



## SUBMITTAL SUMMARY REPORT Waiver STA-000672-2026

<b>PLAN NAME:</b> Leighton Estates duplex	<b>LOCATION:</b> 0
<b>APPLICATION DATE:</b> 04/22/2026	<b>PARCEL:</b> 3570-012-004
<b>DESCRIPTION:</b> I would like to build a duplex on the referenced parcel, in order to do this I need 100' on the frontage width, which I do not. I have 80', and so, I was told by the development review board on Thursday to send in this request. I should mention that the surrounding parcels, similar in size, built duplexes in the last year. LDC 4.2.11.C	

CONTACTS	NAME	COMPANY
Applicant	Nate Gelber	NZG Capital LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	04/24/2026	05/05/2026	05/06/2026	Approved

### SUBMITTAL DETAILS

OCE: Waiver Request Review v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/05/2026	05/01/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/05/2026	04/24/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/05/2026	05/05/2026	Informational
<i>Comments</i>	Staff does not oppose this request, a similar request was granted to an adjacent parcel.				
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/05/2026	04/24/2026	Informational
<i>Comments</i>	1. plan shows six separate patio pads? Please verify				
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/05/2026	04/30/2026	Not Required
	OCE Property Management (Plans) (Office of the County Engineer)		05/05/2026	04/27/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan				
	OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/05/2026	04/27/2026	Informational
<i>Comments</i>	Approved. The applicant owns a 0.26 -acre parcel (3570-012-004) and according to the MCPA, there is approximately 680 sf existing impervious area on-site. The applicant is proposing to remove the existing impervious area and add 3,868 sf for a duplex. The total existing and proposed impervious area is 3,868 sf. The site will be approximately 95 sf under the allowed 35% (3,963 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Based on the note on the site plan, the applicant appears to have applied for a waiver under the assumption the lot was 0.25-acres rather than 0.26-acres, which would have set the property over the allowable impervious area.				
	OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/05/2026	05/04/2026	Not Required
	OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/05/2026	04/26/2026	Not Required
	Utilities (OCE Plans) (Utilities)	Heather Proctor	05/05/2026	04/28/2026	Not Required
<i>Comments</i>	Parcel is within the Leighton Estates Utilities. Marion County Utilities has no comments on the frontage width. MCU will require a letter from Leighton Estates Utilities during the site plan review, stating if they have availability and capacity to serve the project with water and or wastewater.				



**Leighton Estates Utilities, LLC  
5911 Trouble Creek Rd  
New Port Richey, FL 34652**

May 12, 2026

Marion County Building Dept.  
2710 E. Silver Springs Blvd  
Ocala, FL 34771

RE: Water Service Availability – Parcel # 3570-012-004

To whom it may concern:

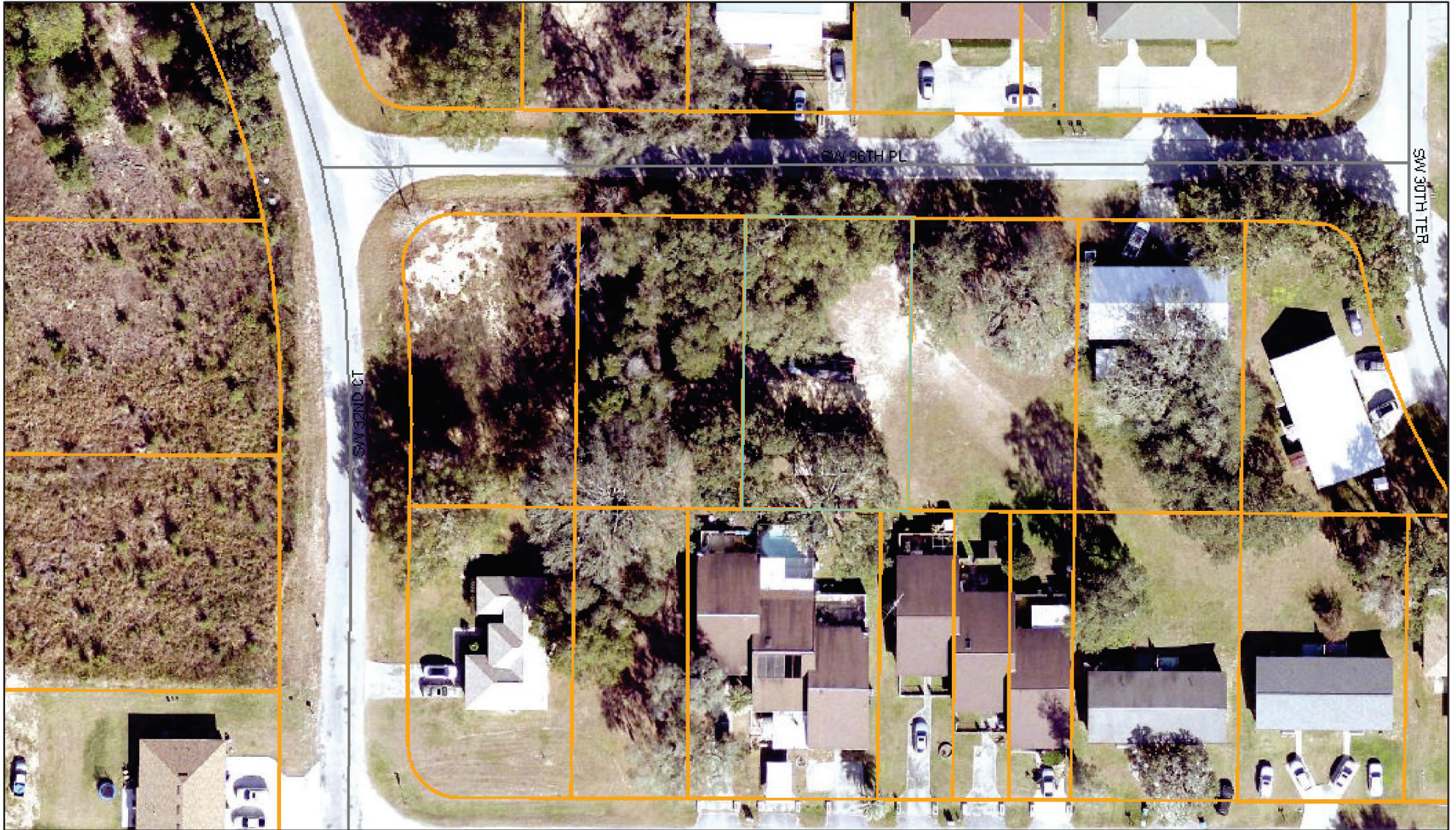
This letter is issued to confirm that the parcel identified above is within Leighton Estates Utilities certified service territory. Leighton Estates Utilities will be providing potable water services to Parcel # 3570-012-004 upon the payment of the appropriate service availability charges.

If you should have any questions, please do not hesitate to call our office at 727-937-3293.

Sincerely,

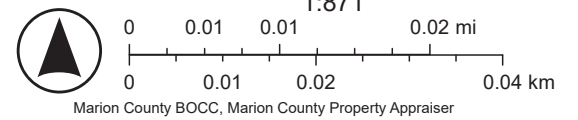
Leighton Estates Utilities, LLC

# ArcGIS Web Map



5/6/2026, 11:04:43 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1



# BUILDING DATA

- 2023 FLORIDA BUILDING CODE RESIDENTIAL, 8<sup>th</sup> EDITION
- FLORIDA ELECTRICAL CODE 2020
- 2023 FBC RESIDENTIAL 8<sup>th</sup> EDITION - PLUMBING
- 2023 FBC RESIDENTIAL 8<sup>th</sup> EDITION - ELECTRICAL

## GENERAL NOTES

**FOUNDATIONS**  
 1. SOIL TO BE COMPACTED TO AT LEAST 95% UNDER SLABS AND 98% UNDER FOOTINGS OF MAX. DRY DENSITY AS DETERMINED BY ASTM-1557 (MODIFIED PROCTOR)

2. THE FOUNDATION OF THIS STRUCTURE HAS BEEN DESIGNED TO AN ALLOWABLE BEARING CAPACITY OF 2000 PSF. IT IS THE OWNER/ CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING SITE WILL MEET THIS STANDARD WITH REGARD TO SETTLEMENT AND SUPPORT.

### CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI A SLUMP OF 4" PLUS OR MINUS 1". AND HAVE 2 TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.55.

2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318 LATEST EDITION, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301.

4. HORIZONTAL FOOTING BARS SHALL BE BENT MIN. 48 BAR DIAMETERS (EXCLUDING BEND) AROUND CORNERS OR #5 CORNER BARS WITH MIN. 30" LAP EXCLUDING BEND AT EACH END SHALL BE PROVIDED.

5. MINIMUM LAP SPLICES ON ALL REINFORCING BARS SHALL BE 48 BAR DIAMETERS.

### BOLTS AND THREADED RODS

1. ALL BOLTS & THREADED RODS TO BE ASTM A307 OR BETTER(U.N.O.)

### MASONRY WALL CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (F<sub>m</sub> = 1500 PSI)

2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270

3. HEAD MORTAR JOINTS AT PRECAST WINDOW SILLS TO BE NO MORE THAN 1".

4. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

5. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT.

6. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 6'-0" U.N.O. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.

7. REINFORCING STEEL SHALL BE LAPPED MINIMUM 25" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

8. HOOKS AT TOP & BOTTOM OF VERTICAL REINFORCING BARS TO BOND BEAM COURSES AND FOOTING TO BE NO LESS THAN 12 BAR DIAMETERS EXCLUDING BEND

9. EXPANSION TYPE ANCHORS ARE NOT TO BE USED IN BOND BEAM. EMBEDDED ANCHORS OR EPOXY FASTENED STUDS SHALL BE USED.

### WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION (NDS)

2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISG. STRUCTURAL WOOD FRAMING MEMBERS, (IE, BLOORING OR GABLE END BRACING) SHALL BE SPRUCE PINE FIR OR EQUIVALENT. NO. 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.

3. ALL 2X8'S OR DEEPER TO BE SOUTHERN PINE NO. 2 GRADE

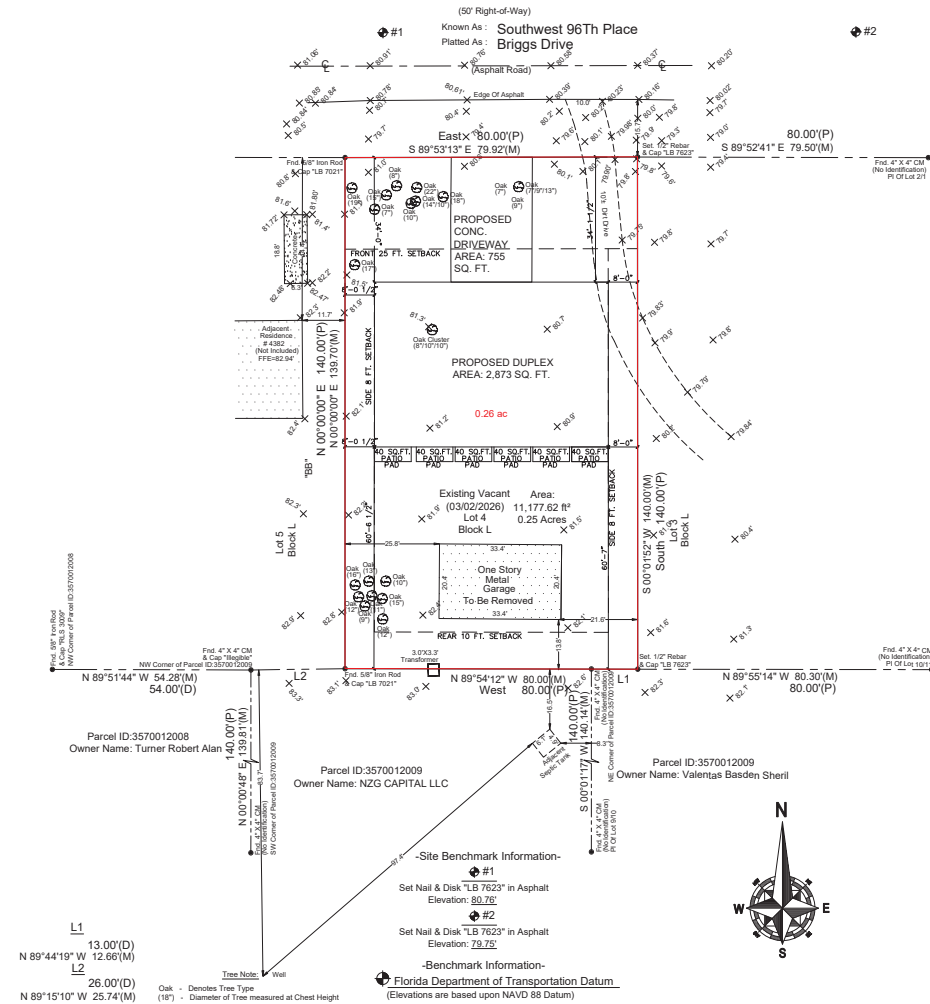
## IMPERVIOUS AREA CALC.'S

IMPERVIOUS AREA	3,868 SQ. FT.
TOTAL LOT AREA	11,158 SQ. FT.
IMPERVIOUS %	34.6 %

## DRAWING INDEX

- C SITE MAP, SITE PLAN & RENDERS
- GN GENERAL NOTES
- O1 FLOOR PLAN
- O2 ELEVATIONS
- O3 ELEVATIONS
- O4 ELECTRICAL LAYOUT
- S1 FOUNDATION PLAN
- S2 FRAMING PLAN
- S3 LINTEL PLAN
- SD 1 STRUCTURAL DETAILS
- M1 MECHANICAL NOTES
- M2 MECHANICAL DETAILS
- P1 PLUMBING PLANS

# 97TH ST. DUPLEX OCALA, FL



## SITE PLAN

1/16" = 1'-0"

NOTE:  
 SITE PLAN CREATED FROM OWNER PROVIDED DATA. DRAFTER IS NOT RESPONSIBLE FOR SURVEY ERRORS.

home  
 ICONIC.

INCEPTION  
 DRAFTING  
 & DESIGN

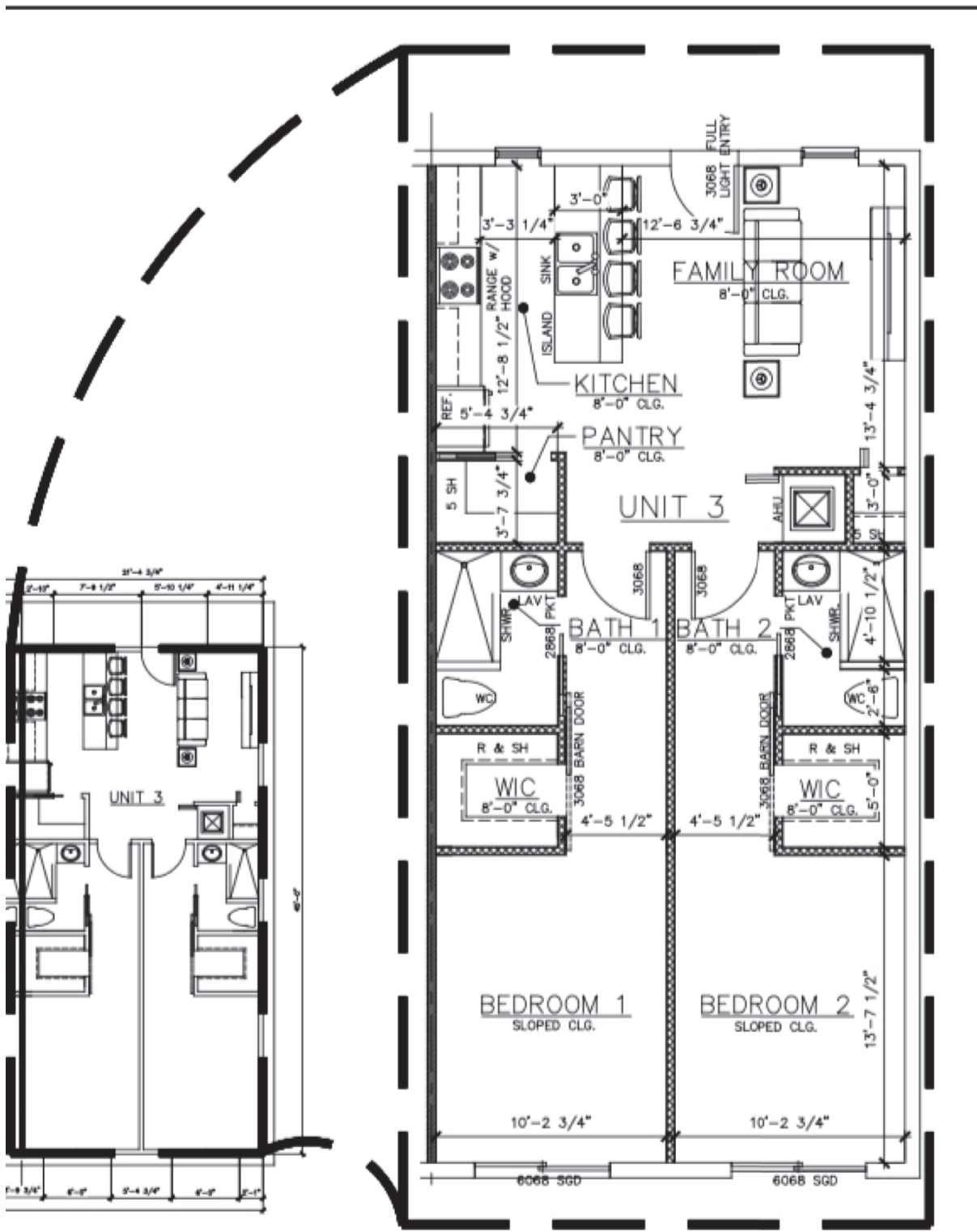
CONCEPTION  
 DESIGN

PROJECT: \_\_\_\_\_  
 DESIGN: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 JOB: E. LAKESHORE ACC.

SCALE: AS NOTED  
 DATE: 03.07.2026

COVER SHEET  
 & SITE PLAN

SHET 1 OF 13



**TYP UNIT DIM PLAN**

3/8"=1'-0"