



SUBMITTAL SUMMARY REPORT WaiverSTA-000709-2026

PLAN NAME:	SEASURE LLC	LOCATION:	0
APPLICATION DATE:	04/29/2026	PARCEL:	2003-101-000
DESCRIPTION:	<p>This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application</p> <p>Sec. 2.17.1. - Applicability. Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.</p>		

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	05/01/2026	05/12/2026	05/19/2026	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	05/12/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/12/2026	05/01/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/12/2026	05/13/2026	Informational
<i>Comments</i>	Parcel has a hold which reads "Agreement between applicant and Ken Weyrauch, we can move forward with the zoning change. If zoning change is approved applicant is aware they need to do a replat before parcel hold can be removed. No building permits until hold is removed" however, it is unclear what is trying to be achieved, it appears there are missing files.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/12/2026	05/05/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/12/2026	05/11/2026	Approved

SUBMITTAL SUMMARY REPORT (Waiver STA-000709-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/12/2026	05/08/2026	Not Required
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>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."</p> <p>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."</p> <p>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]."</p> <p>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."</p> <p>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."</p> <p>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]." - DR 5/8/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/12/2026	05/04/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/12/2026	05/12/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/12/2026	05/04/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/12/2026	05/05/2026	Approved
<i>Comments</i>	Project is within the Marion County Utility service area, currently outside of connection distance. Future utility connections for water and wastewater can be made off HWY 40.			

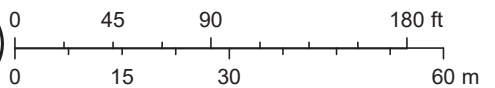
Marion County Property Appraiser



4/29/2026, 4:47:50 PM

MCPA Parcel Data

Streets





Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2003-101-000

Prime Key: 2384280

[MAP IT+](#)

Current as of 4/29/2026

[Property Information](#)

SEASURE LLC
 19614 SW 88TH LOOP
 DUNNELLON FL 34432-2663

[Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 00

[Acres:](#) .65

[2025 Certified Value](#)

Land Just Value	\$11,900		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$11,900	Impact	
Total Assessed Value	\$3,659	Ex Codes:	(\$8,241)
Exemptions	\$0		
Total Taxable	\$3,659		
School Taxable	\$11,900		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$11,900	\$0	\$0	\$11,900	\$3,659	\$0	\$3,659
2024	\$8,900	\$0	\$0	\$8,900	\$3,326	\$0	\$3,326
2023	\$7,700	\$0	\$0	\$7,700	\$3,024	\$0	\$3,024

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8733/0152	10/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$10,000
3848/0819	10/2004	05 QUIT CLAIM	0	U	V	\$100
2549/1328	04/1998	05 QUIT CLAIM	0	U	V	\$100
2153/1824	07/1995	05 QUIT CLAIM	8 ALLOCATED	U	V	\$392
1987/1382	12/1993	34 TAX	8 ALLOCATED	U	V	\$918

[Property Description](#)

SEC 35 TWP 15 RGE 19
 PLAT BOOK G PAGE 034
 RAINBOW PARK UNIT 3
 BLK 101 PART OF LOT 18 LYING BETWEEN LOTS 3.4. & ST RD 40

Parent Parcel: 2003-000-004

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		150.0	188.0	B4	2.00	LT						
Neighborhood 3995												
Mkt: 4 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

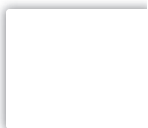
Appraiser Notes

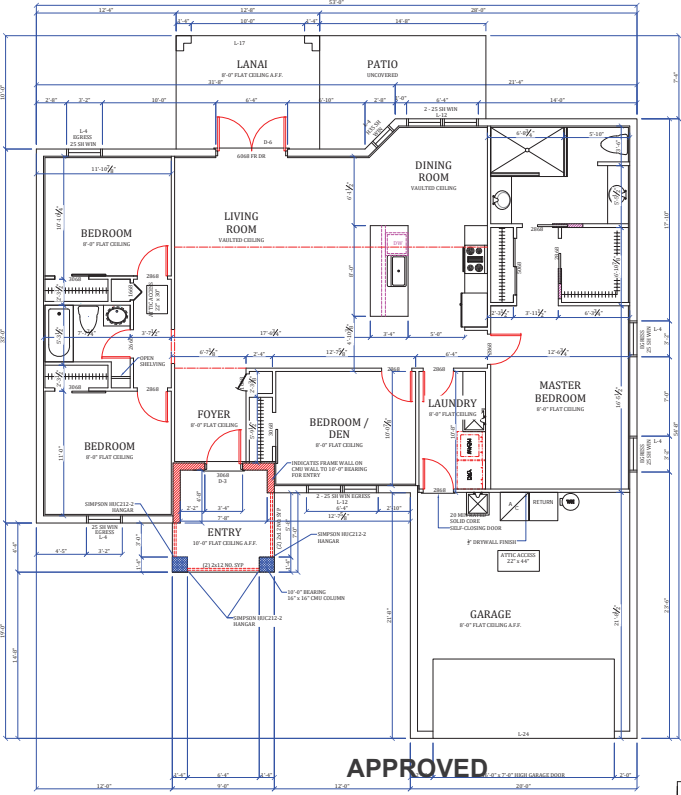
PLAT LAW DIVISION VIOLATION PER ZONING SPOKE TO JL
 THE ABOVE NOTE WAS PUT ON HERE IN 2006. LAND USE IS NOT IN COMPLIANCE WITH ZONING BUT NOT SURE
 WHAT
 THE PLAT LAW VIOLATION WOULD BE. BL 5-25

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description





APPROVED

FLOOR PLAN

ENGINEER'S NOTES:

- DESIGN WIND SPEED VAR = 150 MPH
- BUILDING RISK CATEGORY 2
- WIND EXPOSURE: "B"
- 2023 FURNISHING BUILDING CODE RESIDENTIAL 8th EDITION
- ROOF LIVE LOAD = 20 PSF, DEAD LOAD = 17 PSF
- ASSUMED SOIL BEARING CAPACITY = 2000 PSF
- INTERNAL PRESSURE COEF = +/- 0.18
- CONCRETE COMPRESSION STRENGTH 3000 PSI @ 28 DAYS
- MPRI/RY N.E.C. 2020 CODES IN EFFECT
- ALL REBAR #3N GRADE 40
- ALL LUMBER USE FOR STRUCTURAL ELEMENTS TO BE 2X12 SPP OR BETTER. ALL LUMBER IN CONTACT WITH CONCRETE TO BE #1.
- EOK CERTIFIES THAT ALL BEDROOMS HAVE THE REQUIRED EGRESS EJECTS

SQUARE FOOTAGE

2323 SF TOTAL
436 SF GARAGE
76 SF ENTRY

FOR CODE COMPLIANCE BY
120 SF LANAI
1691 SF LIVING

7:30:42 AM Feb 16, 2025

TABLE E3.12.1(4) NOMINAL (LASH) GARAGE DOOR WIND LOADS FOR RESIDENTIAL HOUSING TYPE OF USE LOCATED IN EXPOSURE B (PPF 1.5.5.4.1)

WIND SPEED (75)	10 MPH	15 MPH	20 MPH
1	7	11.3	15.8
2	7	13.3	17.5
3	7	15.3	19.2
4	7	17.3	20.9
5	7	19.3	22.6
6	7	21.3	24.3
7	7	23.3	26.0
8	7	25.3	27.7
9	7	27.3	29.4
10	7	29.3	31.1
11	7	31.3	32.8
12	7	33.3	34.5
13	7	35.3	36.2
14	7	37.3	37.9
15	7	39.3	39.6
16	7	41.3	41.3
17	7	43.3	43.0
18	7	45.3	44.7
19	7	47.3	46.4
20	7	49.3	48.1
21	7	51.3	49.8
22	7	53.3	51.5
23	7	55.3	53.2
24	7	57.3	54.9
25	7	59.3	56.6
26	7	61.3	58.3
27	7	63.3	60.0
28	7	65.3	61.7
29	7	67.3	63.4
30	7	69.3	65.1
31	7	71.3	66.8
32	7	73.3	68.5
33	7	75.3	70.2
34	7	77.3	71.9
35	7	79.3	73.6
36	7	81.3	75.3
37	7	83.3	77.0
38	7	85.3	78.7
39	7	87.3	80.4
40	7	89.3	82.1
41	7	91.3	83.8
42	7	93.3	85.5
43	7	95.3	87.2
44	7	97.3	88.9
45	7	99.3	90.6
46	7	101.3	92.3
47	7	103.3	94.0
48	7	105.3	95.7
49	7	107.3	97.4
50	7	109.3	99.1
51	7	111.3	100.8
52	7	113.3	102.5
53	7	115.3	104.2
54	7	117.3	105.9
55	7	119.3	107.6
56	7	121.3	109.3
57	7	123.3	111.0
58	7	125.3	112.7
59	7	127.3	114.4
60	7	129.3	116.1
61	7	131.3	117.8
62	7	133.3	119.5
63	7	135.3	121.2
64	7	137.3	122.9
65	7	139.3	124.6
66	7	141.3	126.3
67	7	143.3	128.0
68	7	145.3	129.7
69	7	147.3	131.4
70	7	149.3	133.1
71	7	151.3	134.8
72	7	153.3	136.5
73	7	155.3	138.2
74	7	157.3	139.9
75	7	159.3	141.6
76	7	161.3	143.3
77	7	163.3	145.0
78	7	165.3	146.7
79	7	167.3	148.4
80	7	169.3	150.1
81	7	171.3	151.8
82	7	173.3	153.5
83	7	175.3	155.2
84	7	177.3	156.9
85	7	179.3	158.6
86	7	181.3	160.3
87	7	183.3	162.0
88	7	185.3	163.7
89	7	187.3	165.4
90	7	189.3	167.1
91	7	191.3	168.8
92	7	193.3	170.5
93	7	195.3	172.2
94	7	197.3	173.9
95	7	199.3	175.6
96	7	201.3	177.3
97	7	203.3	179.0
98	7	205.3	180.7
99	7	207.3	182.4
100	7	209.3	184.1

NAILING PATTERNS REQUIRED

ZONES 1 & 2 - 4" x 4" @ 16" PANEL EDGES, 4" x 4" @ 24" IN THE FIELD
ALL WALLS SHALL BE 8" BRICK JOINT THAT COMPLY WITH ASTM F2103. NO SUBSTITUTIONS

TABLE E3.12.1(5) COMPONENTS CLADDING

WIND SPEED (75)	10 MPH	15 MPH	20 MPH
1	7	11.3	15.8
2	7	13.3	17.5
3	7	15.3	19.2
4	7	17.3	20.9
5	7	19.3	22.6
6	7	21.3	24.3
7	7	23.3	26.0
8	7	25.3	27.7
9	7	27.3	29.4
10	7	29.3	31.1
11	7	31.3	32.8
12	7	33.3	34.5
13	7	35.3	36.2
14	7	37.3	37.9
15	7	39.3	39.6
16	7	41.3	41.3
17	7	43.3	43.0
18	7	45.3	44.7
19	7	47.3	46.4
20	7	49.3	48.1
21	7	51.3	49.8
22	7	53.3	51.5
23	7	55.3	53.2
24	7	57.3	54.9
25	7	59.3	56.6
26	7	61.3	58.3
27	7	63.3	60.0
28	7	65.3	61.7
29	7	67.3	63.4
30	7	69.3	65.1
31	7	71.3	66.8
32	7	73.3	68.5
33	7	75.3	70.2
34	7	77.3	71.9
35	7	79.3	73.6
36	7	81.3	75.3
37	7	83.3	77.0
38	7	85.3	78.7
39	7	87.3	80.4
40	7	89.3	82.1
41	7	91.3	83.8
42	7	93.3	85.5
43	7	95.3	87.2
44	7	97.3	88.9
45	7	99.3	90.6
46	7	101.3	92.3
47	7	103.3	94.0
48	7	105.3	95.7
49	7	107.3	97.4
50	7	109.3	99.1
51	7	111.3	100.8
52	7	113.3	102.5
53	7	115.3	104.2
54	7	117.3	105.9
55	7	119.3	107.6
56	7	121.3	109.3
57	7	123.3	111.0
58	7	125.3	112.7
59	7	127.3	114.4
60	7	129.3	116.1
61	7	131.3	117.8
62	7	133.3	119.5
63	7	135.3	121.2
64	7	137.3	122.9
65	7	139.3	124.6
66	7	141.3	126.3
67	7	143.3	128.0
68	7	145.3	129.7
69	7	147.3	131.4
70	7	149.3	133.1
71	7	151.3	134.8
72	7	153.3	136.5
73	7	155.3	138.2
74	7	157.3	139.9
75	7	159.3	141.6
76	7	161.3	143.3
77	7	163.3	145.0
78	7	165.3	146.7
79	7	167.3	148.4
80	7	169.3	150.1
81	7	171.3	151.8
82	7	173.3	153.5
83	7	175.3	155.2
84	7	177.3	156.9
85	7	179.3	158.6
86	7	181.3	160.3
87	7	183.3	162.0
88	7	185.3	163.7
89	7	187.3	165.4
90	7	189.3	167.1
91	7	191.3	168.8
92	7	193.3	170.5
93	7	195.3	172.2
94	7	197.3	173.9
95	7	199.3	175.6
96	7	201.3	177.3
97	7	203.3	179.0
98	7	205.3	180.7
99	7	207.3	182.4
100	7	209.3	184.1

TABLE E3.12.1(6) COMPONENTS CLADDING

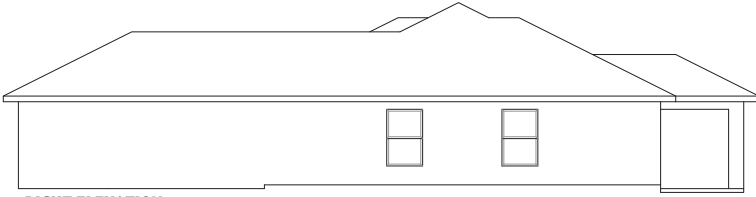
WIND SPEED (75)	10 MPH	15 MPH	20 MPH
1	7	11.3	15.8
2	7	13.3	17.5
3	7	15.3	19.2
4	7	17.3	20.9
5	7	19.3	22.6
6	7	21.3	24.3
7	7	23.3	26.0
8	7	25.3	27.7
9	7	27.3	29.4
10	7	29.3	31.1
11	7	31.3	32.8
12	7	33.3	34.5
13	7	35.3	36.2
14	7	37.3	37.9
15	7	39.3	39.6
16	7	41.3	41.3
17	7	43.3	43.0
18	7	45.3	44.7
19	7	47.3	46.4
20	7	49.3	48.1
21	7	51.3	49.8
22	7	53.3	51.5
23	7	55.3	53.2
24	7	57.3	54.9
25	7	59.3	56.6
26	7	61.3	58.3
27	7	63.3	60.0
28	7	65.3	61.7
29	7	67.3	63.4
30	7	69.3	65.1
31	7	71.3	66.8
32	7	73.3	68.5
33	7	75.3	70.2
34	7	77.3	71.9
35	7	79.3	73.6
36	7	81.3	75.3
37	7	83.3	77.0
38	7	85.3	78.7
39	7	87.3	80.4
40	7	89.3	82.1
41	7	91.3	83.8
42	7	93.3	85.5
43	7	95.3	87.2
44	7	97.3	88.9
45	7	99.3	90.6
46	7	101.3	92.3
47	7	103.3	94.0
48	7	105.3	95.7
49	7	107.3	97.4
50	7	109.3	99.1
51	7	111.3	100.8
52	7	113.3	102.5
53	7	115.3	104.2
54	7	117.3	105.9
55	7	119.3	107.6
56	7	121.3	109.3
57	7		



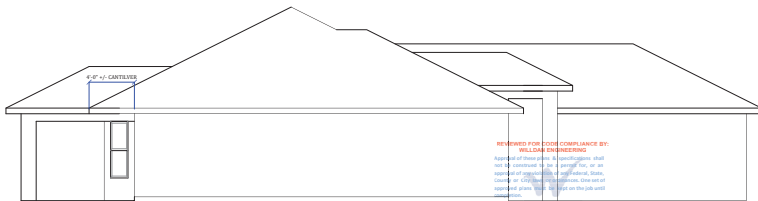
FRONT ELEVATION



REAR ELEVATION

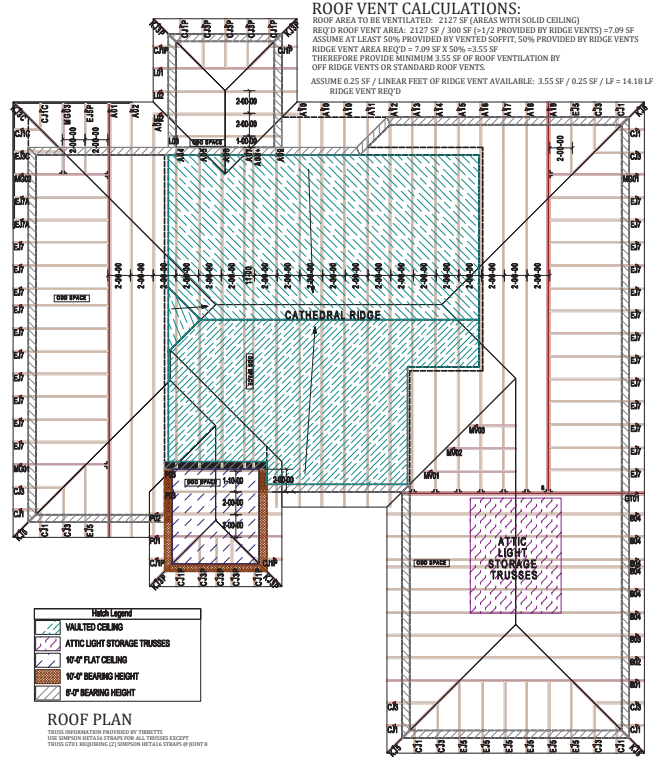


RIGHT ELEVATION



LEFT ELEVATION

REVISIONS FOR CODE COMPLIANCE BY WILLIAM ENGINEERING
 1. 11/15/2023: Updated to meet 2023 International Residential Code (IRC) requirements for roof framing and sheathing.
 2. 11/15/2023: Updated to meet 2023 International Building Code (IBC) requirements for roof framing and sheathing.
 3. 11/15/2023: Updated to meet 2023 International Mechanical Code (IMC) requirements for roof framing and sheathing.
 4. 11/15/2023: Updated to meet 2023 International Fire Code (IFC) requirements for roof framing and sheathing.
 5. 11/15/2023: Updated to meet 2023 International Energy Conservation Code (IECC) requirements for roof framing and sheathing.
 6. 11/15/2023: Updated to meet 2023 International Plumbing Code (IPC) requirements for roof framing and sheathing.
 7. 11/15/2023: Updated to meet 2023 International Electrical Code (IEC) requirements for roof framing and sheathing.
 8. 11/15/2023: Updated to meet 2023 International Fire and Code Enforcement Ordinance (IFCEO) requirements for roof framing and sheathing.
 9. 11/15/2023: Updated to meet 2023 International Building Code (IBC) requirements for roof framing and sheathing.
 10. 11/15/2023: Updated to meet 2023 International Residential Code (IRC) requirements for roof framing and sheathing.



Riddle Consulting Engineers, Inc.
 structural mechanical
 Paul D. Riddle, P.E.
 Senior Engineer
 CA 00000001

PROJECT: 1812-018-002
 ADDRESS: 1812-018-002
 PHONE: (916) 241-2342
 WEBSITE: www.riddle-engineers.com

A CUSTOM DESIGN FOR
MAGGIE MODEL
 1812-018-002
 EUC HARVEST CONSTRUCTION

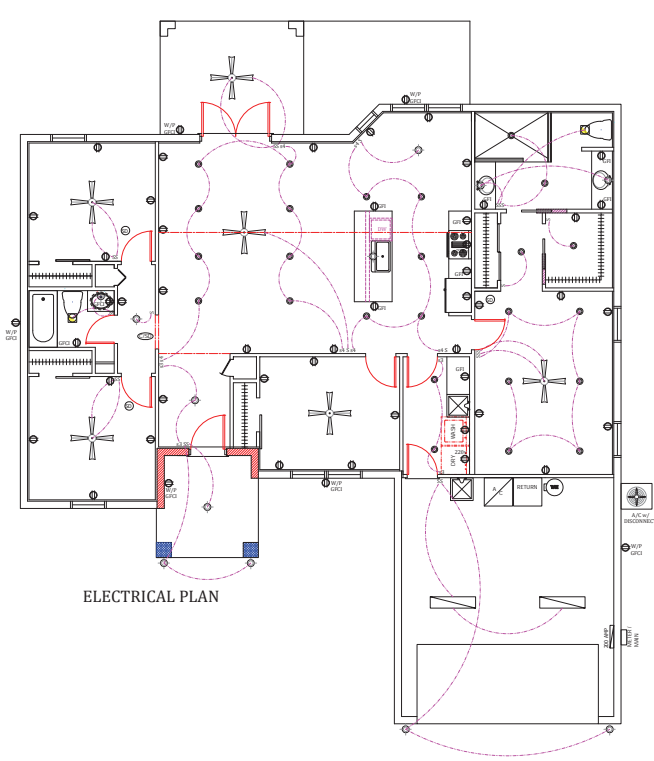
REVISIONS NOTES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL D. RIDDLE, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

Digital Signer:
 IGC CA 2
 DN: CN=PAUL D RIDDLE, o=QualifierA01, c=US, email=priddle@riddle-engineers.com, ou=Riddle Engineering, ou=Professional Engineers
 Date: 2023.01.06 10:37:48-05:00

DRAWN: JASON R. RIDDLE
 DATE: Jan. 6, 23

SCALE: 1/4" = 1'-0"
3 OF 4
 JOB NUMBER: 2250000



ELECTRICAL PLAN

SYMBOL	DESCRIPTION
	CEILING FAN / LIGHT
	WEATHER PROOF GFI OUTLET
	STANDARD OUTLET
	GFI OUTLET
	GARAGE DOOR OPENER
	220V OUTLET
	EXHAUST FAN
	RECESSED CAN LIGHT
	LIGHT FIXTURE
	FLOOR LIGHT
	PHONE JACK
	TV JACK
	POST LIGHT
	PEDULUM LIGHT
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE SMOKE DETECTOR
	ELECTRICAL METER
	SWITCHED LIGHT
	WALL SCONCE
	RECESSED LIGHT

REVIEWED FOR CODE COMPLIANCE BY
WILLIAM ENGINEERING
 Approval of these plans is conditional and will be considered to be a permit fee, or an approval of compliance with all applicable codes, county or city regulations. One set of approved plans will be kept on file for code compliance.
 7:50:52 AM Feb 16, 2020

Riddle Consulting Engineers, Inc.
 structural civil mechanical
 Paul D. Riddle, P.E.
 Senior Engineer
 CEA 00000793

PHONE: 408.222.0000
 ADDRESS: 2200 S. 17th AVE.
 SUITE 100, TUCUMAN, CA 95119
 FAX: 408.222.0000
 WEBSITE: WWW.RIDDLEENGINEERS.COM

A CUSTOM DESIGN FOR
MAGGIE MODEL
 1812-018-002
 EUCHAERST CONSTRUCTION

REVISIONS NOTES

DRAWN: JASON R. RIDDLE
 DATE: Jan. 6, 20

SCALE: 1/4" = 1'-0"
4 OF 4
 JOB NUMBER: 2250000