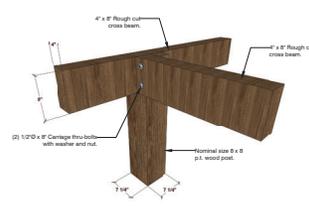
TABLE RB03.2.3.1 ROOF SHEATHING ATTACHMENT

Rafter/Tuss Spacing 2' @ o.c.	WIND SPEED							
	115 mph	130 mph	150 mph	160 mph	180 mph	190 mph	200 mph	210 mph
	EXPOSURE B							
Rafter/Tuss SG = 0.42	X	X	X	X	X	X	X	X
Rafter/Tuss SG = 0.49	X	X	X	X	X	X	X	X
	EXPOSURE C							
Rafter/Tuss SG = 0.42	X	X	X	X	X	X	X	X
Rafter/Tuss SG = 0.49	X	X	X	X	X	X	X	X
	EXPOSURE D							
Rafter/Tuss SG = 0.42	X	X	X	X	X	X	X	X
Rafter/Tuss SG = 0.49	X	X	X	X	X	X	X	X

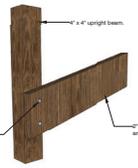
E - Nail spacing along panel edges (inches) F - Nail spacing along intermediate supports in the panel field (inches)
 a - For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including a heel on in the panel field. b - Where rafter/tuss spacing is less than 24 inches on center, roof sheathing fastening is permitted to be on each side of rafter and tuss, nail spacing is permitted to be 6 inches on center along panel edges and 8 inches on center along intermediate supports in accordance with the AWG WFCM or the AWG ICC.



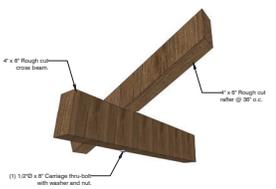
1
1-2
8" x 8" Wood post embedment detail
SCALE: Not-to-scale



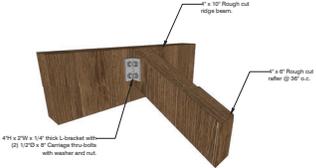
2
1-2
4" x 8" beam to 8" x 8" wood post connection detail
SCALE: Not-to-scale



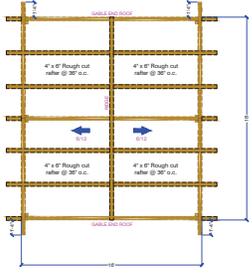
7
1-2
2" x 8" angle brace to 4" x 4" upright beam connection detail
SCALE: Not-to-scale



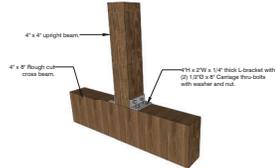
3
1-2
4" x 6" rafter to 4" x 8" cross beam connection detail
SCALE: Not-to-scale



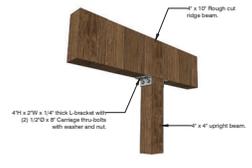
4
1-2
4" x 6" rafter to 4" x 10" ridge beam connection detail
SCALE: Not-to-scale



Roof framing plan
SCALE: 1/4" = 1'-0"



5
1-2
4" x 4" upright beam to 4" x 8" cross beam connection detail
SCALE: Not-to-scale



6
1-2
4" x 4" upright beam to 4" x 8" cross beam connection detail
SCALE: Not-to-scale

ROOF DESIGN LOAD	
100 PSF UNIFORM LOAD	0.10 MP
100 PSF POINT LOAD	0.10 MP
50 PSF UNIFORM LOAD	0.05 MP
50 PSF POINT LOAD	0.05 MP
WIND LOAD	0.05 MP
SEISMIC LOAD	0.05 MP
ICE LOAD	0.05 MP
WIND SPEED	100 mph
EXPOSURE CATEGORY	B
WIND DIRECTION	0.05 MP
WIND PRESSURE	0.05 MP
WIND FORCE	0.05 MP

APPROXIMATION

Southern HOME & DESIGN

1001 S.E. 10th Ave.
 Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Email: info@southernhomeanddesign.com

MAJOR COUNTY, FLORIDA
 IN GOD WE TRUST

Major County, Florida

PROJECT NUMBER: 110425

Client: Jack's Trail Homes
 Pavilion Addition
 11100 SW 10th Ave
 Ocala, FL 34478

Patriot CONSTRUCTION
 James R. Vernon, AIC, SCLA, CBC
 Owner/Contractor
 Patriot Contracting of FL, LLC
 Patriot Construction
 4400 S.E. 73rd Street
 Ocala, Florida 34408
 james@patriotct.com
 (352) 343-0294

DOCUMENT PHASE

No.	Date	Description
1.0	12/01/2024	Preliminary Design Phase
1.1	12/01/2024	Conceptual Design/Phase
1.2	12/01/2024	Final Design
1.3	12/01/2024	Final Construction
1.4	12/01/2024	Final for permit
1.5	12/01/2024	Final

MARKING: 02/01/2025 **Mark W. Keels, P.E.**

11100 SW 10th Ave
 Ocala, Florida 34478
 (352) 343-0294

Mark W. Keels, P.E.
 Professional Engineer
 License No. 12458
 State of Florida

SHEET INDEX

1-0	COVER SHEET
1-1	FLOOR PLAN & ELEVATIONS
1-2	ROOF FRAMING PLAN & DETAILS

1-2

ROOF FRAMING PLAN & DETAILS
SCALE: 1/4" = 1'-0"

This drawing has been digitally signed and sealed by Mark W. Keels, P.E. on 01/18/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This drawing is part of a set of digitally sealed drawings and should not be printed separately.

SW 27 AVE

CLIPPER AVE

SW 16 AVE

16x18
Pavillion

