Marion County
Board of Adjustment
Meeting Agenda

Monday, May 4, 2026 **2:00 PM** **Growth Services Building - Training Room**

Invocation and Pledge of Allegiance

Explanation of Procedure for Hearing Variance Requests

1. Acknowledgment of Proof of Publication, Mailing and Posting of Notice

2. Consider the following Variance Requests

2.1. 260401V - Betty Jo & Mealy W. Reed, Jr., Request a Variance, to Reduce the Front (Lakeside) Setback from 75' to 55' for a Pool and Deck, in a Single-Family Dwelling (R-1) Zone, on Parcel Number 45568-000-00, Site Address 10410 SE 138th Place Road, Summerfield, FL 34491

2.2. 260402V - Brite Properties of Florida, LLC, Requests a Variance, to Reduce the (Front) Setback from 25' to 20' for 46 Parcels, in a Single-Family Dwelling (R-1) Zone, on Parcel Numbers 8002-0072-01, 8002-0074-01, And Various Others, Site Addresses Various Parcels in Marion Oaks Unit 2 Subdivision, Ocala, FL 34473

2.3. 260501V - Vickie Sue Rudasil and Paula Rudasil, Request a Variance, to Reduce the (Side) Setback from 8' to 2' 9" for an Existing RV Carport in a Mixed Residential (R-4) Zone, on Parcel Number 00359-005-01, Site Address 16825 NE 243rd Place Road, Fort McCoy, FL 32134

3. Other Business

4. Consider the Minutes of Previous Meeting

Adjourn

Marion County

Board of Adjustment

Agenda Item

File No.: 2026-22733 **Agenda Date:** 5/4/2026 **Agenda No.:** 2.1.

SUBJECT:
260401V - Betty Jo & Mealy W. Reed, Jr., Request a **Variance**, to Reduce the Front (Lakeside) Setback from 75' to 55' for a Pool and Deck, in a Single-Family Dwelling (R-1) Zone, on Parcel Number 45568-000-00, Site Address 10410 SE 138th Place Road, Summerfield, FL 34491

DESCRIPTION/BACKGROUND:
Edward Abshier, on behalf of Mealy and Betty Reed, filed for a variance from Section 5.2.4.A of the Marion County Land Development Code (LDC) to reduce the required Environmentally Sensitive Overlay Zone (ESOZ) waterfront setback from seventy-five (75) feet to fifty-five (55) feet to the ordinary high-water line. The subject property is located at 10410 SE 138th Place Road, Summerfield, FL. The Parcel Identification Number for the subject property is 45568-000-00. The legal descriptions are provided within the submitted deed (see Attachment A). The variance request is in response to Zoning comments related to Permit No. 2025110129 for an in-ground swimming pool.

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

BOA Date	~~4/6/2026~~ 5/4/2026
Case Number	260401V
EPL Number	Z Variance-000246-2026
Type of Case	**Variance** to reduce lakeside setback from 75' to 55' for a pool and deck
Owner	Mealy & Betty Reed
Applicant	Edward Abshier
Street Address/Site Location	10410 SE 138th Place Road, Summerfield, FL 34491
Parcel Number(s)	45568-000-00
Property Size	±0.52 AC
Future Land Use	Medium Residential (MR)
Zoning Classification	Single-Family Dwelling (R-1)
Overlays Zones/Special Areas	Lake Weir Environmentally Sensitive Overlay Zone (ESOZ), Secondary Springs Protection Zone (SSPZ) & Flood Prone Area
Project Planner	Jared Rivera-Cayetano
Related Cases	Permit No. 2025110129 – In-Ground Concrete Swimming Pool

I. ITEM SUMMARY

Edward Abshier, on behalf of Mealy and Betty Reed, filed for a variance from Section 5.2.4.A of the Marion County Land Development Code (LDC) to reduce the required Environmentally Sensitive Overlay Zone (ESOZ) waterfront setback from seventy-five (75) feet to fifty-five (55) feet to the ordinary high-water line . The subject property is located at 10410 SE 138th Place Road, Summerfield, FL. The Parcel Identification Number for the subject property is 45568-000-00. The legal descriptions are provided within the submitted deed (see Attachment A). The variance request is in response to Zoning comments related to Permit No. 2025110129 for an in-ground swimming pool.

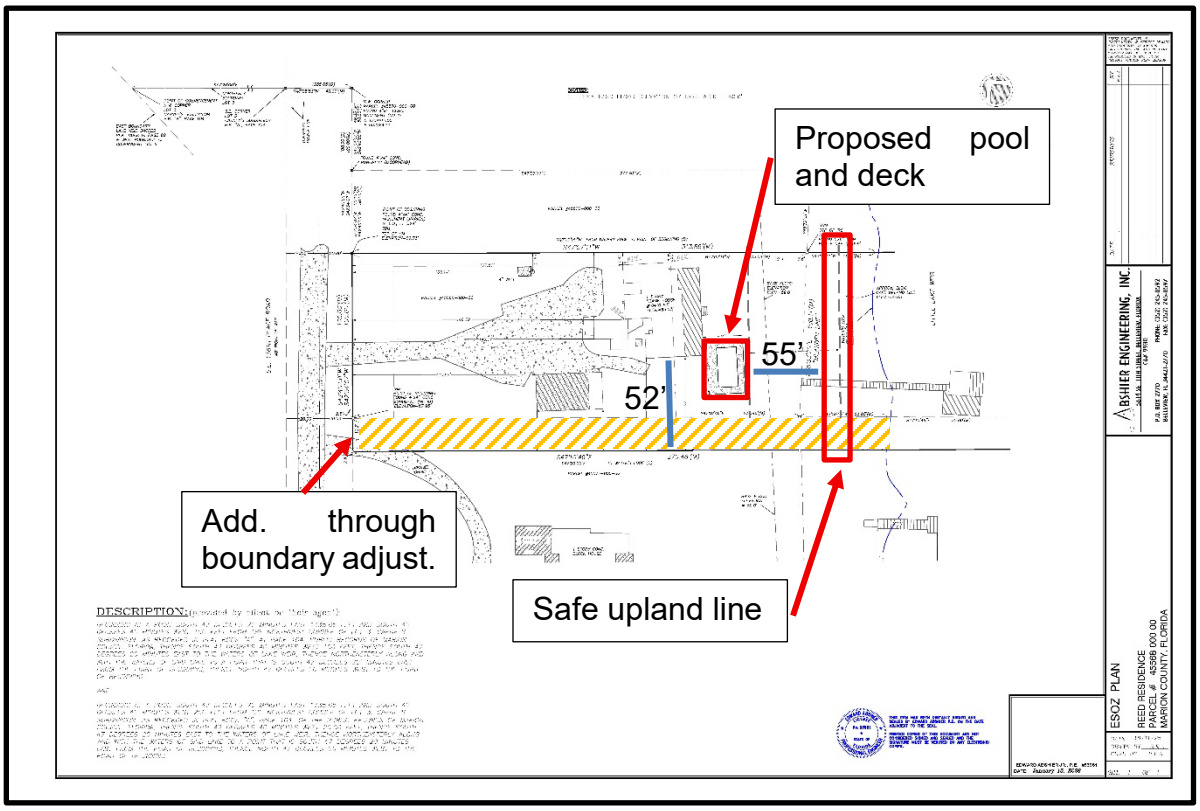
Figure 1 is a general location aerial displaying existing site conditions and Figure 2 provides the submitted ESOZ plan for the proposed pool and deck. The submitted ESOZ plan indicates the location of the existing single-family residence, accessory structure, well, driveway, and dock. The pool and deck are approximately 770 square feet in size and fifty-five (55) feet from the “safe upland line.” Within the Lake Weir ESOZ, the waterfront property boundary is considered the front of the subject property for setback purposes. Although accessory structures are typically prohibited along the front yard of properties, pools and screen enclosures are explicitly allowed, provided minimum setbacks of seventy-five (75) feet are observed, pursuant to LDC Section 5.2.4.A.

**The Board of Adjustment (BOA) hearing for this variance request was re-scheduled to May 4, 2026 due to a lack of quorum. This report has been edited to make general improvements, including references to BOA hearing dates and a boundary adjustment.*

Figure 1
General Location Map



Figure 2
Submitted ESOZ Plan



II. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.9.3., notice of public hearing was mailed to all property owners (13 owners) within 300 feet of the subject property on March 20, 2026, public notice was initially posted on the subject property on March 6, 2026 and re-posted on April 17, 2026, and due public notice was published through the Marion County website on March 23, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

III. PROPERTY CHARACTERISTICS

The subject property is approximately 0.52 acres in size, with a Single-Family Dwelling (R-1) zoning and a Medium Residential (MR) Future Land Use (FLU) designation. The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The subject property is directly adjacent to Little Lake Weir and is thus within the Lake Weir Environmentally Sensitive Overlay Zone (ESOZ). The subject property is not part of an existing subdivision. Consistent with LDC Section 2.9.3.B., a site visit was conducted by Growth Services Department staff on March 6, 2026. An additional site visit was conducted on April 17, 2026.

Staff observed several homes along Little Lake Weir. Within the subject property, Staff found a one-story single-family residence. Small trees and other vegetation are located directly along SE 138th Place road, with a single gravel driveway that can park several vehicles. An additional carport/accessory structure used for storage is located towards the front of the single-family residence (i.e. considered the rear of the subject property for setback purposes). A dock is located towards the "front" yard (lakeside) of the subject single-family residence. Several tables and chairs are found along this portion of the subject property. Site photos are attached to this report (see Attachment C).

According to the Marion County Property Appraiser (MCPA), the primary single-family residence was constructed in 1963. A boundary adjustment between subject property and PID 45572-000-00 to the south of the subject property was conducted between 2017 and 2025 to provide an additional twenty-foot strip to the subject property, approximately 1,600 square feet (SF) in size (see Figure 2).

IV. REQUEST STATEMENT

The applicant requests a variance from LDC Section 5.2.4.A to reduce the waterfront setback from seventy-five (75) feet to fifty-five (55) feet for a pool and deck in R-1 zoning. Pursuant to LDC Section 5.2.4.A, the Board of Adjustment may grant a variance from this setback.

V. ANALYSIS

LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. Staff's analysis of compliance with those criteria are provided below.

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Analysis: The applicant states, "This home was constructed in 1963. There were no ESOZ at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir."

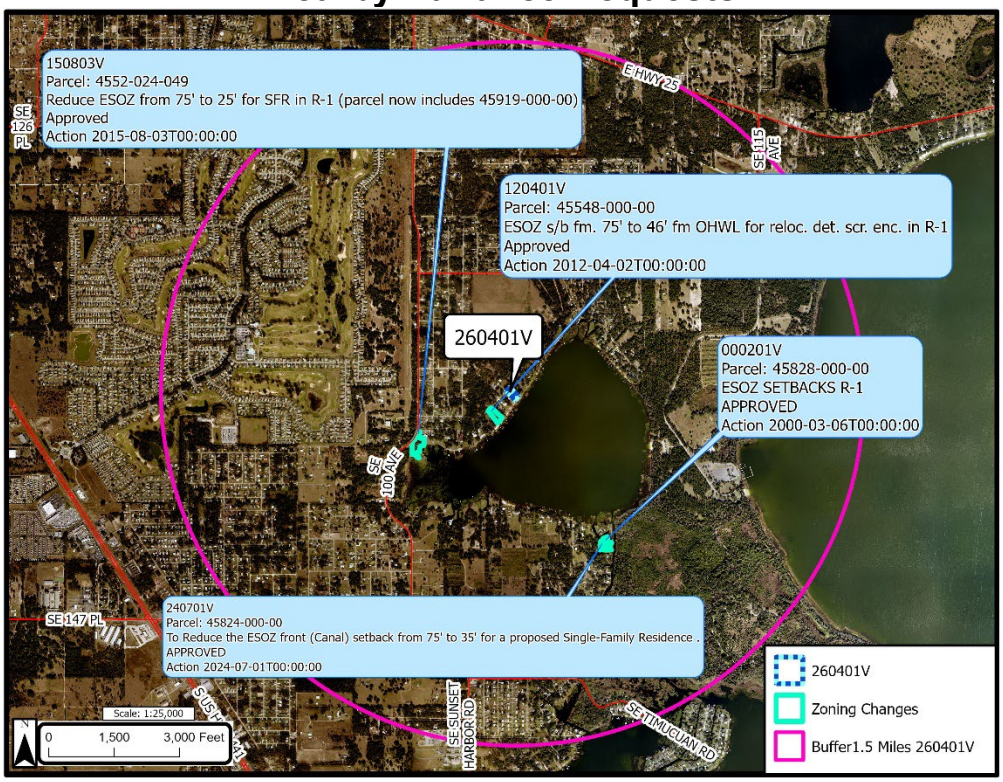
Marion County Property Appraiser (MCPA) confirms that the primary single-family residence was constructed in 1963. The single-family residence is approximately eighty (80) feet from the "safe upland line."

Staff notes that zoning regulations, including ESOZ standards, went into effect in 1992 with the adoption of the Marion County Land Development Code (LDC). ESOZ Ordinary High Water Line standards were changed in 2001 from a minimum waterfront setback of fifty (50) feet to seventy-five (75) feet from the ordinary high-water line. ESOZ standards were changed in 2013 to allow pools and screen enclosures along the "lakeside" yard of all waterfront properties, provided that

minimum setback requirements of seventy-five (75) feet are met. Furthermore, the Marion County LDC still allows pools within the “side” and “rear” yards of the subject property (i.e. toward the front and sides of an existing single-family residence), as long as minimum setbacks of eight (8) feet are met. Staff notes a total of fifty-two (52) feet of side yard to the south of the existing residence, as a result of a boundary adjustment between subject property and PID 45572-000-00 to the south of the subject property.

Figure 3 displays properties nearby that have been approved or denied variances from ESOZ standards. In total, Staff identifies approximately 92 variance cases directly along Lake Weir (including Little Lake Weir); approximately 89 of such cases have been approved. Three (3) cases were withdrawn or denied.

Figure 3
Nearby Variance Requests



B. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant states, “This home was constructed in 1963. There were no ESOZ requirements at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir.”

Staff notes the subject property owner, Mealy and Betty Reed, purchased the site in 2025. Most changes following the development of the site have been primarily regulatory in nature and such regulatory changes are

intended to alter how lakeside residential properties develop. Although the lake side is now considered the "front" of the property, Staff notes the LDC continues to allow pools to be constructed in the "lakeside," "side," and "rear" yards of all waterfront residential properties, provided minimum setback requirements are met.

C. *Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.*

Analysis: The applicant states, "As mentioned above, most of the lots on Lake Weir were developed long before there were any ESOZ requirements. Almost all of these lots require a variance for the addition of a pool. This pool will be further from the lake [than] other homes on Lake Weir."

Staff notes the LDC allows pools to be constructed within the lakeside yard of residential properties provided minimum setbacks observed. Staff notes pools and screen enclosures would also be permitted in the "rear" and "side" yards of the subject property. Staff finds that a pool—especially towards the southeast side of the existing single-family residence—would likely meet both side and waterfront setback requirements, given a total of fifty-two (52) feet of side yard and irrespective of applicant request for a pool wholly within the "lakeside" yard.

Staff therefore concludes that this variance may be irregular.

D. *The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building or structure.*

Analysis: The applicant states, "A [24' x 32'] pool and deck is not [large]. The western end of the pool and deck will be about 55' from the mean high water line." Site photos of the proposed area for the proposed pool and deck are attached.

Staff notes that the applicant has not provided additional alternative designs to show that the requested variance from the minimum setback is required.

E. *Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.*

Analysis: The applicant states, "As state above, because these lots were developed and homes constructed prior to the ESOZ requirements added to the LDC, it is common for the homes to be granted variances for the addition of a pool or deck to the lake side of their home."

Staff finds that granting a variance is a privilege and each variance has its own special circumstances. Regardless of whether the Board grants or does not grant this variance request, the decision should not create a precedence for the surrounding area.

F. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: The applicant states, "As stated above, there are homes closer to the lake than this pool will be. Denying this request would not be consistent with other waivers approved on Lake Weir and Little Lake Weir."

Staff has provided facts related to previous variances along Lake Weir (including Little Lake Weir).

As indicated in LDC Section 5.2.1, Staff notes the intent of ESOZ standards is to protect and conserve "environmentally sensitive areas from the adverse effects of development while protecting the rights of property owners." Enhanced setbacks are explicitly listed as a measure to protect surface water and groundwater quality.

No berm or other form of stormwater mitigation system is provided within the submitted ESOZ plan. If granted, Staff notes that the applicant would still be required to undergo appropriate permitting processes, including the submission of an ESOZ plan depicting stormwater management systems in accordance with LDC Section 5.2.6.

VI. BOARD OF ADJUSTMENTS ACTION

To be determined. Re-scheduled for May 4, 2026 at 2:00 PM.

VII. LIST OF ATTACHMENTS

A. Application Package
B. Site Photos
C. LDC Article 5, Division 2, Environmentally Sensitive Overlay Zone
D. Property Appraiser Map 275C-3
E. Permit No. 2025110129

ATTACHMENT A

Marion County
Board of County Commissioners
Growth Services • Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

OFFICE USE ONLY
Received By: _____
Date Received: _____

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

45568-000-00
Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN *SECTION 2.9* OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Asking for a reduction from the 75' lakeside ESOZ setback to 55' to add a pool and deck.

Section of Code requesting variance from: **4.2.9E & 5.2.4.A**

Legal Description (**Please attach a copy of deed**). Total Acreage of subject property: **0.52** +/- acres

Directions to subject property:

Turn on South on SE 100 Avenue from C-25 East of Belleview. Turn East on SE 138th Place Road. House is approx. 1/2 mile to 10410 SE 138th Place Road.

Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Betty Jo Reed
(Print/Signature) Property Owner

Betty Jo Reed

Address

10410 138th Place Rd.

City, State, Zip Code

Summerfield, FL 34491

Contact Info: Phone, cell, e-mail address

352-427-7794 bbjr7@aol.com

Edward Abshier
(Print) Applicant or Agent

Edward Abshier

Address

P.O. Box 2770

City, State, Zip Code

Belleview, FL 34421

Contact Info: Phone, cell, e-mail address

352-266-9555 ed@abshiereng.com

THE FILING FEE IS $ 450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. ***PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.*** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

ATTACHMENT A

Marion County
Board of County Commissioners
Growth Services • Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

OFFICE USE ONLY
Received By: _____
Date Received: _____

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

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Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

(Print/Signature) Property Owner
Mealy W. Reed Jr.
Address
10410 138th Place Rd.
City, State, Zip Code
Summerfield, FL 34491
Contact Info: Phone, cell, e-mail address
352-427-7794 bbjr7@aol.com

(Print) Applicant or Agent
Edward Abshier
Address
P.O. Box 2770
City, State, Zip Code
Belleview, FL 34421
Contact Info: Phone, cell, e-mail address
352-266-9555 ed@abshiereng.com

THE FILING FEE IS $ 450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. ***PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.*** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

Variance Application
Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

Variance applications are complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. ☑ A signed and complete application form accompanied by payment of the application fee.
   a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card[1]. Make checks payable to: Marion County Board of County Commissioners.**
   b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☑ A copy of the most recent **recorded deed** conveying the property to the current owner.
   a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. ☑ A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
4. ☑ A proposed Site Plan, at a minimum, including:
   a. Required setbacks and proposed setbacks
   b. Location of proposed structures
5. ☑ A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
6. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

[1] Payments using a credit card are subject to a surcharge service fee.

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. *PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM.* A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

This home was constructed in 1963. There were no ESOZ requirements at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

This home was constructed in 1963. There were no ESOZ requirements at this time. There was no way of knowing that future requirements would not allow for the addition of a pool on the lake side of the home. This type of variance is common on Lake Weir.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

As mentioned above, most of the lots on Lake Weir were developed long before there were any ESOZ requirements. Almost all of these lots require a variance for the addition of a pool. This pool will be further from the lake then other homes on Lake Weir.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

A 24'x32' pool and deck is not a large. The western end of the pool and deck will be about 55' from the mean high water line.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

As stated above, because these lots were developed and homes constructed prior to the ESOZ reqirements added to the LDC, it is common for the homes to be granted variances for the addition of a pool or deck to the lake side of their home.

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

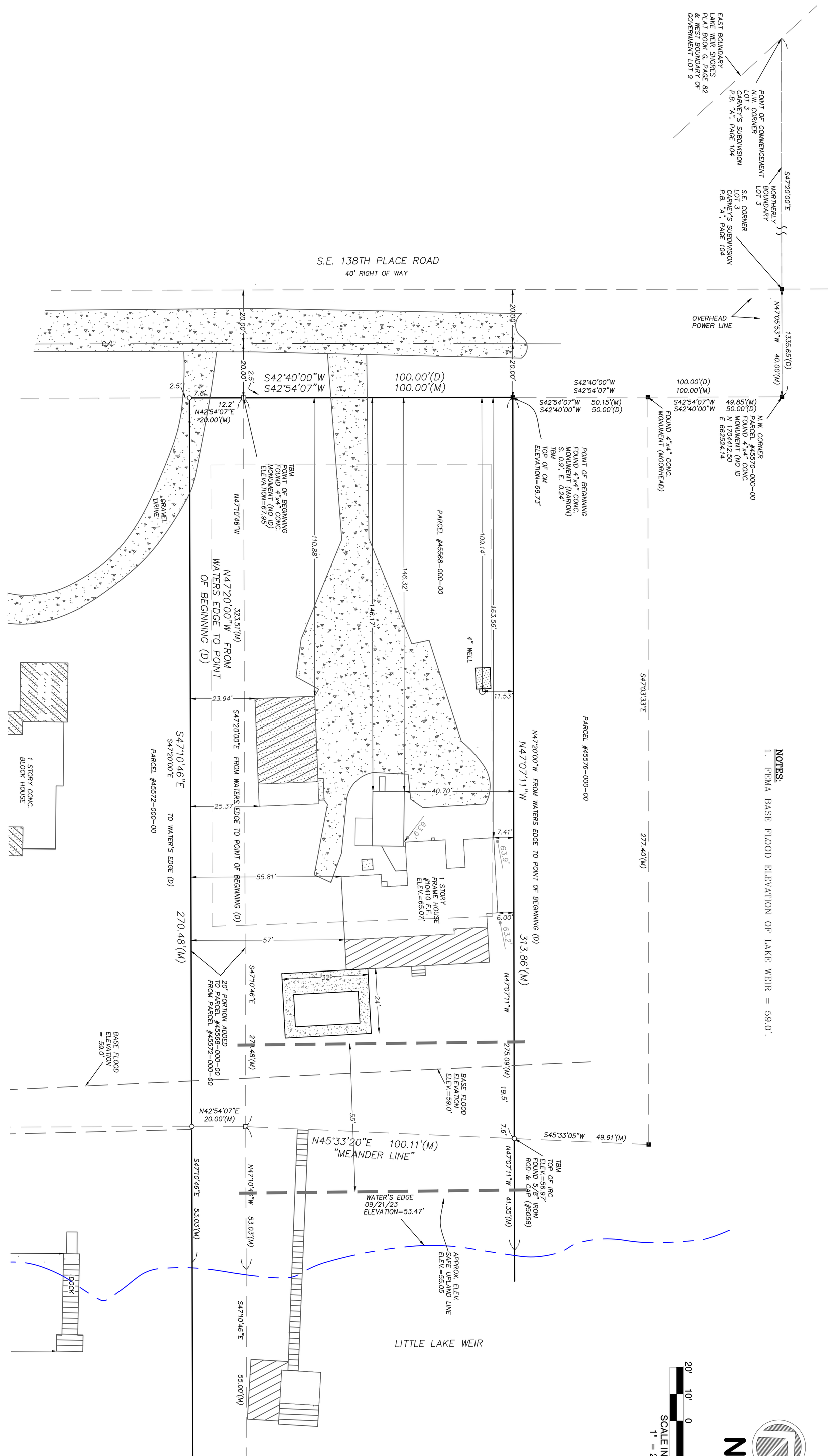
As stated above, there are homes closer to the lake than this pool will be. Denying this request would not be consistent with other waivers approved on Lake Weir and Little Lake Weir.

DESCRIPTION: (provided by client or their agent):

BEGINNING AT A POINT SOUTH 47 DEGREES 20 MINUTES EAST 1335.65 FEET AND SOUTH 42 DEGREES 40 MINUTES WEST 100 FEET FROM THE NORTHWEST CORNER OF LOT 3, CARNEYS SUBDIVISION, AS RECORDED IN PLAT BOOK "A", AT PAGE 104, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 42 DEGREES 40 MINUTES WEST 100 FEET, THENCE SOUTH 47 DEGREES 20 MINUTES EAST TO THE WATERS OF LAKE WEIR, THENCE NORTHEASTERLY ALONG AND WITH THE WATERS OF SAID LAKE TO A POINT THAT IS SOUTH 47 DEGREES 20' MINUTES EAST FROM THE POINT OF BEGINNING, THENCE NORTH 47 DEGREES 20 MINUTES WEST TO THE POINT OF BEGINNING.

AND

BEGINNING AT A POINT SOUTH 47 DEGREES 20 MINUTES EAST 1335.65 FEET AND SOUTH 42 DEGREES 40 MINUTES WEST 200 FEET FROM THE NORTHWEST CORNER OF LOT 3, CARNEYS SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 104, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 42 DEGREES 40 MINUTES WEST 20.00 FEET, THENCE SOUTH 47 DEGREES 20 MINUTES EAST TO THE WATERS OF LAKE WEIR, THENCE NORTHEASTERLY ALONG AND WITH THE WATERS OF SAID LAKE TO A POINT THAT IS SOUTH 47 DEGREES 20 MINUTES EAST FROM THE POINT OF BEGINNING, THENCE NORTH 47 DEGREES 20 MINUTES WEST TO THE POINT OF BEGINNING



NOTES:

1. FEMA BASE FLOOD ELEVATION OF LAKE WEIR = 59.0'.

SCALE IN FEET
1" = 20'
20' 10' 0 20' 40'

N

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. 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 COPIES.

EDWARD ABSHIER JR., P.E. #53961
DATE: January 15, 2026

ESOZ PLAN

REED RESIDENCE
PARCEL # - 45568-000-00
MARION COUNTY, FLORIDA

DATE 10/11/25
DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. 1 OF 1

ABSHIER ENGINEERING, INC.
5614 SE 111TH STREET, BELLEVIEW, FLORIDA
CA# 9930
P.O. BOX 2770
BELLEVIEW, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

DATE	REVISIONS	BY
.	.	R.E.A.

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PER- MISSION.

Prepared by and return to:
Brandie P. Bennett
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 24-2272

Parcel Identification No 45568-000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **24th day of January, 2025** between **Dustin Owens and Cara Owens, husband and wife**, whose post office address is **10410 Southeast 138th Place Road, Summerfield, FL 34491**, Grantors, to **Mealy W. Reed, Jr. a/k/a Mealy William Reed, Jr., and Betty Jo Reed**, whose post office address is **10410 Southeast 138th Place Road, Summerfield, FL 34491,** Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Beginning at a point South 47 degrees 20 minutes East 1335.65 feet and South 42 degrees 40 minutes West 100 feet from the Northwest corner of Lot 3, of Carney's Subdivision, as recorded in Plat Book "A", at Page 104, Public Records of Marion County, Florida, thence South 42 degrees 40 minutes West 100 feet, thence South 47 degrees 20 minutes East to the waters of Lake Weir, thence Northeasterly along and with the waters of said lake to a point that is South 47 degrees 20 minutes East from the Point of Beginning, thence North 47 degrees 20 minutes West to the Point of Beginning. AND

20 foot strip described as follows: Beginning at a point South 47 degrees 20 minutes East 1335.65 feet and South 42 degrees 40 minutes West 200 feet from the Northwest corner of Lot 3, of Carney's Subdivision, as recorded in Plat Book "A", Page 104, of the Public Records of Marion County, Florida; thence South 42 degrees 40 minutes West 20.00 feet; thence South 47 degrees 20 minutes East to the waters of Lake Weir; thence Northeasterly along and with the waters of said Lake to a point that is South 47 degrees 20 minutes East from the Point of Beginning; thence North 47 degrees 20 minutes West to the Point of Beginning.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025014757 BK 8529 Pgs 0115-0116 02/04/2025 01:18:50 PM

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Brandie P. Bennett
Witness Printed Name

521 NE 25th Avenue
Ocala, FL 34470
Witness Address

Witness Signature

Casey Denman
Witness Printed Name

2000 SE 29 ST
Ocala FL 34471
Witness Address

Dustin Owens

Cara Owens

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 24th day of January, 2025, by Dustin Owens and Cara Owens.

BRANDIE P. BENNETT
MY COMMISSION # HH 314165
EXPIRES: January 21, 2027

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: FDL

SITE PHOTOS

Planning & Zoning staff conducted a site visit on March 6, 2026. An additional site visit was conducted on April 17, 2026. Consistent with LDC Section 2.9.3.B, one (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along SE 138th Place Road





Figure 2.
Facing southwest along SE 138th Place Road from subject property



Figure 3.
Facing northeast along SE 138th Place Road from subject property



Figure 4.
Facing south toward front of existing single-family residence on subject property



Figure 5.
View of existing accessory structure adjacent to subject residence



Figure 6.
Facing southwest toward existing single-family residence adjacent to subject property



Figure 7.
Facing south toward Little Lake Weir from subject property



Figure 8.
Facing north toward rear of subject residence from waterfront



Figure 9.
View of proposed pool dimensions



Figure 10.
Facing west along Little Lake Weir waterfront from subject property



Figure 11.
Facing east along Little Lake Weir waterfront from subject property



DIVISION 2. ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)

Sec. 5.2.1. Purpose and intent.

This overlay zone is intended to protect the Environmentally Sensitive Lands depicted in the Comprehensive Plan and to provide criteria for the conservation and protection of certain lakes, rivers, shorelands, wetlands, natural habitats, native vegetation and associated uplands, and other environmentally sensitive areas from the adverse effects of development while protecting the rights of property owners.

A. Projects within this overlay zone must protect the surface water and groundwater quality by providing stormwater management systems, buffers and enhanced setback for structures and septic systems.

B. When regulations of this overlay zone conflict with any other provisions of the Code, the most restrictive regulation shall apply.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.2. Applicability.

Activities, structures, or uses within the ESOZ as shown on the duly adopted Future Land Use Map, as prepared by the Growth Services Department and adopted by the Board determined as follows:

A. Waterbodies subject to this overlay zone.

Table 5.2-1 Waterbodies

Rivers, Spring Runs, and Streams:	
Ocklawaha River	Orange Creek
St. Johns River	Withlacoochee River
Rainbow River*	Silver River
Salt Springs Run	Silver Glen Springs Run
Juniper Run	Silver Creek
Dead River Tributary to the Ocklawaha River	
Springs:	
Rainbow Springs	Silver Springs
Salt Springs	Silver Glen Springs
Juniper Springs	
Lakes:	
Bonable Lake	Bryant
Chain O Lakes	Charles
Delancy	Doe
Eaton	Ella/Juanita

Farles	Halfmoon
Jumper	Kerr
Little Kerr/Warner	Little Weir
Mary	Mill Dam
Mud	Nicotoon
Pecan	Smith
Weir	Lake George (Shoreline Only)
Orange Lake (Shoreline Only)	

*From its source, Rainbow Springs, to the south line of the northwest ¼ of Section 30, Township 16 South, Range 19 East.

B. ESOZ Boundaries.

(1) The ESOZ boundaries shall be as depicted on the Marion County Comprehensive Plan Future Land Use Map 11, as amended.

(2) ESOZ boundaries shall be clarified by the Planning/Zoning Manager, if necessary, or by the applicant's engineer or surveyor if approved by the Planning/Zoning Manager. If an applicant provides data from sources acceptable to the Planning/Zoning Manager to prove they are not within an ESOZ, then the Planning/Zoning Manager may exempt the applicant from the requirements of this section after review and comment on the acceptability and reliability of the data by the appropriate water management district.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.3. Permitted uses and activities.

A. All uses permitted in the underlying land use category and zoning classification which are consistent with the requirements of this overlay zone provided it is shown by the applicant that the natural function of the protected natural feature will not be materially impaired, diminished, or harmed by the proposed development and that surface water or ground-water quality will not be degraded. Uses that have local or state adopted best management practices (BMPs) and/or guidelines shall be managed and conform to such.

B. Buildings and structures permitted in the underlying zoning classification unless specifically prohibited herein.

C. Repairs to existing structures, care of existing lawns and yards, or limited removal of vegetation to support surveying activities.

D. Agricultural uses. Additionally, when such agricultural uses have adopted best management practices and guidelines (BMPs) as outlined in the Florida Department of Agriculture and Consumer Services they shall be managed and conform to such BMPs.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.4. ESOZ development standards.

A. Waterfront Setback. Setbacks on lots, parcels or tracts which have water frontage shall be 75 feet from the wetlands line or from the water boundary setback line, whichever is greater. The Board of Adjustment may

grant a variance from this setback provision where the required setback renders an existing lot of record unbuildable for a single family residence or addition to a nonconforming single family residence.

B. Tract Width. New waterfront lots shall have a minimum tract width of 125 feet and shall meet the buffer zone requirements.

C. Sewage Disposal Systems. Septic tanks and leachfields shall not be allowed in the area between the structure and the water boundary setback line or the wetlands line, whichever is greater. All new septic tanks and drainfields shall be located in the side yard or the street side (rear or back yard) of all structures. In the event there is a conflict between the location of existing wells on adjacent properties and the proposed septic tank and leachfield location, the septic tank and leachfield shall be located in accordance with the requirements of the State of Florida Department of Health. In this case the burden of proof is on the applicant to prove that the waterfront area is the only location or that the property may otherwise be an unbuildable lot.

D. Front Yard Buffer Zone.

(1) A vegetative buffer area shall extend 50 feet landward from wetlands line or 50 feet from the water boundary setback line, whichever provides the greater buffer. Existing vegetation within this buffer area shall be preserved or mitigated as approved by DRC.

(2) Those parcels within the ESOZ that are governed by an Aquatic Preserve Management Plan must obtain all required permits prior to any littoral zone vegetation removal.

E. Protection of littoral zone vegetation.

Required aquatic vegetation removal permits must be obtained from the appropriate state jurisdictional agency prior to any vegetation removal or if non-mechanical/chemical removal methods are to be utilized within the littoral zone.

F. One percent (100-year) flood plain requirements.

(1) This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by FEMA. The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone.

(2) Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic features or improvements are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee.

(3) Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee.

(4) When proposed improvements encroach into a flood hazard zone, additional design storm criteria may be required based on the parameters utilized in the adopted FEMA FIRM. In some cases it may be necessary for the applicant to obtain a map amendment from FEMA.

(5) No sewage effluent disposal shall be permitted within the one percent (100-year) flood plain.

(6) Densities within the one percent (100-year) flood plain shall not exceed one dwelling unit per acre.

(7) Clearing of vegetation shall be limited to those areas which maintain a 50-foot setback from all wetlands line, does not contain listed wildlife or plant species or important habitat for listed species, and provides a stormwater management system which mimics and uses the features and functions of natural drainage systems.

G. Accessory Uses and Structures.

(1) No accessory use or structure may be located in the minimum required front yard setback except for such as but not limited to boat docks, boat houses, boat davits and lifts, and bulkheads and other erosion control devices, or any uses or structures allowed by FDEP.

(2) In residential classifications, no other accessory uses or structures shall be located in a front yard setback except for wells, landscaping or architectural features such as gazebos (of no more than 400 SF), planters, flagpoles and statuary, provided all side setbacks are observed.

(3) Pools and screen pool enclosures may be located in the front yard provided all setbacks are observed.

(4) Accessory uses and structures shall be located within rear and side yards provided all setbacks are observed.

(5) Accessory structures may not exceed two stories or 24 feet in height.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.5. Development density standards.

A. Urban Areas within the ESOZ, New Projects.

(1) Within 1,000 feet of a waterbody and when an OSTDS or PBTS is used:

(a) Lot size - minimum of one acre; and

(b) Density - maximum of one dwelling unit per gross acre.

(2) Over 1,000 feet from a waterbody when an OSTDS or PBTS is used:

(a) Lot size - minimum of one-half acre; and

(b) Density - a maximum of two dwelling units per gross acre.

(3) When central sewer systems are available and utilized, density may be that of the underlying land use category.

(4) No accessory use guest cottage or apartments are permitted unless central sewer systems are utilized.

B. In Urban Areas within the Lake Weir ESOZ the following densities shall apply:

(1) Within the area circumscribed as follows: County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, Luffman Road and Southeast 115th Avenue, or 1,000 feet from the water boundary setback line of Lake Weir, whichever is farther from Lake Weir; the allowable density shall be one dwelling unit per two gross acres.

(a) When centralized sewer is available and utilized, the allowable density shall be three units per gross acre.

(b) No accessory use guest cottage or apartment are permitted unless central sewer systems are utilized.

(2) For all areas within the Urban Area within the ESOZ which are beyond the above circumscribed area, or exceed 1,000 feet from the water boundary setback line of Lake Weir, the allowable density shall be one dwelling unit per gross acre.

(a) When central sewer is available and utilized, the maximum allowable density for this area shall be four dwelling units per gross acre.

(b) When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. A family guest cottage/apartment may be permitted where the resulting residential density will remain in compliance with the permitted ESOZ density. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

C. Densities of Rural Areas within the ESOZ shall conform to the densities specified in the underlying land use category and underlying zoning classification. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

D. Reduction of Densities. All allowed densities, or intensities of use, or rate of development may be reduced by the Board on properties where adjoining bodies of water have been determined impaired and listed by FDEP.

E. Non-contiguous parcels of record created on or before January 1, 1992, and under one ownership as of August 11, 1993, that cannot meet the density requirements set forth in this section, will be allowed to construct one dwelling unit per parcel of record if the lot is of buildable size as set forth in this Code. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.6. Submittal requirements.

A. All applications for development on lands within the ESOZ boundary which are not contiguous uplands of ESOZ surface waters, wetlands and flood plain shall submit an applicable major, minor or building permit site plan which includes protection of those areas from degradation. Site analysis which includes soils and geologic characteristics, topographic data, and other pertinent data as listed in Section 5.2.6.B are examples of information that shall be prepared to demonstrate compliance with the requirements of this section.

B. All applications for development on lands within the ESOZ, including individual single family residences and duplexes which are contiguous uplands of ESOZ surface waters, wetlands and flood plain, shall submit an ESOZ plan which includes the following information as a minimum:

(1) Submittal letter executed and signed by record owner of subject property or an agent authorized in writing by the record owner to act in his behalf. Submittals will be processed by the Growth Services Department.

(2) Required drawings for ESOZ Plan.

(a) Four plans shall be submitted and include a standard trim line size which clearly depicts the information below. Multiple plans may be used to provide necessary information below.

(b) The plan shall be clearly labeled "ESOZ Plan."

(c) Contain a location map drawn to scale showing the relation of the subject property to Section, Township and Range lines; principle roads; the entire length of any water body as it pertains to the property; boundary information or survey when requested by County staff; zoning; north arrow.

(d) Show in plan view with dimension and distances to property lines all proposed development, building, existing or proposed well, existing or proposed septic tanks, pavement and other features based on boundary information or survey.

(e) The development or redevelopment of a commercial or residential project within the ESOZ shall provide for a stormwater management plan which provides water quality retention volume of one-half inch of runoff from that portion of the project parcel draining toward the ESOZ water body, excluding any area left in a natural condition, or 2.50 inches over the impervious surfaces, whichever is greater. Water quality retention areas shall be located waterward of the improvements to the maximum extent practical.

1. The design of the stormwater management system shall imitate and use the features and functions of natural drainage ways, depressions, wetlands, one percent (100-year) flood plains, and highly permeable soils when possible. The use of swales, berms, or detention/retention areas shall be used when necessary to prevent direct flow of stormwater runoff to a receiving water body.
2. A berm constructed with clean, Type A soils is recommended so as to encourage full volume recovery within 72 hours. Minimum berm width shall be three feet and side slopes shall be three to one or flatter. Should the applicant choose this method to provide for stormwater management and the County approves this type of system for the proposed project the applicant can use ESOZ berm construction standard lengths and heights developed by the County.
3. Indicate areas in which grading or other earth work is to take place with percentage of slope given.
4. Show the bottom of the floor joists for a raised floor structure or the finished floor elevation for a concrete slab structure shall be one foot above the established high water elevation for the one percent (100-year) flood plain. The elevation of all proposed habitable structures shall be called out. New construction, renovation or remodeling shall be constructed with materials and utility equipment resistant to flood damage.
5. Location of temporary silt fencing shall be shown. Silt fencing shall be installed prior to any clearing or excavation and shall be maintained during construction.
6. Show the limits of all proposed clearing.
7. A boundary and topographic survey if required, signed and sealed by a Surveyor and Mapper licensed to practice in the State of Florida, shall be provided and shall clearly present a minimum:
    a. Contours at no greater than two feet intervals.
    b. Water boundary setback line and water's edge elevation and limits shown and staked on site.
    c. The 25-year flood plain elevation (Rainbow River only) and the one percent (100-year) flood plain with elevation and limits. Show and stake two Bench Marks based on approved datum and their elevation that has been established relative to the proposed buildings and septic tank systems, for all lands located within the one percent (100-year) flood plain.
    d. All wetlands lines shall be delineated as staked by a qualified professional.

(f) Should the applicant choose not to use ESOZ berm construction standard lengths and heights developed by the County, then the applicant shall provide signed and sealed plans and calculations prepared by a professional authorized by the State of Florida to prepare such plans. These calculations shall be to the same design criteria and methodology as identified in for stormwater drainage design in Division 6.13.

(3) Projects exceeding the impervious area threshold or area of disturbance threshold as described for a Major Site Plan in Division 2.21 shall follow the criteria established for a Major Site Plan.

(4) If a site analysis is performed in connection with subdivision platting, then subsequent individual lot owners do not need to perform an individual site analysis, but must adhere to the stormwater design in the original plat approval or development order.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.7. Review and approval.

A. All ESOZ plans are reviewed by the Zoning Division for compliance with this section.

B. Projects on land which is not contiguous upland of ESOZ surface waters, wetlands and flood plain, shall be evaluated to determine the extent of protection to be provided on a case by case basis as provided in Section 5.2.6.A. Determination will be based on application information submitted and a site visit by the Zoning Division or Office of the County Engineer. If site analysis indicates more information is required the applicant will be responsible for providing applicable information in Section 5.2.6.B.

C. Projects on land which is contiguous upland of ESOZ surface waters, wetlands and flood plain shall be reviewed for compliance with the Section 5.2.6.B including staking of applicable delineation lines before the site visit. The site visit is conducted to determine compliance with this section including setback, buffering, flood plain and stormwater management plan.

D. All projects which require submittal of a Major Site Plan shall be reviewed and approved under the provisions of Article 2 and Division 6.13 Major Site Plan.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.8. Completion and close out.

A. Building permit issuance, subsequent final inspection and certificate of occupancy shall constitute the completion of the ESOZ Plan process.

B. Expiration. The approval of the ESOZ Plan shall expire in two years or at expiration of the building permit.

(Ord. No. 13-20, § 2, 7-11-2013)

ATTACHMENT D

RESOLUTION TO VACATE
PORTION LOT 4
CARNEY'S SUBD. A-104
03-R-39.

NW COR GOVT LOT 10
&
NW COR GOVT LOT 9

NW COR LOT 6
CARNEY'S SUB

Emerald Crest
Subdivision
S-121

45601-004-00

45563

45601
001

45601-001-01

see
Research
File
Luther H.
Hammond

NW COR LOT 2
CARNEY'S SUB

Vacated
Plan plat

45566

45601
003

45601

45556

N COR
LOT 1
CARNEY'S
SUB

45554-001

45599

45535

45536

45572

45574

45555

45554-002

45599-001

45548

45539

45542

45545

45545-001

45552

45550

45537

LAKE WEIR SHORES
4552-000-000
G-82

LITTLE LAKE WEIR

Check land use
this is how the
splits were created

Vacating
on these divisions

INFORMATION SHOWN HEREON IS FOR USE OF THE COUNTY APPRAISER'S OFFICE AND SHOULD NOT BE USED FOR A SURVEY OR LAND TRANSFER OF ANY TYPE.

N

MARION COUNTY, FL.

OFFICE OF PROPERTY APPRAISER

SCALE 1" = 200'

REVISED:

TOWNSHIP 17 | RANGE 23 | SECTION 11 | SHEET NO. 275 C-3

Marion County
Board of County Commissioners

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

PERMIT # 2025110129

Date 11-3-25 Code FBC 8th ED ☑ Residential ☐ Commercial
ARN 1613608 Rep ABBOTTS

Parcel ID 45568-000-00 Project # / Related Permit / Code Case _____

Project Address 10410 SE 138 Pl. Rd. Summerfield FL. 34491

Lot	Blk	Unit	Sec	Twp	Rge	Subdivision / MH Park
			11	17	23	Metes & Bounds .52 Acres

Property Owner Bill & Betty Reed (Mealy W. Reed Jr. + Betty Jo Reed

Address 10410 SE 138 Pl. Rd. Summerfield, FL. 34491

Phone 352-427-7794 E-mail: bbjr7@aol.com

- ☐ Accessory Structure
- ☐ Aluminum
- ☐ Above Ground Pool
- ☐ Commercial (New)
- ☐ Commercial (Add. / Alt.)
- ☐ Concrete
- ☐ Demolition
- ☐ DCA - Modular Building
- ☐ Electric
- ☐ Fence / Wall
- ☐ Exterior Door / Window
- ☐ Fire
- ☐ Mechanical / Gas / HVAC
- ☐ Mobile Home
- ☐ Plumbing
- ☐ Residential (New)
- ☐ Residential (Add. / Alt.)
- ☐ Re- Roof
- ☐ Solar
- ☑ Swimming Pool / Spa
- ☐ Tent / Temp Use
- ☐ Waterfront Structure
- ☐ Window /Exterior Door
- ☐ Other: _____

Description of Work inground concrete Swimming pool

Cost of Construction $ 50,000.00

Product Approval Numbers _____
Was This Building Damaged by Fire, Flood, or Other? ☐Yes ☐No Damage Assessment Report # _____

BUILDING: New sqft _____ Added sqft _____ Alteration/Renovation sqft _____ Temp Power Pole? ☐Yes ☐No

Stories _____ Bedrooms _____ Bathrooms _____ Under A/C _____ sqft No A/C _____ sqft
Water: ☐Existing Well ☐New Well ☐Replacement Well ☐Central Water Irrigation: ☐Yes ☐No ☐Existing

CONTRACTOR'S Business Name Exstream Pools LLC

Contractor's Name Kenneth Yawn State Lic RP2525547 76 County Cert 4539

Address 6707 Cherry Rd. Ocala, FL. 34472

Contact Phone 352-512-7810 E-mail Kennybuck213@yahoo.com

SUBCONTRACTORS: Qualifier Name		County Cert #	State License #	E-mail
MECHANICAL				
ELECTRIC	Tim Bowman	10483	ES1200-1358	Transelectric@aol.com
PLUMBING				
GAS				
ROOFING				
IRRIGATION				
OTHER				

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. All work will be performed in accordance with the standards of all laws and ordinances regulating construction in Marion County, Florida, whether specified herein or not. I understand that subcontractors may be required to perform certain work under this permit. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature _____

Print Name _____

Date: _____

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,

this _____ day of _____ 20_____

By _____

☐Personally Known or ☐Produced Identification

ID: _____

Notary Signature: _____

Notary Stamp:

Contractor's Signature _____

Print Name _____

OR

Authorized Agent's Signature [signature]

Print Name Kenneth Yawn

Date: 11-3-25

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of November 20 25

By Kenneth Yawn

☐Personally Known or ☒Produced Identification

ID: FL DL exp. 6-29-32

Notary Signature: [signature]

Notary Stamp:

ASHLEY N. SEARS
Commission # HH 226998
Expires March 28, 2026

Pursuant to Florida Statute 713.135(7) all signatures must be notarized

Marion County
Board of County Commissioners
Building Safety
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Construction Lien Law Affidavit

I/We will make all necessary attempts to provide a copy of the Construction Lien Law, Florida Statute Chapter 713, to the property owners(s) of the real property to which improvements are to be constructed.

Parcel ID: 45568-000-00

Project Address 10410 SE 138 PL. Rd. Summerfield, FL. 34491

Lot	Blk	Unit	Sec	Twp	Rge	Subdivision / MH Park
			11	17	23	Meets & Bounds .52 acre

Property Owner Bill & Betty Reed

Form shall be signed by only ONE of the following individuals:

Owner's Signature: _____

Print Name: _____

DATE: _____

Contractor's Signature: Kenneth Yawn

Print Name: Kenneth Yawn

DATE: 10/20/25

or

Authorized Agent's Signature: _____

Print Name: _____

DATE: _____

Marion County
Board of County Commissioners
Building Safety - Permitting
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

RESIDENTIAL SWIMMING POOL, SPA AND HOT TUB SAFETY ACT REQUIREMENTS

Permit Number _____

Location 10410 SE 38 PL. Rd Summerfield, FL. 34491

I, Kenneth Yawn, License # St. RP2525477G

Hereby affirm that (2) ~~one~~ two of the following methods will be used to meet the requirements of Chapter 515 of the Florida Statutes as well as FBC 454 and FBCR Ch.45.

____ The Pool will be isolated from access to the home by enclosures that meet the barrier requirements of Florida Statute 515.29, FBC 454 and FBCR Ch. 45;

____ The pool will be equipped with an approved cover that complies with ASTM F1346-91(Standard Performance Specifications for Safety covers for Swimming Pools Spas and Hot Tubs);
Note: Safety covers do NOT meet barrier requirements for Commercial Pools, Spas and Hot tubs Per FBC 454.1.3.1.9

✓ All doors and windows providing direct access from the house to the pool will be equipped with an exit alarm that has a delay for no more than 15 seconds and meets the sound pressure of 85 decibels at 10 feet;

✓ All doors providing direct access from the home to the pool or surrounding area to pool will be Equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor or deck;

I understand that not having one of the above installed at the time of final inspection will constitute a violation of Chapter 515 of the Florida Statute as well as FBC 454 and FBCR Ch. 45 And will be considered as committing a misdemeanor of the Second Degree, Punishable as provided in SECTION 775.082 or SECTION 775.083 of the Florida Statute.

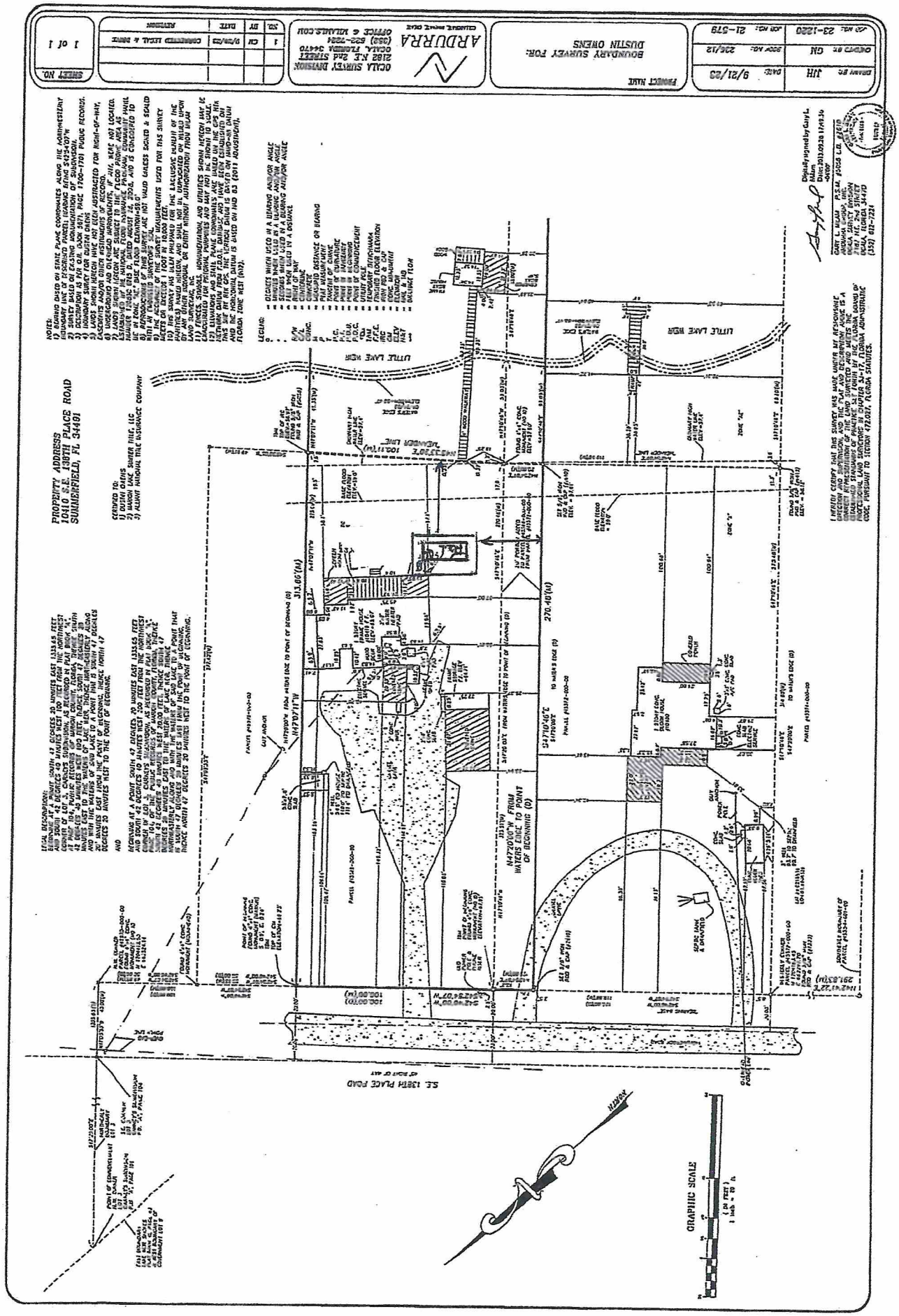
Kenneth Yawn
Contractor Signature

_____
Owner's Signature

Kenneth Yawn
Contractors Name (Please Print)

_____
Owner's Name (Please Print)

PLAN11– REV 2-8-22 ADA



ATTACHMENT E

'Site Plan'

'Front'

Home of: Bill & Betty Reed
10410 SE 138 Pl. Rd
Summerfield, FL 34491
352-427-7794

37'.3

8'

East Side Property Line

West Side Property Line

OPEN PORCH

15'

E

3'

Existing Shadow

Bench

12'

24'

4'

4'

4'

24'

100'

32'

To Lake (Rear of Property

Pool - 12'x24'
Surface - 288'
Perimeter - 72 L.ft
Patio - 528'
Depth - 3'6" x 5'6"
1 Bench in Deep End
3 steps w/ Bench

RP 252554776

Extream Pools, LLC

KENNETH YAWN

6707 CHERRY ROAD
OCALA, FL 34472

PHONE: 352-572-7810
352-857-2387
FAX: 352-236-4324

E-6

Marion County
Board of County Commissioners

Building Safety ▪ Permitting

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/21/2025 02:36:33 PM
FILE #: 2025140564 OR BK 8741 PGS 1622-1623
REC FEES: $18.50 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

Notice of Commencement

Permit no.: _____ Tax folio/Parcel ID: 45568-000-00

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Florida Statutes (FS) chapter 713, the following information is provided in this notice of commencement.

1. Description of property should include the full legal description of property and street address, if available: SEC 11 TWP 17 Rge 23 10410 SE 138 Pl. Rd. Summerfield, FL. 34491
2. General description of improvement: inground concrete swimming pool
3. Owner or lessee information, if lessee is contracted for the improvement:
   a. Name and address: Marly W. Reed Jr + Betty Jo Reed 10410 SE 138 Pl. Rd Summerfield, FL. 34491
   b. Interest in property: Fee Simple
   c. Name and address of fee simple titleholder (if different from owner listed above): N/A
4. Contractor / Qualifier: Kenneth Yawn
   a. Name and address: Exstream Pools LLC 6707 Cherry Rd. Ocala, FL. 34472
   b. Contractor phone number: 352-572-7810
5. Surety name, address, and phone number (if applicable, attach copy payment bond): N/A
   5c. Amount of bond: $ N/A
6. Lender name, address and phone number: N/A
7. Persons within the state of Florida as designated by owner upon whom notices or other documents may be served as provided by FS section 713.13(1)(a).,7 (provide name, mailing address and phone number of designated person): N/A
8. In addition to himself or herself, owner designates N/A of N/A to receive a copy of the Lienor's Notice as provided in Section FS section 713.13(1)(b). Phone number of person entity designated by owner: N/A
9. Notice of commencement expiration date (the expiration date will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Marly W Reed Jr — Oct 20, 2025
Signature of owner or lessee, or owners or lessee authorized officer / director / partner / manager — Date

Owner
Signatory's title/office

STATE OF FLORIDA, County of Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20 day of October 20 25,

By X Marly W Reed Jr, as Owner for
Authority / representative type: officer, trustee or attorney-in-fact

X Marly W Reed Jr
Name of party/corporation/company for whom instrument was executed

Kathryn A Moon
Signature of Notary Public

☑ Personally, known or ☐ Produced identification _____
PMT 5 - Rev. 9-20-22 ADA

KATHRYN L. MOON
MY COMMISSION # HH 521706
EXPIRES: August 25, 2028

R426-667-04-000-0

COM S 47-20 E 1335.65 FT & S 42-40 W 100 FT
FROM NW COR LOT 3 CARNEYS SUB TH S 42-40 W
100 FT TH S 47-20 E TO WATERS OF LAKE WEIR TH
NELY ALONG LAKE TO PT S 47-20 E OF POB TH
N 47-20 W TO POB &
20 FT STRIP DESC AS:
BEG AT PT S 47-20 E 1335.65 AND S 42-40 W 200 FT
FROM NW COR LOT 3 CARNEYS SUB
TH S 42-40 W 20 FT TH S 47-20 E TO WATERS OF LK WEIR
TH NELY ALG WATERS TO PT THAT IS S 47-20 E FROM POB
TH N 47-20 W TO POB

Certified A True Copy
of 2 page document
this 21 day of Feb 2025
GREGORY C. HARRELL
Clerk of Court and Comptroller
By _____ D.C.

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		120.0	190.0	R1	120.00	FF						

Neighborhood 8093 - LAKE WEIR - LITTLE LAKE WEIR
Mkt: 10 70

Traverse

Building 1 of 1
RES01=L12D1L41U23R15D4R9U16R15D10R7U10R11D28L4D6.
UEP02=D13L12U13R12.L12D1
DCK03=L27D12R27U12.L27
UEP04=L14D12R14U12.L14U23R15D4R9U7L0,05
UOP05=L4,7A340|9,8L3,9U20R12D29.L7U11L5U4
FST06=L6U10R6D10.L10
FST07=U8L22D8R22.U8

Marion County

Board of Adjustment

Agenda Item

File No.: 2026-22734 **Agenda Date:** 5/4/2026 **Agenda No.:** 2.2.

SUBJECT:
260402V - Brite Properties of Florida, LLC, Requests a Variance, to Reduce the (Front) Setback from 25’ to 20’ for 46 Parcels, in a Single-Family Dwelling (R-1) Zone, on Parcel Numbers 8002-0072-01, 8002-0074-01, And Various Others, Site Addresses Various Parcels in Marion Oaks Unit 2 Subdivision, Ocala, FL 34473

DESCRIPTION/BACKGROUND:
This is a variance request filed by the applicant Klein & Klein PLLC, on behalf of owner Brite Properties of Florida, LLC from Land Development Code (LDC) Section 4.2.9.C. Section 4.2.9.C provides that in R-1 zoning, the minimum setbacks are twenty-five feet (25’) from the front property line, twenty-five feet (25’) from rear property line, and eight feet (8’) from both side property lines when not connecting to centralized water and sewer. Section 4.2.9 also provides that required minimum setbacks can be reduced to twenty feet (20’) for front and rear when connecting to centralized water and sewer. However, the previously adopted version of code specified for “*For new residential subdivision development* where central water and central sewer services are utilized”, front and rear setbacks may be modified to twenty feet (20’). The omission of language specifying new residential subdivision development in the currently adopted code is a scrivener’s error.

The applicant is requesting to have a front setback reduction of five feet (5’) from the required twenty-five feet (25’) to twenty feet (20’). Central water and sewer utilities are available in the vicinity, so the subject properties will be required to connect at the development stage.

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

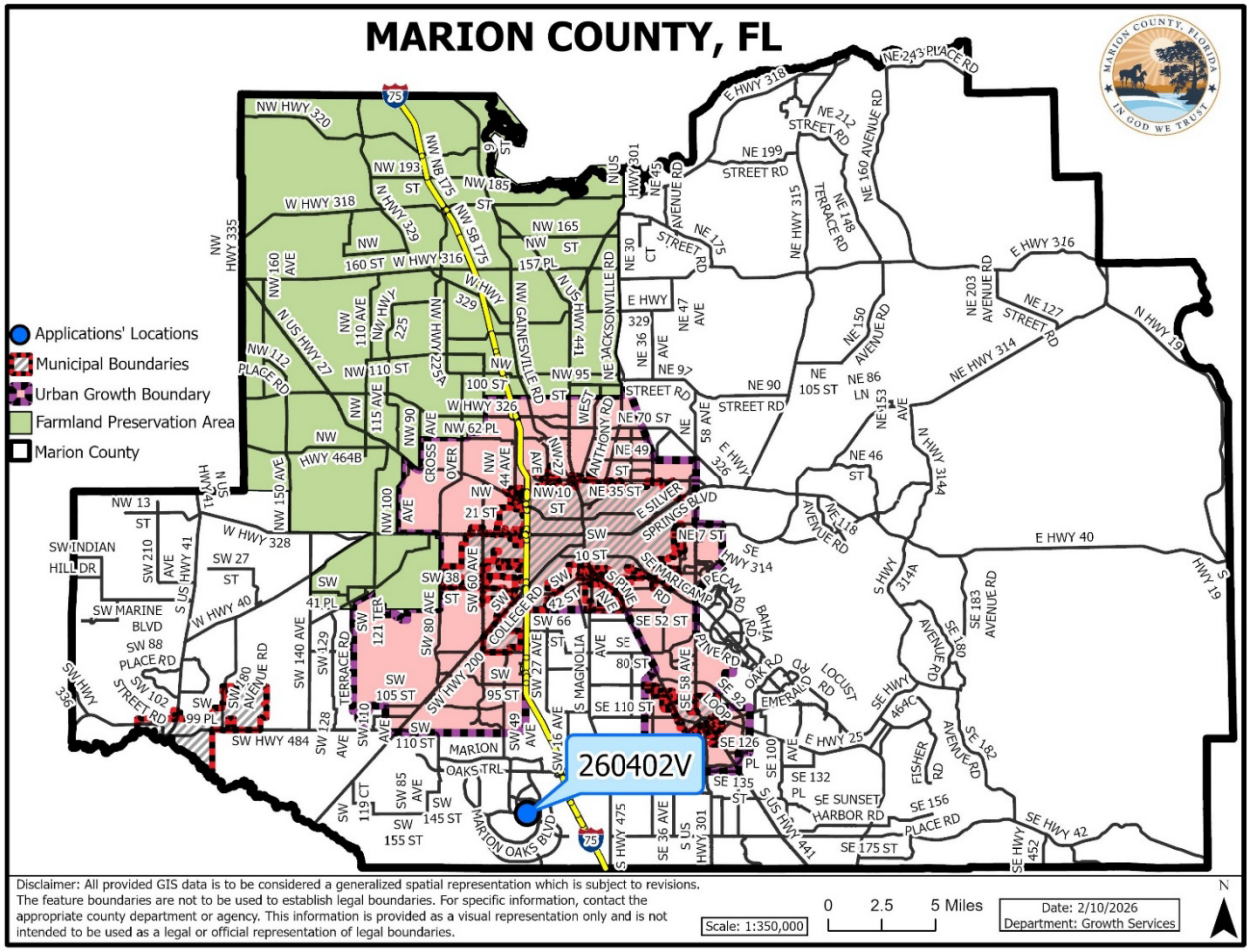
ZONING SECTION STAFF REPORT
April 6, 2026
BOARD OF ADJUSTMENT PUBLIC HEARING

Case Number	260402V
Plan Number	Z Variance-000280-2026
Type of Case	**Variance** to reduce front setback from 25’ to 20’ for forty six (46) R-1 zoned parcels
Owner	Brite Properties of Florida LLC
Applicant	Klein & Klein, PLLC
Street Address	Multiple (See Attachment E)
Parcel Number	Multiple (See Attachment E)
Property Size	±54.44 acres
Future Land Use	Medium Density Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone	Secondary Springs Protection Overlay Zone (SPOZ)
Project Planner	Erik Kramer
Related Case(s)	None

I. ITEM SUMMARY

This is a variance request filed by the applicant Klein & Klein PLLC, on behalf of owner Brite Properties of Florida, LLC from Land Development Code (LDC) Section 4.2.9.C. Section 4.2.9.C provides that in R-1 zoning, the minimum setbacks are twenty-five feet (25') from the front property line, twenty-five feet (25') from rear property line, and eight feet (8') from both side property lines when not connecting to centralized water and sewer. Section 4.2.9 also provides that required minimum setbacks can be reduced to twenty feet (20') for front and rear when connecting to centralized water and sewer. However, the previously adopted version of code specified for "*For new residential subdivision development* where central water and central sewer services are utilized", front and rear setbacks may be modified to twenty-feet (20'). The omission of language specifying new residential subdivision development in the currently adopted code is a scrivener's error. The applicant is requesting to have a front setback reduction of five feet (5') from the required twenty-five feet (25') to twenty feet (20'). Central water and sewer utilities are available in the vicinity, so the subject properties will be required to connect at development stage.

Figure 1
Location Map



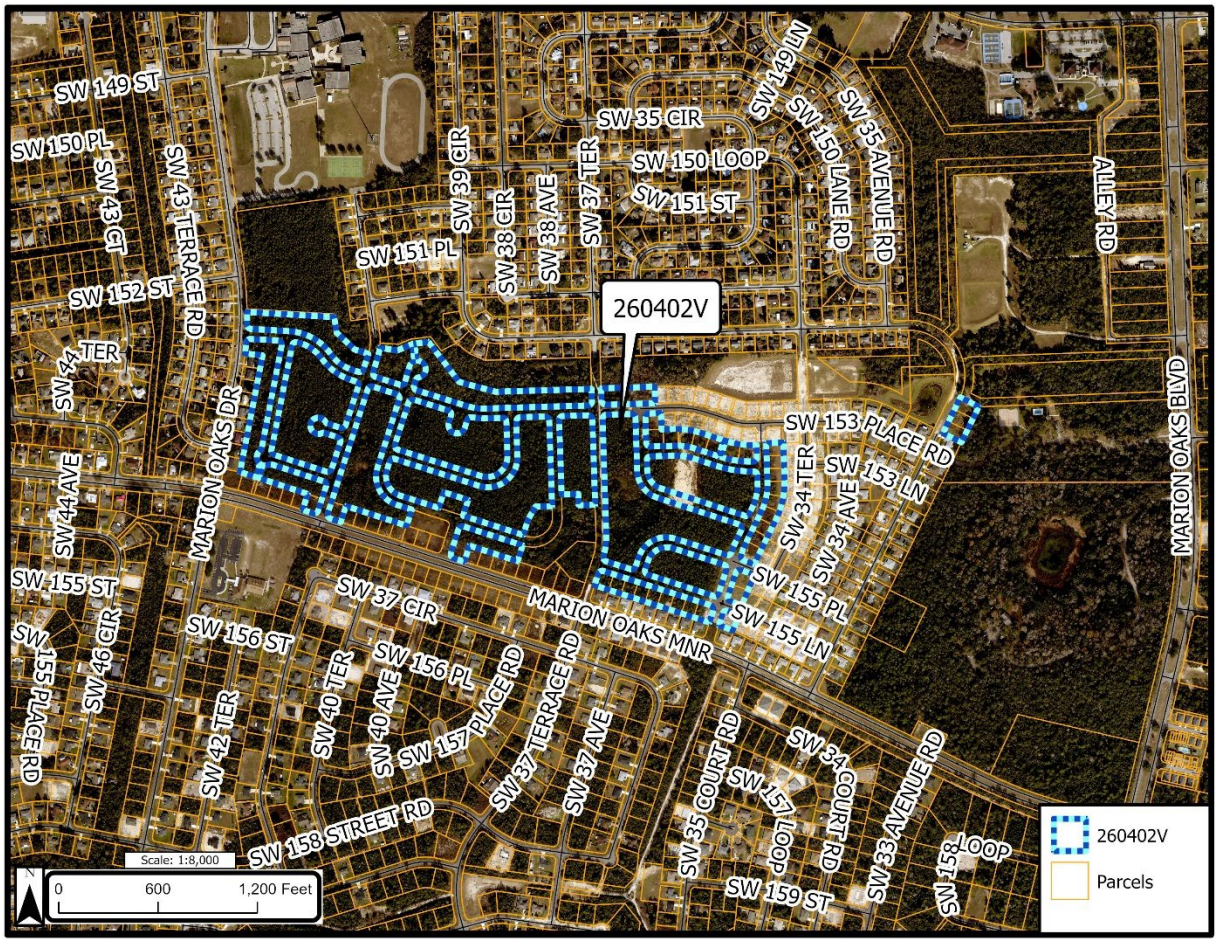
II. PUBLIC NOTICE

Notice of public hearing was mailed to (124) property owners within 300 feet of the subject property on March 20, 2026. Four public notice signs were posted on the subject property on March 5, 2026 (Attachment D), and notice of the public hearing was published on March 23, 2026. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject parcels are located within Unit Two of the Marion Oaks Vested Development of Regional Impact. The subject parcels were purchased collectively by *Brite Properties of Florida LLC.* The parcels are designated for Medium Residential (MR) Future Land Use with a Single Family Dwelling (R-1) Zoning Classification. Having been originally platted in 1972, staff does not consider Marion Oaks Unit Two to be a "new" subdivision. Figure 2 shows an aerial view of the subject parcels using 2024 imagery.

Figure 2
Aerial View



IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.10.C. for the front setback from the required twenty-five feet (25') to twenty feet (20') for the subject parcels that have been purchased by *Brite Properties of Florida LLC*. Consistent with LDC Section 2.9.3.B., on March 5, 2026, a site visit was conducted by Growth Services Department staff.

ANALYSIS

LDC Section 2.9.4.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. The six (6) criteria and the staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which do not apply to other lands, structures, or buildings with the same zoning classification and land use area.

   Applicant's Statement: Special conditions exist that are peculiar to this property because the lots/building envelope are unusually constrained in depth, so a five-foot increase in front setback materially reduces the functional buildable area in a way that does not affect deeper lots in the same zoning and land use area. This property's developability is further uniquely impacted by the County's project-specific history, including County Engineer approval of plans using a 20-foot front setback during due diligence and a post-closing staff position requiring 25 feet, which creates a discrete, site-specific setback conflict affecting this land and this development layout.

   Staff: LDC Section 2.18.4.C states "all subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans."

   At the time when the improvement plan (AR #29457), LDC Section 4.2.9.E allowed for "new" subdivisions, with centralized water and sewer connections to reduce the minimum front/rear setbacks from twenty-five feet (25') to twenty feet (20'). The subject parcels associated with this application comprise four hundred and eight-four (484) lots that were originally platted in 1972 as part of Marion Oaks Unit Two. Staff's position on the interpretation of the LDC is that purchase of collective parcels within an already platted area, without replatting the area, does not constitute a "new" development.

   Special conditions exist for Marion Oaks Unit Two subdivision as a whole. A variance approved on June 25 1984 granted a blanket five-foot (5') relief for the rear setback from twenty-five feet (25') to twenty feet (20') for a majority of R-1 zoned lots in Marion Oaks Unit Two, including all lots listed on this variance application. The same historic variance grants a seven-and-a-half (7.5) foot setback for interior lots, instead of R-1 zoning's eight (8) foot setback.

   The minimum size of a typical platted lot in Marion Oaks Unit Two is seventy-five (75') wide and a hundred feet (100') deep, totaling an area of 7,500 square feet.

Based on the R-1 zoning front setback of twenty-five feet (25') for "old" development and setbacks allowed under the historic 1984 variances, the buildable area is 60'x55' or 3,300 square feet. Several residences on lots in Marion Oaks Unit Two have finished floor areas less than 3,300 square feet.

Based on LDC 4.2.9.E, which was in effect when the improvement plan was approved, new residential development in R-1 zoning ***that connects*** to central water and sewer utilities must conform to minimum typical lot size of 70 feet wide and 110 feet deep, totaling an area of 7,700 square feet. Based on the required minimum setbacks for this scenario, the buildable area is 54'x70' or 3,780 square feet.

Based on LDC 4.2.9.E, which was in effect when the improvement plan was approved, new residential development in R-1 zoning ***that does not*** connect to central water and sewer utilities must conform to minimum typical lot size of 85 feet wide and 117.65 feet deep, totaling an area of ±10,000 square feet. Based on the required minimum setbacks for this scenario, the buildable area is 69'x67.65' or 4,667.85 square feet.

2. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's Statement: The special conditions do not result from the actions of the applicant because the lot depth limitations are inherent to the property and were not created by the applicant. The applicant submitted plans in good faith, obtained County Engineer approval reflecting a 20-foot front setback as a condition to closing, and closed in reliance on that County action, and the applicant did not create the County's later staff requirement that the front setback must be 25 feet. The applicant also did not cause the County's recent LDC revision issues or any internal disagreement regarding whether "existing development" language should have been included, and the variance request is being pursued only because staff is applying a 25-foot front setback to this site.

Staff: The Single-Family Dwelling (R-1) zoning designation allows for reduced setbacks when municipal water and sewer services are utilized in the development of "new" residential subdivisions. The special conditions are not because "Marion County subsequently took a position." There was no change to LDC requirements and Marion County does not view any part of Marion Oaks Unit Two as a "new" subdivision. These code requirements existed prior to the applicant purchasing the subject parcels.

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's Statement: Applying the 25-foot front setback to this already depth-constrained property deprives the applicant of the practical ability to develop code-compliant residential homes with a reasonable building envelope, which is a right commonly enjoyed by other properties in the same zoning classification that have

sufficient depth to accommodate typical residential plans. The hardship is unnecessary and undue because the applicant purchased and structured the project based on a County approved 20-foot front setback and secured builder commitments tailored to that envelope, and the post-closing shift to 25 feet eliminates viable plan options and jeopardizes the project's ability to function as residential development on these lots. The hardship is not self-created and is instead the result of the County's post-approval application of a larger setback requirement to this specific site.

Staff: A twenty-foot (20') minimum front yard setback is allowed for new residential subdivisions that connect to centralized water and sewer systems. A twenty-five (25') front yard setback is required for existing subdivisions and new subdivisions that do not connect to centralized water and sewer systems. Marion Oaks Unit Two is an existing subdivision. Since Marion Oaks was created in the 1970's, thousands of homes have been developed within the development envelope of the existing twenty-five (25') front setback. The platted lots are platted as conforming lots under the Land Development Code.

4. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building, or structure.

Applicant's Statement: The requested variance is the minimum necessary because the applicant seeks only a five-foot reduction, from a 25-foot front setback to a 20-foot front setback, to preserve a workable building envelope on unusually shallow lots and to allow construction consistent with the County-approved plan set relied upon at closing. The applicant is not requesting any reduction below 20 feet and is not requesting variances for use, density, height, or other dimensional standards, and this limited adjustment is the smallest change that allows reasonable residential use of the property.

Staff: Many of the originally platted lots in Marion Oaks Unit 2 have been built out and meet the twenty-five (25') front yard setback requirement, including platted lots that received the 1984 blanket variance.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning classification and land use area.

Applicant's Statement: Granting the variance will not confer a special privilege because the applicant is not seeking any use not otherwise permitted and is not seeking to increase intensity, density, or development rights beyond what the zoning district allows. The applicant seeks only to maintain a reasonable residential building envelope on lots with atypically shallow depth and to proceed as designed under the same general setback condition the County previously approved for this site, rather than obtaining an advantage unavailable to other similarly zoned properties.

Staff: Other parcels of Marion Oaks Unit Two has been granted a variance for rear setback reduction from twenty-five feet (25') to twenty-feet (20') feet previously on selected parcels (see Attachment B). This blanket variance was granted to The Deltona Corporation in 1984 and was much more extensive what is being requested by the current applicants. Additionally, a variance request for a front setback reduction of twenty-five feet (25') to twenty feet (20') was granted to Aspire Glen Aire, LLC on April 7, 2025 for forty-seven (47) lots within Marion Oaks Unit Two.

6. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's Statement: Granting the variance will not be injurious to the neighborhood or detrimental to the public welfare because the project remains a residential development subject to all other applicable code requirements, and a five-foot front setback adjustment does not create a material adverse impact to traffic, utilities, drainage, emergency access, or neighborhood character. Approval supports the public interest by allowing the project to proceed under a predictable, functional building envelope reflected in the County-approved plans and avoids stalled development and failed lot deliveries that would negatively affect surrounding area stability.

Staff: Staff does not consider this a new development and if the variance is granted, it should be made clear that the approval is based on the request only and not the interpretation of the applicant about what constitutes a "new" or "old" development. If this variance is granted and is not subject to this interpretation, it does not appear that there will be any outcome that would be injurious to the neighborhood or otherwise detrimental to the public welfare.

V. LIST OF ATTACHMENTS

Attachment A – Initial Application Package
Attachment B – Blanket Variance Marion Oaks Unit Two from 1984
Attachment C – Granted Variance Document for 250403V
Attachment D – Site Photos
Attachment E – Parcel Exhibit

Docusign Envelope ID: A14B2C4A-A282-4C2E-AD28-65B0DE919E1E

ATTACHMENT A

Marion County
Board of County Commissioners

Growth Services ◆ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

OFFICE USE ONLY

Received By: _____

Date Received: _____

VARIANCE APPLICATION

Application #: _

FOR COUNTY USE ONLY

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN *SECTION 2.9* OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

reduced front setbacks to 20'

Section of Code requesting variance from: Sec. 4.2.9.

Legal Description (**Please attach a copy of deed**). Total Acreage of subject property: multiple lots +/- acres

Directions to subject property:

The subject property consists of multiple lots within Marion Oaks Unit 2. From I-75, take Exit 341 (C.R. 484) and travel west on C.R. 484 into the Marion Oaks community; turn south on Marion Oaks Boulevard and follow it to Marion Oaks Manor; then continue on Marion Oaks Manor to the intersection with Marion Oaks Drive (near where the divided section of Marion Oaks Manor ends), which marks the southwest corner of the subject area.

Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

BRITE PROPERTIES OF FLORIDA LLC	Klein & Klein, PLLC
(Print/Signature) Property Owner	(Print) Applicant or Agent
P O Box 770279	40 SE 11th Ave
Address	Address
ORLANDO, FL 32877	Ocala, FL 34471
City, State, Zip Code	City, State, Zip Code
	austin@kleinandkleinpa.com
Contact Info: Phone, cell, e-mail address	Contact Info: Phone, cell, e-mail address

THE FILING FEE IS $ 550 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. ***PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.*** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

ATTACHMENT A

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. *PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM.* A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

Special conditions exist that are peculiar to this property because the lots/building envelope are unusually constrained in depth, so a five-foot increase in front setback materially reduces the functional buildable area in a way that does not affect deeper lots in the same zoning and land use area. This property's developability is further uniquely impacted by the County's project-specific history, including County Engineer approval of plans using a 20-foot front setback during due diligence and a post-closing staff position requiring 25 feet, which creates a discrete, site-specific setback conflict affecting this land and this development layout.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

The special conditions do not result from the actions of the applicant because the lot depth limitations are inherent to the property and were not created by the applicant. The applicant submitted plans in good faith, obtained County Engineer approval reflecting a 20-foot front setback as a condition to closing, and closed in reliance on that County action, and the applicant did not create the County's later staff requirement that the front setback must be 25 feet. The applicant also did not cause the County's recent LDC revision issues or any internal disagreement regarding whether "existing development" language should have been included, and the variance request is being pursued only because staff is applying a 25-foot front setback to this site.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Applying the 25-foot front setback to this already depth-constrained property deprives the applicant of the practical ability to develop code-compliant residential homes with a reasonable building envelope, which is a right commonly enjoyed by other properties in the same zoning classification that have sufficient depth to accommodate typical residential plans. The hardship is unnecessary and undue because the applicant purchased and structured the project based on a County-approved 20-foot front setback and secured builder commitments tailored to that envelope, and the post-closing shift to 25 feet eliminates viable plan options and jeopardizes the project's ability to function as residential development on these lots. The hardship is not self-created and is instead the result of the County's post-approval application of a larger setback requirement to this specific site.

A-2

ATTACHMENT A

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

The requested variance is the minimum necessary because the applicant seeks only a five-foot reduction, from a 25-foot front setback to a 20-foot front setback, to preserve a workable building envelope on unusually shallow lots and to allow construction consistent with the County-approved plan set relied upon at closing. The applicant is not requesting any reduction below 20 feet and is not requesting variances for use, density, height, or other dimensional standards, and this limited adjustment is the smallest change that allows reasonable residential use of the property.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

Granting the variance will not confer a special privilege because the applicant is not seeking any use not otherwise permitted and is not seeking to increase intensity, density, or development rights beyond what the zoning district allows. The applicant seeks only to maintain a reasonable residential building envelope on lots with atypically shallow depth and to proceed as designed under the same general setback condition the County previously approved for this site, rather than obtaining an advantage unavailable to other similarly zoned properties.

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

Granting the variance will not be injurious to the neighborhood or detrimental to the public welfare because the project remains a residential development subject to all other applicable code requirements, and a five-foot front setback adjustment does not create a material adverse impact to traffic, utilities, drainage, emergency access, or neighborhood character. Approval supports the public interest by allowing the project to proceed under a predictable, functional building envelope reflected in the County-approved plans and avoids stalled development and failed lot deliveries that would negatively affect surrounding area stability.

A-3

Docusign Envelope ID: A14B2C4A-A282-4C2E-AD28-65B0DE919E1E

Owner Authorization

The undersigned ("Owner") is the owner or authorized representative of the owner of the property that is the subject of the variance application to Marion County, Florida (the "Variance Application") to which this Owner Authorization and Agent Designation is attached.

Owner hereby authorizes and appoints:

Klein & Klein, PLLC
Attorneys at Law

as Owner's true and lawful agent for all purposes related to the Variance Application.

Without limiting the generality of the foregoing, Owner expressly authorizes Klein & Klein, PLLC, and its attorneys, paralegals, and staff to:

1. Prepare, sign, submit, supplement, and amend the Variance Application and any related materials on Owner's behalf.
2. Communicate and meet with Marion County staff, boards, and elected officials concerning the Variance Application.
3. Appear at and participate in any hearings, meetings, or proceedings related to the Variance Application.
4. Receive all notices, correspondence, and determinations regarding the Variance Application.

Owner acknowledges and consents to the filing, processing, and consideration of the Variance Application.

This Authorization shall remain in full force and effect until the Variance Application, and any related appeals or reconsideration requests, are finally resolved, or until revoked in writing by Owner and delivered to Marion County and Klein & Klein, PLLC.

DATED 12/31/2025

BRITE PROPERTIES OF FLORIDA LLC

By: Signed by: Robert Kociecki B0A520117D77401...

Name: Robert Kociecki
Title: Manager

ATTACHMENT A

This Document Prepared By and Return to:
Five Points Title Services
Denise G. Smith
8014 SW 135th Street Rd
Ocala, FL 34473
352-307-0796

Parcel ID Number: **Multiple Lots**

Warranty Deed

This Indenture, Made this **16th** day of **December** , **2024** A.D., **Between**
THE DELTONA CORPORATION, a Delaware corporation
of the County of **Marion** , State of **Florida** **, grantors,** and
Brite Properties of Florida, LLC, a Florida limited liability company
whose address is: **6751 Forum Drive, Suite 210, Orlando, FL 32831**
of the County of **Orange** , State of **Florida** **, grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Marion** , State of **Florida** to wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for the year 2025 and subsequent years, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Victoria Pollard, Witness
P.O. Address: 8014 SW 135 St Rd Ocala FL 34473

Denise Genova Smith, Witness
P.O. Address: 8014 SW 135 St Rd Ocala FL 34473

THE DELTONA CORPORATION, a Delaware corporation

By: _____
Maegan Thacker, Authorized Agent
P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

By: _____
Jacqueline Vela, Authorized Agent
P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

(Corporate Seal)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this **16th** day of **December** , **2024** , by **Maegan Thacker, Authorized Agent and Jacqueline Vela, Authorized Agent of THE DELTONA CORPORATION, a Delaware corporation on behalf of the corporation** who are personally known to me or who have produced their **Personally known to me** as identification .

DENISE GENOVA SMITH
MY COMMISSION # HH 185565
EXPIRES: November 5, 2025
Bonded Thru Notary Public Underwriters

_____
Notary Public Signature
Print Name _____
My Commission Expires:

24-0157

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GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024164399 BK 8493 Pgs 1889-1895 12/16/2024 04:07:17 PM
REC FEE 61.00 INDEX DEED DOC 36,018.50

ATTACHMENT A

EXHIBIT "A"
LEGAL DESCRIPTION

PARCELS 1 - 19:

LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 73, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 20-23:

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 74, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 24:

LOT 2, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 25:

LOT 3, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 26:

LOT 4, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 27:

LOT 1, BLOCK 78, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 28:

LOT 1, BLOCK 79, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 29:

LOT 16, BLOCK 79, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1890 Pgs 1889-1895 12/16/2024 04:07:17 PM

ATTACHMENT A

PARCEL 30:

LOT 12, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 31:

LOT 13, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 32:

LOT 14, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 33:

LOT 15, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 34:

LOT 16, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 35:

LOT 17, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 36:

LOT 18, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 37:

LOT 19, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1891 Pgs 1889-1895 12/16/2024 04:07:17 PM

ATTACHMENT A

PARCEL 38:

LOT 20, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 39:

LOT 1, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 40:

LOT 9, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 41:

LOT 10, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 42:

LOT 11, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 43:

LOT 12, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 44:

LOT 13, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 45:

LOT 14, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1892 Pgs 1889-1895 12/16/2024 04:07:17 PM

ATTACHMENT A

PARCEL 46:

LOT 15, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 47 - 62:

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 85, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 63 - 96:

LOTS 1 THROUGH 34, INCLUSIVE, BLOCK 86, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 97 - 106:

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 87, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 107:

LOT 1, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 108:

LOT 2, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 109:

LOT 3, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 110:

LOT 4, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1893 Pgs 1889-1895 12/16/2024 04:07:17 PM

ATTACHMENT A

PARCEL 111:

LOT 5, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 112:

LOT 6, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 113:

LOT 7, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 114:

LOT 8, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 115:

LOT 9, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 116 - 134:

LOTS 1 THROUGH 5, LOTS 13 THROUGH 25 AND LOT 38, BLOCK 89, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 135 - 143:

LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 72, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 144 - 174:

LOTS 1 THROUGH 22, LOT 25 THROUGH 29,AND LOTS 32 THROUGH 35, INCLUSIVE, BLOCK 90, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1894 Pgs 1889-1895 12/16/2024 04:07:17 PM

ATTACHMENT A

PARCELS 175 - 192:

LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 91, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 193- 212:

LOTS 1 THROUGH 11 AND LOTS 24 THROUGH 32, INCLUSIVE, BLOCK 92, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 213 - 233:

LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 94, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 234 - 249:

LOTS 1 THROUGH 15 AND LOT 32, BLOCK 95, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 250:

LOT 23, BLOCK 92, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 251:

LOT 16, BLOCK 95, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1895 Pgs 1889-1895 12/16/2024 04:07:17 PM

The variance request applies to, and the applicant intends to use, the following Marion County Parcel Identification Numbers ("PIDs") as the subject parcels (collectively, the "Subject Property"):

8002-0073-01
8002-0084-01
8002-0087-01
8002-0091-01
8002-0092-01
8002-0095-01
8002-0084-13
8002-0072-01
8002-0074-01
8002-0076-02
8002-0076-03
8002-0076-04
8002-0078-01
8002-0079-01
8002-0079-16
8002-0084-09
8002-0084-10
8002-0084-11
8002-0084-12
8002-0084-14
8002-0084-15
8002-0085-01
8002-0086-01
8002-0088-01
8002-0088-02
8002-0088-03
8002-0088-04
8002-0088-05
8002-0088-06
8002-0088-07
8002-0088-08
8002-0088-09
8002-0089-01
8002-0090-01

8002-0092-23
8002-0094-01
8002-0095-16
8002-0083-12
8002-0083-13
8002-0083-14
8002-0083-15
8002-0083-16
8002-0083-17
8002-0083-18
8002-0083-19
8002-0083-20

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0072-01

Prime Key: 2139951 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $1,888.64
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 2.05

Current Value

Land Just Value	$63,550
Buildings	$0
Miscellaneous	$0
Total Just Value	$63,550
Total Assessed Value	$63,550
Exemptions	$0
Total Taxable	$63,550

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$63,550	$0	$0	$63,550	$63,550	$0	$63,550
2024	$149,950	$0	$0	$149,950	$1,355	$0	$1,355
2023	$138,554	$0	$0	$138,554	$1,390	$0	$1,390

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1944/1743	07/1993	07 WARRANTY	0	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 72 LOTS 1.2.3.4.5.6.7.8.9
Parent Parcel: 8002-0072-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	97.0	118.0	R1	.26	AC	31,000.0000	1.00	1.00	1.00	8,060	8,060
9900	82.0	118.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900	84.0	112.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900	90.0	112.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900	89.0	117.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900	89.0	117.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900	86.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900	85.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900	105.0	100.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9994	500.0	.0	R1	1.00	UT	.0000	1.00	1.00	1.00		

Neighborhood 9050 — Total Land - Class $63,550
Mkt: 5 70 — Total Land - Just $63,550

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/2000
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$63,550	1/16/2025
Total Just Value	$63,550	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0073-01

Prime Key: 1287260 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $3,591.75
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 4.06

Current Value

Land Just Value	$125,860
Buildings	$0
Miscellaneous	$0
Total Just Value	$125,860
Total Assessed Value	$125,860
Exemptions	$0
Total Taxable	$125,860

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$125,860	$0	$0	$125,860	$125,860	$0	$125,860
2024	$111,800	$0	$0	$111,800	$934	$0	$934
2023	$103,303	$0	$0	$103,303	$957	$0	$957

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 73 LOTS 1.2.3.4.5.6.7.8.9.
10.11.12.13.14.15.16.17.18.19

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	96.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
0001	82.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
0001	82.0	121.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
0001	81.0	124.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
0001	88.0	124.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
0001	75.0	120.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
0001	75.0	120.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
0001	105.0	105.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
0001	100.0	105.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
0001	129.0	100.0	R1	.30	AC	31,000.0000	1.00	1.00	1.00	9,300	9,300
0001	100.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
0001	100.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
0001	84.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890

Neighborhood 9050 Total Land - Class $125,860
Mkt: 5 70 Total Land - Just $125,860

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$125,860	3/13/2025
Total Just Value	$125,860	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0074-01

Prime Key: 2142073 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $1,003.74
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .76

Current Value

Land Just Value	$23,560
Buildings	$0
Miscellaneous	$0
Total Just Value	$23,560
Total Assessed Value	$23,560
Exemptions	$0
Total Taxable	$23,560

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$23,560	$0	$0	$23,560	$23,560	$0	$23,560
2024	$26,670	$0	$0	$26,670	$600	$0	$600
2023	$40,679	$0	$0	$40,679	$881	$0	$881

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 74 LOTS 1.2.3.4
Parent Parcel: 8002-0074-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	95.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900	77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
Neighborhood 9050										Total Land - Class	$23,560
Mkt: 5 70										Total Land - Just	$23,560

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$23,560	3/13/2025
Total Just Value	$23,560	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0076-02

Prime Key: 2145528 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.07
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .23

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$6,589	$0	$6,589
2023	$26,800	$0	$0	$26,800	$5,990	$0	$5,990

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
F/K/A FEATHER NEST-PER DECLARATIONS & COVENANTS 1855/1407
N/K/A GLEN AIRE PH 1 PER AMENDMENT OF DECLARATION 6342/1413
BLK 76 LOT 2
Parent Parcel: 8002-0076-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		80.0	125.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0076-03

Prime Key: 2145552 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.07
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .23

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$6,589	$0	$6,589
2023	$26,800	$0	$0	$26,800	$5,990	$0	$5,990

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
F/K/A FEATHER NEST-PER DECLARATIONS & COVENANTS 1855/1407
N/K/A GLEN AIRE PH 1 PER AMENDMENT OF DECLARATION 6342/1413
BLK 76 LOT 3
Parent Parcel: 8002-0076-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		80.0	125.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0076-04

Prime Key: 2145579 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.07
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .23

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$6,589	$0	$6,589
2023	$26,800	$0	$0	$26,800	$5,990	$0	$5,990

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
F/K/A FEATHER NEST-PER DECLARATIONS & COVENANTS 1855/1407
N/K/A GLEN AIRE PH 1 PER AMENDMENT OF DECLARATION 6342/1413
BLK 76 LOT 4
Parent Parcel: 8002-0076-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		80.0	125.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0078-01

Prime Key: 2146940 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.95
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .20

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 78 LOT 1

Parent Parcel: 8002-0078-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		89.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0079-01

Prime Key: 2148420 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.11
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .24

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 79 LOT 1

Parent Parcel: 8002-0079-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	106.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0079-16

Prime Key: 2150068 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.11
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .24

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 79 LOT 16

Parent Parcel: 8002-0079-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	106.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9076 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-12

Prime Key: 2184272 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.07
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .23

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 12

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	100.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800	
Mkt: 5 70										Total Land - Just	$35,800	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-13

Prime Key: 2184281 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 13

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	80.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-14

Prime Key: 2184299 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 14

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	80.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-15

Prime Key: 2184302 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.91
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .19

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 15

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	83.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800	
Mkt: 5 70										Total Land - Just	$35,800	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-16

Prime Key: 2184329 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.95
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .20

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 16

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	85.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-17

Prime Key: 2184353 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.95
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .20

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 17

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	85.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-18

Prime Key: 2184388 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 18

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-19

Prime Key: 2184400 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 19

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800	
Mkt: 5 70										Total Land - Just	$35,800	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0083-20

Prime Key: 2184418 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 83 LOT 20

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800
Mkt: 5 70										Total Land - Just	$35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-01

Prime Key: 1287391 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.03
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .22

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 1

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	97.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9076										Total Land - Class	$35,800	
Mkt: 5 70										Total Land - Just	$35,800	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/16/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-09

Prime Key: 2156341 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.62
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .25

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 9

Parent Parcel: 8002-0084-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	108.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-10

Prime Key: 2156384 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.50
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .22

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 10

Parent Parcel: 8004-0084-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		94.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-11

Prime Key: 2156406 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.46
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 11

Parent Parcel: 8002-0084-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		90.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-12

Prime Key: 2156449 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.46
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 12

Parent Parcel: 8002-0084-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		90.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-13

Prime Key: 2124199 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.46
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 13

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

0001	90.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850
Neighborhood 9076										Total Land - Class	$26,850
Mkt: 5 70										Total Land - Just	$26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-14

Prime Key: 2156511 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.46
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 14

Parent Parcel: 8002-0084-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		90.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0084-15

Prime Key: 2156571 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $530.62
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .25

Current Value

Land Just Value	$26,850
Buildings	$0
Miscellaneous	$0
Total Just Value	$26,850
Total Assessed Value	$26,850
Exemptions	$0
Total Taxable	$26,850

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$26,850	$0	$0	$26,850	$26,850	$0	$26,850
2024	$21,750	$0	$0	$21,750	$4,941	$0	$4,941
2023	$20,100	$0	$0	$20,100	$4,492	$0	$4,492

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 84 LOT 15

Parent Parcel: 8002-0084-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	107.0	R1	1.00	LT	35,800.0000	1.00	1.00	0.75	26,850	26,850

Neighborhood 9076 — Total Land - Class $26,850
Mkt: 5 70 — Total Land - Just $26,850

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$26,850	1/16/2025
Total Just Value	$26,850	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0085-01

Prime Key: 2156619 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $2,913.21
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 3.32

Current Value

Land Just Value	$102,920
Buildings	$0
Miscellaneous	$0
Total Just Value	$102,920
Total Assessed Value	$102,920
Exemptions	$0
Total Taxable	$102,920

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$102,920	$0	$0	$102,920	$102,920	$0	$102,920
2024	$83,000	$0	$0	$83,000	$379	$0	$379
2023	$76,692	$0	$0	$76,692	$391	$0	$391

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 85 LOTS 1.2.3.4.5.6.7.
8.9.10.11.12.13.14.15.16
Parent Parcel: 8002-0085-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		89.0	102.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		81.0	107.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		75.0	117.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		76.0	117.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		78.0	117.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		80.0	121.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900		89.0	121.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		93.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		78.0	115.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		80.0	115.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		80.0	115.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		80.0	115.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		80.0	112.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		84.0	112.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820

Neighborhood 9050 Total Land - Class $102,920
Mkt: 5 70 Total Land - Just $102,920

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$102,920	1/16/2025
Total Just Value	$102,920	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0086-01

Prime Key: 2157666 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $6,150.74
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 99
Acres: 7.01

Current Value

Land Just Value	$217,310
Buildings	$0
Miscellaneous	$0
Total Just Value	$217,310
Total Assessed Value	$217,310
Exemptions	$0
Total Taxable	$217,310

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$217,310	$0	$0	$217,310	$217,310	$0	$217,310
2024	$175,250	$0	$0	$175,250	$806	$0	$806
2023	$161,931	$0	$0	$161,931	$820	$0	$820

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 86 LOTS 1.2.3.4.5.6.7.8.9.
10.11.12.13.14.15.16.17.18.19.
20.21.22.23.24.25.26.27.28.29
30.31.32.33.34
Parent Parcel: 8002-0086-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		84.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900		93.0	112.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900		88.0	105.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		84.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		101.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900		101.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900		83.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900		83.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900		83.0	100.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900		87.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		107.0	120.0	R1	.29	AC	31,000.0000	1.00	1.00	1.00	8,990	8,990
9900		98.0	132.0	R1	.30	AC	31,000.0000	1.00	1.00	1.00	9,300	9,300
9900		90.0	101.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		100.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900		95.0	102.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900		83.0	113.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900		79.0	138.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
9900		73.0	165.0	R1	.28	AC	31,000.0000	1.00	1.00	1.00	8,680	8,680
9900		78.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		96.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820

Neighborhood 9050 — Total Land - Class $217,310
Mkt: 5 70 — Total Land - Just $217,310

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$217,310	1/16/2025
Total Just Value	$217,310	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0087-01

Prime Key: 1287430 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $1,808.48
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 2.04

Current Value

Land Just Value	$63,240
Buildings	$0
Miscellaneous	$0
Total Just Value	$63,240
Total Assessed Value	$63,240
Exemptions	$0
Total Taxable	$63,240

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$63,240	$0	$0	$63,240	$63,240	$0	$63,240
2024	$51,000	$0	$0	$51,000	$234	$0	$234
2023	$47,124	$0	$0	$47,124	$238	$0	$238

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 87 LOTS 1.2.3.4.5.
6.7.8.9.10

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	99.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900	79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	79.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900	100.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900	89.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900	89.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900	89.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900	99.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130

Neighborhood 9050 Total Land - Class $63,240
Mkt: 5 70 Total Land - Just $63,240

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$63,240	1/16/2025
Total Just Value	$63,240	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-01

Prime Key: 2159898 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.99
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$24	$0	$24
2023	$26,800	$0	$0	$26,800	$24	$0	$24

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 1
Parent Parcel: 8002-0088-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	91.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800
Neighborhood 9062										Total Land - Class	$35,800	
Mkt: 5 70										Total Land - Just	$35,800	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Total Value -	$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-02

Prime Key: 2159910 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 2

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-03

Prime Key: 2159944 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 3

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-04

Prime Key: 2160870 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 4

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-05

Prime Key: 2160969 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 5

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-06

Prime Key: 2161001 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 6

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-07

Prime Key: 2161086 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 7

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-08

Prime Key: 2161116 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.87
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$20	$0	$20
2023	$26,800	$0	$0	$26,800	$21	$0	$21

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 8

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		77.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0088-09

Prime Key: 2161159 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $677.03
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .22

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$26	$0	$26
2023	$26,800	$0	$0	$26,800	$26	$0	$26

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 88 LOT 9

Parent Parcel: 8002-0088-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		98.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0089-01

Prime Key: 2161892 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $3,999.04
Map ID: 168
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 3.39

Current Value

Land Just Value	$105,090
Buildings	$0
Miscellaneous	$0
Total Just Value	$105,090
Total Assessed Value	$105,090
Exemptions	$0
Total Taxable	$105,090

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$105,090	$0	$0	$105,090	$105,090	$0	$105,090
2024	$133,000	$0	$0	$133,000	$600	$0	$600
2023	$122,892	$0	$0	$122,892	$626	$0	$626

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 89 LOTS 1.2.3.4.5.13.14.15.
16.17.18.19.20.21.22.23.24.25.38
Parent Parcel: 8002-0089-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		92.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510

Neighborhood 9050 Total Land - Class $105,090
Mkt: 5 70 Total Land - Just $105,090

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$105,090	1/16/2025
Total Just Value	$105,090	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0090-01

Prime Key: 2165511 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $5,796.05
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 99
Acres: 6.17

Current Value

Land Just Value	$191,270
Buildings	$0
Miscellaneous	$0
Total Just Value	$191,270
Total Assessed Value	$191,270
Exemptions	$0
Total Taxable	$191,270

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$191,270	$0	$0	$191,270	$191,270	$0	$191,270
2024	$174,250	$0	$0	$174,250	$793	$0	$793
2023	$161,007	$0	$0	$161,007	$818	$0	$818

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 90 LOTS 1.2.3.4.5.6.
7.8.9.10.11.12.13.14.15.
16.17.18.19.20.21.22.25.
26.27.28.29.32.33.34.35
Parent Parcel: 8002-0090-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		87.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		107.0	120.0	R1	.29	AC	31,000.0000	1.00	1.00	1.00	8,990	8,990
9900		108.0	199.0	R1	.49	AC	31,000.0000	1.00	1.00	1.00	15,190	15,190
9900		113.0	127.0	R1	.33	AC	31,000.0000	1.00	1.00	1.00	10,230	10,230
9900		89.0	100.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		76.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510

Neighborhood 9050 — Total Land - Class $191,270
Mkt: 5 70 — Total Land - Just $191,270

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$191,270	1/16/2025
Total Just Value	$191,270	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0091-01

Prime Key: 1287481 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $3,472.44
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 4.12

Current Value

Land Just Value	$127,720
Buildings	$0
Miscellaneous	$0
Total Just Value	$127,720
Total Assessed Value	$127,720
Exemptions	$0
Total Taxable	$127,720

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$127,720	$0	$0	$127,720	$127,720	$0	$127,720
2024	$103,000	$0	$0	$103,000	$468	$0	$468
2023	$95,172	$0	$0	$95,172	$484	$0	$484

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 91 LOTS 1.2.3.4.5.6
.7.8.9.10.11.12.13.14.15
.16.17.18

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		90.0	114.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900		75.0	114.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		86.0	137.0	R1	.27	AC	31,000.0000	1.00	1.00	1.00	8,370	8,370
9900		82.0	107.0	R1	.20	AC	31,000.0000	1.00	1.00	1.00	6,200	6,200
9900		82.0	109.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900		75.0	120.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		90.0	120.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
9900		75.0	165.0	R1	.28	AC	31,000.0000	1.00	1.00	1.00	8,680	8,680
9900		75.0	165.0	R1	.28	AC	31,000.0000	1.00	1.00	1.00	8,680	8,680
9900		75.0	120.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		129.0	105.0	R1	.31	AC	31,000.0000	1.00	1.00	1.00	9,610	9,610
9900		102.0	100.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900		97.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900		116.0	125.0	R1	.33	AC	31,000.0000	1.00	1.00	1.00	10,230	10,230

Neighborhood 9050 Total Land - Class $127,720
Mkt: 5 70 Total Land - Just $127,720

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/2000
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$127,720	1/16/2025
Total Just Value	$127,720	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0092-01

Prime Key: 1287502 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $3,852.55
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 4.13

Current Value

Land Just Value	$128,030
Buildings	$0
Miscellaneous	$0
Total Just Value	$128,030
Total Assessed Value	$128,030
Exemptions	$0
Total Taxable	$128,030

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$128,030	$0	$0	$128,030	$128,030	$0	$128,030
2024	$117,500	$0	$0	$117,500	$543	$0	$543
2023	$108,570	$0	$0	$108,570	$550	$0	$550

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 92 LOTS 1.2.3.4.5.6.7.8.9.10.
11.24.25.26.27.28.29.30.31.32

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	95.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	102.0	R1	.19	AC	31,000.0000	1.00	1.00	1.00	5,890	5,890
9900	93.0	126.0	R1	.27	AC	31,000.0000	1.00	1.00	1.00	8,370	8,370
9900	98.0	160.0	R1	.36	AC	31,000.0000	1.00	1.00	1.00	11,160	11,160
9900	99.0	142.0	R1	.32	AC	31,000.0000	1.00	1.00	1.00	9,920	9,920
9900	85.0	106.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900	77.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	95.0	100.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820

Neighborhood 9050 Total Land - Class $128,030
Mkt: 5 70 Total Land - Just $128,030

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$128,030	1/16/2025
Total Just Value	$128,030	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0092-23

Prime Key: 2172215 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.99
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$16,819	$0	$16,819
2023	$26,800	$0	$0	$26,800	$15,290	$0	$15,290

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 92 LOT 23

Parent Parcel: 8002-0092-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		91.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0094-01

Prime Key: 2174188 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $4,265.22
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 99
Acres: 5.23

Current Value

Land Just Value	$162,130
Buildings	$0
Miscellaneous	$0
Total Just Value	$162,130
Total Assessed Value	$162,130
Exemptions	$0
Total Taxable	$162,130

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$162,130	$0	$0	$162,130	$162,130	$0	$162,130
2024	$130,750	$0	$0	$130,750	$598	$0	$598
2023	$120,813	$0	$0	$120,813	$613	$0	$613

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 94 LOTS 1.2.3.4.5.6.7.
8.9.10.11.12.13.14.15.16.17.
18.19.20.21

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9900		91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		90.0	111.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900		86.0	181.0	R1	.36	AC	31,000.0000	1.00	1.00	1.00	11,160	11,160
9900		90.0	157.0	R1	.32	AC	31,000.0000	1.00	1.00	1.00	9,920	9,920
9900		105.0	155.0	R1	.37	AC	31,000.0000	1.00	1.00	1.00	11,470	11,470
9900		105.0	140.0	R1	.34	AC	31,000.0000	1.00	1.00	1.00	10,540	10,540
9900		106.0	139.0	R1	.34	AC	31,000.0000	1.00	1.00	1.00	10,540	10,540
9900		101.0	117.0	R1	.27	AC	31,000.0000	1.00	1.00	1.00	8,370	8,370
9900		101.0	107.0	R1	.25	AC	31,000.0000	1.00	1.00	1.00	7,750	7,750
9900		101.0	116.0	R1	.27	AC	31,000.0000	1.00	1.00	1.00	8,370	8,370
9900		105.0	120.0	R1	.29	AC	31,000.0000	1.00	1.00	1.00	8,990	8,990
9900		100.0	103.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		90.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900		100.0	106.0	R1	.24	AC	31,000.0000	1.00	1.00	1.00	7,440	7,440
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900		80.0	100.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580

Neighborhood 9050 — Total Land - Class $162,130
Mkt: 5 70 — Total Land - Just $162,130

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$162,130	1/16/2025
Total Just Value	$162,130	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0095-01

Prime Key: 1287545 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $2,713.74
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: 2.93

Current Value

Land Just Value	$90,830
Buildings	$0
Miscellaneous	$0
Total Just Value	$90,830
Total Assessed Value	$90,830
Exemptions	$0
Total Taxable	$90,830

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$90,830	$0	$0	$90,830	$90,830	$0	$90,830
2024	$73,250	$0	$0	$73,250	$331	$0	$331
2023	$67,683	$0	$0	$67,683	$345	$0	$345

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 95 LOTS 1.2.3.4.5.6.
7.8.9.10.11.12.13.14.15.32

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value

9900	92.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	86.0	90.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	80.0	126.0	R1	.23	AC	31,000.0000	1.00	1.00	1.00	7,130	7,130
9900	85.0	90.0	R1	.18	AC	31,000.0000	1.00	1.00	1.00	5,580	5,580
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	75.0	100.0	R1	.17	AC	31,000.0000	1.00	1.00	1.00	5,270	5,270
9900	91.0	100.0	R1	.21	AC	31,000.0000	1.00	1.00	1.00	6,510	6,510
9900	91.0	107.0	R1	.22	AC	31,000.0000	1.00	1.00	1.00	6,820	6,820

Neighborhood 9050 — Total Land - Class $90,830
Mkt: 5 70 — Total Land - Just $90,830

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$90,830	1/16/2025
Total Just Value	$90,830	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser
501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

8002-0095-16

Prime Key: 2176873 MAP IT+

Property Information

BRITE PROPERTIES OF FLORIDA LLC
6751 FORUM DR STE 210
ORLANDO FL 32821-8089

Taxes / Assessments: $676.99
Map ID: 152
Millage: 8002 - UNINCORPORATED

M.S.T.U.
PC: 00
Acres: .21

Current Value

Land Just Value	$35,800
Buildings	$0
Miscellaneous	$0
Total Just Value	$35,800
Total Assessed Value	$35,800
Exemptions	$0
Total Taxable	$35,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$35,800	$0	$0	$35,800	$35,800	$0	$35,800
2024	$29,000	$0	$0	$29,000	$16,819	$0	$16,819
2023	$26,800	$0	$0	$26,800	$15,290	$0	$15,290

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8493/1889	12/2024	07 WARRANTY	8 ALLOCATED	U	V	$5,145,500
6900/1644	01/2019	05 QUIT CLAIM	0	U	V	$100
2141/0490	05/1995	07 WARRANTY	8 ALLOCATED	U	V	$4,717
1941/1743	07/1993	07 WARRANTY	7 PORTIONUND INT	U	V	$100

Property Description

SEC 22 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 95 LOT 16

Parent Parcel: 8002-0095-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		91.0	100.0	R1	1.00	LT	35,800.0000	1.00	1.00	1.00	35,800	35,800

Neighborhood 9062 — Total Land - Class $35,800
Mkt: 5 70 — Total Land - Just $35,800

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	3/12/2011
Land - Just Value	$35,800	1/15/2025
Total Just Value	$35,800	.

Bldg Nbr	RCN	Depreciation	Depreciated



Detail by Entity Name

Florida Limited Liability Company
BRITE PROPERTIES OF FLORIDA, LLC

Filing Information

Document Number	L18000085781
FEI/EIN Number	61-1885993
Date Filed	04/04/2018
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	01/15/2019
Event Effective Date	NONE

Principal Address

6751 Forum Drive
Suite 210
Orlando, FL 32821

Changed: 06/20/2023

Mailing Address

P.O. Box 770279
Orlando, FL 32877

Changed: 06/20/2023

Registered Agent Name & Address

Wharton Law Group, PA
456 S. Central Avenue
Oviedo, FL 32765

Name Changed: 10/10/2019

Address Changed: 10/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BRITE GROUP HOLDINGS FLORIDA, LLC
6751 Forum Drive
Suite 210
Orlando, FL 32821

Title Manager

Kociecki, Robert
6751 Forum Drive
Suite 210
Orlando, FL 32821

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	03/25/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
03/25/2024 -- ANNUAL REPORT	View image in PDF format
06/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
02/23/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
06/12/2020 -- ANNUAL REPORT	View image in PDF format
10/10/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
09/04/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2019 -- CORLCRACHG	View image in PDF format
04/04/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

This Document Prepared By and Return to:
Five Points Title Services
Denise G. Smith
8014 SW 135th Street Rd
Ocala, FL 34473
352-307-0796

Parcel ID Number: **Multiple Lots**

Warranty Deed

This Indenture, Made this **16th** day of **December** , **2024** A.D., **Between**
THE DELTONA CORPORATION, a Delaware corporation
of the County of **Marion** , State of **Florida** **, grantors,** and
Brite Properties of Florida, LLC, a Florida limited liability company
whose address is: **6751 Forum Drive, Suite 210, Orlando, FL 32831**
of the County of **Orange** , State of **Florida** **, grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Marion** , State of **Florida** to wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for the year 2025 and subsequent years, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Victoria Pollard, Witness
P.O. Address: 8014 SW 135 St Rd Ocala FL 34473

Denise Genova Smith, Witness
P.O. Address: 8014 SW 135 St Rd Ocala FL 34473

THE DELTONA CORPORATION, a Delaware corporation

By: _____
Maegan Thacker, Authorized Agent
P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

By: _____
Jacqueline Vela, Authorized Agent
P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

(Corporate Seal)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this **16th** day of **December** , **2024** , by **Maegan Thacker, Authorized Agent and Jacqueline Vela, Authorized Agent of THE DELTONA CORPORATION, a Delaware corporation on behalf of the corporation** who are personally known to me or who have produced their **Personally known to me** as identification .

DENISE GENOVA SMITH
MY COMMISSION # HH 185565
EXPIRES: November 5, 2025
Bonded Thru Notary Public Underwriters

_____
Notary Public Signature
Print Name _____
My Commission Expires:

24-0157

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GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024164399 BK 8493 Pgs 1889-1895 12/16/2024 04:07:17 PM
REC FEE 61.00 INDEX DEED DOC 36,018.50

EXHIBIT "A"
LEGAL DESCRIPTION

PARCELS 1 - 19:

LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 73, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 20-23:

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 74, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 24:

LOT 2, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 25:

LOT 3, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 26:

LOT 4, BLOCK 76, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 27:

LOT 1, BLOCK 78, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 28:

LOT 1, BLOCK 79, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 29:

LOT 16, BLOCK 79, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1890 Pgs 1889-1895 12/16/2024 04:07:17 PM

PARCEL 30:

LOT 12, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 31:

LOT 13, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 32:

LOT 14, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 33:

LOT 15, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 34:

LOT 16, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 35:

LOT 17, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 36:

LOT 18, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 37:

LOT 19, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
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PARCEL 38:

LOT 20, BLOCK 83, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 39:

LOT 1, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 40:

LOT 9, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 41:

LOT 10, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 42:

LOT 11, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 43:

LOT 12, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 44:

LOT 13, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 45:

LOT 14, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1892 Pgs 1889-1895 12/16/2024 04:07:17 PM

PARCEL 46:

LOT 15, BLOCK 84, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 47 - 62:

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 85, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 63 - 96:

LOTS 1 THROUGH 34, INCLUSIVE, BLOCK 86, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 97 - 106:

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 87, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 107:

LOT 1, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 108:

LOT 2, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 109:

LOT 3, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 110:

LOT 4, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
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PARCEL 111:

LOT 5, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 112:

LOT 6, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 113:

LOT 7, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 114:

LOT 8, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 115:

LOT 9, BLOCK 88, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 116 - 134:

LOTS 1 THROUGH 5, LOTS 13 THROUGH 25 AND LOT 38, BLOCK 89, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 135 - 143:

LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 72, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 144 - 174:

LOTS 1 THROUGH 22, LOT 25 THROUGH 29,AND LOTS 32 THROUGH 35, INCLUSIVE, BLOCK 90, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1894 Pgs 1889-1895 12/16/2024 04:07:17 PM

PARCELS 175 - 192:

LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 91, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 193- 212:

LOTS 1 THROUGH 11 AND LOTS 24 THROUGH 32, INCLUSIVE, BLOCK 92, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 213 - 233:

LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 94, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS 234 - 249:

LOTS 1 THROUGH 15 AND LOT 32, BLOCK 95, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 250:

LOT 23, BLOCK 92, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 251:

LOT 16, BLOCK 95, MARION OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 19 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024164399 OR BK 8493 PG 1895 Pgs 1889-1895 12/16/2024 04:07:17 PM

SUPPLEMENTAL STATEMENT REGARDING HOA APPROVAL REQUIREMENT

(MRTA / NO ACTIVE HOA)

Applicant submits this supplement in response to the application instruction stating: "Please note that if your property is subject to a Homeowner's Association an approval letter must be submitted along with other required documents."

The Subject Property (the parcels identified on the attached PID list) is not subject to any currently existing or enforceable homeowners' association approval requirement. To the extent any historic "Marion Oaks" declarations/restrictions or HOA-type covenants may have been recorded against these parcels, Applicant contends that such covenants have been extinguished and/or are no longer enforceable under Florida's Marketable Record Title Act ("MRTA"), Chapter 712, Florida Statutes, and therefore no HOA approval letter is applicable or available for these parcels.

Accordingly, Applicant is not submitting an HOA approval letter because there is no operative HOA with approval authority over the Subject Property for purposes of this variance application. If the County believes an HOA approval letter is required, Applicant requests that Staff identify (by official records book/page or instrument number) the specific recorded instrument(s) that (i) currently impose an HOA approval requirement on these parcels and (ii) remain preserved/enforceable notwithstanding MRTA.

IMPROVEMENT PLANS
For A
PORTION OF MARION OAKS UNIT 2

BLOCK: 72 LOTS: 1-9	BLOCK: 83 LOTS: 12-20	BLOCK: 89 LOTS: 1-5,13-25,38
BLOCK: 73 LOTS: 1-19	BLOCK: 84 LOTS: 1,9-15	BLOCK: 90 LOTS: 1-29,32-35
BLOCK: 74 LOTS: 1-4	BLOCK: 85 LOTS: 1-16	BLOCK: 91 LOTS: 1-18
BLOCK: 76 LOTS: 2-4	BLOCK: 86 LOTS: 1-34	BLOCK: 92 LOTS: 1-4,23-32
BLOCK: 78 LOTS: 1,16	BLOCK: 87 LOTS: 1-10	BLOCK: 94 LOTS: 1-21
BLOCK: 79 LOTS: 1,16	BLOCK: 88 LOTS: 1-10,18	BLOCK: 95 LOTS: 1-16,32

ACCORDING TO PLAT BOOK "O", AT PAGES 19-35, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOVEMBER 30, 2022

Sunshine811 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER

MARION COUNTY PROJECT No. 29457

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or endorsement of functional aspects, materials selection and aesthetic considerations and does not, in any way, constitute an Engineering Certification in a professional capacity by the County nor any of its employees or agents.

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MJWR | Scale: N.T.S.
Drawn: MJK | Project: 2021-43
Checked: MJWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
1600 SW 10th Ct. Ocklawaha, FL 32179
Certificate No. EB-0001818 • Michael W. Radcliffe P.E. #31170 • Christopher A. Cote P.E. #90868
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Title: COVER SHEET

Sheet No. C001 of 45

General Notes:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE.
3. SEE SANITARY SEWER AND WATER SYSTEM DETAIL SHEETS FOR GENERAL UTILITY CONSTRUCTION.
4. THE ROAD CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE ROADWAY AND TRAFFIC DESIGN STANDARDS AS LISTED ABOVE.
5. UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BASED ON ABOVE GROUND EXISTENCE OF STRUCTURES. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANY. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. ANY UTILITIES OBSTRUCTIVE TO THE ROAD CONTRACTORS OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE PRIOR TO OR IN CONJUNCTION WITH THE ROADWAY PROJECT.

   DELTONA CORP. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
6. ALL SECTION, BLOCK, AND PROPERTY CORNERS DISTURBED OR DESTROYED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED BY A FLORIDA REGISTERED SURVEYOR AT THE ROAD CONTRACTOR'S EXPENSE.
7. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSION ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.
8. ELEVATIONS ARE BASED ON THE FPRN NETWORK, NAVD 1988 AND N.G.S. BENCHMARK 175 730 A80 ELEVATION = 81.57. HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT FPRN NETWORK.
9. DESIGN SPEED IS 30 M.P.H.
10. THIS DEVELOPMENT CONTAINS A TOTAL OF 3.07 MILES OF ROADS AND 251 LOTS. 132 LOTS ARE LOCATED IN PHASE 1C AND 119 LOTS ARE LOCATED IN PHASE 1D.

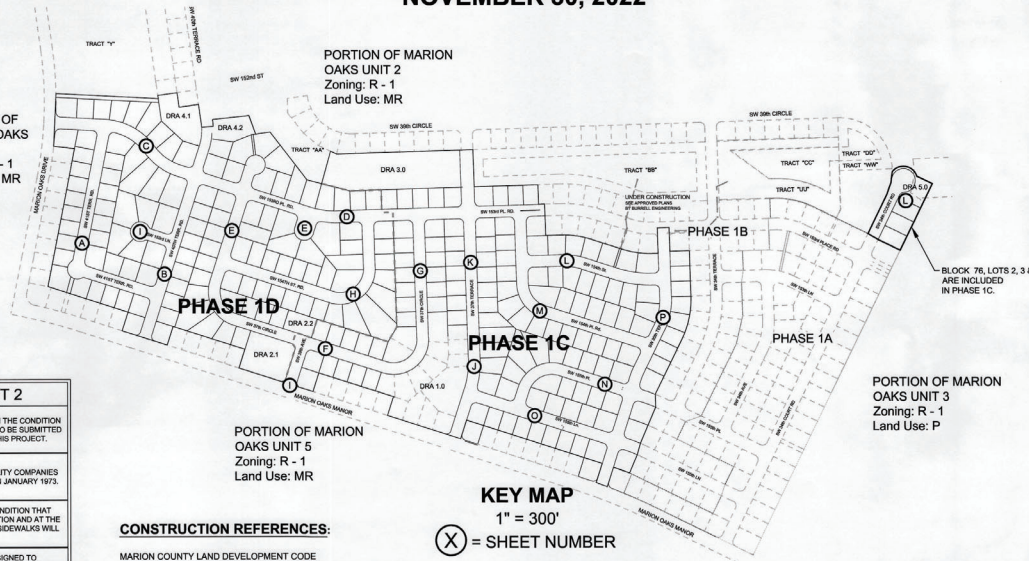
Environmental:

ECOLOGICAL ASSESSMENT PREPARED BY OTHERS.
SEE REPORT BY MODICA & ASSOCIATES, DATED MARCH 2022.

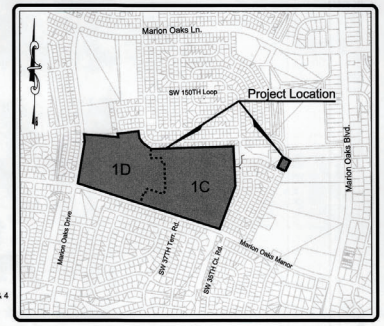
AREA DATA BLOCK

	SF	AC
TOTAL AREA	3,821,951	87.74
EXISTING IMPERVIOUS AREA	0	0
PROPOSED IMPERVIOUS AREA	1,594,329	36.6
PERCENT IMPERVIOUS	41.7%	

PORTION OF MARION OAKS UNIT 2
Zoning: R - 1
Land Use: MR



KEY MAP
1" = 300'
(X) = SHEET NUMBER



PROJECT LOCATION MAP

(NOT TO SCALE)
SECTION: 22 & 23, TOWNSHIP: 17 SOUTH, RANGE: 21 EAST
MARION COUNTY, FLORIDA

APPROVED WAIVERS FOR MARION OAKS UNIT 2

CODE SECTION 2.18.2.I APPROVAL DATE 6/16/2021	WAIVED THE REQUIREMENT TO TO EXTEND SW 34TH COURT ROAD WITH THE CONDITION THAT THE DEVELOPER'S AGREEMENT STATE SW 37TH TERRACE ROAD TO BE SUBMITTED FOR APPROVAL WITHIN TWO YEARS OF THE PLAN APPROVAL FOR THIS PROJECT.
CODE SECTION 2.17.2.H APPROVAL DATE 11/1/2021	WAIVED THE REQUIREMENTS FOR PROVIDING LETTERS FROM THE UTILITY COMPANIES ACCEPTING THE EXISTING UTILITY EASEMENTS THAT WERE PLATTED IN JANUARY 1973.
CODE SECTION 6.12.12.A, B, & C APPROVAL DATE 8/5/2024	WAIVED THE REQUIREMENTS FOR PROVIDING SIDEWALKS WITH A CONDITION THAT SIDEWALKS WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION AND AT THE END OF TWO YEARS OR 60 % DEVELOPMENT, THE REMAINDER OF THE SIDEWALKS WILL BE CONSTRUCTED.
CODE SECTION 6.12.9.K APPROVAL DATE 8/5/2024	WAIVED THE REQUIREMENTS STATING CENTERLINE RADII BE DESIGNED TO ACCOMMODATE MINIMUM DESIGN SPEED OF 30 MPH WITH A CONDITION THAT WARNING SIGNAGE SHALL BE PROVIDED FOR DECREASED SPEED ON CURVES NOT MEETING 30 MPH DESIGN SPEED REQUIREMENT.

UTILITY COMPANIES

UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
SECO ENERGY	MEAGAN ELLIOT	(352) 569-9835
CENTURY LINK	KURT JUDD	(352) 401-6555
COX CABLE	DAVID TERRELL	(352) 873-5641
MARION COUNTY UTILITIES (WATER/SEWER)	CUSTOMER SERVICE	(352) 307-6000
NATURAL GAS	NO SERVICE PROVIDED	

LENGTH OF PROJECT

	LINEAR FEET	MILES
ROADWAY	16,195	3.07
BRIDGES	NONE	NONE
NET LENGTH OF PROJECT	16,195	3.07
EXCEPTIONS	NONE	NONE
GROSS LENGTH OF PROJECT	16,195	3.07

CONSTRUCTION REFERENCES:

MARION COUNTY LAND DEVELOPMENT CODE
F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS (LATEST EDITION)

Legend To Plan Sheets:

℄	= CENTERLINE	VC	= VERTICAL CURVE
RCP	= REINFORCED CONCRETE PIPE	AD	= ALGEBRAIC DISTANCE
CMP	= CORRUGATED METAL PIPE	PVI	= POINT OF VERTICAL INTERSECTION
BFO	= BURIED FIBER OPTIC CABLE	PVC	= POINT OF VERTICAL CURVATURE
A/E	= AERIAL ELECTRIC	PVT	= POINT OF VERTICAL TANGENCY
	= SOIL BORING	IRC	= IRON ROD & CAP
●	= FOUND 5/8" IRON ROD & CAP	CMF	= CONCRETE MONUMENT FOUND
○	= SET 5/8" IRON ROD & CAP – LS 5427	TRB	= TELEPHONE RISER BOX
■	= FOUND 4"x4" CONCRETE MONUMENT – NO I.D.	BT	= BURIED TELEPHONE
□	= SET 4"x4" CONCRETE MONUMENT – LS 5427	FOCM	= FIBER OPTIC CABLE MARKER
△	= TEMPORARY BENCHMARK MARKER	EL	= ELEVATION
WM	= WATER METER	CMP	= CORRUGATED METAL PIPE
T	= TELEPHONE RISER BOX	R/W	= RIGHT-OF-WAY
F	= FIBER OPTIC CABLE MARKER	MPH	= MILES PER HOUR
C	= CABLE TV RISER BOX	EL	= ELEVATION
E	= ELECTRIC BOX	CONC	= CONCRETE
I	= IRRIGATION CONTROL BOX	NTS	= NOT TO SCALE
	= SPRINKLER	STA	= STATION
	= WOOD POWER POLE	WPP	= WOOD POWER POLE
	= GUY ANCHOR	CLF	= CHAIN LINK FENCE
	= FIRE HYDRANT	PKF	= PICKET FENCE
	= WATER VALVE	PRF	= PRIVACY FENCE
	= SANITARY MANHOLE	BWF	= BOARD AND WIRE FENCE
	= STORM DRAINAGE MANHOLE	WF	= 4' FIELD WIRE FENCE
	= WELL	HWF	= 4' HOG WIRE FENCE
	= LIGHT POLE	#BF	= # OF BOARDS / BOARD FENCE
	= EXISTING SIGN	-X-	= BARB WIRE FENCE
	= EXISTING QUADRANT SIGN		= PROPOSED DITCH BLOCK
	= SANITARY CLEAN-OUT	TBM G-1	= TEMPORARY BENCHMARK WITH I.D.
	= MAIL BOX	—75—	= EXISTING CONTOUR ELEVATION
MB	= MAIL BOX WITH PAPER BOX		= OVERLAND FLOW DIRECTION
	= BROKEN LINE; NOT DRAWN TO SCALE		= SPECIAL SWALE
			= SPECIAL SWALE WITH FLOW DIRECTION

Owner's Certification:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL MAINTAIN IMPROVEMENTS AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN FOR 2 YEARS, AFTER WHICH, MAINTENANCE SHALL BE RELEASED UPON ACCEPTANCE OF SUCH IMPROVEMENTS BY MARION COUNTY.

~~JEANNE HOLLEY~~
THE DELTONA CORPORATION
BY: DENISE GENOVA SMITH

SIGNATURE 11/12/2024 DATE

Engineer's Certification:

I HEREBY CERTIFY THAT THE DRAINAGE FACILITIES ARE DESIGNED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF MARION COUNTY "LAND DEVELOPMENT CODE", THAT THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE AS A RESULT OF THE PROPOSED DEVELOPMENT, AND THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE ADEQUATE AND I HAVE SUBMITTED A PLAN TO THE "APPROPRIATE WATER MANAGEMENT DISTRICT. SIGHT DISTANCES COMPLY WITH AASHTO POLICIES AND REQUIREMENTS.

MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER. NO. 31170

SIGNATURE 11/12/24 DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. 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 COPIES.

Index of Sheets:

C001	COVER SHEET
C002	NOTES
C003	TYPICAL SECTIONS
C004	OVERALL PLATTED SITE
C005	CLEARING & GRUBBING PLAN
C006-C007	GRADING PLAN
C008	SOIL BORING LOCATIONS
C009-C010	DRAINAGE PLAN
C011-C012	DRA CROSS SECTIONS
C013-C014	WATER & SEWER UTILITY PLAN
C015-C016	SIGNAGE AND STRIPING PLAN
C017-C032	ROADWAY PLAN & PROFILE SHEETS
C033	NON-ROADWAY PIPE PROFILES
C034-C041	WATER & SEWER DETAIL SHEETS
C042-C043	CONSTRUCTION DETAIL SHEET
EC1	SWPPP
P001-P005	RECORDED PLAT
S001-S006	SURVEY

Owner:

OWNER: THE DELTONA CORPORATION
8014 SW 135th STREET ROAD
OCALA, FL. 34473

CONTACT: ~~JEANNE HOLLEY~~

TELEPHONE: (352) 347-2322

ALL ROADS AND LOTS DEPICTED IN THESE IMPROVEMENT PLANS WERE PLATTED IN 1973 (O.R. BOOK "O", PAGES 19-35).

ROADS, DRAINAGE SYSTEM, WATER & SEWER UTILITIES SHALL BE CONSTRUCTED BY DELTONA CORPORATION AT ITS EXPENSE AND DEDICATED FOR PUBLIC USE AS PUBLIC IMPROVEMENTS. DEVELOPER OR ITS ASSIGNS SHALL MAINTAIN ALL SUCH IMPROVEMENTS FOR 2 YEARS, AFTER WHICH, MAINTENANCE SHALL BE RELEASED UPON ACCEPTANCE OF SUCH IMPROVEMENTS BY MARION COUNTY.

ATTACHMENT A

A-118

165

General Notes:

1. IF A DISCREPANCY IS OBSERVED IN INFORMATION SHOWN WITHIN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE WORK IN QUESTION.
2. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT GUARANTEE TO BE ABSOLUTELY CORRECT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
4. UTILITIES NOT UNDER THIS CONTRACT TO BE ADJUSTED BY UTILITY OWNERS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES. NOTE: THIS INCLUDES MEETING WITH UTILITY AGENCIES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONTRACTORS CONSTRUCTION SCHEDULE.
6. POSSIBLE TREE TRIMMING AND REMOVAL MAY BE REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE, OR AS ORDERED BY THE ENGINEER. ALL EXPENSES INCURRED FOR THIS WORK WILL BE INCLUDED IN THE UNIT PRICE BID FOR CLEARING & GRUBBING.
7. MAINTENANCE OF TRAFFIC WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE APPROVED BY THE MARION COUNTY M.S.T.U. DEPARTMENT PRIOR TO ITS IMPLEMENTATION.
8. THE COUNTY RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO PROJECT AND TO REJECT ALL MATERIALS NOT MEETING ACCEPTABLE STANDARDS.
9. ALL STREET SIGNS AND STREET MARKERS ARE TO BE REMOVED AND RELOCATED AS DIRECTED BY THE ENGINEER.
10. WHERE CONNECTION TO AN EXISTING DRIVEWAY IS NOT INDICATED ON THE PLANS, PROPER CONNECTION IS TO BE MADE AT THE DIRECTION OF THE ENGINEER.
11. ALL EXISTING DRAINAGE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED UNLESS SHOWN ON THE PLANS TO REMAIN. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CLEARING AND GRUBBING.
12. THE CONTRACTOR SHALL PROVIDE BORROW MATERIAL FROM BORROW PITS APPROVED BY THE ENGINEER, AND INCORPORATE IT INTO THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL SUPPLY CONTROL POINTS FOR LINE AND GRADE.
14. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY STANDARDS OR AS DIRECTED BY THE ENGINEER, ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CLEARING AND GRUBBING.
15. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY, ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
16. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, PAYMENT SHALL NOT BE MADE FOR THIS WORK.
17. ALL EROSION CONTROL FENCES AND BARRIERS SHALL BE ERECTED PRIOR TO ANY LAND ALTERATIONS, MAINTAINED DURING CONSTRUCTION, AND REMOVED FOLLOWING SOIL STABILIZATION AND FINAL DRESSING.
18. RIGHT OF ENTRY FOR DRIVEWAY CONSTRUCTION TO BE COORDINATED BY CONTRACTOR WITH THE PROPERTY OWNER PRIOR TO CONSTRUCTION.
19. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT 2184176.200, DATED 11-24-21. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT."
20. DRIVEWAYS ENCROACHING THE TRAVEL LANE SHALL BE CUT BACK TO MATCH PROPOSED EDGE OF PAVEMENT.
21. BOCC POLICY 93-02 (FOR NEW ROAD CONSTRUCTION ONLY NOT FOR RECLAMATION PROJECTS)
22. DRIVEWAYS WILL BE PAVED TO THE RIGHT-OF-WAY LINE AND CULVERTS INSTALLED (IF NEEDED) TO ANY LOTS IMPROVED WITH FENCE AND GATE OR TO LOTS ON WHICH A BUILDING PERMIT HAS BEEN OBTAINED, ALL TO BE IN EXISTENCE PRIOR TO DATE BIDS ARE ADVERTISED.

Survey Notes:

1. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT GUARANTEE TO BE ABSOLUTELY CORRECT.
2. ALL SECTION, BLOCK, AND PROPERTY CORNERS DISTURBED OR DESTROYED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED BY A FLORIDA REGISTERED SURVEYOR AT THE ROAD CONTRACTOR'S EXPENSE. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.
3. ELEVATIONS ARE BASED ON THE FPRN NETWORK, NAVD 1988 AND N.G.S. BENCHMARK 175 730 A80 ELEVATION = 81.57. HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT FPRN NETWORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE STAKEOUT OF THE PROJECT, i.e., LINE, GRADE, SLOPE STAKE, UTILITY RELOCATIONS OR ANY OTHER STAKEOUT THAT MAY BE REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION LAYOUT. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK.
5. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, PROJECT ENGINEER SHOULD NOTIFY;

   DIRECTION, CHARTING & GEODETIC SERVICES
   6801 EXECUTIVE BLVD.
   ATTN: C172
   ROCKVILLE, MARYLAND 20852
   PHONE: (301) 443-8319
6. PRIOR TO CONSTRUCTION, A FLORIDA LICENSED SURVEYOR SHALL REFERENCE ALL CONTROL MONUMENTATION AND RESET WITH MONUMENTATION CONFORMING TO THE FLORIDA MINIMUM TECHNICAL STANDARDS, ONCE CONSTRUCTION HAS BEEN COMPLETED.
7. A CERTIFIED AS-BUILT SURVEY SHALL BE PREPARED FOR THE PROJECT BY A FLORIDA LICENSED SURVEY PROFESSIONAL. THE AS-BUILT SURVEY SHALL SHOW ALL ORIGINAL DESIGN INFORMATION PERTINENT TO THE IMPROVEMENTS BEING SURVEYED. ORIGINAL DESIGN INFORMATION SHALL BE MARKED THROUGH WITH AS-BUILT INFORMATION LISTED ADJACENT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT RECORDED INFORMATION.

Drainage Notes:

1. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, EXCESS DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF EACH OCCURRENCE.
2. CONTOUR ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. SHOULD CONTRACTOR ENCOUNTER LIMESTONE OR A SINK CHIMNEY DURING CONSTRUCTION OF A BASIN, THAT AREA WILL BE OVER-EXCAVATED AND BACK FILLED TO MEET THE KARST REPAIR REQUIREMENTS.
4. ALL FABRIC SILT FENCING SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REFER TO EROSION CONTROL SHEET(S) FOR LOCATION OF INSTALLATION AND QUANTITIES.
5. INSTALL SYNTHETIC BALES AT EACH END OF CROSS DRAIN(S) AS NECESSARY TO PREVENT SEDIMENT FROM FILLING THE CULVERT IN ACCORDANCE WITH FDOT INDEX 102.
6. IN THE EVENT THAT THE INTEGRITY OF THE FABRIC SILT FENCE HAS BEEN BROKEN, REPLACEMENT MUST OCCUR WITHIN 24 HOURS OF EACH OCCURRENCE TO PREVENT THE DISCHARGE OF SEDIMENT OUTSIDE PROJECT.
7. DRAINAGE TO BE MAINTAINED DURING CONSTRUCTION.
8. SYSTEM CLEANUP REQUIRED AT END OF CONSTRUCTION.
9. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
10. ALL PIPE LENGTHS ARE MEASURED TO INCLUDE CONCRETE MITERED END SECTIONS.

General Construction Notes:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITIZEN'S STANDARDS FOR ASSESSMENT / MSTU ROAD DESIGN AND CONSTRUCTION.
2. THE ROAD CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE ROADWAY AND TRAFFIC DESIGN STANDARDS AS LISTED ON THE COVERSHEET.
3. DESIGN SPEED IS 35 M.P.H. / POSTED SPEED IS 30 M.P.H.
4. ALL TREES WITHIN RIGHT-OF-WAY TO BE REMOVED UNLESS RETAINED AT THE DISCRETION OF THE MARION COUNTY MSTU PROJECT MANAGER.
5. ROADWAY IS SYMMETRICAL ABOUT CENTERLINE UNLESS OTHERWISE SHOWN ON PLANS AND CROSS SECTIONS.

Utility Notes:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES THROUGH SUNSHINE 811 AND REPORT ANY CONFLICTS TO THE PROJECT ENGINEER.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

3. UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BASED ON ABOVE GROUND EXISTENCE OF STRUCTURES. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANY. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. ANY UTILITIES OBSTRUCTIVE TO THE ROAD CONTRACTORS OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE PRIOR TO OR IN CONJUNCTION WITH THE ROADWAY PROJECT. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
5. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

Water Construction Notes:

1. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING, JOINTING MATERIALS, AND VALVES INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61.
4. ALL WATER MAINS SHALL BE PVC, AND SHALL BE NSF APPROVED FOR POTABLE WATER USE, BEAR THE NSF LOGO, AND MEET THE FOLLOWING MATERIAL SPECIFICATIONS:
   - PVC PIPES 4 INCHES TO 48 INCHES SHALL BE SDR 18 AND MEET AWWA C900.
   - PVC PIPES LESS THAN 4 INCHES SHALL BE ASTM 1785 SCHEDULE 40,80,120 OR ASTM 2241 SDR 21
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL WATER MAIN PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT SHALL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
7. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
8. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
9. ALL PVC WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE INSTALLED WITH CLEARANCES AS SHOWN ON THE "LOCATION OF PUBLIC WATER SYSTEM MAINS" DETAIL ON THIS SHEET.
11. WATER MAIN COVER SHALL BE 36".

Sewer Construction Notes:

1. THE EXISTING SEWER COLLECTION/TRANSMISSION SYSTEM SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION OF THIS PROJECT. IF THE EXISTING MANHOLE, WHERE THE PROPOSED COLLECTION PIPING CONNECTS TO THE EXISTING SYSTEM, MUST BE TEMPORARILY TAKEN OUT OF SERVICE, THE CONTRACTOR SHALL PROVIDE FOR REMOVAL OF THE UPSTREAM SYSTEM FLOW UNTIL THE MANHOLE CAN BE RESTORED TO SERVICE. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE SYSTEM OWNER.
2. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS SHALL BE USED FOR JOINING DISSIMILAR MATERIALS.
3. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. A RIGID BALL OR MANDREL SHALL BE HAND PULLED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
4. LEAKAGE TESTS SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING. THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TEST MUST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE.
5. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 24 INCHES.
6. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL AND NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
8. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
9. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING FOR CONCRETE SEWER MANHOLES SHALL BE PERFORMED, CONFORMING TO THE TESTING PROCEDURE DESCRIBED IN ASTM C-1244.

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

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MARION COUNTY PROJECT No. 29457

Legend To Plan Sheets:

℄	= CENTERLINE
RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
BFO	= BURIED FIBER OPTIC CABLE
A/C	= AERIAL ELECTRIC
	= SOIL BORING
	= FOUND 5/8" IRON ROD & CAP
	= SET 5/8" IRON ROD & CAP – LS 5427
	= FOUND 4"X4" CONCRETE MONUMENT – NO I.D.
	= SET 4"X4" CONCRETE MONUMENT – LS 5427
	= TEMPORARY BENCHMARK MARKER
	= WATER METER
	= TELEPHONE RISER BOX
	= FIBER OPTIC CABLE MARKER
	= CABLE TV RISER BOX
	= ELECTRIC BOX
	= IRRIGATION CONTROL BOX
	= SPRINKLER
	= WOOD POWER POLE
	= GUY ANCHOR
	= FIRE HYDRANT
	= WATER VALVE
	= SANITARY MANHOLE
	= STORM DRAINAGE MANHOLE
	= WELL
	= LIGHT POLE
	= EXISTING SIGN
	= EXISTING QUADRANT SIGN
	= SANITARY CLEAN-OUT
	= MAIL BOX
	= MAIL BOX WITH PAPER BOX
	= BROKEN LINE; NOT DRAWN TO SCALE
VC	= VERTICAL CURVE
AD	= ALGEBRAIC DISTANCE
PVI	= POINT OF VERTICAL INTERSECTION
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
IRC	= IRON ROD & CAP
CMF	= CONCRETE MONUMENT FOUND
TRB	= TELEPHONE RISER BOX
BT	= BURIED TELEPHONE
FOCM	= FIBER OPTIC CABLE MARKER
EL	= ELEVATION
CMP	= CORRUGATED METAL PIPE
R/W	= RIGHT-OF-WAY
MPH	= MILES PER HOUR
EL	= ELEVATION
CONC	= CONCRETE
NTS	= NOT TO SCALE
STA	= STATION
WPP	= WOOD POWER POLE
CLF	= CHAIN LINK FENCE
PKF	= PICKET FENCE
PRF	= PRIVACY FENCE
BWF	= BOARD AND WIRE FENCE
WF	= 4' FIELD WIRE FENCE
HWF	= 4' HOG WIRE FENCE
#BF	= # OF BOARDS / BOARD FENCE
-X-	= BARB WIRE FENCE
	= PROPOSED DITCH BLOCK
TBM G-1	= TEMPORARY BENCHMARK WITH I.D.
—75—	= EXISTING CONTOUR ELEVATION
	= OVERLAND FLOW DIRECTION
	= SPECIAL SWALE
	= SPECIAL SWALE WITH FLOW DIRECTION

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MWR	03-13-24
REVISIONS PER COUNTY COMMENTS	MWR	07-01-24
REVISIONS PER COUNTY COMMENTS	MWR	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg

Scale: N.T.S.
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1818
Certificate No. 33-0026198 - Michael W. Radcliffe P.E. #31171 - Christopher A. Dale P.E. #69368
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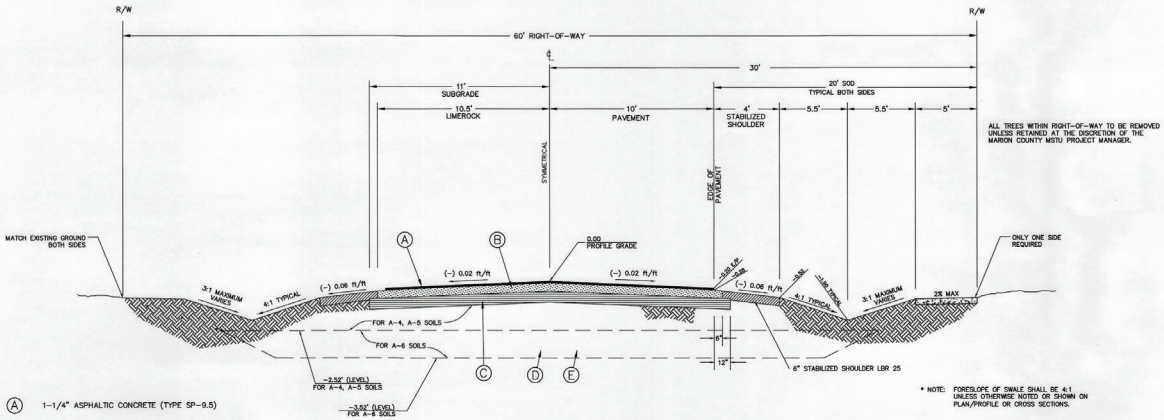
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 29 & 30, TOWNSHIP 17 SOUTH, RANGE 21 EAST - MARION COUNTY, FL.
Sheet Name: General Notes

Sheet No. C002 of 45

ATTACHMENT A

A-119

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* NOTE: FORESLOPE OF SWALE SHALL BE 4:1 UNLESS OTHERWISE NOTED OR SHOWN ON PLAN/PROFILE OR CROSS SECTIONS.

(A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
(B) 8" LIMEROCK BASE COURSE (LBR 100)
(C) 12" STABILIZED SUBGRADE (LBR 40)
(D) EMBANKMENT MATERIAL WHEN REQUIRED BY UNSTABLE MATERIAL EXCAVATION
(E) UNSTABLE MATERIAL EXCAVATION (IF REQUIRED)
(F) 6" STABILIZED SHOULDER (LBR 40)

TYPICAL SECTION 60' R/W

COUNTY ENGINEER
MARION COUNTY, FLORIDA

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MARION COUNTY PROJECT
No. 29457

General Notes:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITIZEN'S STANDARDS FOR ASSESSMENT / MSTU ROAD DESIGN AND CONSTRUCTION.
2. LENGTH OF CROSS DRAINS SHOWN INCLUDES MITERED END SECTIONS.
3. ALL ROADWAY PAVEMENT RADII ARE 25' UNLESS SHOWN OTHERWISE ON PLANS.
4. ALL DRIVEWAY PAVEMENT RADII ARE 10' UNLESS SHOWN OTHERWISE ON PLANS.
5. THE ROAD CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE UTILITIES. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. ANY UTILITIES OBSTRUCTIVE TO HIS OPERATION ARE TO BE RELOCATED PRIOR TO CONSTRUCTION. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
6. ALL DRIVEWAY STATIONING IS APPROXIMATE. FINAL LOCATION MAY BE FIELD ADJUSTED IF APPROVED BY COUNTY INSPECTOR OR PROJECT MANAGER.
7. ALL PROPOSED DRIVES SHALL BE ASPHALT UNLESS OTHERWISE NOTED.
8. ROADWAY IS SYMMETRICAL ABOUT CENTERLINE UNLESS OTHERWISE SHOWN ON PLANS AND CROSS SECTIONS.
9. SPECIAL SWALES ARE INDICATED ON EITHER THE PLAN AND PROFILE OR CROSS SECTION SHEETS.
10. TREES WITHIN THE BACKSLOPE OF SWALE ARE TO BE REMOVED UNLESS RETAINED AT THE DISCRETION OF THE MARION COUNTY MSTU PROJECT MANAGER.
11. UNLESS OTHERWISE NOTED, SWALES SHALL BE CONSTRUCTED ACCORDING TO TYPICAL SECTION WITH BACKSLOPES TYING INTO EXISTING GROUND AT THE RIGHT-OF-WAY. BACKSLOPES STEEPER THAN 3:1 MAY BE ALLOWED FOR SHORT DISTANCES WHEN APPROVED BY PROJECT MANAGER.

Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MJK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-12-24

Designed: MWR | Scale: N.T.S.
Drawn: MJK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

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Certificate No. EB-0006188 • Michael W. Radcliffe P.E. #57170 • Christopher A. Kerr P.E. #66588
www.radcliffeengineering.com

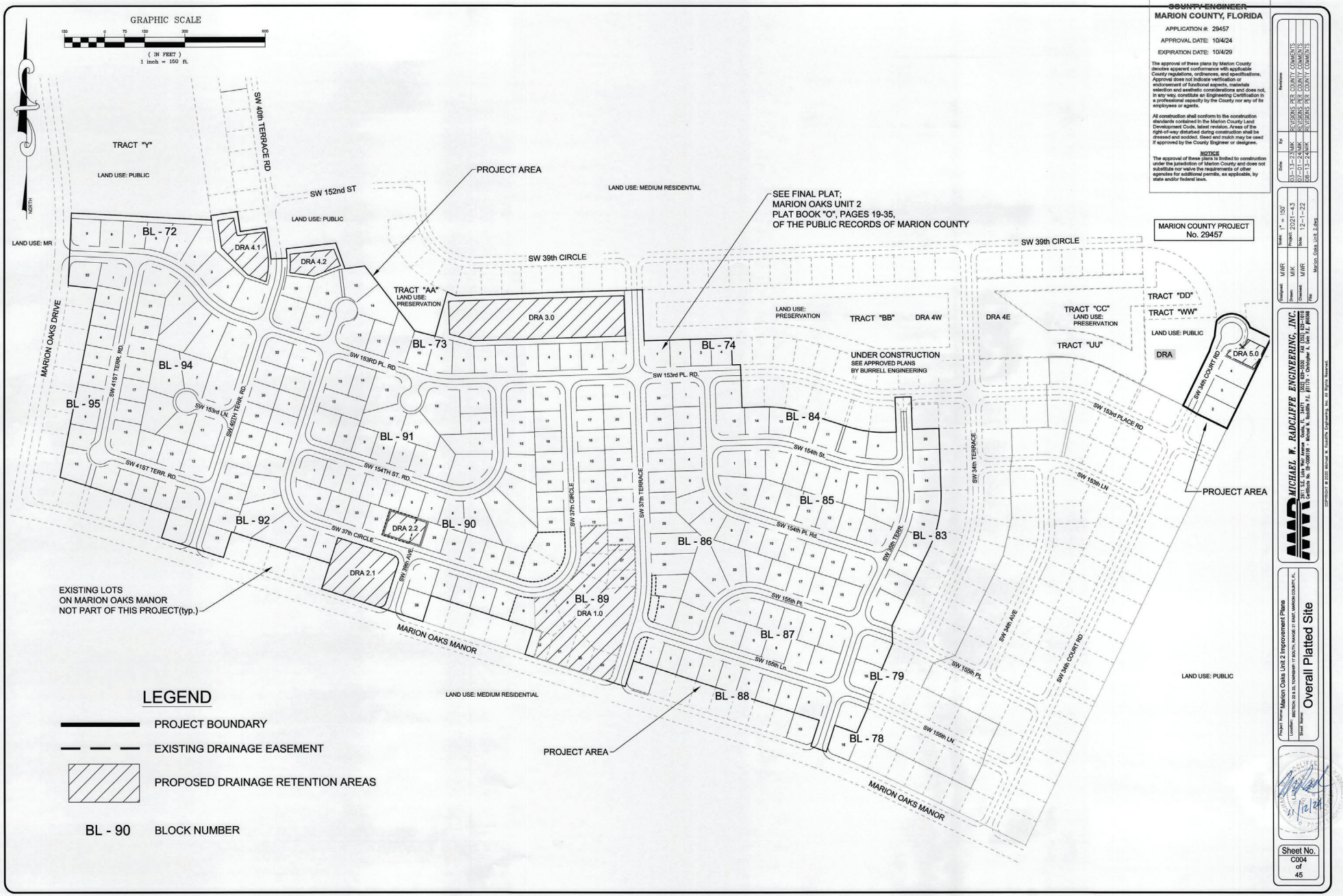
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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 26, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Typical Section

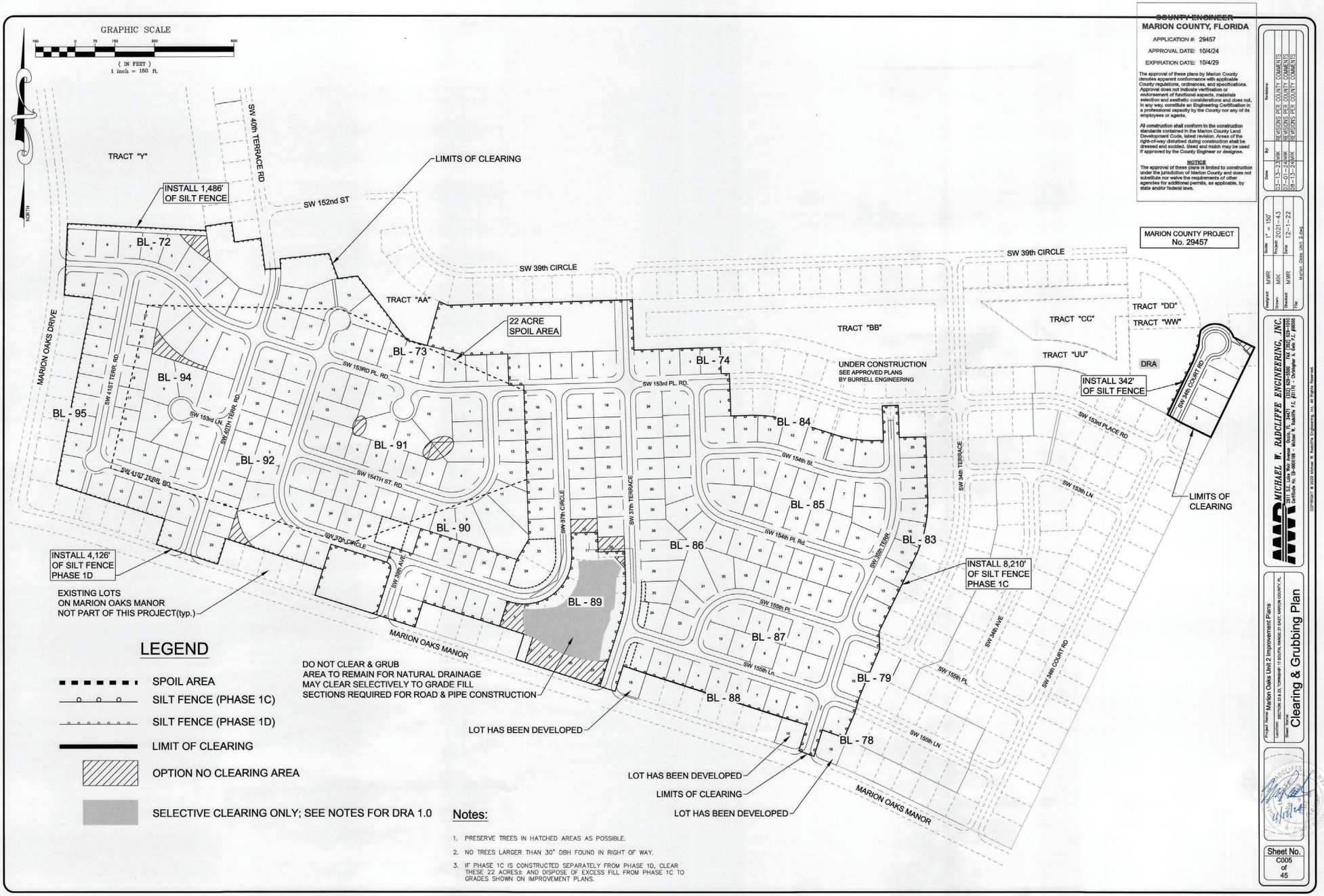
Sheet No. C003 of 45

ATTACHMENT A

A-120



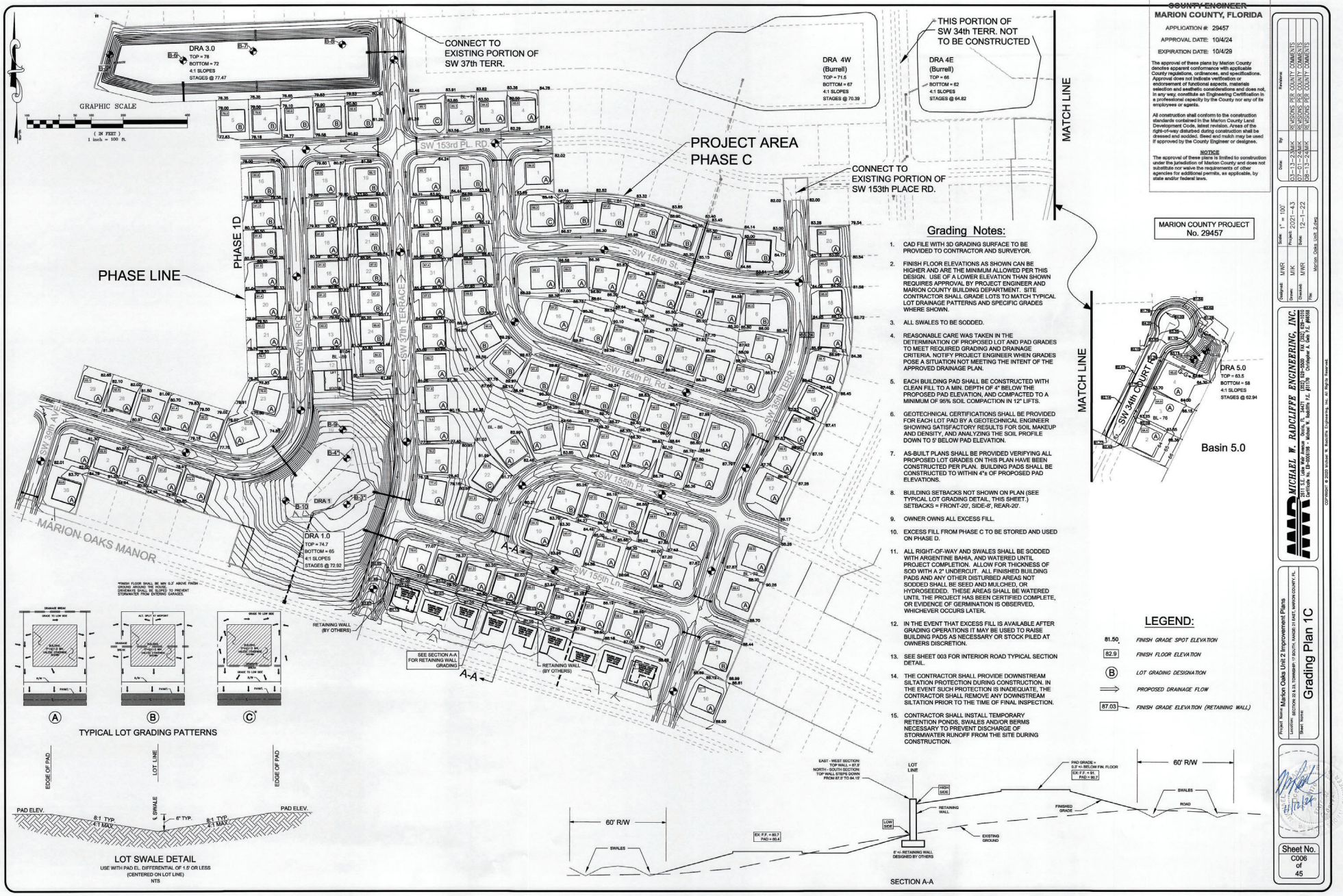
ATTACHMENT A

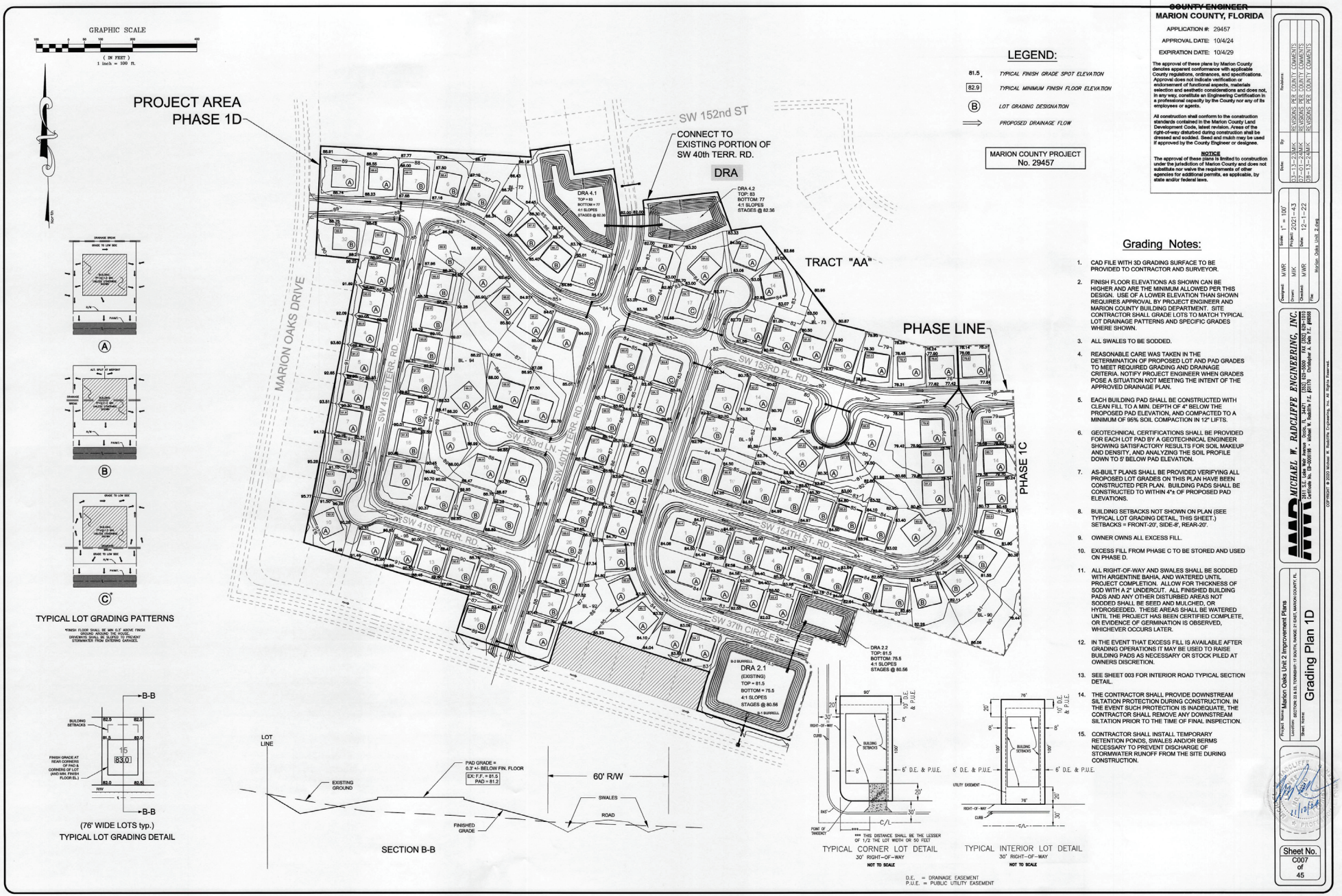


ATTACHMENT A

A-122

169


DRA 3.0
TOP = 78
BOTTOM = 72
4:1 SLOPES
STAGES @ 77.47
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
CONNECT TO EXISTING PORTION OF SW 37th TERR.
DRA 4W (Burrell)
TOP = 71.5
BOTTOM = 67
4:1 SLOPES
STAGES @ 70.39
THIS PORTION OF SW 34th TERR. NOT TO BE CONSTRUCTED
DRA 4E (Burrell)
TOP = 66
BOTTOM = 62
4:1 SLOPES
STAGES @ 64.82
MATCH LINE
PROJECT AREA PHASE C
CONNECT TO EXISTING PORTION OF SW 153th PLACE RD.
PHASE LINE
PHASE 1D
SW 153rd PL. RD.
SW 154th St.
SW 154th Pl. Rd.
SW 155th Ln.
SW 37th TERRACE
SW 36th TERR.
SW 35th COURT
SW 34th COURT
MARION OAKS MANOR
DRA 1.0
TOP = 74.7
BOTTOM = 65
4:1 SLOPES
STAGES @ 72.92
DRA 1
DRA 5.0
TOP = 63.5
BOTTOM = 58
4:1 SLOPES
STAGES @ 62.94
Basin 5.0
RETAINING WALL (BY OTHERS)
SEE SECTION A-A FOR RETAINING WALL GRADING
A-A
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Grading Notes:
1. CAD FILE WITH 3D GRADING SURFACE TO BE PROVIDED TO CONTRACTOR AND SURVEYOR.
2. FINISH FLOOR ELEVATIONS AS SHOWN CAN BE HIGHER AND ARE THE MINIMUM ALLOWED PER THIS DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE CONTRACTOR SHALL GRADE LOTS TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
3. ALL SWALES TO BE SODDED.
4. REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED LOT AND PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. NOTIFY PROJECT ENGINEER WHEN GRADES POSE A SITUATION NOT MEETING THE INTENT OF THE APPROVED DRAINAGE PLAN.
5. EACH BUILDING PAD SHALL BE CONSTRUCTED WITH CLEAN FILL TO A MIN. DEPTH OF 4" BELOW THE PROPOSED PAD ELEVATION, AND COMPACTED TO A MINIMUM OF 95% SOIL COMPACTION IN 12" LIFTS.
6. GEOTECHNICAL CERTIFICATIONS SHALL BE PROVIDED FOR EACH LOT PAD BY A GEOTECHNICAL ENGINEER SHOWING SATISFACTORY RESULTS FOR SOIL MAKEUP AND DENSITY, AND ANALYZING THE SOIL PROFILE DOWN TO 5' BELOW PAD ELEVATION.
7. AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN. BUILDING PADS SHALL BE CONSTRUCTED TO WITHIN 4"± OF PROPOSED PAD ELEVATIONS.
8. BUILDING SETBACKS NOT SHOWN ON PLAN (SEE TYPICAL LOT GRADING DETAIL, THIS SHEET.) SETBACKS = FRONT-20', SIDE-8', REAR-20'.
9. OWNER OWNS ALL EXCESS FILL.
10. EXCESS FILL FROM PHASE C TO BE STORED AND USED ON PHASE D.
11. ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARGENTINE BAHIA, AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE SEED AND MULCHED, OR HYDROSEEDED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.
12. IN THE EVENT THAT EXCESS FILL IS AVAILABLE AFTER GRADING OPERATIONS IT MAY BE USED TO RAISE BUILDING PADS AS NECESSARY OR STOCK PILED AT OWNERS DISCRETION.
13. SEE SHEET 003 FOR INTERIOR ROAD TYPICAL SECTION DETAIL.
14. THE CONTRACTOR SHALL PROVIDE DOWNSTREAM SILTATION PROTECTION DURING CONSTRUCTION. IN THE EVENT SUCH PROTECTION IS INADEQUATE, THE CONTRACTOR SHALL REMOVE ANY DOWNSTREAM SILTATION PRIOR TO THE TIME OF FINAL INSPECTION.
15. CONTRACTOR SHALL INSTALL TEMPORARY RETENTION PONDS, SWALES AND/OR BERMS NECESSARY TO PREVENT DISCHARGE OF STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.
LEGEND:
81.50 FINISH GRADE SPOT ELEVATION
82.9 FINISH FLOOR ELEVATION
B LOT GRADING DESIGNATION
PROPOSED DRAINAGE FLOW
87.03 FINISH GRADE ELEVATION (RETAINING WALL)
COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29
The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or endorsement of functional aspects, materials selection and aesthetic considerations and does not, in any way, constitute an Engineering Certification in a professional capacity by the County nor any of its employees or agents.
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
MARION COUNTY PROJECT No. 29457
Revisions: 03-13-23 MJK REVISIONS PER COUNTY COMMENTS; 07-01-24 MJK REVISIONS PER COUNTY COMMENTS; 08-13-24 MJK REVISIONS PER COUNTY COMMENTS
Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg
Scale: 1" = 100'
Project: 2021-43
Date: 12-1-22
MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0001898 - Michael W. Radcliffe P.E. #71170 Christopher A. Cain P.E. #49588
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 28 & 33, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Grading Plan 1C
Sheet No. C006 of 45
TYPICAL LOT GRADING PATTERNS
EDGE OF PAD
LOT LINE
EDGE OF PAD
PAD ELEV.
8:1 TYP 4:1 MAX
SWALE
6" TYP.
8:1 TYP 4:1 MAX
PAD ELEV.
LOT SWALE DETAIL
USE WITH PAD EL. DIFFERENTIAL OF 1.5' OR LESS (CENTERED ON LOT LINE)
NTS
60' R/W
SWALES
LOT LINE
HIGH SIDE
RETAINING WALL
LOW SIDE
EX: F.F. = 80.7 PAD = 80.4
± +/- RETAINING WALL DESIGNED BY OTHERS
EXISTING GROUND
FINISHED GRADE
PAD GRADE = 0.5' +/- BELOW FIN. FLOOR EX: F.F. = 91.1 PAD = 90.7
60' R/W
SWALES
ROAD
SECTION A-A
ATTACHMENT A
A-123
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COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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Grading Notes:

1. CAD FILE WITH 3D GRADING SURFACE TO BE PROVIDED TO CONTRACTOR AND SURVEYOR.
2. FINISH FLOOR ELEVATIONS AS SHOWN CAN BE HIGHER AND ARE THE MINIMUM ALLOWED PER THIS DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE CONTRACTOR SHALL GRADE LOTS TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
3. ALL SWALES TO BE SODDED.
4. REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED LOT AND PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. NOTIFY PROJECT ENGINEER WHEN GRADES POSE A SITUATION NOT MEETING THE INTENT OF THE APPROVED DRAINAGE PLAN.
5. EACH BUILDING PAD SHALL BE CONSTRUCTED WITH CLEAN FILL TO A MIN. DEPTH OF 4" BELOW THE PROPOSED PAD ELEVATION, AND COMPACTED TO A MINIMUM OF 95% SOIL COMPACTION IN 12" LIFTS.
6. GEOTECHNICAL CERTIFICATIONS SHALL BE PROVIDED FOR EACH LOT PAD BY A GEOTECHNICAL ENGINEER SHOWING SATISFACTORY RESULTS FOR SOIL MAKEUP AND DENSITY, AND ANALYZING THE SOIL PROFILE DOWN TO 5' BELOW PAD ELEVATION.
7. AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN. BUILDING PADS SHALL BE CONSTRUCTED TO WITHIN 4"± OF PROPOSED PAD ELEVATIONS.
8. BUILDING SETBACKS NOT SHOWN ON PLAN (SEE TYPICAL LOT GRADING DETAIL, THIS SHEET.) SETBACKS = FRONT-20', SIDE-8', REAR-20'.
9. OWNER OWNS ALL EXCESS FILL.
10. EXCESS FILL FROM PHASE C TO BE STORED AND USED ON PHASE D.
11. ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARGENTINE BAHIA, AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE SEED AND MULCHED, OR HYDROSEEDED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.
12. IN THE EVENT THAT EXCESS FILL IS AVAILABLE AFTER GRADING OPERATIONS IT MAY BE USED TO RAISE BUILDING PADS AS NECESSARY OR STOCK PILED AT OWNERS DISCRETION.
13. SEE SHEET 003 FOR INTERIOR ROAD TYPICAL SECTION DETAIL.
14. THE CONTRACTOR SHALL PROVIDE DOWNSTREAM SILTATION PROTECTION DURING CONSTRUCTION. IN THE EVENT SUCH PROTECTION IS INADEQUATE, THE CONTRACTOR SHALL REMOVE ANY DOWNSTREAM SILTATION PRIOR TO THE TIME OF FINAL INSPECTION.
15. CONTRACTOR SHALL INSTALL TEMPORARY RETENTION PONDS, SWALES AND/OR BERMS NECESSARY TO PREVENT DISCHARGE OF STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.

No.	By	Date	Revisions
3	MJK	03-13-24	REVISIONS PER COUNTY COMMENTS
2	MJK	07-01-24	REVISIONS PER COUNTY COMMENTS
1	MJK	08-13-24	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
Scale: 1" = 100'
Project: 2021-4.3
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. 14th Ave. Ocala, FL 34471 (352) 732-5050 FAX (352) 351-7101
Certificate No. EB-0001198 • Michael W. Radcliffe P.E. #37179 • Christopher A. Cela P.E. #88588

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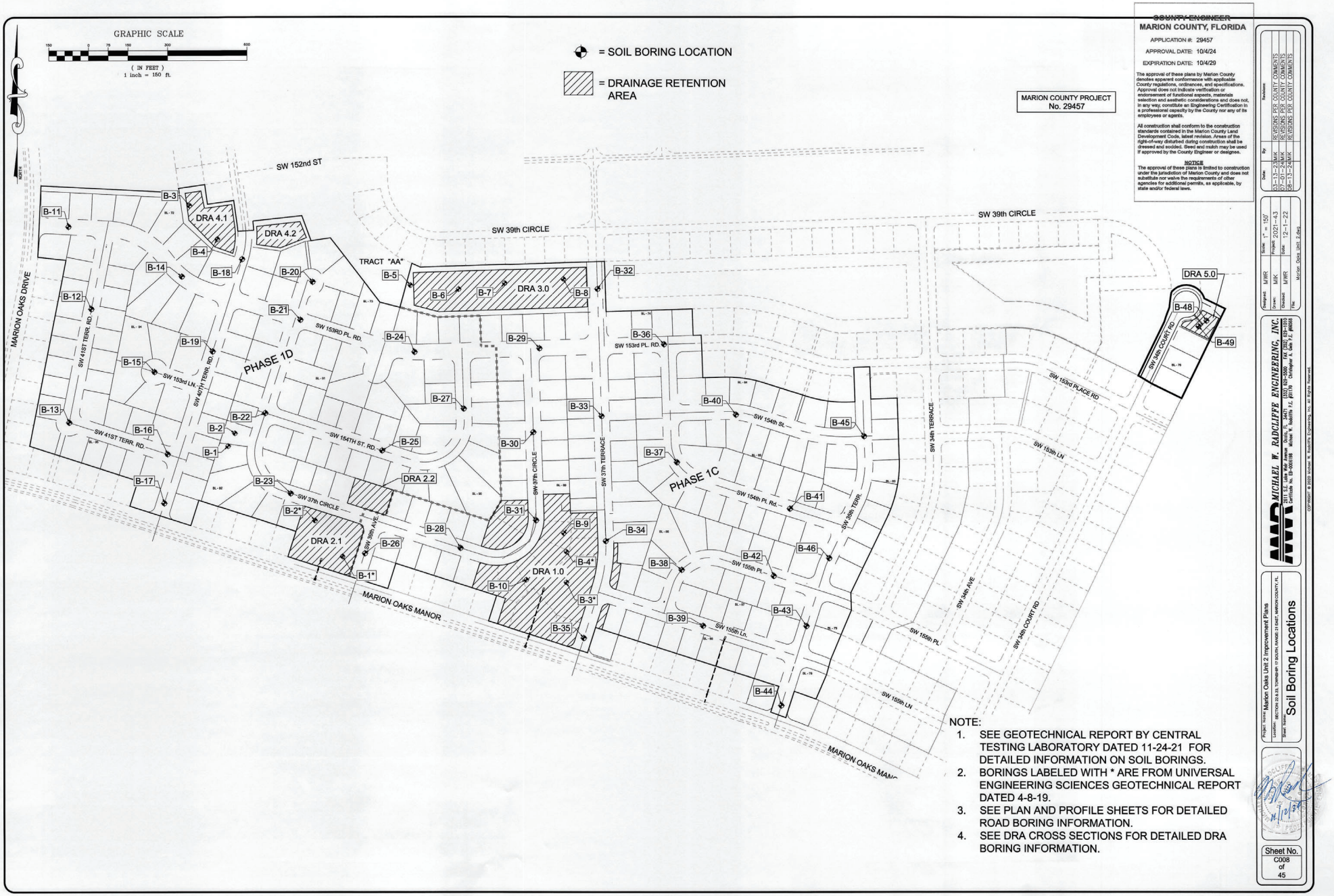
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Grading Plan 1D

Sheet No.
C007
of
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ATTACHMENT A

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NOTE:

1. SEE GEOTECHNICAL REPORT BY CENTRAL TESTING LABORATORY DATED 11-24-21 FOR DETAILED INFORMATION ON SOIL BORINGS.
2. BORINGS LABELED WITH * ARE FROM UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL REPORT DATED 4-8-19.
3. SEE PLAN AND PROFILE SHEETS FOR DETAILED ROAD BORING INFORMATION.
4. SEE DRA CROSS SECTIONS FOR DETAILED DRA BORING INFORMATION.

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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NOTICE

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Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MJRK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJRK	08-13-24
REVISIONS PER COUNTY COMMENTS	MJRK	09-13-24

Designed: MJWR
Drawn: MJRK
Checked: MJWR
Scale: 1" = 150'
Project: 2021-43
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

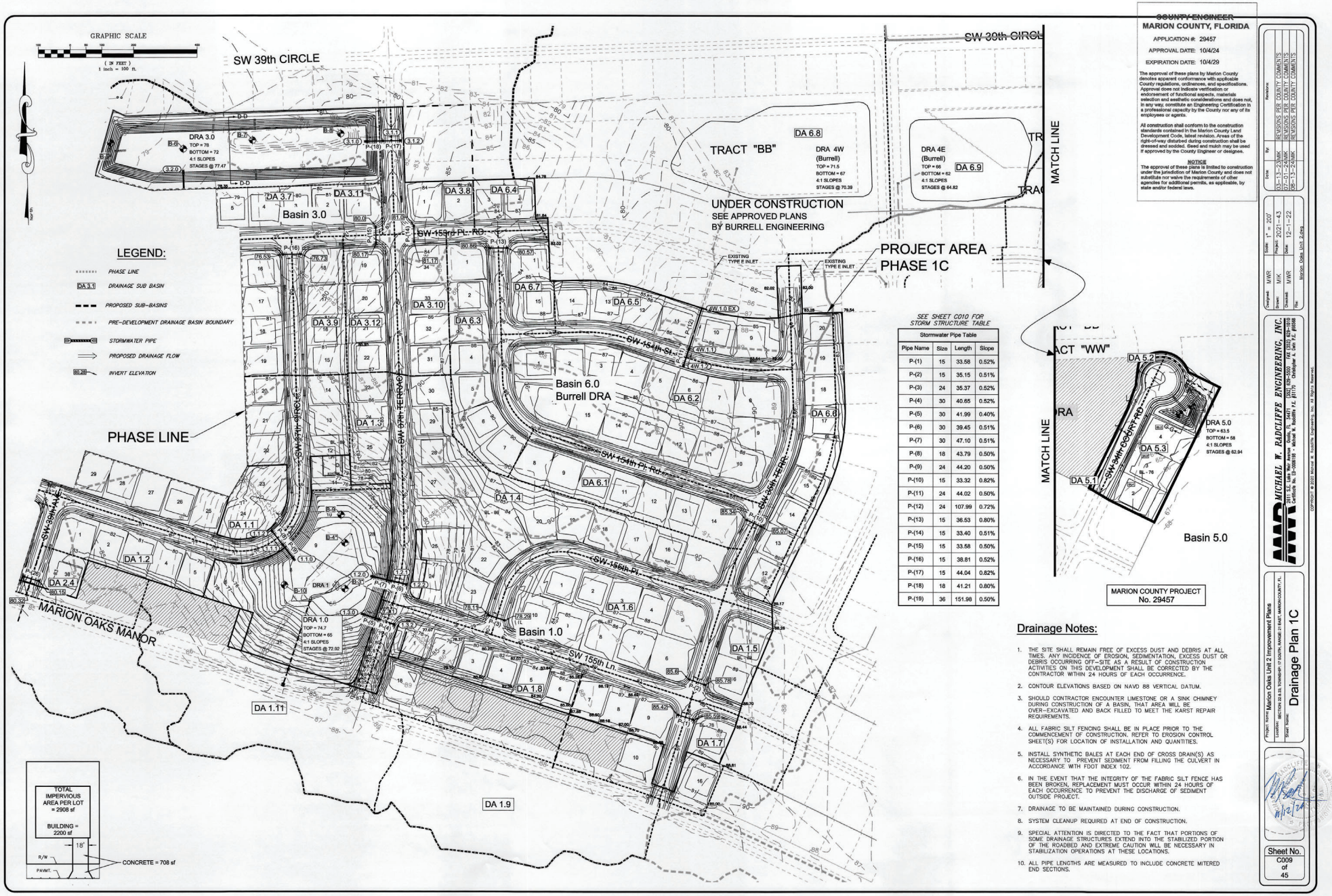
MICHAEL W. RADCLIFFE ENGINEERING, INC.
3511 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-3500 FAX (352) 629-3503
Certificate No. 0 005168 Michael W. Radcliffe P.E. #51179 Christopher A. Cale P.E. #76855

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL
Sheet Name:
Soil Boring Locations

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C008
of
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ATTACHMENT A



~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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NOTICE

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Stormwater Pipe Table			
Pipe Name	Size	Length	Slope
P-(1)	15	33.58	0.52%
P-(2)	15	35.15	0.51%
P-(3)	24	35.37	0.52%
P-(4)	30	40.65	0.52%
P-(5)	30	41.99	0.40%
P-(6)	30	39.45	0.51%
P-(7)	30	47.10	0.51%
P-(8)	18	43.79	0.50%
P-(9)	24	44.20	0.50%
P-(10)	15	33.32	0.82%
P-(11)	24	44.02	0.50%
P-(12)	24	107.99	0.72%
P-(13)	15	36.53	0.80%
P-(14)	15	33.40	0.51%
P-(15)	15	33.58	0.50%
P-(16)	15	38.81	0.52%
P-(17)	15	44.04	0.82%
P-(18)	18	41.21	0.80%
P-(19)	36	151.98	0.50%

Drainage Notes:

1. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, EXCESS DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF EACH OCCURRENCE.
2. CONTOUR ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. SHOULD CONTRACTOR ENCOUNTER LIMESTONE OR A SINK CHIMNEY DURING CONSTRUCTION OF A BASIN, THAT AREA WILL BE OVER-EXCAVATED AND BACK FILLED TO MEET THE KARST REPAIR REQUIREMENTS.
4. ALL FABRIC SILT FENCING SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REFER TO EROSION CONTROL SHEET(S) FOR LOCATION OF INSTALLATION AND QUANTITIES.
5. INSTALL SYNTHETIC BALES AT EACH END OF CROSS DRAIN(S) AS NECESSARY TO PREVENT SEDIMENT FROM FILLING THE CULVERT IN ACCORDANCE WITH FDOT INDEX 102.
6. IN THE EVENT THAT THE INTEGRITY OF THE FABRIC SILT FENCE HAS BEEN BROKEN, REPLACEMENT MUST OCCUR WITHIN 24 HOURS OF EACH OCCURRENCE TO PREVENT THE DISCHARGE OF SEDIMENT OUTSIDE PROJECT.
7. DRAINAGE TO BE MAINTAINED DURING CONSTRUCTION.
8. SYSTEM CLEANUP REQUIRED AT END OF CONSTRUCTION.
9. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
10. ALL PIPE LENGTHS ARE MEASURED TO INCLUDE CONCRETE MITERED END SECTIONS.

Date	By	Revisions
03-15-24	MK	REVISIONS PER COUNTY COMMENTS
07-01-24	MK	REVISIONS PER COUNTY COMMENTS
08-13-24	MK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
Flie: Marion Oaks Unit 2.dwg

Scale: 1" = 200'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Certificate No. EB-0000158 • Michael W. Radcliffe, P.E. #51170 Christopher A. Carr, P.E. #85868
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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Drainage Plan 1C

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of
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ATTACHMENT A

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SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA (sf)	TOTAL AREA (Ac)	IMPERVIOUS AREA
1.1	113,665	2.61	43,822
1.2	102,437	2.35	37,998
1.3	46,491	1.07	20,356
1.4	217,440	4.99	69,267
1.5	55,674	1.28	21,534
1.6	132,464	3.04	45,123
1.7	53,389	1.23	20,070
1.8	205,009	4.71	74,702
1.9	162,397	3.73	51,027
1.10	7,034	0.16	3,511
1.11	179,799	4.13	63,313
DRA 1.0	145,029	3.33	0
2.1	101,777	2.34	33,809
2.2	120,195	2.76	37,070
2.3	90,862	2.09	34,326
2.4	36,824	0.85	13,278
2.5	141,315	3.24	49,878
2.6	375,868	8.63	111,203
DRA 2.0	54,686	1.26	0
3.1	52,682	1.21	19,248
3.2	121,118	2.78	41,909
3.3	151,653	3.48	49,733
3.4	206,629	4.74	64,626
3.5	32,942	0.76	9,644
3.6	122,734	2.82	38,255
3.7	64,530	1.48	22,468
3.8	32,013	0.73	11,375
3.9	45,227	1.04	17,280
3.10	46,392	1.07	17,345
3.11	9,517	0.22	5,192

SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA (sf)	TOTAL AREA (Ac)	IMPERVIOUS AREA
3.12	44,945	1.03	18,931
3.13	773,254	17.75	350,344
DRA 3.0	131,243	3.01	0
4.1	122,419	2.00	36,514
4.2	109,997	2.53	41,757
4.3	229,059	5.26	69,702
4.4	99,186	2.28	32,819
4.5	27,799	0.64	10,427
4.6	54,248	1.25	22,024
4.7	64,028	1.47	880
4.8	276,250	6.34	40,173
DRA 4.0	64,320	1.48	0
5.1	5019	0.12	1,672
5.2	7181	0.16	2,559
5.3	47,282	1.09	16,672
DRA 5.0	12,929	0.30	0
6.1	79,202	1.82	31,097
6.2	208,451	4.79	70,369
6.3	81,888	1.88	30,569
6.4	20,283	0.47	7,487
6.5	79,278	1.82	25,332
6.6	82,888	1.90	39,741
6.7	34,220	0.79	12,180
6.8	699,109	16.05	186,738
6.9	435,464	10.00	122,040

LEGEND

- PROPOSED SUB-BASINS
- PRE-DEVELOPMENT FLOW
- POST-DEVELOPMENT FLOW

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or endorsement of functional aspects, materials selection and aesthetic considerations and does not, in any way, constitute an Engineering Certification in a professional capacity by the County nor any of its employees or agents.

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

MARION COUNTY PROJECT
No. 29457

Date:	By:	Revisions:
03-13-24	MJK	RESPONS PER COUNTY COMMENTS
07-17-24	MJK	RESPONS PER COUNTY COMMENTS
08-13-24	MJK	RESPONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
Scale: 1" = 150'
Project: 2021-43
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3811 S.E. 58th Avenue Ocala, FL 34471 (352) 629-3500 FAX (352) 629-3100
Certificate No. EP 00001188 • Michael W. Radcliffe P.E. 61814 • Designed & Verified

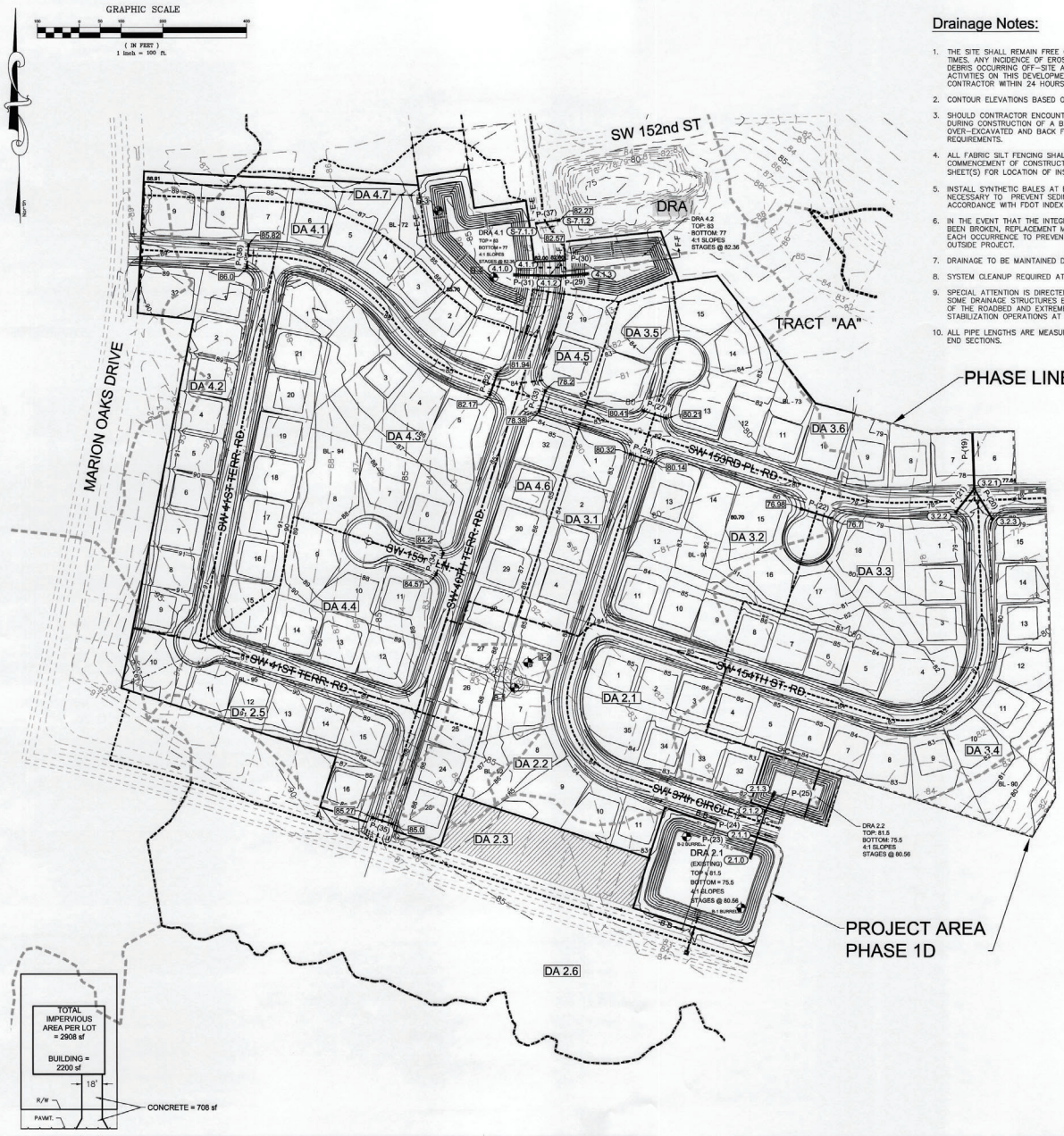
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 26, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL
Sheet Name: Sub-Basins

Sheet No.
C009A
of
45

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ATTACHMENT A

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29
The approval of these plans by Marion County County's apparent conformance with applicable Marion County Land Development Code requirements. Approval does not indicate verification or endorsement of the adequacy of the applicable selection and aesthetic considerations and does not, in any way, relieve the engineer of record of his/her professional responsibility by the County nor any of its employees or agents.
All work contained in this plan is to be constructed according to Marion County Land Development Code, latest revision. Ahead of the aforementioned, these plans shall be signed and sealed and enclosed. Sited and installs may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction purposes only. Approval of these plans does not substitute nor waive the requirements of other applicable governmental permits, as applicable, by state and/or federal law.
MARION COUNTY PROJECT
No. 29457
LEGEND
PRE-DEVELOPMENT DRAINAGE BASIN BOUNDARY
MARION COUNTY FLOOD PRONE AREAS
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
NORTH
DA 1
6.19 AC
DA 2
20.45 AC
DA 3
70.17 AC
DA 4
34.63 AC
DA 5
17.26 AC
DA 6
27.42 AC
DA 7
1.35 AC
DA 8
2.10 AC
DA 9
7.29 AC
DA 10
13.99 AC
DA 11
31.94 AC
MARION COUNTY FLOOD PRONE AREA
MICHAEL W. RADCLIFFE ENGINEERING, INC.
Certificate No. 28-0006150 • Michael W. Radcliffe P.E. #31170 • Christopher A. Cote P.E. #68588
2811 S.E. Lake Weir Avenue Ocala, FL. 34471 (352) 629-2580 FAX (352) 629-1919
Pre-Development Sub-Basins
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 22 & 23, TOWNSHIP- 17 SOUTH, RANGE- 21 EAST, MARION COUNTY, FL.
Issue Name:
Sheet No. G0098 of 45
Design: MWR Scale: 1" = 200'
Drawn: MIK Project No: 2021-43
Checked: MWR Date: 12-1-22
File: Marion Oaks Unit 2.dwg
Rev. By Date
Description
01-13-23 MK
07-01-24 MK
08-13-24 MK
REVISIONS PER COUNTY COMMENTS
REVISIONS PER COUNTY COMMENTS
REVISIONS PER COUNTY COMMENTS
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Drainage Notes:

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2. CONTOUR ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM.
3. SHOULD CONTRACTOR ENCOUNTER LIMESTONE OR A SINK CHIMNEY DURING CONSTRUCTION OF A BASIN, THAT AREA WILL BE OVER-EXCAVATED AND BACK FILLED TO MEET THE KARST REPAIR REQUIREMENTS.
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9. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
10. ALL PIPE LENGTHS ARE MEASURED TO INCLUDE CONCRETE MITERED END SECTIONS.

Stormwater Pipe Table			
Pipe Name	Size	Length	Slope
P-(20)	24	66.81	0.51%
P-(21)	30	56.28	0.52%
P-(22)	24	54.96	0.51%
P-(23)	18	45.05	0.51%
P-(24)	15	43.78	0.00%
P-(25)	15	37.21	1.02%
P-(26)	15	33.00	0.52%
P-(27)	15	39.10	0.51%
P-(28)	15	35.43	0.51%
P-(29)	36	44.66	0.52%
P-(30)	36	44.19	0.00%
P-(31)	36	41.39	0.56%
P-(32)	24	33.02	0.70%
P-(33)	15	34.34	0.52%
P-(34)	15	36.17	1.03%
P-(35)	18	32.45	0.83%
P-(36)	18	34.62	0.52%
P-(37)	18	36.61	0.82%

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

LEGEND:

- PHASE LINE
- DA 3.1 DRAINAGE SUB BASIN
- SUB BASIN BOUNDARY
- STORMWATER PIPE
- PROPOSED DRAINAGE FLOW
- 80.28 INVERT ELEVATION

Stormwater Structure Table		
Structure Name	Structure Details	Alignment Details
1.1.0	Rectangular Junction Structure NF GRATE = 69.00 P-(9) INV IN = 67.00	STA: 208+21.14 OFF: 66.176
1.1.1	Rectangular Junction Structure NF GRATE = 75.43 P-(8) INV IN = 67.22 P-(9) INV OUT = 67.22	STA: 208+21.60 OFF: 21.980
1.1.2	Rectangular Junction Structure NF GRATE = 73.00 P-(8) INV OUT = 67.44	STA: 208+22.36 OFF: -21.799
1.2.0	Null Structure GRATE = 67.56 P-(7) INV IN = 66.00	STA: 208+70.40 OFF: 246.625
1.2.1	Rectangular Junction Structure NF GRATE = 73.62 P-(6) INV IN = 66.24 P-(7) INV OUT = 66.24	STA: 169+83.73 OFF: -20.249
1.2.2	Rectangular Junction Structure NF GRATE = 74.61 P-(6) INV OUT = 66.44	STA: 169+83.99 OFF: 19.201
1.3.0	Null Structure GRATE = 71.63 P-(5) INV IN = 69.00	STA: 168+80.75 OFF: -62.580
1.3.1	Rectangular Junction Structure NF GRATE = 75.93 P-(4) INV IN = 69.16 P-(5) INV OUT = 69.17	STA: 168+80.42 OFF: -20.596
1.3.2	Rectangular Junction Structure NF GRATE = 75.01 P-(4) INV OUT = 69.37	STA: 168+79.93 OFF: 20.048
2.1.3	Null Structure GRATE = 78.89 P-(25) INV IN = 75.50	STA: 201+56.64 OFF: -58.165
2.1.0	Rectangular Junction Structure NF GRATE = 77.00 P-(23) INV IN = 75.50	STA: 201+50.88 OFF: 66.816
2.1.1	Rectangular Junction Structure NF GRATE = 79.88 P-(24) INV OUT = 75.88 P-(23) INV OUT = 75.73	STA: 201+50.87 OFF: 21.761
2.1.2	Rectangular Junction Structure NF GRATE = 79.88 P-(24) INV IN = 75.88 P-(25) INV OUT = 75.88	STA: 201+51.32 OFF: -22.013
3.1.0	Null Structure GRATE = 73.58 P-(18) INV IN = 72.00	STA: 180+96.03 OFF: -63.278

Stormwater Structure Table		
Structure Name	Structure Details	Alignment Details
3.1.1	Rectangular Junction Structure NF GRATE = 76.77 P-(17) INV IN = 72.45 P-(18) INV OUT = 72.33	STA: 180+95.84 OFF: -22.067
3.1.2	Rectangular Junction Structure NF GRATE = 76.78 P-(17) INV OUT = 72.81	STA: 180+95.30 OFF: 21.972
3.2.3	Rectangular Junction Structure NF GRATE = 76.21 P-(20) INV OUT = 73.10	STA: 117+75.53 OFF: 36.241
3.2.2	Rectangular Junction Structure NF GRATE = 76.35 P-(21) INV OUT = 73.05	STA: 117+06.11 OFF: 20.876
3.2.1	Rectangular Junction Structure NF GRATE = 76.22 P-(21) INV IN = 72.76 P-(20) INV IN = 72.76 P-(19) INV IN = 72.76	STA: 117+42.80 OFF: -22.000
3.2.0	Null Structure GRATE = 75.15 P-(19) INV IN = 72.00	STA: 117+42.58 OFF: -173.977
4W.1.2	Rectangular Junction Structure NF GRATE = 83.20 P-(11) INV OUT = 80.00	STA: 150+04.75 OFF: 22.011
4W.1.0 EX	Rectangular Junction Structure NF GRATE = 83.83 P-(12) INV IN = 79.00	STA: 226+06.03 OFF: 1287.124
4W.1.1	Rectangular Junction Structure NF GRATE = 83.20 P-(11) INV IN = 79.78 P-(12) INV OUT = 79.78	STA: 150+04.98 OFF: -22.007
4.1.2	Rectangular Junction Structure NF GRATE = 80.73 P-(30) INV OUT = 77.23 P-(29) INV OUT = 77.23	STA: 240+37.38 OFF: 21.745
4.1.1	Rectangular Junction Structure NF GRATE = 80.97 P-(30) INV IN = 77.23 P-(31) INV OUT = 77.23	STA: 240+36.56 OFF: -22.442
4.1.0	Null Structure GRATE = 79.63 P-(31) INV IN = 77.00	STA: 240+35.82 OFF: -63.831
4.1.3	Null Structure GRATE = 81.15 P-(29) INV IN = 77.00	STA: 240+42.11 OFF: 68.937

MICHAEL W. RADCLIFFE ENGINEERING, INC.
351 S.E. 10th Ave. Ocala, FL 34471 (352) 629-2508 FAX (352) 629-2515
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31176 Christopher A. Cain P.E. #65586

Revisions:	Date:	By
REVISIONS PER COUNTY COMMENTS	03-13-23	MJK
REVISIONS PER COUNTY COMMENTS	07-01-24	MJK
REVISIONS PER COUNTY COMMENTS	09-12-24	MJK

Designed: MWR | Scale: 1" = 100'
Drawn: MJK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 28 & 29, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Drainage Plan 1D

Sheet No. C010 of 45

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ATTACHMENT A

A-129

176

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

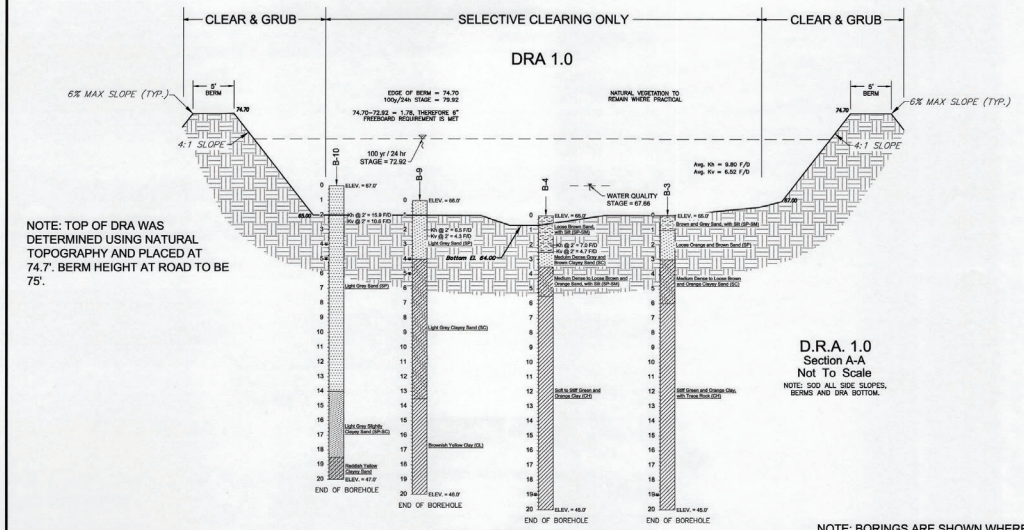
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MARION COUNTY PROJECT
No. 29457

DRA 1.0

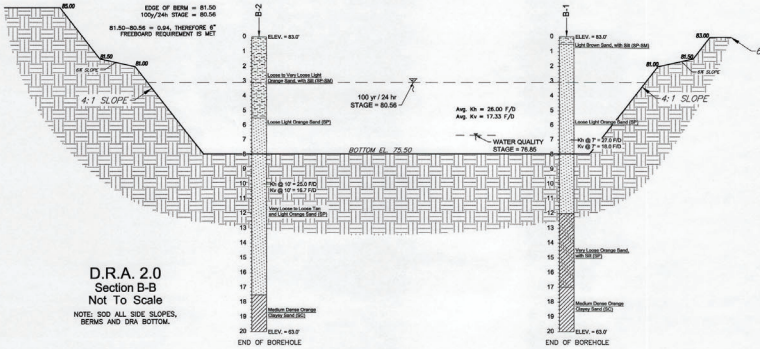


NOTE: TOP OF DRA WAS DETERMINED USING NATURAL TOPOGRAPHY AND PLACED AT 74.7'. BERM HEIGHT AT ROAD TO BE 75'.

D.R.A. 1.0
Section A-A
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

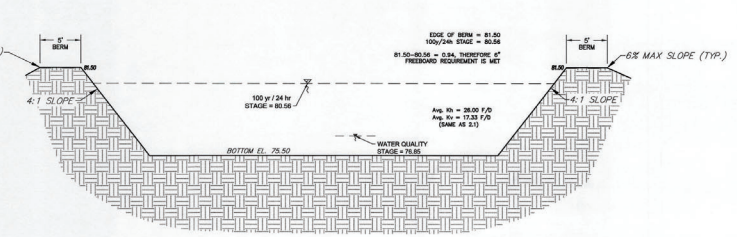
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DRA 2.1

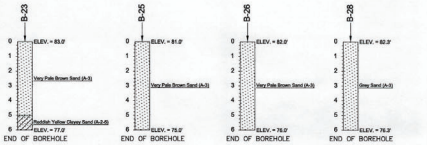


D.R.A. 2.0
Section B-B
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

DRA 2.2



D.R.A. 2.0
Section C-C
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.



LOCATED 217' SW OF DRA | LOCATED 130' NE OF DRA | LOCATED 159' S OF DRA | LOCATED 307' SE OF DRA

NOTE: IT WAS DETERMINED THAT ADDITIONAL DRA VOLUME WAS NECESSARY AFTER INITIAL BORINGS WERE TAKEN. HOWEVER, THE SOILS ARE CONSISTENTLY FINE SANDS THROUGHOUT THE PROJECT, AND AVERAGE PERCOLATION RATES WERE USED IN DRA DESIGN.

Date	By	Description
03-13-24	MWK	REVISIONS PER COUNTY COMMENTS
07-01-24	MWK	REVISIONS PER COUNTY COMMENTS
08-13-24	MWK	REVISIONS PER COUNTY COMMENTS

Designed: MWR | Scale: 1" = 40'
Drawn: MWK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: layout | Cad Ver: Civil 3D

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2810 S.E. Maricamp Road, Ocala, Florida 34471 (352) 629-1160
Certificate No. EB-0006106 • Michael W. Radcliffe, P.E. #51176 • Christopher A. Kirk, P.E. #70568

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 28 & 33, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Title: DRA CROSS SECTIONS

Sheet No.
C011
of
45

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

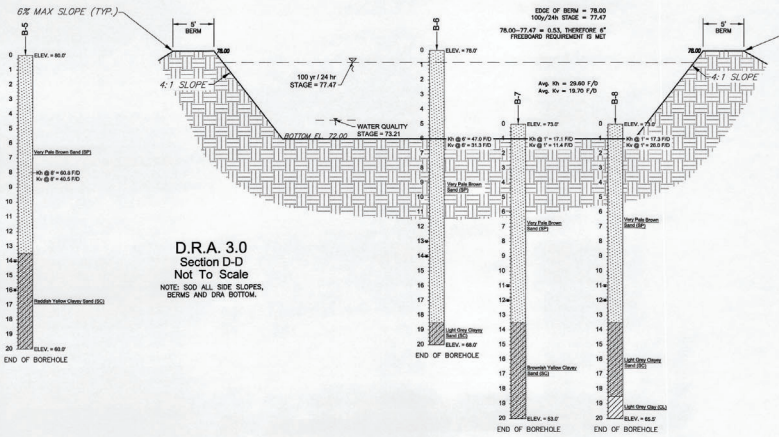
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NOTICE

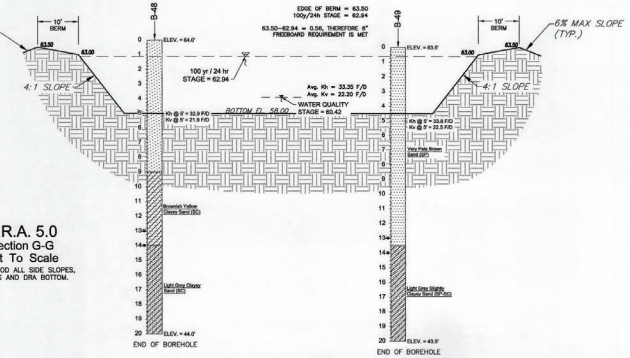
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DRA 3.0



D.R.A. 3.0
Section D-D
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

DRA 5.0

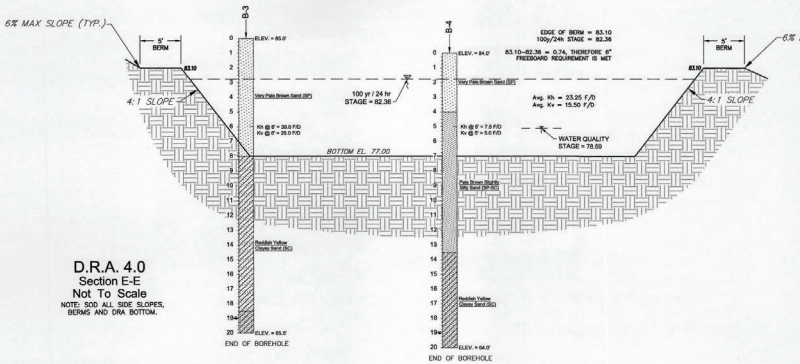


D.R.A. 5.0
Section G-G
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

NOTE: BORINGS ARE SHOWN WHERE APPROPRIATE IN CROSS SECTIONS FOR DRA'S 3.0, 4.0 & 5.0

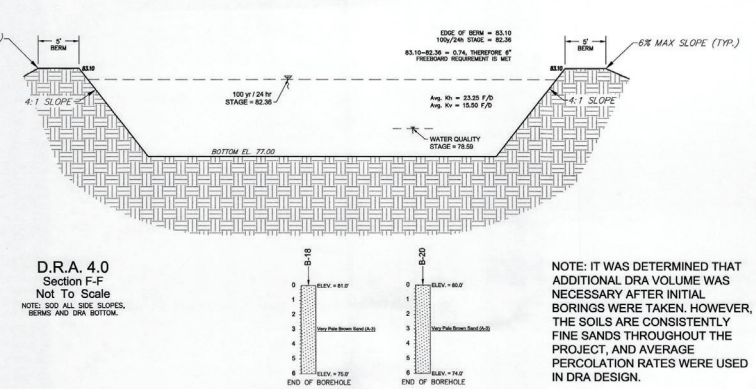
MARION COUNTY PROJECT No. 29457

DRA 4.1



D.R.A. 4.0
Section E-E
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

DRA 4.2



D.R.A. 4.0
Section F-F
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

LOCATED 78' SW OF DRA

LOCATED 166' SE OF DRA

NOTE: IT WAS DETERMINED THAT ADDITIONAL DRA VOLUME WAS NECESSARY AFTER INITIAL BORINGS WERE TAKEN. HOWEVER, THE SOILS ARE CONSISTENTLY FINE SANDS THROUGHOUT THE PROJECT, AND AVERAGE PERCOLATION RATES WERE USED IN DRA DESIGN.

Date	By	Revisions
03-13-23	MJK	REVISIONS PER COUNTY COMMENTS
07-01-24	MJK	REVISIONS PER COUNTY COMMENTS
08-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: M.WR. Scale: 1" = 40'
Drawn: MJK Project: 2021-43
Checked: M.WR. Date: 12-1-22
File: Marion Oaks Unit 2.dwg

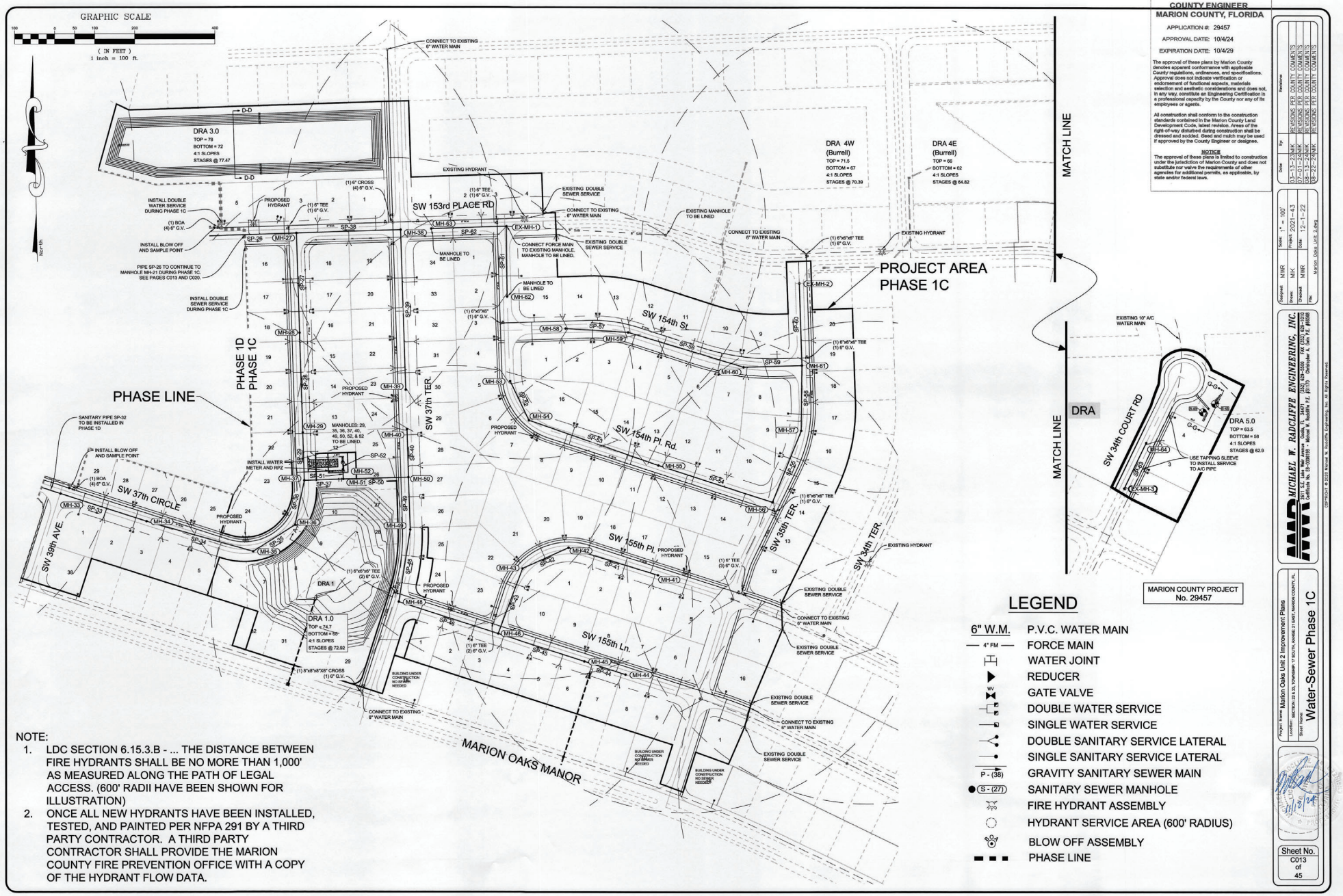
MICHAEL W. RADCLIFFE ENGINEERING, INC.
3811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 687-3500 FAX (352) 687-3510
Certificate No. EB-0000158 • Michael W. Radcliffe, P.E. #51179 • Christopher A. Sam, P.E. #90398

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: Section 29 & 32, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: DRA CROSS SECTIONS

Sheet No. C012 of 45

X:\AMWE Projects\2021 Projects\2021-43 Deltona - Marion Oaks Unit 2\dwg\CAD\Marion Oaks Unit 2.dwg 8/25/2022 12:47 PM



NOTE:

1. LDC SECTION 6.15.3.B - ... THE DISTANCE BETWEEN FIRE HYDRANTS SHALL BE NO MORE THAN 1,000' AS MEASURED ALONG THE PATH OF LEGAL ACCESS. (600' RADII HAVE BEEN SHOWN FOR ILLUSTRATION)
2. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR SHALL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT No. 29457

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJR	03-13-24
REVISIONS PER COUNTY COMMENTS	MJR	07-03-24
REVISIONS PER COUNTY COMMENTS	MJR	08-13-24
REVISIONS PER COUNTY COMMENTS	MJR	08-22-24

Designed: MJR
Drawn: MJR
Checked: MJR
Scale: 1" = 100'
Project: 2021-4-3
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Certificate No. EB-0006888 Michael W. Radcliffe, P.E. #57170 Christopher A. Lloyd, P.E. #98588
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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 24 & 25, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Title: Water-Sewer Phase 1C

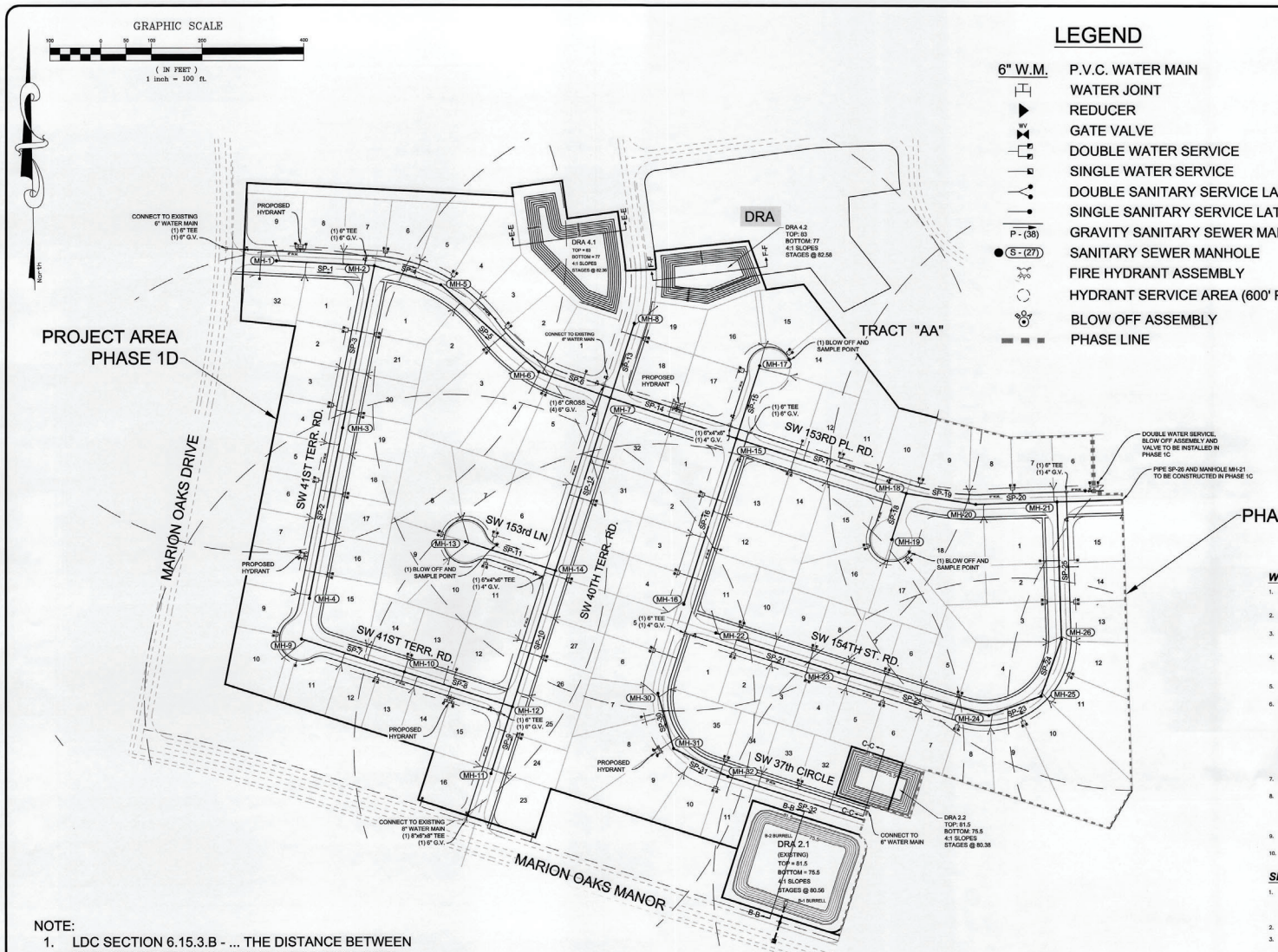
11/12/24

Sheet No.
C013
of
45

ATTACHMENT A

A-132

179



LEGEND

- 6" W.M. — P.V.C. WATER MAIN
- WATER JOINT
- REDUCER
- GATE VALVE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE SANITARY SERVICE LATERAL
- SINGLE SANITARY SERVICE LATERAL
- P - (38) — GRAVITY SANITARY SEWER MAIN
- S - (27) — SANITARY SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- HYDRANT SERVICE AREA (600' RADIUS)
- BLOW OFF ASSEMBLY
- PHASE LINE

NOTE:
1. LDC SECTION 6.15.3.B - ... THE DISTANCE BETWEEN FIRE HYDRANTS SHALL BE NO MORE THAN 1,000' AS MEASURED ALONG THE PATH OF LEGAL ACCESS. (600' RADII HAVE BEEN SHOWN FOR ILLUSTRATION)
2. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR SHALL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

WATER CONSTRUCTION NOTES

1. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING, JOINTING MATERIALS, AND VALVES INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61.
4. ALL WATER MAINS SHALL BE PVC, AND SHALL BE NSF APPROVED FOR POTABLE WATER USE, BEAR THE NSF LOGO, AND MEET THE FOLLOWING MATERIAL SPECIFICATIONS:
   - PVC PIPES 4 INCHES TO 48 INCHES SHALL BE SDR 18 AND MEET AWWA C900.
   - PVC PIPES LESS THAN 4 INCHES SHALL BE ASTM 1785 SCHEDULE 40,80,120 OR ASTM 2241 SDR 21
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL WATER MAIN PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL SHAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT SHALL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN OUTSIDE DIAMETER GREATER THAN 30 INCHES, THE TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
7. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
8. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT AROUND THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLE SOILD STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
9. ALL PVC WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE INSTALLED WITH CLEARANCES AS SHOWN ON THE "LOCATION OF PUBLIC WATER SYSTEM MAINS" DETAIL ON THIS SHEET.

SEWER CONSTRUCTION NOTES

1. THE EXISTING SEWER COLLECTION/TRANSMISSION SYSTEM SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION OF THIS PROJECT. IF THE EXISTING MANHOLE, WHERE THE PROPOSED COLLECTION PIPING CONNECTS TO THE EXISTING SYSTEM, MUST BE TEMPORARILY TAKEN OUT OF SERVICE, THE CONTRACTOR SHALL PROVIDE FOR REMOVAL OF THE UPSTREAM SYSTEM FLOW UNTIL THE MANHOLE CAN BE RESTORED TO SERVICE. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE SYSTEM OWNER.
2. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS SHALL BE USED FOR JOINING DISSIMILAR MATERIALS.
3. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL. PIPE SYSTEM NO PIPE SHALL EXCEED A DEFLECTION OF 5% A RIGID BALL OR MANDREL SHALL BE HAND PULLED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
4. LEAKAGE TESTS SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING. THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TEST MUST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE.
5. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 24 INCHES.
6. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL AND NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
8. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
9. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING FOR CONCRETE SEWER MANHOLES SHALL BE PERFORMED, CONFORMING TO THE TESTING PROCEDURE DESCRIBED IN ASTM C-1244.

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

Date	By	Revision
03-13-24	MK	REVISIONS PER COUNTY COMMENTS
07-01-24	MK	REVISIONS PER COUNTY COMMENTS
08-13-24	MK	REVISIONS PER COUNTY COMMENTS
08-22-24	MK	REVISIONS PER COUNTY COMMENTS

Designed: M.WR | Scale: 1" = 100'
Drawn: M.K | Project: 2021-43
Checked: M.WR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #27010
Certificate No. 19-2005188 - Michael W. Radcliffe P.E. #53115, Christopher A. Cahn P.E. #95868

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 2 & 35, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Water-Sewer 1D

11/12/24

Sheet No.
C014
of
45

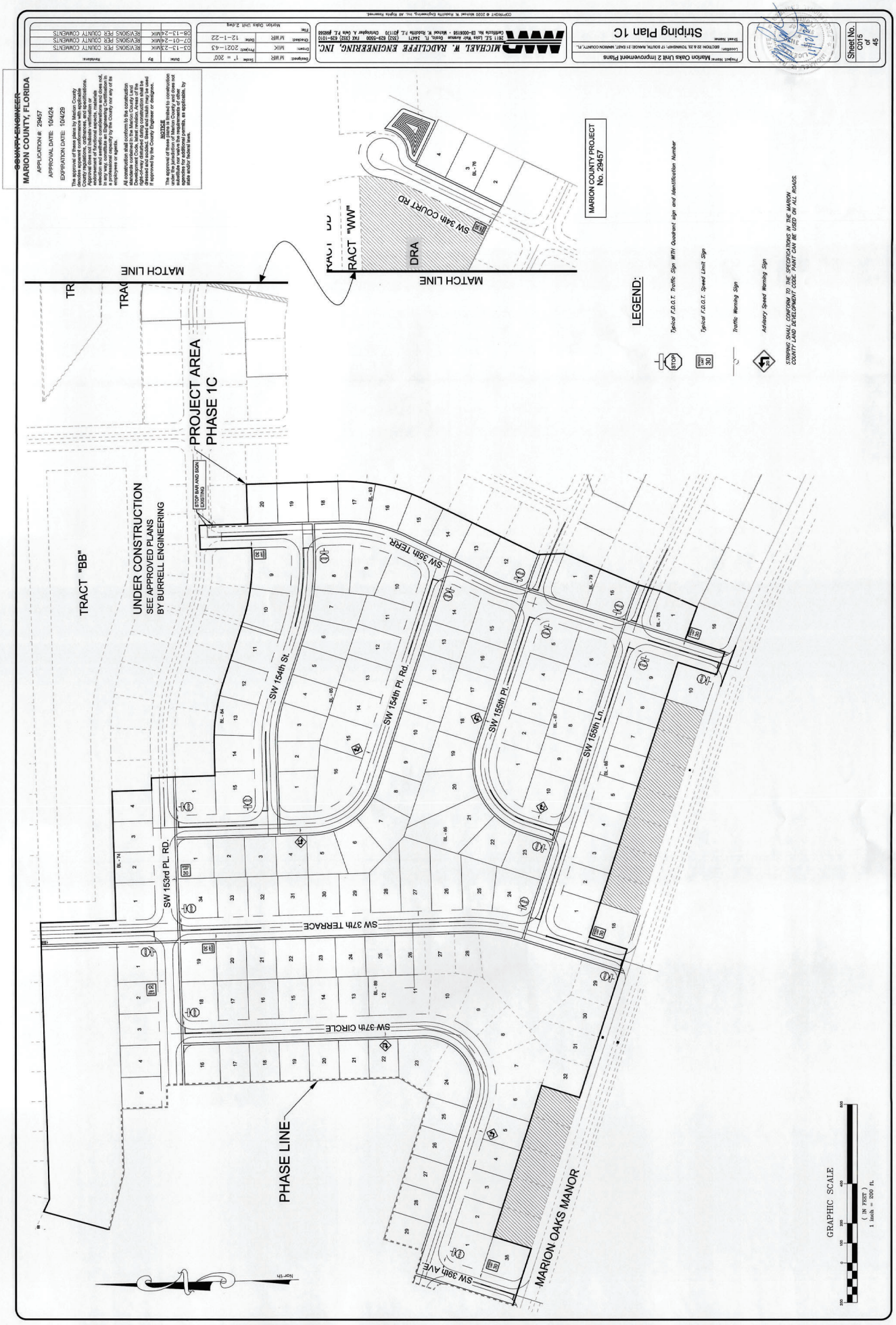
ATTACHMENT A

A-133

180

X:\AWWE Projects\2021\2021-43 Marion Oaks Unit 2\Drawings\Marion Oaks Unit 2.dwg 10/22/2022 12:47 PM

ATTACHMENT A



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

North

PROJECT AREA
PHASE 1D

MARION OAKS DRIVE

SW 152nd ST

CONNECT TO
EXISTING PORTION OF
SW 40th TERR. RD.

TRACT "AA"

SW 41ST TERR. RD.

SW 153RD PL. RD.

SW 153rd LN.

SW 40TH TERR. RD

SW 154TH ST. RD.

SW 37th CIRCLE

PHASE LINE

BL - 72
BL - 73
BL - 94
BL - 91
BL - 95
BL - 92
BL - 90

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

TYPICAL INTERSECTION DETAIL

LEGEND:

Typical F.D.O.T. Traffic Sign WITH Quadrant sign and Identification Number

Typical F.D.O.T. Speed Limit Sign

Traffic Warning Sign

Advisory Speed Warning Sign

STRIPING SHALL CONFORM TO THE SPECIFICATIONS IN THE MARION COUNTY LAND DEVELOPMENT CODE. PAINT CAN BE USED ON ALL ROADS.

STREET NAME AND STOP SIGN INSTALLATION

SECTION A-A

TYPICAL TRAFFIC CONTROL SIGN

TYPICAL INTERSECTION DETAIL

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-25
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MJR
Drawn: MJK
Checked: MJR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 100'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3911 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-0555 FAX (352) 629-1055
Certificate No. EB-0008918 • Michael W. Radcliffe P.E. #51178 Christopher A. Lisle P.E. #85568

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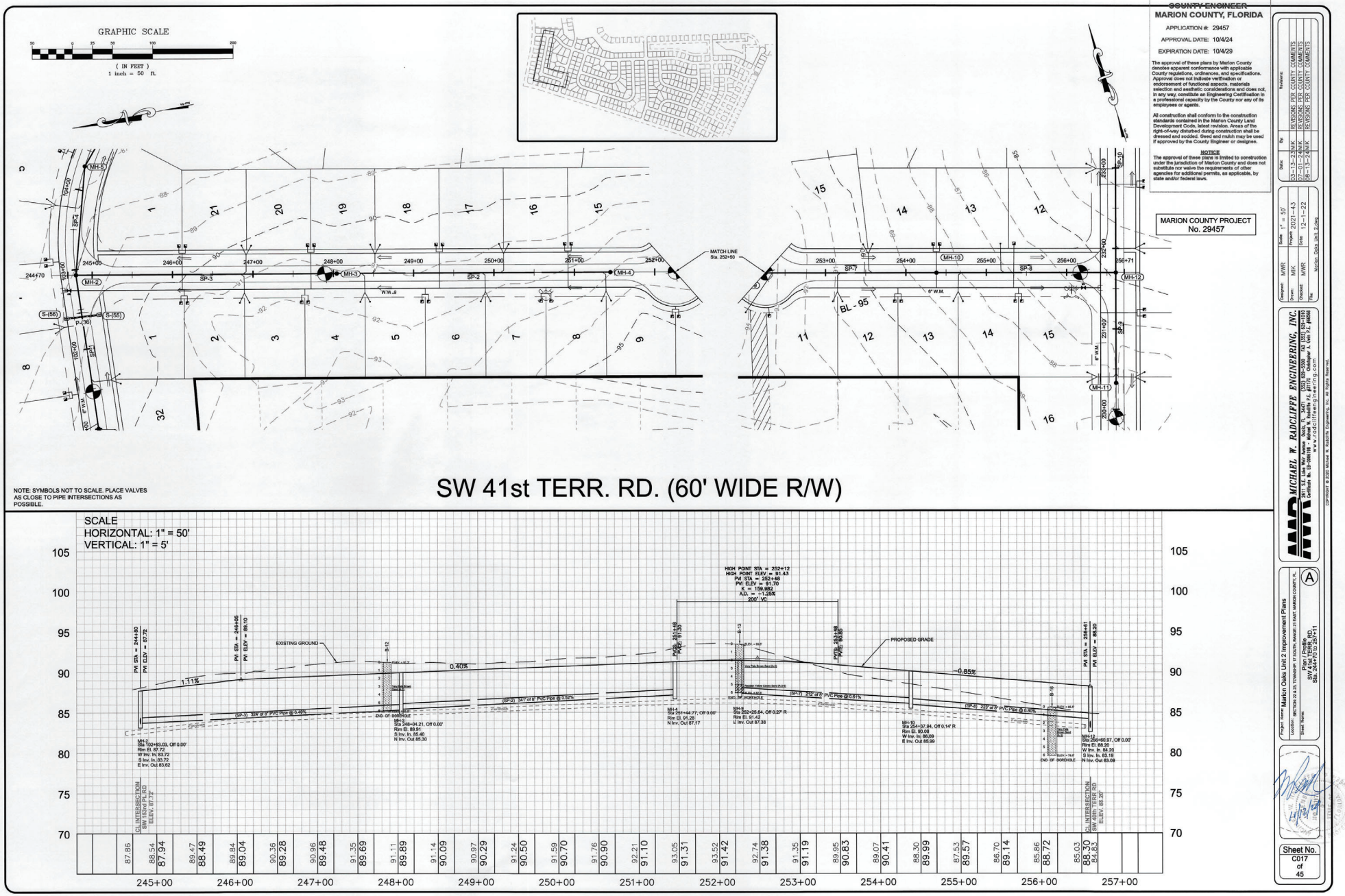
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Striping Plan 1D

Sheet No.
C016
of
45

ATTACHMENT A

A-135

182



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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NOTICE

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Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MWR | Scale: 1" = 50'
Drawn: MJK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-3500 FAX (352) 629-1105
Certificate No. EB-0006196 - Michael W. Radcliffe, P.E. #39170 Christopher A. Cela, P.E. #68508
ww w.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 20 & 29, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL
Sheet Name: Plan / Profile
SW 41st TERR. RD.
Sta. 244+70 to 257+11

A

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C017
of
45

ATTACHMENT A

A-136

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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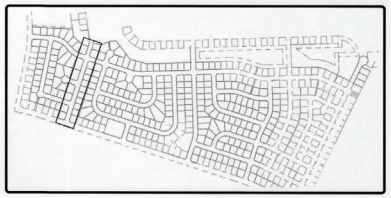
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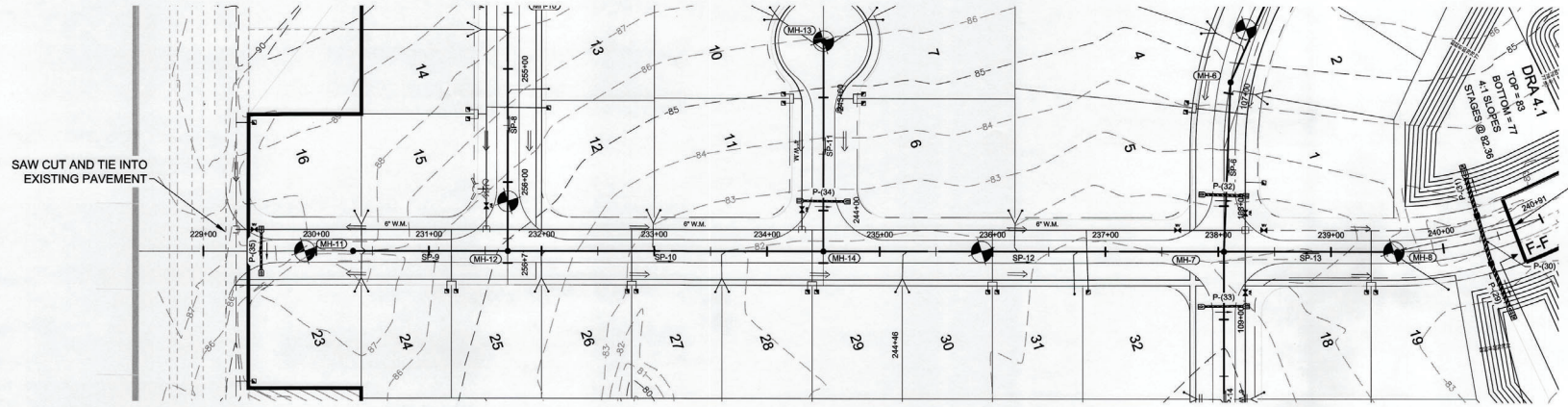
NOTICE

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MARION COUNTY PROJECT
No. 29457

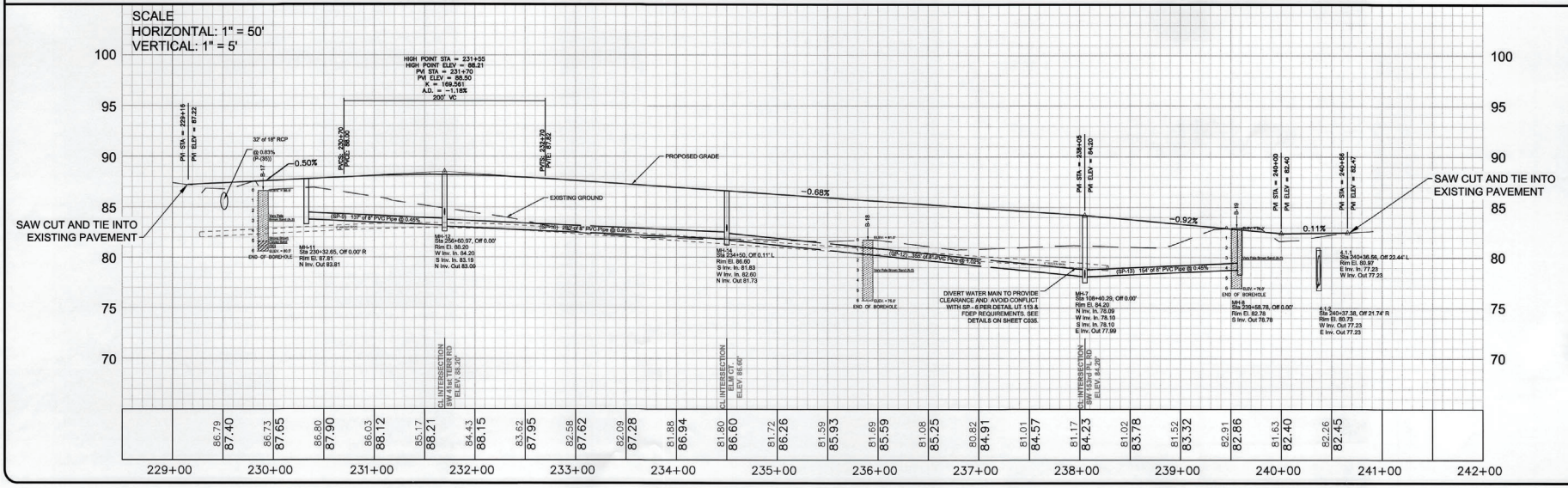
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 40th TERR. RD. (60' WIDE R/W)



MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471
(352) 629-5500 FAX (352) 629-1010
Certificate No. 19-0000 Michael W. Radcliffe, P.E.
www.radcliffeengineering.com

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Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MRK	03-13-23
REVISIONS PER COUNTY COMMENTS	MRK	07-01-24
REVISIONS PER COUNTY COMMENTS	MRK	08-13-24

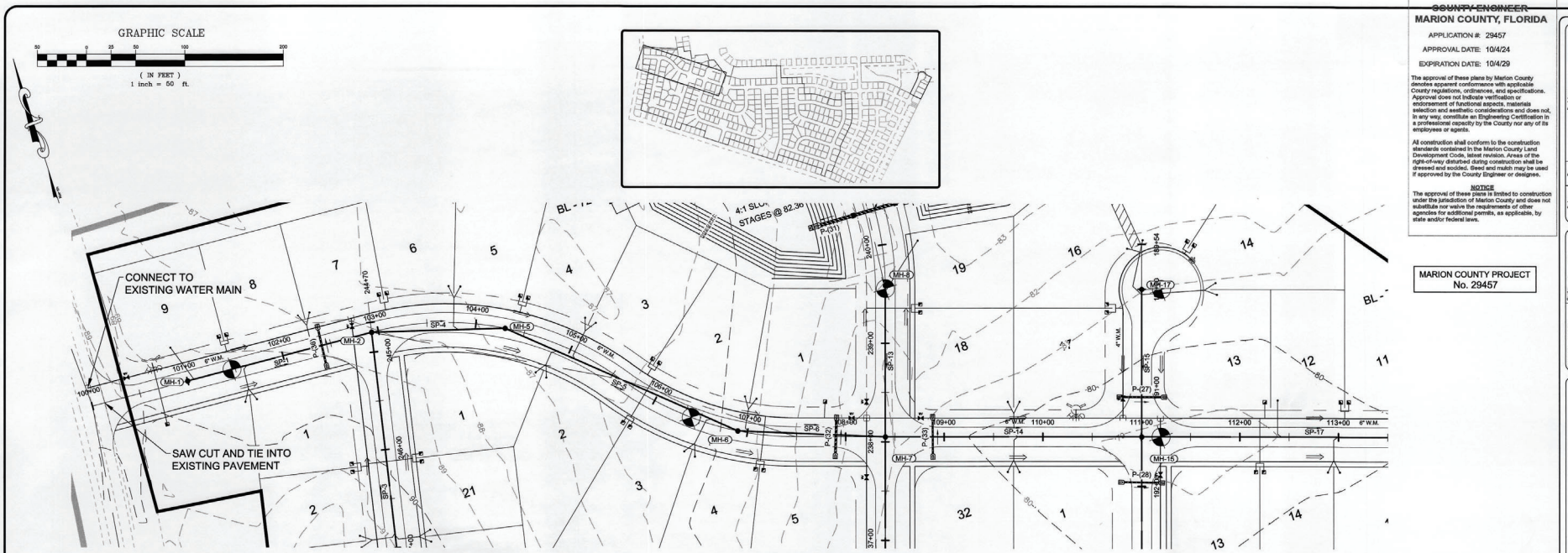
Designed: MWR
Drawn: MRK
Checked: MWR
File: Marion Oaks Unit 2.dwg
Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 18 & 19, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
SW 40th TERR. RD
Sta 229+00 to 242+00

B

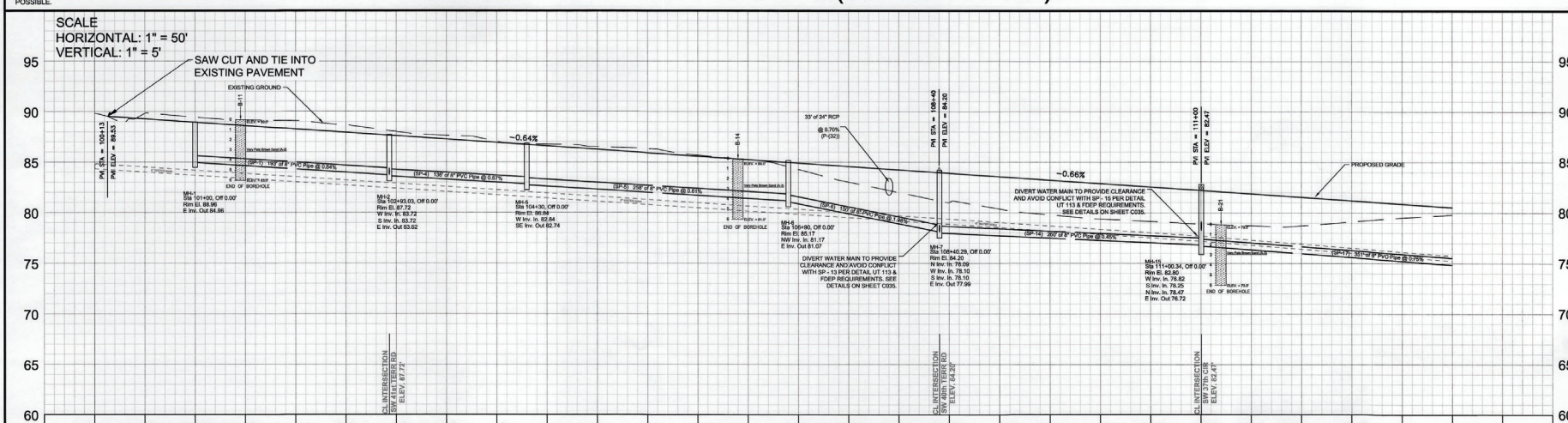
Sheet No.
C018
of
45

ATTACHMENT A



NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 153 PLACE RD. (60' WIDE R/W)



MARION COUNTY PROJECT No. 29457

~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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Date	By	Revisions
03-13-24	MJK	REVISIONS PER COUNTY COMMENTS
07-01-24	MJK	REVISIONS PER COUNTY COMMENTS
08-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion_Oaks_Unit_2.dwg
Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil Engineering & Land Planning
1531 SE 36th Avenue, Ocala, FL 34471 Phone: (352) 873-0310
Certificate No. EB-0000186 Michael W. Radcliffe, P.E. #59508
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile S. Pine Run Rd. Sta. 100+00 to 113+00

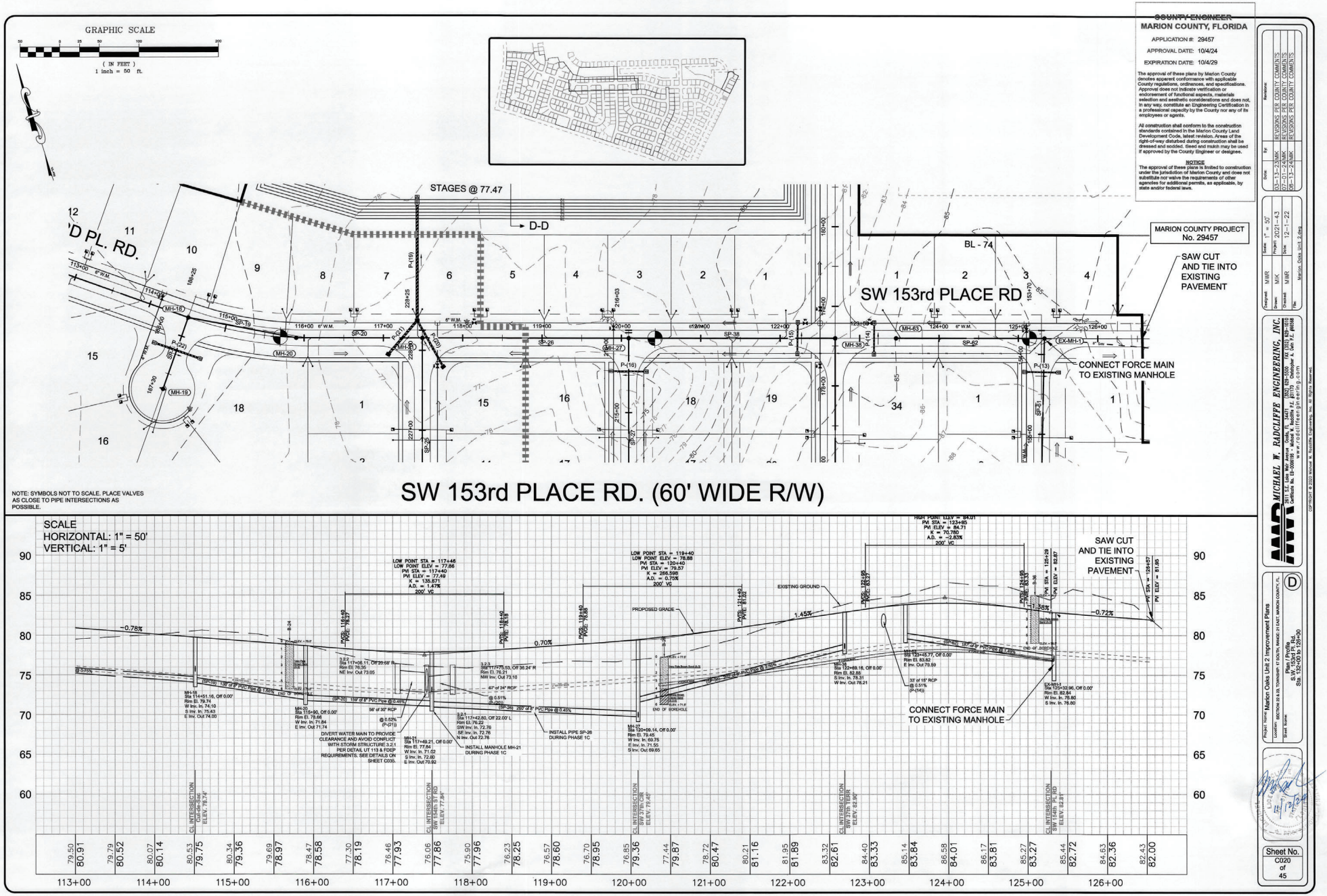
Sheet No. C019 of 45

11/12/24

ATTACHMENT A

A-138

185



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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Date	By	Revisions
03-01-24	MK	REVISIONS PER COUNTY COMMENTS
07-01-24	MK	REVISIONS PER COUNTY COMMENTS
08-13-24	MK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3811 SE 58th Ave. Ocala, FL 34480 (352) 351-3500 FAX (352) 351-3518
Certificate No. 1250 www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 29 & 30, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
S. 153rd Pl. Rd.
Sta. 113+00 to 128+00

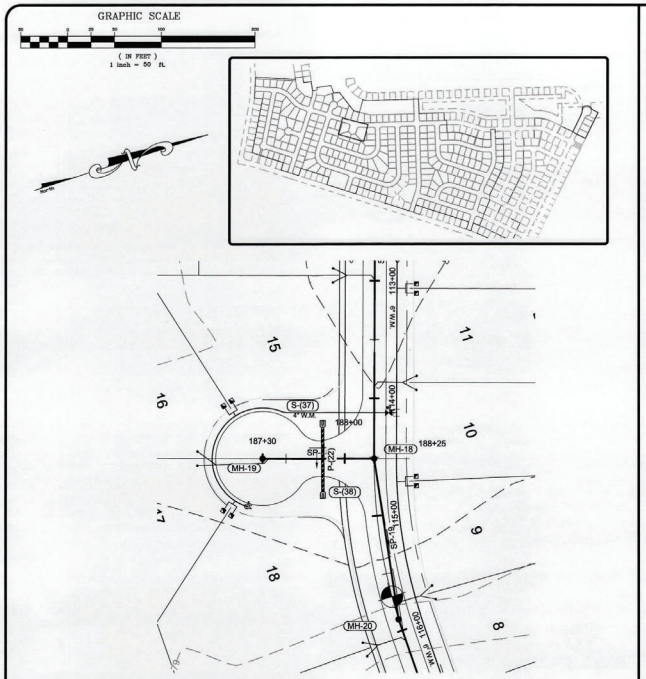
D

Sheet No.
C020
of
45

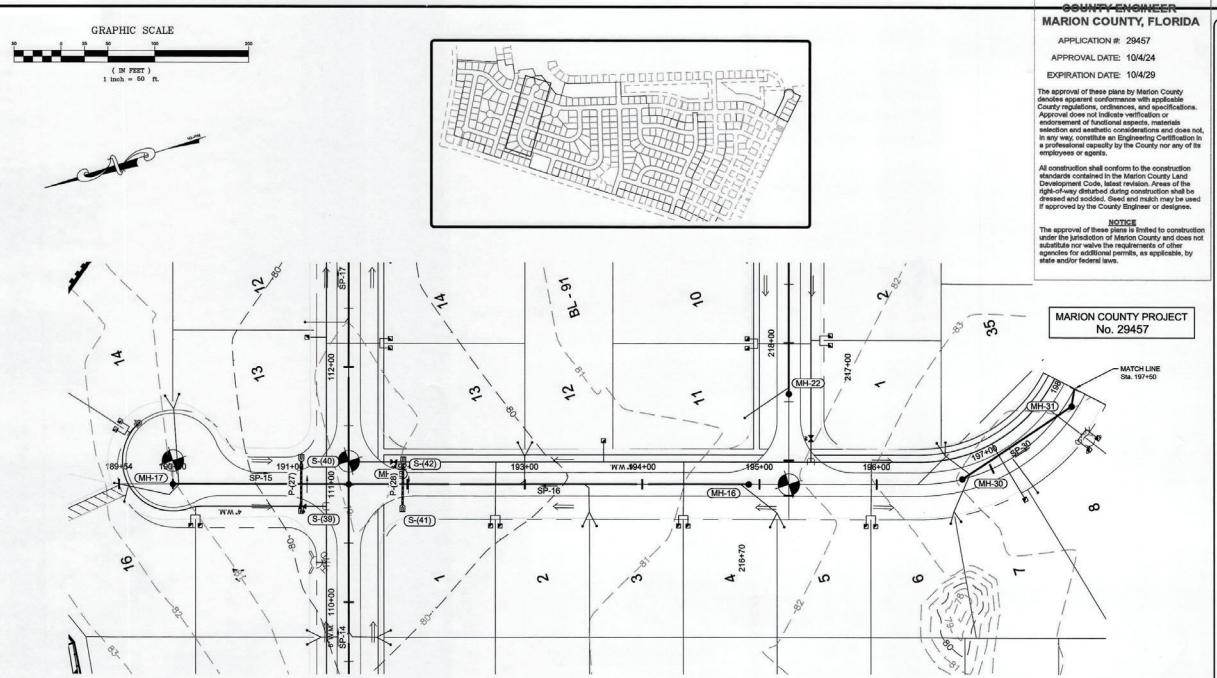
ATTACHMENT A

A-139

186

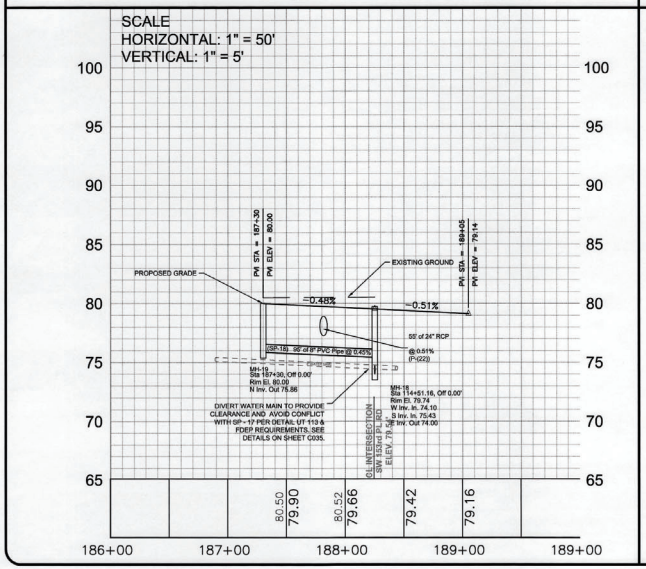


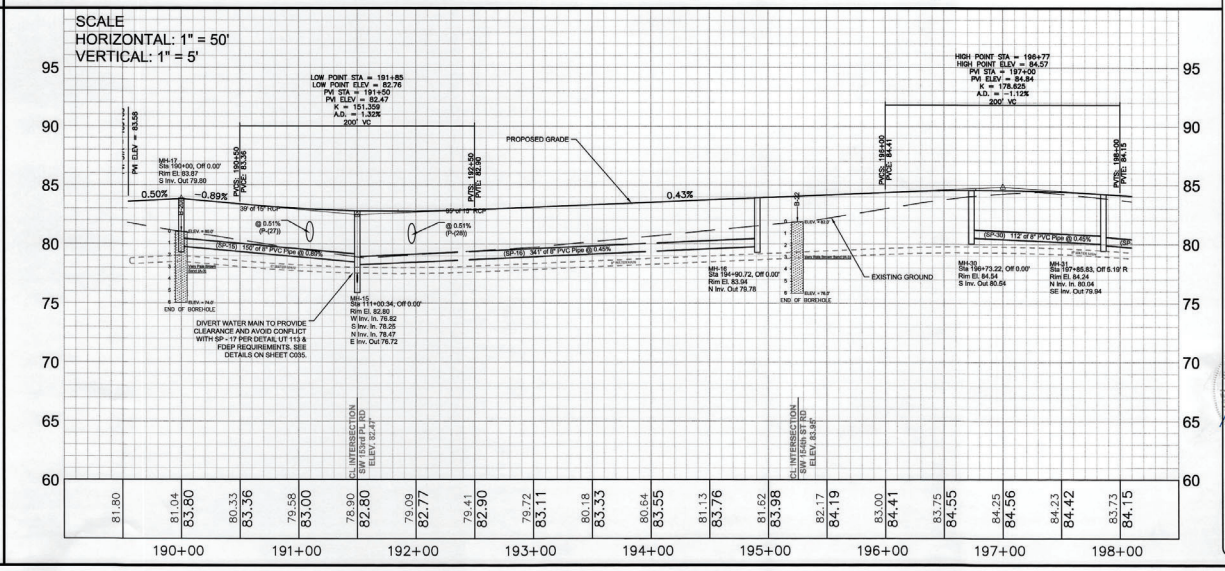
Cul-de-Sac (60' WIDE R/W)



SW 37th. CIR. Sec. 1 (60' WIDE R/W)

NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.





COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

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No.	Revisions	By	Date
1	REVISIONS PER COUNTY COMMENTS	MWK	03-31-24
2	REVISIONS PER COUNTY COMMENTS	MWK	07-24-24
3	REVISIONS PER COUNTY COMMENTS	MWK	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2311 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-3500 FAX (352) 629-3559
Certificate No. 0018466 Michael W. Radcliffe, P.E. 49615
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 26, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
Cul-de-Sac & SW 37th Cir.
Sta. 187+30 to 189+05 / Sta. 189+54 to 197+50

Sheet No.
C021
of
45

ATTACHMENT A

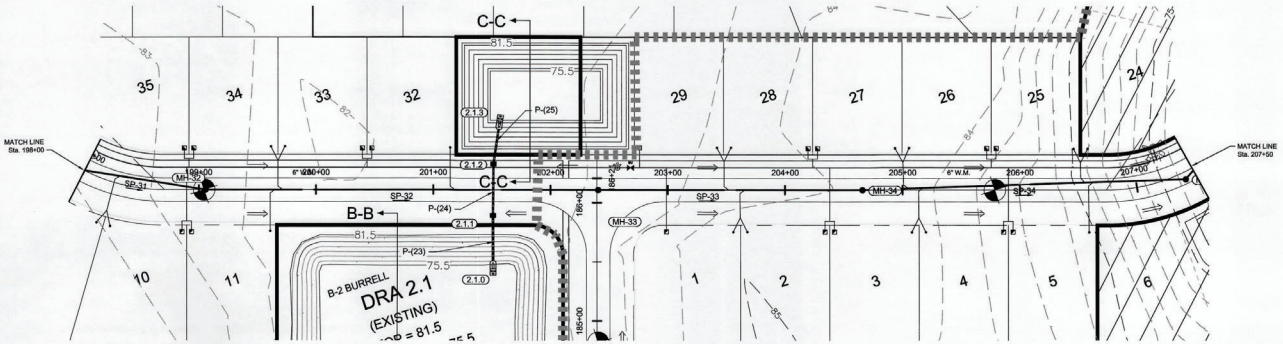
A-140

187

GRAPHIC SCALE

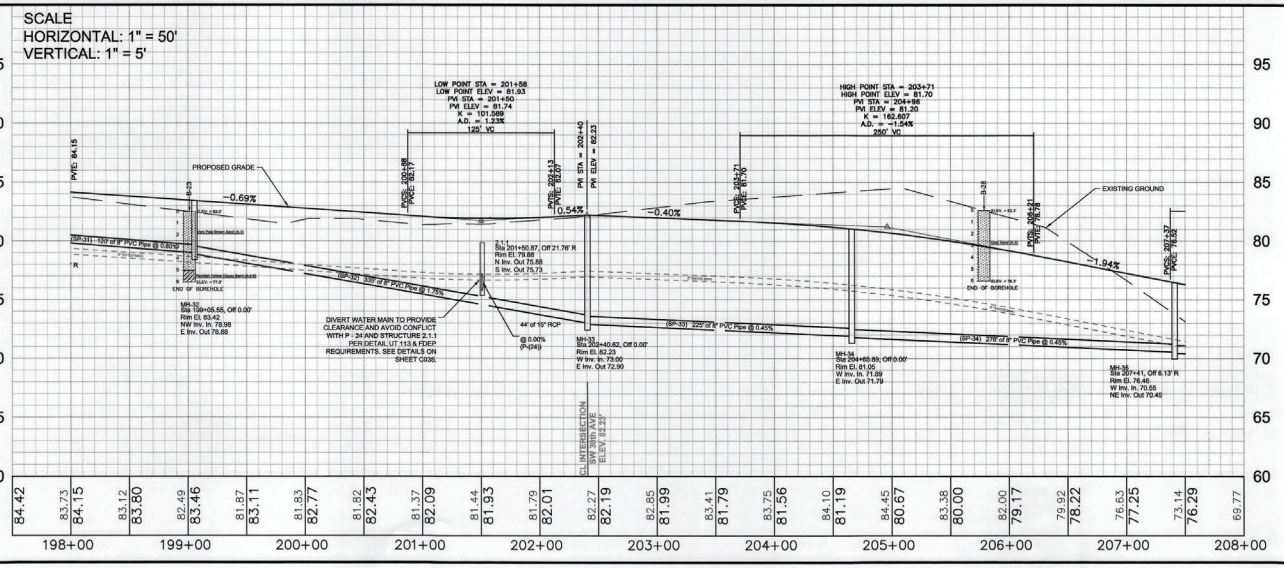
(IN FEET)
1 inch = 50 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 37th CIR. Sec. 2 (60' WIDE R/W)



MARION COUNTY PROJECT No. 29457

~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA

APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MJR	05-13-24
REVISIONS PER COUNTY COMMENTS	MJR	07-01-24
REVISIONS PER COUNTY COMMENTS	MJR	08-13-24

Designed: MJR
Drawn: MJR
Checked: MJR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 NW 63rd Street, Suite 101, Ocala, FL 34482
Michael W. Radcliffe, P.E. #51178 Christopher M. Kelly, P.E. #76588
Florida Cert. No. EB 0006108 (352) 854-0708
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: SW 37th CIR Sta. 197+50 to 208+00

Sheet No.
C022
of
45

ATTACHMENT A

A-141

188

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

No.	Revisions	By	Date
1	REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
2	REVISIONS PER COUNTY COMMENTS	MJK	07-31-24
3	REVISIONS PER COUNTY COMMENTS	MJK	09-13-24

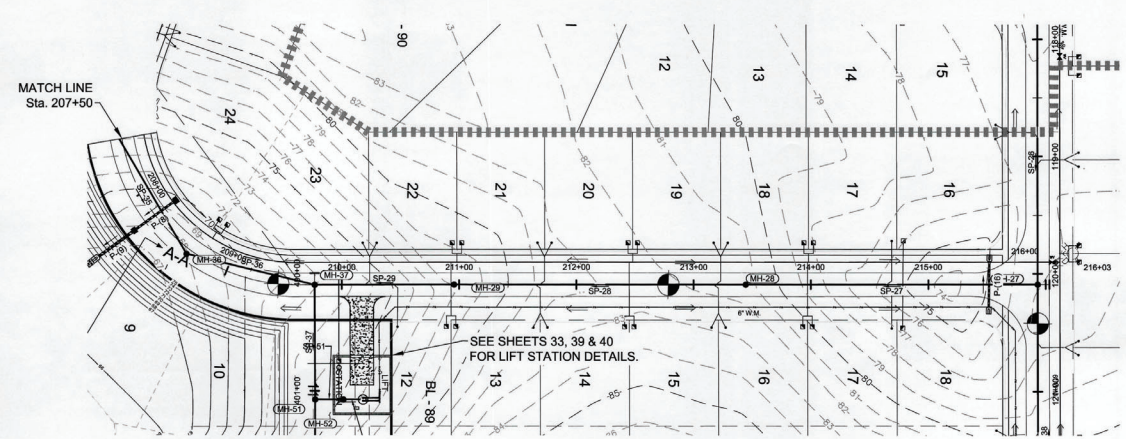
Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg
Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2311 SE 108th Avenue Belleview, FL 34420 (352) 307-2500
Certificate No. EB 0001888 www.radcliffeengineering.com

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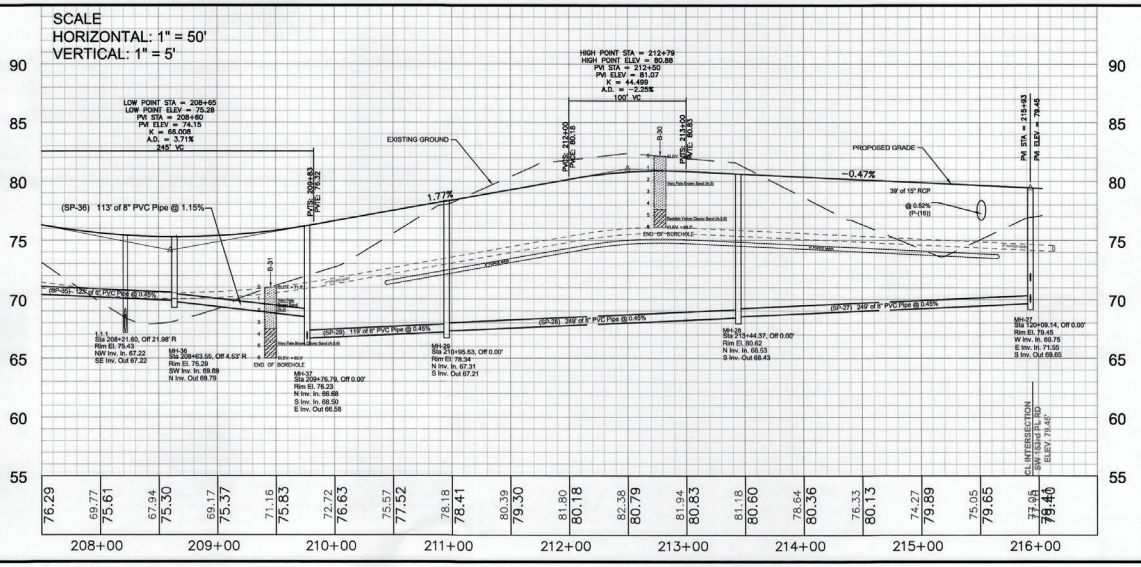
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 28 & 33, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL
Sheet Name: Plan & Profile SW 37th CIR. Sta. 208+00 to 216+23

Sheet No.
C023
of
45



NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 37th CIR. Sec. 3 (60' WIDE R/W)



~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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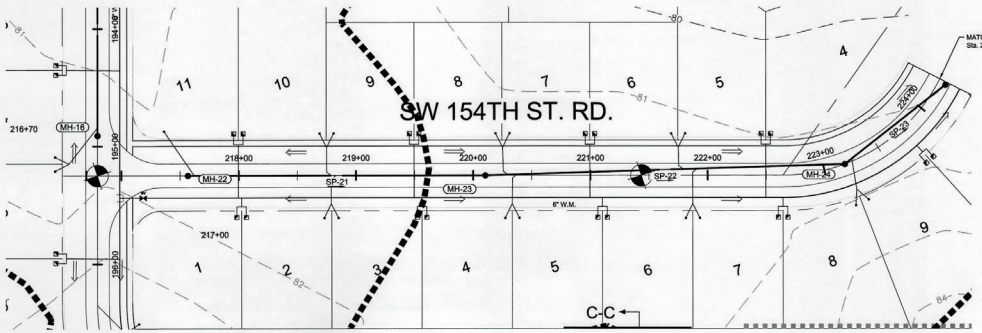
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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

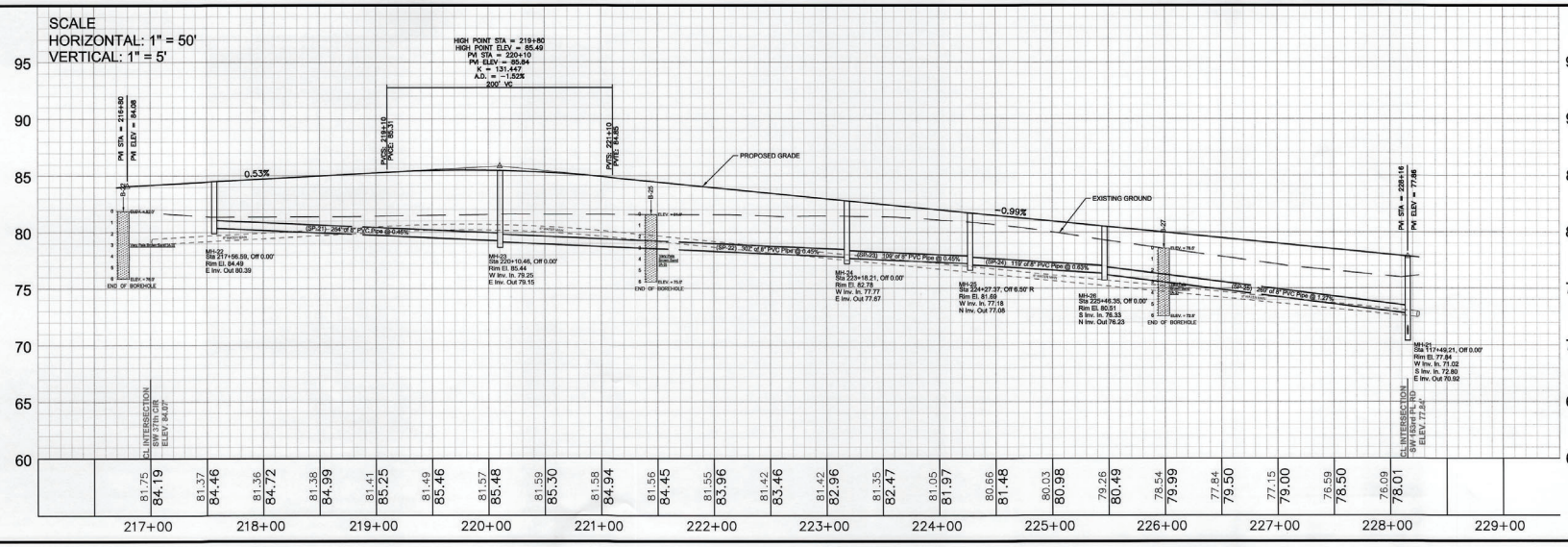




MARION COUNTY PROJECT
No. 29457

NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 154th ST. RD. (60' WIDE R/W)



No.	Revisions	By	Date
1	REVISIONS PER COUNTY COMMENTS	MWR	03-13-23
2	REVISIONS PER COUNTY COMMENTS	MWR	07-01-24
3	REVISIONS PER COUNTY COMMENTS	MWR	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion_Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3511 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 854-5555 FAX (352) 854-1105
Certificate No. EB-0006198 - Michael W. Radcliffe P.E. #51170 Christopher A. Cale P.E. #66858
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Sheet Name: Plan / Profile
SW 154th ST. RD.
Sta. 217+00 to 228+66

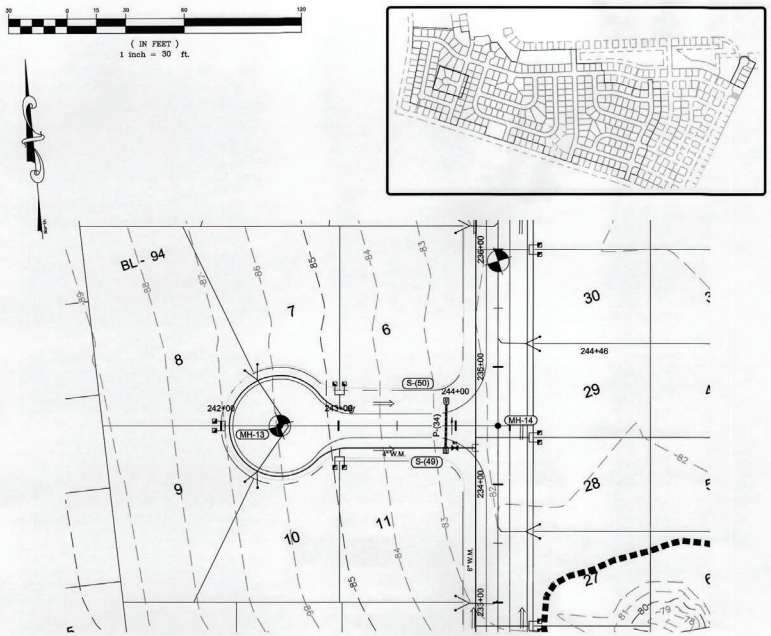
Sheet No.
C024
of
45

ATTACHMENT A

A-143

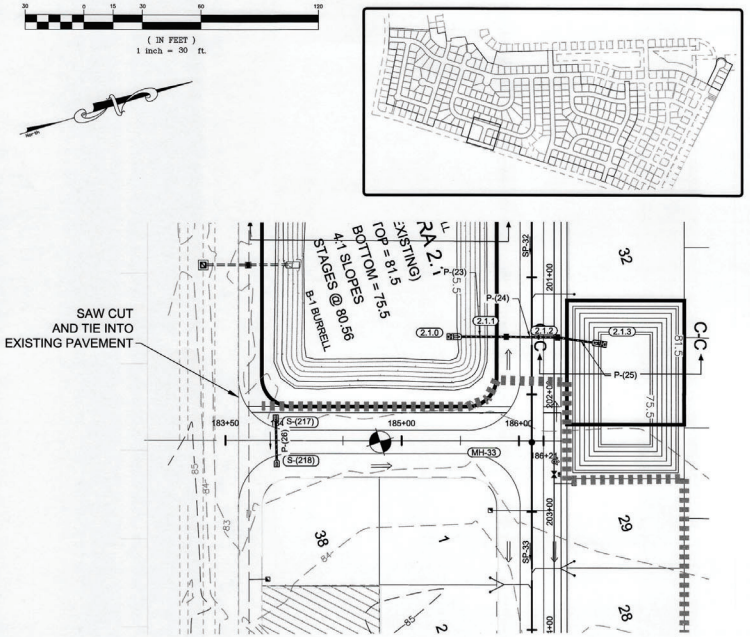
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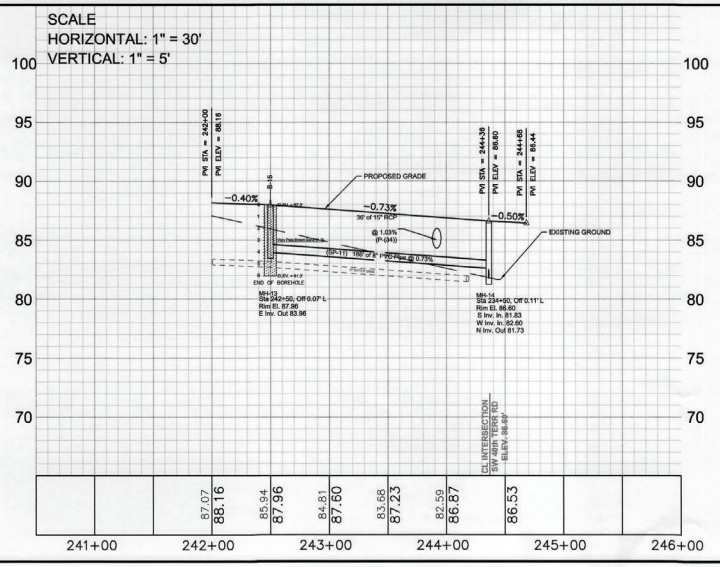


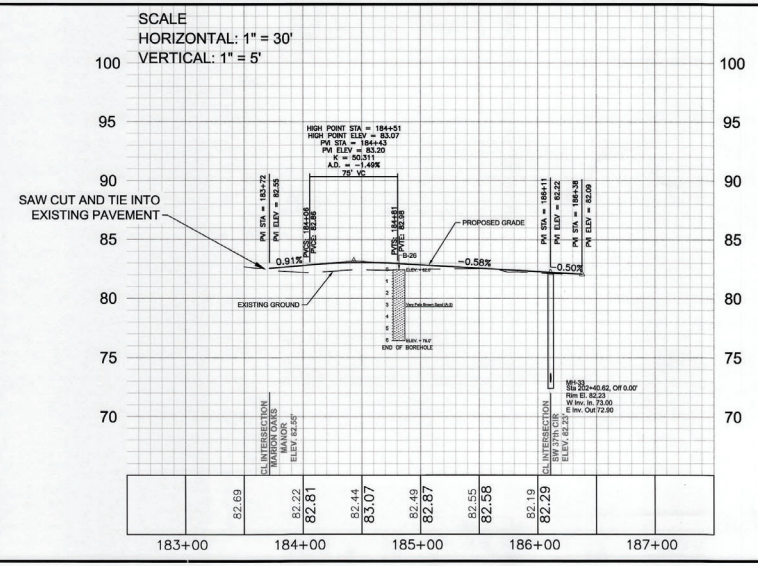
NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 153rd LN. (60' WIDE R/W)



SW 39th Ave. (60' WIDE R/W)





COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or endorsement of functional aspects, materials selection and aesthetic considerations and does not, in any way, constitute an Engineering Certification in a professional capacity by the County nor any of its employees or agents.

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NOTICE

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MARION COUNTY PROJECT No. 29457

Date	By	Revision
03-13-24	MK	REVISIONS PER COUNTY COMMENTS
07-01-24	MK	REVISIONS PER COUNTY COMMENTS
08-13-24	MK	REVISIONS PER COUNTY COMMENTS

Approved: MWR | Scale: 1" = 30'
Drawn: MK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NO. EB 0008188
Michael W. Radcliffe, P.E. 52388
10 October A.D. 2024
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
SW 153rd AVE.
Sta. 242+00 to 244+66 / Sta. 183+50-187+10

Sheet No.
C025
of
45

ATTACHMENT A

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 50 ft.



~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

No.	Date	By	Revisions
3	03-13-25	MJK	REVISIONS PER COUNTY COMMENTS
2	07-01-24	MJK	REVISIONS PER COUNTY COMMENTS
1	06-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJNR
Drawn: MJK
Checked: MJNR
Title: Marion Oaks Unit 2.dwg
Scale: 1" = 50'
Project: 20221-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2614 CLEARVIEW AVENUE, LEESBURG, FLORIDA 34748 (352) 459-4150
Certificate No. 28-008618 • Michael W. Radcliffe P.E. #81179 • Christopher A. Lieb P.E. #85568
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 13 & 24, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FL
Sheet Name: Plan & Profile
S.W. 34th Terrace
Sta. 166+00 to 174+00

Sheet No.
C026
of
45

SAW CUT AND TIE INTO EXISTING PAVEMENT

MATCH LINE Sta. 174+00

SW 37th Terrace (60' WIDE R/W)

NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SAW CUT AND TIE INTO EXISTING PAVEMENT

PROPOSED GRADE

EXISTING GROUND

LOW POINT STA = 169+98
LOW POINT ELEV = 76.31
PVI STA = 169+50
PVI ELEV = 74.03
K = 39.785
A.D. = 7.20%
286' VC

DIVERT WATER MAIN TO PROVIDE CLEARANCE AND AVOID CONFLICT WITH STRUCTURE 1.2.1 PER DETAIL UT 113 & FDEP REQUIREMENTS. SEE DETAILS ON SHEET C035.

CL INTERSECTION SW 153rd LN ELEV = 71.69

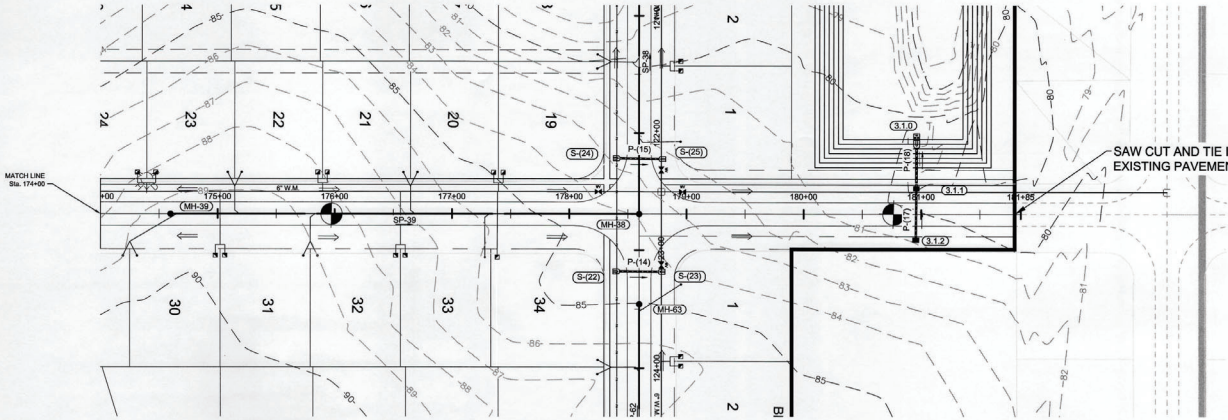
87.67	87.92	85.31	86.05	82.76	83.65	75.98	81.24	74.45	79.07	72.64	77.52	72.65	76.60	73.97	76.31	74.82	76.65	76.17	77.61	77.40	78.80	79.57	79.99	82.36	81.19	85.01	82.38	86.76	83.57	87.88	84.77
166+00		167+00		168+00		169+00		170+00		171+00		172+00		173+00		174+00															

ATTACHMENT A

GRAPHIC SCALE

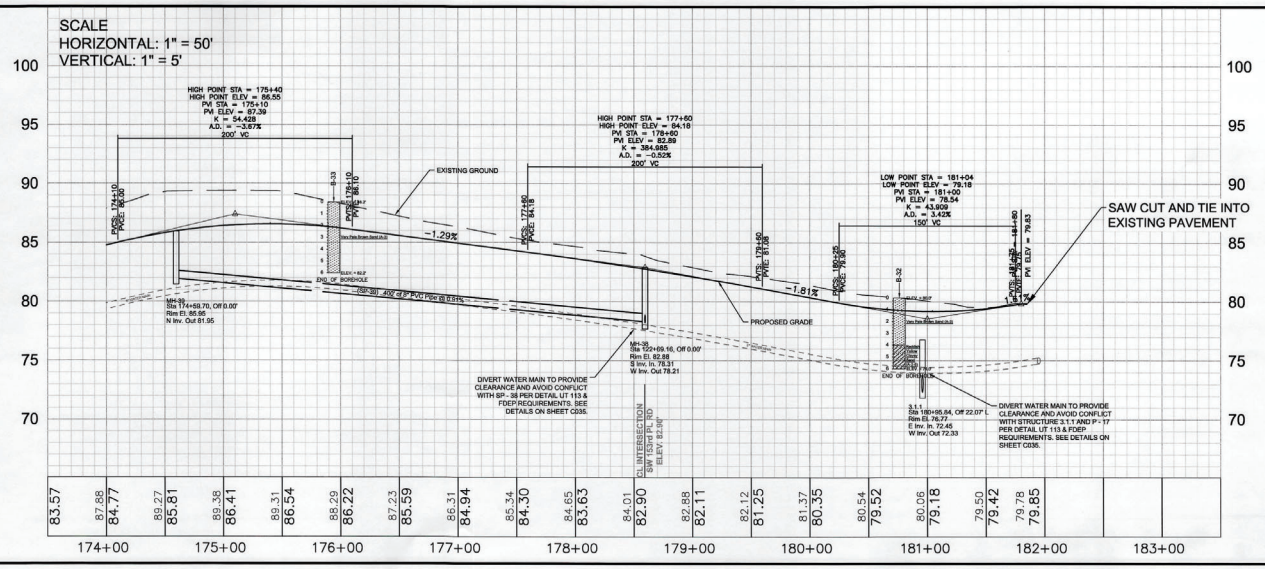
(IN FEET)
1 inch = 30 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 37th Terrace (60' WIDE R/W)



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

Date	By	Revisions
03-13-24	MJK	REVISIONS PER COUNTY COMMENTS
07-15-24	MJK	REVISIONS PER COUNTY COMMENTS
08-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJRR
Drawn: MJK
Checked: MJWR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil Engineering & Land Development
2815 NW 13th Street, Suite 401, Gainesville, FL 32609
Phone: (352) 376-6940 Fax: (352) 376-6958
Certificate No. 28 (Engineering) Certificate No. LB 8008 (Surveying)
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 29 & 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: SW 37th Profile
SW 37th Terrace
Sta. 174+00 to 182+00

Sheet No.
C027
of
45

ATTACHMENT A

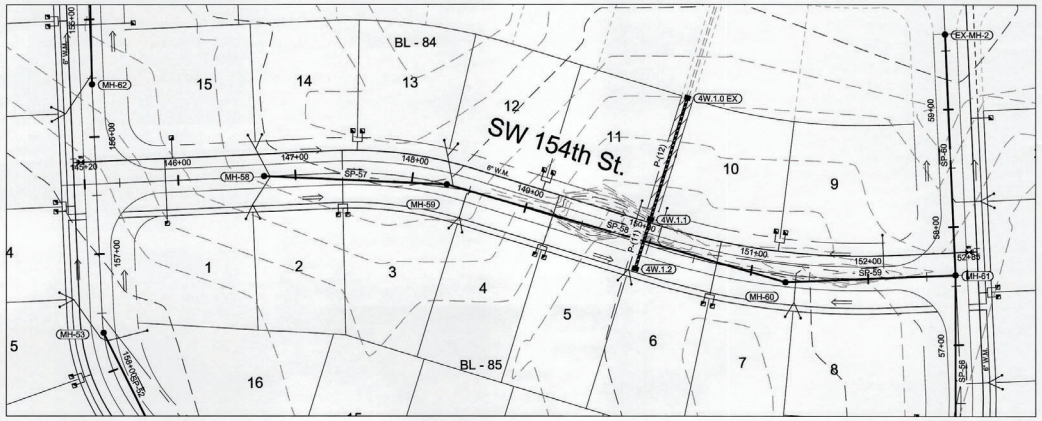
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

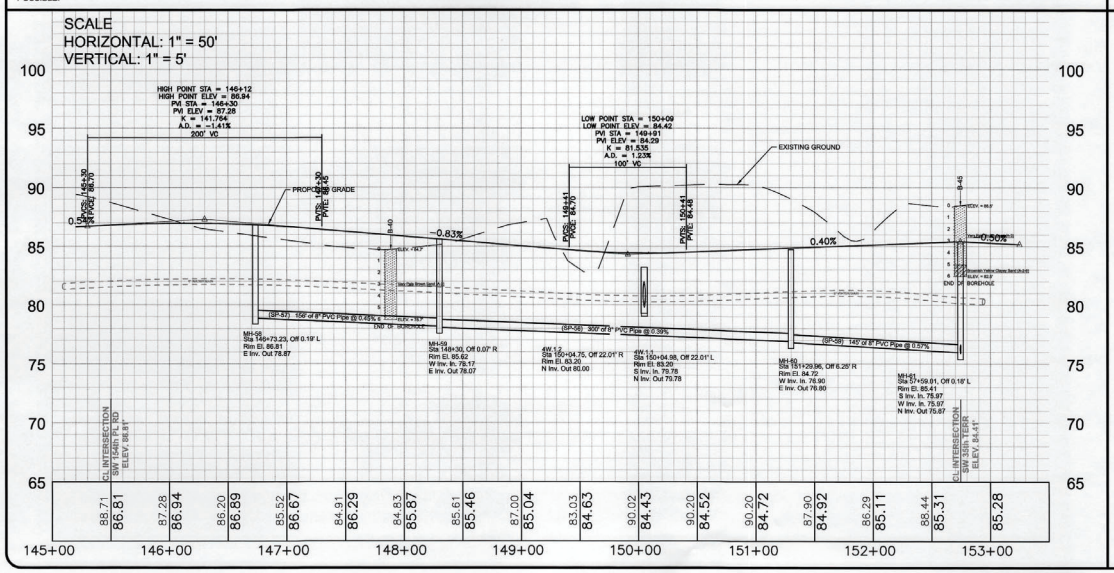
1 inch = 50 ft.

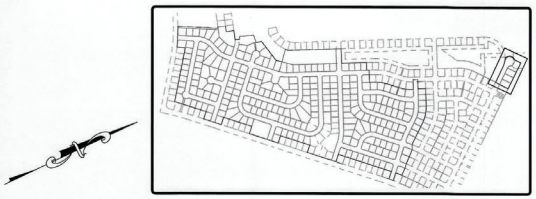


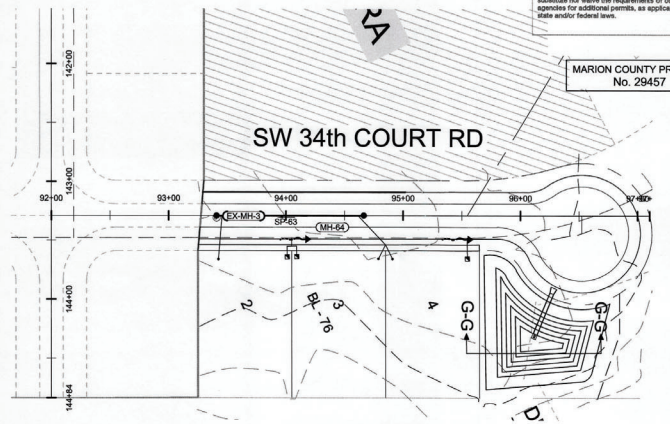


NOTE: SYMBOLS NOT TO SCALE, PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

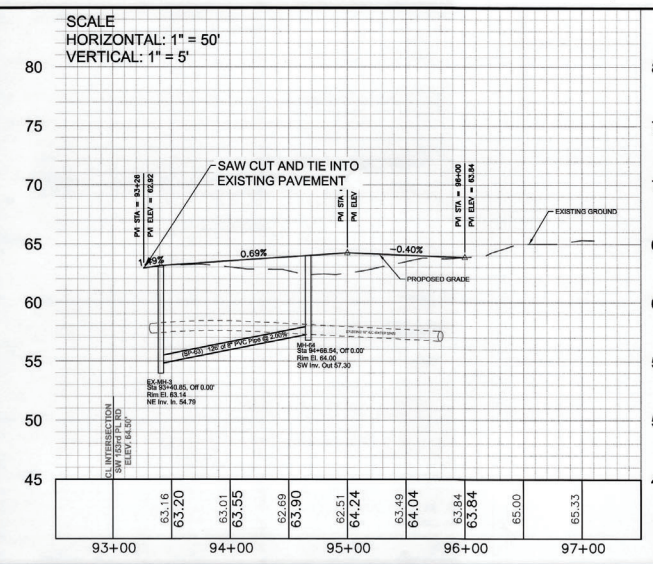
SW 154th ST. (60' WIDE R/W)







SW 34th Ct. Rd. (60' WIDE R/W)



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT No. 29457

Revisions:	By:	Date:
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
Scale: 1" = 50'
Project: 2015-17
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 854-3589 FAX (352) 854-1105
Certificate No. EB-0006199 - Michael W. Radcliffe P.E. #51179 Christopher A. Kelly P.E. #90558
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans

Location: SECTION 33 & 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL

Sheet Name: Plan / Profile

Sta. 145+20 to 153+25 / Sta. 92+00 to 98+70

SW 154th St. / SW 34th. Ext.

11/12/24

Sheet No.
C028
of
45

ATTACHMENT A

A-147

194

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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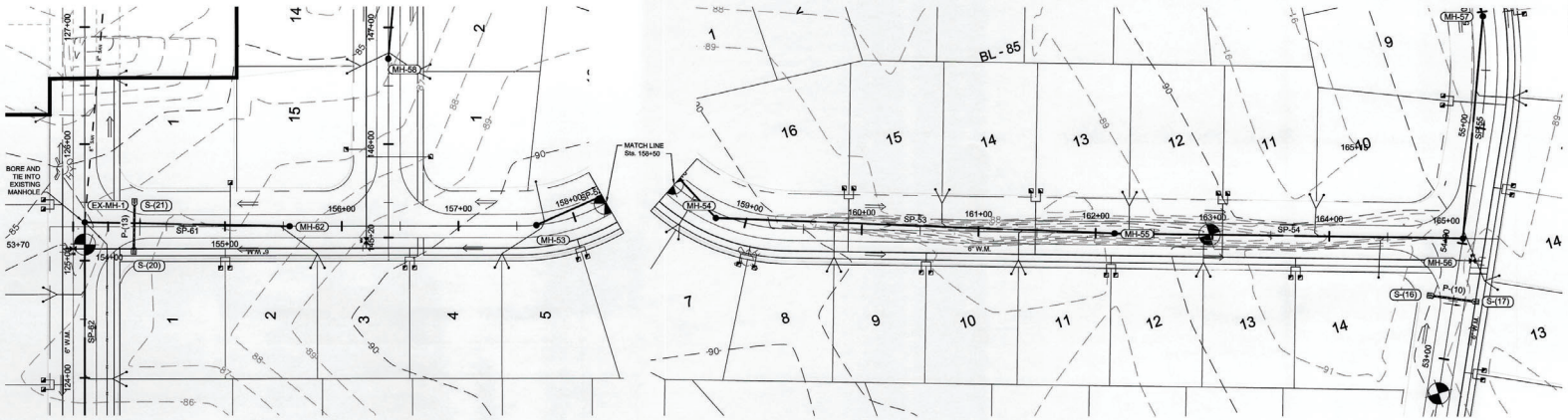
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MARION COUNTY PROJECT
No. 29457

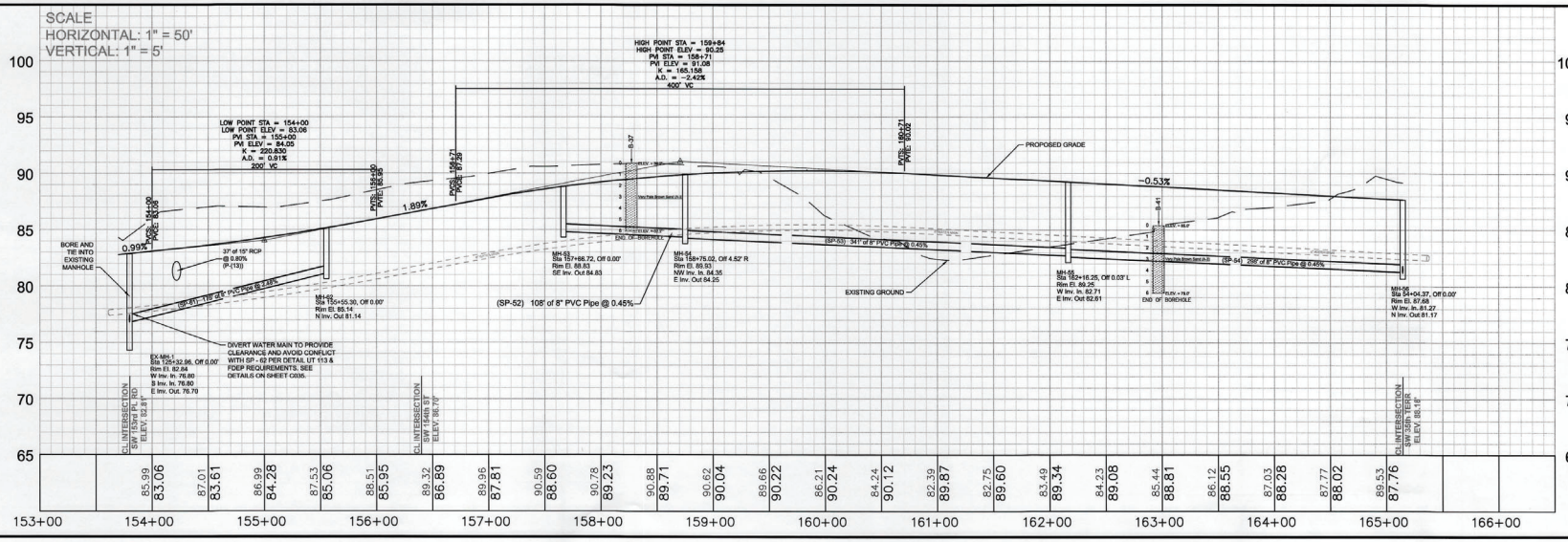
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 154th PL. RD. (60' WIDE R/W)



MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471
(352) 629-2000 FAX (352) 629-2165
Certificate No. 5,000 Expires on the last day of March, 2025
www.radcliffengineering.com

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Designed:	MWR	Scale:	1" = 50'
Drawn:	MJK	Project:	2021-43
Checked:	MWR	Date:	12-1-22
File:	Marion Oaks Unit 2.dwg		

Date	By	Revisions
03-13-24	MJK	REVISIONS PER COUNTY COMMENTS
07-10-24	MJK	REVISIONS PER COUNTY COMMENTS
09-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 24 & 25, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
SW 154th PL. RD.
Sta. 153+70 to 166+65

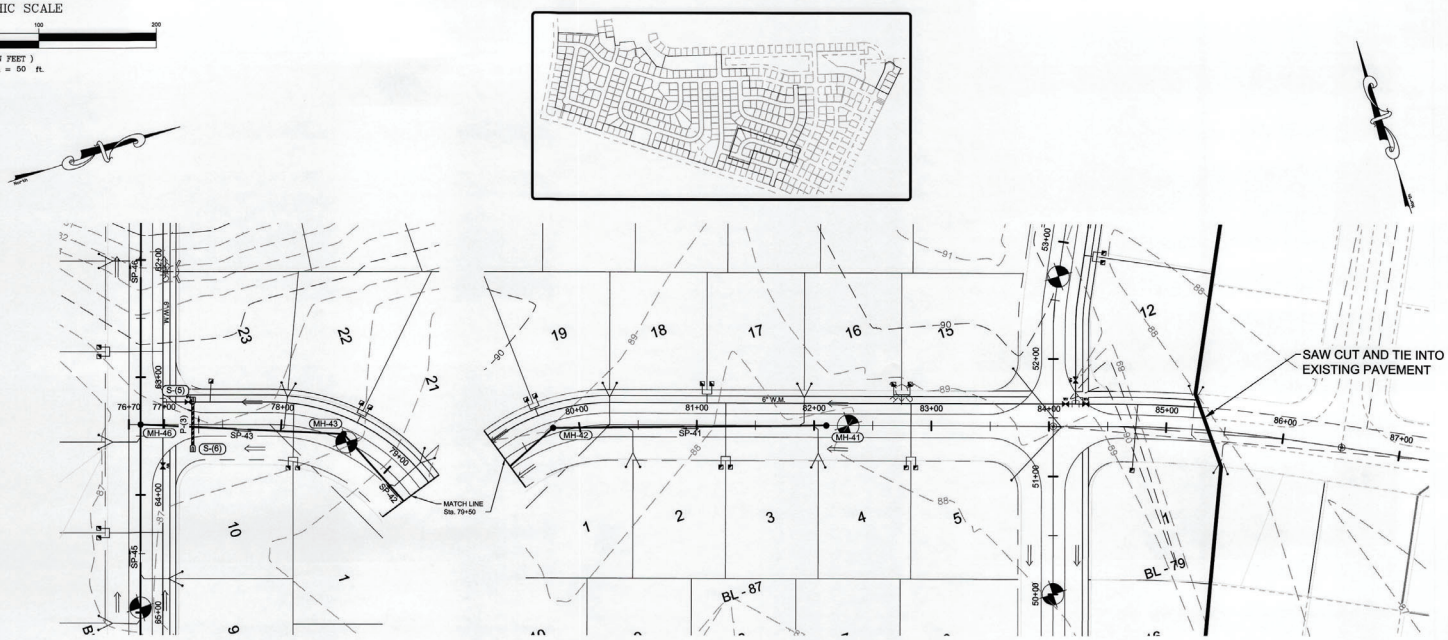
Sheet No.
C029
of
45

ATTACHMENT A

A-148

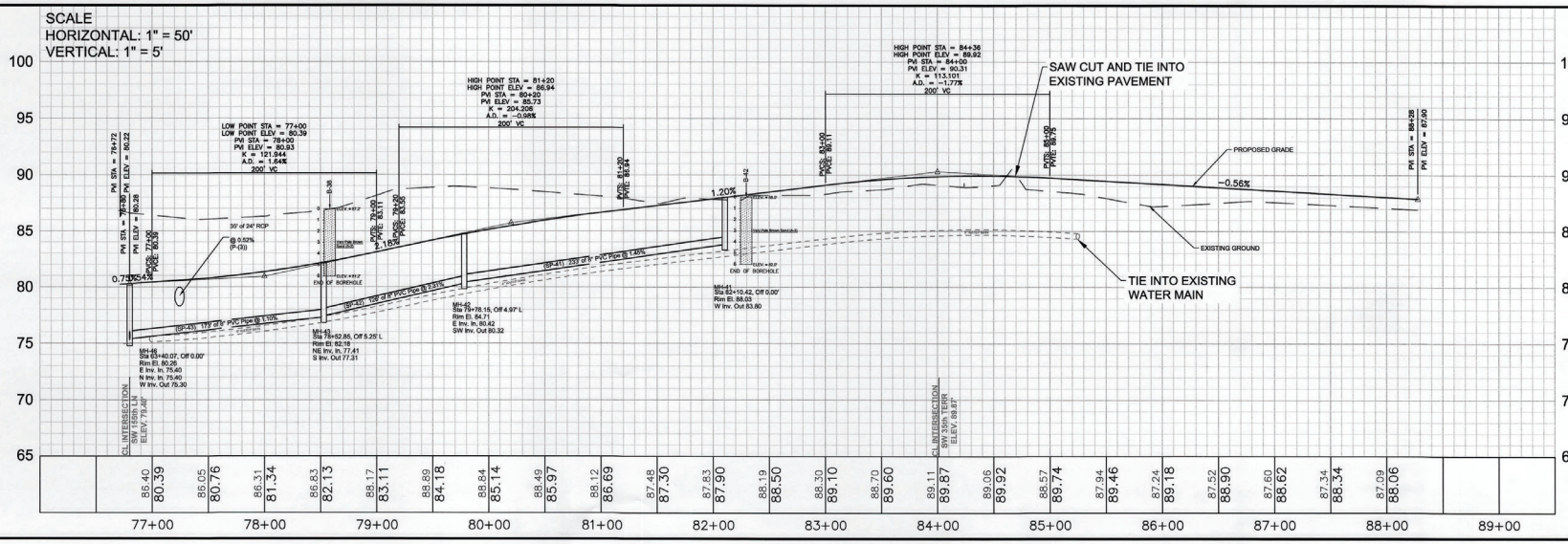
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 155th PL. (60' WIDE R/W)



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

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MARION COUNTY PROJECT
No. 29457

Date	By	Revisions
03-13-24	MWR	REVISIONS PER COUNTY COMMENTS
04-22-24	MWR	REVISIONS PER COUNTY COMMENTS
08-13-24	MWR	REVISIONS PER COUNTY COMMENTS
09-22-24	MWR	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg

Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3011 S.E. 14th Ave. Ocala, FL 34471 (352) 629-2500 FAX (352) 629-2888
Licensed No. Engineering #28018 Surveying #LB 6988
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 23 & 25, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: SW 155th Profile
Sta. 76+70 to 87+50

N

11/13/24

Sheet No.
C030
of
45

ATTACHMENT A

A-149

196

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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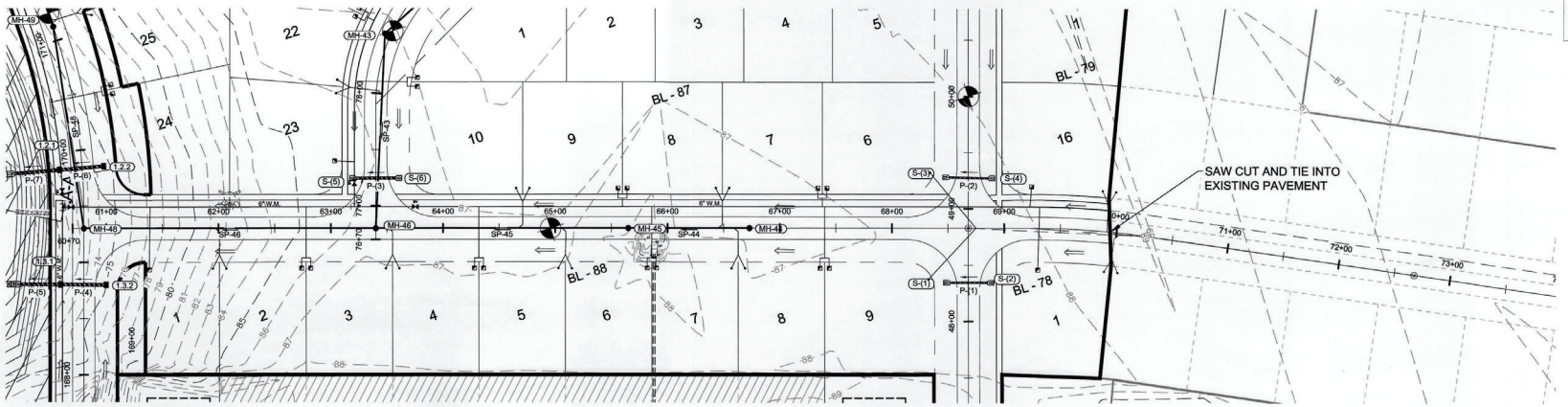
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MARION COUNTY PROJECT
No. 29457

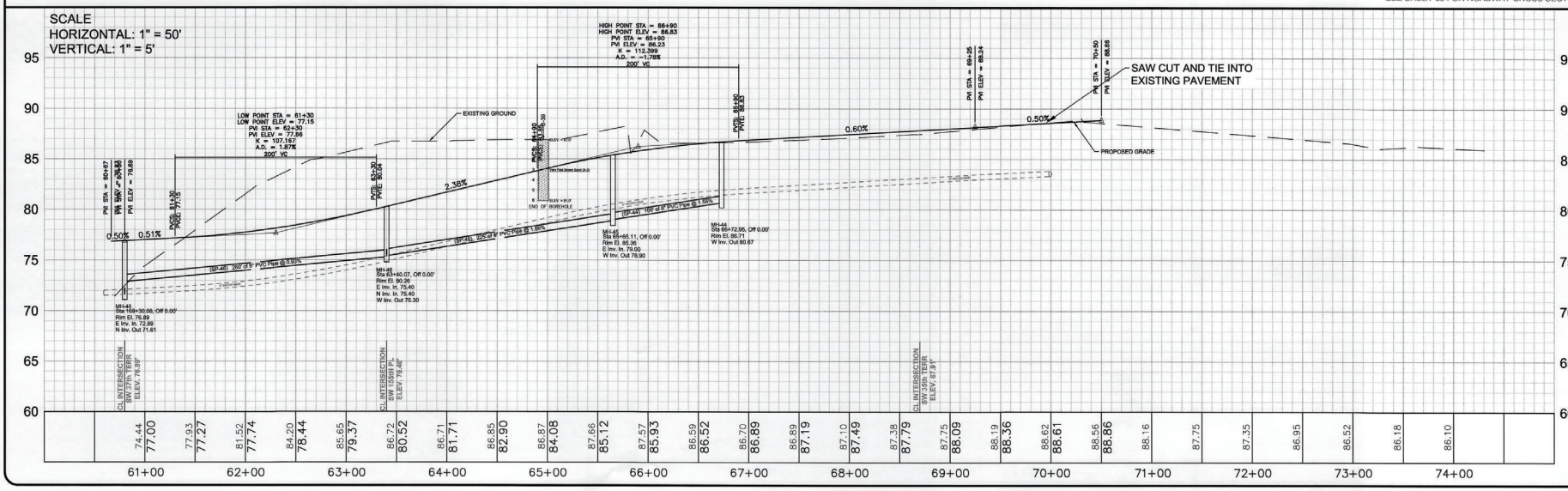
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SEE SHEET 86 FOR ROADWAY CROSS SECTIONS



Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	06-13-24
REVISIONS PER COUNTY COMMENTS	MJK	08-22-24

Designed: MWR | Scale: 1" = 50'
Drawn: MJK | Project: 2021-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3311 S.E. Lake Weir Avenue, Ocala, FL 34471
(352) 629-3550 FAX (352) 629-3818
Certificate No. 0000030 Authorization No. EB 0000030
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTIONS 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet name: Plan / Profile
Sta. 60+70 to 74+00

Sheet No.
C031
of
45

ATTACHMENT A

A-150

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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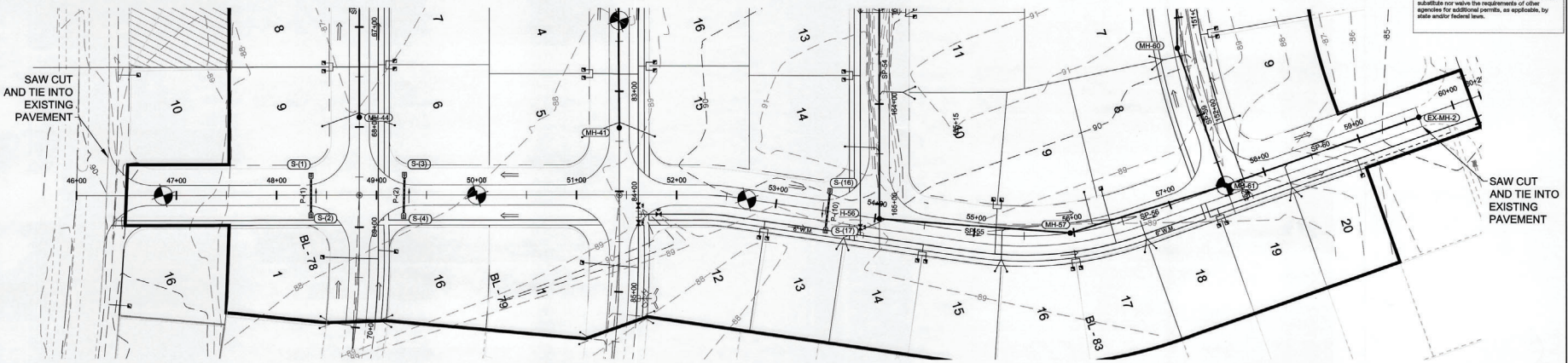
NOTICE

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MARION COUNTY PROJECT
No. 29457

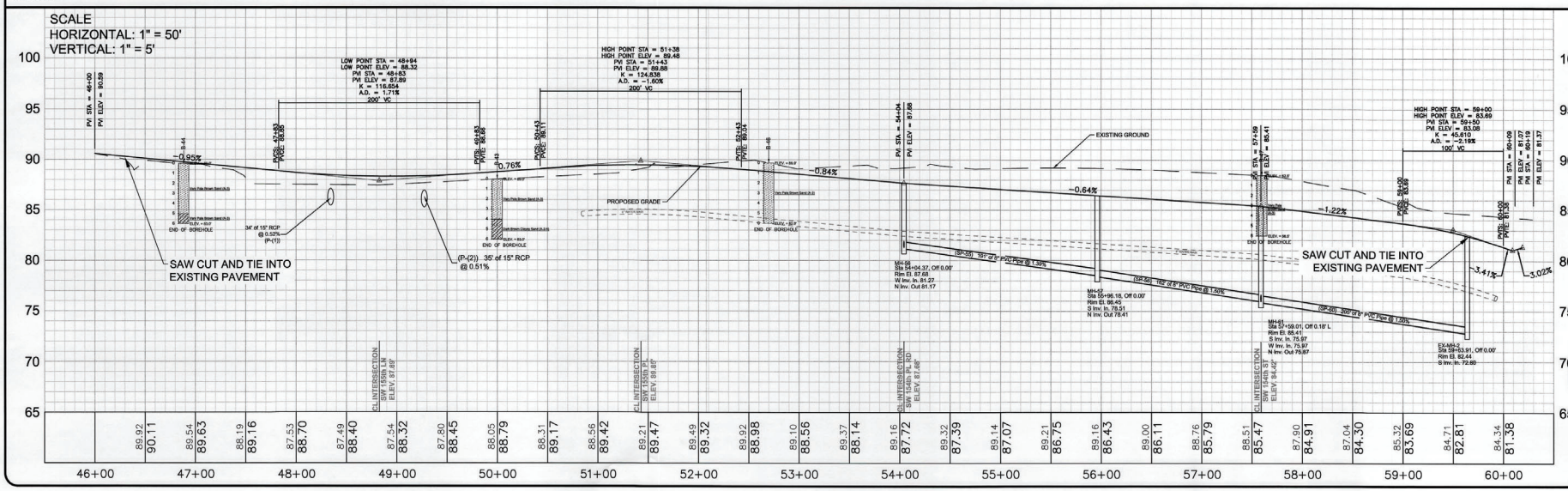
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

SW 35th TERR. (60' WIDE R/W)



Revisions	By:	Date:
REVISIONS PER COUNTY COMMENTS	MWR	03-13-24
REVISIONS PER COUNTY COMMENTS	MWR	07-12-24
REVISIONS PER COUNTY COMMENTS	MWR	08-13-24

Approved: MWR | Scale: 1" = 50'
Drawn: MWR | Project: 20-21-43
Checked: MWR | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3911 SE 13th Ave Suite A, Ocala, FL 34471
(352) 629-3566 FAX (352) 629-3568
CERTIFICATE No. 5-29888 www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 05 & 08, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Plan / Profile
STA. 46+00 to 59+00
Sta. 46+00 to 59+00

Sheet No.
C032
of
45

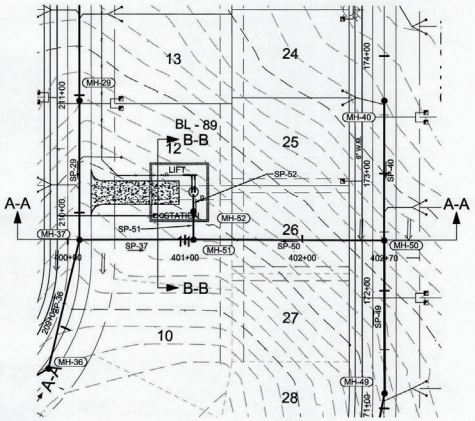
ATTACHMENT A

A-151

GRAPHIC SCALE

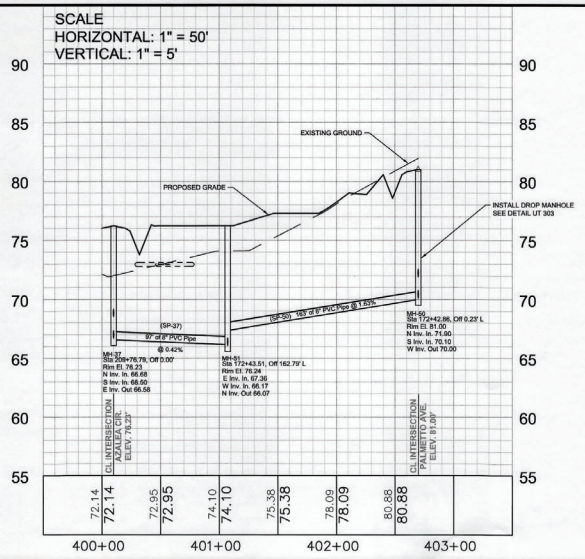
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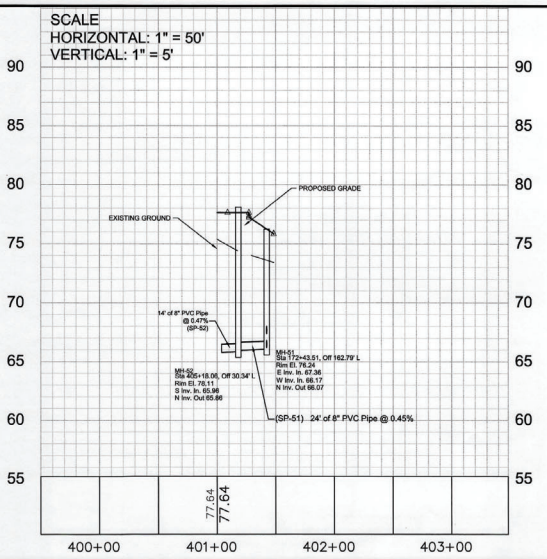
(IN FEET)
1 inch = 50 ft.



NOTE: SYMBOLS NOT TO SCALE. PLACE VALVES AS CLOSE TO PIPE INTERSECTIONS AS POSSIBLE.

A-A Lift Station B-B





COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT No. 29457

Date	By	Revisions
03-13-24	MK	REVISIONS PER COUNTY COMMENTS
04-17-24	MK	REVISIONS PER COUNTY COMMENTS
08-13-24	MK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
Scale: 1" = 50'
Project: 2021-43
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
361 S.E. Cove Way Avenue • Ocala, FL 34471
(352) 629-5566 FAX (352) 629-1018
Certificate of Authorization No. 4, Expires Dec. 31, 2025
www.radcliffeengineering.com

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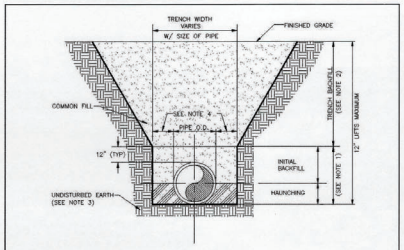
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 24 & 25, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Non-Road Plan / Profile Lift Station Sta. 400+00 to 403+00

Lft

Sheet No.
C033
of
45

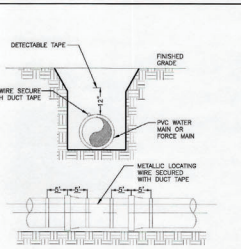
ATTACHMENT A

A-152



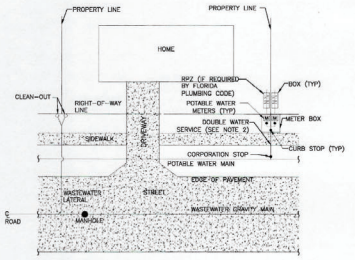
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. ALL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2 UT 103
	REVISION # 2		



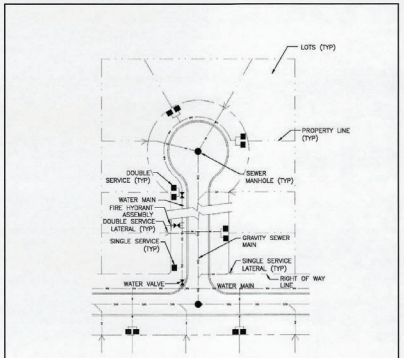
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104
	REVISION # 2		



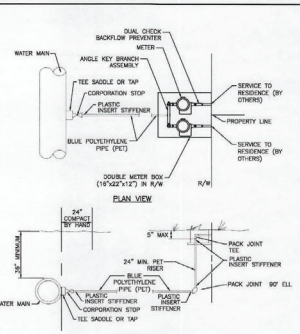
NOTES:
1. EACH POTABLE WATER SERVICE SHALL SERVE TWO LOTS.
2. EACH SERVICE SHALL BE EQUIPPED WITH A DUAL CHECK BACKFLOW PREVENTER.
3. EACH RESIDENTIAL UNIT SHALL BE INDIVIDUALLY METERED.
4. SITEWORK – CONTRACTOR SHALL INSTALL WATER, WASTEWATER AND RECLAIMED WATER SERVICES.
5. METER AND DUAL CHECK BACKFLOW DEVICE SHALL BE INSTALLED BY MCU. METER BOX SHALL BE INSTALLED BY A LICENSED CONTRACTOR.
6. AN APPROPRIATE BACKFLOW PREVENTION ASSEMBLY, PER THE COUNTY CROSS-CONNECTION ORDINANCE, SHALL BE REQUIRED WHERE OTHER PRESSURIZED WATER SOURCES, INCLUDING SWIMMING POOLS, ARE PRESENT.
7. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W", "S", OR "RW" IN THE CURB DIRECTLY OVER THE SERVICE LATERAL.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	RESIDENTIAL SERVICE LOCATIONS	7.3.2 UT 105
	REVISION # 2		



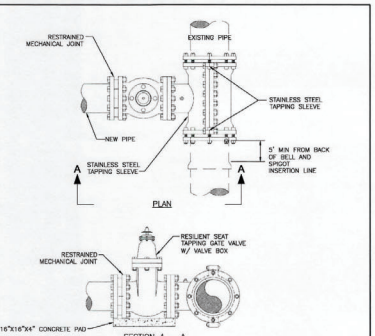
NOTES:
1. FIRE HYDRANTS ON DEAD-END STREETS SHALL REQUIRE A MINIMUM 8" WATER MAIN TO THE POINT OF CONNECTION OF THE FIRE HYDRANT.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SINGLE FAMILY RESIDENTIAL CUL-DE-SAC UTILITY PLAN	7.3.2 UT 106
	REVISION # 1		



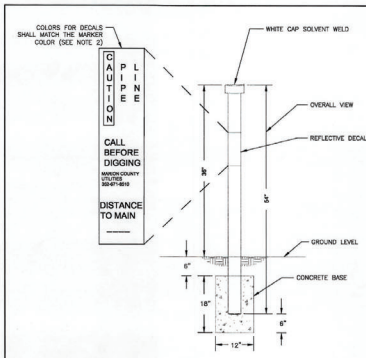
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. CURB STOP SHALL BE LOCATED 1' BEHIND BACK OF CURB.
7. COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107
	REVISION # 2		



NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108
	REVISION # 1		



NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT-OF-WAY.
2. MARKERS SHALL BE 4" DIAMETER SCH80 OR DR18 PVC; BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL VALVES THAT MEET NOTE 1 EXCEPT WATER VALVES NEAR FIRE HYDRANTS.
4. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	UTILITY MAIN MARKER	7.3.2 UT 109
	REVISION # 2		

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or endorsement of functional aspects, materials selection and aesthetic considerations and does not, in any way, constitute an Engineering Certification in a professional capacity by the County nor any of its employees or agents.

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MARION COUNTY PROJECT No. 29457

Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MJK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
File: Details.dwg

Scale: 1" = 100'
Project: 2021-43
Date: 11-28-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 624-5500 FAX (352) 624-1818
Certificate No. EB-0000198 • Michael W. Radcliffe, P.E. FL #59988
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2
Location: SECTION 28 & 33, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Water/Sewer Details

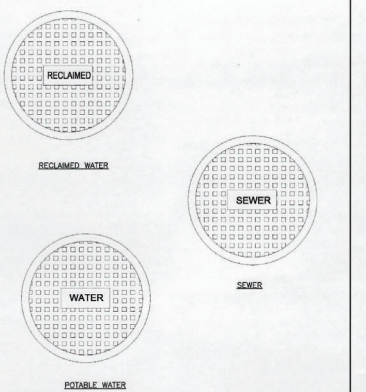
Sheet No. C034 of 45

ATTACHMENT A

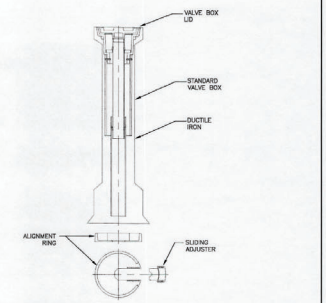
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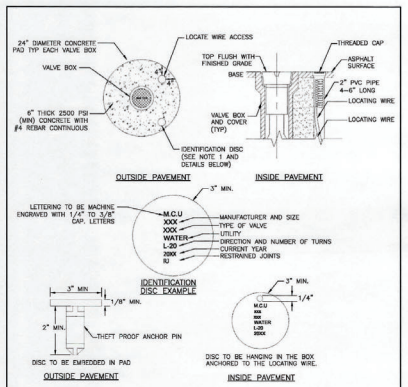


Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA		UT 110



NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2
	REVISION # 1		UT 111



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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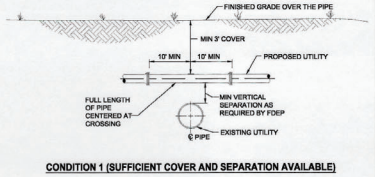
MARION COUNTY PROJECT No. 29457

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

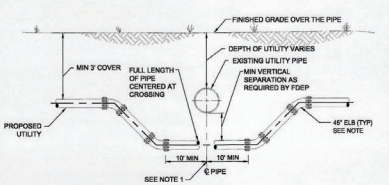
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
Vacuum Sanitary Sewer	Water Main — 10 ft. preferred / 3 ft. minimum	Water Main — 12 inches preferred / 6 inches minimum	Alternate 3 ft. minimum — Water Main
Gravity or Preasure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main — 10 ft. preferred / 6 ft. minimum (3)	Water Main — 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	—	—

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



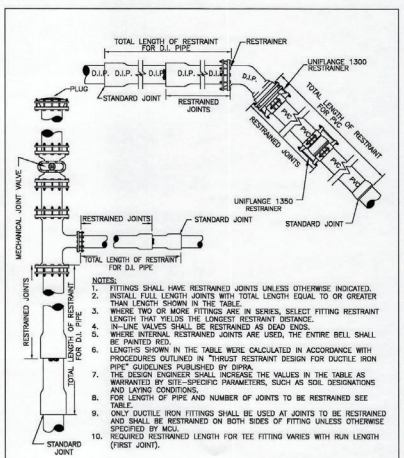
CONDITION 1 (SUFFICIENT COVER AND SEPARATION AVAILABLE)



CONDITION 2 (SUFFICIENT SEPARATION AVAILABLE, SUFFICIENT COVER NOT AVAILABLE)

NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	UTILITY CONFLICT	7.3.2
	REVISION # NA		UT 113



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	RESTRAINED PIPE TABLE	7.3.2
	REVISION # NA		UT 116 A

MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

H=HORIZONTAL
VU=VERTICAL–UP
VD=VERTICAL–DOWN

WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length (ft)

Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	3	3	4	5	5	6	8	8
	VD	6	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	23	33	43	55	65	82	99	115
90°	H	19	27	35	41	46	61	72	83
	VU	19	27	35	41	46	61	72	83
	VD	61	80	111	132	155	195	238	277
END DEAD PLUG AND VALVE		61	85	111	132	155	195	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length (ft) — Diameter of Run

TEE FITTING		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	38	18	9	0	0	0	0	0
	6"		63	36	48	40	20	4	0
	8"			89	82	77	63	48	34
	10"				119	103	90	84	71
	12"					133	124	118	105
	16"						175	168	161
	20"							215	209
	24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length (ft) — Diameter of Larger Pipe

REDUCER FITTING		6"	8"	10"	12"	16"	20"	24"
Diameter of Smaller Pipe	4"	44	80	108	130	163	209	268
	6"		47	81	113	167	214	267
	8"			45	83	145	196	243
	10"				46	118	175	205
	12"					84	148	205
	16"						84	151
	20"							83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand–Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN — Pipe Length (ft)

Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	13	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	18	23	28	33
	VU	6	9	11	14	18	23	28	33
	VD	30	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	48	65	85	102	121	155	187	219
END DEAD PLUG AND VALVE		48	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length (ft) — Diameter of Run

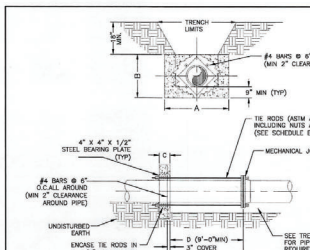
TEE FITTING		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	38	28	21	5	0	0
	8"			63	57	50	38	26	13
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	128	119
	20"						164	159	
	24"							186	

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length (ft) — Diameter of Larger Pipe

REDUCER FITTING		6"	8"	10"	12"	16"	20"	24"
Diameter of Smaller Pipe	4"	34	61	83	105	143	178	213
	6"		36	63	86	131	166	204
	8"			35	64	113	150	192
	10"				36	92	138	179
	12"					68	118	162
	16"						68	120
	20"							88

FORCE MAIN: PRESSURE: 100 PSI. DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	RESTRAINED PIPE TABLE	7.3.2
	REVISION # NA		UT 116B



SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
8	2.0	2.0	1.0		3/4	2
6	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WATER MAINS	7.3.2
	REVISION # NA		UT 201

No.	Date	By:	Revisions
1	03-13-24	MJK	REVISIONS PER COUNTY COMMENTS
2	07-17-24	MJK	REVISIONS PER COUNTY COMMENTS
3	08-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJWR | Scale: 1" = 100'
Drawn: MJK | Project: 2021-43
Checked: MJWR | Date: 11-28-22
File: Details.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Certificate of Authorization #30183
2810 S.W. 14th Place, Ocala, FL 34471
Office: (352) 789-9189 • Michael W. Radcliffe, P.E. #51178 • Christopher M. Dahl, P.E. #85808
www.radcliffeengineering.com

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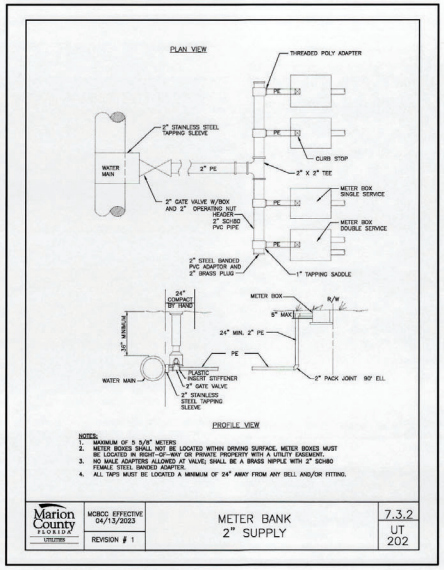
Project Name: Marion Oaks Unit 2
Location: SECTION 23 S.O., TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Water/Sewer Details

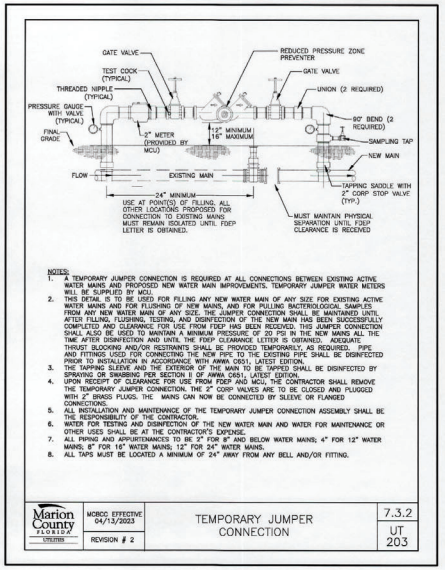
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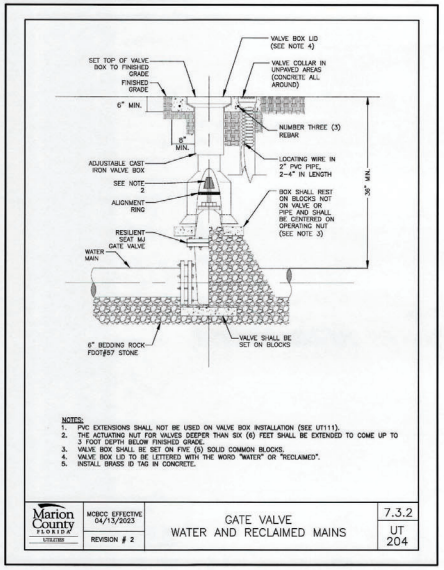
ATTACHMENT A

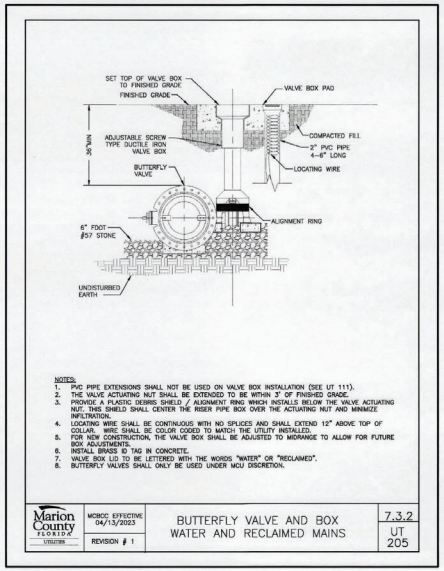
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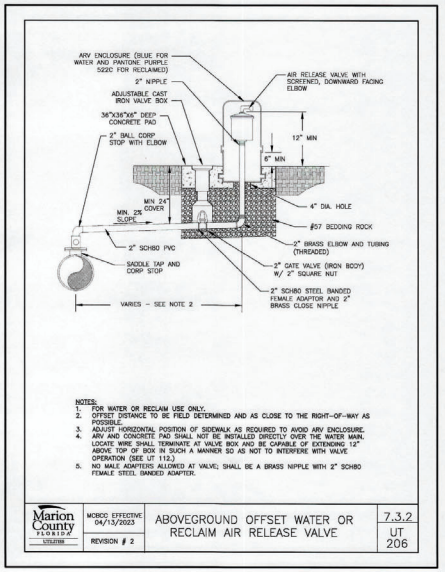
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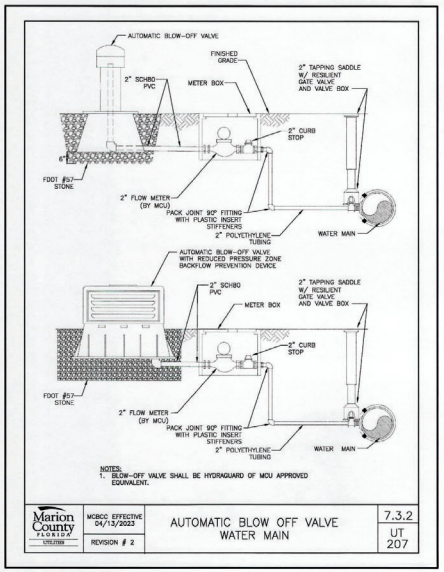


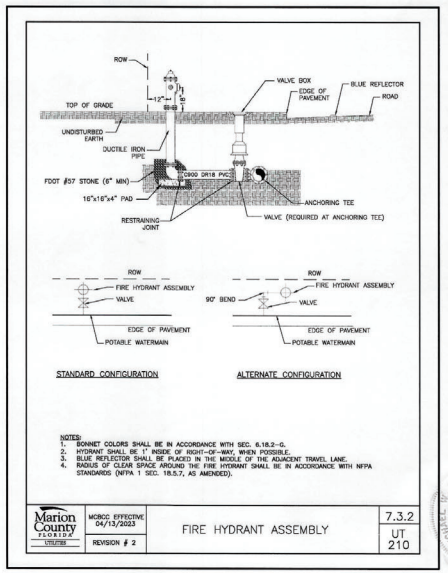












COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

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MARION COUNTY PROJECT No. 29457

Date	By	Revisions
02-13-24	MJK	REVISIONS PER COUNTY COMMENTS
07-01-24	MJK	REVISIONS PER COUNTY COMMENTS
08-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJK
Drawn: MJK
Checked: MJK
File: Details.dwg

Scale: 1" = 100'
Project: 2021-43
Date: 11-28-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue • Ocala, FL 34471 • (352) 854-5555 FAX (352) 854-5556
Certificate No. EB-0006194 • Michael W. Radcliffe, P.E. #51170 • Christopher A. Dale, P.E. #66668
www.radcliffeengineering.com

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Project Name: Marin Oaks Unit 2
Location: SECTION 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Water/Sewer Details

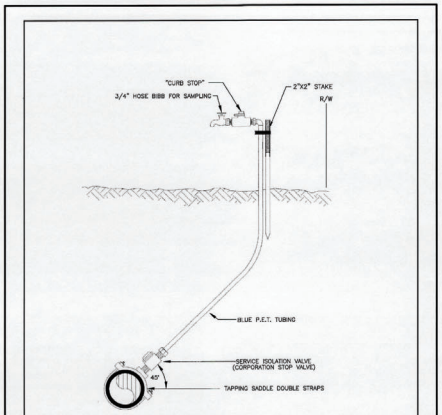
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C036
of
45

ATTACHMENT A

A-155

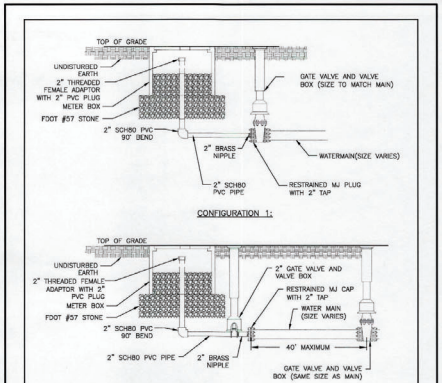
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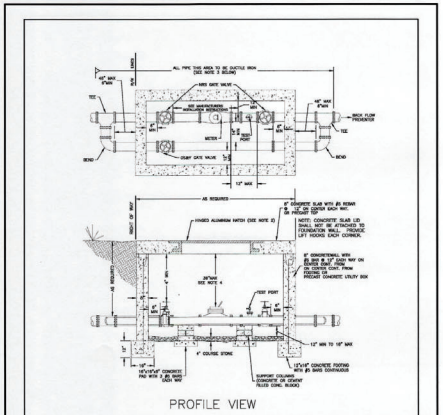
NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2
	REVISION # 1		UT 211



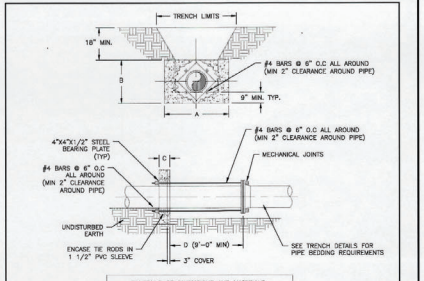
NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2
	REVISION # NA		UT 212



NOTES:
1. METERS SHALL BE FURNISHED WITH STRAINERS APPROVED BY THE METER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ALUMINUM HATCH SHALL BE 30" X 30" FOR METERS 3" AND 4". HATCH FOR METERS 6" AND ABOVE SHALL BE 42" X 42".
3. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
4. METER INSTALLATION REQUIRES INSTALLATION OF A REMOTE READING DEVICE.
5. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE METER ASSEMBLY AND BYPASS AS APPROVED BY MCU.
6. METER TO BE FURNISHED BY MCU.
7. CHAIN TO BE PROVIDED BY CONTRACTOR, LOCK TO BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FLOWMETER AND VAULT ASSEMBLY	7.3.2
	REVISION # NA		UT 214



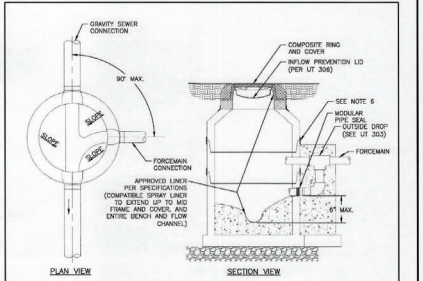
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS (USED) DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING

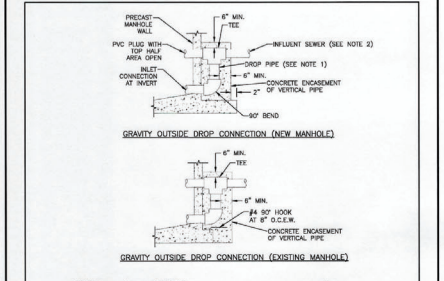
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2
	REVISION # 1		UT 301



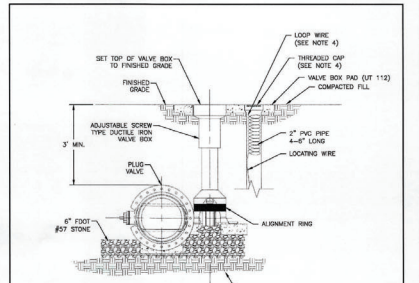
NOTES:
1. FORCEMAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE BETWEEN 1" AND 6" ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR NEW FORCEMAIN, SHALL HAVE MCU APPROVED LINER INSTALLED.
3. MANHOLE RECEIVING FORCEMAIN SHALL BE LINED PER MARION COUNTY LAND DEVELOPMENT CODE. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCEMAIN SHALL BE LINED PER MARION COUNTY LAND DEVELOPMENT CODE.
4. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
5. ALL CONNECTIONS MANHOLES WITHIN 400' OF THE CONNECTION SHALL BE LINED.
6. ALL MANHOLES SHALL BE EXTERNALLY HEAT SHRINK WRAPPED.
7. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
8. SHRINK WRAP/TESTING MUST BE INSPECTED IN PERSON, OR THROUGH AN MCU APPROVED METHOD, BY AN MCU CONSTRUCTION REPRESENTATIVE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FORCEMAIN TO GRAVITY SEWER CONNECTION	7.3.2
	REVISION # 2		UT 302



NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2
	REVISION # 2		UT 303



NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2
	REVISION # 2		UT 304

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

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MARION COUNTY PROJECT
No. 29457

Date	By	Revisions
03-13-23	MWK	REVISIONS PER COUNTY COMMENTS
07-01-24	MWK	REVISIONS PER COUNTY COMMENTS
08-13-24	MWK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
File: Details.dwg

State: 1" = 100'
Project: 2021-43
Date: 11-28-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2511 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 351-3500 FAX (352) 351-3510
Certificate No. EB-0006115 • Michael W. Radcliffe P.E. #51171 • Christopher A. Cain P.E. #65558
www.radcliffeengineering.com

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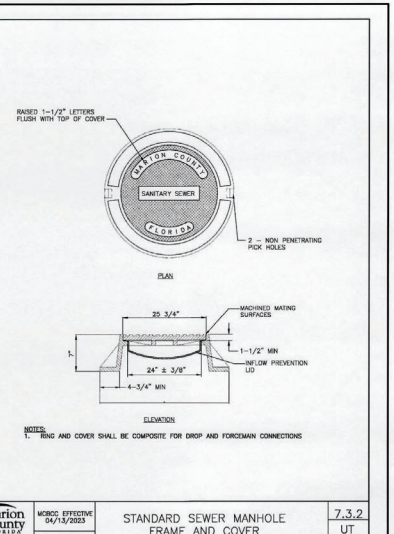
Project Name: Marion Oaks Unit 2
Location: SECTION 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Title: Water/Sewer Details

Sheet No. C037 of 45

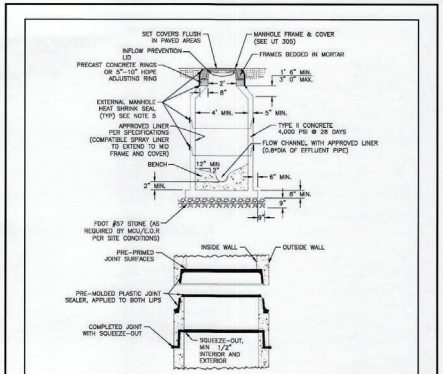
ATTACHMENT A

A-156

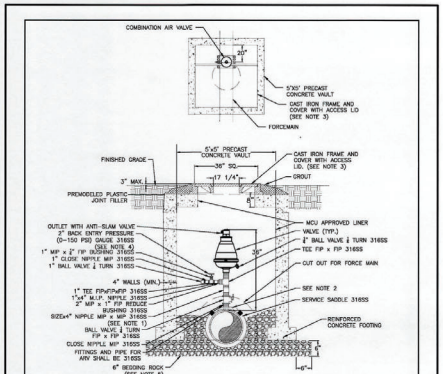
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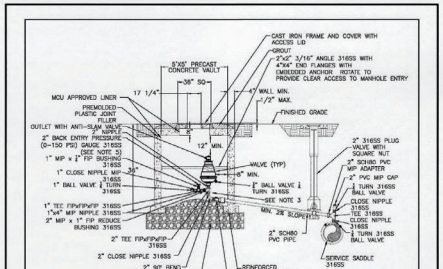
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



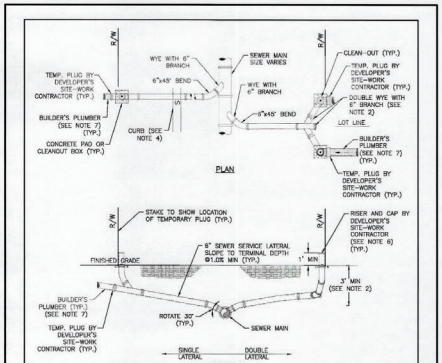
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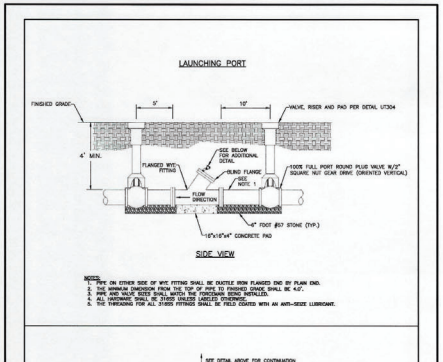
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR RELEASE VALVE SEWER AND RECLAIMED | 7.3.2 UT 307



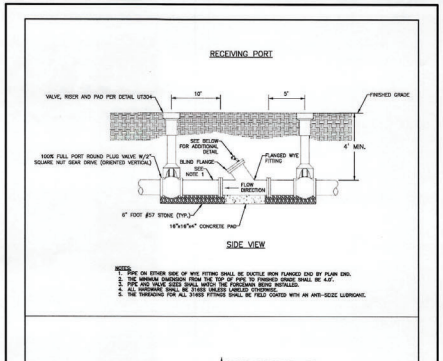
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR OR COMBINATION AIR RELEASE VALVE IN VAULT, SEWER | 7.3.2 UT 308



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | LAUNCHING PIG PORT | 7.3.2 UT 313



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RECEIVING PIG PORT | 7.3.2 UT 314

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT No. 29457

Revisions:	By	Date:
REVISIONS PER COUNTY COMMENTS	MJK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJK	08-14-24
REVISIONS PER COUNTY COMMENTS	MJK	09-13-24

Designed: MJWR | Scale: 1" = 100'
Drawn: MJK | Project: 2021-43
Checked: MJWR | Date: 11-28-22
File: Details.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 NW 41st Street, Gainesville, FL 32606 (352) 376-6940
Certificate No. EB-0000188 • Michael W. Radcliffe, P.E. #57170 • Christopher A. Gay, P.E. #90558
www.radcliffeengineering.com

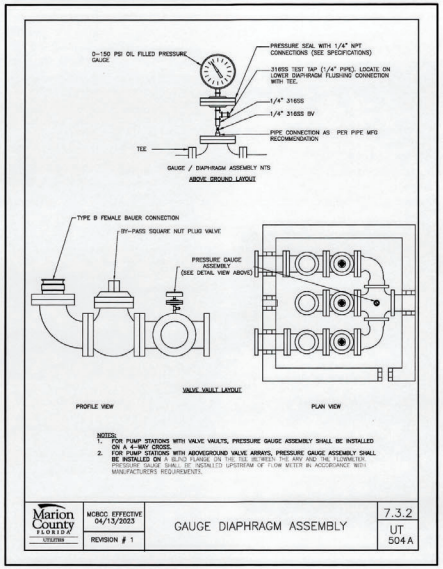
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Project Name: Marion Oaks Unit 2
Location: SECTION 22 & 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Water/Sewer Details

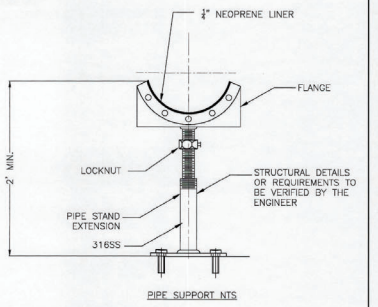
Michael W. Radcliffe 11/12/24

Sheet No. C038 of 45

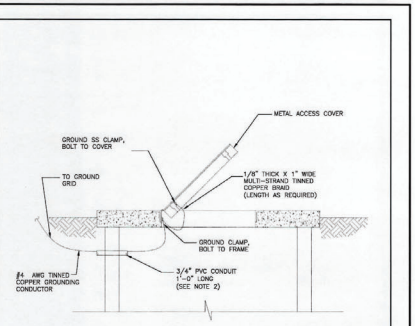
ATTACHMENT A



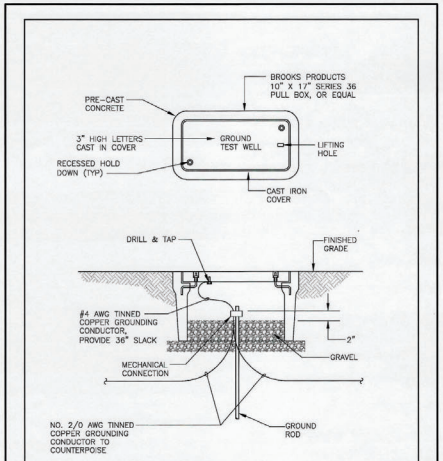
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | GAUGE DIAPHRAGM ASSEMBLY | 7.3.2 UT 504A



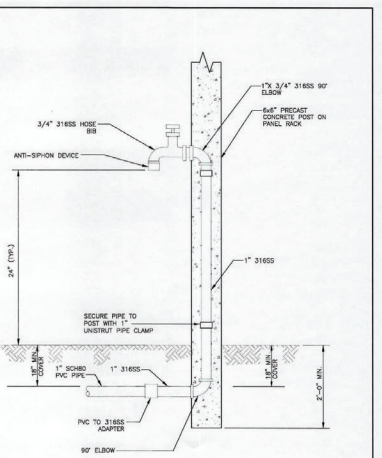
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEWER PIPE SUPPORT | 7.3.2 UT 504B



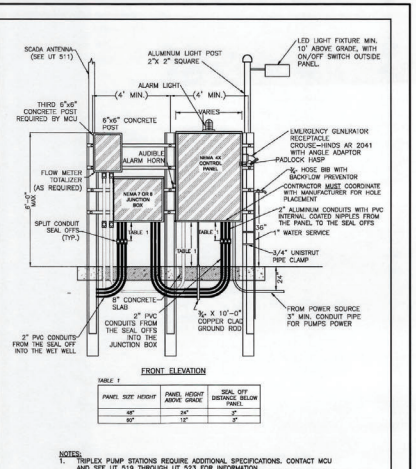
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | COVER AND DOOR GROUNDING | 7.3.2 UT 506



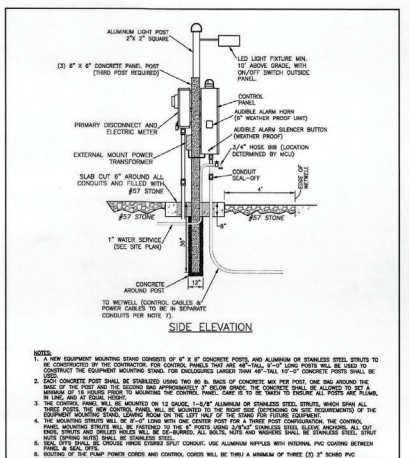
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | GROUND TEST ENCLOSURE | 7.3.2 UT 507



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | HOSE BIBB ASSEMBLY | 7.3.2 UT 508



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SERVICE PEDESTAL 1 OF 3 | 7.3.2 UT 509



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SERVICE PEDESTAL 2 OF 3 | 7.3.2 UT 510

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-23
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	09-13-24

Designed: MJK | Scale: 1" = 100'
Drawn: MJK | Project: 2021-43
Checked: MJK | Date: 11-28-22
File: Details.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
311 S.E. Lake Weir Avenue • Ocala, FL 34471 • (352) 629-2500 FAX (352) 629-2519
Certificate No. EB-0005195 • Michael W. Radcliffe, P.E. No. 46588
www.mwrengineering.com

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Project Name: Marion Oaks Unit 2
Location: SECTION 23 S.S. TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: **Sewer/Lift Station Details**

Sheet No. C039 of 45

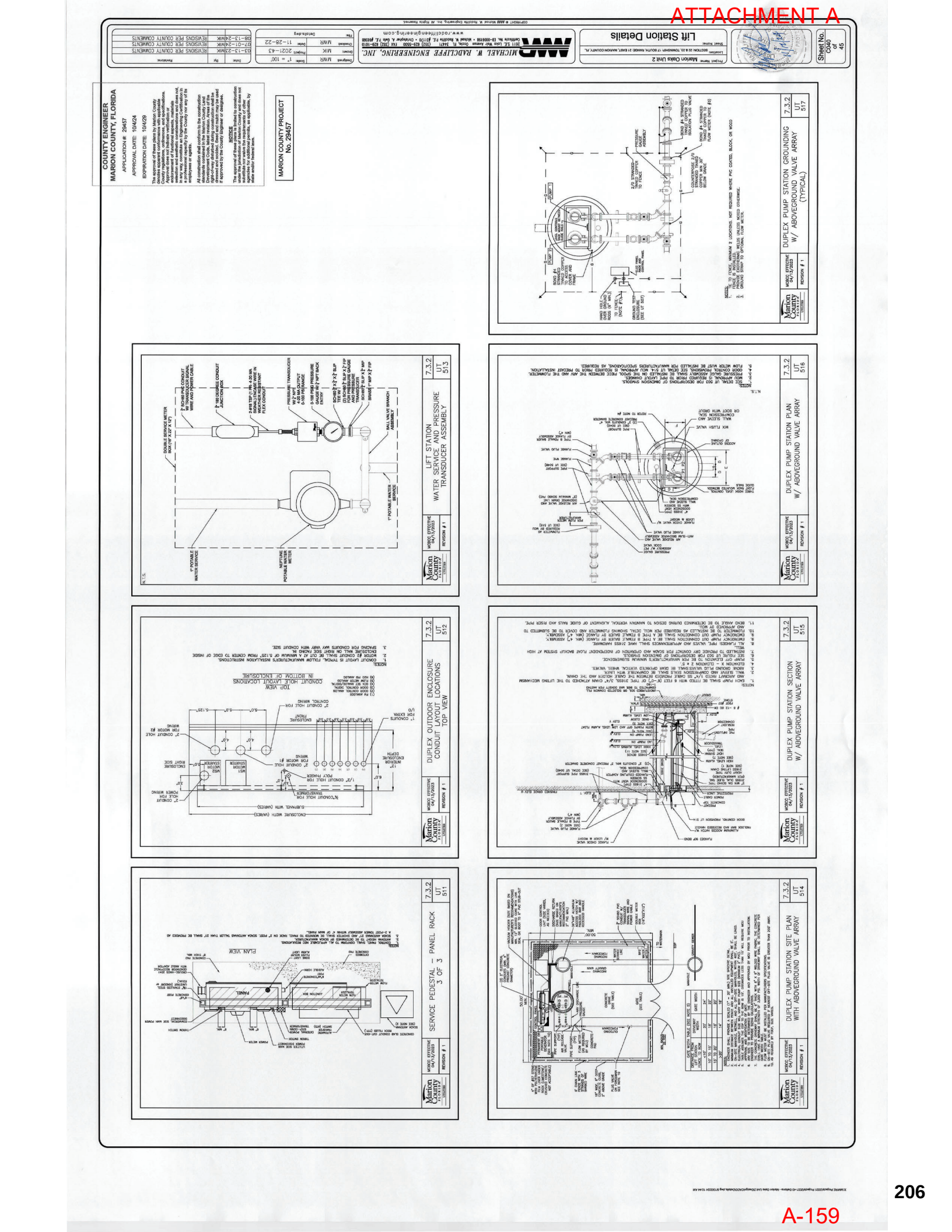
ATTACHMENT A

A-158

205

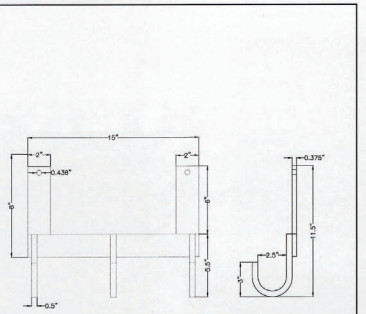
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ATTACHMENT A



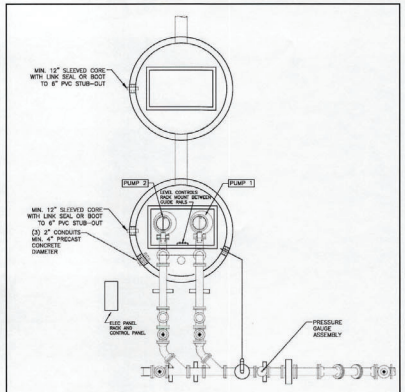
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A-159



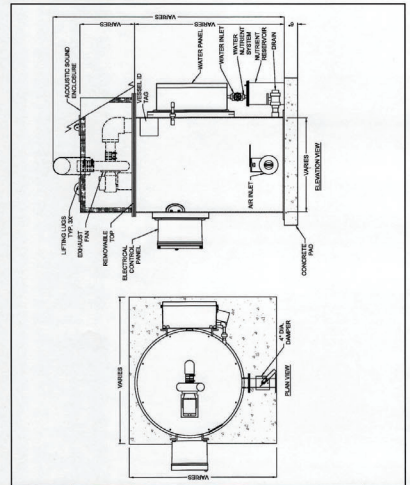
NOTES:
1. ALL MATERIAL SHALL BE 316 STAINLESS STEEL
2. CABLE HOOK TO BE PROVIDED BY PUMP SUPPLIER.
3. FLOAT RACK SHALL BE BOLTED TO NUT RAIL.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	LEVEL CONTROL FLOAT RACK	7.3.2 UT 524



NOTES:
1. THE TOP OF ALL CORINGS SHALL BE 24" BELOW FINISHED GRADE.
2. WET WELL HATCH SHALL BE SIZED PER PUMP MANUFACTURER (MIN. 36"X48"). RECEIVING MANHOLE SHALL BE 36"X48".

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	ABOVE GROUND PUMP STATION CORING DIAGRAM	7.3.2 UT 526



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	ODOR CONTROL LAYOUT	7.3.2 UT 527

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT
No. 29457

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MJK
Drawn: MJK
Checked: MJK
File: Details.dwg

Scale: 1" = 100'
Project: 2021-43
Date: 11-28-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
391 S.E. Lake Weir Avenue • Ocala, FL 34471 • (352) 629-5500 • FAX (352) 629-5515
Certificate No. EB 0000169 • Michael W. Radcliffe, P.E. • Florida License No. 49568
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2
Location: SECTION 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Lift Station Details

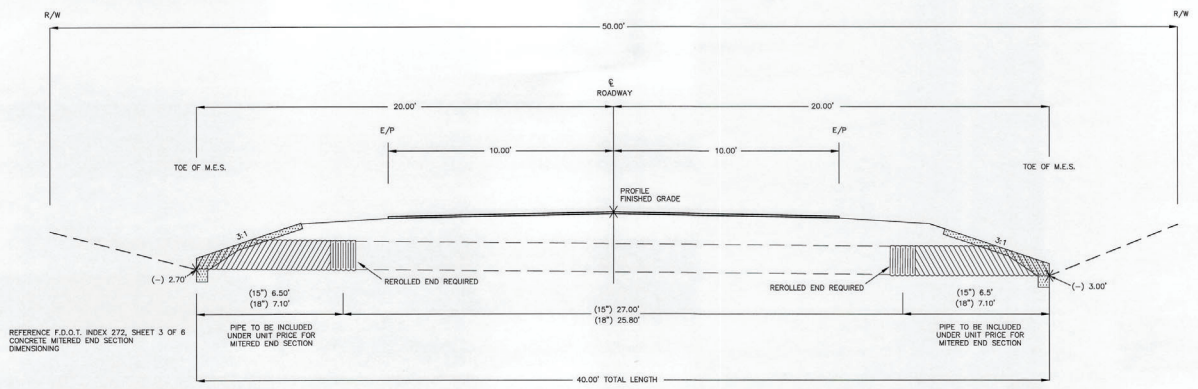
Sheet No.
C041
of
45

ATTACHMENT A

A-160

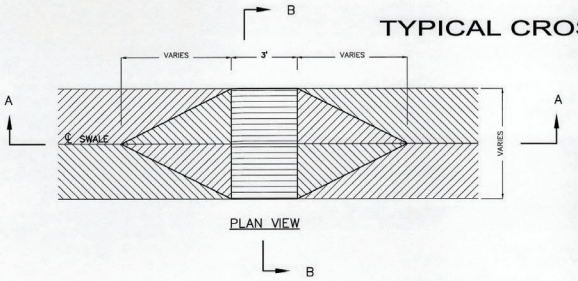
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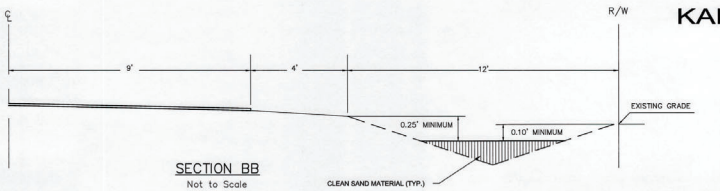
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REFERENCE F.D.O.T. INDEX 272, SHEET 3 OF 6 CONCRETE MITERED END SECTION DIMENSIONING

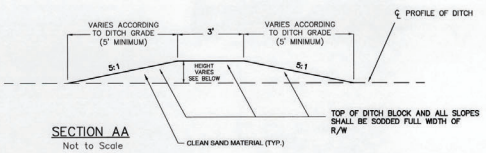
TYPICAL CROSS DRAIN DETAIL





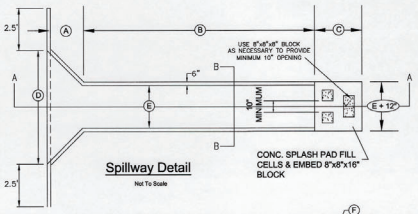
SECTION BB
Not to Scale

DITCH BLOCK HEIGHT SHALL BE SET AT 0.25' BELOW EITHER EDGE-OF-PAVEMENT OR 0.10' BELOW EXISTING GRADE AT R.O.W. WHICHEVER IS LOWER.



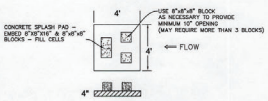
SECTION AA
Not to Scale

TYPICAL DITCH BLOCK DETAIL

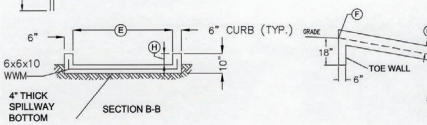


Spillway Detail
Not To Scale

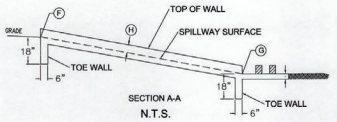
CONC. SPLASH PAD FILL CELLS & EMBED 8"x8"x16" BLOCK



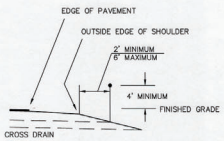
Concrete Splash Pad Detail
NOT TO SCALE



SECTION B-B

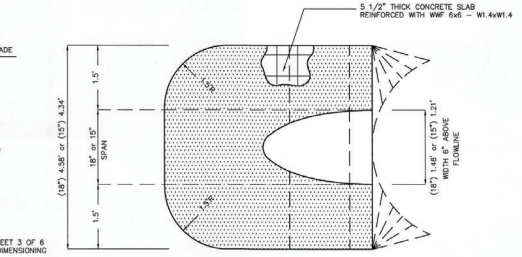


SPILLWAY CONSTRUCTION TABLE								
	A	B	C	D	E	F	G	H
SPILLWAY	FLARE	LENGTH	SPLASH PAD	WIDE END	WIDTH	TOP	BOTTOM	DEPTH
SP-1	5'	37'	4'	5'	3'	61.1	58.0	6"



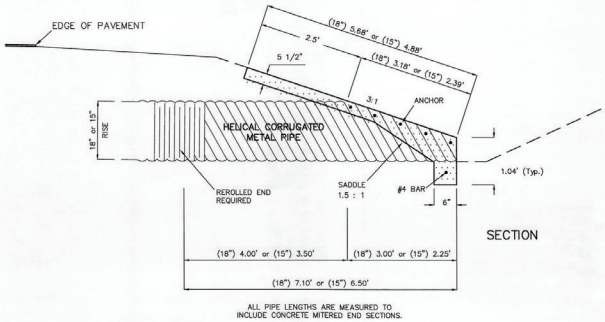
DELINEATOR LOCATION SHALL BE 2' MINIMUM TO 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER AT EACH END OF EVERY CROSS DRAIN TOP OF DELINEATOR SHALL NOT BE LESS THAN 4 ft ABOVE FINISHED GRADE.

TYPICAL CROSS DRAIN DELINEATOR PLACEMENT DETAIL



REFERENCE F.D.O.T. INDEX 272, SHEET 3 OF 6 CONCRETE MITERED END SECTION DIMENSIONING

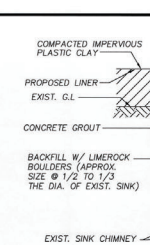
TOP VIEW – SINGLE PIPE



SECTION

ALL PIPE LENGTHS ARE MEASURED TO INCLUDE CONCRETE MITERED END SECTIONS.

CROSS DRAIN MITERED END SECTION



REPAIR METHOD 2, SECTION 4.0, "APPLICANT'S HANDBOOK – KARST SENSITIVE AREAS", SJRWMD, MAY 1988.

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE DEVELOPER SHALL IMMEDIATELY NOTIFY THE CITY AND SWFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES, AS APPROPRIATE:

A. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) SHALL STOP IN THE AFFECTED AREA;

B. THE DEVELOPER SHALL TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREA;

C. THE DEVELOPER SHALL VISUALLY INSPECT THE AFFECTED AREA;

D. THE DEVELOPER SHALL EXCAVATE AND BACK FILL AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE. THE DEVELOPER SHALL USE GEOTEXTILE MATERIALS IN THE BACK FILLING OPERATION, WHEN APPROPRIATE.

E. THE DEVELOPER SHALL MAINTAIN A MINIMUM DISTANCE OF FIVE (5) FEET FROM THE SURFACE OF THE AFFECTED AREA TO POTENTIAL LIME ROCK, CLAY, OR KARST CONNECTION;

F. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA, THE DEVELOPER SHALL RELOCATE THE RETENTION AREA IF THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE.

KARST REPAIR DETAIL

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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MARION COUNTY PROJECT No. 29457

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
File: Marion Oaks Unit 2.dwg

Scale: N.T.S.
Project: 2021-4.3
Date: 12-1-22

MICHAEL W. RADCLIFFE ENGINEERING, INC.
201 S.E. Lido Blvd. Ocala, FL 34471 (352) 629-5300 FAX (352) 629-5309
Certificate No. EB-0026018 ~ Michael W. Radcliffe P.E. #51176 ~ Christopher K. Kelly, P.E. #95558
www.radcliffeengineering.com

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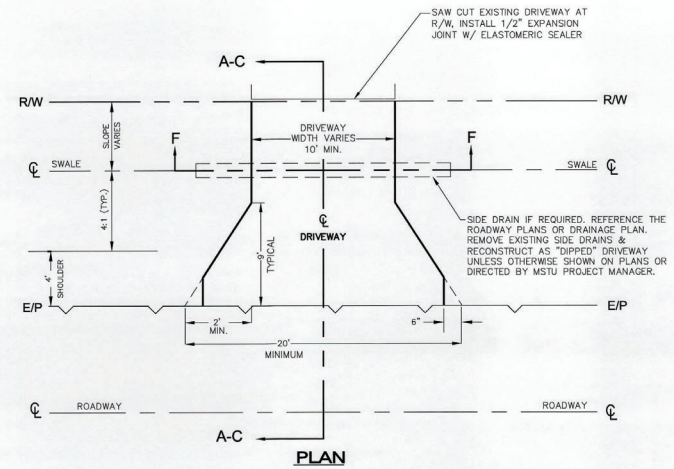
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTION 20 & 29, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Construction Details

Sheet No. C042 of 45

ATTACHMENT A

A-161

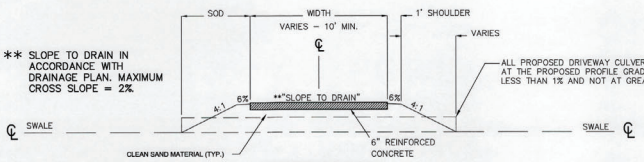
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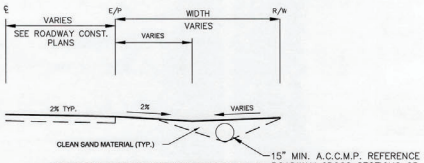
PLAN

TYPICAL CONCRETE DRIVEWAY

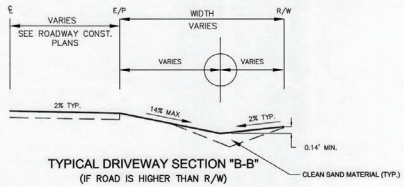
REINFORCE WITH 6x6 – W1.4/W1.4 WWF
DRIVEWAY SECTIONS MAY BE FIELD ADJUSTED TO MEET EXISTING DRIVEWAY CONDITIONS



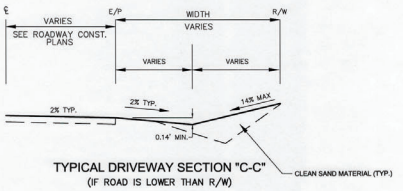
SECTION F-F



TYPICAL DRIVEWAY SECTION "A-A"
(IF SIDE DRAIN IS REQUIRED)



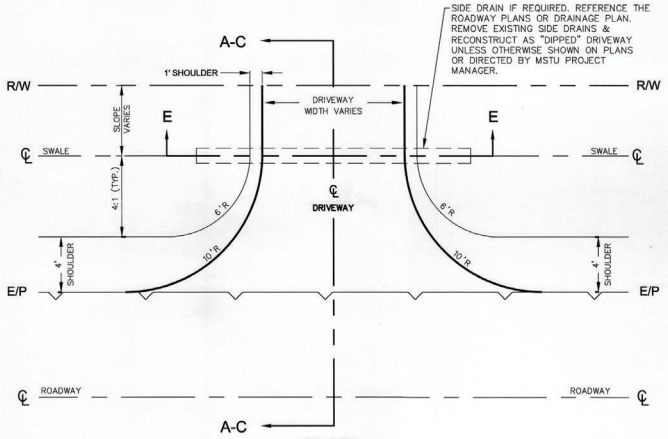
TYPICAL DRIVEWAY SECTION "B-B"
(IF ROAD IS HIGHER THAN R/W)



TYPICAL DRIVEWAY SECTION "C-C"
(IF ROAD IS LOWER THAN R/W)

TYPICAL DRIVEWAY SECTIONS

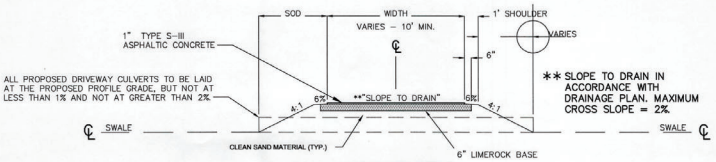
DRIVEWAY SECTIONS MAY BE FIELD ADJUSTED TO MEET EXISTING DRIVEWAY CONDITIONS



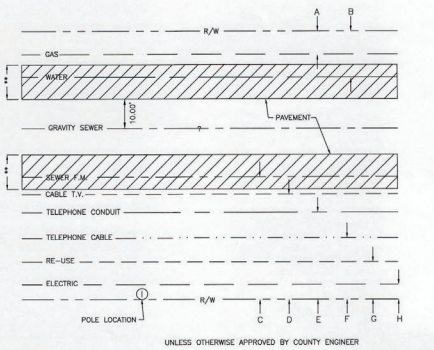
PLAN

TYPICAL ASPHALTIC CONCRETE DRIVEWAY

DRIVEWAY SECTIONS MAY BE FIELD ADJUSTED TO MEET EXISTING DRIVEWAY CONDITIONS



SECTION E-E

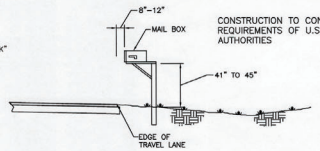


TYPICAL UTILITY LOCATION DETAIL

UTILITY	DIMENSION SYMBOL	LOCATION	UNDERGROUND DEPTH
GAS	A	7'	36"
WATER	B	11'	36"
SEWER F.M.	C	11'	36"
CABLE T.V.	D	10'	24"
TELEPHONE CONDUIT	E	9'	30"
TELEPHONE CABLE	F	7'	30"
RE-USE	G	5'	36"
ELECTRIC (UNDERGROUND)	H	2'	36"
ELECTRIC POLES *	I	TANGENT W/RIGHT-OF-WAY	N/A

AERIAL CABLES SHALL BE 18' ABOVE ? GRADE. CABLE T.V. & COMMUNICATION CABLES MAY BE PERMITTED AT 16'. IF VALID EXTENUATING CIRCUMSTANCES CAN BE SHOWN.

* AND ASSOCIATED ABOVE GROUND EQUIPMENT
** MAINTAIN CLEAR ZONE REQUIREMENTS AS DEFINED BY "THE FLORIDA GREENBOOK"



TYPICAL MAILBOX DETAIL

BOCC POLICY 93-02

DRIVEWAYS WILL BE PAVED TO THE RIGHT-OF-WAY LINE AND CULVERTS INSTALLED (IF NEEDED) TO ANY LOTS IMPROVED WITH FENCE AND GATE OR TO LOTS ON WHICH A BUILDING PERMIT HAS BEEN OBTAINED, ALL TO BE IN EXISTENCE PRIOR TO DATE BIDS ARE ADVERTISED.

MARION COUNTY PROJECT No. 29457

COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MJK	03-13-24
REVISIONS PER COUNTY COMMENTS	MJK	07-01-24
REVISIONS PER COUNTY COMMENTS	MJK	08-13-24

Designed: MWR
Drawn: MJK
Checked: MWR
Scale: N.T.S.
Project: 2021-43
Date: 12-1-22
File: Marion Oaks Unit 2.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2311 S.E. 58th Avenue Ocala, FL 34471 (352) 629-2508 FAX (352) 629-2515
Certificate No. EB-2005188 • Michael W. Radcliffe P.E. #51176 Christopher A. Cahi, P.E. #86858
www.radcliffeengineering.com

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Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTIONS 23 & 24, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: Construction Details



Sheet No. C043 of 45

ATTACHMENT A

A-162

209

X:\MWRE Projects\2021 Projects\2021-43 Oakline - Marion Oaks Unit 2\Design\CAD\Marion Oaks Unit 2.dwg 8/13/2024 10:45 AM

General Notes:

1. Contractor shall file Notice of Intent (NOI) or obtain a letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit prior to construction. A copy of the NOI or letter from DEP shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
   (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
   (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
   (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
   (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
   (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. **A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.**
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:

    NPDES Stormwater Notices Center, MS# 2510
    Florida Department of Environmental Protection
    2600 Blair Stone Road
    Tallahassee, Florida 32399-2400

14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

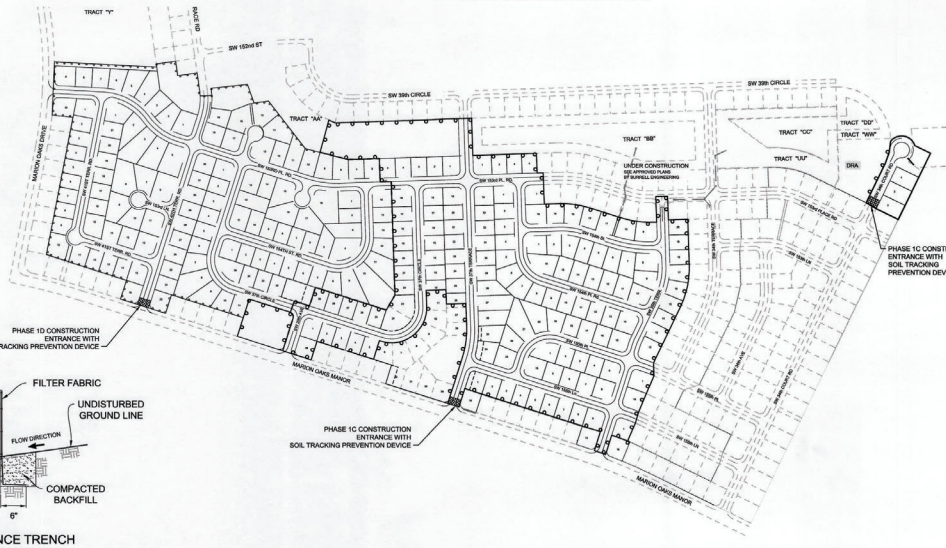
Notes:

1. For silt fence detail see this sheet. Silt fence location shown for clarity only, actual fence to be as near the property line as practical. For additional silt fence construction information, refer to the FDOT Erosion and Sediment Control Designer and Reviewer Manual.
2. All existing storm water drainage patterns and channels outside the construction areas shown on these plans are to be maintained. The contractor shall notify the engineer if the work appears to interrupt an existing storm water drainage pattern. The contractor shall maintain a clear path for all surface water drainage structures and ditches during all phases of construction such that impact to construction and/or surrounding facilities is minimized. The contractor shall be responsible for any erosion, sediment transport, disturbed foundations, impact to structures, and any other damage caused during construction.
3. The contractor shall prevent the discharge of sediment due to construction operations. Approved erosion control devices shall be installed to prevent discharge of sediment into a dry or wet watercourse. Recommended erosion control shall consist of silt fence, or other erosion control methods as shown or approved by the project engineer. All new and existing drain pipes and structures shall be flushed clean after construction.
4. Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
5. Swales and disturbed areas shall be sodded or seeded and mulched as soon as practical.
6. Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid waters off the project site.
7. This plan provides reasonable assurance that the proposed construction activities will not result in erosion and sediment deposition in wetlands or off-site, adverse impacts to wetlands, off-site flooding or violation of water quality standards.

Project Information:

1. This plan is intended for use in conjunction with the improvement plans for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage.
3. The estimated project area is 26.50 acres. The area to be disturbed by construction is 26.50 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Erosion Control sheet (Sheet EC-1 of the improvement plans). Vegetative cover consists of Bahia grass with sparsely located mature oak trees located throughout the site (a current subdivision). Existing soils are predominantly Candler, Pedro, Apopka and Arrendondo type "A" hydrologic soils, which are well-drained to excessively drained sands according to the National Resource Conservation Service (NRCS) classification.

ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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NOTICE

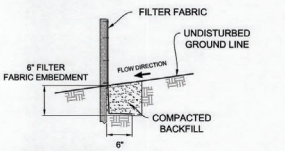
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MARION COUNTY PROJECT No. 29457

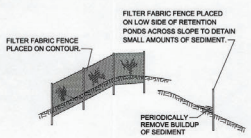
LEGEND:

D.R.A. DRAINAGE RETENTION AREA
SILT FENCE LOCATION
CONSTRUCTION ENTRANCE

Scale: 1 inch = 300 feet

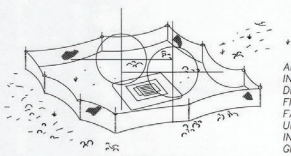


SILT FENCE TRENCH
Not to Scale

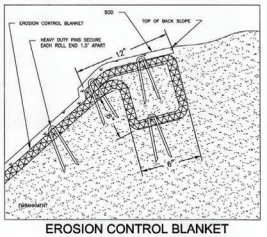


1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE DETAIL
Not to Scale



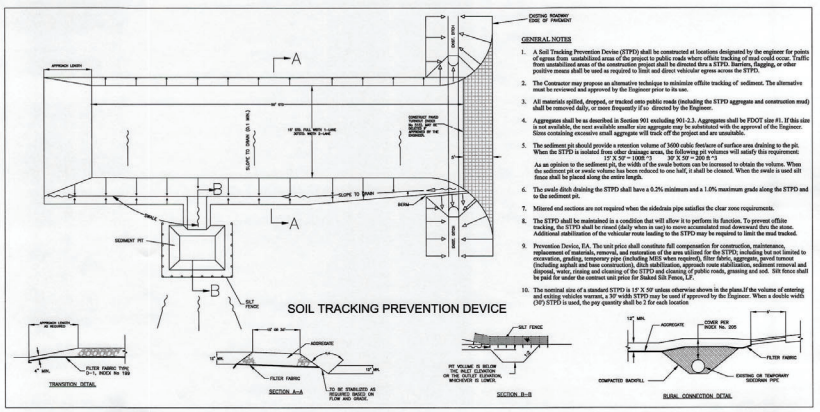
SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



EROSION CONTROL BLANKET GROUND FASTENING DETAIL
Not to Scale



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



SOIL TRACKING PREVENTION DEVICE

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Signature _____ Date _____
Print Name _____
Address _____
Phone Number _____

Operator's Certification:

The undersigned ensures that the surface water and stormwater management measures proposed in the plan will be effectively implemented until completion of the project or until the permanent surface water management system is operational.

Signature _____ Date _____
Print Name _____

Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date _____
End Date _____

Cease Construction Activities:
Temporary Dates _____
_____
Permanent Date _____

Date that Stabilization Measures were Initiated: _____

Note: Install erosion control features prior to any construction activities on this site.

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2311 S.E. 44th Place Ocala, FL 34471 (352) 629-5566 FAX (352) 629-5105
Certificate No. EB-0006108 Michael W. Radcliffe, P.E. #51179 Christopher A. Gallo, P.E. #65358
www.radcliffeengineering.com

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Date	By	Revisions
03-13-24	MJK	REVISIONS PER COUNTY COMMENTS
07-01-24	MJK	REVISIONS PER COUNTY COMMENTS
09-13-24	MJK	REVISIONS PER COUNTY COMMENTS

Designed: M.W.R. | Scale: 1" = 300'
Drawn: M.J.K. | Project: 2021-4.3
Checked: M.W.R. | Date: 12-1-22
File: Marion Oaks Unit 2.dwg

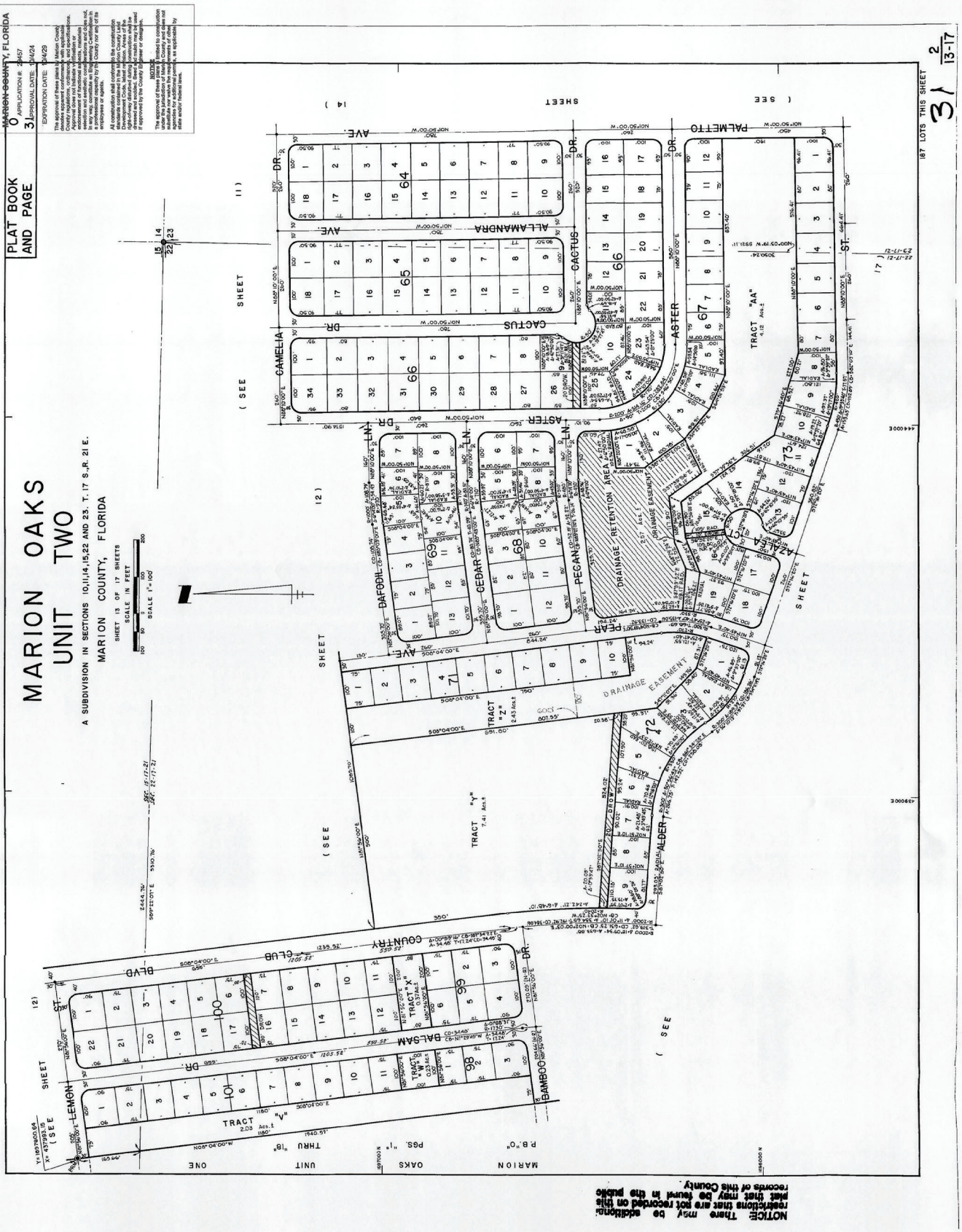
Project Name: Marion Oaks Unit 2 Improvement Plans
Location: SECTIONS 33 & 34, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FL.
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

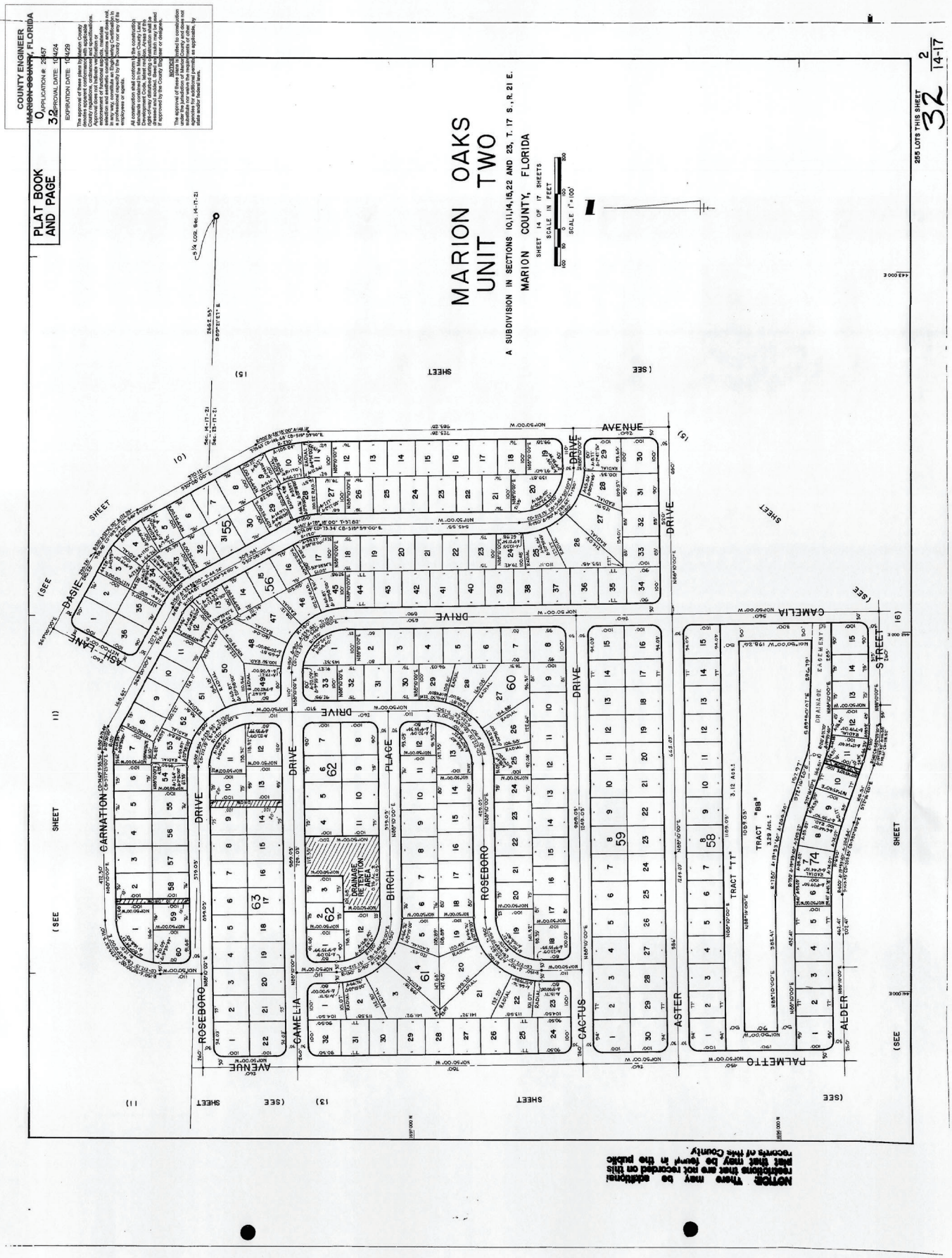
Sheet No.
EC1 of 1

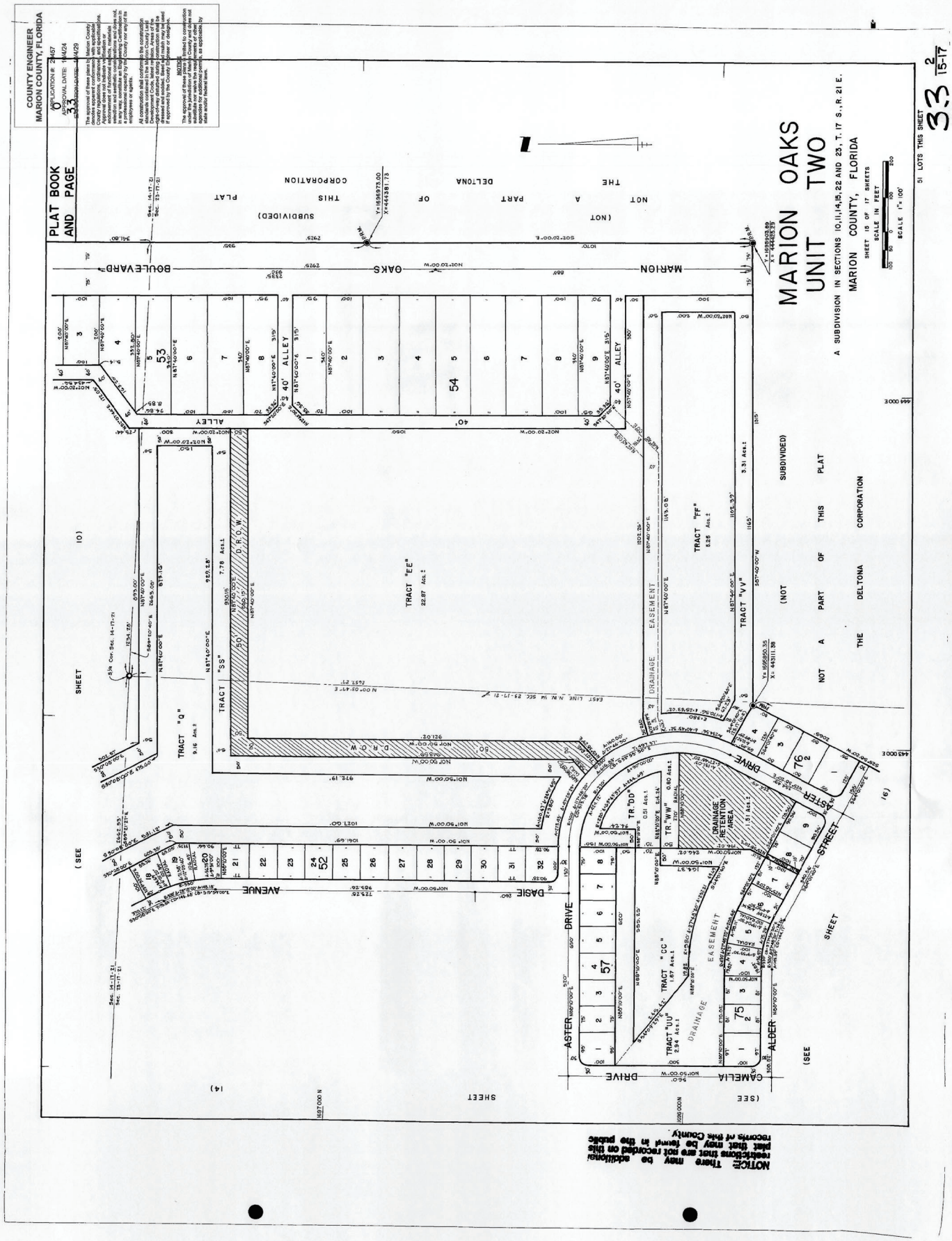
ATTACHMENT A

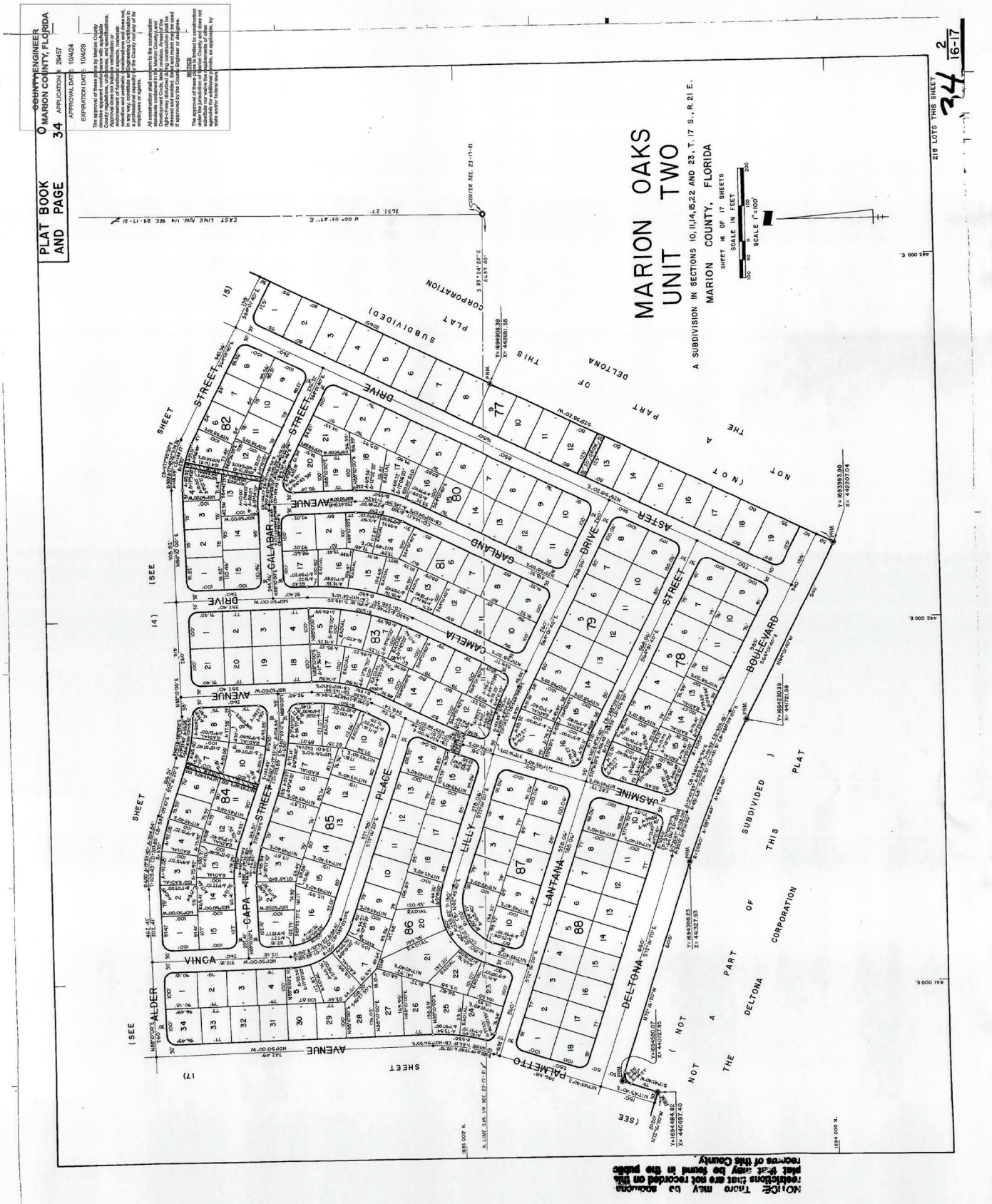
A-163

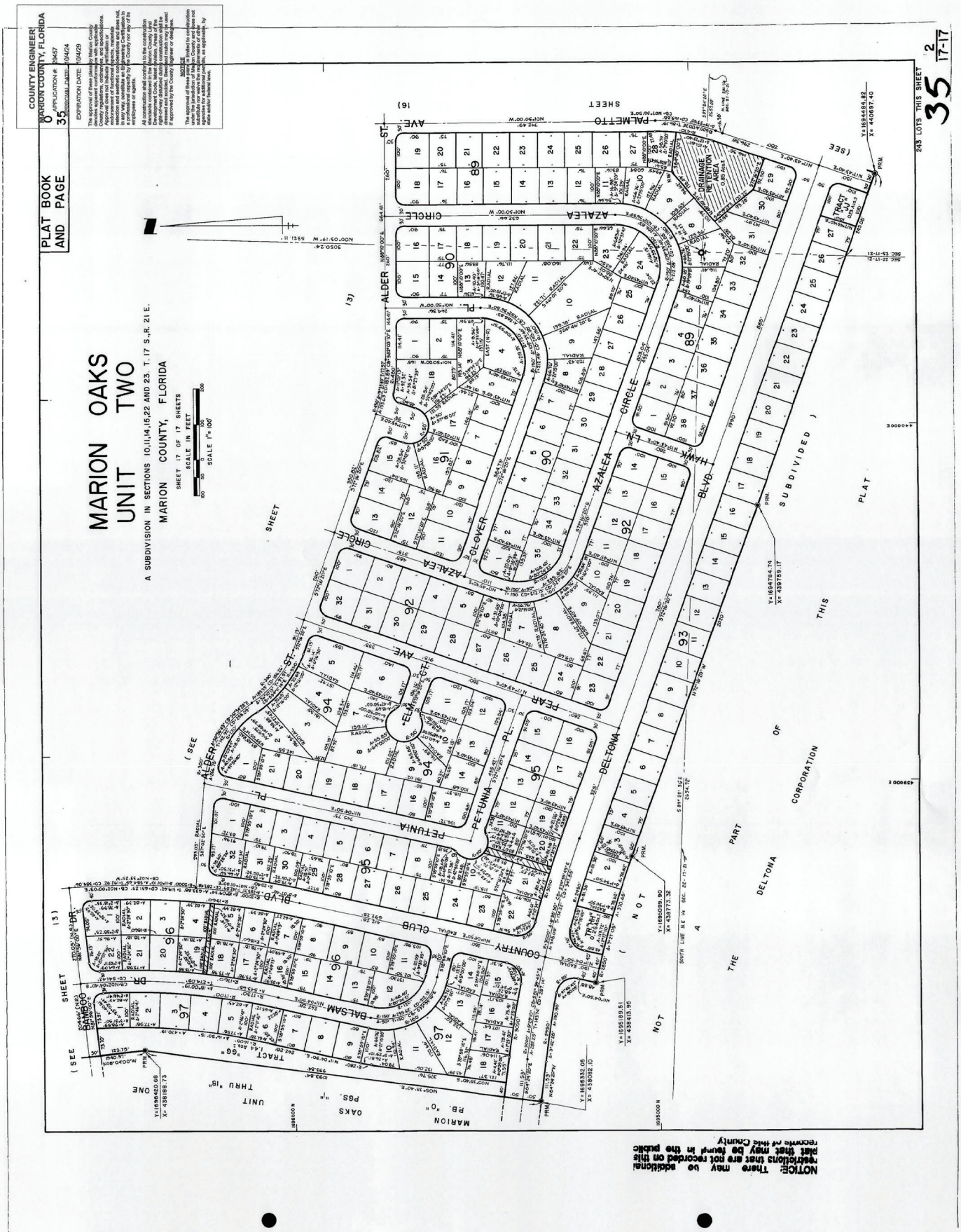
210

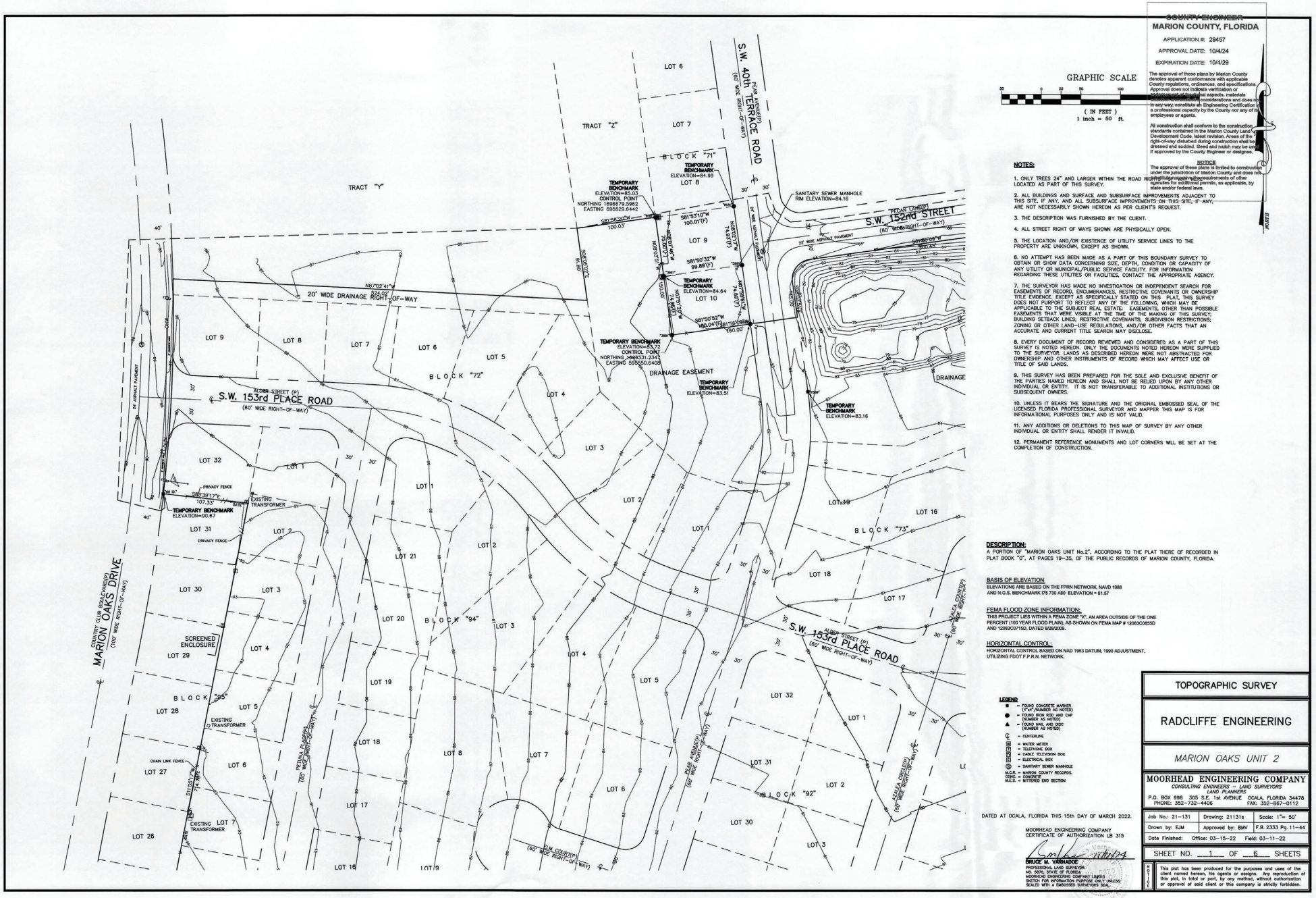

MARION OAKS
UNIT TWO
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S.,R. 21 E.
MARION COUNTY, FLORIDA
SHEET 13 OF 17 SHEETS
SCALE IN FEET
SCALE 1"=100'
PLAT BOOK AND PAGE
COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 23457
APPROVAL DATE: 03/4/24
EXPIRATION DATE: 03/4/29
NOTICE
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
TRACT "A"
TRACT "Y"
TRACT "Z"
TRACT "X"
TRACT "W"
DRAINAGE RETENTION AREA
DRAINAGE EASEMENT
CAMELIA
CACTUS
ALLAMANDRA
ASTER
PALMETTO
DAFFODIL
CEDAR
PECAN
PEAR
ALDER
LEMON
BAMBOO
BALSAM
COUNTRY CLUB BLVD.
187 LOTS THIS SHEET


MARION OAKS
UNIT TWO
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.
MARION COUNTY, FLORIDA
SHEET 14 OF 17 SHEETS
SCALE IN FEET
SCALE 1" = 100'
COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 2457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29
PLAT BOOK AND PAGE
32
265 LOTS THIS SHEET
32
2
14-17
AVENUE
DRIVE
PLACE
ROSEBORO
CAMELIA
BIRCH
CACTUS
ASTER
ALDER
PALMETTO
GARNATION
BASIE LANE
DRAINAGE RETENTION AREA
TRACT "BB"
TRACT "TT"
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.


COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 23457
APPROVAL DATE: 1/4/24
EXPIRATION DATE: 1/4/29
PLAT BOOK 33 AND PAGE 2
MARION OAKS UNIT TWO
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.
MARION COUNTY, FLORIDA
SHEET 15 OF 17 SHEETS
51 LOTS THIS SHEET
33 2 15-17
NOT A PART OF THE DELTONA CORPORATION
(NOT SUBDIVIDED)
THIS PLAT
MARION OAKS BOULEVARD
MARION OAKS DRIVE
ALLEY
TRACT "EE"
TRACT "FF"
TRACT "VV"
TRACT "SS"
TRACT "Q"
TRACT "TT"
TRACT "UU"
TRACT "CC"
DRAINAGE EASEMENT
DRAINAGE RETENTION AREA
ASTER DRIVE
ASTER STREET
DAISY AVENUE
CAMELIA DRIVE
ALDER DRIVE
SEE SHEET 10
SEE SHEET 14
SEE SHEET 6
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.


MARION OAKS
UNIT TWO
A SUBDIVISION IN SECTIONS 10, 11, 14, 15, 22 AND 23, T. 17 S., R. 21 E.
MARION COUNTY, FLORIDA
SHEET 16 OF 17 SHEETS
SCALE IN FEET
SCALE 1"=100'
218 LOTS THIS SHEET
PLAT BOOK 34 AND PAGE
COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION # 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29
NOTICE
Trees may be planted in the construction easements provided for in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be replanted with sod, seed, or other ground cover as required if approved by the County Engineer or designee.
NOTICE
The approval of these plans subjected to construction under the jurisdiction of Marion County and does not relieve the owner of the responsibility to obtain approvals for additional permits, as applicable, by state and/or federal laws.
CENTER SEC. 23-17-21
EAST LINE NW. 1/4 SEC. 23-17-21
PRM
PRC
PT
SUBDIVIDED PLAT OF DELTONA CORPORATION
THIS PLAT IS A PART OF THE DELTONA CORPORATION
NOT A PART OF THE DELTONA SUBDIVIDED PLAT
STREET
DRIVE
AVENUE
BOULEVARD
PLACE
ASTER
GARLAND
CAMELIA
JASMINE
LILLY
LANTANA
DELTONA
PALMETTO
CAPA
VINCA
ALDER
SHEET
(SEE SHEET 14)
(SEE SHEET 15)
(SEE SHEET 17)
NOTICE: These may be additions to this plat that are not recorded on this plat that may be found in the public records of this County.


COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29
PLAT BOOK AND PAGE
8 35
MARION OAKS UNIT TWO
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S.,R. 21 E.
MARION COUNTY, FLORIDA
SHEET 17 OF 17 SHEETS
SCALE IN FEET
SCALE 1"= 100'
245 LOTS THIS SHEET
35
2
17-17
ALDER CIRCLE
AZALEA CIRCLE
CLOVER CIRCLE
ELM CT.
PEAR PL.
PETUNIA PL.
DELTONA BLVD.
HAWK LN.
COUNTRY CLUB DR.
BALSAM DR.
DRAINAGE RETENTION AREA
TRACT "A"
TRACT "B"
SUBDIVIDED PLAT OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SEC. 22-17-21 DELTONA CORPORATION
NOT A PART OF THIS PLAT
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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NOTES:

1. ONLY TREES 24" AND LARGER WITHIN THE ROAD RIGHT-OF-WAY LOCATED AS PART OF THIS SURVEY.
2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.
3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.
4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.
6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
7. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
10. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
11. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.
12. PERMANENT REFERENCE MONUMENTS AND LOT CORNERS WILL BE SET AT THE COMPLETION OF CONSTRUCTION.

DESCRIPTION:
A PORTION OF "MARION OAKS UNIT No.2", ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT BOOK "O", AT PAGES 19-35, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BASIS OF ELEVATION:
ELEVATIONS ARE BASED ON THE FPRN NETWORK, NAVD 1988 AND N.G.S. BENCHMARK: I75 730 A80 ELEVATION = 81.57

FEMA FLOOD ZONE INFORMATION:
THIS PROJECT LIES WITHIN A FEMA ZONE "X", AN AREA OUTSIDE OF THE ONE PERCENT (100 YEAR FLOOD PLAIN) AS SHOWN ON FEMA MAP # 12083C0855D AND 12083C0715D, DATED 8/28/2008.

HORIZONTAL CONTROL:
HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT. UTILIZING FDOT F.P.R.N. NETWORK.

LEGEND

- ■ = FOUND CONCRETE MARKER (4"x4" UNLESS AS NOTED)
- ● = FOUND IRON ROD AND CAP (UNLESS AS NOTED)
- ▲ = FOUND NAIL AND DISC (UNLESS AS NOTED)
- ℄ = CENTERLINE
- WM = WATER METER
- TB = TELEPHONE BOX
- TV = CABLE TELEVISION BOX
- E = ELECTRICAL BOX
- S = SANITARY SEWER MANHOLE
- M.C.R. = MARION COUNTY RECORDS.
- CONC. = CONCRETE
- M.E.S. = MITERED END SECTION

DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LOGATO SKETCH FOR INFORMATION PURPOSE ONLY UNLESS SEALED WITH A EMBOSSED SURVEYORS SEAL.

TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

MARION OAKS UNIT 2

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS — LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

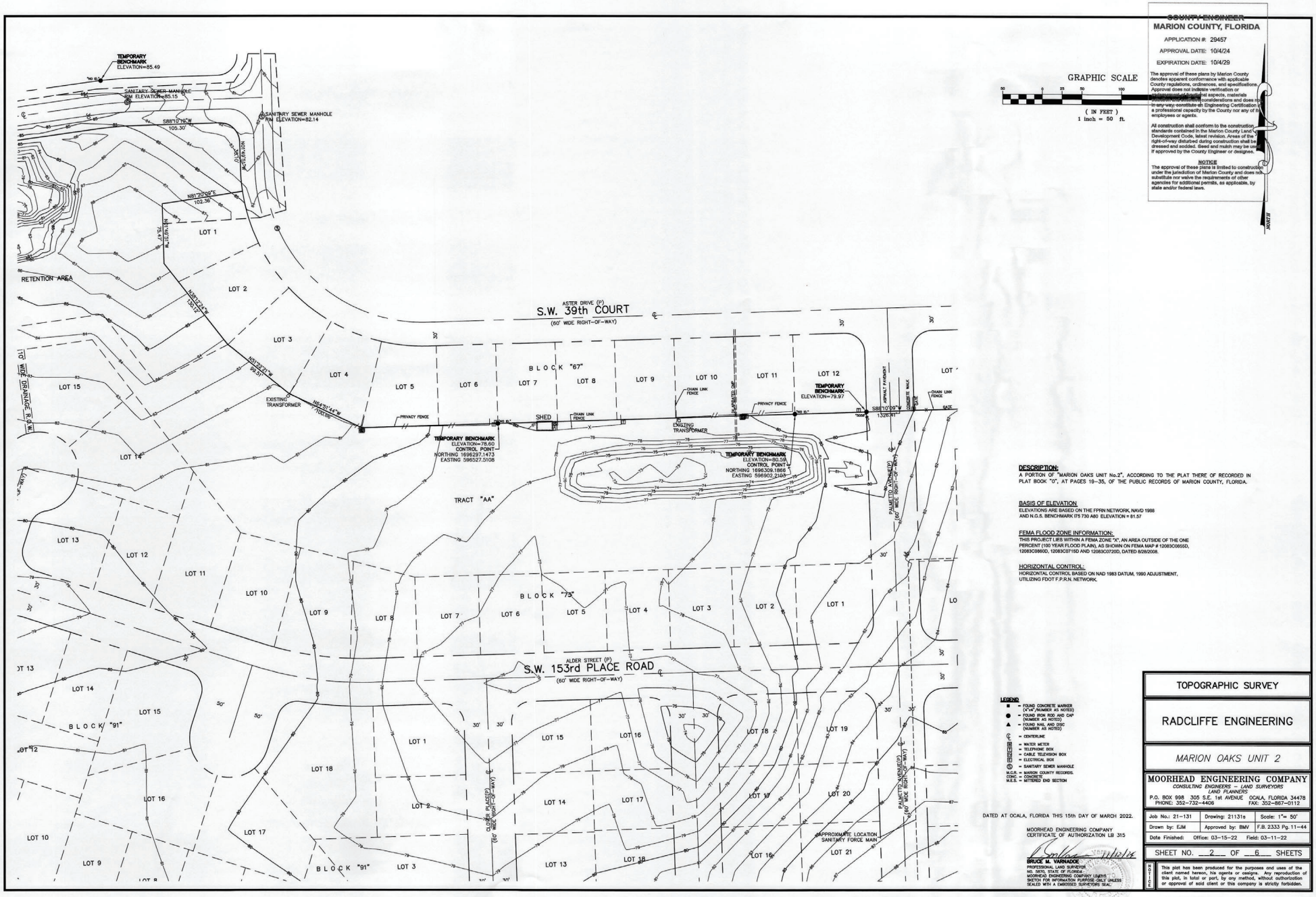
Job No.: 21-131	Drawing: 21131s	Scale: 1"= 50'
Drawn by: EJM	Approved by: BMV	F.B. 2333 Pg. 11-44
Date Finished:	Office: 03-15-22	Field: 03-11-22

SHEET NO. 1 OF 6 SHEETS

This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

ATTACHMENT A

A-169



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

~~COUNTY ENGINEER~~
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

The approval of these plans by Marion County denotes apparent conformance with applicable County regulations, ordinances, and specifications. Approval does not indicate verification or [illegible] of submitted aspects, materials [illegible] considerations and does not in any way constitute an Engineering Certification of a professional capacity by the County nor any of its employees or agents.

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

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DESCRIPTION:
A PORTION OF "MARION OAKS UNIT No.2", ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT BOOK "O", AT PAGES 19-35, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BASIS OF ELEVATION:
ELEVATIONS ARE BASED ON THE FPRN NETWORK, NAVD 1988 AND N.G.S. BENCHMARK (F) 730 A60 ELEVATION = 81.57

FEMA FLOOD ZONE INFORMATION:
THIS PROJECT LIES WITHIN A FEMA ZONE "X", AN AREA OUTSIDE OF THE ONE PERCENT (100 YEAR FLOOD PLAIN), AS SHOWN ON FEMA MAP # 12083C0855D, 12083C0860D, 12083C0715D AND 12083C0720D, DATED 8/28/2008.

HORIZONTAL CONTROL:
HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT F.P.R.N. NETWORK.

LEGEND
- ■ = FOUND CONCRETE MARKER (4"x4" NUMBER AS NOTED)
- ● = FOUND IRON ROD AND CAP (NUMBER AS NOTED)
- ▲ = FOUND NAIL AND DISC (NUMBER AS NOTED)
- ℄ = CENTERLINE
- WM = WATER METER
- TB = TELEPHONE BOX
- CATV = CABLE TELEVISION BOX
- EB = ELECTRICAL BOX
- SSMH = SANITARY SEWER MANHOLE
- M.C.R. = MARION COUNTY RECORDS.
- CONC. = CONCRETE
- M.E.S. = MITERED END SECTION

DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY, INC.
SKETCH FOR INFORMATION PURPOSES ONLY UNLESS SEALED WITH A EMBOSSED SURVEYORS SEAL.

TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

MARION OAKS UNIT 2

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 21-131	Drawing: 21131s	Scale: 1"= 50'
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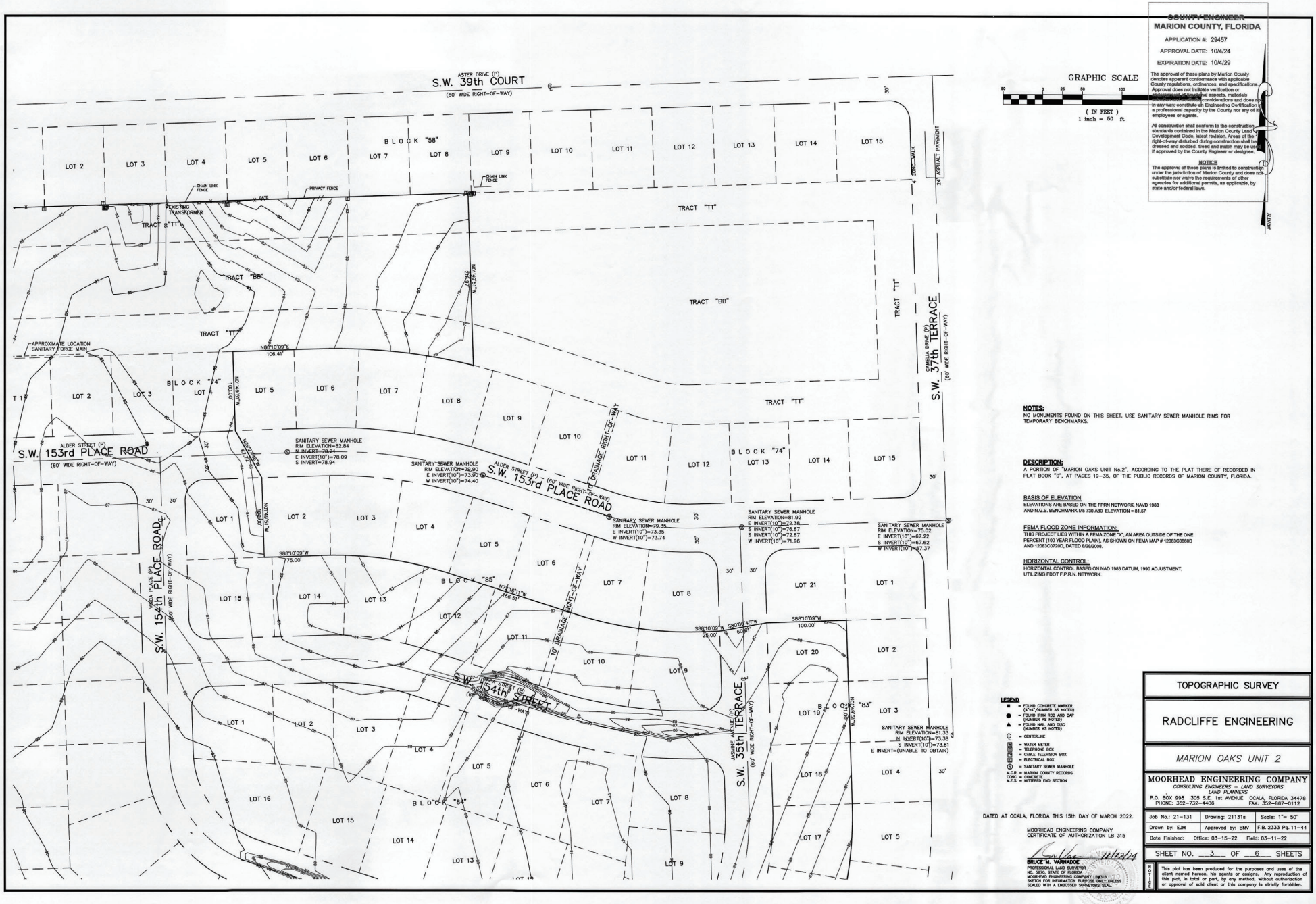
SHEET NO. 2 OF 6 SHEETS

P11-003

This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

ATTACHMENT A

A-170



COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

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NOTES:
NO MONUMENTS FOUND ON THIS SHEET. USE SANITARY SEWER MANHOLE RIMS FOR TEMPORARY BENCHMARKS.

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BASIS OF ELEVATION
ELEVATIONS ARE BASED ON THE FPRN NETWORK, NAVD 1988 AND N.G.S. BENCHMARK ITS 730 A80 ELEVATION = 81.57

FEMA FLOOD ZONE INFORMATION:
THIS PROJECT LIES WITHIN A FEMA ZONE "X", AN AREA OUTSIDE OF THE ONE PERCENT (100 YEAR FLOOD PLAIN), AS SHOWN ON FEMA MAP # 12083C0860D AND 12083C0730D, DATED 9/28/2008.

HORIZONTAL CONTROL:
HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT F.P.R.N. NETWORK.

LEGEND
■ = FOUND CONCRETE MARKER ("X" OR NUMBER AS NOTED)
● = FOUND IRON ROD AND CAP (NUMBER AS NOTED)
▲ = FOUND NAIL AND DISC (NUMBER AS NOTED)
℄ = CENTERLINE
WM = WATER METER
TP = TELEPHONE BOX
TV = CABLE TELEVISION BOX
E = ELECTRICAL BOX
(S) = SANITARY SEWER MANHOLE
M.C.R. = MARION COUNTY RECORDS
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M.E.S. = MITERED END SECTION

DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB315
SKETCH FOR INFORMATION PURPOSE ONLY UNLESS SEALED WITH A EMBOSSED SURVEYORS SEAL.

TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

MARION OAKS UNIT 2

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 21-131	Drawing: 21131s	Scale: 1"= 50'
Drawn by: EJM	Approved by: BMV	F.B. 2333 Pg. 11-44
Date Finished:	Office: 03-15-22	Field: 03-11-22

SHEET NO. 3 OF 6 SHEETS

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ATTACHMENT A

A-171



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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FEMA FLOOD ZONE INFORMATION:
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HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT F.P.R.N. NETWORK.

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DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB#315
SKETCH FOR INFORMATION PURPOSE ONLY UNLESS SEALED WITH A EMBOSSED SURVEYORS SEAL.

TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

GLEN AIRE SUBDIVISION
WITHIN
MARION OAKS UNIT 2

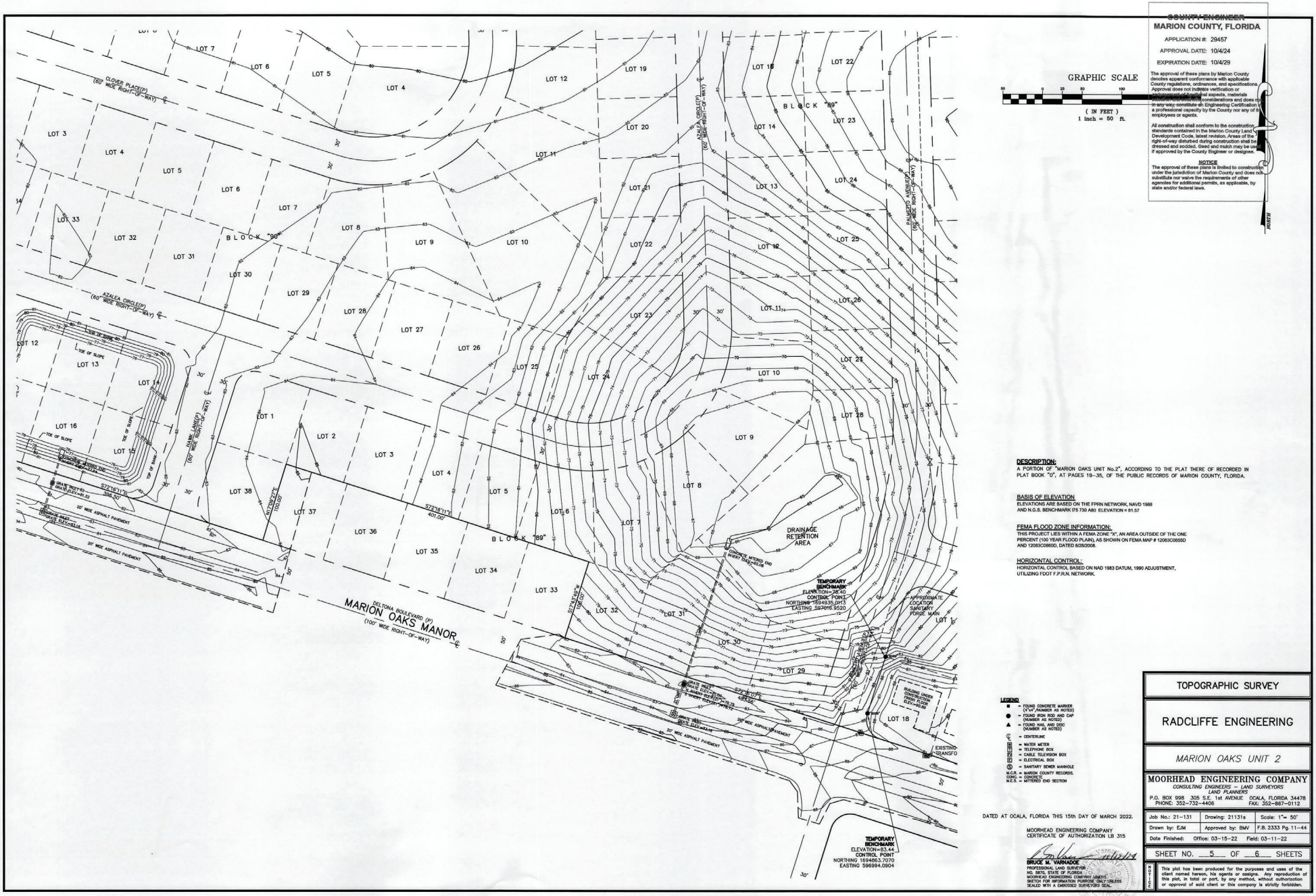
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 21-131	Drawing: 21131s	Scale: 1"= 50'
Drawn by: EJM	Approved by: BMV	F.B. 2333 Pg. 11-44
Date Finished:	Office: 03-15-22	Field: 03-11-22

SHEET NO. 4 OF 6 SHEETS

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ATTACHMENT A



COUNTY ENGINEER
MARION COUNTY, FLORIDA

APPLICATION #: 29457

APPROVAL DATE: 10/4/24

EXPIRATION DATE: 10/4/29

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

NORTH

DESCRIPTION:
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HORIZONTAL CONTROL:
HORIZONTAL CONTROL BASED ON NAD 1983 DATUM, 1990 ADJUSTMENT, UTILIZING FDOT F.P.R.N. NETWORK.

LEGEND

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DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

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MOORHEAD ENGINEERING COMPANY LB#315
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TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

MARION OAKS UNIT 2

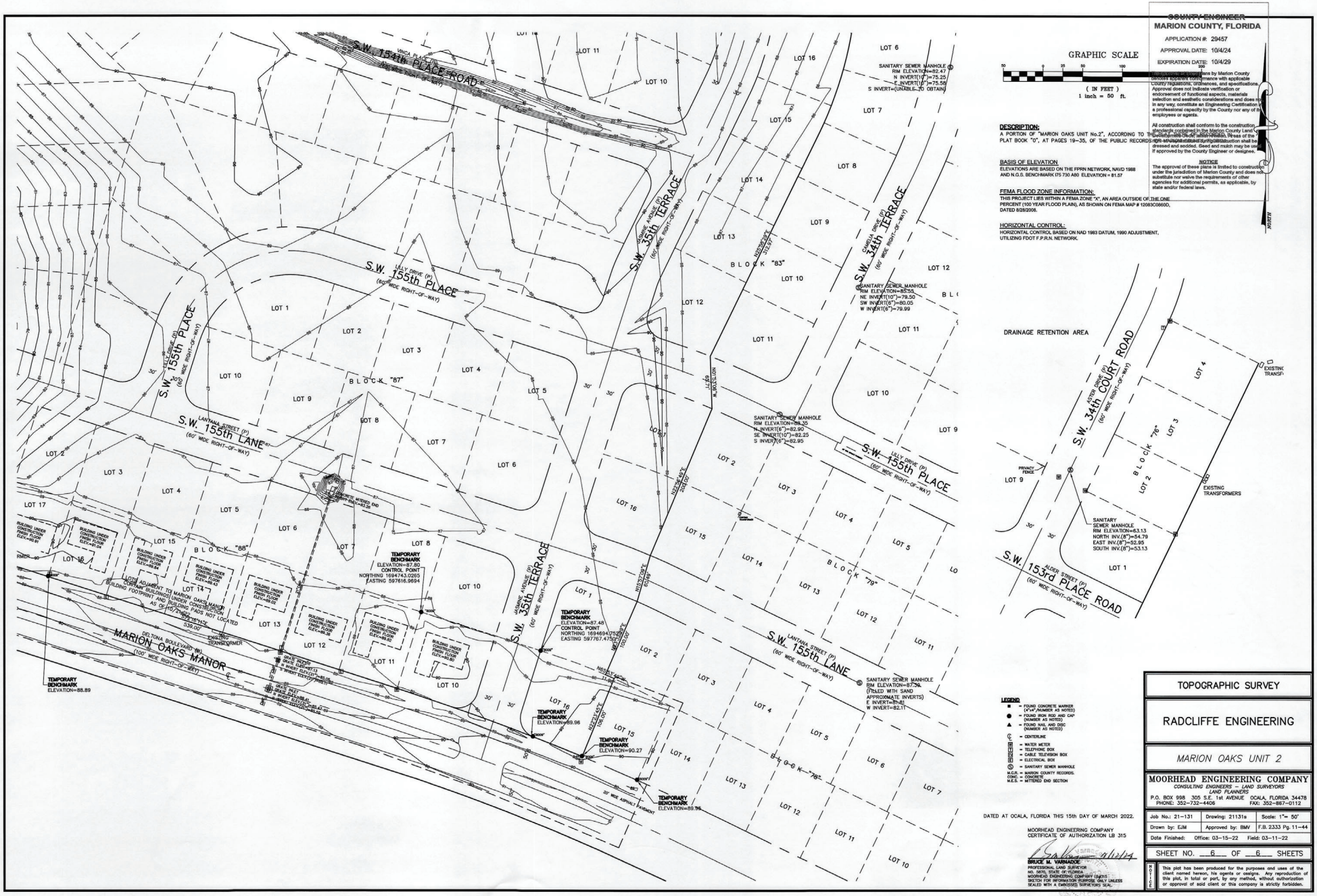
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LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 21–131	Drawing: 21131s	Scale: 1"= 50'
Drawn by: EJM	Approved by: BMV	F.B. 2333 Pg. 11–44
Date Finished:	Office: 03–15–22	Field: 03–11–22

SHEET NO. 5 OF 6 SHEETS

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ATTACHMENT A



COUNTY ENGINEER
MARION COUNTY, FLORIDA
APPLICATION #: 29457
APPROVAL DATE: 10/4/24
EXPIRATION DATE: 10/4/29

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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NORTH

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HORIZONTAL CONTROL:
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DATED AT OCALA, FLORIDA THIS 15th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY (2015)
SKETCH FOR INFORMATION PURPOSE ONLY UNLESS SEALED WITH A EMBOSSED SURVEYORS SEAL.

TOPOGRAPHIC SURVEY

RADCLIFFE ENGINEERING

MARION OAKS UNIT 2

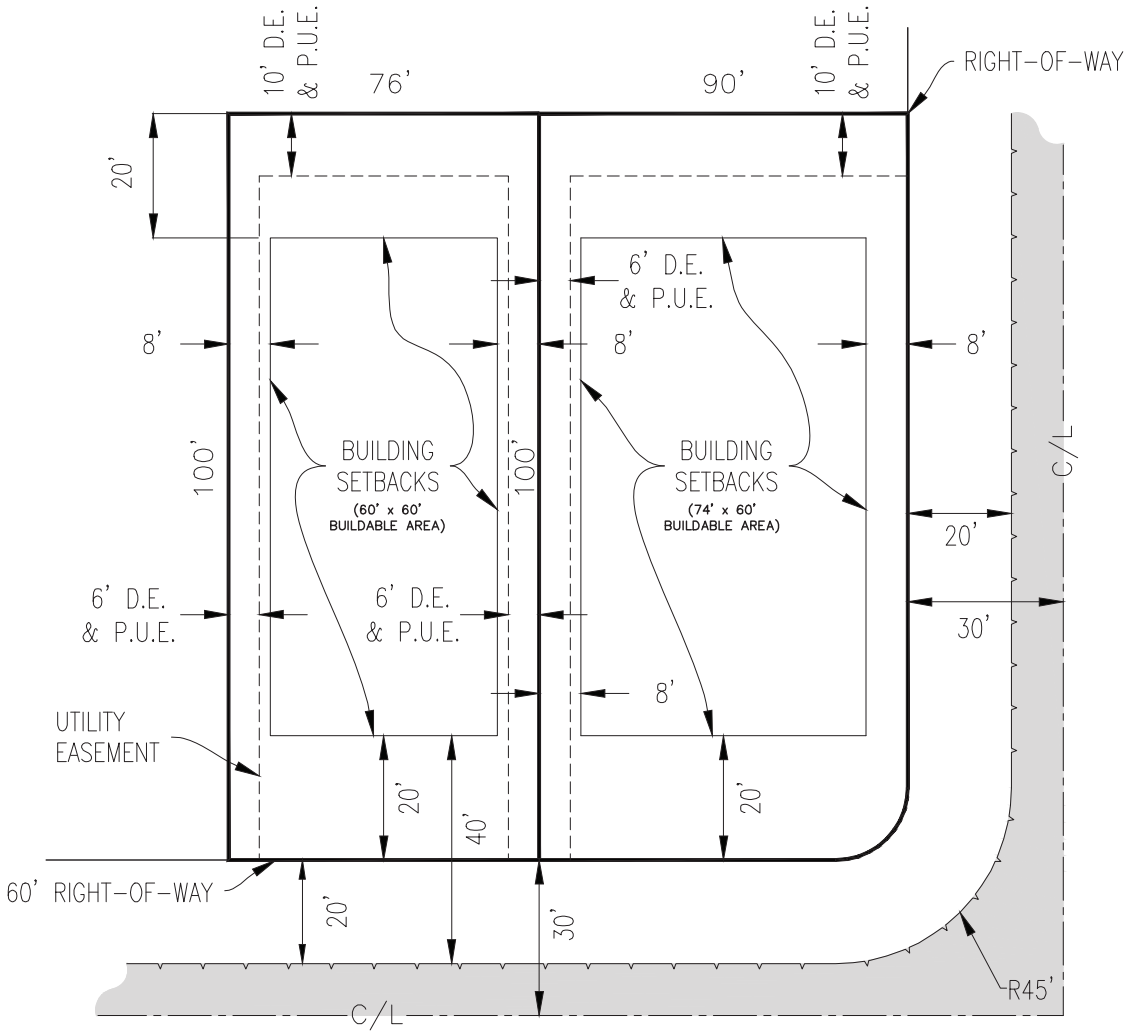
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS – LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 21-131	Drawing: 21131s	Scale: 1"= 50'
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SHEET NO. 6 OF 6 SHEETS

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ATTACHMENT A



DETAIL PER PLANS APPROVED 10/4/24

BUILDING SETBACKS

APPROVED PLAN (10/4/24)			CURRENT CODE (9/29/25 LDC)		
FRONT	:	20	FRONT	:	20
REAR	:	20	REAR	:	20
SIDE	:	8	SIDE	:	8

D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

Project Name: 2025-17 Marion Oaks Unit 2
Sheet Name: Setback Exhibit
Drawn: MIK
Scale: NTS
Date: 2025-11-11

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com

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VARIANCE ACTION FORM

ITEM #: 2 Var.

DATE OF PUBLIC HEARING: June 25, 1984

APPLICANT'S NAME: The Deltona Corp.

ADDRESS: 3250 S.W. 3rd Avenue
Miami, Fl. 33129

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED SHEET

VARIANCE REQUESTED: Marion Co. Zoning Ordinance, Schedule of District Regulations, Adjusting setback restrictions to be uniform with Marion Oaks Deed Restrictions recorded prior to April 16, 1984.

FINDINGS OF BOARD OF ADJUSTMENT

1. Written Petition. A written petition for a variance has been submitted demonstrating that:

   A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

   B. The special conditions and circumstances do not result from the actions of the applicant.

   C. Literal interpretation of the provisions of regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance, and would work unnecessary and undue hardship on the applicant.

   D. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure.

E. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, buildings or structures in the same zoning district.

F. The granting of the variance will be in harmony with the general intent and purpose of the Zoning Ordinance, will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. ✓ GRANTED: Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for variance.

3. _____ DENIED: Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for variance.

4. _____ CONDITIONS & SAFEGUARDS: _____

_____

_____

_____

_____

5. _____ TIME LIMIT: _____

_____

_____

_____

_____

Sam Hellier 6-25-84

CHAIRMAN DATE

Unit 2 Marion Oaks

Block	Lot
22	8-14
23	17-21
38	5
52	23-32
55	1, 15-19
56	10,13,14, 17, 20, 27-34,37,45,49,53,59,60
57	1-8
58	9-15
59	2-5,7,8,11,13,15-27
60	1,3,11,12,14,16-18,20-24,33
61	1,6,8-10,12,14-18,22,24,25,32
62	1-3,5-10,12
63	1,8-11,13-20
64	1-9,12-18
65	1-18
66	1,3,6-9,17,21,22,27,31,33
68	1,2,4-6,9-11
69	1,3-5,7,10
70	1-17,34,39,40
71	10
72	1-9
73	1-19

Block	Lot
74	1-15
75	1-9
76	1-4
77	1-19
78	1-16
79	1-16
80	1-21
81	1-17
82	1-15
83	1-21
84	1-15
85	1-16
86	1-34
87	1-10
88	1-18
89	1-38
90	1-35
91	1-18
92	1-32
93	1-27
94	1-21

Block	Lot
95	1-22, 32
100	1,8,22
103	16,19
226	5
230	11, 21
231	1

shall remain subject to all restrictions, provisions and covenants as stated in that certain Declaration of Restrictions recorded in Official Records Book 571, Pages 668 through 678 inclusive of the Public Records of Marion County, Florida, except as follows:

The Subdivider does hereby declare that Section 2.01, entitled Setback Restrictions, is superseded in its entirety and abolished and in its place the following Amended Setback Restrictions shall restrict and limit the above-described property:

AMENDED SETBACK RESTRICTIONS

2.01 On all lots, no building shall be erected on any of said lots nearer than TWENTY-FIVE (25) feet to the front lot lines of said lots except that on corner lots no structure shall be permitted nearer than TWENTY-FIVE (25) feet to the front lot line of said corner lot (the front lot line shall be the street lot line having the least dimension); nor nearer than FIFTEEN (15) feet to the side street line when the front of the structure is placed facing said front lot line, however, if the front of said structure is placed facing more toward the side street lot line then it shall not be permitted nearer than TWENTY-FIVE (25) feet to both street lot lines; nor nearer than SEVEN & ONE/HALF (7 1/2) feet to any interior side lot line; nor nearer than TWENTY (20) feet to the rear lot line (the rear lot line being opposite and most distant from the front lot line). Screened swimming pool enclosures may be erected to within FIFTEEN (15) feet of the rear lot line. Such swimming pool enclosures may not be erected unless and until their location, architectural and structural design, have been approved by the architectural design committee of the Subdivider, its successors, or assigns. For the purpose of this covenant, eaves and steps shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or easement.

In all other respects, other than as amended above, the Declaration of Restrictions recorded in Official Records Book 571, Pages 668 through 678 of the Public Records of Marion County, Florida, is rati-

ATTACHMENT B

80- 38691

WILLIAM I. LIVINGSTON, Attorney
3250 S.W. 3rd Avenue
Miami, Florida 33129

O.R. BOOK 1036 PAGE 0980

THE DELTONA CORPORATION, a Delaware corporation,

and

DELTONA'S MACKLE-BUILT CONSTRUCTION COMPANY, INC., a Florida corporation,

TO WHOM IT MAY CONCERN:

AMENDMENT TO
DECLARATION OF RESTRICTIONS

WHEREAS, THE DELTONA CORPORATION, a Delaware corporation, authorized to do business in the State of Florida, and DELTONA'S MACKLE-BUILT CONSTRUCTION COMPANY, INC., a Florida corporation and a wholly-owned subsidiary of The Deltona Corporation, hereinafter collectively referred to as the "Subdivider", are the developers of the following described property, situate, lying and being in Marion County, Florida; and

WHEREAS, the following described property is subject to that certain Declaration of Restrictions recorded in Official Records Book 547, Pages 431 through 441 of the Public Records of Marion County, Florida; and

WHEREAS, it is now desired by the Subdivider to amend the restrictions and limitations of record on the following described property; and

WHEREAS, Section 10.01 of the above described Declaration of Restrictions provides for the Subdivider, in its sole judgment, to make reasonable modifications, amendments or additions to the restrictions; and

WHEREAS, the Subdivider now desires to amend the Setback Restrictions contained in Section 2.01 of the above referenced Declaration of Restrictions as affecting the property hereinafter described:

NOW, THEREFORE, the Subdivider does hereby declare that the following described property, situate, lying and being in Marion County, Florida, to-wit:

MARION OAKS SUBDIVISION, UNIT TWO (2), according to the plat thereof recorded in Plat Book 0, Pages 19 through 35 inclusive, of the Public Records of Marion County, Florida, less and excepting Lots 1-4 of Block 1; Lots 1-3 of Block 2; Lots 1-8 of Block 3; Lots 1-9 of Block 4; Lots 1-5 of Block 5; Lots 1-8 of Block 6; Lots 1-8 of Block 7; Lots 1-6 of Block 8; Lots 1-8 of Block 9; Lots 1-8 of Block 10; Lots 1 and 2 of Block 11; Lots 1-9 of Block 13;

Nancy J. Davis

3250 SW 3rd Ave
Miami, FL 33129

80-277CS(H)

Lots 1-3 of Block 15; Lots 1 and 2 of Block 16; Lots 1-4 of Block 17; Lots 1-7 of Block 18; Lots 1-10 of Block 27; Lots 1-8 of Block 53; Lots 1-9 of Block 54; Lot 1 of Block 160; Lots 1-7 of Block 239; Lots 1-5 of Block 240; Lots 1-11 of Block 241; Lots 1-6 of Block 242; Lots 1 and 2 of Block 243; Lots 1-19 of Block 244; Lots 1-5 of Block 245; Lots 1-6 of Block 246, AND TRACTS: A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, JJ, KK, LL, MM, NN, PP, QQ, RR, SS, TT, UU, VV and WW.

(hereinafter referred to as the "lots" or "said lots".)

shall remain subject to all restrictions, provisions and covenants as stated in that certain Declaration of Restrictions recorded in Official Records Book 547, Pages 431 through 441 inclusive of the Public Records of Marion County, Florida, except as follows:

The Subdivider does hereby declare that Section 2.01, entitled Setback Restrictions, is superseded in its entirety and abolished and in its place the following Amended Setback Restrictions shall restrict and limit the above-described property:

AMENDED SETBACK RESTRICTIONS

2.01 On all lots, no building shall be erected on any of said lots nearer than TWENTY-FIVE (25) feet to the front lot lines of said lots except that on corner lots no structure shall be permitted nearer than TWENTY-FIVE (25) feet to the front lot line of said corner lot (the front lot line shall be the street lot line having the least dimension); nor nearer than FIFTEEN (15) feet to the side street line when the front of the structure is placed facing said front lot line, however, if the front of said structure is placed facing more toward the side street lot line then it shall not be permitted nearer than TWENTY-FIVE (25) feet to both street lot lines; nor nearer than SEVEN & ONE/HALF (7 1/2) feet to any interior side lot line; nor nearer than TWENTY (20) feet to the rear lot line (the rear lot line being opposite and most distant from the front lot line). Screened swimming pool enclosures may be erected to within FIFTEEN (15) feet of the rear lot line. Such swimming pool enclosures may not be erected unless and until their location, architectural and structural design, have been approved by the architectural design committee of the Subdivider, its successors, or assigns. For the purpose of this covenant, eaves and steps shall not be considered as a part of a

building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or easement.

In all other respects, other than as amended above, the Declaration of Restrictions recorded in Official Records Book 547, Pages 431 through 441 of the Public Records of Marion County, Florida, is ratified, reaffirmed and remains in full force and effect, and the provisions thereof are hereby incorporated within this Amendment to Declaration of Restrictions to the full extent required to enforce the Amended Setback Restrictions hereinabove stated.

IN WITNESS WHEREOF, the Subdivider has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seals to be affixed at Miami, Dade County, Florida, this 23rd day of September, 1980.

Witnesses:

Christopher Stapley

Virginia Santiago

THE DELTONA CORPORATION

BY: F. E. Mackle III
FRANK E. MACKLE, III
President

Witnesses:

Christopher Stapley

Virginia Santiago

DELTONA'S MACKLE-BUILT CONSTRUCTION COMPANY, INC.

BY: F. E. Mackle III
FRANK E. MACKLE, III
Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 23rd day of September, 1980, by FRANK E. MACKLE, III, President and Vice President, respectively of The Deltona Corporation, a Delaware corporation and Deltona's Mackle-Built Construction Company, Inc., a Florida corporation, on behalf of said corporations.

Carlos R. Cruz
Notary Public, State of Florida at Large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 30 1983
BONDED THRU GENERAL INS. UNDERWRITERS

VARIANCE ACTION FORM

ITEM NO: 250403V **DATE OF PUBLIC HEARING: APRIL 7, 2025**

OWNER NAME(s): **K. Hovnanian at Aspire Glen Aire, LLC**
3705 SW 153rd Place Rd
Ocala, FL 34473

AGENT NAME(s): **N/A**

LEGAL DESCRIPTION OF PROPERTY: Parcel Account No. **8002-0074-05**, *SEC 23 TWP 17 RGE 21,* in Marion County, Florida.

VARIANCE REQUESTED: Request to reduce the front setback from 25' to 20' for construction of single-family homes, in a Single-Family Dwelling (R-1) zone.

****

FINDINGS OF BOARD OF ADJUSTMENT

1. **Written Petition**. A written petition for a Variance has been submitted demonstrating that:

   A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

   B. The special conditions and circumstances do not result from the actions of the applicant.

   C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship of the applicant.

   D. The Variance, if granted, in the minimum Variance that will allow the reasonable use of the land, building or structure.

   E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings of structures in the same zoning classification and land use area.

   F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. 4-1 ✓ **GRANTED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for Variance.

3. _____ **DENIED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for Variance.

4. _____ **CONDITIONS & SAFEGUARDS:**

A. Should the structure be removed for any reason, any replacement structure must meet the then required setbacks or a variance must be requested. _____

Barber
& Sherwood

B. _____

_____ 04-07-2025
CHAIRMAN DATE

2504's BOA

260402V Site and Area Photographs

Signs were posted and photos were taken on March 5th, 2026

Figure 1

Sign at SW 152nd St & Marion Oaks Dr, Facing E

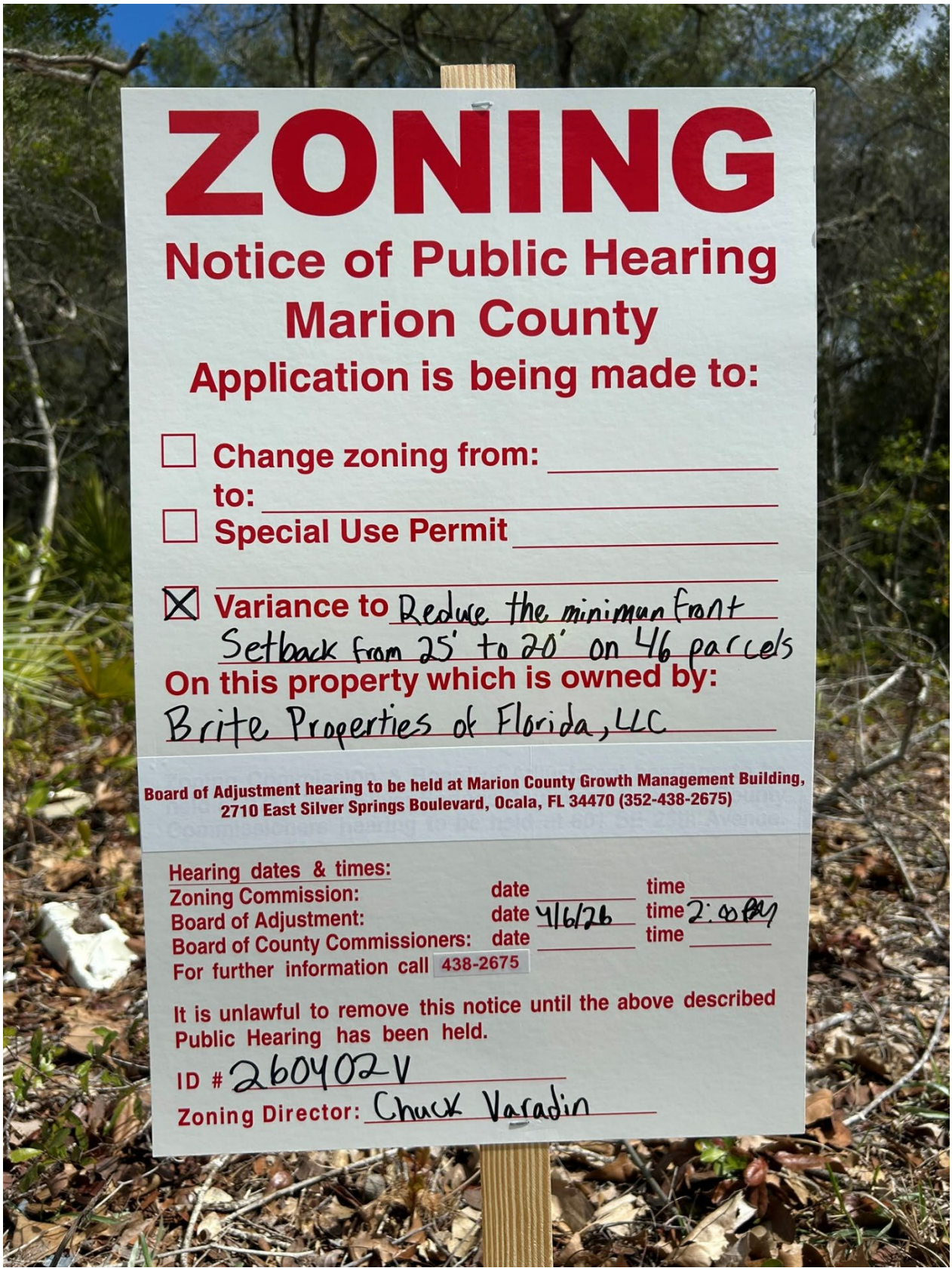


Figure 2

Sign at SW 152nd St & Marion Oaks Dr, Facing E



Figure 3

Sign at SW 152nd St & Marion Oaks Dr, Facing W



Figure 4

Sign on SW 37th Terr Rd & Marion Oaks Manor, Facing N



Figure 5

Sign on SW 37th Terr Rd & Marion Oaks Manor, Facing N



Figure 6

Sign on SW 37th Terr Rd & Marion Oaks Manor, Facing N



Figure 7

Sign on SW 34th Ct Rd & SW 153rd Pl Rd, Facing N



Figure 8

Sign on SW 34th Ct Rd & SW 153rd Pl Rd, Facing N



Figure 9

Sign on SW 34th Ct Rd & SW 153rd Pl Rd, Facing S



Figure 10

Sign on SW 37th Terr, Facing S

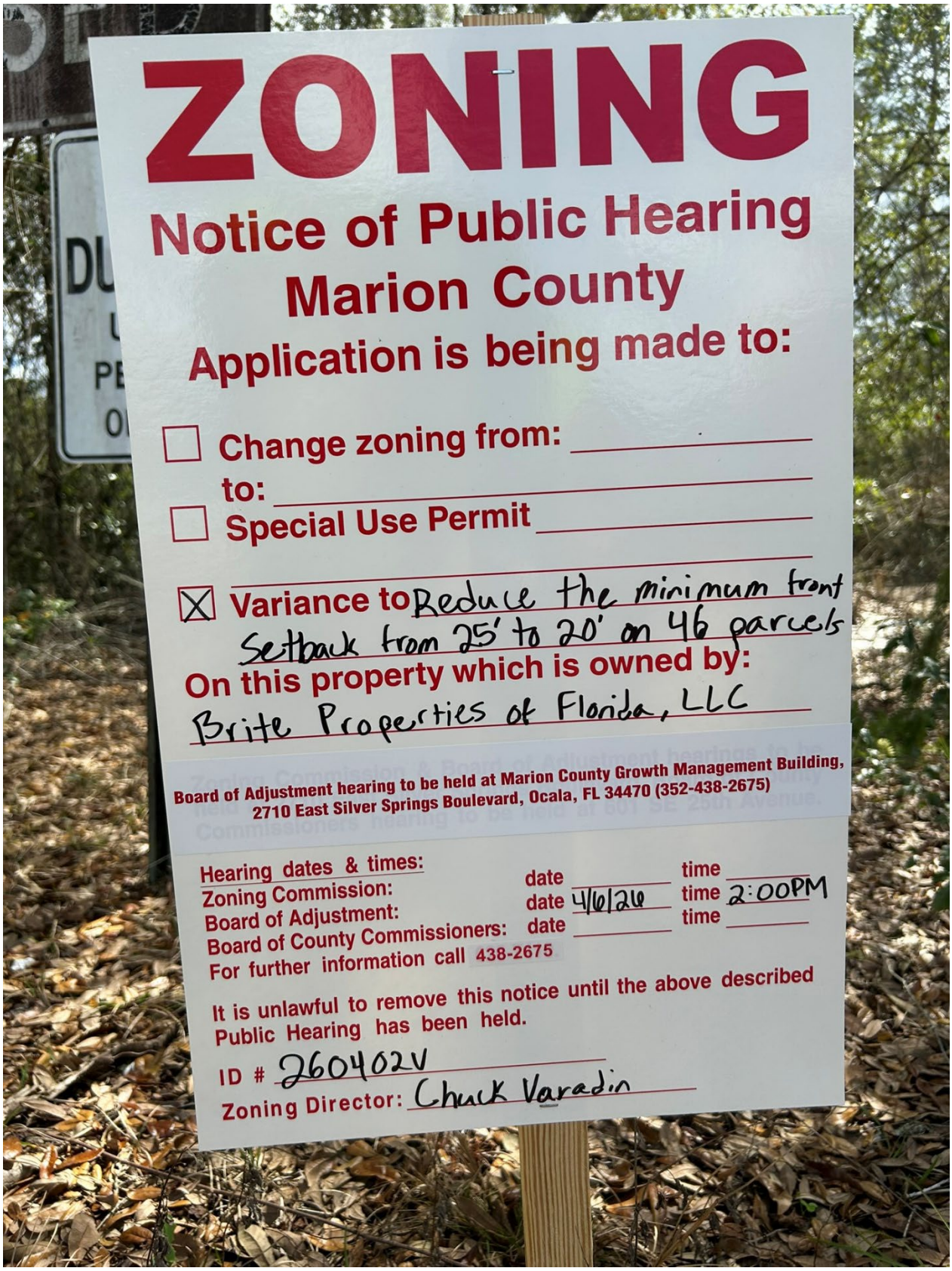


Figure 11

Sign on SW 37th Terr, Facing S



Figure 12

Sign on SW 37th Terr, Facing N



The variance request applies to, and the applicant intends to use, the following Marion County Parcel Identification Numbers ("PIDs") as the subject parcels (collectively, the "Subject Property"). The following Subject Property has no address assigned:

8002-0073-01
8002-0084-01
8002-0087-01
8002-0091-01
8002-0092-01
8002-0095-01
8002-0084-13
8002-0072-01
8002-0074-01
8002-0076-02
8002-0076-03
8002-0076-04
8002-0078-01
8002-0079-01
8002-0079-16
8002-0084-09
8002-0084-10
8002-0084-11
8002-0084-12
8002-0084-14
8002-0084-15
8002-0085-01
8002-0086-01
8002-0088-01
8002-0088-02
8002-0088-03
8002-0088-04
8002-0088-05
8002-0088-06
8002-0088-07
8002-0088-08
8002-0088-09
8002-0089-01
8002-0090-01
8002-0092-23
8002-0094-01
8002-0095-16
8002-0083-12
8002-0083-13
8002-0083-14
8002-0083-15
8002-0083-16
8002-0083-17
8002-0083-18
8002-0083-19
8002-0083-20

Marion County

Board of Adjustment

Agenda Item

File No.: 2026-22735 **Agenda Date:** 5/4/2026 **Agenda No.:** 2.3.

SUBJECT:
260501V - Vickie Sue Rudasil and Paula Rudasil, Request a **Variance**, to Reduce the (Side) Setback from 8’ to 2’ 9” for an Existing RV Carport in a Mixed Residential (R-4) Zone, on Parcel Number 00359-005-01, Site Address 16825 NE 243rd Place Road, Fort McCoy, FL 32134

DESCRIPTION/BACKGROUND:
I.P.C. Services, Inc., on behalf of Vickie and Paula Rudasil, filed for a variance from Section 4.2 of the Marion County Land Development Code (LDC) to reduce the required side setbacks for detached accessory structures from eight (8) feet to two (2) feet, nine 9) inches. The subject property is located at 16825 NE 243rd Place Road, Fort McCoy, FL. The Parcel Identification Number for the subject property is 00359-005-01. Located within the unrecorded Forest Improvement Co. subdivision, the legal descriptions are provided within the submitted deed (see Attachment A). The variance request is in response to Zoning comments related to Permit No. 2025072673 and Code Case No. 879367, filed for an existing RV carport built without permits.

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

BOA Date	5/4/2026
Case Number	260501V
EPL Number	Z Variance-000364-2026
Type of Case	**Variance** to reduce side setback from 8' to 2'9" for existing RV carport
Owner	Vickie & Paula Rudasil
Applicant	I.P.C. Services, Inc.
Street Address/Site Location	16825 NE 243rd Place Road, Fort McCoy, FL 32134
Parcel Number(s)	00359-005-01
Property Size	±1.21 AC
Future Land Use	Rural Land (RL)
Zoning Classification	Mixed Residential (R-4)
Overlays Zones/Special Areas	Ocklawaha River Environmentally Sensitive Overlay Zone (ESOZ) & Secondary Springs Protection Zone (SSPZ)
Project Planner	Jared Rivera-Cayetano
Related Cases	Permit No. 2025072673 – RV Carport on Concrete; Permit Extension No. EXTENSION-26-01-0594; Code Case No. 879367 – RV Carport without Permit

I. ITEM SUMMARY

I.P.C. Services, Inc., on behalf of Vickie and Paula Rudasil, filed for a variance from Section 4.2 of the Marion County Land Development Code (LDC) to reduce the required side setbacks for detached accessory structures from eight (8) feet to two (2) feet, nine 9) inches. The subject property is located at 16825 NE 243rd Place Road, Fort McCoy, FL. The Parcel Identification Number for the subject property is 00359-005-01. Located within the unrecorded Forest Improvement Co. subdivision, the legal descriptions are provided within the submitted deed (see Attachment A). The variance request is in response to Zoning comments related to Permit No. 2025072673 and Code Case No. 879367, filed for an existing RV carport built without permits.

Figure 1, below, is a general location aerial displaying existing site conditions, while Figure 2 (and Attachment A) provides the submitted site plan for the existing RV carport, approximately 760 square feet (SF) in size. The Marion County Land Development Code (LDC) specifically requires accessory structures in Mixed Residential (R-4) zoning to meet eight (8) foot side and rear setbacks, with the rear side considered to be adjacent to NE 243rd Place Road as a property directly adjacent to Ocklawaha Lake/River). The existing RV carport is approximately 440 feet from the southeastern corner of the subject property and two (2) feet, nine (9) inches from the eastern side of the subject property.

Figure 1
General Location Map

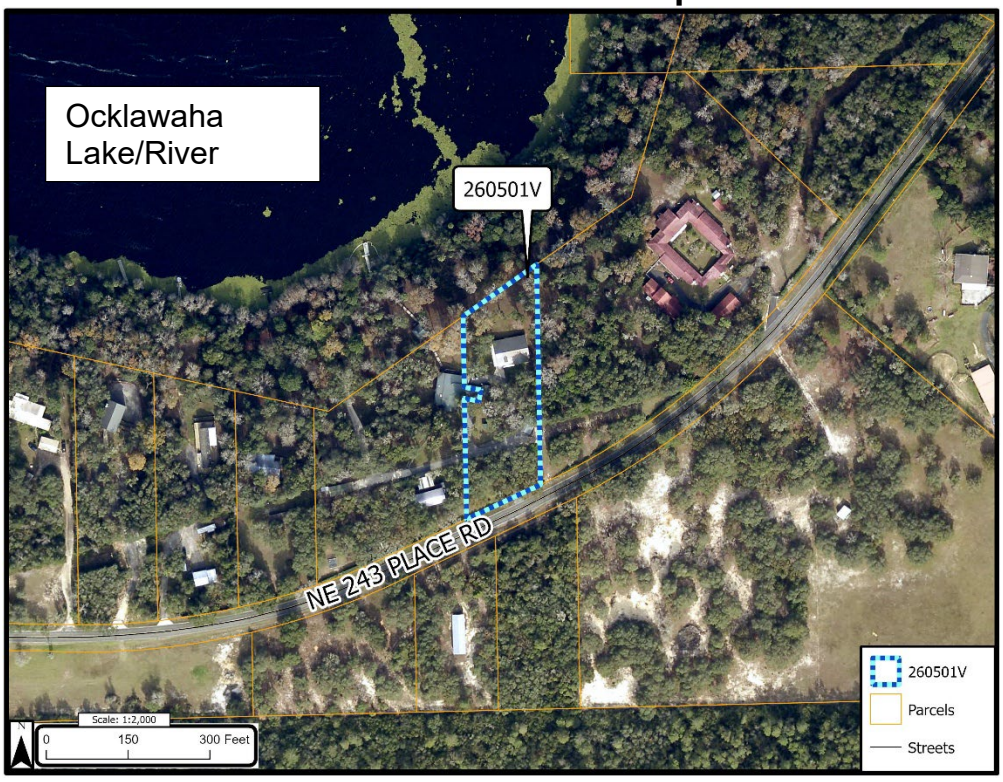
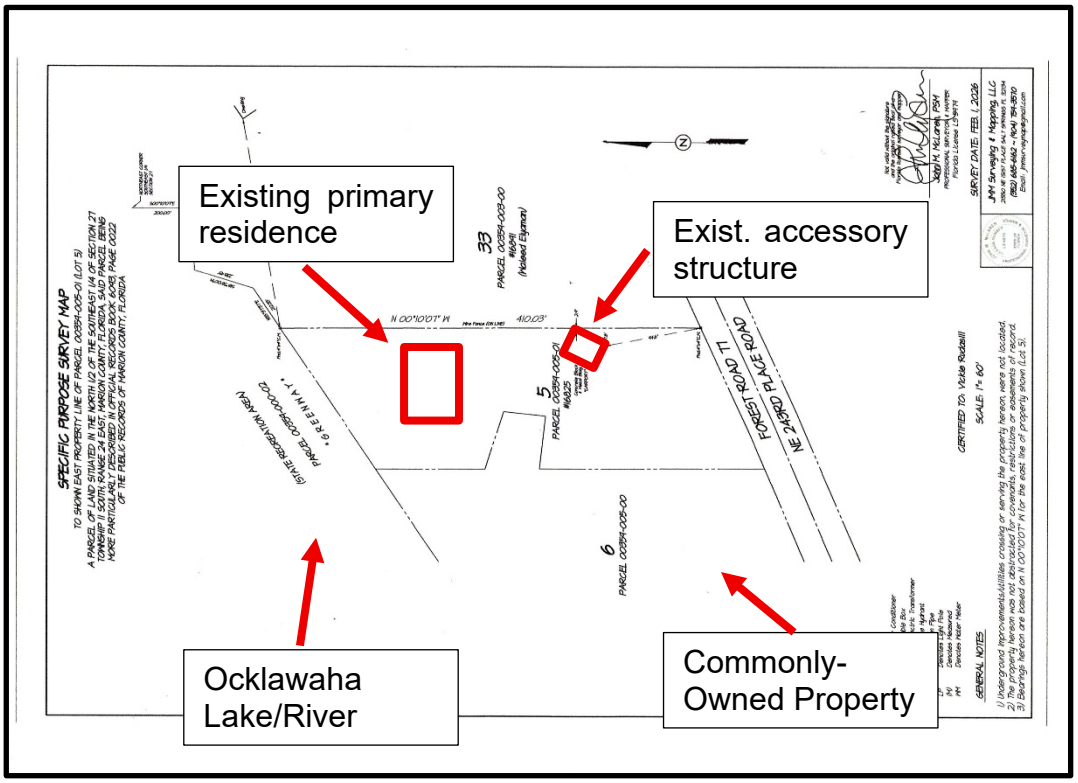


Figure 2
Submitted Site Plan



II. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.9.3., notice of public hearing was mailed to all property owners (6 owners) within 300 feet of the subject property on April 17, 2026, public notice was posted on the subject property on April 17, 2026, and public notice was published through the Marion County website on April 20, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, one (1) letter of support, included with the application package, has been received.

III. PROPERTY CHARACTERISTICS

The subject property is approximately 1.21 acres in size, with a Mixed Residential (R-4) zoning and a Rural Land (RL) Future Land Use (FLU) designation. The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The subject property is directly adjacent to Ocklawaha Lake/River and is thus within the Ocklawaha Lake/River Environmentallly Sensitive Overlay Zone (ESOZ). The subject property is located within the unrecorded Forest Improvement Co. subdivision. Consistent with LDC Section 2.9.3.B., a site visit was conducted by Growth Services Department staff on April 7, 2026.

Staff found that the subject property currently contains one (1) primary single-family residence, more than 200 feet from NE 243rd Place Road. The RV carport is located towards the southeast of the residence, adjacent to wire fencing shared with PID 00359-003-00 to the east. The RV carport is approximately 760 square feet (SF) in size. The site contains a paved driveway that is shared with PID 00359-005-00 to the west of the subject property (currently under common ownership), which contains a separate single-family residence approximately forty (40) feet from the subject property residence. Staff observed a continuous row of shrubs along NE 243rd Place Road. The site contains several trees and accessory structures to the front, side, and rear of the single-family residence(s). Site photos are attached to this report (see Attachment B).

According to the Marion County Property Appraiser (MCPA), the primary single-family residence was constructed in 2006, with the accessory structure built prior to 2008 according to County records. County records (see Attachment D) indicate that the subject property was originally combined with PID 00359-005-00 to the west to form a larger 3.59-acre parcel. MCPA records indicate subject property was subsequently separated from the 3.59-acre parcel in 2006 based on original lot boundaries in the unrecorded Forest Improvements Co. subdivision (see Attachment E), followed by a boundary adjustment to locate an existing residence within the commonly-owned property to the west.

The subject property owner has verbally confirmed that additional boundary adjustments have been attempted with the owners of PID 00359-003-00 to the east in order to allow the existing RV carport to meet side setback requirements; such attempts have not been successful and have prompted the subject property owner to request a variance to side setback requirements.

IV. REQUEST STATEMENT

The waterfront side is considered the front of the subject property for setback and accessory structure placement purposes. LDC Section 4.2.6 requires that accessory structures in residentially-zoned properties be located in the rear or side yards (i.e. towards the front of the single-family residence). The applicant requests a variance from LDC Section 4.2 to reduce the side setback from eight (8) feet to two (2) feet, nine (9) inches for an RV carport in R-4 zoning.

V. ANALYSIS

LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. Staff's analysis of compliance with those criteria are provided below.

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Analysis: The applicant states, "I am requesting a 2' 9'' (two feet/nine inch) reduction in the side setback for an existing RV carport. The need for the variance

is due to the unique shape of the property/existing driveway. In particular the entering/exiting maneuverability of an RV on the property."

According to the Marion County Property Appraiser (MCPA), the primary single-family residence was constructed in 2006, with the RV carport built prior to 2008 and without building permits according to County records. Upon the permitting process in 2022, the existing RV carport was determined to not meet setback requirements.

Staff notes that, if this variance request is not granted, the subject property owner will need to either move or demolish the existing RV carport. Staff notes that the primary single-family residence is more than 200 feet from NE 243rd Place Road and could potentially be developed with several additional accessory structures meeting minimum rear and side setback requirements.

B. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant states, "This hardship is not of my own making., but rather the direct result of previous owner years ago.I simply want to make sure that the structure (that was built without permit) is 100% safe and complies with all current building codes."

Staff has been provided a deed for the current subject property owners, Vicki and Paula Rudasil, dated to 2022. A deed dated to 2014 includes Vicki Rudasil. According to County records, the existing RV carport was built prior to 2008 and without building permits. No permit application had been filed until Code Case No. 879367 was opened in 2022.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: The applicant states, "The structure is well kept and utilized. I have also already had an engineer and general contractor inspect the structure for any current building code violations. My goal has always been to make sure that it is compliant with today's local building requirements. The reason for this variance request is to be able to obtain the necessary building permit so that everything is inspected and correct, The engineer has already provided plans and necessary corrections, which were very minor and the fixes have already been completed. I would just like the variance approval so that I can finish my permitting process and have everything complete and 100% safe and compliant."

Staff notes that the primary single-family residence is more than 200 feet from NE 243rd Place Road and could potentially be developed with several additional accessory structures meeting minimum rear and side setback requirements. Furthermore, in the case of R-4 properties less than one (1) acre in size, Staff

notes that LDC Section 4.3.27 does provide setback exemptions for accessory structures less than 144 square feet, on properties where streets or right-of-ways are not adjacent to rear or side property lines, and when a non-objection letter from the affected property owner is provided. Given the size of the existing RV carport and subject property size, Staff concludes that this variance may be irregular.

D. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building or structure.

Analysis: The applicant states, "I am asking for the minimum setback variance required to allow for reasonable use of the structure. It is only one corner of the RV carport that is encroaching into the 8 ft setback. You can see on the submitted current site plan that most of the structure is more than 10' from the property line. (the RV carport is sitting at a bit of an angle to make access in and out of it safer)"

The subject property owner is requesting a variance from side setback requirements to allow an existing RV carport to remain on-site. Staff notes that, if this variance request is not granted, the subject property owner will need to either move or demolish the existing RV carport. Staff notes that the primary single-family residence is more than 200 feet from NE 243rd Place Road and may thus be developed with other accessory structures, provided that rear and side setback requirements be met.

E. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Analysis: The applicant states, "The RV carport is a well build structure and is utilized on a regular basis. I am simply requesting that I be allowed to inspect/permit and comply with all the local building codes and be granted the minimum distance necessary to leave the structure in place. Without variance approval safety becomes my main concern particularly with the lot and driveway design."

Staff notes that accessory structures in residentially zoned properties would ordinarily be required to undergo County permitting processes and would need to meet minimum side and rear setbacks, consistent with LDC standards. Upon the permitting process in 2022, the existing RV carport was determined to not meet setback requirements, with the accessory structure/subject property not eligible for setback exemption provisions as indicated in LDC Sec. 4.3.27. The subject property owner is therefore requesting a variance from side setback requirements to allow an existing RV carport to remain on-site.

Staff finds that granting a variance is a privilege, with each variance intended to be based on its own special circumstances. Regardless of whether the Board grants or does not grant this variance request, the decision should not create a precedence for the surrounding area or other cases related to side setback variance requests.

F. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: The applicant states, “The approved variance will in no way hurt the neighbor by blocking any views or impact his safety in anyway. In fact he has provided a signed letter to the committee stating that he has no objection to the approval of this request, and that he believe that leaving the existing structure is in no way a detriment to his property. You can also see that in submitted photos his home is located several hundred feet away and isn’t visible to each other,”

Staff notes that upon the time that impervious surface coverage is equal to, or exceeds, 9,000 square feet (SF) or 35% of the lot area, the subject property owner will need submit a Major Site Plan and/or undergo stormwater compliance processes. Furthermore, Staff has been provided with a non-objection letter from the property owner of PID 00359-005-00 to the west of the subject property (see Attachment H). Staff has therefore determined this request would not be injurious to the neighborhood or detrimental to the public welfare.

VI. BOARD OF ADJUSTMENTS ACTION

To be determined. Scheduled for May 4, 2026 at 2:00 PM.

VII. LIST OF ATTACHMENTS

A. Application Package
B. Site Photos
C. LDC Article 4, Residential Accessory Structure Standards
D. Property Appraiser Map 316B-4
E. Forest Improvement Co. Subdivision (UNR-47)
F. Permit No. 2025072673
G. Code Case No. 879367
H. Non-Objection Letter (PID 00359-005-00)

Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

(Reduce Side setbacks requirements for existing RV carport from 8' to 2'9")

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: Keep existing RV carport

Parcel Account Number(s): 00359-005-01

Property/Site Address: 16825 NE 243rd Place Rd, Ft McCoy, FL 32134

Property Dimensions: 140' X 375'

Total Acreage: 1.21 **Zoning Classification:** R4 **Current Use(s):** R4

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners and/or Applicants/Agents, please use additional pages.

Property Owner Name (print)	**Applicant or Agent Name (print)**
Vickie Sue Rudasil & Paula Rudasil Porter	IPC Services Inc
Mailing Address	**Mailing Address**
16825 NE 243rd Place Rd,	3445 NE 24th Street
City, State, Zip	**City, State, Zip**
Ft McCoy, FL 32134	Ocala, FL 34470
Phone Number (include area code)	**Phone Number (include area code)**
305.469.9669	352.732.8566
E-Mail Address	**E-Mail Address**
carangil@bellsouth.net	build@ipcs.cc
Signature* Vickie Sue Rudasil Paula Rudasil Porter	***Signature**** A. Houck
Printed Name and Title of Authorized Signer (for corporate, trust & other entities)	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)**
Vickie Sue Rudasil & Paula Rudasil Porter	Amanda Houck

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY		
Section(s) of Code request variance from:		
Project No.:	*Application Request No.:*	*Code Case No.:*
Rcvd by:	*Rcvd Date: / / Time:*	*PZ Case No.:*

Please note: The Variance Permit will not become effective until after a final decision is made by the Marion County Board of Adjustment and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Variance Application
Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

Variance applications are complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. ☑ A signed and complete application form accompanied by payment of the application fee.
   a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card[1]. Make checks payable to: Marion County Board of County Commissioners.**
   b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☑ A copy of the most recent **recorded deed** conveying the property to the current owner.
   a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. ☑ A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
4. ☑ A proposed Site Plan, at a minimum, including:
   a. Required setbacks and proposed setbacks
   b. Location of proposed structures
5. ☑ A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
6. ☑ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

[1] Payments using a credit card are subject to a surcharge service fee.

Written Petition for Variance

A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless the written petition for a variance submitted demonstrates all six criteria per Land Development Code (LDC) Sec. 2.9.2. Provide your responses in the space following each statement. Use complete sentences to fully explain and justify your hardship:

A. LDC Sec. 2.9.2.C.(1) - Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

I am requesting a 2' 9" (two feet/nine inch) reduction in the side setback for an exiting RV carport. The need for the variance is due to the unique shape of the property/existing driveway. In particular the entering/exiting maneuverability of an RV on the property.

B. LDC Sec. 2.9.2.C.(2) - The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

This hardship is not of my own making., but rather the direct result of previous owner years ago.I simply want to make sure that the structure (that was built without a permit) is 100% safe and complies with all current building codes.

C. LDC Sec. 2.9.2.C.(3) - Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

The structure is well kept and utilized. I have also already had an engineer and general contractor inspect the structure for any current building code violations. My goal has always been to make sure that it is compliant with today's local building requirements. The reason for this variance request is to be able to obtain the necessary building permit so that everything is inspected and correct. The engineer has already provided plans and necessary corrections, which were very minor and the fixes have already been completed. I would just like the variance approval so that I can finish my permitting process and have everything complete and 100% safe and compliant.

D. LDC Sec. 2.9.2.C.(4) - The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

I am asking for the minimum setback variance required to allow for reasonable use of the structure. It is only one corner of the RV carport that is encroaching into the 8 ft setback. You can see on the submitted current site plan that most of the structure is more than 10' from the property line. (the RV carport is sitting at a bit of an angle to make access in and out of it safer)

E. LDC Sec. 2.9.2.C.(5) - Granting the Variance requested will not confer on the applica any special privilege that is denied by these regulations to other lands, buildings or structures the same zoning classification and land use area.

Applicant's justification:

The RV carport is a well build structure and is utilized on a regular basis. I am simply requesting that I be allowed to inspect/permit and comply with all the local building codes and be granted th minimum distance necessary to leave the structure in place. Without the variance approval safety becomes my main concern particularly with the lot and driveway design.

F. LDC Sec. 2.9.2.C.(6) - The granting of the Variance will not be injurious to the neighborhoo or otherwise detrimental to the public welfare.

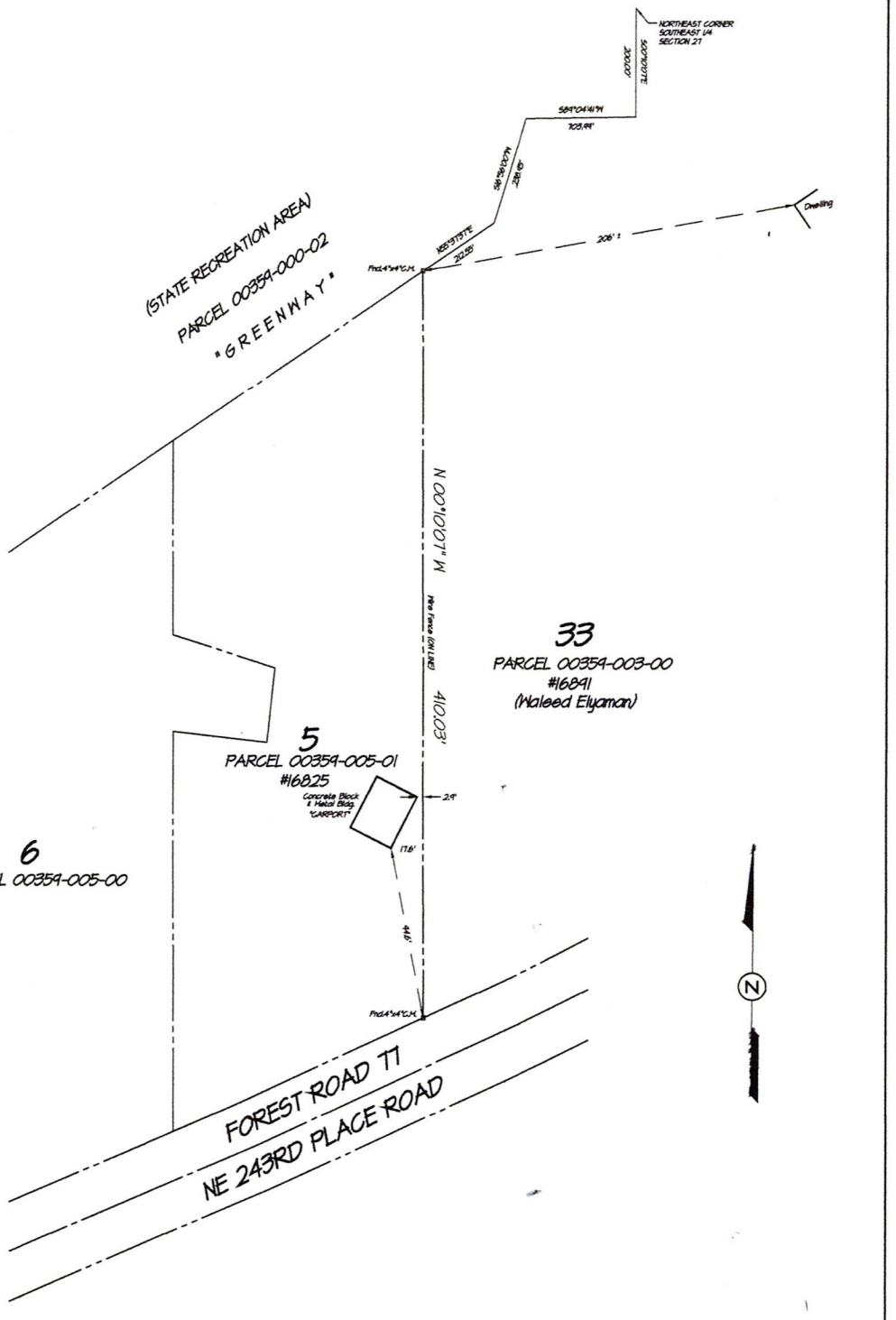
Applicant's justification:

The approved variance will in no way hurt the neighbor by blocking any views or impact his safety in anyway. In fact he has provided a signed letter to the committee stating that he has objection to the approval of this request, and that he believes that leaving the existing structure is in no way a detriment to his property. You can also see that in submitted photos h home is located several hundred feet away and isn't visible to each other,

SPECIFIC PURPOSE SURVEY MAP

TO SHOWN EAST PROPERTY LINE OF PARCEL 00354-005-01 (LOT 5)

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 TOWNSHIP 11 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 6093, PAGE 0022 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA



AC	Denotes Air Conditioner
CB	Denotes Cable Box
ET	Denotes Electric Transformer
FH	Denotes Fire Hydrant
I.P.	Denotes Iron Pipe
LP	Denotes Light Pole
(M)	Denotes Measured
WM	Denotes Water Meter

CERTIFIED TO: Vickie Rudasill

SCALE: 1"= 60'

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

John M. McLaren, PSM
PROFESSIONAL SURVEYOR & MAPPER
Florida License LS 5979

SURVEY DATE: FEB. 1, 2026

GENERAL NOTES

1) Underground Improvements/utilities crossing or serving the property hereon, were not located.
2) The property hereon was not abstracted for covenants, restrictions or easements of record.
3) Bearings hereon are based on N 00°10'07" W for the east line of property shown (Lot 5).

JMM Surveying & Mapping, LLC
21550 NE 151ST PLACE SALT SPRINGS FL 32134
(352) 685-6162 ~ (904) 754-3570
Email: jmmsurveymaps@gmail.com

Sunrayer



16825 N.E. 243rd PL Rd.
Fort McCoy FL
(EXISTING RV CARPORT)

16891
N.E. 243rd PL. Rd
Fort McCoy FL
(MR. ELyaman's Residence)

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/10/2023 12:09:09 PM
FILE #: 2023130673 OR BK 8165 PGS 730-734
REC FEES: $44.00 INDEX FEES: $0.00
DDS: $0.70 MDS: $0 INT: $0

Prepared By:
30 Minute Legal Documents
4800 East Silver Springs BLVD
Ocala, Florida
34470

After Recording Return To:
Vickie Sue Rudasill
16825 NE 243rd PL RD
Ft.McCoy, Florida, , Florida
32134

Tax Parcel ID Number: _____

Space Above the Line Intentionally Left Blank for Recorder's Use

---

QUIT CLAIM DEED

State of Florida

Marion County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to the "Grantor(s)" known as:

Vickie Sue Rudasill, a single individual, residing at 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134.

Paula Rudasill Porter, a married individual, residing at 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby remises, releases and quitclaims unto:

Vicki Sue Rudasill, a single individual, residing at 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134

Paula Rudasill Porter, a married individual, residing at 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134

(hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida, to-wit:

See attached Parcel "B" & Parcel "C"

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has executed this Deed as of .

Grantor's Signature Vickie Sue Rudasill 9/22/23 Date
Print Name: Vickie Sue Rudasill
Address: 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134

Grantor's Signature Paula Rudasill Porter Date
Print Name: Paula Rudasill Porter
Address: 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134

La Rue Gutshall Date 9/22/23
Witness's Signature

LaRue Gutshall
Name of Witness

16825 NE 243 PL Rd Fort McCoy, Fl 32134
Street Address

Louise B Snow Date 9/22/23
Witness's Signature

Louise B. Snow
Name of Witness

16525 NE 243 PL Rd, Ft McCoy, FL
Street Address

NOTARY ACKNOWLEDGMENT

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of Sept, 2023, by VicKiesue Rudasill And Paula Rudasill Porter who is personally known to me or who has produced _____ as identification.

JoAnne Denmark Peagler (SEAL)
Notary Signature

JoAnne Denmark Peagler
Notary Printed Name

Notary Title / Rank: Fla Notary

JoAnne Denmark Peagler
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG974456
Expires 4/1/2024

Notary Serial Number (If Any): GG 974456

PARCEL "B"

A parcel of land situated in the North 1/2 of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East, Marion County, Florida, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East; thence South 00 degrees l0 minutes 07 seconds East, along the East boundary of said Southeast ¼, a distance of 200.00 feet; thence South 89 degrees 04 minutes 4l seconds West, parallel to the North boundary of said Southeast ¼, a distance of 703.99 feet to a intersection with the Southeasterly taking line of the Cross Florida Barge Canal; thence South 16 degrees 56 minutes 00 seconds West along said taking line, a distance of 238.95 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 212.55 feet; thence South 00 degrees 10 minutes 07 seconds East, 280.96 feet to the Point of Beginning; thence continue South 00 degrees 10 minutes 07 seconds East, 19.48 feet; thence North 27 degrees 03 minutes 29 seconds East, 17.32 feet; thence North 62 degrees 56 minutes 31 seconds West, 8.91 feet to the Point of Beginning.
Containing 77 square feet, in area

PARCEL "C"

A parcel of land situated in the North 1/2 of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East, Marion County, Florida, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East; thence South 00 degrees l0 minutes 07 seconds East, along the East boundary of said Southeast ¼, a distance of 200.00 feet; thence South 89 degrees 04 minutes 4l seconds West, parallel to the North boundary of said Southeast ¼, a distance of 703.99 feet to a intersection with the Southeasterly taking line of the Cross Florida Barge Canal; thence South 16 degrees 56 minutes 00 seconds West along said taking line, a distance of 238.95 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 212.55 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 165.21 feet; thence South 00 degrees 10 minutes 07 seconds East, 106.63 feet to the Point of Beginning; thence continue South 00 degrees 10 minutes 07 seconds East, 52.77 feet; thence South 83 degrees 35 minutes 43 seconds East, 51.46 feet; thence North 06 degrees 24 minutes 17 seconds East, 40.50 feet; thence North 71 degrees 52 minutes 43 seconds West, 58.72 feet to the Point of Beginning.

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

00359-005-01

GOOGLE Street View

Prime Key: 3459687 MAP IT+ Current as of 2/12/2026

Property Information

RUDASIL VICKI SUE
PORTER PAULA RUDASIL
16825 NE 243RD PLACE RD
FORT MCCOY FL 32134-3870

Taxes / Assessments:
Map ID: 316
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 01
Acres: 1.21

Situs: 16825 NE 243RD PLACE RD
FORT MCCOY

2025 Certified Value

Land Just Value	$56,628
Buildings	$285,409
Miscellaneous	$4,686
Total Just Value	$346,723
Total Assessed Value	$234,209
Exemptions	($50,722)
Total Taxable	$183,487
School Taxable	$209,209

Impact
Ex Codes: 01 38
($112,514)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$56,628	$285,409	$4,686	$346,723	$234,209	$50,722	$183,487
2024	$56,628	$300,677	$5,118	$362,423	$227,608	$50,000	$177,608
2023	$47,190	$278,187	$4,913	$330,290	$220,979	$50,000	$170,979

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8165/0730	09/2023	05 QUIT CLAIM	0	U	I	$100
7901/0939	10/2022	05 QUIT CLAIM	8 ALLOCATED	U	I	$100
UNRE/INST	09/2022	71 DTH CER	0	U	I	$100
6093/0022	08/2014	07 WARRANTY	8 ALLOCATED	Q	I	$435,000

Property Description

SEC 27 TWP 11 RGE 24
PLAT BOOK UNR PAGE 047
FOREST IMPROVEMENT CO
A PT OF LOT 5 BEING MORE FULLY DESC AS FOLLOWS:
COM AT THE NE COR OF SE 1/4 OF SEC 27 TH S 00-10-07 E 200
FT TH S 89-04-41 W 703.99 FT TH S 16-56-00 W 238.95 FT TH

S 55-37-37 W 212.55 FT TO THE POB TH CONT S 55-37-37 E
165.20 FT TH S 00-10-07 E 130.25 FT TH S 80-54-46 E 30.59
FT TH S 09-05-14 W 20.50 FT TH N 80-54-46 W 27.25 FT TH
S 00-10-07 W 228.32 FT TH N 66-32-45 E 38.05 FT TH
N 65-06-15 E 111.95 FT TH N 00-10-07 W 410.03 FT TO THE POB

Parent Parcel: 00359-005-00

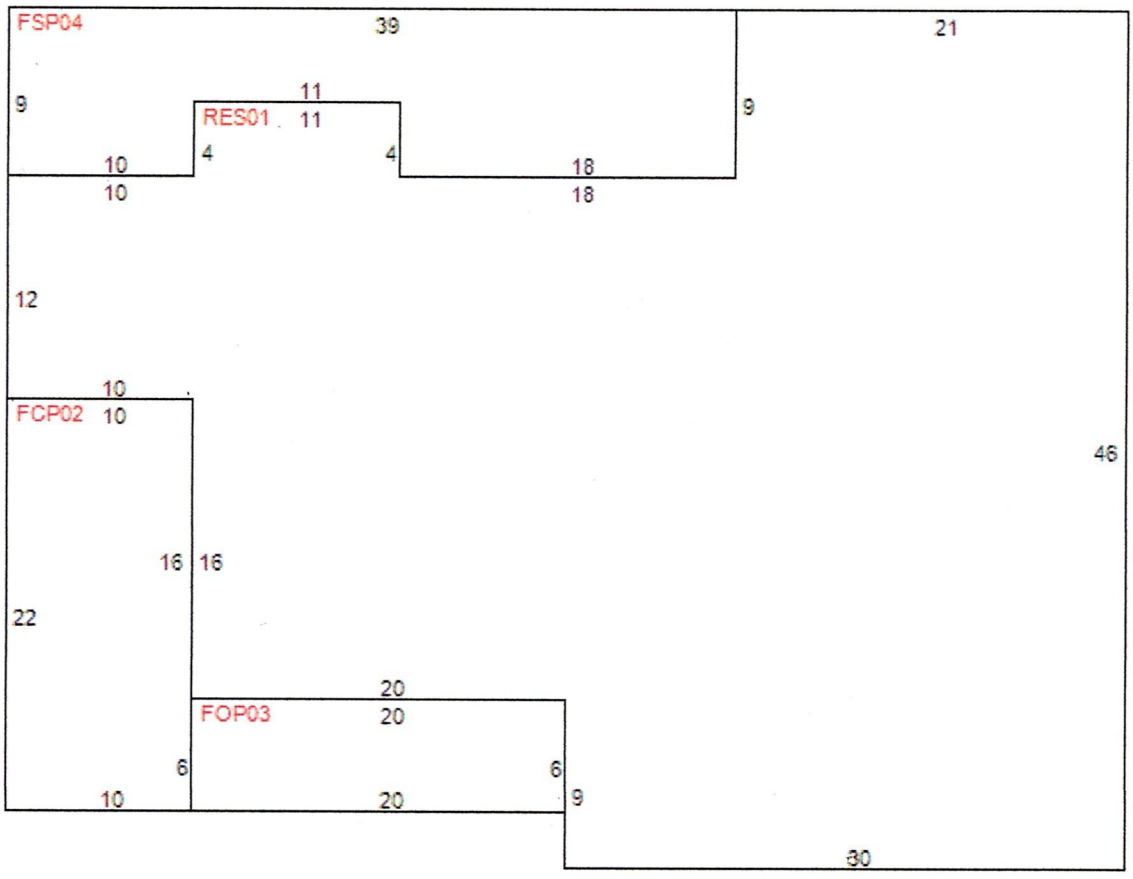
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	R4	1.21	AC						
9994		.0	.0	R4	1.00	UT						

Neighborhood 0880
Mkt: 3 70

Traverse

Building 1 of 1
RES01=R20D9R30U46L21D9L18U4L11D4L10D12R1
0D16.
FCP02=D6L10U22R10D16.
FOP03=R20D6L20U6.U28L10
FSP04=U9R39D9L18U4L11D4L10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	3 - 10-14 YRS
Condition	2
Quality Grade	600 - AVERAGE
Inspected on	5/6/2015 by 196

Year Built 2006
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 220

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0139	HARDEE BOARD	1.00	2006	N		0 %	0 %	2,023	2,023
FCP	0201	NO EXTERIOR	1.00	2006	N		0 %	0 %	220	220
FOP	0301	NO EXTERIOR	1.00	2006	N		0 %	0 %	120	120
FSP	0401	NO EXTERIOR	1.00	2006	N		0 %	0 %	307	307

Section: 1

Roof Style: 12 HIP
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0
Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths:
Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N

A/C: Y

0
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
159 PAV CONCRETE	414.00	SF	20	2006	3	0.0	0.0
144 PAVING ASPHALT	1,658.00	SF	5	2007	2	0.0	0.0
UDC CARPORT-UNFIN	576.00	SF	40	2007	1	24.0	24.0

Appraiser Notes

SHARES WELL WITH 00359-005-00 SAME OWNER
INTERIOR ESTIMATED

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MC00600	12/1/2005	8/1/2006	SFR

SITE PHOTOS

Growth Services staff conducted a site visit on April 7, 2026. An additional site visit was conducted on April 17, 2026. Consistent with LDC Section 2.9.3.B, one (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along NE 243rd Place Road



Figure 2.
Facing east along NE 243rd Place Road across subject property



Figure 3.
Facing west along NE 243rd Place Road across subject property



Figure 4.
View of subject property entrance from NE 243rd Place



Figure 5.
View of subject property entrance (close-up)



Figure 6.
View of existing RV carport



Figure 7.
Alternative view of existing RV carport



Figure 8.
View of fence adjacent to existing RV carport



Figure 9.
View of existing single-family residence on subject property



Figure 10.
View of single-family residence on PID 00359-005-00 to the west of subject property



Figure 11.
View of shared driveway and accessory structure in front of single-family residence(s)



Figure 12.
Alternative view of yard in front of subject property residence



Figure 13.
View of Ocklawaha Lake/River from subject property



Figure 14.
View of structure/pier on State-owned Ocklawaha Lake/River property from subject property



Sec. 4.2.6. - Requirements for all residential zoning classifications.

A. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks), and other general requirements specified for these zoning classifications.

B. These zoning classifications may apply for sites subject to the density exceptions provisions in Sec. 4.3.2.

C. General Requirements for all residential classifications:

(1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-family residential dwelling, irrespective of construction method shall be situated on the lot so that the external wall which, by design, is intended to be the front, generally faces a street adjoining the lot.

(a) This requirement shall not apply in either of the following situations:

1. The dwelling is located on a "flag" lot; or
2. The dwelling is setback at least 100 feet from the street right-of-way on an interior lot.

(b) Alternatively, relief to this requirement is subject to the following conditions:

1. Any dwelling which cannot practically be located on the subject lot in any other manner; and,
2. The dwelling shall have sufficient architectural treatment so that the end wall does not appear to be an end wall, including at a minimum an entry feature consisting of a porch and an entry door. All construction of the entry feature must meet the applicable construction codes for the dwelling unit type.

(2) Movable awnings, may not project over three feet into a required setback.

(3) No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding said easement.

(4) All setbacks shall be measured from the foundation or wall if no foundation is present; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two feet into the setback.

(5) See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building standards for properties within that zone.

(6) Residentially zoned parcels located on a waterbody that is not listed in Table 5.2.1 (ESOZ) of this code, Sec. 5.2.2.A. may declare the lakeside as the front yard in determining the placement of accessory structures, provided all setbacks are observed.

(7) Private building for housing dogs, cats or similar small domesticated pets.

(8)

Accessory structures shall be located in the rear or side yard provided required setbacks are observed; for properties one (1) acre or less, accessory structures require a minimum eight (8) feet rear and side yard setbacks consistent with the Section.

(9) Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.

(10) Outdoor ground and building lights shall not cast direct light on adjacent properties.

D. Requirements for keeping chickens in residential zoning classifications:

(1) Chicken shall mean a female of Gallus domesticus or a hen. Chicken shall not include the following:

(a) Any male chicken or rooster.

(b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.

(2) Number of chickens may not exceed six.

(3) Roosters are prohibited.

(4) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.

(5) Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must be located in the side or rear lot behind the principal structure.

(6) It shall be unlawful for any person to allow hens to run at large upon the streets, alleys, public or private rights-of-way or other public places, or upon the property of any other person.

(7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion of the coop or fenced pen area, from any adjacent residential principal structure or accessory that contains a residential unit.

(8) The coop and fenced pen area shall comply with all other zoning classification setback requirements.

(9) The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition, which could potentially cause a nuisance (i.e. the coop should be cleaned frequently).

(10) Stored feed must be secured in metal containers to prevent mice and other pests.

(11) No routine slaughtering of the hens is allowed on the subject site.

(12) Hens are to be kept for personal use of the residents of the site and no on-site retail sale of eggs, manure or hens shall occur.

E. Zoning lot and building standards shall conform to the standards outlined for each residential classification within the sections that follow.

F.

General requirements in RR-1 Zoning, RE Zoning and in any zoning classification permitted by special use: For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 square feet for the first horse and 6,000 square feet for each additional horse. The total number of horses shall not exceed four per acre, except foals, which may be kept until weaned.

G. Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger except in MH and PMH classifications.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)

Sec. 4.3.27. - Accessory structures.

Sheds, storage buildings, and detached carports, not exceeding 12' x 12' in size, may be exempted from side or rear setbacks subject to the following:

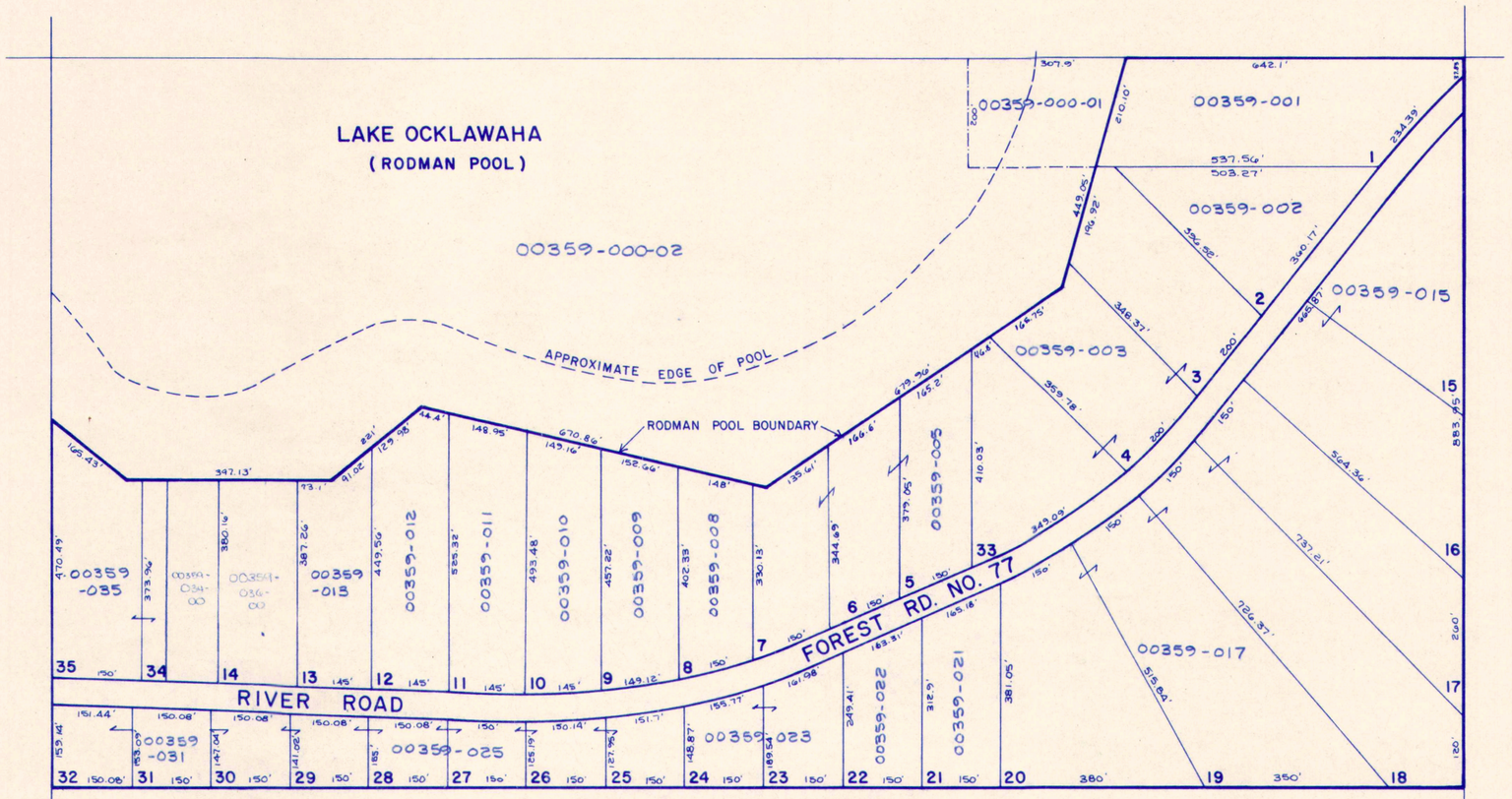
A. The adjacent property owner and subject property owner must provide a signed and notarized statement agreeing to the reduction in setback. A site plan indicating the proposed location of the structure, with setback dimensions, shall be included in the agreement. The agreement shall include statements from both parties acknowledging that placement of accessory structure less than required setbacks shall be equally recognized for both parties involved. This agreement must be submitted to the Growth Services Department prior to placement of structure.

B. Residentially-zoned properties, and agriculturally-zoned properties less than 1 (one) acre in size are eligible for this exemption. This exemption shall not apply, when streets or rights-of-way are adjacent to side or rear property lines.

C. No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding the said easement.

D. A principal structure must be located on subject property.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)



FOREST IMPROVEMENT
UNR. 47
00359-000-00

27 | 26
34 | 35

INFORMATION SHOWN HEREON IS FOR USE OF THE COUNTY APPRAISER'S OFFICE AND SHOULD NOT BE USED FOR A SURVEY OR LAND TRANSFER OF ANY TYPE.

N

MARION COUNTY, FL.

OFFICE OF PROPERTY APPRAISER

0 200 400 600
SCALE 1" = 200'

REVISED: MAR. 13, 1985 PK

RANGE 24
TOWNSHIP 11
SECTION 27
316 B-4
SHEET NO.

JRW-85

NJ0813

00359-000-00

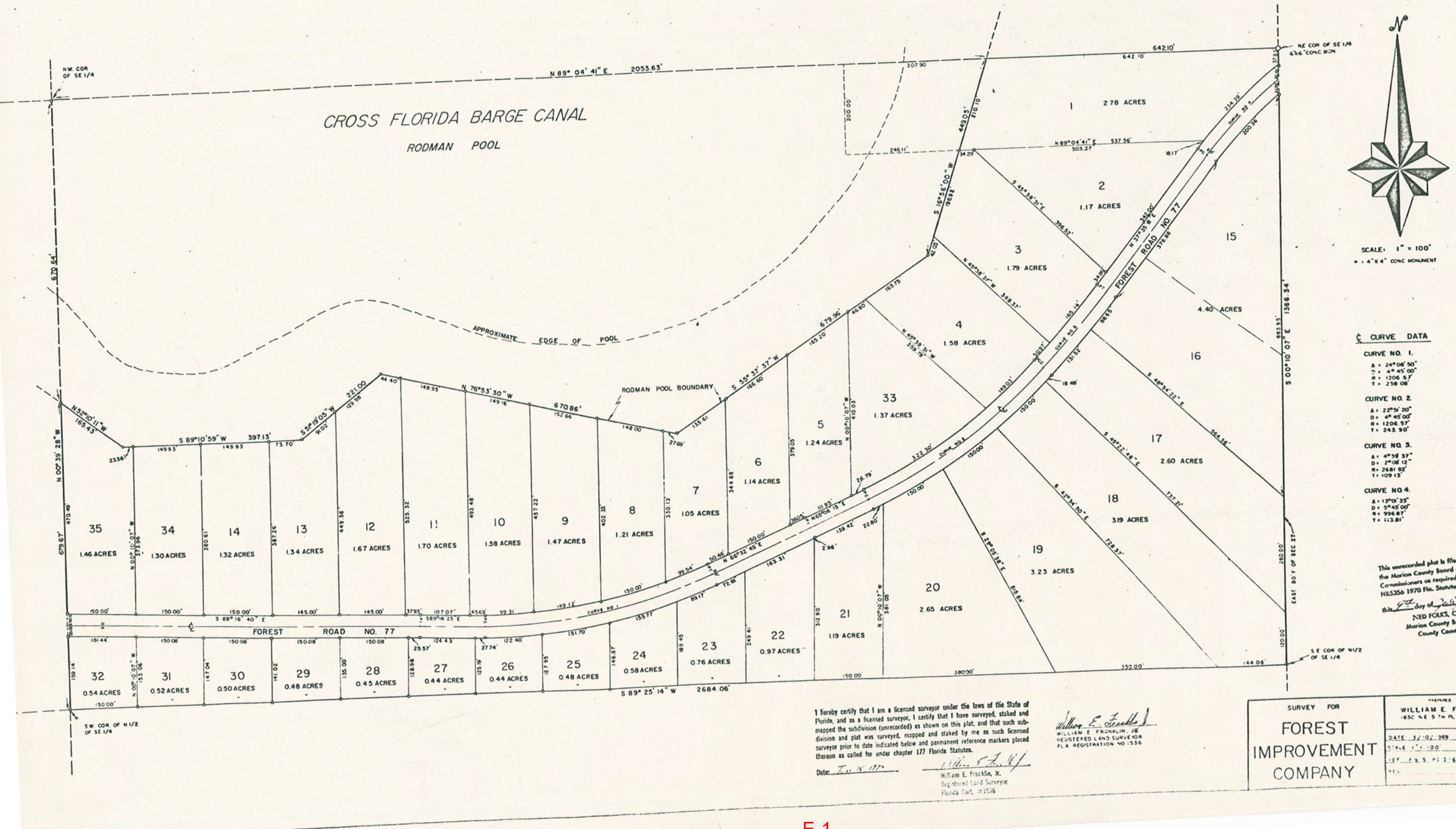
47

FOREST IMPROVEMENT CO.

THE N 1/2 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 24 EAST, EXCEPT THAT POPTION LYING WITHIN THE BOUNDARIES OF THE CROSS FLORIDA BARGE CANAL, RODMAN POOL AND FOREST ROAD NO. 77, ALL BEING IN MARION CO., FLORIDA.

This unrecorded plat is filed with the Marion County Board of County Commissioners as required by HB5356 1970 Fla. Statutes
this ____ day of NOV 24 1970, 19__
NED FOLKS, Chairman
Marion County Board of County Commissioners

Ned H. Folks



℄ CURVE DATA

CURVE NO. 1.
Δ = 24°08' 50"
D = 4° 45' 00"
R = 1206.57'
T = 258.08'

CURVE NO. 2.
Δ = 22°54' 20"
D = 4° 45' 00"
R = 1206.57'
T = 243.90'

CURVE NO. 3.
Δ = 4°39' 37"
D = 2° 08' 12"
R = 2681.92'
T = 109.13'

CURVE NO 4.
Δ = 13°01' 35"
D = 5° 45' 00"
R = 996.87'
T = 113.81'

This unrecorded plat is filed with the Marion County Board of County Commissioners as required by HB5356 1970 Fla. Statutes
this 5th day of July, 19 70
NED FOLKS, Chairman
Marion County Board of County Commissioners

I hereby certify that I am a licensed surveyor under the laws of the State of Florida, and as a licensed surveyor, I certify that I have surveyed, staked and mapped the subdivision (unrecorded) as shown on this plat, and that such subdivision and plat was surveyed, mapped and staked by me as such licensed surveyor prior to date indicated below and permanent reference markers placed thereon as called for under chapter 177 Florida Statutes.

Date: June 15 1970

William E. Franklin, Jr.
Registered Land Surveyor
Florida Cert. # 1536

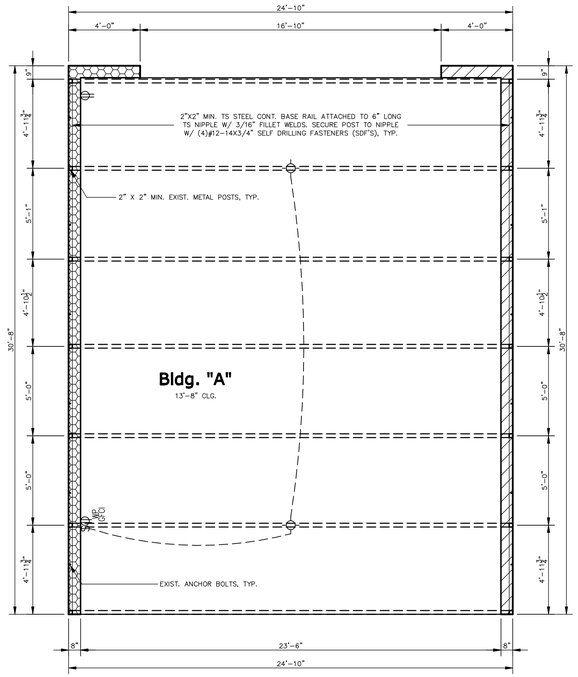
William E. Franklin, Jr.
WILLIAM E. FRANKLIN, JR.
REGISTERED LAND SURVEYOR
FLA REGISTRATION NO. 1536

SURVEY FOR
FOREST IMPROVEMENT COMPANY

PREPARED BY
WILLIAM E. FRANKLIN, JR.
1830 N.E. 5TH PL. OCALA, FLORIDA

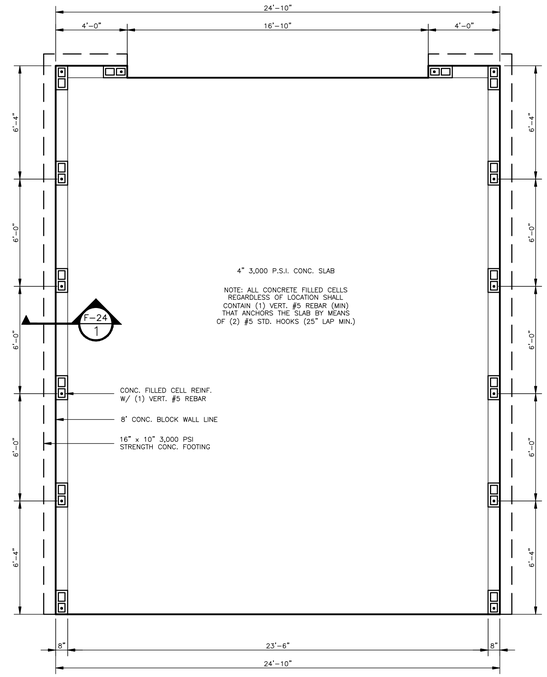
DATE: 3/02/69
SCALE 1" = 100'
SEC. 27 T. 11 S. R. 24 E.
BK. PG.
47

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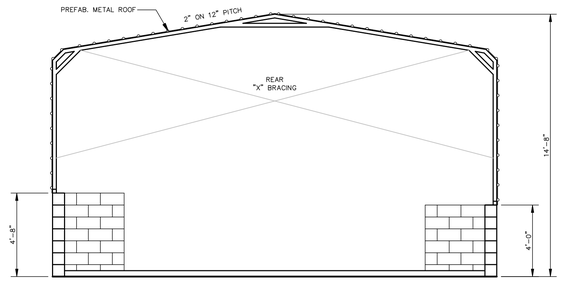
Floor/ Electrical Plan

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



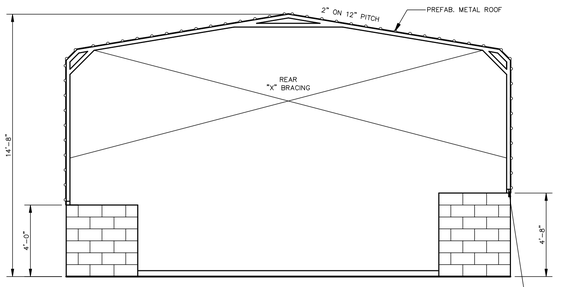
Foundation Plan

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



Front Elevation

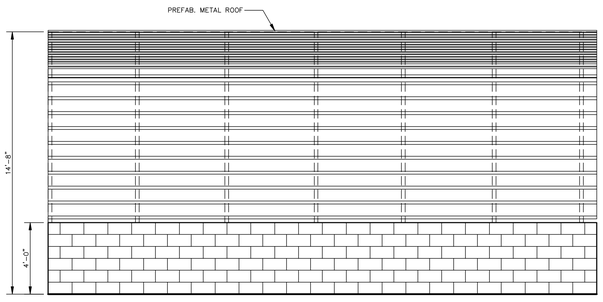
SCALE: 1/4" = 1'-0"



Rear Elevation

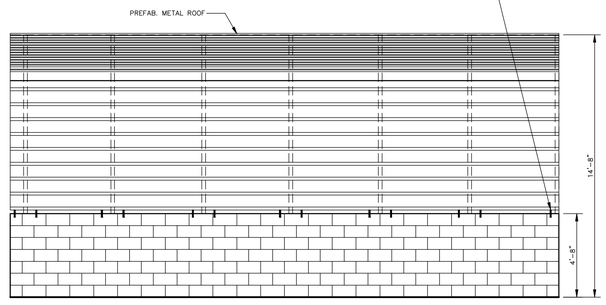
SCALE: 1/4" = 1'-0"

INSTALL 1/2" X 5" TAPCON REDHEAD LDT OR 1/2" X 5-1/2" MIN. EXPANSION ANCHOR WITHIN 6" OF EACH POST (ONE ON EACH SIDE OF POST; POSTS AT END ONLY REQUIRE ONE ANCHOR IF POST ON EDGE OF CONCRETE); SEE LOCATIONS BELOW IN LEFT ELEV.; DO NOT PLACE MORE THAN 1 ANCHOR IN A CELL



Right Side Elevation

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



Left Side Elevation

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

NOTE: ENGINEER APPROVAL FOR STRUCTURAL COMPONENTS ONLY

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO ENGINEERS NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
3. ALL CONCRETE SHALL HAVE A MINIMUM F'C=3,000 PSI AT 28 DAYS.
4. WELDED WIRE FABRIC (IF USED) SHALL CONFORM TO ASTM A 615/ A 615M-12 GRADE 60
5. FIBER REINFORCING SHALL CONFORM TO ENGINEER NOTES PER PLAN
6. ALL VERT. REINF. SHALL TIE INTO FOUNDATION STEEL BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.) & TIE INTO CONT. BOND BEAM BY MEANS OF (1) #5 STD. HOOK (25" LAP MIN.)
7. ALL #5 REINFORCING REBAR SHALL LAP 25" MIN.
8. ALL STD. REINFORCING STEEL 90° HOOKS SHALL EXTEND AT LEAST 12-BAR DIAMETERS BEYOND THE BEND EXTENSION (LEG) = 10" FOR NO. 5 BARS, 14" FOR NO. 7 BARS, & 12" FOR NO. #3 BARS
9. REINFORCING STEEL GRADE: 60 (FY=60,000 PSI). ASTM A615/A 615M-12
10. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FB=1,200 PSI. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
11. SEE FLOOR PLAN & FOUNDATION PAGES FOR CONNECTION & STRAPPING OF ALL LOAD BEARING WALLS
12. RESISTANCE STRAPPING MANUFACTURERS MAY BE INTERCHANGED IF SO DESIRED PROVIDING CAPABLE LOADS ARE MAINTAINED OR INCREASED

ELECTRICAL NOTES

1. ELECTRICAL PLAN SHALL COMPLY WITH NEC 2017 PER FBCR CHAPTER 34.
2. A COUPLING CANNOT BE PAST THE LAST STRAP OR ABOVE THE ROOF ON AN ELECTRICAL SERVICE RISER. NEC 225.17(B); E3604.5.2
3. UNDERGROUND SERVICE CONDUCTORS CAN NO LONGER BE INSTALLED IN CARFLEX (LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT) NEC 230.30(B); FBCR FAILED TO PICK THIS UP.
4. A GROUNDED CONDUCTOR (NEUTRAL) IS NOW REQUIRED AT SWITCH LOCATIONS. NEC 404.2(C) SEE EXCEPTIONS 1-7. E4001.15
5. PROVIDE SURGE PROTECTION DEVICE (SPD) TO SERVICE. THE SPD SHALL BE TYPE 1 OR TYPE 2 SPD (NFPA70-20 ARTICLE 230.67).
6. AN EMERGENCY DISCONNECT WILL BE ADDED TO SOURCE INTO THE PROPOSED ADDITION AS PER NEC 2020 (NFPA 70-20).

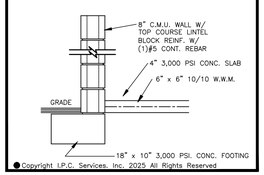
ELECTRICAL SPECS

1. ALL WIRE FROM METER THROUGHOUT THE HOUSE IS COPPER WHEN THE SERVICE IS BACK TO BACK. IN THE EVENT WRONG END SERVICE IS REQUIRED, THE ELECTRICIAN NEEDS TO PRICE OUT BOTH ALUM. AND COPPER AND THE OWNER WILL MAKE THE DECISION.
2. LOW VOLTAGE WIRING FOR IRRIGATION IS TO BE ROUGHED IN AT FRAMING STAGE LOW VOLTAGE WIRE TO BE SUPPLIED BY THE ELECTRICIAN IF APPLICABLE.
3. RECEPTACLES ON FRONT PORCHES NEED TO BE INSTALLED HORIZONTALLY AND JUST ABOVE FINISH FLOOR LEVEL.
10. JUNCTION BOXES WILL NOT BE INSTALLED ON THE FRONT OF ANY BUILDING FOR ANY REASON, ANY CONNECTIONS OUT OF THE FRONT, MUST BE SLABBED IN OR LOOPED AROUND FROM THE SIDE OF THE BUILDING FROM A JUNCTION BOX.
11. 2024 FBCR EC R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.

ELECTRICAL LEGEND

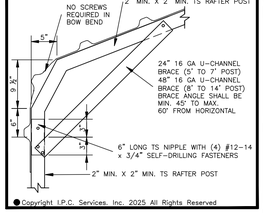
$	SINGLE POLE WALL SWITCH
WP GFCI	WATER PROOF RECEPTACLE
	WALL MOUNT FLOURESCENT LIGHT
	OVERHEAD LIGHT FIXTURE

F-24 FOOTING @ 8" CMU WALL



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R-1 BOW RAFTER/POST DETAIL



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RESERVED FOR BUILDING AUTHORITY

Engineer's Notes

ICC 600-2020, FBC 8TH EDITION (2023) & ASCE/SEI 7-22

DESIGN CRITERIA:
- EIGHTH EDITION F.B.C. RESIDENTIAL 2023
- ASCE 7-22
- 130 MPH WIND SPEED (Vult); 101 MPH (Vasd)
- WIND EXPOSURE "C"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R", GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED: R301.2(2) AND R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = ±0.18
- PARTIALLY ENCLOSED INTERNAL PRESSURE COEFFICIENT ±0.55

ENGINEER'S NOTES:

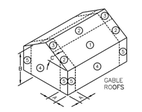
1. DESIGN WIND LOAD = 130 MPH (Vult)
2. ASSUMED SOIL BEARING CAPACITY 2,000PSF
3. LIVE LOADS:
   - 3.1. ROOF: 20PSF
   - 3.2. ATTICS WITHOUT STORAGE = 10PSF
   - 3.3. ATTICS WITH LIMITED STORAGE = 20PSF
   - 3.4. HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30PSF
   - 3.5. BALCONIES (EXTERIOR) AND DECKS = 40PSF
   - 3.6. SLEEPING ROOMS = 30PSF
   - 3.7. ROOMS OTHER THAN SLEEPING = 40PSF
   - 3.8. STAIRS = 40PSF
   - 3.9. GUARDRAIL IN-FILL COMPONENTS = 50PSF
   - 3.10. FIRE ESCAPES = 40PSF
4. DEAD LOADS:
   - 4.1. ROOF = 17PSF
   - 4.2. ALL OTHER (+) ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAMS, ETC. IN ACCORDANCE WITH CHAPTER 16, F.B.C.

NOTATION:
- A. BASED ON FIGURE R301.2(7)A = 4FT IN ALL CASES
- B. MEAN ROOF HEIGHT, IN FT (M), EXCEPT THAT SAME HEIGHT SHALL BE USED FOR ROOF ANGLES MORE THAN 10°
- C. ANGLE OF PLANE OF ROOF FROM HORIZONTAL IN DEGREES

NOTES:
1. PRESSURES SHOWN ARE APPLIED NORMAL TO THE SURFACE, FOR EXPOSURE C, @ 15' AND WITH 0-27 DEGREES.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
3. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUES MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
4. IF OVERHANGS EXIST, THE LESSER HORIZONTAL DIMENSION OF THE BUILDING SHALL NOT INCLUDE ANY OVERHANG DIMENSION, BUT THE EDGE DISTANCE, A, SHALL BE MEASURED FROM THE OUTSIDE OF THE OVERHANG.
5. TABLE VALUES HAVE BEEN MULTIPLED BY 0.6 TO CONVERT TO COMPONENT AND CLADDING PRESSURES TO ASD.

TABLE R301.2(2)

MEAN ROOF HEIGHT: 15' EXP. CAT.: C	Zone	Effective Wind Area	130 POS	130 NEG
Gable Roof < 7 degrees (< 1-1/2" Pitch)	1'	10	10.0	-20.2
	1'	20	10.0	-20.2
	1'	50	10.0	-20.2
	1'	100	10.0	-20.2
	1	10	10.0	-35.2
	1	20	10.0	-32.8
	1	50	10.0	-29.8
	1	100	10.0	-27.5
	2	10	10.0	-46.3
	2	20	10.0	-43.4
	2	50	10.0	-39.4
	2	100	10.0	-36.4
	3	10	10.0	-53.2
	3	20	10.0	-57.2
	3	50	10.0	-49.4
	3	100	10.0	-43.4
Walls	4	10	22.0	-24.0
	4	20	21.1	-23.0
	4	50	19.7	-21.7
	4	100	18.8	-20.7
	5	10	22.0	-29.5
	5	20	21.1	-27.6
	5	50	19.7	-24.9
	5	100	18.8	-23.0



Flood Hazard Determination

FLOOD ZONE X
NFIP FIRM MAP NUMBER
12083C0045D
EFFECTIVE DATE 8/28/2008

WALL LEGEND

4'-0" BLOCK WALL

4'-8" BLOCK WALL

2025-07-2673

STRUCTURAL APPROVAL
BY REX D. BROWN
PX4054
MARION COUNTY PLANS EXAMINER

DARRELL A. O'KAIN LICENSE No. 77580 STATE OF FLORIDA PROFESSIONAL ENGINEER

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS WAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

DARRELL O'KAIN, P.E. FL PE#77580

O.E.C. O'Kain Engineering Consulting, LLC.
Florida Cert. of Auth. # 30488
6488 S.W. 49TH AVE.
OCALA, FLORIDA 34474
PH. 352-207-7094
okain@gmail.com

This Item has been digitally signed and sealed by Darrell O'Kain 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 copies.

INITIAL PHASE CONSTRUCTION SERVICES, INC.
The Designer Makes The Difference!!!
PHONE: 352-732-8566
3445 NE 24TH ST.
OCALA, FL 34470
WEB SITE: www.ipcs.cc
DRAFTING, PERMITTING, CONSULTING

2025 2000 25 YEARS

REVISIONS / ALTERATIONS
10/20/2022: FIELD MEASURE
10/20/2022: WORKING STARTED
11/1/2022: SITE PLAN ADDED

PROJECT LOCATION:
ADDRESS: N/A
P.I.D.: PID: 00359-005-00/ 00359-005-01

TYPICAL SCALE: 1/4" = 1'-0"

PROJECT NAME: **Vickie Rudasill**
Building "A"

DRAWN BY: H.N.P.

I.P.C. JOB NUMBER: 22088

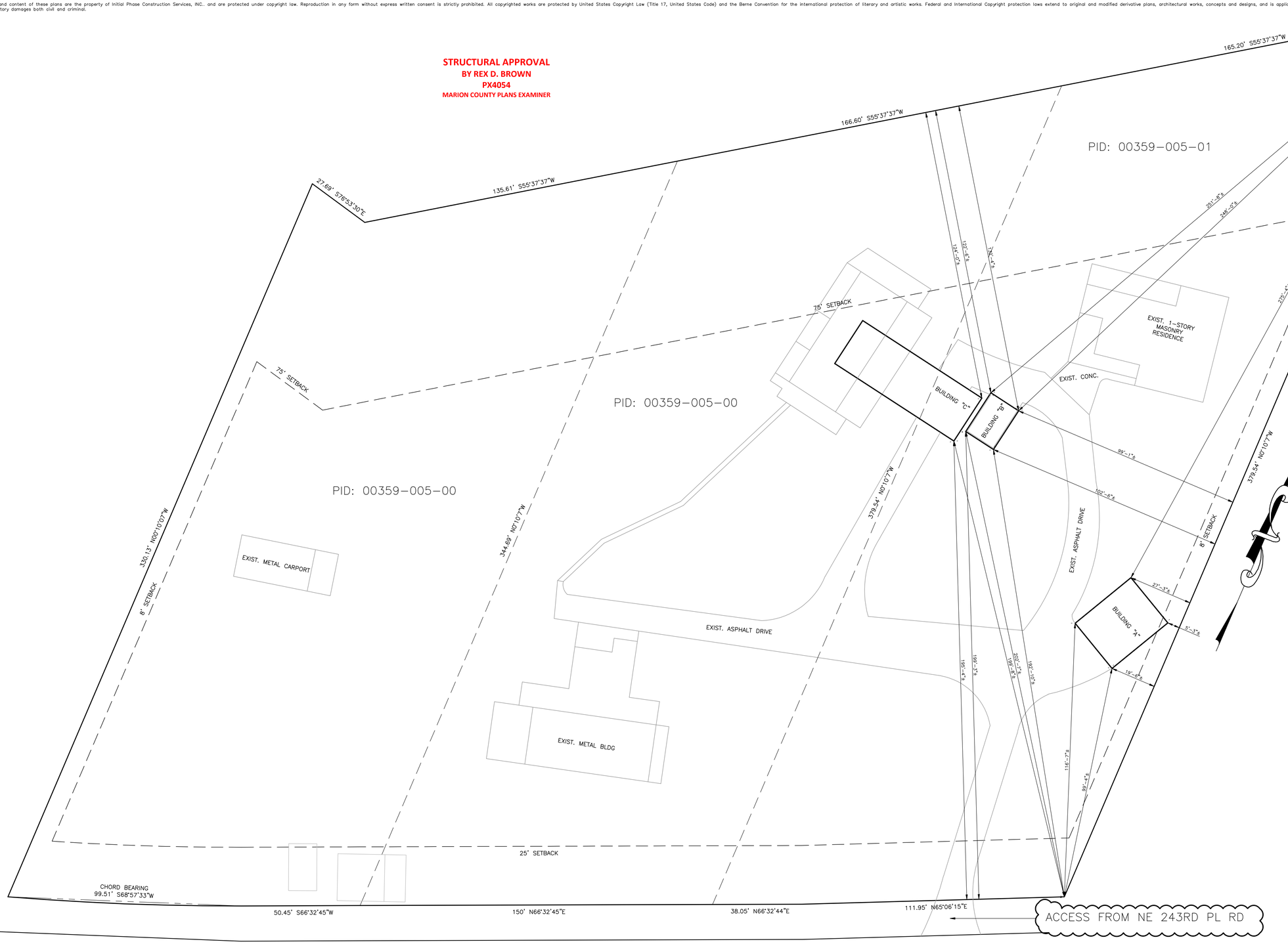
PAGE NUMBER 1 OF 1

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STRUCTURAL APPROVAL
BY REX D. BROWN
PX4054
MARION COUNTY PLANS EXAMINER



Site Plan

SCALE: 1" = 20'-0"

PHONE: 352-732-8566
3445 NE 24TH ST,
OCALA, FL 34470
WEB SITE: www.ipcs.cc
DRAFTING, PERMITTING, CONSULTING

INITIAL PHASE CONSTRUCTION SERVICES, INC.
The Designer Makes The Difference!!!

REVISIONS / ALTERATIONS
10/20/2022: FIELD MEASURE
10/20/2022: WORKING STARTED
11/1/2022: SITE PLAN CREATED

PROJECT LOCATION:
ADDRESS: N/A
P.I.D.: PID: 00359-005-00/ 00359-005-01

TYPICAL SCALE: 1" = 20'-0"

PROJECT NAME:
Vickie Rudasill
Building "C"

DRAWN BY: H.N.P.

I.P.C. JOB NUMBER: 22088

PAGE NUMBER 1 OF 1

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Marion County
Board of County Commissioners
Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

BUILDING CODE CASE: 879367

VICKI SUE RUDASIL
PAULA RUDASIL PORTER
16825 NE 243RD PLACE RD
FORT MCCOY FL 32134

LAST NOTICE, THEN TURNED OVER TO CODE ENFORCEMENT BOARD

August 25, 2025

LOCATION: 16825 NE 243RD PLACE RD FORT MCCOY / 00359-005-01

Based on a report filed by an investigator, this notice is to advise that you **may be** in violation of the Florida Building Code, Section 105.1 "***Work done without a permit*** " and Marion County Code of Ordinance, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35 (b); ***Building permit required.***

RV CARPORT WITHOUT PERMIT. PERMIT 2025072673 FOR RV CARPORT IS APPLY STATUS WITH REJECTION FROM ZONING.

Please be advised that you have until ***NOVEMBER 30, 2025*** to comply with the code, or to notify our department that said violation does not exist or was previously permitted. The Building Safety Department has procedures in place to facilitate a permit ***"After the fact"***. Failure to comply could result in this case being referred to the Marion County Code Enforcement Board. Double permit fees will apply to all work done without permits.

For assistance with this matter, please visit the Building Safety Department in person or via email at buildinglicensing@marionfl.org or by phone 352-438-2400

Walk-in customer service hours are Monday through Thursday 8:00 a.m. – 4:00 p.m., and Fridays 9:00 a.m. – 4:00 p.m.

You may also contact me with any questions or concerns you may have at James.Rogers@marionfl.org or 352-572-6283

Respectfully,

James Rogers
James Rogers, Permitting & Licensing Investigator

cc/ Michael Savage/Building Code Administrator

January 28,2026

Waleed Elyaman

16891 NE 243rd Pl Rd

Fort McCoy, Florida 32134

To: Marion County Fl. Planning & Zoning Division

RE: Letter of No Objection for proposed variance at 16825 NE 243rd Pl Rd, Fort McCoy Fl.

Dear Members of the Zoning Board,

I am the owner of the property at 16891 NE 243rd Pl Rd in Fort McCoy which is located adjacent to 16825 NE 243rd Pl Rd.

I have reviewed the proposal and site plan in reference to the existing RV carport which requires a variance from the standard side setback regulation.

I am aware of the requested variance and have NO objection to the approval of this project. I believe that leaving the existing structure is in no way detrimental to my property or the public welfare.

Sincerely,

Waleed Elyaman 2/7/26