



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, September 30, 2024      9:00 AM      Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1.     **ROLL CALL**
2.     **PLEDGE OF ALLEGIANCE**
3.     **ADOPT THE FOLLOWING MINUTES:**
  - 3.1.     **September 23, 2024**
4.     **PUBLIC COMMENT**
5.     **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1.     **Sweet Dixie South RV Park - Major Site Plan**  
          **Project #2016080002      #30849**  
          **EDA Consultants**
  - 5.2.     **Harmony Estates - Preliminary Plat**  
          **Project #2023120043      #30947**  
          **Rogers Engineering**

**5.3. Smallwood Brian M - Waiver Request for Family Division  
Smallwood Elizabeth M  
Project #2021010011 #31999 Parcel #35565-006-00  
Smallwood Brian M**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT requests family division to give 1 acre to Robert & Pauline Short, Elizabeth Smallwood's parents.

- 5.4. Harrison Mary K - Waiver Request for Family Division  
3475 SE HWY 42 Summerfield  
Project #2024090039 #32013 Parcel #44767-000-00  
Brandon Harrison**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT requests family division to grant 1.1 acres to Brandon Harrison, her son, to be used as his residence.

**6. SCHEDULED ITEMS:**

- 6.1. Moon Homes Duplex - Bahia Terrace Dr - Standalone Waiver Request  
175 Bahia Terrace Dr, All Units Ocala  
Project #2024090022 #31989  
Parcel #9007-0089-33 Permit #2024062451  
Mastroserio Engineering**

**LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification**

CODE states Development Standards: Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density

(Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.)

Minimum Lot Area: 7,500 square feet Single-family, 12,500/7,700 square feet

Two-family, 12,500/7,700 square feet 3 or more family

Minimum Lot Width: 85/70\* feet Single-family, 100/70\* feet Two-family, 100/70\* feet 3 or more family

Maximum Building Height: 40 feet

Maximum Floor Ratio: None

APPLICANT requests a waiver to allow a duplex to be constructed on an existing platted 50-foot-wide lot in Silver Springs Shores. This lot was platted in July of 1969. This lot does not meet current LDC required lot widths, however, there is a provision in the code in section 4.3.2. that allows exceptions to lot development standards for lots prior to January 1, 1992. This duplex will connect to the Marion County central water system. This Duplex development will be on a septic system until central sewer is available for connection. The owner will construct a 6-inch gravity sewer service to the right of way in order to connect to the Marion County central sewer system in the future. See provided plan for clarity on the proposed future sewer connection. The proposed lateral/service will be constructed along with the duplex construction. Current code states the minimum lot width is 100 feet wide, but allows for a 70-foot-wide lot if central water and sewer is available. This waiver request is to allow the existing platted lot to be developed as originally intended when it was platted back in 1969. A note on the plat confirms this. A copy of the plat is also provided with this waiver request. See first page of plat, in the lower right-hand corner of the sheet.

- 6.2. DEG Group Inc - Rezoning to PUD With Concept Plan  
Project #2024070004 #31739 Parcel #35699-008-03  
Lowndes, Drosdick, Doster, Et Al**

Tabled on 7/29/24 to allow further review by staff. This item is now ready to be reheard.

Applicant is requesting a zone change from A-1 to PUD with concept plan to allow 74 SFR lots with stormwater pond and amenities to include playground, sidewalk, walking trails and open space.

**6.3. OTOW Calesa PUD (Mixed Use Project) - Rezoning to PUD with Master Plan**  
**Project #2018010024 #28323**  
**Tillman & Associates Engineering**

**6.4. Welch Drainage Plan - Waiver Request to Minor Site Plan**  
**7151 SE 85th Ln Ocala**  
**Project #2024070086 #31994**  
**Parcel #37512-017-01 Permit #2024064806**  
**Aloft Real Estate**

**LDC 2.20.1.C(2) - Minor Site Plan**

CODE states the following do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only, subject to a determination by MCUD, and shall not be subject to Division 6.11, except the parallel access requirement which will be determined on a case by case basis based on practicality by the Planning/Zoning Manager, Division 6.8 and Division 6.9 except tree preservation requirements which shall be adhered to.

(2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less, or the design criteria of the approved and permitted subdivision.

APPLICANT requests waiver to build SFR less than 35 percent gross area. Under 9,000 square feet but greater than design criteria of subdivision impervious of 6,000 square feet.

**6.5. USREO Replat Lot 3 - Standalone Waiver Request**  
**6455 NW 1ST AVE Ocala**  
**Project #2024090051 #32026 Parcel #1471-024-003**  
**Majestic Homes of Florida**

**LDC 2.1.3 - Order of Plan Approval**

Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests a waiver to skip preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

**7. CONCEPTUAL REVIEW ITEMS:**

- 7.1. **West Hwy 40 Retail - Conceptual Plan**  
**Project #2024080083 #31934**  
**Zack Kasky Architecture**

**8. DISCUSSION ITEMS:**

- 8.1. **Planning & Zoning Commission Items for September 30, 2024**  
**Marion County Growth Services Department**

[<<https://marionfl.legistar.com/Calendar.aspx>>](https://marionfl.legistar.com/Calendar.aspx)

**9. OTHER ITEMS:**

**10. ADJOURN:**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16773

**Agenda Date:** 9/30/2024

**Agenda No.:** 3.1.

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**SUBJECT:**  
**September 23, 2024**



# Marion County

## Development Review Committee

### Meeting Minutes

412 SE 25th Ave  
Ocala, FL 34471  
Phone: 352-671-8686

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**Monday, September 23, 2024**

**9:00 AM**

**Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

#### **1. ROLL CALL**

##### **MEMBERS PRESENT:**

Michael Savage Chairman (Building Safety Director)  
Ken McCann, Vice Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

##### **OTHERS PRESENT:**

Ken Weyrauch (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Cindy Chen (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Dana Olesky (Legal)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Chris Zeigler (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)  
Chelsea Figueroa (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. September 16, 2024

**Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**

Motion carried 5-0

**4. PUBLIC COMMENT:** None

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Emerson Pointe Phase 1 - Final Plat  
Project #2023050018 #30670  
JCH Consulting Group**

This Final Plat is associated with an Improvement Agreement with Letter of Credit both of which will be placed in queue for the Board of County Commissioners on 10/1/24.

**Motion by Ken McCann to approve item 5.1 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Tangra Farms - Waiver Request to County MSBU  
Project #2024070036 #31771 Parcel #00108-004-00  
Rogers Engineering**

**LDC 2.16.1.B(8)(G) - Establishment of County MSBU**

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to allow an easement agreement that stipulates maintenance.

**Motion by Jody Kirkman to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

**6.2. Calesa Township - The Nest - Waiver Request to Major Site Plan in Review  
5211 SW 80th Ave Ocala  
Project #2023070054 #30410 Parcel #35300-000-14 & 3546-0016002  
Tillman & Associates Engineering**

**LDC 6.13.8.B(7) - Minimum Pipe Size**

CODE states sizes. Stormwater conveyance pipes and cross culverts shall be a

minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements. APPLICANT requests a waiver for the use of 12" and 15" HP pipe. Stormwater conveyance calculations will be provided. Staff supports the waiver.

**Motion by Jody Kirkman to approve with the understanding that 12 inches is only to be used for yard drains and that the applicant submits the required stormwater conveyance calculations to prove these smaller pipes can be utilized, seconded by Michael Savage**

Motion carried 5-0

- 6.3. GUT Einhaus, LLC - Rezoning to PUD with Concept Plan  
 2900 NW 60th Ave Ocala  
 Project #2021020028 #31946 Parcel #21615-000-00  
 Tillman & Associates Engineering

**Motion by Jody Kirkman to transmit to the Planning and Zoning Commission with the understanding that the comments from staff will be incorporated into the conditions of the PUD as presented, seconded by Chuck Varadin**

Motion carried 5-0

- 6.4. Castro Plaza, LLC - Rezoning to PUD with Master Plan  
 6850 N US HWY 27 Ocala  
 Project #2024080089 #31944 Parcel #13676-001-00  
 G Matthew Brockway

**Motion by Steven Cohoon to approve with the condition that a final Traffic Study is to be submitted and approved before going to the Planning and Zoning Commission, seconded by Jody Kirkman**

Motion carried 5-0

- 6.5. Extension of Home to Include Lanai Bath - Waiver Request to Major Site Plan  
 2712 SW 140th Loop Ocala  
 Project #2024090013 #31971 Parcel #8001-0282-02  
 Marquez Barbosa Jose R

Tabled from 9/16/24. Applicant was not in attendance.

**LDC 2.21.1.A(1) Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver due to going over the impervious for an approximate 3 1/2-foot-wide by 16-inch-long concrete slab next to existing concrete.

**Motion by Jody Kirkman to rehear, seconded by Steven Cohoon**

Motion carried 5-0

**Motion by Michael Savage to deny the waiver request due to the applicant not being in attendance, seconded by Ken McCann**

Motion carried 5-0

**6.6. Lakeside Oaks - Tract F - Application to Release Easement Across 1' Strip Plat Book U, Page 95  
Jerry Langford**

This is a request for the release of an easement across a 1' strip of land (a portion of Parcel ID 02989-000-04). The legal description for this parcel includes Tracts D, E, F and G of Lakeside Oaks, Plat Book U, Page 95. The release is for Tract F which is adjacent to the Applicant's parcel (Parcel ID 02987-000-00).

Applicant withdrew and will be applying for an abrogation.

**7. CONCEPTUAL REVIEW ITEMS:** None

**8. DISCUSSION ITEMS:** None

**9. OTHER ITEMS:** None

**Motion by Michael Savage to adjourn, seconded by Steven Cohoon**

Motion Carried 5-0

**10. ADJOURN:** 9:46 am

\_\_\_\_\_  
Michael Savage, Chairman

Attest:

\_\_\_\_\_  
Kristen Savage  
OCE Customer Service Specialist



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16774

**Agenda Date:** 9/30/2024

**Agenda No.:** 5.1.

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**SUBJECT:**

**Sweet Dixie South RV Park - Major Site Plan**

**Project #2016080002      #30849**

**EDA Consultants**

September 26, 2024

PROJECT NAME: SWEET DIXIE SOUTH RV PARK

PROJECT NUMBER: 2016080002

APPLICATION: MAJOR SITE PLAN #30849

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Park can file letter if RV spaces each have water and sewer hookups and park will only allow self contained RVs then no water filling station, dump station, bath house required.  
RV park permit is required for any park with more than 5 spaces. Permit and fees required before park can be open and operating.  
RV spaces meet the required 1200sqft per space
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Additional Fire comments  
STATUS OF REVIEW: INFO  
REMARKS: Will need to further discuss placement of FDC to ensure good access and protection for vehicles.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
STATUS OF REVIEW: INFO  
REMARKS: 200903SU and 161002SU both granted permissions for the development seen here
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: When applying for permit the entire property needs to be shown on the site plan as well as the location of all current structures and the new structures going on the property, all roadways that are along property lines need to be shown and labeled correctly on the site plan.
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be

issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 12/20/23 - add waivers if requested in the future



**Marion County  
Board of County Commissioners**

AR 30849

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 11/13/23

**A. PROJECT INFORMATION:**

Project Name: Sweet Dixie South RV Park  
Parcel Number(s): 01978-001-00  
Section 33 Township 12S Range 20E Land Use Rural Zoning Classification Agricultural  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 121.38 Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads 11411 NW 170th Street, Reddick, FL 32686  
Additional information regarding this submittal: Proposed 13 RV pads to met the SUP requirements

**B. CONTACT INFORMATION** (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

**Engineer:**  
Firm Name: eda consultants, inc. Contact Name: Claudia Vega, P.E.  
Mailing Address: 720 SW 2nd Ave, S Tower, Ste 300 City: Gainesville State: FL Zip Code: 32601  
Phone # 352-373-3541 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: cvega@edafl.com; permitting@edafl.com

**Surveyor:**  
Firm Name: R.M. Barrineau and Associates Contact Name: Travis P. Barrineau, PSM  
Mailing Address: 1309 S.E. 25th Loop, Suite #103 City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-3133 Alternate Phone # 352-427-5527  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: Sweet Dixie South LLC Contact Name: Mike Campbell  
Mailing Address: 187 March Mill Rd City: Fayetteville State: TN Zip Code: 37334  
Phone # 256-509-3333 Alternate Phone # \_\_\_\_\_  
Email address: sweetdixiefarms@gmail.com

**Developer:**  
Developer: same as property owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

# SWEET DIXIE SOUTH RV PARK

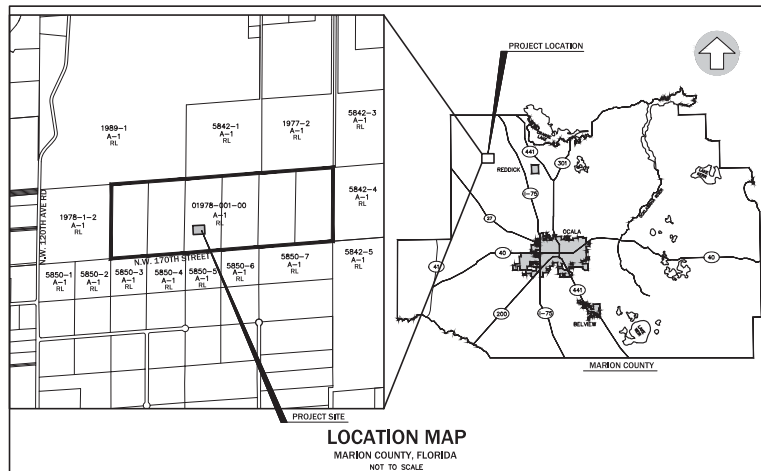
## MAJOR SITE PLAN

### MARION COUNTY, FLORIDA



ED 2399  
720 S.W. 2nd Ave., South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL (352) 373-3541  
www.eda.com real@eda.com

DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN
2. PROJECT DESCRIPTION:	RV PARK WITH 8 PROPOSED ADDITIONAL RV SPACES WITH ASSOCIATED UTILITY IMPROVEMENTS
3. PROJECT ADDRESS:	11411 NW 170TH ST, REDDOCK, FL 32866
4. TAX PARCEL NUMBER:	01978-001-00 (PORTION OF TRACTS 6 & 7)
5. SECTION/TOWNSHIP/RANGE:	SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST
6. ZONING:	A-1 GENERAL AGRICULTURE
7. FUTURE LAND USE DESIGNATION:	RURAL LAND
8. TOTAL SITE AREA:	40.46 AC
9.	NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
10.	THIS DEVELOPMENT IS NOT LOCATED WITHIN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.
11.	THIS DEVELOPMENT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
12.	THIS DEVELOPMENT IS LOCATED WITHIN FLOOD ZONE AE. (PORTION OF)
13.	THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVED AND/OR GRANTED AND/OR RESIGNED ANY PUBLIC FACILITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL. TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATEST DEVELOPMENT REVIEW STAGES, SUCH AS BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.



CONTACT INFORMATION	
1. PROPERTY OWNERS:	SWEET DIXIE SOUTH LLC 157 MARCH HILL RD FANETVILLE TN 37334 CONTACT: MICHAEL W. CAMPBELL (256) 509-3333
2. CONSULTANT ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SNEGER, AICP, LEED AP
4. SURVEYOR:	R.W. BARRINEAU AND ASSOCIATES 1309 S.E. 25TH LOOP SUITE 103 GAINESVILLE, FL 32607 (352) 622-3133 CONTACT: REGINALD W. BARRINEAU, PSM

TRIP GENERATION							
ITE LAND USE: 416 CAMPGROUND/RECREATIONAL VEHICLE PARK	*base data from ITE Land Use 240 Mobile Home Park due to the lack of data for ITE Land Use 416						
PROPOSED: 16 RECREATIONAL VEHICLE SITES							
	TRIP DISTRIBUTION						
	PROJECTED TRIPS						
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.25	16.00	4.00	36%	64%	1.44	2.56
PM	0.41	16.00	6.56	62%	38%	4.07	2.49
AVD*	7.12	16.00	113.92	50%	50%	56.96	56.96

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 26-34

WAIVERS			
#	SECTION AND TITLE OF CODE	CONDITIONS	DATE OF APPROVAL
1.	SHADE TREES - SEC.6.7.4	-	04/29/24
2.	LANDSCAPING - SEC. 6.8.1 - 6.8.15	-	04/29/24
3.	IRRIGATION - SEC. 6.9.1 - 6.9.10	-	04/29/24

#### LICENSED DESIGN PROFESSIONAL CERTIFICATION

1. ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

CLAUDIA S. VEGA, P.E.

#### OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNED SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

MICHAEL CAMPBELL

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MICHAEL CAMPBELL

DRAWING INDEX		
SHEET NUMBER	SHEET TITLE	
C100	COVER SHEET	
C110	LEGEND, SYMBOLS, AND NOTES	
C120	AERIAL EXHIBIT	
C130	MASTER DEVELOPMENT PLAN	
C200	DIMENSION, PAVING, GRADING, AND DRAINAGE PLAN	
C215	DIMENSION, PAVING, GRADING, AND DRAINAGE DETAILS	
C220	STORMWATER POLLUTION PREVENTION PLAN	
C300	UTILITY PLAN	
S	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS)	

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (SF.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	1,762,438	40.46	100.00%
2.	PROPOSED RV SPACES:	9,600	0.22	0.54%
3.	EXISTING IMPERVIOUS AREA:	83,518	1.92	4.75%
4.	TOTAL IMPERVIOUS AREA:	93,118	2.14	5.29%
5.	OPEN AREA:	1,669,320	38.32	94.71%

DEVELOPMENT STANDARDS (SEC. 4.2.3D)	
LOT AREA:	BUILDING HEIGHT:
MINIMUM: 10 ACRES	MAXIMUM: 50 FEET
PROPOSED: 13.2 ACRES	NO BUILDINGS PROPOSED
LOT WIDTH:	MAXIMUM FLOOR AREA RATIO:
MINIMUM: 150 FEET	NONE REQUIRED PER CODE
PROPOSED: 685 FEET	
SETBACKS:	PARKING:
MINIMUM (ALL SIDES): 25 FEET	NONE REQUIRED PER CODE FOR THIS USE.
PROPOSED (ALL SIDES): 25 FEET	

LEGAL DESCRIPTION
S 1/4 E4 RD ROW SUBJECT TO A PRIVATE RD EASEMENT ON S 30 FT OF W 7/8 OF S 1/4 OF SEC 33 TOGETHER WITH A PRIVATE RD EASEMENT ON N 30 FT OF W 3/4 OF N 1/4 OF SEC 4 LESS & EXCEPT THE W 1/4 OF S 1/4 OF SEC 33

#### SWEET DIXIE SPECIAL USE PERMIT CONDITIONS (RESOLUTION NO. 20-R-553)

- THE SITE SHALL BE OPERATED CONSISTENT WITH THE SUBMITTED CONCEPTUAL PLAN AND CONDITIONS AS PROVIDED WITH THIS APPROVAL.  
RESPONSE: THE SITE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE SUP CONDITIONS.
- THIS SPECIAL USE PERMIT SHALL RUN WITH THE OWNER (SWEET DIXIE SOUTH LLC OR THEIR DIRECT TRUST) AND NOT THE PROPERTY.  
RESPONSE: UNDERSTOOD, THE OWNER IS SWEET DIXIE SOUTH LLC AND WILL OPERATE UNDER SAME OWNERSHIP, OR THEIR DIRECT TRUST.
- THE APPLICANT SHALL SUBMIT A SITE PLAN THROUGH THE DEVELOPMENT REVIEW PROCESS.  
RESPONSE: THE SITE PLAN SUBMITTAL MEETS THIS CONDITION REQUIREMENT.
- IN ACCORDANCE WITH SECTION 6.8.14 OF THE MARION COUNTY LAND DEVELOPMENT CODE, A LOW MAINTENANCE ZONE SHALL BE PROVIDED AROUND ANY WATER BODY OR WETLAND FOUND ON SITE.  
RESPONSE: A LOW MAINTENANCE ZONE IS PROVIDED AROUND THE WATER BODY ABUTTING THE PROJECT AREA.
- ALL IMPROVEMENTS ON THE SITE RELATED TO THE RV SITES AND BARN APARTMENTS SHALL REQUIRE PERMITS AND MUST CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE.  
RESPONSE: UNDERSTOOD, ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH APPLICABLE LDC CRITERIA.
- THE PROPERTY OWNER SHALL FILE FOR A CHANGE OF USE WITH MARION COUNTY BUILDING DEPARTMENT TO MATCH THE REQUESTED USE OF THE PROPERTY.  
RESPONSE: ANY REQUIRED BUILDING DEPARTMENT PERMITS SHALL BE APPLIED FOR AT THE APPROPRIATE STAGE OF THE PROJECT.
- THE MAXIMUM NUMBER OF RECREATIONAL VEHICLES AND TEMPORARY LODGING UNITS SHALL BE 25. THIS IS LIMITED TO FIVE (5) BARN APARTMENTS AND TWENTY (20) RV SITES.  
RESPONSE: THE NUMBER OF TOTAL (EXISTING AND PROPOSED) LODGING UNITS, BARN APARTMENTS AND RV SITES DO NOT EXCEED THE MAXIMUMS STATED IN THIS CONDITION.
- THE BARN APARTMENTS SHALL BE COUNTED AGAINST THE SUBJECT PROPERTY'S OVERALL DENSITY.  
RESPONSE: UNDERSTOOD, NO ADDITIONAL RESPONSE NECESSARY.
- ALL SITES SHALL BE REGISTERED WITH MARION COUNTY TOURISM DEVELOPMENT TO ENSURE PROPER RED TAXES ARE PAID ON LODGING.  
RESPONSE: UNDERSTOOD, ALL SITES SHALL BE REGISTERED WITH MCTD.
- THE SITE SHALL CONFORM TO THE FLORIDA DEPARTMENT OF HEALTH REQUIREMENTS FOR RV PARKS AS THE SITE HAS FIVE (5) OR MORE RV SITES.  
RESPONSE: THE SITE HAS BEEN DESIGNED AND WILL OPERATE IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS FOR THE FOOD.
- ANY NEW OR REPLACEMENT SEPTIC TANKS SHALL BE ADVANCED TREATMENT NITROGEN REDUCING SEPTIC TANKS. THIS INCLUDES ANY NEW SEPTIC TANKS FOR ANY PRIMARY RESIDENTIAL STRUCTURES.  
RESPONSE: SEPTIC SYSTEMS WILL BE PROPERLY PERMITTED WITH THE COUNTY DEPARTMENT OF HEALTH.
- ANY FUTURE EXPANSION OF THE PROPOSED USE SHALL REQUIRE A WASTE WATER TREATMENT PLAN.  
RESPONSE: UNDERSTOOD, NO ADDITIONAL RESPONSE NECESSARY.
- ALL R.V. SITES SHALL BE SETBACK AT LEAST 150 FEET FROM THE PROPERTY BOUNDARY.  
RESPONSE: ALL PROPOSED RV SITES ARE SET BACK AT LEAST 150 FEET FROM THE PROPERTY BOUNDARY.
- USE OF THE R.V. SITES AND BARN APARTMENTS ARE FOR REGISTERED ATTENDEES OF THE RIDING ACADEMY ONLY.  
RESPONSE: UNDERSTOOD, THE USE OF THE RV SITES AND BARN APTS WILL BE LIMITED TO REGISTERED ATTENDEES OF THE RIDING ACADEMY.
- ANY DIVISION OF PROPERTY SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE.  
RESPONSE: UNDERSTOOD, ANY FUTURE DIVISION OF PROPERTY SHALL COMPLY WITH THE APPLICABLE CRITERIA IN THE LDC.
- THE SPECIAL USE PERMIT SHALL EXPIRE ON NOVEMBER 17, 2030; HOWEVER, IT MAY BE RENEWED ADMINISTRATIVELY FOR UP TO 3 CONSECUTIVE TIMES FOR UP TO 10 YEARS BY A WRITTEN INSTRUMENT SIGNED AND ISSUED BY THE GROWTH SERVICES DIRECTOR (OR POSITION EQUIVALENT TO THE GROWTH SERVICES DIRECTOR AT THAT TIME), UNLESS:  
A. THERE HAVE BEEN UNRESOLVED VIOLATIONS OF THE COUNTY LAND DEVELOPMENT CODE, THE COUNTY CODE OF ORDINANCES, AND/OR THE CONDITIONS OF THE PERMIT,  
B. NEIGHBORING PROPERTY OWNERS WITHIN 300' OF THE SUBJECT PROPERTY HAVE COMPLAINED TO THE COUNTY CODE ENFORCEMENT, ZONING, OR EQUIVALENT/SIMILAR DEPARTMENTS/DIVISIONS ABOUT THE USES OF THE SUBJECT PROPERTY BY THIS PERMIT, OR  
C. THE GROWTH SERVICES DIRECTOR DETERMINES THAT RENEWAL SHOULD BE CONSIDERED DIRECTLY BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE SPECIAL USE PERMIT REVIEW PROCESS (OR REVIEW PROCESS EQUIVALENT AT THAT TIME).  
RESPONSE: THE APPLICANT UNDERSTANDS THE VALIDITY PERIOD FOR THE PROJECT.

No.	Date	Comment

Professional Engineer of Record:  
Claudia S. Vega, P.E. - 31332  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN MARION COUNTY, FL

Sheet title: COVER SHEET

Designed: JLD Sheet No:  
Drawn: NJG  
Checked: TAR  
Date: 08/30/24  
**C100**

Table with 2 columns: Symbol and Description. Includes symbols for centerline of right of way, utility symbols (water, sewer, gas, electric, etc.), and material symbols (concrete, asphalt, etc.).

Table titled 'TREE LEGEND' listing tree species and their sizes. Includes symbols for tree types like Bay, Cedar, Cherry, etc., and their corresponding sizes in inches.

Table titled 'LEGEND' showing various site features and their symbols. Includes symbols for tree barricade, silt fence, existing features to be removed, asphalt and concrete limits, pedestrian walkway, existing trees, spot elevations, and utility symbols (water, sewer, gas, electric, etc.).

Table titled 'PROPOSED UTILITY SYMBOLS' showing symbols for various utility lines and structures. Includes symbols for water main, wastewater gravity main, plug end and cap, blow-off assembly, gate valve & box, butterfly valve, plug valve, swing check valve, back flow preventer, reduced pressure zone BFP, double check BFP, dual check valve, air release valve, reducer fitting, pressure regulator, post indicator valve, clean out or roof drain lateral, fitting w/ thrust block, fire hydrant w/ thrust block, fire hydrant assembly, potable water meter, single service water meter, dual service water meter, gang water meter assembly, electric transformer, reclaimed water meter assembly, plug end and cap, blow-off assembly, gate valve & box, reducer fitting, wastewater (pressure) main, sanitary sewer main, sanitary sewer manhole, sanitary sewer manhole, sanitary sewer plug, plug valve, sewer lateral, single service, gate valve, check valve, and air release valve.

Table titled 'GENERAL NOTES' containing 11 numbered notes regarding utility locations, construction coordination, safety, and permit requirements. Notes cover topics like utility locations, construction coordination, safety, and permit requirements.

Table titled 'DEMOLITION NOTES' containing 7 numbered notes regarding demolition procedures. Notes cover topics like material removal, utility relocation, and site preparation.

Table titled 'CONSTRUCTION NOTES' containing 12 numbered notes regarding construction standards and safety. Notes cover topics like signs and barricades, disturbed areas, material disposal, and safety requirements.

Table titled 'EROSION CONTROL NOTES' containing 12 numbered notes regarding erosion control measures. Notes cover topics like silt fences, sediment basins, and stabilization techniques.

Table titled 'PAVING, GRADING, AND DRAINAGE NOTES' containing 28 numbered notes regarding paving, grading, and drainage. Notes cover topics like sodded areas, drainage structures, and pavement standards.



Table with 3 columns: No., Date, and Comment. It is a log for tracking changes or observations during the project.

Professional Engineer of Record: Claudia S. Vega, P.E., License No. 51332

Project No: 2022-0133  
Project phase: COUNTY SUBMITTAL  
Project title: SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN MARION COUNTY, FL

Sheet title: LEGEND, SYMBOLS, AND NOTES  
Design: JD, Sheet No: C110  
Drawn: NJG  
Checked: TAR  
Date: 08/30/24



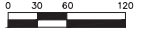


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**NORTH**

SCALE: 1" = 60'



GRAPHIC SCALE

No.	Date	Comment

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THIS PLAN COMPLY WITH ALL APPLICABLE CODES.

Professional Engineer of Record:

Claudia S. Vega, P.E., 11332  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title:

SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN  
MARION COUNTY, FL

Sheet title:  
AERIAL EXHIBIT

Designed: JLD	Sheet No:
Drawn: NJG	C120
Checked: TAR	
Date: 08/30/24	



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**NORTH**  
SCALE: 1" = 200'  
0 100 200 400  
GRAPHIC SCALE

No.	Date	Comment

THIS HAS BEEN PREPARED AND ISSUED BY CLAUDIA S. VEGA, P.E. ON THE DATE INDICATED TO THE SEAL. IT IS THE RESPONSIBILITY OF THE DESIGNER AND/OR ENGINEER TO BE RESPONSIBLE AND SEALS AND THE REGISTRAR MUST BE OBTAINED FROM THE BOARD OF ENGINEERS.

Professional Engineer of Record:

Claudia S. Vega, P.E., 11332  
Engineer Certificate No.

Project No: 2022-0133

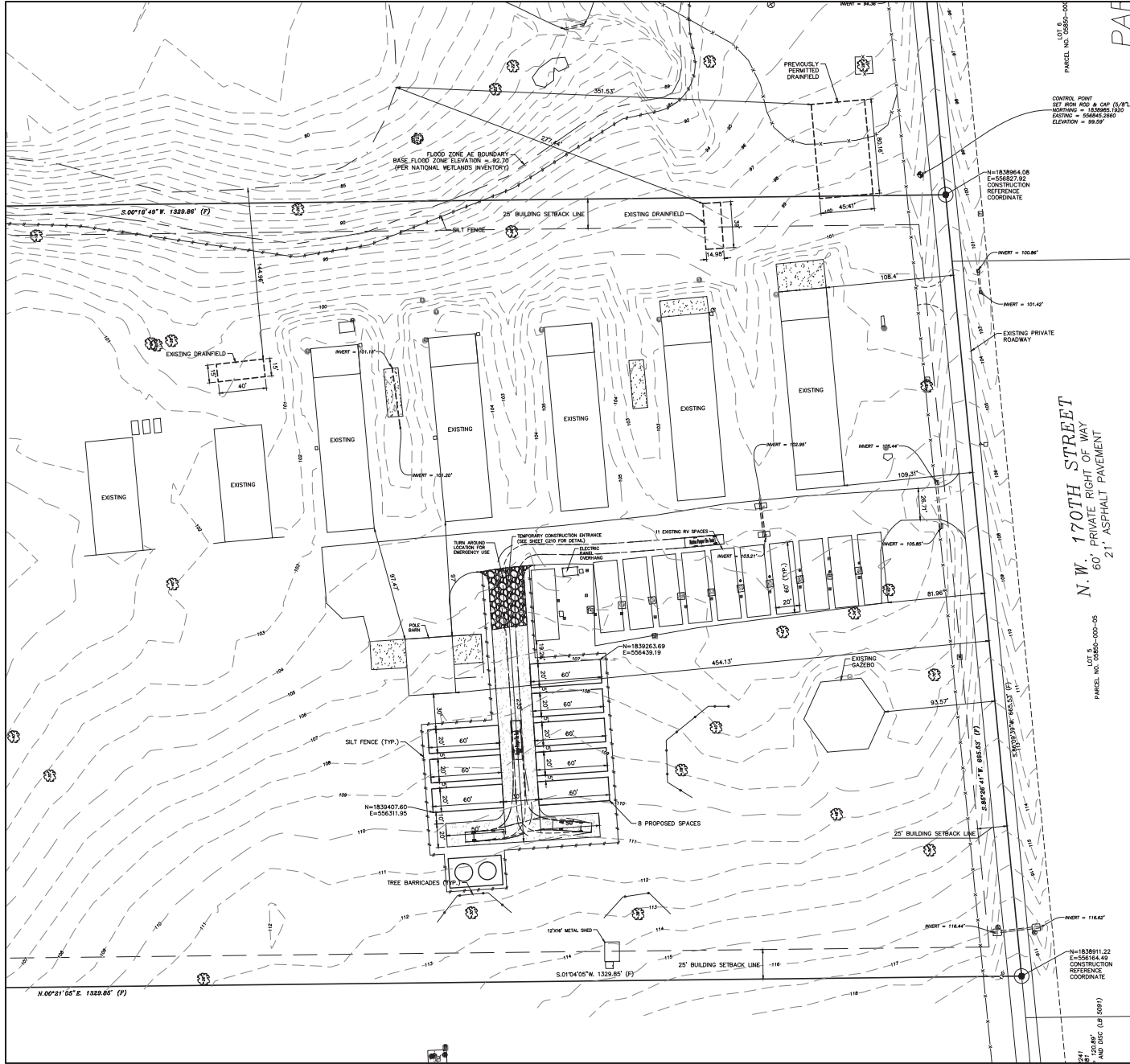
Project phase: COUNTY SUBMITTAL

Project title:

SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN  
MARION COUNTY, FL

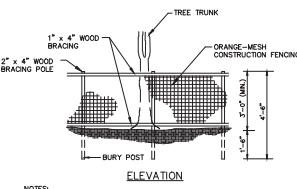
Sheet title:  
MASTER DEVELOPMENT PLAN

Designed: JLD	Sheet No:
Drawn: NJG	C130
Checked: TAR	
Date: 08/30/24	



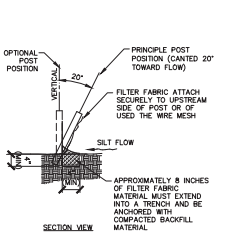
N. W. 170TH STREET  
 60' PRIVATE RIGHT OF WAY  
 21' ASPHALT PAVEMENT

**LEGEND**

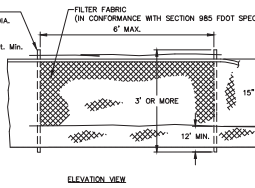


- NOTES:**
1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
  2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
  3. NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
  4. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
  5. THE AREA ENCLOSED MUST BE EQUAL TO THE SHIRING OF THE TREES. WHERE SUFFICIENT PROTECTION CAN BE DEMONSTRATED, THE REQUIRED MINIMUM UNDISTURBED AREA MAY BE REDUCED WITH COUNTY APPROVAL. TAKING INTO CONSIDERATION THE TYPE OF ACTIVITY, AND THE SPECIES, HEALTH, AND LOCATION OF TREES AND NATIVE VEGETATION WITHIN THE LANDSCAPE.

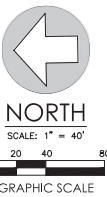
**TREE BARRICADE FENCING DETAIL**



POST OPTIONS:  
 WOOD 2-5" MIN. DIA.  
 WOOD 2"x4"  
 CWP 1.5"x1.5"  
 STEEL 1.33 Lbs/Ft. Min.



**TYPE III SILT FENCE DETAIL**  
 N.T.S.



No.	Date	Comment

Professional Engineer of Record:  
 Claudia S. Vega, P.E., 51332  
 Engineer, Certificate No.

Project No: 2022-0133  
 Project phase: COUNTY SUBMITTAL  
 Project title:

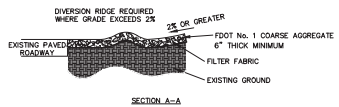
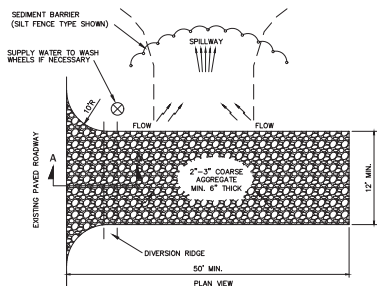
SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN  
 MARION COUNTY, FL

Sheet title:  
 DIMENSION, PAVING, GRADING,  
 AND DRAINAGE PLAN

Designed: JLD Sheet No:  
 Drawn: NJG  
 Checked: TAR  
 Date: 08/30/24

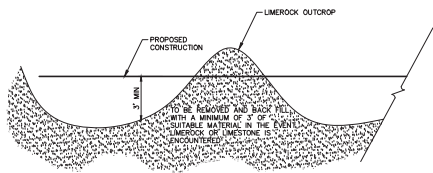
C200

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from the plan set.



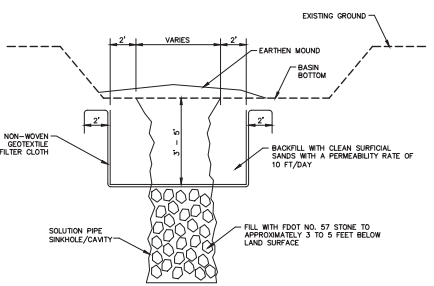
- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH GROUNDED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. USE SANDBAGS STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TYPICAL GRAVEL CONSTRUCTION ENTRANCE  
N.T.S.



- NOTES:
1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SATURABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
  2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY (SOUTHWEST) WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

LIMEROCK OUTCROP REMOVAL DETAIL  
N.T.S.



IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 4' BEYOND THE SIDES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

SOLUTION PIPE/CHIMNEY REPAIR DETAIL  
N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST AASHTO, M.T.C.D., STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.O.D.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
  - A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-1.5, OR A-2.5-4 AND SHALL BE PLACED IN 8"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
  - B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
  - C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 900 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LEW VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
  - D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
  - E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER SECTION 911 AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 335. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBS SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 341.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.O.D.T. AND M.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAINS. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY BRIGATOR AND ELECTRICAL CONSULT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOO AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOO IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET 0020 AND THE DETAIL ON THE LANDSCAPE PLAN.



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www.eda.com mail@eda.com

SCALE:  
AS SHOWN

No.	Date	Comment

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER AND ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Professional Engineer of Record:

Claudia S. Veeh, P.E. 31532  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH R/V PARK MAJOR SITE PLAN MARION COUNTY, FL

Sheet title: DIMENSION, PAVING, GRADING, AND DRAINAGE DETAILS

Design: JLD	Sheet No:
Drawn: NJG	C215
Checked: TAR	
Date: 08/30/24	

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-421.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART IV OF DEP DOCUMENT No. 62-421.300 (4) (a) FDEP FORM 62-261.300 (4) (b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN
COUNTY: MARION
SECTION/TOWNSHIP/RANGE: S 33, T 12 SOUTH, R 20 EAST
COUNTY PARCEL NO.: 0978-001-00
LATITUDE AND LONGITUDE:
STREET ADDRESS: 1141 NW 170TH ST #1, REDDICK, FL 32866
PROJECT AREA: 0.66 AC
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 0.66 AC.

II. SITE DESCRIPTION:

- 1. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF 8 ADDITIONAL RV SPACES WITH ASSOCIATED UTILITY IMPROVEMENTS.
2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY GSE ENGINEERING & CONSULTING.
3. EXISTING DRAINAGE PATTERNS ARE TO REMAIN UNALTERED DUE TO THE MINIMAL AMOUNT OF PROPOSED AREA FOR THE PROJECT. THIS PROJECT FALLS UNDER AN AGRICULTURAL EXEMPTION FROM STORMWATER DESIGN AND WILL CONTINUE TO BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED EXEMPTION BY MARION COUNTY.
4. SEQUENCE OF CONSTRUCTION:
A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRIAGES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FOOT FLOORA EROSION AND SEDIMENTATION CONTROL MANUAL.
B. THE CONSTRUCTION ENTRANCES WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
E. THE SITE WILL BE ROUGHLY GRADED, IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED.
F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIME/ROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLOUSED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
H. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

- THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN. THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.
1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRIAGES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLANDS AND/OR BASINS AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FOOT FLOORA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
6. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SOILING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FOOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES:

- 1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE TRACKING OF SEDIMENT FROM THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCES.
2. TREE BARRIAGES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO THE ENTRANCE STONE AND GRAVEL AND SHALL BE INSPECTED AFTER EVERY RAINFALL TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDS AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH SHOULD BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PROTECTED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES:

- 1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND, THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE. AS REQUIRED, THEY SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.
V. STORMWATER MANAGEMENT:
1. THE PROPOSED PROJECT OBTAINED AN AGRICULTURAL EXEMPTION FROM THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS FROM HAVING TO CONSTRUCT A NEW STORMWATER TREATMENT SYSTEM AND CONTROLS. THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE EXISTING STORMWATER SYSTEM AND CONTROLS, WHICH IS AN EXISTING WETLAND. UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE EXISTING STORMWATER SYSTEM IN PERFECTLY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGRICULTURAL EXEMPTION AND OF MARION COUNTY.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

- 1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTAINING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE EXISTING WELLS AND EXISTING/PROPOSED SEPTIC TANKS ON SITE.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUAL MAINTENANCE SHALL FOLLOW THE MANUFACTURERS' RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

- 1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE FDEP ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM II AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORCEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE FDEP'S STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE REPAIRS DO NOT PERFORM PROPERLY OR IF A SIGNOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

- 1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR TEMPORARY, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES, MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRIAGES, MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES, MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES, MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS, MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING, ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING, ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SOILING, ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS, ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES, ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.

IX. INSPECTIONS:

- 1. THE OWNER AND/OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT REGULAR INSPECTIONS OF THE STORMWATER POLLUTION PREVENTION PLAN FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY TWO HOURS OF THE END OF THE RAINFALL EVENT. THE INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NOT LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NOT LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCORE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENTS OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE WIDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-421.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THE STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

- 1. THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLOWING, CONTROL OF DIESEL FUELABLE WATER FLOWING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10
OWNER: SWEET DIXIE SOUTH LLC. (MICHAEL W. CAMPBELL) CONTRACTOR:

Table with 8 columns: Date of Inspection, Location, Rain data, Type of control (see below), Date installed / modified, Current Condition (see below), Observations or Corrective Action / Other Remarks, Inspected By.

CONDITION CODE: G = Good M = Marginal, needs maintenance or replacement soon O = Other P = Poor, needs immediate maintenance or replacement C = Needs to be cleaned

Table with 4 columns: CONTROL TYPE CODES, 1-19, 20-34, 35-40, 41-45. Includes items like Silt Fence, Earth dikes, Structural diversion, Swale, Sediment Trap, Check dam, Subsurface drain, Pipe slope drain, Level spreaders, Reinforced soil retaining system, Vegetation buffer strip, Vegetative preservation area, Retention Pond, Temporary seed / sod, Permanent seed / sod, Perimeter ditch, Curb and gutter, Paved road surface, Rock outlet protection, Detention pond, Retention pond, Waste disposal / housekeeping, Sand Bag, Hay Bales, Geotextile, Rip-rap.

INSPECTOR INFORMATION: Name, Qualification, Date. The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who compile the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

CERTIFICATION STATEMENT

"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."

CONTRACTING FIRM: ADDRESS: CITY, STATE, ZIP CODE: TELEPHONE: FAX: PROJECT NAME: SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN PROJECT ADDRESS: PROJECT AREA: CITY, STATE, ZIP CODE: FLORIDA. NAME: SIGNATURE: DATE:



2309 SW 2nd Ave, South Tower, Suite 300 GAINESVILLE, FLORIDA 32601 TEL (352) 373-2041 www.eda.com real@eda.com

Table with 3 columns: No., Date, Comment.

Professional Engineer of Record:

Claudia S. Vega, P.E. - 51332 Certificate No.

Project No: 2022-0133

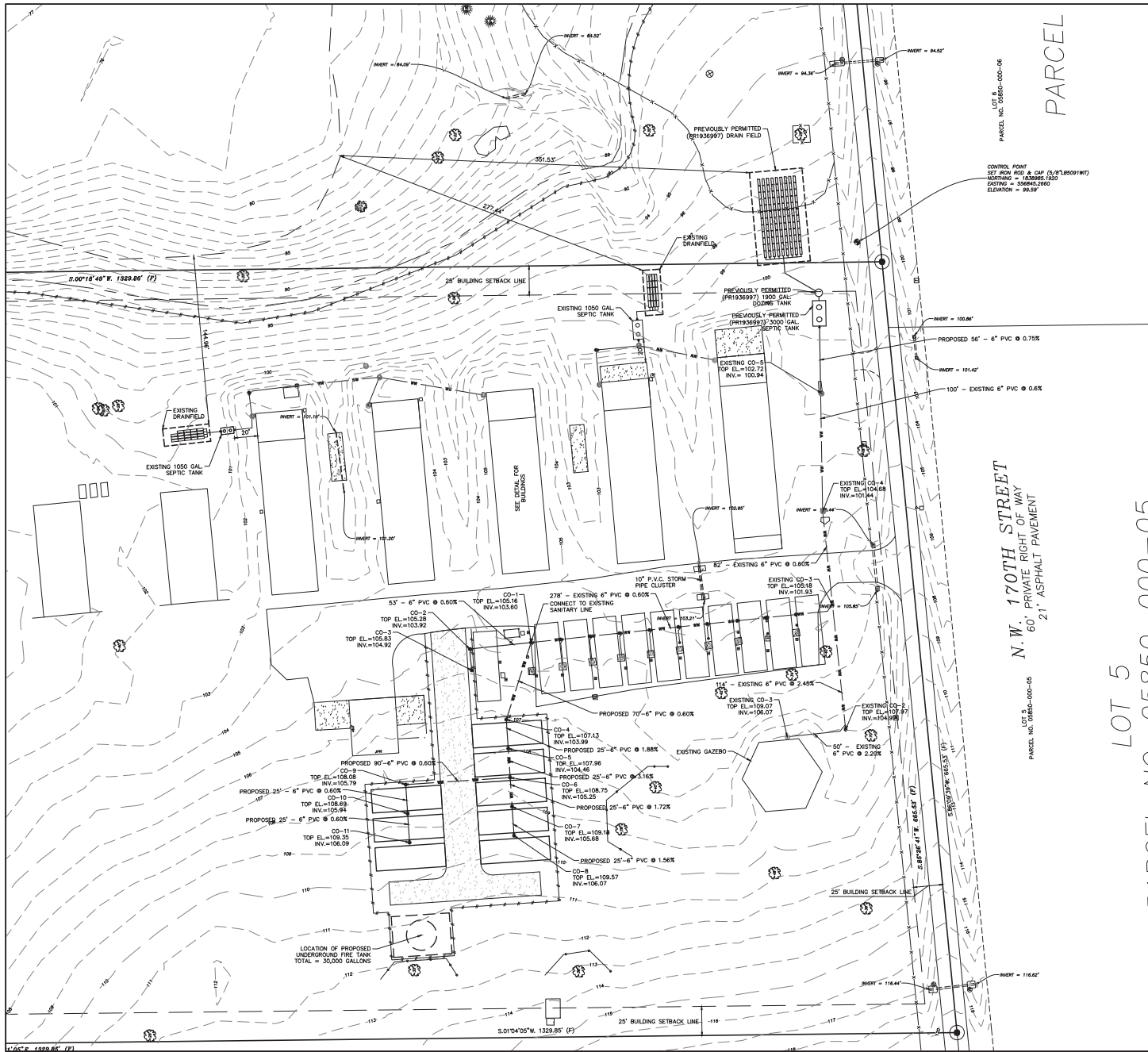
Project phase: COUNTY SUBMITTAL

Project title:

SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN MARION COUNTY, FL

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: JLD Sheet No: Drawn: NAG Checked: TAR C220 Date: 08/30/24



**LEGEND**

	EXISTING WASTEWATER
	PROPOSED WASTEWATER

CONTROL POINT  
 SET BY NGS & CO (5/2/2009/11/17)  
 NORTHING = 123995.1500  
 EASTING = 509663.2000  
 ELEVATION = 99.59'

N. W. 170TH STREET  
 60' PRIVATE RIGHT OF WAY  
 21' ASPHALT PAVEMENT



ED 2309  
 720 S.W. 2nd Ave., South Tower, Suite 300  
 GAINESVILLE, FL 32601  
 TEL (352) 373-2641  
 www.eds.com mail@eds.com



**NORTH**  
 SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

PLEASE SEE REVISED RECORD AND BEING BY CLARENCE S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.  
 THE SEAL COVERS THE DESIGN AND NOT THE CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE DESIGNER.  
 Professional Engineer of Record:

Clarence S. Vega, P.E. 31332  
 Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title:

SWEET DIXIE SOUTH RV PARK MAJOR SITE PLAN  
 MARION COUNTY, FL

Sheet title:  
 UTILITY PLAN

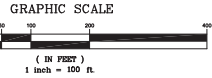
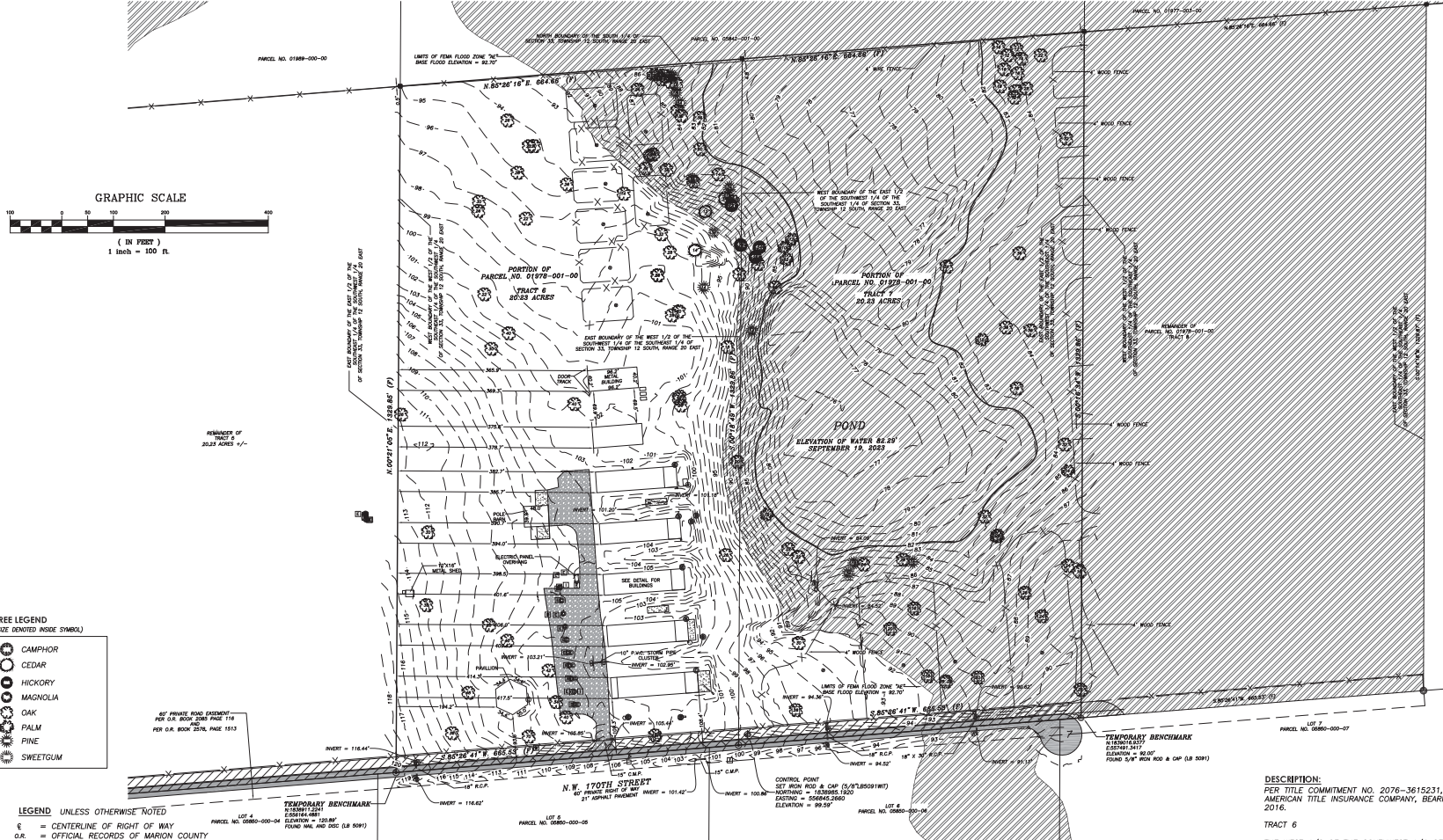
Designed: JLD Sheet No:

Drawn: NJG  
 Checked: TAR  
 Date: 08/30/24

C300



SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

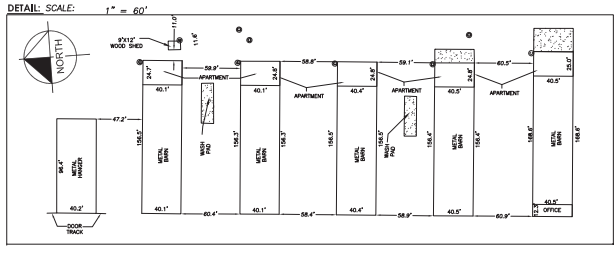


- TREE LEGEND**  
(SIZE DENOTED INSIDE SYMBOL)
- CAMPHOR
  - CEDAR
  - HICKORY
  - MAGNOLIA
  - OAK
  - PALM
  - PINE
  - SWEETGUM

- LEGEND** UNLESS OTHERWISE NOTED
- CENTERLINE OF RIGHT OF WAY
  - OFFICIAL RECORDS OF MARION COUNTY
  - FOUND 5/8" IRON ROD & CAP - LB 5091
  - FOUND 4" x 4" CONCRETE MONUMENT - RLS 1918
  - FOUND NAIL & DISC - LB 5091
  - SANITARY CLEANSOUT
  - WOOD POWER POLE
  - ELECTRIC TRANSFORMER
  - ELECTRIC BOX
  - GUY ANCHOR
  - TELEPHONE BOX
  - SATELLITE DISH
  - WATER METER
  - IRRIGATION CONTROL VALVE
  - WATER TROUGH
  - WELL
  - METAL REFLECTOR POST
  - MAILBOX
  - POLYVINYL CHLORIDE
  - REINFORCED CONCRETE PIPE
  - CORRUGATED METAL PIPE
  - AERIAL ELECTRIC
  - DENOTES CONCRETE
  - DENOTES ASPHALT
  - DENOTES LIMITS OF FEMA FLOOD ZONE "AE"

- NOTES:**
1. DATE OF FIELD SURVEY: MARCH 17, 2024
  2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
  3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
  4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
  5. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORSS86) EPOCH:2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT V 090.
  6. VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT V 090 WITH AN ELEVATION OF 40.57' NAVD-83.
  7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
  10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
  11. FEMA FLOOD ZONE SHOWN HEREON IS BASED ON A FEMA GIS SHAPE FILE. BASE FLOOD ELEVATION FOR FLOOD ZONE "AE" IS 92.70 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988.

**FLOOD CERTIFICATION:**  
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND ZONE "AE" AN AREA WITH A 1% CHANCE OF ANNUAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0504D, COMMUNITY PANEL NO. 120160 0118 D, EFFECTIVE AUGUST 28, 2008.



**DESCRIPTION:**  
PER TITLE COMMITMENT NO. 2076-3615231, FILE NO. 16-2181, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 23, 2016.

**TRACT 6**  
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, BEING SITUATE IN MARION COUNTY, FLORIDA.

**TRACT 7**  
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, BEING SITUATE IN MARION COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE: TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
TRAVIS@RMBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPERED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	BY	DATE

SCALE:	1" = 100'
DRAWN:	T.P.B.
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.

**R.M. BARRINEAU AND ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
STATE OF FLORIDA LICENSE NO. 12083C0504D  
OFFICE: 12083C0504D, COMMUNITY PANEL NO. 120160 0118 D  
ADDRESS: 12083C0504D, COMMUNITY PANEL NO. 120160 0118 D  
PHONE: (352) 241-1111 • FAX: (352) 241-1111  
WWW.RMBARRINEAU.COM

**BOUNDARY & TOPOGRAPHIC SURVEY FOR:**  
**SWEET DIXIE SOUTH, LLC**

REFERENCES:  
F.S. 642, P.S.  
FILE:  
J.O.# 16215



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16775

**Agenda Date:** 9/30/2024

**Agenda No.:** 5.2.

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**SUBJECT:**

**Harmony Estates - Preliminary Plat**  
**Project #2023120043      #30947**  
**Rogers Engineering**

September 27, 2024

PROJECT NAME: HARMONY ESTATES

PROJECT NUMBER: 2023120043

APPLICATION: PRELIMINARY PLAT #30947

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: The purpose of this preliminary plat is to split PIDs 47659-000-01 and 47659-000-02 into 6 lots. Improvements are not proposed.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.12.6 - Location of septic systems & wells  
STATUS OF REVIEW: INFO  
REMARKS: Residential wells must be at least 75' from septic systems
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Septic systems and wells must be permitted through the Department of Health in Marion County
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot)  
STATUS OF REVIEW: INFO  
REMARKS: 8/12/24-fee due with resubmittal  
4/5/24-fee due with resubmittal
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/5/24-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)  
STATUS OF REVIEW: INFO  
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project

Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

STATUS OF REVIEW: INFO

REMARKS: 1 potentially occupied gopher tortoise burrow is found on site according to the assessment. Please follow the recommendations and requirements stated in the assessment and coordinate with FWC requirements to get relocation permit.

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the

right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For questions, please contact Angi Rosario @ 352-671-8667



# Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 12/13/2023

### A. PROJECT INFORMATION:

Project Name: Harmony Estates  
Parcel Number(s): 47659-000-01 and 47659-000-02  
Section 20 Township 17 Range 23 Land Use RL Zoning Classification A-1  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: PRELIMINARY PLAT  
Property Acreage 72.80 Number of Lots 6 Miles of Roads 0.00  
Location of Property with Crossroads SE 80th Ave and SE 157th Place  
Additional information regarding this submittal: \_\_\_\_\_

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

**Engineer:**  
Firm Name: Rogers Engineering Contact Name: Robert L. Rogers  
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: mclemons@rogerseng.com

**Surveyor:**  
Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers  
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: Florida Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: rkrogers@rogerseng.com

**Property Owner:**  
Owner: Character Tree Company & Class Act Trees, LLC Contact Name: Ronald D. Brown  
Mailing Address: 15595 SE 80th Avenue City: Summerfield State: FL Zip Code: 34491  
Phone # 352-245-7101 Alternate Phone # \_\_\_\_\_  
Email address: ron@characteroaksrealestate.com

**Developer:**  
Developer: Owner - see above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

A PRELIMINARY PLAT  
for  
**HARMONY ESTATES**  
MARION COUNTY, FLORIDA

**PROPERTY INFORMATION:**

**OWNER:**  
RONALD D. BROWN  
CLASS ACT TREES, LLC  
15595 SE 80th AVENUE  
SUMMERFIELD, FL 34491

RONALD D. BROWN  
CHARACTER TREE COMPANY  
15595 SE 80th AVENUE  
SUMMERFIELD, FL 34491

**CONTACT PERSON:** RON BROWN

**TELEPHONE NUMBER:** (352) 245-7101

**PARCEL AREA:** 74.09 Acres ±

**PARCEL NUMBER:** 47859-000-01 & 47859-000-02

**CURRENT LAND USE/ZONING:** RURAL LANDS/A-1  
**PROPOSED LAND USE/ZONING:** RURAL LANDS/A-1

**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL & AGRICULTURAL

**WATER & SEWER SERVICE:** INDIVIDUAL WELL & SEPTIC

**FEMA FLOOD ZONE DESIGNATION:** ZONE "X", ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0885, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

**MARION FRIENDLY LANDSCAPE AREAS:**

ALL LOTS SHALL BE REQUIRED TO PROVIDE MARION FRIENDLY LANDSCAPE AREAS OVER THAT PORTION OF EACH LOT LYING WEST OF THE EAST LINE OF THE EXISTING 170 FT. WIDE ELECTRIC EASEMENT.

PROPOSED MFLA AREA: 32% = 23.39 Acres

**LIST OF UTILITY PROVIDERS:**

**ELECTRIC:** SECO ENERGY

**CABLE:** SPECTRUM

**TELECOMMUNICATION:** CENTURYLINK

**TRAFFIC STATEMENT:**

PROPOSED USE: SINGLE FAMILY DETACHED HOUSING

TRIP GENERATION MANUAL 11th EDITION

LAND USE: 210

SINGLE-FAMILY DETACHED HOUSING; 6 DWELLING UNITS

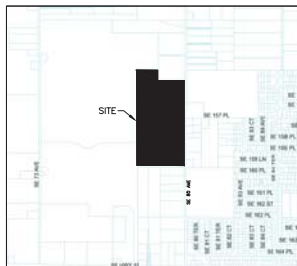
**WEEKDAY:**  
9.44 TRIPS/DWELLING UNITS  
6 X 9.44 = 56.64 TRIPS/DAY  
AM PEAK HOUR: 0.76 X 6 = 5 TRIPS  
PM PEAK HOUR: 1.00 X 6 = 6 TRIPS

**SATURDAY:**  
9.54 TRIPS/DWELLING UNIT  
6 X 9.54 = 57 TRIPS/DAY

**SUNDAY:**  
8.55 TRIPS/DWELLING UNIT  
6 X 8.55 = 51 TRIPS/DAY

**LEGEND**

R/W RIGHT OF WAY  
E/P EDGE OF PAVEMENT  
C/L CENTERLINE  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
L.D.C. LAND DEVELOPMENT CODE



SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST  
**LOCATION MAP**  
N.T.S.

INDEX	
SHEET NO.	CONTENTS
C001	TITLE SHEET
C002	PROPOSED PLAT

**LEGAL DESCRIPTION:**

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.  
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE S00°08'29"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 275.75 FEET; THENCE N89°56'08"W, 749.00 FEET; THENCE N00°04'03"W, 276.07 FEET TO THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE S89°5'01"E, 748.28 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.  
LESS AND EXCEPT THE SOUTH 66 FEET THEREOF

AND

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.  
LESS AND EXCEPT THE SOUTH 66 FEET THEREOF.

**APPROVED DEVIATIONS TO L.D.C.:**

SECTION 6.11.5.D.(1) – ALL DEVELOPMENTS WITH RESIDENTIAL USES SHALL PROHIBIT ACCESS ONTO A MAJOR LOCAL COLLECTOR, OR ARTERIAL ROADWAY. INDIVIDUAL LOTS SHALL BE ACCESSED THROUGH THE USE OF AN INTERNAL ROADWAY NETWORK.

SECTION 6.11.5.D.(2) – DRIVEWAYS SHALL NOT ACCESS MAJOR LOCAL, COLLECTOR, COLLECTOR OR ARTERIAL ROADS IF ALTERNATE ACCESS IS AVAILABLE.

APPROVED BY LETTER FROM COUNTY ENGINEER ON JULY 19, 2024 FOR THREE DRIVEWAYS BETWEEN THE SIX PROPOSED LOTS AS SHARED USE DRIVEWAYS.

**NOTES:**

- THIS PROPOSED SUBDIVISION CONTAINS 6 LOTS AND NO (ZERO) MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 71.44 ACRES AFTER RIGHT-OF-WAY DEDICATION.
- THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.
- THE 50' WIDE ROAD RIGHT-OF-WAY ALONG S.E. 80th AVENUE SHALL BE DEDICATED TO MARION COUNTY BY THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.
- THERE SHALL BE A 5 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES. THESE UTILITY EASEMENTS ARE DEDICATED PRIVATELY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY PUBLIC OR PRIVATE UTILITY PROVIDER.
- PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE STATE PLANE COORDINATES, IN ACCORDANCE WITH MARION COUNTY L.D.C. AND CHAPTER 177, FLORIDA STATUTES.
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AND DERIVED FROM THE L-NET GIS NETWORK.
- ALL LOTS SHALL USE S.E. 80th AVENUE FOR VEHICLE/DRIVEWAY ACCESS AND UTILITY CONNECTIONS.
- THERE ARE NO STORMWATER AND DRAINAGE EASEMENTS LOCATED WITHIN THIS PLAT.
- THE INGRESS/EGRESS EASEMENTS SHOWN HEREON SHALL BE RESERVED FOR ONE SHARED USE DRIVEWAY FOR THE TWO LOTS ON WHICH THEY EXIST.
- EACH LOT IS LIMITED TO 9000 SQUARE FEET OF IMPERVIOUS COVERAGE UNLESS DRAINAGE CONTROLS APPROVED BY MARION COUNTY ARE APPROVED OR AN L.D.C. WAIVER IS APPROVED BY MARION COUNTY.
- THAT PORTION OF THE LOT AREA NOT COVERED BY THE 9000 SQUARE FEET MAXIMUM IMPERVIOUS AREAS ARE CONSIDERED AS OPEN SPACE.
- THERE IS AN EXISTING 170' ELECTRIC EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 325, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SHOWN ON SHEET 2.

**CONCURRENCY DEFERRAL:**

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

**OWNER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAT.

RONALD D. BROWN DATE \_\_\_\_\_  
PRESIDENT/DIRECTOR  
CHARACTER TREE COMPANY  
AND  
MANAGER  
CLASS ACT TREES, LLC

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

ROBERT L. ROGERS DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER  
REGISTRATION No. 100027  
STATE OF FLORIDA

	REVISION
	DATE

Robert L. Rogers, PE P. Reg. No. 100027 ron@rlr.com Rodney K. Rogers, PSM P. Reg. No. 52790 rodrigo@rlr.com Makelle M. Boyer, PSM P. Reg. No. 7398 mboyer@rlr.com	1108 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • L.L.C. Bus. #4074
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**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying

A PRELIMINARY PLAT for <b>HARMONY ESTATES</b> Marion County, FL <i>Title Sheet</i>	JOB No. <b>24-HARMONY ESTATES</b> DATE <b>4/2/2024</b> SCALE N.T.S. SHEET C001
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# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2024-16776

**Agenda Date:** 9/30/2024

**Agenda No.:** 5.3.

**SUBJECT:**

**Smallwood Brian M - Waiver Request for Family Division**

**Smallwood Elizabeth M**

**Project #2021010011 #31999 Parcel #35565-006-00**

**Smallwood Brian M**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests family division to give 1 acre to Robert & Pauline Short, Elizabeth Smallwood's parents.

September 26, 2024

PROJECT NAME: SMALLWOOD BRIAN M

PROJECT NUMBER: 2021010011

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31999

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: Approved. The applicant is requesting to divide the 11.05-acre subject parcel (PID 35565-006-00) into two to create a 1-acre parcel and a 10.05-acre parcel. Adjacent parcels range in size from 1 acre to 44.81 acres.  
There appears to be approximately 16,841 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - MCU service area but outside connection distance to closest water & sewer mains at this time. Shall connect within 365 days' notice of availability.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

APPLICATION COMPLETE  
DATE COMPLETED 9/16/24  
INITIALS [Signature]

**RECEIVED**

TENTATIVE MEETING DATES  
DPC P&Z PH 9/30/24  
OCT 13 2024

BCC/P&Z-PH  
Marion County  
Growth Service

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 09/11/2024 Parcel Number(s): 35565-006-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Smallwood/Short Family Division Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Brian Smallwood & Elizabeth Smallwood  
Signature: [Signature]  
Mailing Address: 1682 SW 80th St City: Ocala  
State: FL Zip Code: 34476 Phone # 352-857-9294  
Email address: Brian@belachomes.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): \_\_\_\_\_ Contact Name: Brian Smallwood  
Mailing Address: 1682 SW 80th St City: Ocala  
State: FL Zip Code: 34476 Phone # 352-857-9294  
Email address: Brian@belachomes.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ 2.16.1B(10) - Family Division  
Reason/Justification for Request (be specific): 1 acre to be split off of the current parcel.

Family division is for Robert and Pauline Short, Elizabeth Smallwood's Parents.

I do not want to share driveway - my house comes off SW 80th St and new parcel is SW 16th Ave

**DEVELOPMENT REVIEW USE:**

Received By: [Signature] Date Processed: 9/16/24 Project # 202101001 AR # 31999

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: A1 ESOZ: MA P.O.M. 165 Land Use: Rural Plat Vacation Required: Yes  No   
Date Reviewed: C Gu Verified by (print & initial): \_\_\_\_\_

## CONSENT TO FAMILY DIVISION

**THIS CONSENT TO FAMILY DIVISION** is executed by and between:

- Brian M. Smallwood and Elizabeth M. Smallwood, husband and wife (collectively “Smallwood”); and
- Preston Bare and Cacy Bare, husband and wife (collectively “Bare”).

### WHEREAS:

- A. Smallwood and Bare each own the following:
- 1). Smallwood owns real property in Marion County, Florida (the “Smallwood Parcel”) described on the attached **Exhibit A**.
  - 2). Bare owns real property in Marion County, Florida (the “Bare Parcel”) described in the attached **Exhibit B**.
- B. Portions of both the Smallwood Parcel and Bare Parcel are located within what constituted Marion County Tax Parcel ID Number: 35565-006-00 (the “Historic Tax Parcel”)<sup>1</sup> on July 1, 1992.
- C. The Historic Tax Parcel was a “parcel of record as of January 1, 1992” and therefore eligible to be subdivided pursuant to the family division provisions of Section 2.16.1 of the Marion County Land Development Code, up to a maximum of three (3) times.
- D. There have been no prior family divisions of the Historic Tax Parcel.
- E. Smallwood desires to request Marion County to approve a family division of a portion of the Smallwood Parcel.
- F. Marion County has advised Smallwood that, because Bare owns most of the balance of the Historic Parcel, Smallwood is required to obtain Bare’s consent to Smallwood’s family division.
- G. Bare provides such consent pursuant to the terms and conditions hereof.

**NOW THEREFORE**, in consideration of the matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

1. **Consent to Smallwood Family Division.** Bare consents to one family division of the Smallwood Parcel.
2. **No Further Family Divisions of Smallwood Parcel.** Smallwood acknowledges and agrees that, as the owner of most of the balance of the Historic Parcel, Bare is entitled to the two remaining family divisions for the Historic Parcel. Thus, Smallwood shall seek no more family divisions for the Smallwood Parcel.

---

<sup>1</sup> Although the Smallwood Parcel currently has the same Parcel Identification Number as the Historic Parcel, “Historic Parcel” refers to the property with such Parcel Identification Number on January 1, 1992.

3. **Signatures by Facsimile or Digital Execution.** It is the intent and agreement of the parties hereto that the signatures, initials and handwritten or typewritten modifications to this instrument shall be as legally binding upon the parties if in the form of a facsimile or digital execution (such as scanning and emailing) as if the original signatures, initials, and modifications were present on the documents in the hands of each party. Neither party shall assert the statute of frauds nor unenforceability or invalidity of this instrument, or any addendum or modification of this instrument, because of the use of facsimile or digital copies and not originals in any litigation; both parties simply waive and relinquish any such defense.

**THEREFORE**, the parties have agreed to the above.

**SMALLWOOD**

*Brian Smallwood*  
68C7D59CC29C43C...  
Brian M. Smallwood

Date: 9/10/2024 | 9:24 AM PDT  
DocuSigned by:

*Elizabeth Smallwood*  
CD2E05A25DF94DE...  
Elizabeth M. Smallwood

Date: 9/10/2024 | 1:25 PM EDT

**BARE**

Signed by:  
*Preston Bare*  
F791D2D4180E426...  
Preston Bare

Date: 9/10/2024 | 6:31 PM EDT  
DocuSigned by:

*Cacy Bare*  
AF1941E0C9074BB...  
Cacy Bare

Date: 9/10/2024 | 11:39 AM PDT

P:\UG\Smallwood\Family Division\Application\Consent to Family Division.docx

Notes from CD-Plus – Folio Number 35565-006-00

7/2/24 Per legal, the original 2.02 acres left on parcel 35565-006-00 owned by Mr. Smallwood may apply for one family division and a boundary adjustment on one DRC application. However, we need a site plan for the family division and a separate site plan for the boundary adjustment. Both will be decided upon at one DRC meeting. Mr. Smallwood, owner of today's 35565-006-00 must get written permission from the property owner to the south, Cacy or Preston Bare, 35565-006-01 allowing Mr. Smallwood to use one of the family divisions for parcel 35565-006-01.

2/28/24 -- This parcel 35565-006-00 was 14.28. In 2019-2020 went down to 2.39 and was then enhanced and combined with 35565-005-00, which was 8.7 totalling 11.09. All family divisions were done on 35565-005-00 (began as 14.28 acres) as follows: 1992 was 13.28. In 1999 - 1 acre to #1 division; 2003 - 1 acre #4; 2006 1.28 acres #3. Family Divisions were out of 35565-005-00 which was enhanced as above. Therefore, this parcel is not eligible for any more family divisions per Cindy Garr & Cindy Gaughf 438-2675

SW 80TH STREET

415.83'

772.19'

376.53

317'

Parent Parcel  
10.034 Acres

168.52'

182'

30.7'

Barn

38.6'

90.77'

Proposed Future  
Driveway Location

30'

18.13'

Proposed Division  
1.016 Acres

139.48'

231.13'

SW 16TH AVENUE

717.35'

SCALE: 1" = 120'

197.43'



317'

Parent Parcel

10.034 Acres

168.52

182'

32'7"



Barn

28'6"

90.77'

29'6"

18.13'

Proposed Future  
Driveway Location

15'

30'

Proposed Division

1.016 Acres

231.13'

717.35'

SCALE: 1" = 60'

197.43'

SW 16TH AVENUE



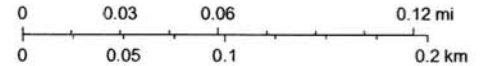
# MCBCC Interactive Map - Internal



9/16/2024, 2:06:41 PM

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|---|---|--|---|---|
| <ul style="list-style-type: none"> <li>Parcels Labels</li> <li>Parcels</li> <li>Address Points</li> <li>Structure - Addressed</li> <li>BRAMP</li> <li>Structure - Confidential Address</li> <li>Gate - Confidential Address</li> <li>Miscellaneous - Confidential Address</li> <li>Cemetery - Confidential Address</li> </ul> | <ul style="list-style-type: none"> <li>CP</li> <li>CSIGN</li> <li>Telephone Equipment - Confidential Address</li> <li>Vacant - Confidential Address</li> <li>CWELL</li> <li>DA</li> <li>Electric Meter</li> <li>ER</li> <li>Elevator</li> </ul> | <ul style="list-style-type: none"> <li>Fire Station</li> <li>Fire Tower</li> <li>Government Building</li> <li>Gas Site</li> <li>GATE</li> <li>Hospital</li> <li>House Boat</li> <li>LAW</li> <li>Lift Station</li> <li>Miscellaneous</li> <li>No Address</li> <li>PA</li> <li>PARK</li> <li>Parking Garage</li> <li>Post Office</li> <li>Payphone</li> <li>Prison</li> <li>In-Office Use Only</li> </ul> | <ul style="list-style-type: none"> <li>In-Office Use Only</li> <li>Railroad Equipment</li> <li>School</li> <li>SIGN</li> <li>Sewage Treatment Plant</li> <li>Substation</li> <li>Tower</li> <li>Telephone Equipment</li> <li>Trailhead</li> <li>Unverified Point</li> <li>Vacant with Address</li> <li>WRA/DRA</li> <li>WELL</li> <li>Water Meter</li> <li>Water Tower</li> <li>Water Treatment Plant</li> <li>Waste Water Treatment Plant</li> <li>&lt;all other values&gt;</li> </ul> | <ul style="list-style-type: none"> <li>Marion County</li> <li>County Road Maintenance</li> <li>OCE Maintained Paved</li> <li>Not Maintained</li> <li>Streets</li> <li>Aerial2023</li> <li>Red: Band_1</li> <li>Green: Band_2</li> <li>Blue: Band_3</li> </ul> |
|---|---|--|---|---|



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# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2024-16777

**Agenda Date:** 9/30/2024

**Agenda No.:** 5.4.

**SUBJECT:**

**Harrison Mary K - Waiver Request for Family Division  
3475 SE HWY 42 Summerfield  
Project #2024090039 #32013 Parcel #44767-000-00  
Brandon Harrison**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests family division to grant 1.1 acres to Brandon Harrison, her son, to be used as his residence.

September 27, 2024

PROJECT NAME: HARRISON MARY K

PROJECT NUMBER: 2024090039

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32013

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: Approved. The applicant is requesting to divide the 4.38-acre subject parcel (PID 44767-000-00) into 2 to create a 1.1-acre parcel and a 3.28-acre parcel. Adjacent parcels range in size from 1.5 acres to 38.91 acres.  
There appears to be approximately 4,081 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area but outside connection distance to closest public water or sewer mains. Shall connect within 365 days' notification of availability.

EDUCATION COMPLETE  
 DATE COMPLETED 9/19/24  
 INITIALS [Signature]  
 TENTATIVE MEETING DATES  
 P&Z PH DRC 9/30/24  
 BCC/P&Z-PH

APPLICATION INCOMPLETE  
 Date returned 9/18/24  
 Returned by [Signature]  
**RECEIVED**



**Marion County  
 Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
 Ocala, FL 34471  
 Phone: 352-671-8686  
 Fax: 352-671-8687

SITE PLAN

OCT 18 2024

Marion County  
 Growth Service

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9/18/24 Parcel Number(s): 44767-000-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: HARRISON Commercial  or Residential   
 Subdivision Name (if applicable): \_\_\_\_\_  
 Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Mary K. Harrison  
 Signature: [Signature]  
 Mailing Address: 3475 SE HWY 42 City: Sumner Field  
 State: FL Zip Code: 34491 Phone # 352-307-2877  
 Email address: Mary.harrison347542@gmail.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): \_\_\_\_\_ Contact Name: Brandon Harrison  
 Mailing Address: 3475 SE HWY 42 City: Sumner Field  
 State: FL Zip Code: 34491 Phone # 352-232-7507  
 Email address: BRANDONHARRISON@GMAIL.COM

**D. WAIVER INFORMATION:**

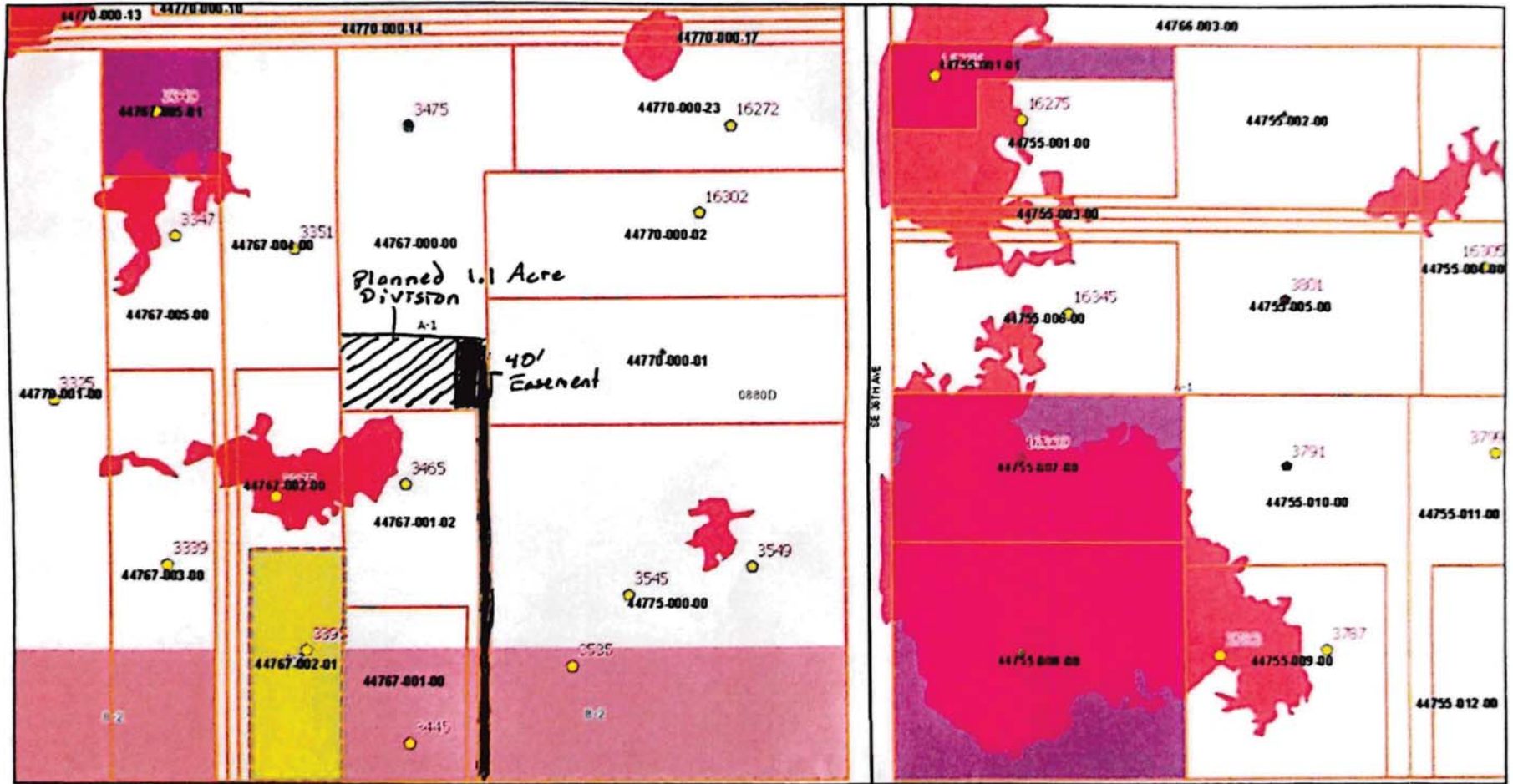
Section & Title of Code (be specific): \_\_\_\_\_ 2.16.1.B(10) - Family Division  
 Reason/Justification for Request (be specific): Mary Harrison requests to grant 1.1 acres of parcel # 44767-000-00 to Brandon Harrison, her son, to be used as his residence.

**DEVELOPMENT REVIEW USE:**

Received By: [Signature] Date Processed: 9/18/24 Project # 2024090039 AR # 32013

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
 Zoned: A-1 ESQZ: NO P.O.M. 203 Land Use: RL Plat Vacation Required: Yes  No   
 Date Reviewed: 9/18/24 Verified by (print & initial): CLINT BARKLEY

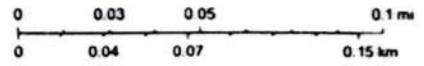
# MCBCC Interactive Map - Internal



9/11/2024, 10:27:00 AM

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|---|---|---|--|---|---|---|
| <ul style="list-style-type: none"> <li>Parcel Labels</li> <li>Parcels</li> <li>Address Points</li> <li>Structure - Addressed</li> <li>Structure - Confidential Address</li> <li>Gate - Confidential Address</li> <li>Miscellaneous - Confidential Address</li> <li>Cemetery - Confidential Address</li> </ul> | <ul style="list-style-type: none"> <li>GP</li> <li>CEM</li> <li>Telephone Equipment - Confidential Address</li> <li>Valued - Confidential Address</li> <li>CHWELL</li> <li>GA</li> <li>Exam Meter</li> <li>ER</li> <li>Elmator</li> <li>Fire Station</li> </ul> | <ul style="list-style-type: none"> <li>Fire Tower</li> <li>Government Building</li> <li>Gas Site</li> <li>GASB</li> <li>Hospital</li> <li>House Boat</li> <li>LAW</li> <li>LA Station</li> <li>Maintenance</li> <li>No Address</li> </ul> | <ul style="list-style-type: none"> <li>PA</li> <li>PAAC</li> <li>Parking Garage</li> <li>Post Office</li> <li>Prophane</li> <li>Phone</li> <li>In-Office User Only</li> <li>In-Office User Only</li> <li>Public Equipment</li> <li>School</li> </ul> | <ul style="list-style-type: none"> <li>SEW</li> <li>Sanitary Treatment Plant</li> <li>Substation</li> <li>Tower</li> <li>Telephone Equipment</li> <li>Toothed</li> <li>Unstaffed Plant</li> <li>Valued with Address</li> <li>WATER</li> <li>WELL</li> </ul> | <ul style="list-style-type: none"> <li>Water Meter</li> <li>Water Tower</li> <li>Water Treatment Plant</li> <li>Waste Water Treatment Plant</li> <li>all other valuers</li> <li>Marion County</li> <li>Flood Prone Areas</li> <li>FEMA FIRM Panel 2000</li> <li>Zoning Classification</li> <li>A-1</li> </ul> | <ul style="list-style-type: none"> <li>A-3</li> <li>B-2</li> <li>Zoning Changes</li> <li>Special Use</li> <li>Zoning</li> <li>Family Enclave</li> <li>County Road Maintenance</li> <li>OCB Measurement Point</li> <li>Stream</li> </ul> |
|---|---|---|--|---|---|---|



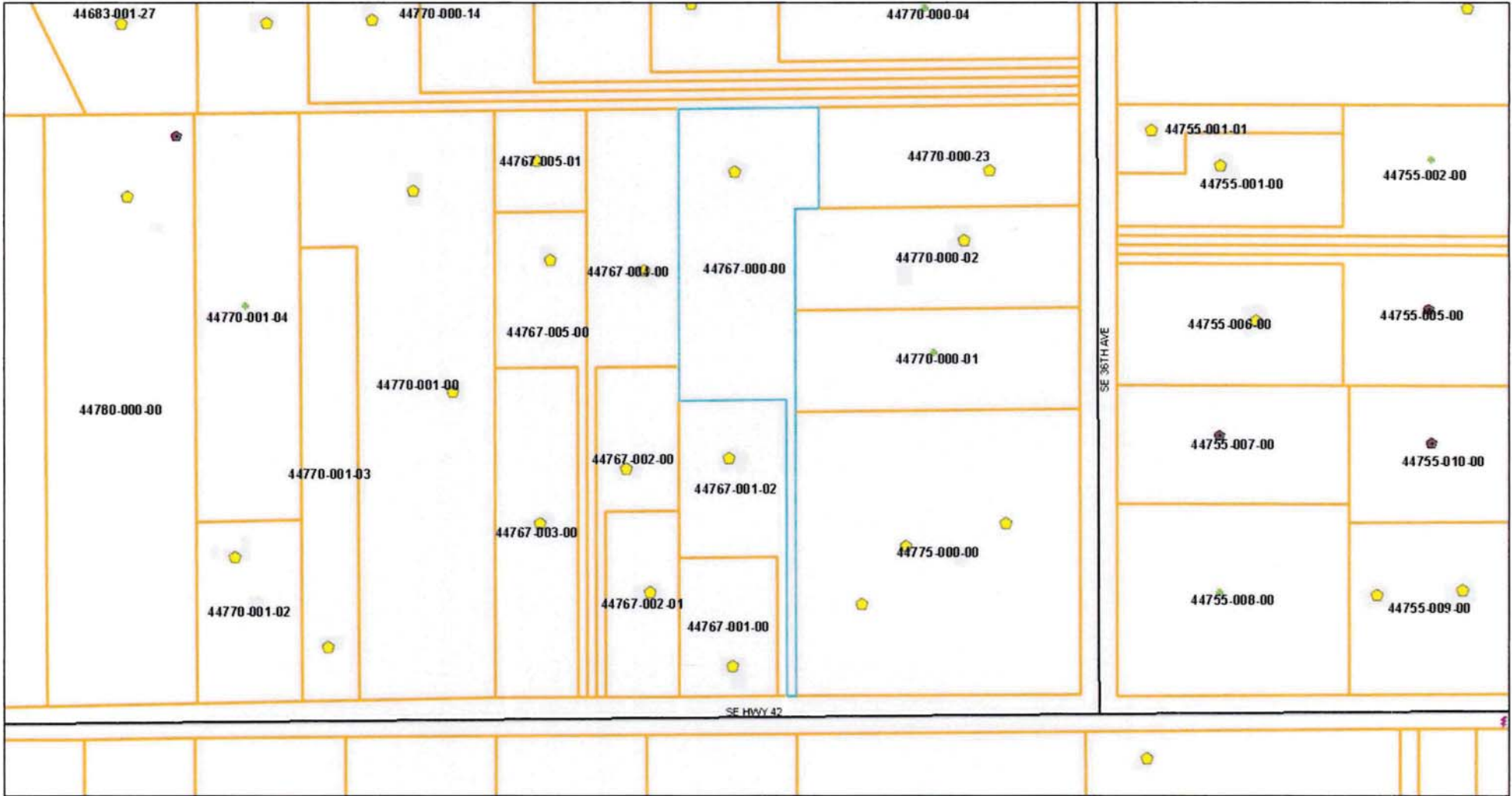
FGDL Download - Source: FDEP, Marion County IT GIS Team, FEMA, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METRASA, USGS.

MCBCC IT GIS  
FOR INTERNAL COUNTY USE ONLY. MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (P.S. 119.10).





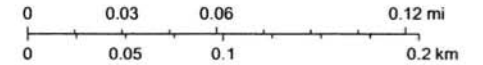
# MCBCC Interactive Map - Internal



9/18/2024, 8:08:01 AM

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- |                                      |  |                     |                |                    |                     |                             |
|--------------------------------------|--|---------------------|----------------|--------------------|---------------------|-----------------------------|
| Parcels Labels                       | Cemetary - Confidential Address            | ER                  | House Boat     | Post Office        | Substation          | Water Meter                 |
| Parcels                              | CP   | Elevator            | LAW            | Payphone           | Tower               | Water Tower                 |
| Address Points                       | CSIGN                                      | Fire Station        | Lift Station   | Prison             | Telephone Equipment | Water Treatment Plant       |
| Structure - Addressed                | Telephone Equipment - Confidential Address | Fire Tower          | Miscellaneous  | In-Office Use Only | Trailhead           | Waste Water Treatment Plant |
| BRAMP                                | Vacant - Confidential Address              | Government Building | No Address     | In-Office Use Only | Unverified Point    | <all other values>          |
| Structure - Confidential Address     | CWELL                                      | Gas Site            | PA             | Railroad Equipment | Vacant with Address | Marion County               |
| Gate - Confidential Address          | DA   | GATE                | PARK           | School             | WRA/DRA             | County Road Maintenance     |
| Miscellaneous - Confidential Address | Electric Meter                             | Hospital            | Parking Garage | SIGN               | WELL                | OCE Maintained Paved        |
|                                      |  |                     |                |                    |                     | Streets                     |



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MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).



# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2024-16778

**Agenda Date:** 9/30/2024

**Agenda No.:** 6.1.

**SUBJECT:**

**Moon Homes Duplex - Bahia Terrace Dr - Standalone Waiver Request**

**175 Bahia Terrace Dr, All Units Ocala**

**Project #2024090022 #31989**

**Parcel #9007-0089-33 Permit #2024062451**

**Mastroserio Engineering**

**LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification**

CODE states Development Standards: Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.)

Minimum Lot Area: 7,500 square feet Single-family, 12,500/7,700 square feet Two-family, 12,500/7,700 square feet 3 or more family

Minimum Lot Width: 85/70\* feet Single-family, 100/70\* feet Two-family, 100/70\* feet 3 or more family

Maximum Building Height: 40 feet

Maximum Floor Ratio: None

APPLICANT requests a waiver to allow a duplex to be constructed on an existing platted 50-foot-wide lot in Silver Springs Shores. This lot was platted in July of 1969. This lot does not meet current LDC required lot widths, however, there is a provision in the code in section 4.3.2. that allows exceptions to lot development standards for lots prior to January 1, 1992. This duplex will connect to the Marion County central water system. This Duplex development will be on a septic system until central sewer is available for connection. The owner will construct a 6-inch gravity sewer service to the right of way in order to connect to the Marion County central sewer system in the future. See provided plan for clarity on the proposed future sewer connection. The proposed lateral/service will be constructed along with the duplex construction. Current code states the minimum lot width is 100 feet wide, but allows for a 70-foot-wide lot if central water and sewer is available. This waiver request is to allow the existing platted lot to be developed as originally intended when it was platted back in 1969. A note on the plat confirms this. A copy of the plat is also provided with this waiver request. See first page of plat, in the lower right-hand corner of the sheet.

September 26, 2024

PROJECT NAME: MOON HOMES DUPLEX - BAHIA TERRACE DR

PROJECT NUMBER: 2024090022

APPLICATION: DRC WAIVER REQUEST #31989

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater has no objections. The plan currently proposes to add 4,671 sf of impervious area on parcel 9007-0089-33 which is 0.34 acres. The applicant should note that a Major Site Plan or waiver is required when the parcel is proposed to exceed 35% (5,183 sf) impervious site coverage.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - water & sewer connection requirements will be determined at time of site plan review. Water immediately available; sewer within ~1600 feet; extension required for 5+ units on this parcel. Utility plan will be required showing (a) water tap and services to meter bank (b) sewer main extension (if applicable), (c) private lift station hydraulics.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to connection to central water service AND central sewer service.  
Site is:  
Urban Residential (8-16 DU/AC) land use designation,  
Multiple-family Residential (R-3) zoning,  
Primary Silver Springs Springs Protection Zone .  
Site's R-3 requires a minimum 100' lot width for 2 or more units, may request reduced lot size allowance per LDC but not entitled - otherwise must meet all provisions to do duplex as shown - however, adequate services should then be provided. Also see LUCURR remarks.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to connection to central water service AND central sewer service.  
Site is:  
Urban Residential (8-16 DU/AC) land use designation,  
Multiple-family Residential (R-3) zoning,

Primary Silver Springs Springs Protection Zone .

Site will exceed 8 DU/AC and is within the "central core" of SSS - services are readily available in the area, without connection continues to support a "void" in the service area which is a key environmental concern area.

- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification  
STATUS OF REVIEW: INFO  
REMARKS: Approved



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

AR31989

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 09-06-2024 Parcel Number(s): 9007-0089-33 Permit Number: 2024062451

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: MOON HOMES DUPLEX - BAHIA TERRACE DR. Commercial  Residential   
Subdivision Name (if applicable): SILVER SPRINGS SHORES UNIT 7  
Unit 7 Block 89 Lot 33 Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): SHAHBAZ YOUSAF, MOON HOMES PROPERTIES, LLC.  
Signature: *Shahbaz Yousaf*  
Mailing Address: 3415 W LAKE MARY BLVD. UNIT City: LAKE MARY  
State: FLORIDA Zip Code: 32746 Phone # 786-399-9700  
Email address: \_\_\_\_\_

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO  
Mailing Address: 170 SE 32ND PLACE City: OCALA  
State: FL Zip Code: 34471 Phone # 352-433-2185  
Email address: PAOLO@MASTROSERIOENG.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 4.2.11.D. - DEVELOPMENT STANDARDS  
Reason/Justification for Request (be specific): A waiver is requested to allow a duplex to be constructed on an existing platted 50 foot wide lot in Silver Springs Shores. This lot was platted in July of 1969. This lot does not meet current LDC required lot widths, however, there is a provision in the code in section 4.3.2. that allows exceptions to lot development standards for lots platted prior to January 1, 1992. This duplex will connect to the Marion County

**DEVELOPMENT REVIEW USE:**

Received By: email 9/8/24 Date Processed: 9/11/24 CH Project # 2024090022 AR # 31989

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

Revised 6/2021

Empowering Marion for Success

marionfl.org



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) 4.2.11.D. - DEVELOPMENT STANDARDS "Continued"  
Reason/Justification for Request (be specific): central water system. This Duplex development will be on a septic system until central sewer is available for connection. The owner will construct a 6 inch gravity sewer service to the right of way in order to connect to the Marion County Central sewer system in the future. See provided plan for clarity on the proposed future sewer connection. The proposed lateral/service will be constructed along with the duplex construction.

Section & Title of Code (be specific) 4.2.11.D. - DEVELOPMENT STANDARDS "Continued"  
Reason/Justification for Request (be specific): Current code states the minimum lot width is 100 feet wide, but allows for a 70 foot wide lot if central water and sewer is available. This waiver request is to allow the existing platted lot to be developed as originally intended when it was platted back in 1969. A note on the plat confirms this. A copy of the plat is also provided with this waiver request. See first page of plat, in lower right hand corner of the sheet.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

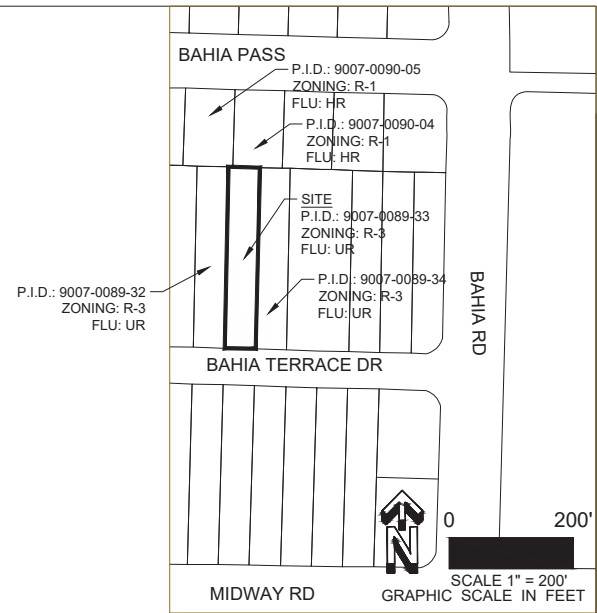
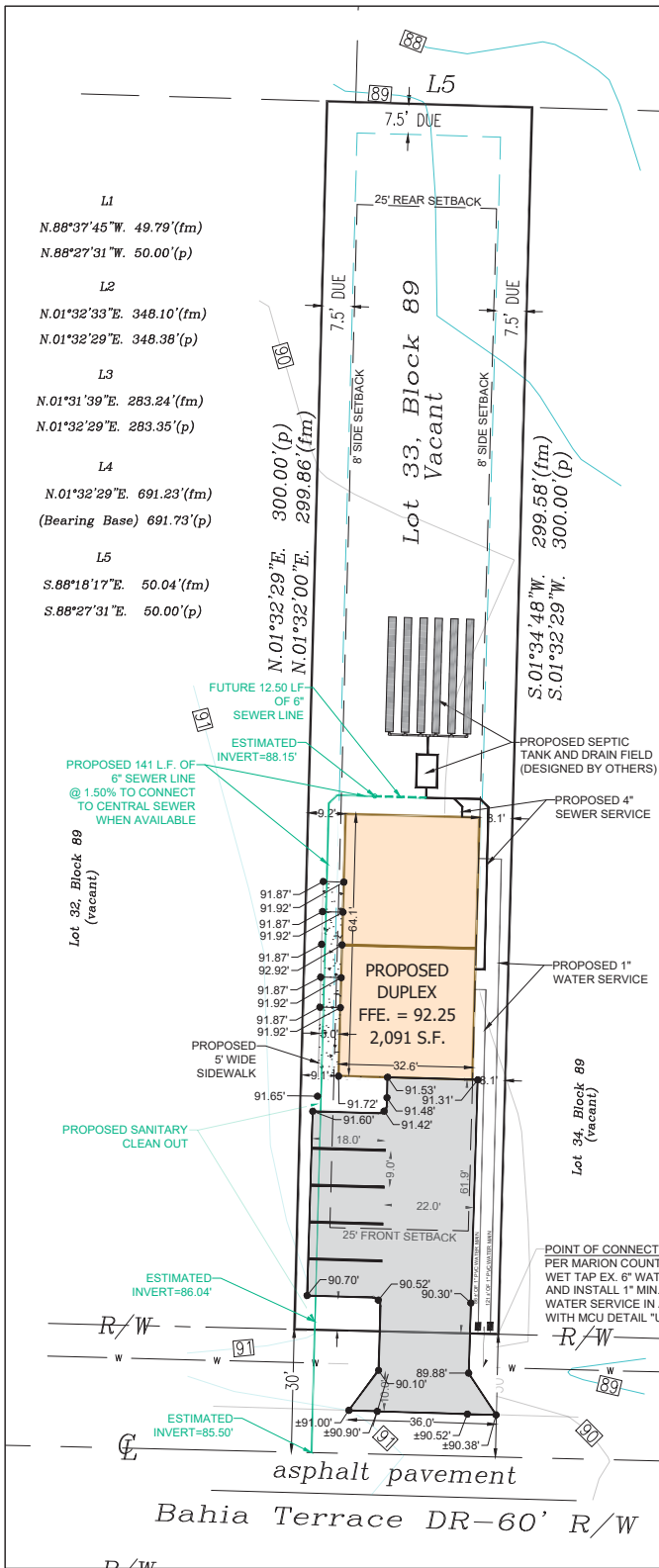
Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Revised 6/2021



### LOCATION MAP

SEC. 4 TWP. 16, RGE. 23  
MARION COUNTY, FLORIDA

#### SITE DATA:

OWNER: MOON HOMES PROPERTIES, LLC.  
PARCEL: 9007-0089-33  
ZONING: R-3  
LAND USE: UR  
SETBACKS: 25 FT FRONT, 8 FT SIDE, 25 FT REAR

SITE AREA: 14,961 S.F. (0.34 AC., 100%)  
PROPOSED BUILDING: 2,091 S.F. (13.98%)  
PROPOSED ASPHALT: 2,175 S.F. (14.54%)  
PROPOSED CONCRETE: 405 S.F. (2.71%)  
TOTAL IMPERVIOUS AREA: 4,671 S.F. (31.22%)  
TOTAL OPEN SPACE: 10,290 S.F. (68.78%)

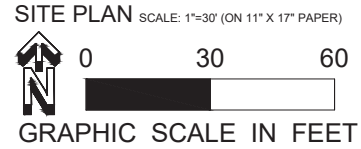
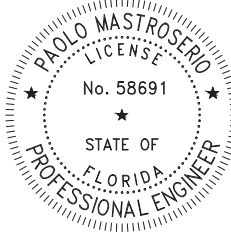
#### MCU NOTE:

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.

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.  
PAOLO MASTROSERIO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 58691. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, 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.

#### OPERATION & MAINTENANCE:

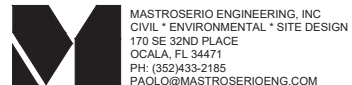
I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AND DRAINAGE FACILITIES AS SHOWN ON THIS PLAN.



NOTE:  
AN ELECTRONIC COPY OF THIS PLAN WILL BE PROVIDED TO THE CONTRACTOR FOR SURVEYING & STAKING.

DATE:  
ELIZBETH FUENTES YOUSAF  
MOON HOMES PROPERTIES, LLC  
4517 W LAKE MARY BLVD #95023  
LAKE MARY, FL 32746  
904-770-0944

DATE:  
PAOLO MASTROSERIO, P.E. 58691  
MASTROSERIO ENGINEERING, INC. C.A.#26159  
170 SE 32ND PLACE  
OCALA, FL 34471



SCALE:  
1" = 30'

DESIGNED BY: PM	PROJECT: MOON HOMES DUPLEX MARION COUNTY, FL SEC. 4, TWN. 16 S., RGE. 23 E.	JOB#: 24-19
DRAWN BY: AHC		SHEET C1 OF 1
CHECKED BY: PM	TITLE: MOON HOMES DUPLEX	
DATE: 03-12-2024		

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

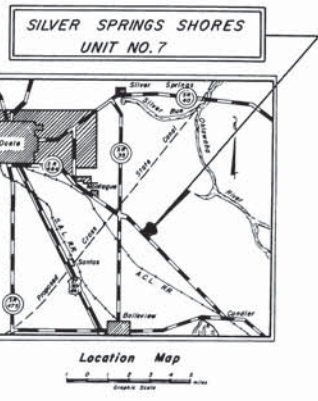
# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

### UNIT NO. 7

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 76-R RECORDED IN OFFICIAL RECORD BOOK 773 PAGE 326

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 76-R RECORDED IN OFFICIAL RECORD BOOK 773 PAGE 326



**DESCRIPTION:**

All that certain tract or parcel of land lying and being situate in parts of Sections 4, 5, 8 and 9, in Township 16 South, Range 23 East, County of Marion, State of Florida, being more fully and particularly described as follows:

BEGINNING at Y=1,739,749.78, X=494,071.12, the GEODETIC position of a concrete monument at the intersection of the West right of way line of Bahia Road with the North right of way line of Midway Road, said POINT OF BEGINNING also being the Northernmost point of Silver Springs Shores, Unit No. 8, as recorded in Plat Book "J" on Page 10 of the Public Records of Marion County, Florida; thence S 01° 32' 29" W 100.01 feet to Y=1,739,649.80, X=494,068.43, thence N 89° 12' 13" W a distance of 1699.70 feet to Y=1,739,673.43, X=492,368.89, the point of curvature of a curve concave Southeast, having a central angle of 43° 35' 26" and a radius of 1292.92 feet; thence along the arc of said curve a distance of 983.65 feet to Y=1,739,329.36, X=491,472.56, the point of tangency of said curve; thence S 47° 12' 21" W a distance of 286.05 feet to Y=1,739,135.05, X=491,262.66, on the Northeastly right of way line of State Road No. 464 (locally known as Maricamp Road) said point being 50.00 feet from and at right angles to the centerline of said road; thence N 42° 47' 39" W along said right of way line, a distance of 50.00 feet to Y=1,739,171.79, X=491,228.74; thence continue along said right of way line N 42° 42' 52" W a distance of 4781.19 feet to Y=1,742,684.74, X=487,985.45, the point of intersection of said right of way line of State Road No. 464 with the Northwestly right of way line of Pine Road; thence N 47° 41' 38" E a distance of 1370.83 feet to Y=1,743,615.37, X=488,993.98, the point of curvature of a curve concave Northwestly, having a central angle of 25° 58' 45" and a radius of 3769.72 feet; thence along the arc of said curve, a distance of 1709.27 feet to Y=1,745,016.10, X=489,945.85, the point of tangency of said curve; thence N 21° 15' 53" E a distance of 345.00 feet to Y=1,745,337.61, X=490,070.98, thence S 69° 44' 07" E a distance of 100.00 feet to Y=1,745,301.34, X=490,164.17, thence S 21° 15' 53" W a distance of 25.00 feet to Y=1,745,278.04, X=490,155.10, on the North right of way of Bahia Road; thence along the said North right of way line S 69° 45' 28" E a distance of 1029.94 feet to Y=1,744,904.88, X=491,115.06, the point of curvature of a curve concave Southwestly, having a central angle of 29° 54' 46" and a radius of 3869.70 feet; thence along the arc of said curve a distance of 2020.28 feet to Y=1,743,725.24, X=492,726.93, the point of tangency of said curve; thence S 38° 50' 42" E a distance of 969.93 feet to Y=1,742,969.81, X=493,335.28, the point of curvature of a curve concave Westerly, having a central angle of 40° 23' 11" and a radius of 3869.73 feet; thence along the arc of said curve a distance of 2727.67 feet to Y=1,740,438.57, X=494,189.69, the point of tangency of said curve; thence S 01° 32' 29" W a distance of 690.43 feet to Y=1,739,748.39, X=494,171.12, thence N 89° 12' 13" W a distance of 100.00 feet to the POINT OF BEGINNING.

The above described lands being subject to a 285 feet wide easement of Florida Power Corporation.

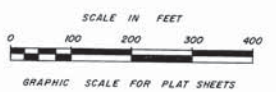
**NOTE:** All easements shown are reserved for the perpetual use of construction and maintenance of drainage facilities and all utilities. In addition to the easements specifically shown hereon, there is also reserved a 7.5 feet easement along all front, sides, and rear lot lines for the same purposes.

Coordinates refer to Mercator Projection, Florida West Zone.

All cut-de-sac radii are 50.00 feet unless otherwise shown.

All lot corners at street intersections have a 25.00 foot radius unless otherwise shown. Distance shown extends to the point of intersection of street lines, but lot ownership extends only to the curve.

Or 4"x4" Concrete Permanent Reference Monuments



**STATE OF FLORIDA  
COUNTY OF MARION**

The undersigned corporation which is duly organized under the laws of the State of Florida and the owner of the real estate included in this plat does hereby authorize the same to be recorded in the public records of Marion County, Florida, and does hereby dedicate to the public forever the roads, streets and water retention areas as shown hereon for the benefit of the public.

Witness whereof said corporation has caused its seal to be affixed by the undersigned officials, duly authorized by the Board of Directors, this 3rd day of July A.D. 1969.

*John F. Jernigan*  
Witness

SILVER SPRINGS SHORES, INC.  
*Clyde B. Larromore*  
Clyde B. Larromore, Vice President  
*Thelma Patton*  
Thelma Patton, Assistant Secretary

**STATE OF FLORIDA  
COUNTY OF MARION**

Before me this day personally appeared Clyde B. Larromore and Thelma Patton, Vice President and Assistant Secretary, respectively, of Silver Springs Shores, Inc., a Florida Corporation and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated, on behalf of said Silver Springs Shores, Inc., as its true and deed and have been duly authorized so to do by the Board of Directors thereof.

Witness my hand and official seal at Ocala, County of Marion, State of Florida, this 3rd day of July A.D. 1969.

My commission expires: Dec 26, 1971

*John F. Jernigan*  
Notary Public, State of Florida in 1969

I, J.W. Jernigan, of the Marion Engineering Associates, Inc., maker of this plat, do hereby certify that it is a correct representation of the land platted and that permanent reference monuments have been placed thereon as called for under chapter 177, Florida Statutes.

*J.W. Jernigan*  
J.W. Jernigan, Registered Professional Engineer  
Certificate No. 574, State of Florida

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 8th day of July A.D. 1969.

Attest: *John F. Jernigan*  
Clerk of the County Court

*Paul W. Malin*  
Chairman, Board of County Commissioners

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 27th day of July A.D. 1969, and recorded in the public records of said County on the 27th day of July A.D. 1969 in plat book 7, pages 30-31.

*John F. Nicholson*  
Clerk of the Circuit Court

"As a condition precedent to the recording of this plat in the Public records of Marion County, Florida, the undersigned owners of this subdivision do hereby guarantee to each and every person, firm, copartnership, or corporation, their heirs, successors, and assigns, who shall purchase a lot or lots in said subdivision from said owners, that said owners shall within 60 months of the date of the sale thereof fully comply with each and every regulation of the Board of County Commissioners of Marion County, Florida, covering subdivisions in effect at the time of the filing of this final plat in so far as the same affects a lot or lots said. Time of such performance being of the essence, which said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale."

SILVER SPRINGS SHORES, INC.  
*Clyde B. Larromore*  
Clyde B. Larromore, Vice President  
*Thelma Patton*  
Thelma Patton, Assistant Secretary

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

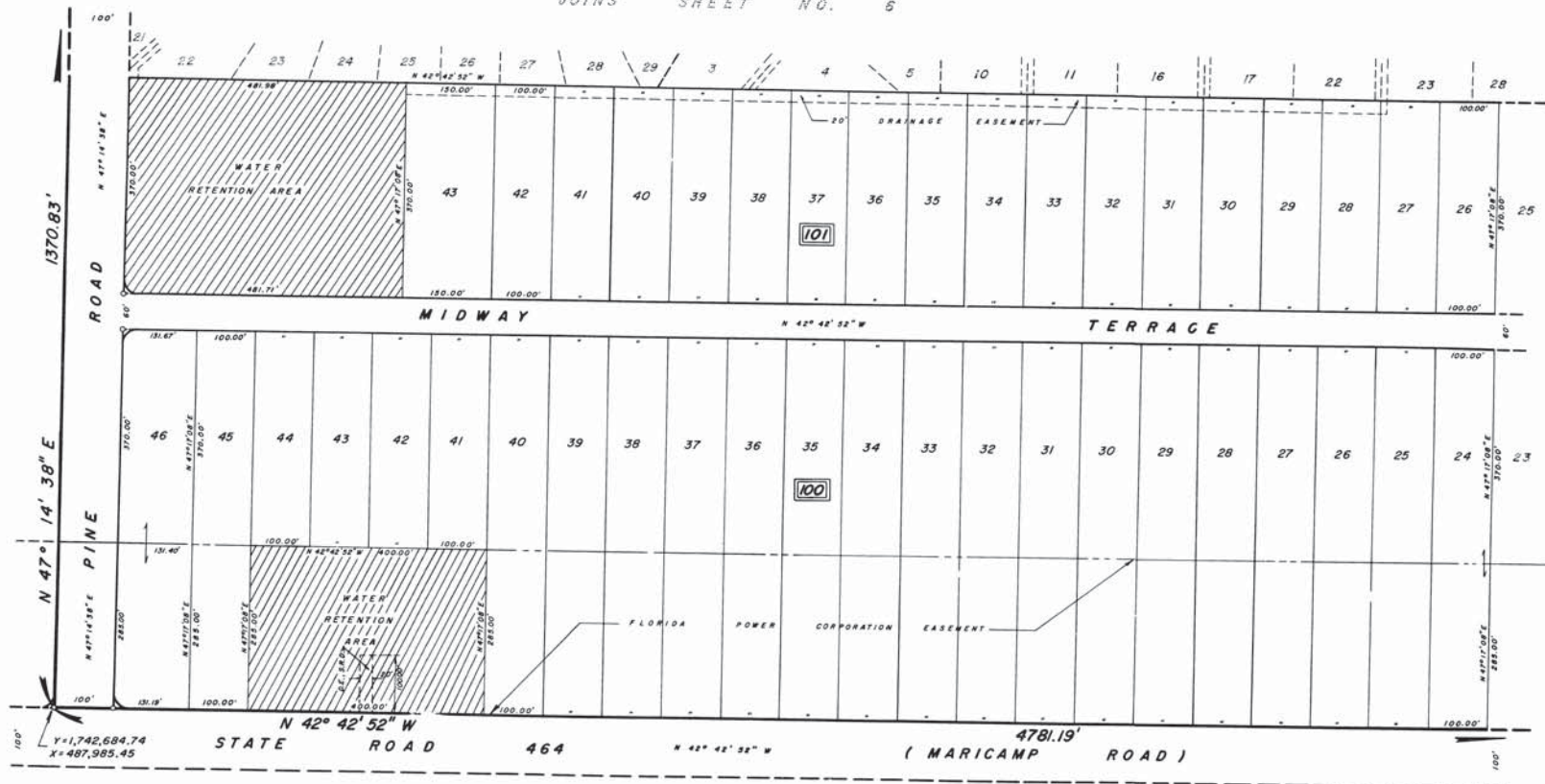
### UNIT NO. 7

RECORDED IN PLAT BOOK J, PAGE 31  
 BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 2008-10-15 RECORDED IN OPTIONAL RECORD BOOK 773, PAGE 124

UNITED STATES PATENT IN PART OR WHOLE IS HELD BY GEORGE EASTMAN IN WASHINGTON, D. C. BY HIS EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. RECORDED IN DEED RECORD BOOK 773, PAGE 124



JOINS SHEET NO. 6



JOINS SHEET NO. 3

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

ANNULLED AND / OR REVOKED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER \_\_\_\_\_ RECORDED IN OFFICIAL RECORD BOOK 773, PAGE 3 262.

INSULATED WIRE OR CABLE IN PART FOR NUMBER 90 BY THE CITY OF MARION COUNTY, FLORIDA. SEE RECORD BOOK 773, PAGE 3 262.

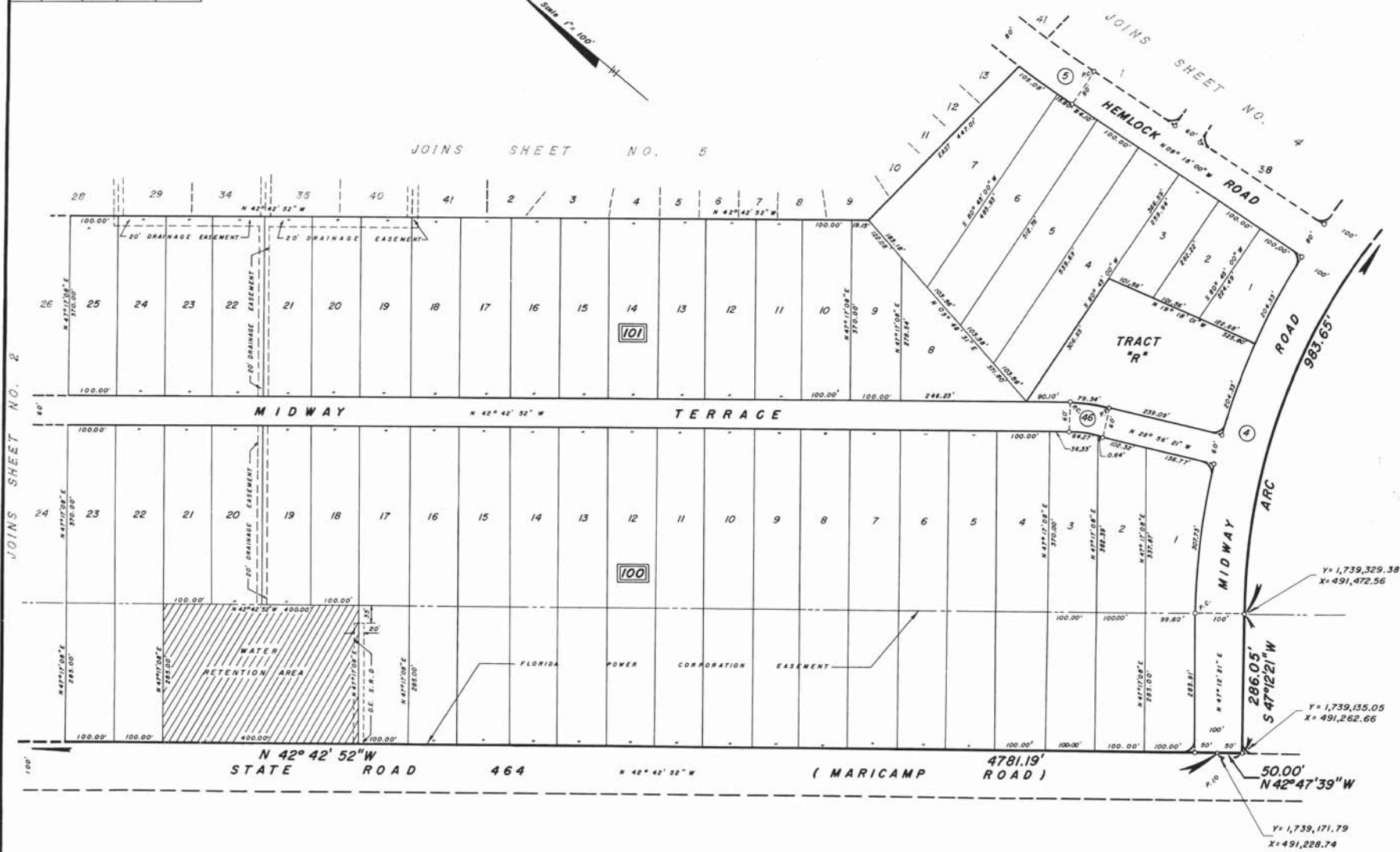
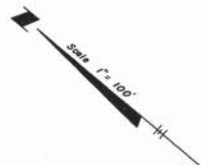
# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

### UNIT NO. 7

⊘ CURVE DATA

CURVE NO.	⊘	TAN.	RADIUS	LENGTH
4	43°35'26"	537.00	1342.91	1021.69
5	09°18'00"	200.00	1472.27	399.13
46	2°46'31"	36.24	300.00	72.13



JOINS SHEET NO. 2

JOINS SHEET NO. 5

JOINS SHEET NO. 4

Y = 1,739,329.38  
X = 491,472.56

Y = 1,739,135.05  
X = 491,262.66

Y = 1,739,171.79  
X = 491,228.74

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

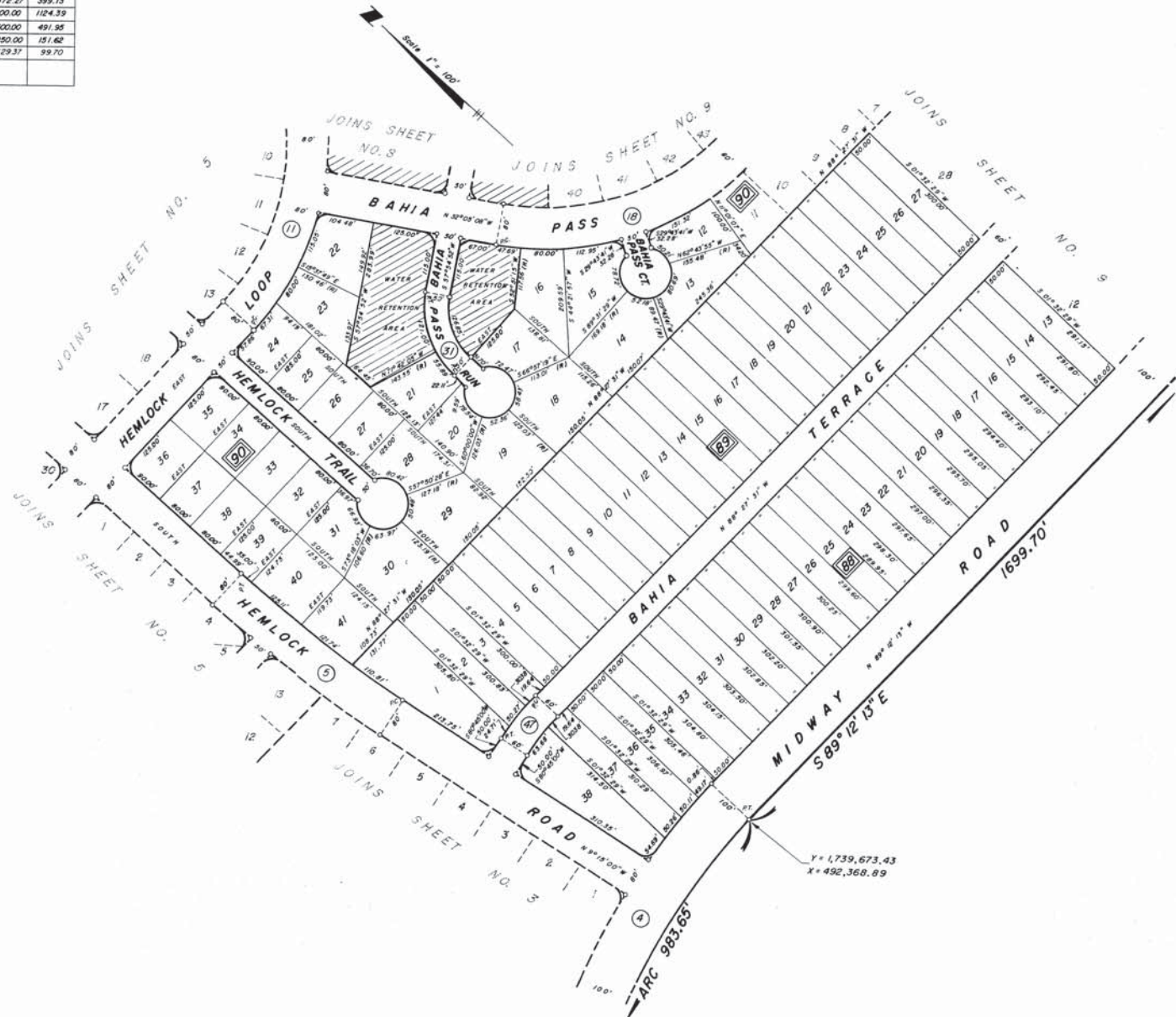
### UNIT NO. 7

ANNULLED AND/OR VACATED, IN PART, BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 2000-10, RECORDED IN OFFICIAL RECORD BOOK 223, PAGE 246.

ANNULLED AND/OR VACATED, IN PART, FOR PURPOSES OF RECORDING, BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 2000-10, RECORDED IN OFFICIAL RECORD BOOK 223, PAGE 246.

△ CURVE DATA

CURVE NO.	△	TAN	RADIUS	LENGTH
4	43°35'26"	200.00	1342.91	1021.69
5	09°15'00"	200.00	2472.27	399.13
11	128°50'42"	1044.63	300.00	1124.39
18	56°22'23"	267.95	300.00	491.95
31	57°54'52"	65.00	180.00	151.62
47	10°47'29"	50.00	529.37	99.70



"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

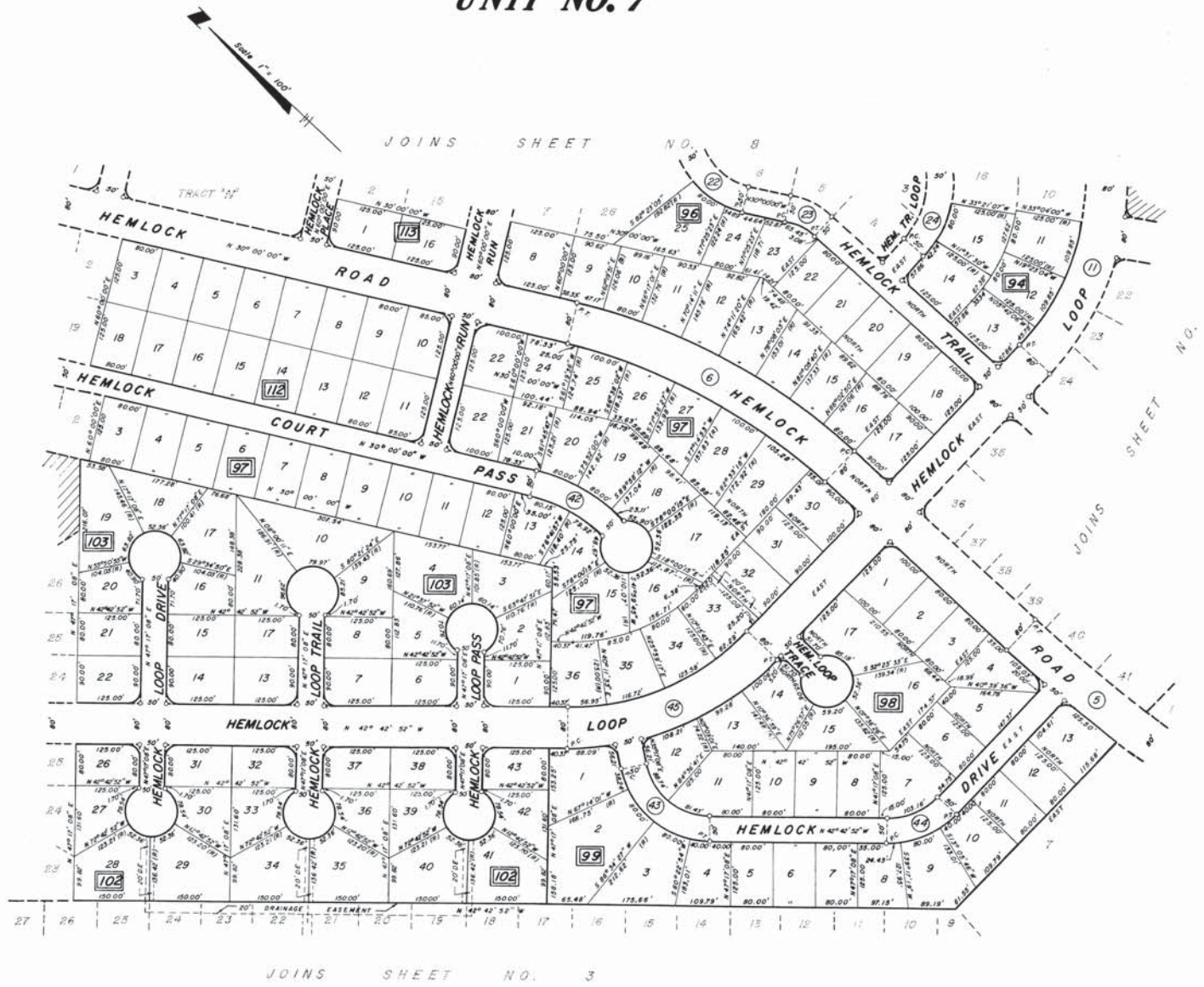
### UNIT NO. 7

ANNULLED AND/OR REVOCATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER RECORDED IN OFFICIAL RECORD BOOK 777, PAGE 1246.

ANNULLED AND/OR REVOCATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER RECORDED IN OFFICIAL RECORD BOOK 777, PAGE 1246.

ε CURVE DATA

CURVE NO.	Δ	TAN	RADIUS	LENGTH
5	09° 15' 00"	200.00	2472.27	399.13
6	34° 00' 00"	300.00	1115.61	586.23
11	128° 00' 45"	1044.63	500.00	1124.39
22	90° 00' 00"	150.00	150.00	235.62
23	30° 00' 00"	40.19	150.00	78.54
24	128° 00' 45"	386.51	185.00	416.02
42	41° 59' 45"	115.15	300.00	219.89
43	78° 00' 00"	121.47	150.00	204.20
44	47° 17' 08"	65.67	150.00	123.79
45	47° 17' 08"	218.89	500.00	412.64



JOINS SHEET NO. 6

JOINS SHEET NO. 3

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

APPROVED AND FOR RECORDED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER RECORDED IN OFFICIAL RECORD BOOK 773, PAGE 326.

UNLAWFUL TO BUILD OR ALTER IN PART OR WHOLE OR TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THIS PLAN IS VALID IN ALL STATES.

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

### UNIT NO. 7

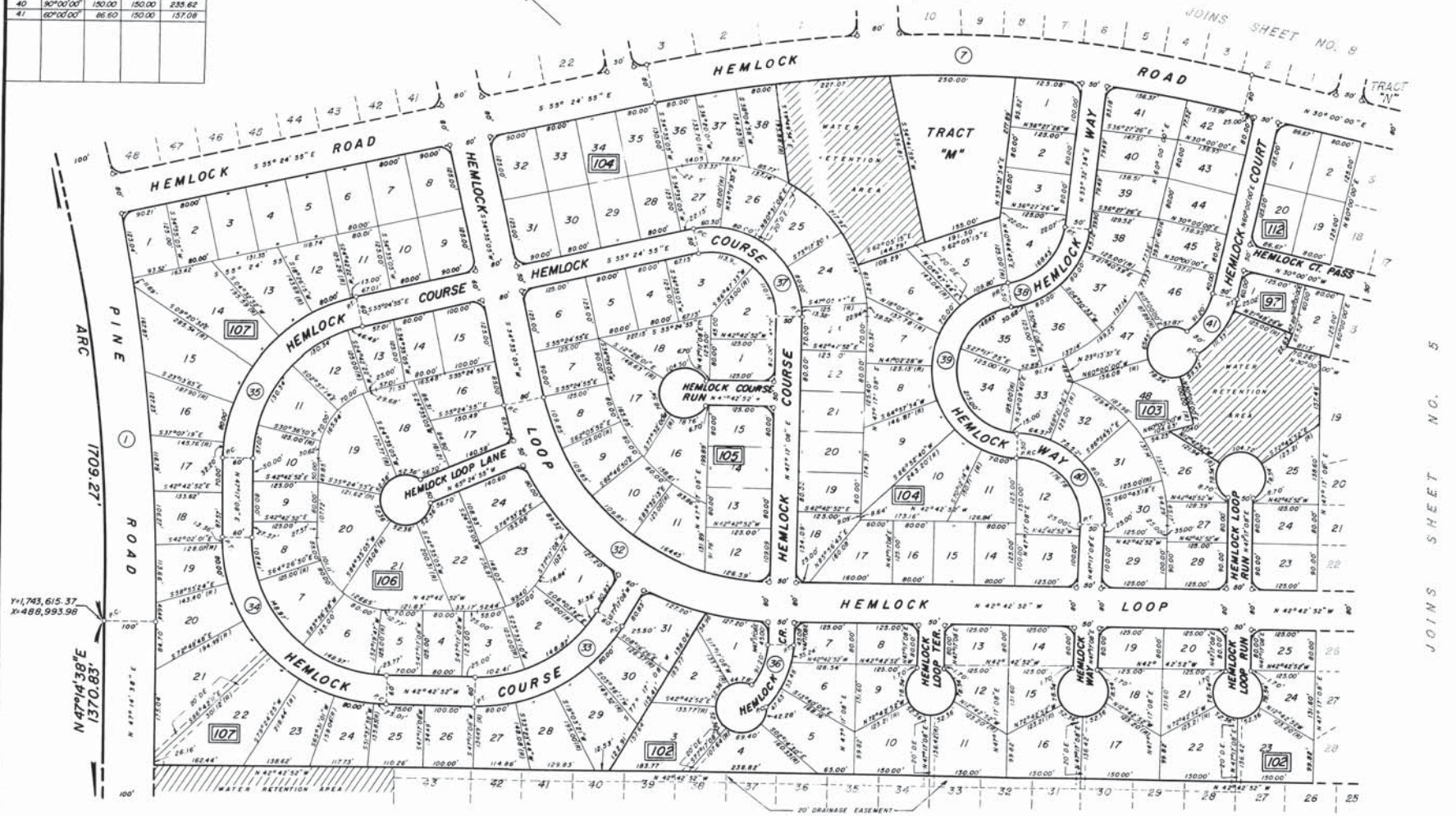
E CURVE DATA

CURVE NO.	Δ	TAN	RADIUS	LENGTH
1	2°56'45"	881.12	3819.72	1731.94
2	2°24'55"	600.00	2660.75	1180.26
32	7°17'17"	399.85	500.00	674.56
33	6°00'00"	175.21	300.00	314.16
34	8°00'00"	300.00	300.00	471.24
35	7°17'17"	219.91	300.00	404.74
36	6°00'00"	86.60	150.00	157.08
37	10°43'03"	187.57	150.00	268.87
38	7°17'17"	119.75	150.00	202.12
39	17°37'37"	2625.68	150.00	454.12
40	8°00'00"	150.00	150.00	233.62
41	6°00'00"	86.60	150.00	157.08



JOINS SHEET NO. 7

JOINS SHEET NO. 8



Y=1,743,615.37  
X=488,993.98

JOINS SHEET NO. 2

JOINS SHEET NO. 5

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

APPROVED AND FORWARDED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER RECORDED IN OFFICIAL RECORD BOOK 773 PAGE 312

SMALLER CURVES MAY BE FOUND IN PLAT BOOKS 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

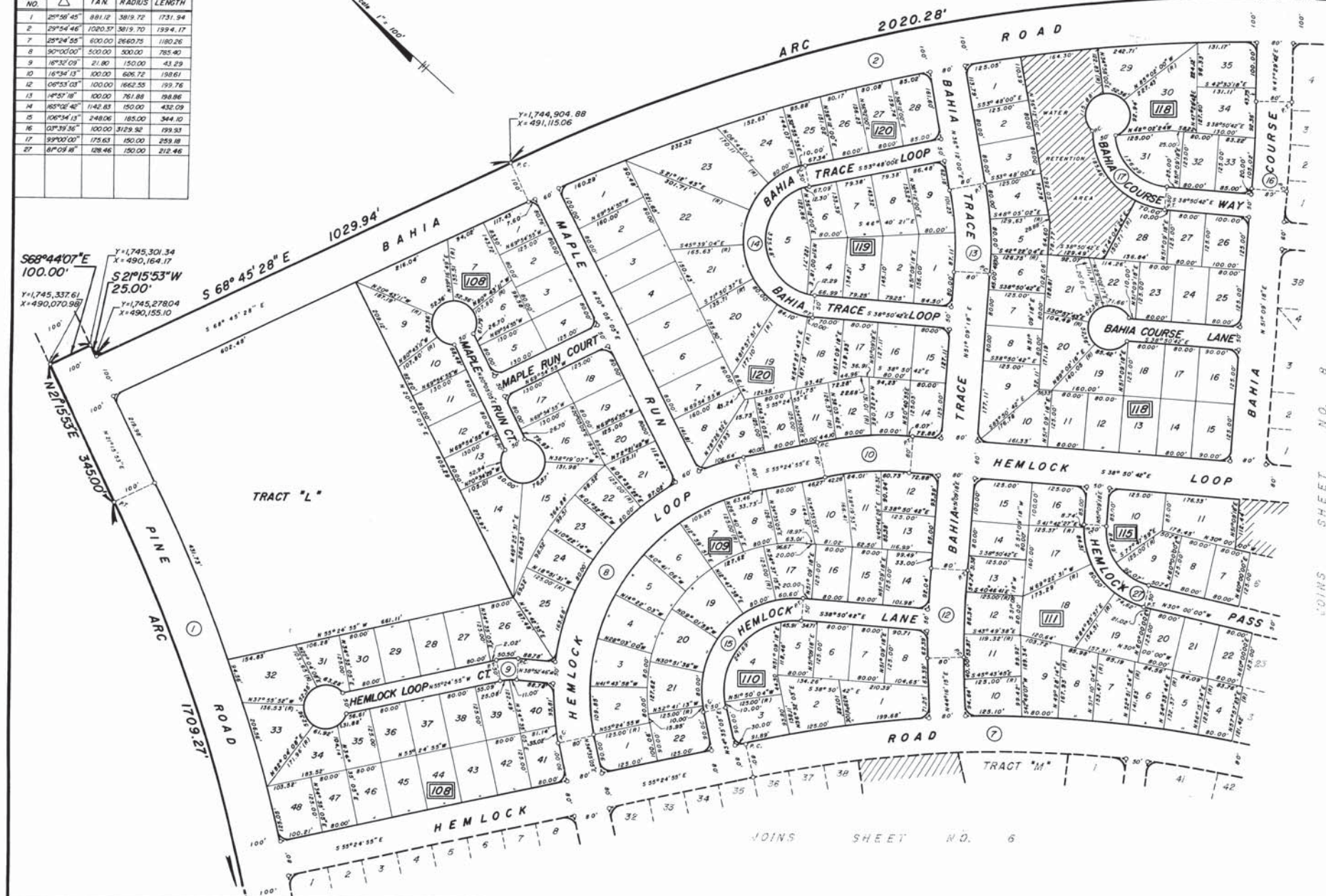
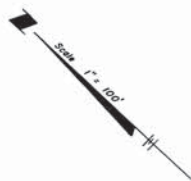
# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

### UNIT NO. 7

ƒ CURVE DATA

CURVE NO.	Δ	TAN	RADIUS	LENGTH
1	20°56'45"	881.12	3819.72	1731.94
2	29°54'46"	1020.37	3819.72	1934.17
7	25°24'58"	600.00	2660.75	1180.26
8	30°00'00"	500.00	300.00	765.40
9	18°32'09"	21.80	150.00	43.39
10	16°34'13"	100.00	626.72	198.61
12	06°53'03"	100.00	1662.55	192.76
13	14°57'18"	100.00	761.88	198.86
14	18°02'42"	1142.83	150.00	432.09
15	106°34'13"	248.06	185.00	344.10
16	03°39'36"	100.00	3129.92	199.93
17	39°00'00"	175.63	150.00	289.88
27	8°09'18"	128.46	150.00	212.46



JOINS SHEET NO. 8

JOINS SHEET NO. 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."

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

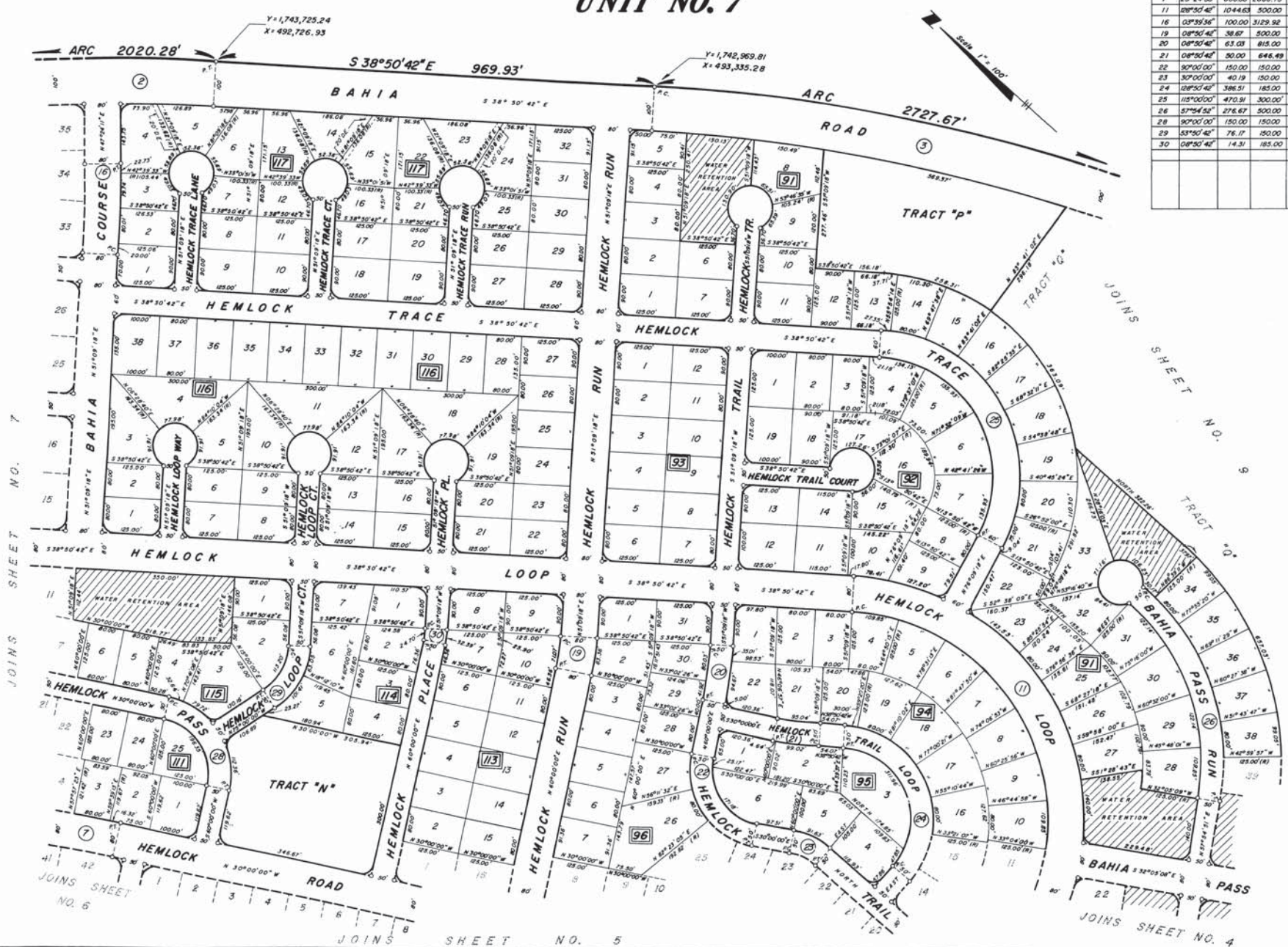
### UNIT NO. 7

SHEET 8 OF 9 SHEETS

APPROVED AND FORWARDED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER REC-2018-00101, PLAT BOOK 779, PAGE 336

SMITH AND ASSOCIATES, P.A.  
 334 NW 3rd Ave.  
 Ocala, FL 34401  
 TEL: 352.237.5562 FAX: 352.237.5562

C CURVE DATA				
CURVE NO.	Δ	TAN	RADIUS	LENGTH
2	25°54'46"	1200.37	3819.70	1994.17
3	40°23'11"	1404.87	3819.70	2632.43
7	25°24'35"	600.00	2660.75	1180.26
11	08°50'42"	1044.63	500.00	1124.39
16	03°39'36"	100.00	3129.56	199.33
19	08°50'42"	38.87	500.00	77.79
20	08°50'42"	63.03	815.00	125.81
21	08°50'42"	90.00	846.49	99.90
22	30°00'00"	150.00	150.00	235.62
23	30°00'00"	40.19	150.00	76.54
24	08°50'42"	386.51	185.00	416.02
25	115°00'00"	470.91	300.00	602.14
26	57°54'52"	276.67	500.00	484.16
28	90°00'00"	150.00	150.00	235.62
29	53°50'42"	76.17	150.00	140.97
30	08°50'42"	14.31	185.00	28.56



"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

# SILVER SPRINGS SHORES

## MARION COUNTY, FLORIDA

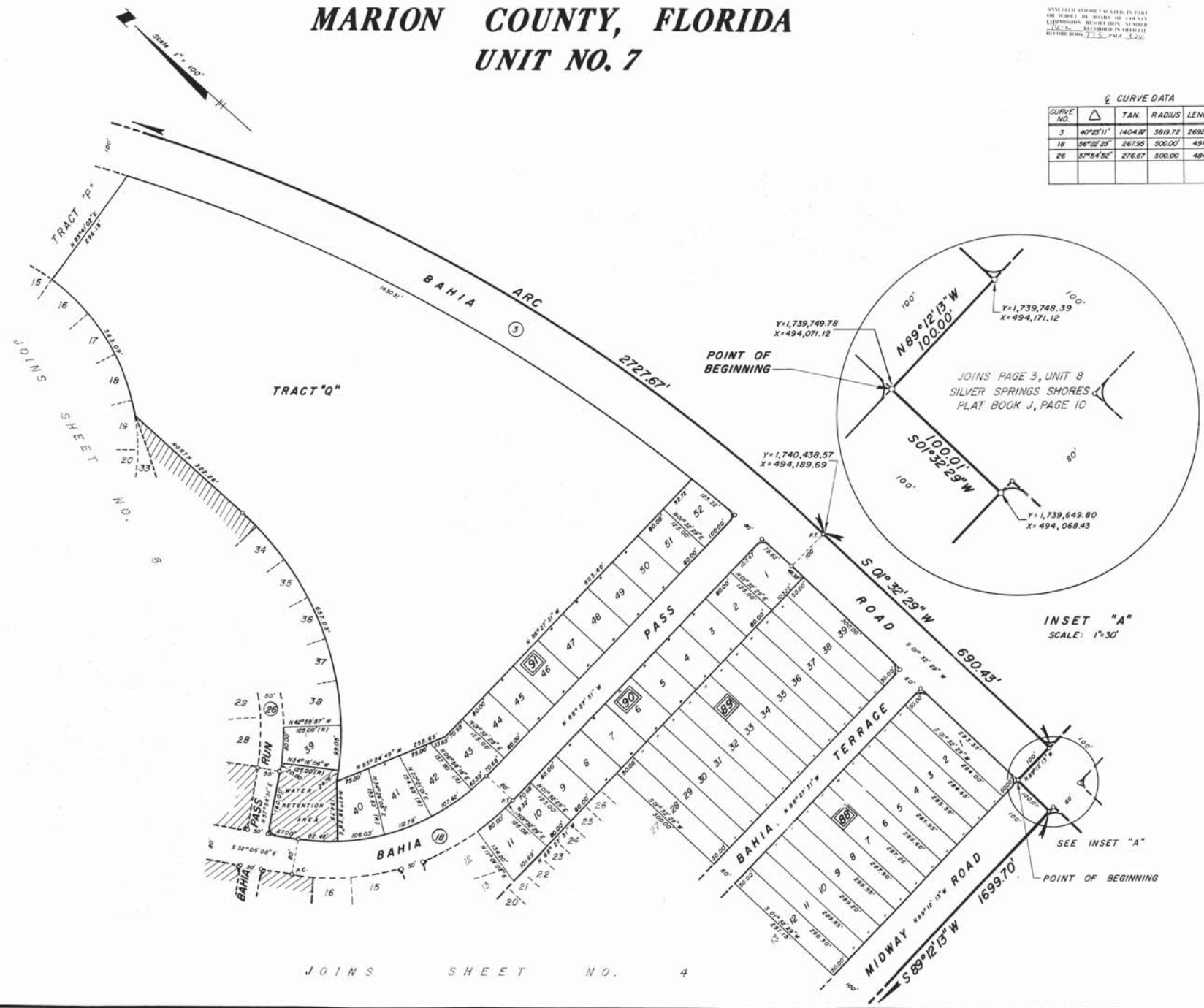
### UNIT NO. 7

ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER            RECORDED IN OFFICIAL RECORD BOOK 775, PAGE 326.

AS SET FORTH IN THE PLAT OR HEREIN, OR BY ANY OTHER INSTRUMENT, AND SHALL BE VOID AND OF NO EFFECT IN WHOLE OR IN PART, EXCEPT AS OTHERWISE PROVIDED IN THE PLAT OR RECORD BOOK 775, PAGE 326.

Q CURVE DATA

CURVE NO.	Δ	TAN.	RADIUS	LENGTH
3	40°25'11"	1404.8'	3819.72	2692.43
18	56°22'23"	267.95	500.00'	491.95
26	57°54'52"	276.67	500.00'	484.16



JOINS SHEET NO. 4



# Marion County

## Development Review Committee

### Agenda Item

---

**File No.:** 2024-16779

**Agenda Date:** 9/30/2024

**Agenda No.:** 6.2.

---

**SUBJECT:**

**DEG Group Inc - Rezoning to PUD With Concept Plan  
Project #2024070004 #31739 Parcel #35699-008-03  
Lowndes, Drosdick, Doster, Et Al**

Tabled on 7/29/24 to allow further review by staff. This item is now ready to be reheard.

Applicant is requesting a zone change from A-1 to PUD with concept plan to allow 74 SFR lots with stormwater pond and amenities to include playground, sidewalk, walking trails and open space.

July 26, 2024

PROJECT NAME: DEG GROUP INC

PROJECT NUMBER: 2024070004

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31739

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to PUD for the intended purpose of residential development with 74 units. Parcels 35699-012-09,35699-012-10,35699-012-11, & 35699-008-03 are currently zoned A-1 and are a total of 26.24 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are no County Flood Prone Areas/FEMA/Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: 7/3/24-Defer to Growth
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.A - Type of application  
STATUS OF REVIEW: INFO  
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet  
STATUS OF REVIEW: INFO  
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering  
STATUS OF REVIEW: INFO  
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.L(1) - Parcel number  
STATUS OF REVIEW: INFO  
REMARKS:
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: No traffic analysis has been provided, so a full Traffic review can't be completed. A traffic methodology must be approved prior to submitting the PUD application per currently approved procedures. The traffic methodology provides basic traffic information to allow for review of the application. A traffic assessment is required for this development and must also be submitted and approved prior to the County Commission hearing.
- 12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: A site improvement plan shall show fire department water supply within 500 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 14 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: PROPOSED CONDITION - development requires ~1400 LF of offsite sewer forcemain extension along SW 95th Street and ~1500 LF of offsite water main extension along SW 95th Street to serve project. These offsite improvements, as well as onsite utilities developments are 100% developer funded.

- 16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: no tree removal prior to DRC site plan approval
- 17 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Please be aware that the PUD Plan sheet has incorrect road names. SW 95th St incorrectly labeled as SW 95th Ave and SW 40th Ter incorrectly labeled as SW 42th Ter. These must be corrected on future submittals.
- 18 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.9 - Wellfield and Water Supply  
STATUS OF REVIEW: NO  
REMARKS:



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

APPLICATION COMPLETE

TENTATIVE MEETING DATES

P&Z PH 9/30/24

BCC/P&Z PH 10/15/24

Table with 2 columns: Field Name, Value. Fields include Case No., AR No. (31739), PA.

PARCEL ACCOUNT NUMBERS:

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan XX Master Plan

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:

A-1 zoning to PUD

Property Address: 4195 SW 95th St., Ocala (further described as Parcel IDs: 35699-012-09, 35699-012-10 and 35699-012-11)

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 26.24 acres Maximum Proposed Residential Units: 74 SF lots (# SFR 74 # MF)

Maximum Non-Residential (Commercial or Industrial) Acreage: N/A

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

CTK Interchange, Inc., f/k/a The DEG Group, Inc.

Property Owner name (please print)

9350 SW 79th Ave.

Mailing Address

Miami, FL 33156-7431

City, State, Zip Code

Phone Number (include area code)

E-Mail Address (include complete address)

See attached signed/notarized agent authorization

Signature\*

Tara L. Tedrow, Esq.

Applicant/Agent Name (please print)

215 N. Eola Dr.

Mailing Address

Orlando, FL 32801

City, State, Zip Code

407-418-6361

Phone Number (include area code)

Tara.Tedrow@lowndes-law.com

E-Mail Address (include complete address)

Signature

\*By signing this application, applicant 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 ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing 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 owner and/or applicant/agent must be correct and legible in order to be processed.

Table with 4 columns: Project No., Code Case No., Application No., AR No. Values include 2024070004, 0, 31739, 31739.

Empowering Marion for Success



**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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

**PARCEL ACCOUNT NUMBERS:** \_\_\_\_\_

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

With: Concept Plan XX Master Plan \_\_\_\_\_

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

A-1 zoning to PUD

**Property Address:** 4195 SW 95th St., Ocala (further described as Parcel IDs: 35699-012-09, 35699-012-10 and 35699-012-11)

**Legal Description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required Documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

**Total PUD Acreage:** 26.24 acres      **Maximum Proposed Residential Units:** 74 SF lots  
(# SFR 74 # MF     )

**Maximum Non-Residential (Commercial or Industrial) Acreage:** N/A

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Christine Riley

**Property Owner name (please print)**

18400 N. US Hwy 441

**Mailing Address**

Reddick, FL 32686

**City, State, Zip Code**

**Phone Number (include area code)**

**E-Mail Address (include complete address)**

See attached signed/notarized agent authorization

**Signature\***

Tara L. Tedrow, Esq.

**Applicant/Agent Name (please print)**

215 N. Eola Dr.

**Mailing Address**

Orlando, FL 32801

**City, State, Zip Code**

407-418-6361

**Phone Number (include area code)**

Tara.Tedrow@lowndes-law.com

**E-Mail Address (include complete address)**

**Signature**

\*By signing this application, applicant 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 ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing 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 owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY			
Project No.: <u>2024070004</u>	Code Case No.: <u>Ø</u>	Application No.:	
Rcvd by: <u>ML</u>	Rcvd Date: <u>6/27/24</u>	FLUM: <u>LR</u>	AR No.:      Rev: 12/21/23

Empowering Marion for Success

XX A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
<b>BASE FEE: \$1,000.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>	<b>BASE FEE: \$150.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b> $(\text{Base Fee} - \$1,000 \text{ or } \$150.00) + (\$ 480.00 \times \text{X Max DUs}) + ( -0- \times \text{X Max Non-Res AC}) = \$ 3,480.00 \text{ Total Fee}$	

XX B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

**PARCEL LIST**  
PUD Application - SW 95th  
Highland Homes

PARCEL ID	PARCEL S-T-R	ACREAGE	Current FLU	Proposed FLU	OWNER	ADDRESS
35699-012-09	22-16-22	10.39	LR	RES-4	Christine Riley	4195 SW 95th St.
35699-012-10	22-16-21	5.66	LR	RES-4	Christine Riley	Unassigned
35699-012-11	22-16-21	5.19	LR	RES-4	Christine Riley	Unassigned
35699-008-03	22-16-21	5	LR	RES-4	The DEG Group n/k/a CTK InterChange, Inc.	Unassigned
<b>TOTAL ACREAGE</b>		<b>26.24</b>				

April 5, 2024

**Re: Agent Authorization**

To Whom It May Concern:

I, **Christine Riley**, the Owner of real properties located at 4195 SW 95<sup>th</sup> Street, Ocala, Florida, and further described with Parcel ID 35699-012-09, 35699-012-10 and 35699-012-011 (collectively, the "Property"), do hereby authorize Tara Tedrow, Esq. and Lowndes Law Firm as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a future land use amendment and rezoning, on behalf of the Owner.

Sincerely,

*Christine Riley*  
By: Christine Riley

Date: 4/9/24

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of April, 2024 by Christine Riley. She is personally known to me or has produced personally known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_ day of April, 2024.



Notary Public Signature: *Terry Bayer*  
My Commission Expires: Terry Bayer  
Notary Seal:

April 5, 2024


**Re: Agent Authorization**

To Whom It May Concern:

I, **CTK INTERCHANGE, INC.**, a Florida corporation, formerly known as **The DEG Group, Inc., a Florida corporation**, the Owner of real properties located at an unassigned address on SW 95<sup>th</sup> Street, Ocala, Florida, and further described with Parcel ID 35699-008-03 (collectively, the "Property"), do hereby authorize Tara Tedrow, Esq. and Lowndes Law Firm as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a future land use amendment and rezoning, on behalf of the Owner.

Sincerely,

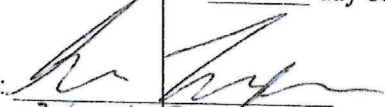
**CTK INTERCHANGE, INC.**,  
a Florida corporation, Its Manager

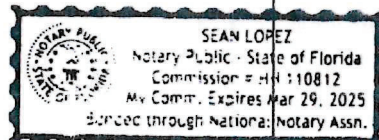
  
Name: Calvin H. Babcock  
Title: MANAGER  
Date: 4-10-24

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10 day of April, 2024 by Calvin Babcock, as Manager of CTK INTERCHANGE GROUP, INC., a Florida corporation, on behalf of said corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

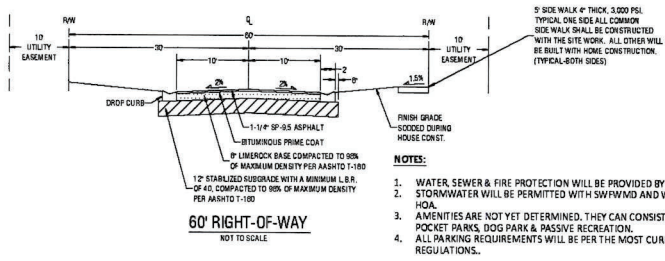
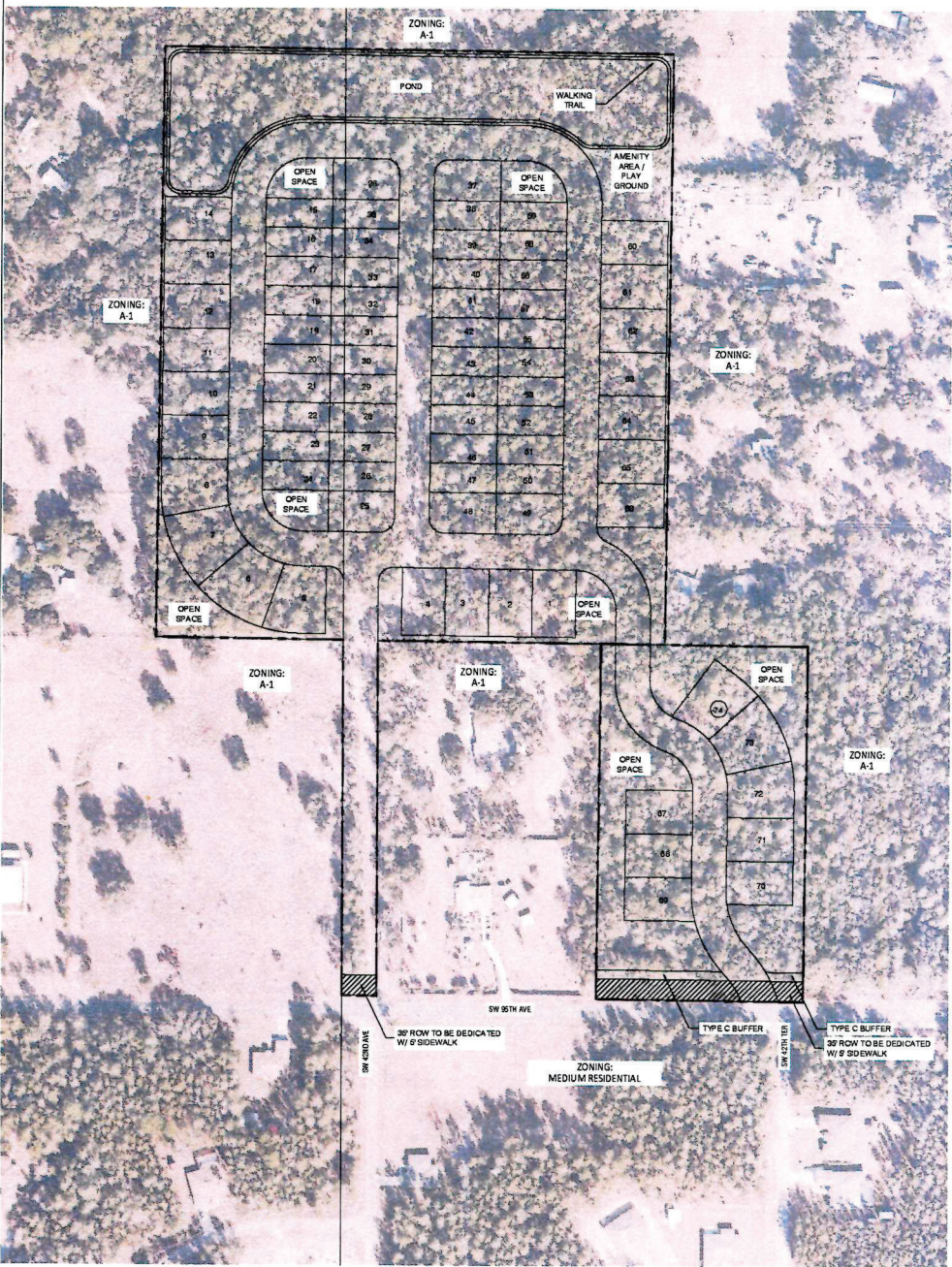
WITNESS my hand and official seal in the County and State last aforesaid this 10 day of April, 2024.

Notary Public Signature:   
My Commission Expires: 3/29/25  
Notary Seal:



AERIAL MAP: SW 95th Street





- NOTES:**
1. WATER, SEWER & FIRE PROTECTION WILL BE PROVIDED BY MARION COUNTY.
  2. STORMWATER WILL BE PERMITTED WITH SWFWMD AND WILL BE OWNED AND MAINTAINED BY THE HOA.
  3. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.
  4. ALL PARKING REQUIREMENTS WILL BE PER THE MOST CURRENT MARION COUNTY DEVELOPMENT REGULATIONS.

**APPLICANT:**  
TARA L. TEDROW, ESQ.  
235 N. EOLA DR.  
ORLANDO FL 32801  
407-438-5261  
TARALTEDROW@LOWNDES-LAW.COM

**DEVELOPER:**  
HIGHLAND HOMES  
3020 S. FLORIDA AVE SUITE 101  
LAKELAND FL 32803  
GARRETT PARKINSON  
G.PARKINSON@HIGHLANDHOMES.ORG

**ENGINEER:**  
HALFF  
902 N SINCLAIR AVE  
TAVERES FL 32778  
352-343-8481  
CHOTT@HALFF.COM

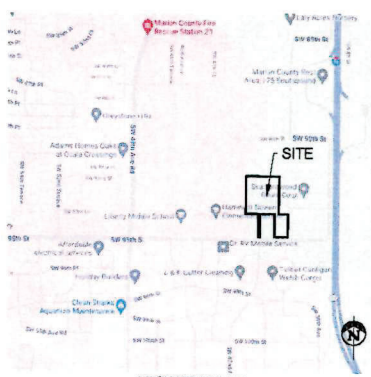
**CURRENT LAND USE:** VACANT RESIDENTIAL

**OWNER:**  
CHRISTINE RILEY  
18400 N US HWY 441  
REDDICK, FL 32886  
PARCEL ID 35699-012-09 (1.0,39 AC)  
PARCEL ID 35699-012-10 (5.68 AC)  
PARCEL ID 35699-012-11 (5.19 AC)

**OWNER:**  
DIG GROUP INC  
9350 SW 79TH AVE  
MIAMI, FL 33156  
PARCEL ID 35699-008-03 (5.00 AC)

**PROPERTY IS LOCATED IN THE URBAN GROWTH BOUNDARY:**

ACREAGE	26.24 AC (1,143,014 SF)
RIGHT OF WAY TO BE DEDICATED	0.335 AC
WETLAND AREA	0 AC (0%)
EXISTING ZONING	A-1
FUTURE LAND USE	LOW RESIDENTIAL
PROPOSED ZONING	RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED FUTURE LAND USE	PUD
BUILDING HEIGHT	30' MAX.
TOTAL UNITS	74
DENSITY	74 / 26.24 = 2.82 UNITS PER ACRE
OPEN SPACE REQUIRED	25.91 AC * 0.20 = 5.18 AC
POND AREA	2.63 AC
CREDIT FOR POND	2.63 AC * 0.25 = 0.66 AC
FLOOD ZONE	0.86 AC + 4.34 AC = 5.20 AC



**VICINITY MAP**  
SCALE: N.T.S.

**EXISTING ZONING**

NORTH:	A-1
SOUTH:	R-1 & R-E
EAST:	A-1
WEST:	A-1

**EXISTING FUTURE LAND USE**

NORTH:	LOW RESIDENTIAL
SOUTH:	MEDIUM RESIDENTIAL
EAST:	LOW RESIDENTIAL
WEST:	LOW RESIDENTIAL

**BUILDING SETBACKS**

FRONT	25'
SIDE	5'
REAR	10'

**MINIMUM LOT WIDTH**  
50'

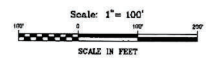
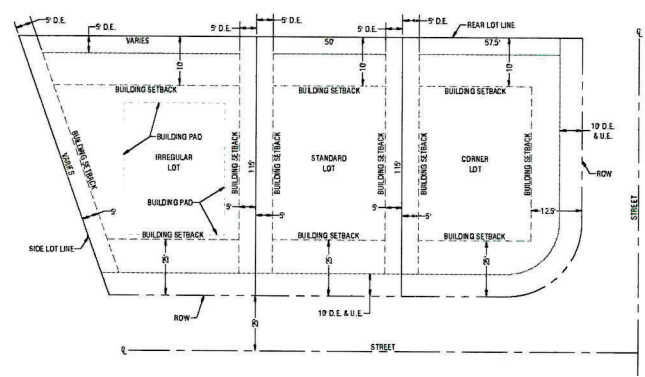
**MINIMUM LOT AREA**  
5,750 SF

**MAX. IMPERVIOUS SURFACE RATIO (LOTS)**  
60%

**WATER SEWER**  
MARION COUNTY  
MARION COUNTY

**LANDSCAPE BUFFER**  
PROPOSED 6" VINYL FENCE AROUND THE PERIMETER OF THE PROJECT  
TYPE C BUFFER ALONG SW 95TH STREET

**THE HOA WILL OWN AND MAINTAIN ALL COMMON AREAS.**



DATE	JUNE 2024
DESIGNED BY	CCM
DRAWN BY	KDM
CHECKED BY	CCM
JOB NO.	067102.000
FILE NAME	PUD PLAN
Sheet	1

**SW 95TH STREET**

**PUD PLAN**

**halff**  
902 North Sinclair Ave.  
Orlando, FL 32803  
Professional Corporation of Architectural Number: 23200

**DATE:** JUNE 2024  
**DESIGNED BY:** CCM  
**DRAWN BY:** KDM  
**CHECKED BY:** CCM  
**JOB NO.:** 067102.000  
**FILE NAME:** PUD PLAN  
**Sheet 1**

**CHARLES C. HOTT, P.E.**  
PROFESSIONAL ENGINEER NO. 64623

# COMPOSITE SKETCH

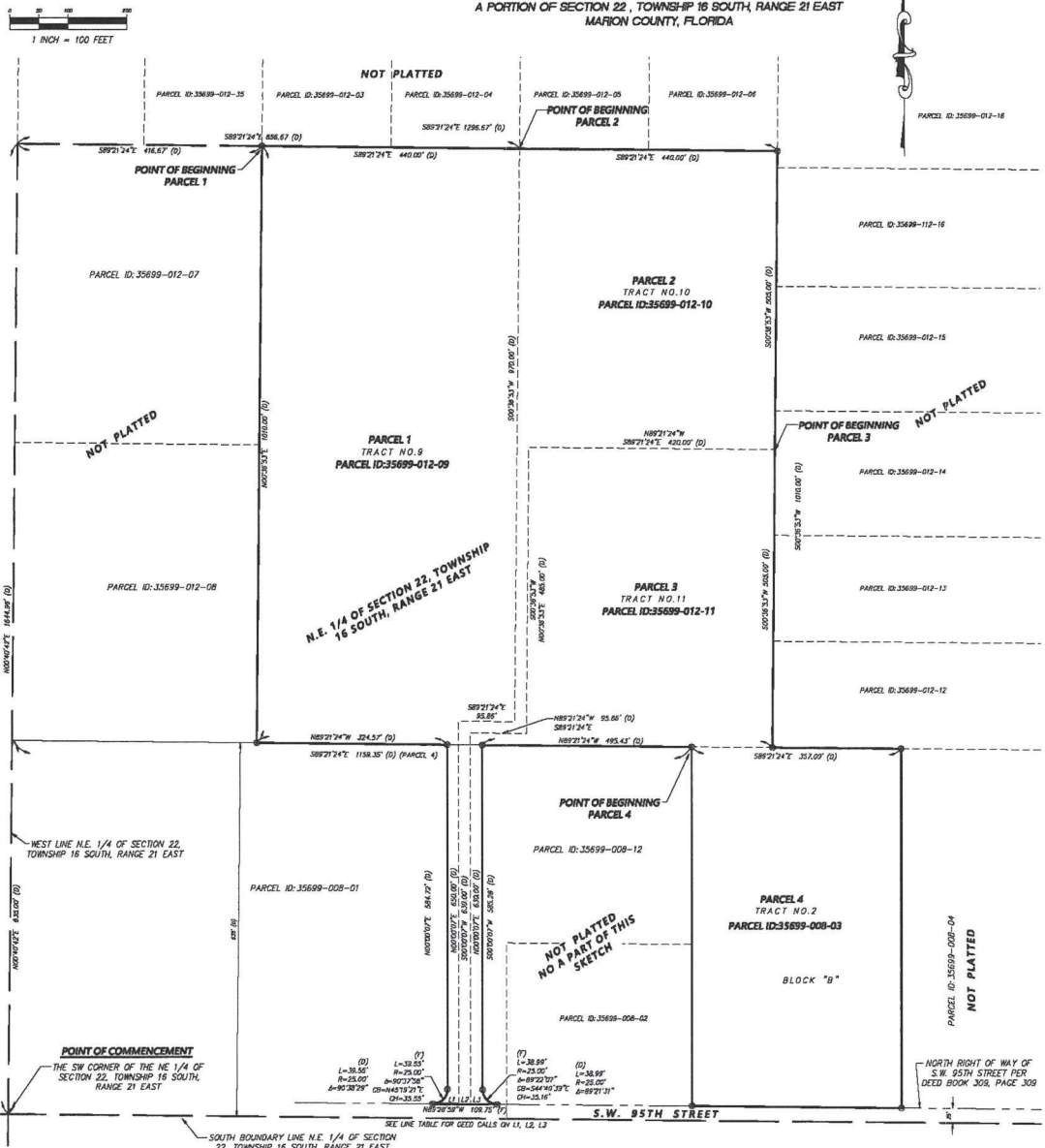
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

LINE TABLE (D)		
LINE	BEARING	LENGTH
L1	N89°21'24"W	45.28
L2	N89°21'24"W	20.00
L3	N89°21'24"W	44.72

CURVE TABLE (D)				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.55	25.00	090°13'58"	35.53 N45°19'21"E
C2	38.89	25.00	089°22'07"	35.16 S44°40'39"E

### LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- LD LAND DEVELOPER
- ORR OFFICIAL RECORDS BOOK
- CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (F) FIELD MEASURE
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- CHD CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POI POINT ON LINE
- POC POINT OF COMPOUND CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.C. POINT OF COMMENCEMENT
- P.G.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- NAD80 NORTH AMERICAN VERTICAL DATUM
- NAD83 NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORR OFFICIAL RECORDS BOOK
- (P) PARCELS
- R/W RIGHT OF WAY
- ESMT EASEMENT SECTION
- SEC FOUND
- REC RECORDED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CI CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- ME MITERED END SECTION
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ER ELECTRIC RISER BOX
- CR CABLE TELEVISION RISER BOX
- TR TELEPHONE RISER BOX
- UR UTILITY RISER
- WELL
- WS WATER SPOUT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FR FIRE HYDRANT
- BF BACK FLOW PREVENTER
- ACR AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GLM GAS LINE MARKER
- CU CONCRETE UTILITY POLE
- MP METAL UTILITY POLE
- WU WOOD UTILITY POLE
- UQA UTILITY POLE QTY ANCHOR
- LP LIGHT POLE
- SFL SPOT/FLOOD LIGHT
- ET ELECTRIC TRANSFORMER
- SN SIGN
- BOLLARD
- FP FLAG POLE
- MA MILEBOK
- IR FOUND 5/8" IRON ROD & CAP (AS NOTED)
- LINE BREAK



### LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 7226, PAGE 1394)

TRACT #1: OF PADDOCK PARK RANCHES MORE PARTICULARLY DESCRIBED AS FOLLOWS, PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NE 1/4, THENCE N0°00'42"E ALONG THE WEST LINE OF THE SAID NE 1/4, 1844.96 FEET, THENCE S.89°21'24"E, 416.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 505.00 FEET; THENCE S.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 485.00 FEET; THENCE N.89°21'24"E, 95.86 FEET; THENCE S.00°00'07"W, 630.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.89°21'24"W, 38.89 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'07"E, 584.72 FEET; THENCE N.89°21'24"W, 324.57 FEET, THENCE N. 00°36'53"E, 1010.00 FEET TO THE POINT OF BEGINNING.

TRACT #2: OF PADDOCK PARK RANCHES MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NE 1/4, THENCE N0°00'42"E ALONG THE WEST LINE OF THE SAID NE 1/4, 1844.96 FEET, THENCE S.89°21'24"E, 416.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 505.00 FEET; THENCE N.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 485.00 FEET; THENCE N.89°21'24"E, 95.86 FEET; THENCE S.00°00'07"W, 630.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°21'24"W, 38.89 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'07"E, 584.72 FEET; THENCE N.89°21'24"W, 324.57 FEET, THENCE N. 00°36'53"E, 1010.00 FEET TO THE POINT OF BEGINNING.

TRACT #3: OF PADDOCK PARK RANCHES, AN UNRECORDED SUBDIVISION BEING A PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4, THENCE NORTH 00°00'42"E EAST ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, 1844.96 FEET, THENCE SOUTH 89°21'24"E EAST 1286.82 FEET; THENCE SOUTH 00°38'53"W WEST, 505.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°38'53"W WEST, 505.00 FEET; THENCE NORTH 89°21'24"W WEST, 495.43 FEET; THENCE SOUTH 00°00'07"W WEST, 585.28 FEET TO THE POINT OF CURVATURE OF A CONCRETE MONUMENT TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°21'24". THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 38.89 FEET TO THE POINT OF TANGENCY LYING ON THE NORTH RIGHT-OF-WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°21'24"W WEST ALONG THE SAID NORTH RIGHT OF WAY LINE, 44.72 FEET; THENCE NORTH 00°00'07"E EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 630.00 FEET; THENCE SOUTH 89°21'24"E EAST, 95.86 FEET; THENCE NORTH 00°38'53"E EAST 485.00 FEET, THENCE SOUTH 89°21'24"E EAST, 420.00 FEET TO THE POINT OF BEGINNING.

TRACT #4: (PER FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NUMBER:110247842, ISSUING AGENT: JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP, ISSUING OFFICE FILE NUMBER:101518, BEARING A COMMITMENT DATE OF MARCH 02, 2024) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT NO. 2, BLOCK B, OF AN UNRECORDED SUBDIVISION: A PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SW CORNER OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; PROCEED N0°00'42"E, ALONG THE WEST BOUNDARY LINE OF SAID NE 1/4, 835.00 FEET; THENCE S.89°21'24"E, 635.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID NE 1/4, 1158.35 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF TRACT NO. 2, BLOCK B, AS DESCRIBED HEREIN; THENCE CONTINUE S.89°21'24"E, 357.00 FEET TO A CONCRETE MONUMENT; THENCE S.00°00'07"W, 610.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS RECORDED IN DEED BOOK 309, PAGE 309, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°21'24"E, 357.00 FEET WEST ALONG THE SAID NORTH RIGHT OF WAY LINE, 44.72 FEET; THENCE NORTH 00°00'07"E EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 630.00 FEET; THENCE SOUTH 89°21'24"E EAST, 95.86 FEET TO THE AFORESAID SOUTH BOUNDARY LINE, 357.00 FEET TO A CONCRETE MONUMENT; THENCE N.00°00'07"E, 610.00 FEET TO THE POINT OF BEGINNING.

### SURVEY NOTES:

- DATE OF SKETCH APRIL 19, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SKETCH.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION ORIGINAL REFERENCE STATION NETWORK.
- ADDITIONS OR DELETIONS TO SKETCH MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- FIELD MEASUREMENTS DEPICTED IN THIS SKETCH ARE BASED ON PROVIDED SURVEY COMPLETED BY RICK WHITT, LS 5456, ON MAY 11, 2020.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

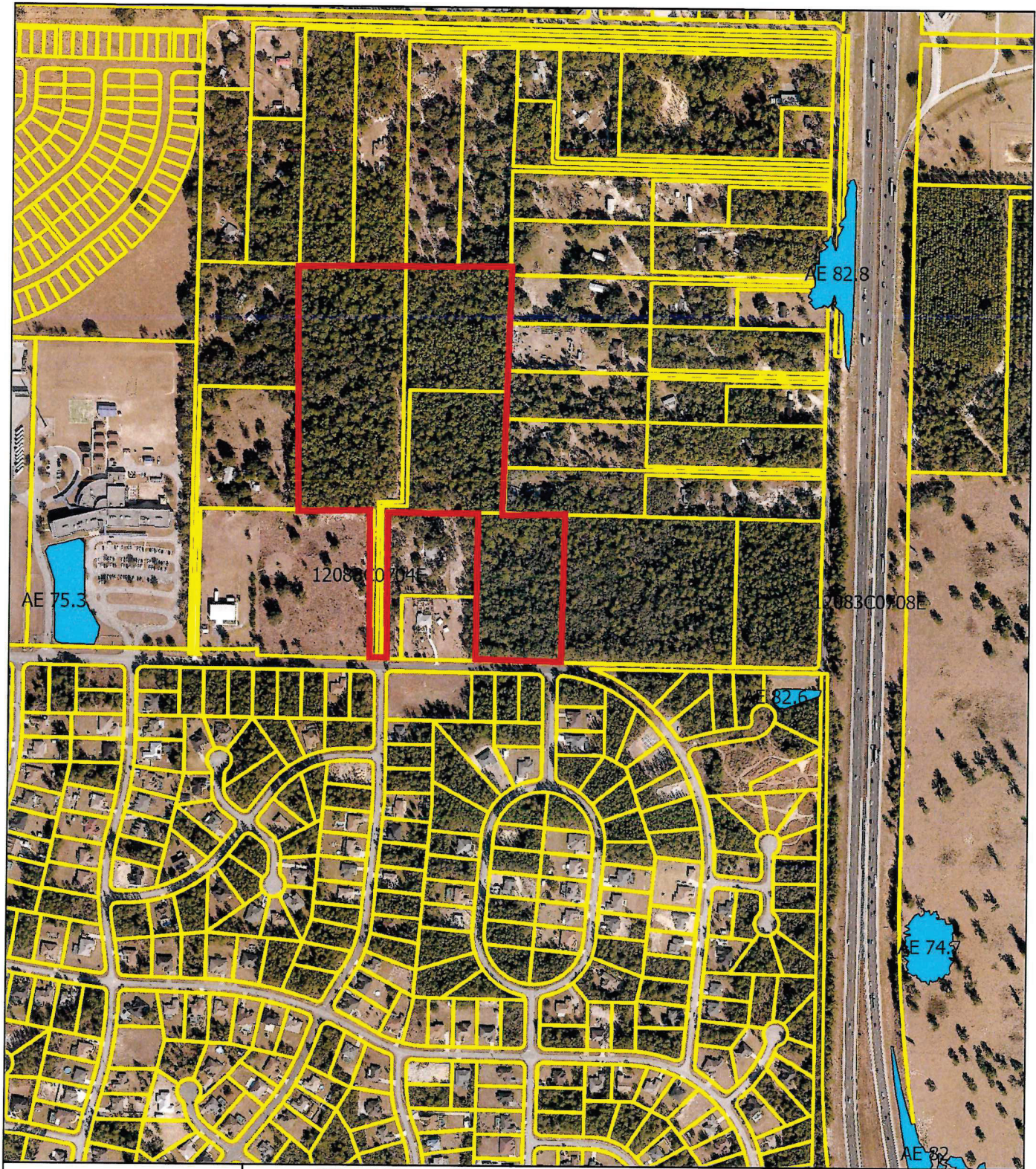
FB/PC	DATE	DRAWN	REVISIONS	CHK

LOCATED IN SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT OF COMPOSITE SKETCH  
-FOR-  
DEG GROUP INC

FB/PC	FIELD DATE	JOB NO.	
N/A	N/A	240516SK	
DRAWING DATE	BY	APPROVED	SCALE
04/12/2024	M.A.	C.H.	1" = 100'

1 OF 1



**FEMA  
Map**

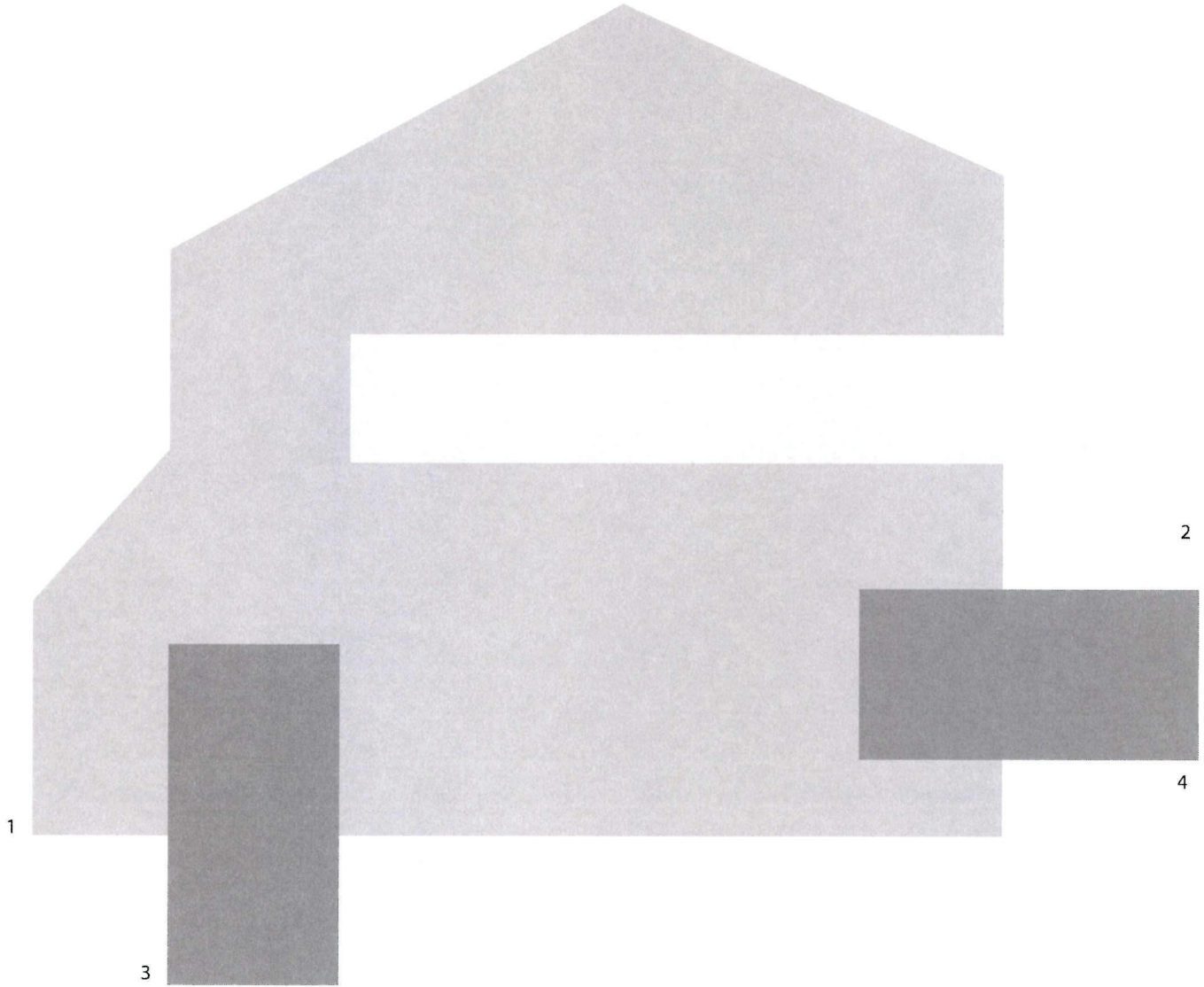


Marion County Parcels 35699-008-03,  
35699-012-11, 10, and 09

2024



# Highland Homes Schemes

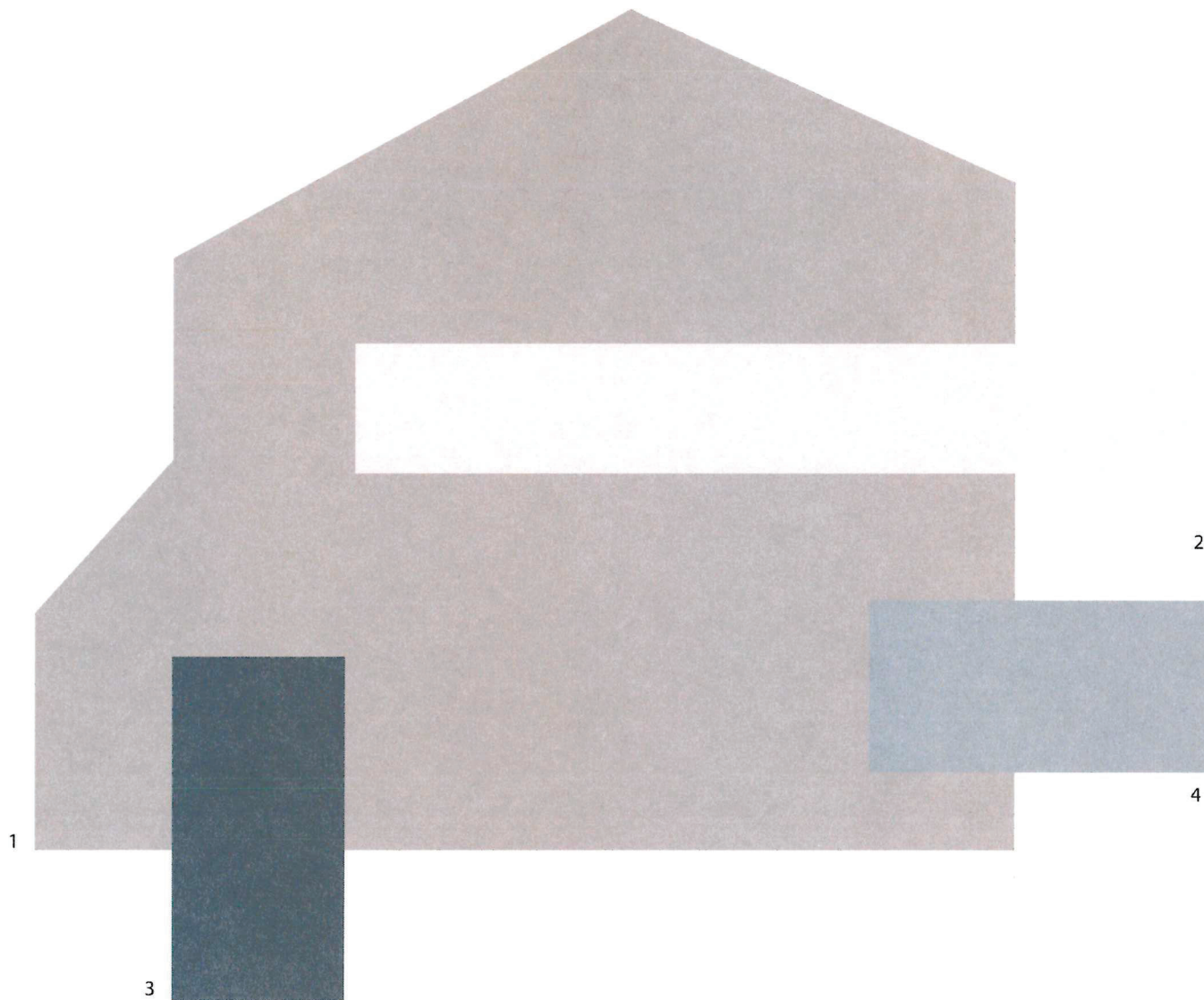


## 1

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

SW 0055 Light French Gray  
SW 7005 Pure White  
SW 7067 Cityscape  
SW 7067 Cityscape

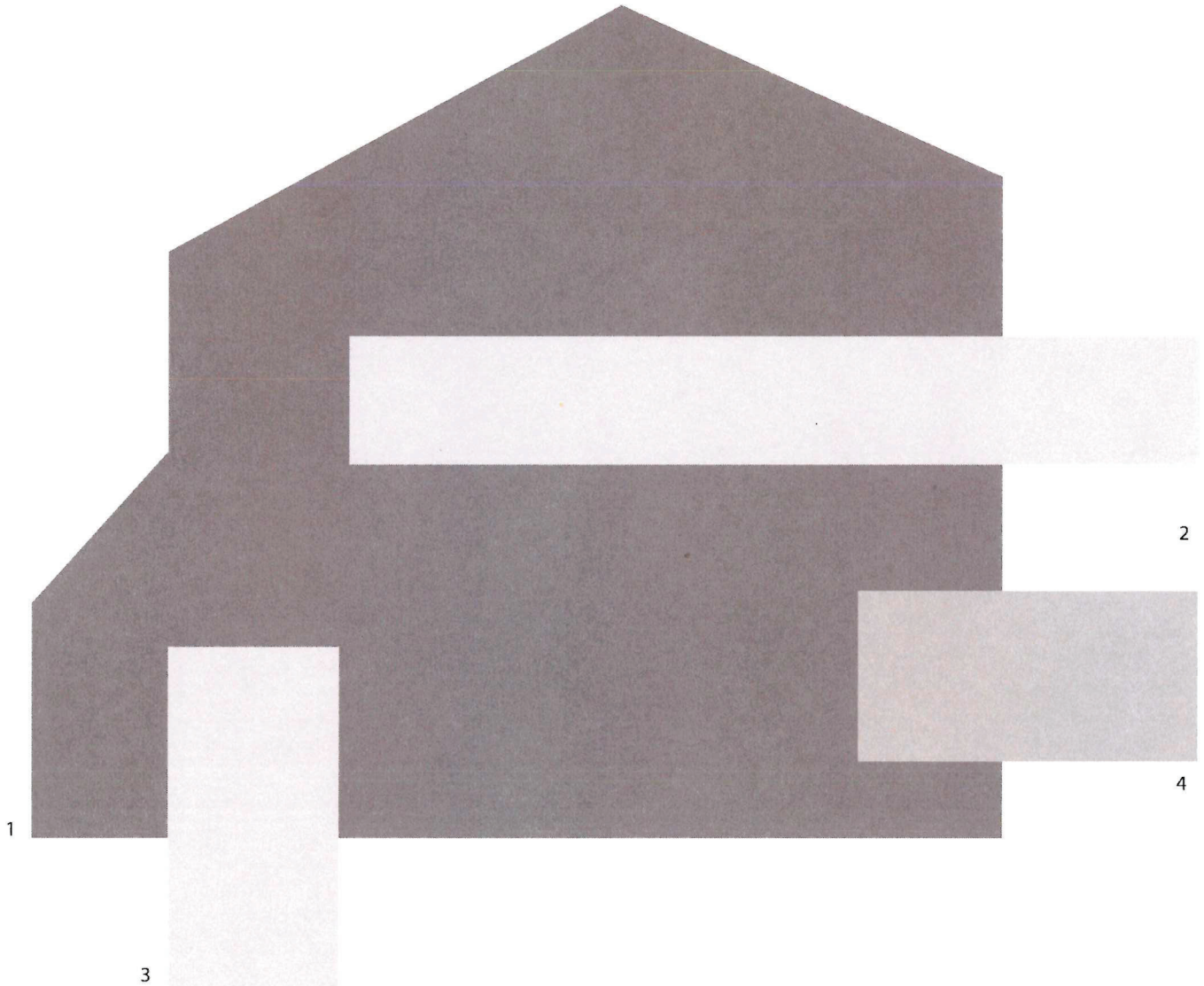
# Highland Homes Schemes



## 2

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 7017 Dorian Gray
- SW 7008 Alabaster
- SW 6223 Still Water
- SW 9134 Delft



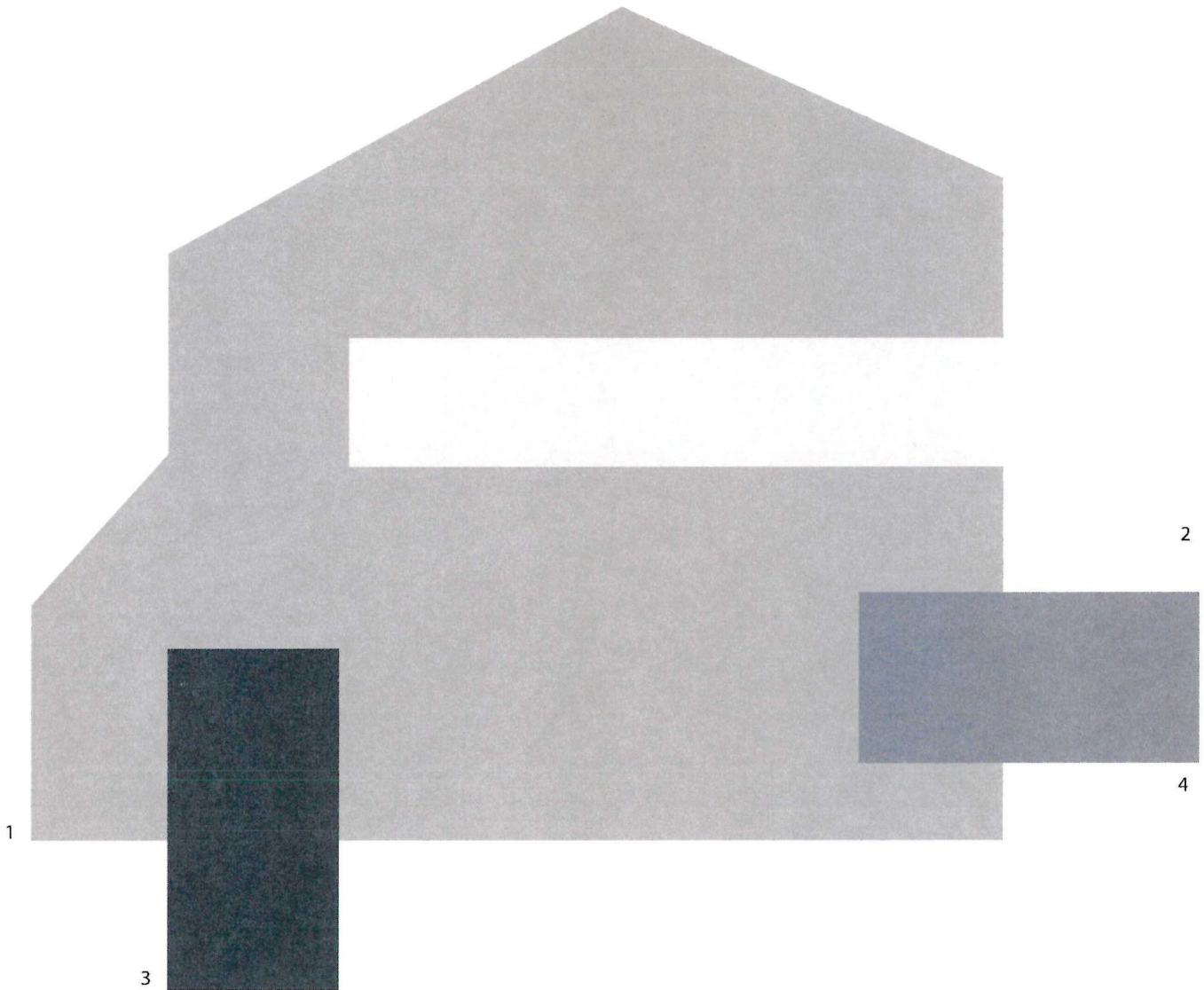
### SCHEME 3

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7019 Gauntlet Gray
- SW 7014 Eider White
- SW 7014 Eider White
- SW 7016 Mindful Gray



# Highland Homes Schemes

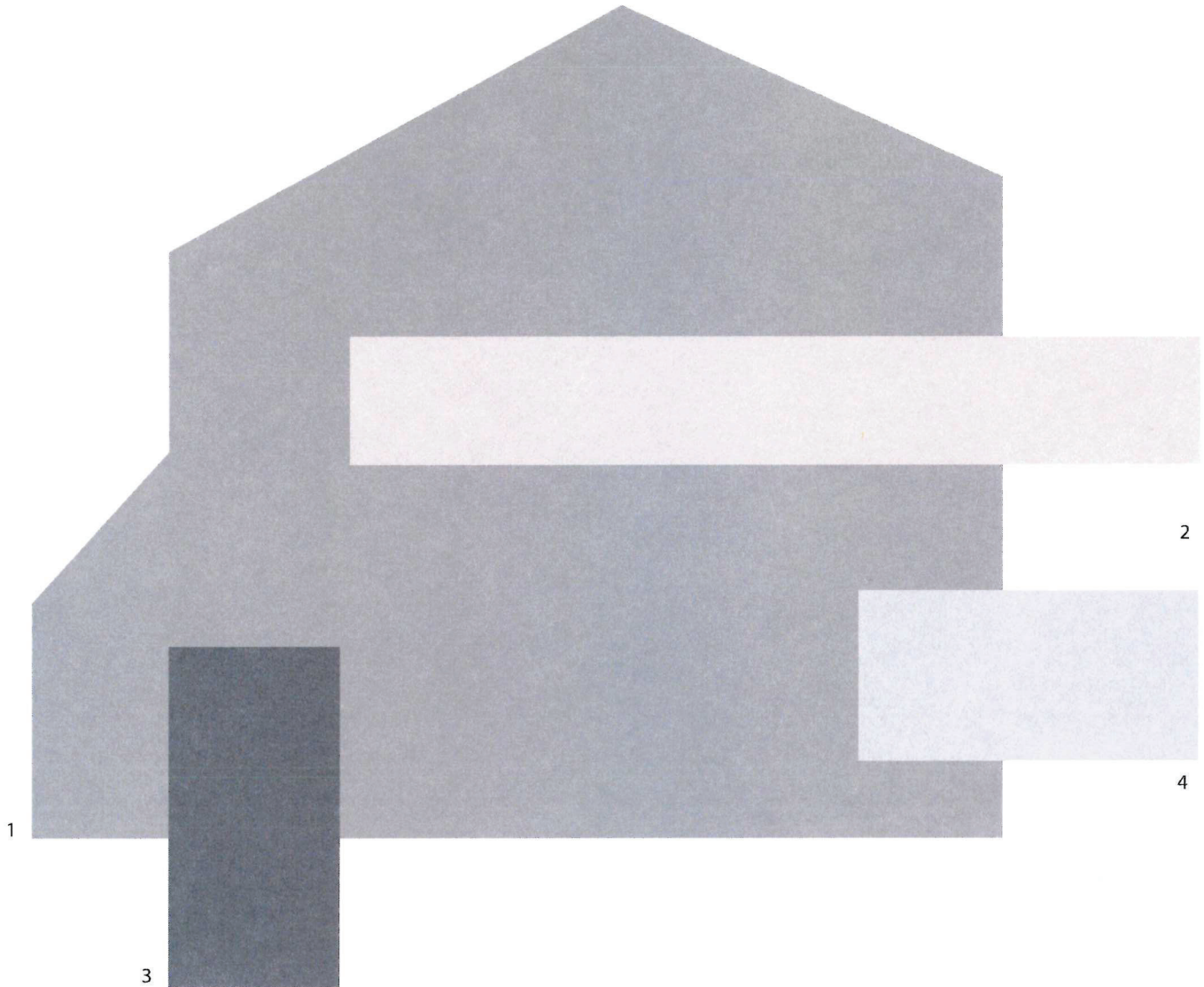


## 4

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 7066 Gray Matters
- SW 7008 Alabaster
- SW 7625 Mount Etna
- SW 6235 Foggy Day

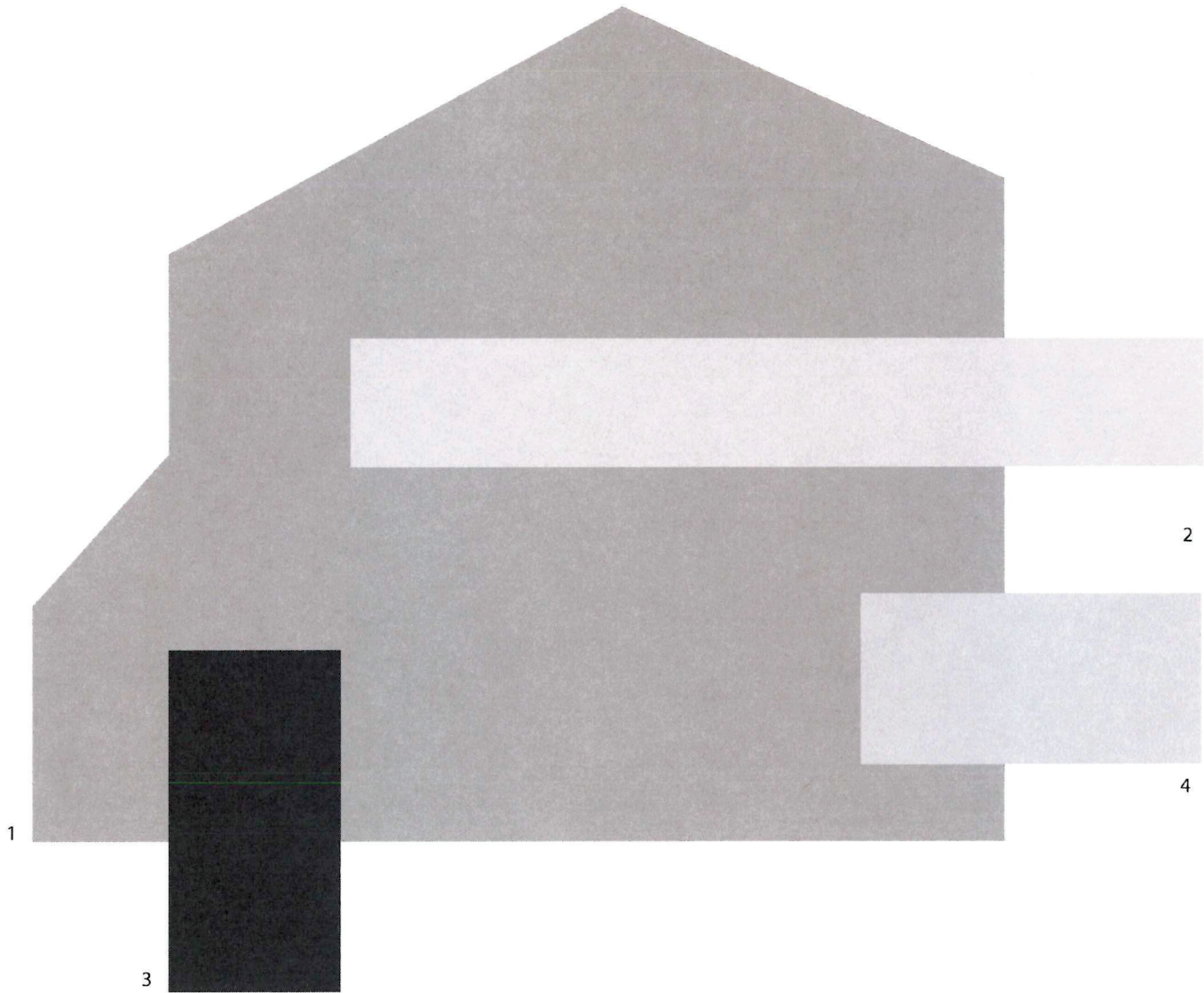
# Highland Homes Schemes



## 5

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 9143 Cadet
- SW 9166 Drift of Mist
- SW 6236 Grays Harbor
- SW 6232 Misty

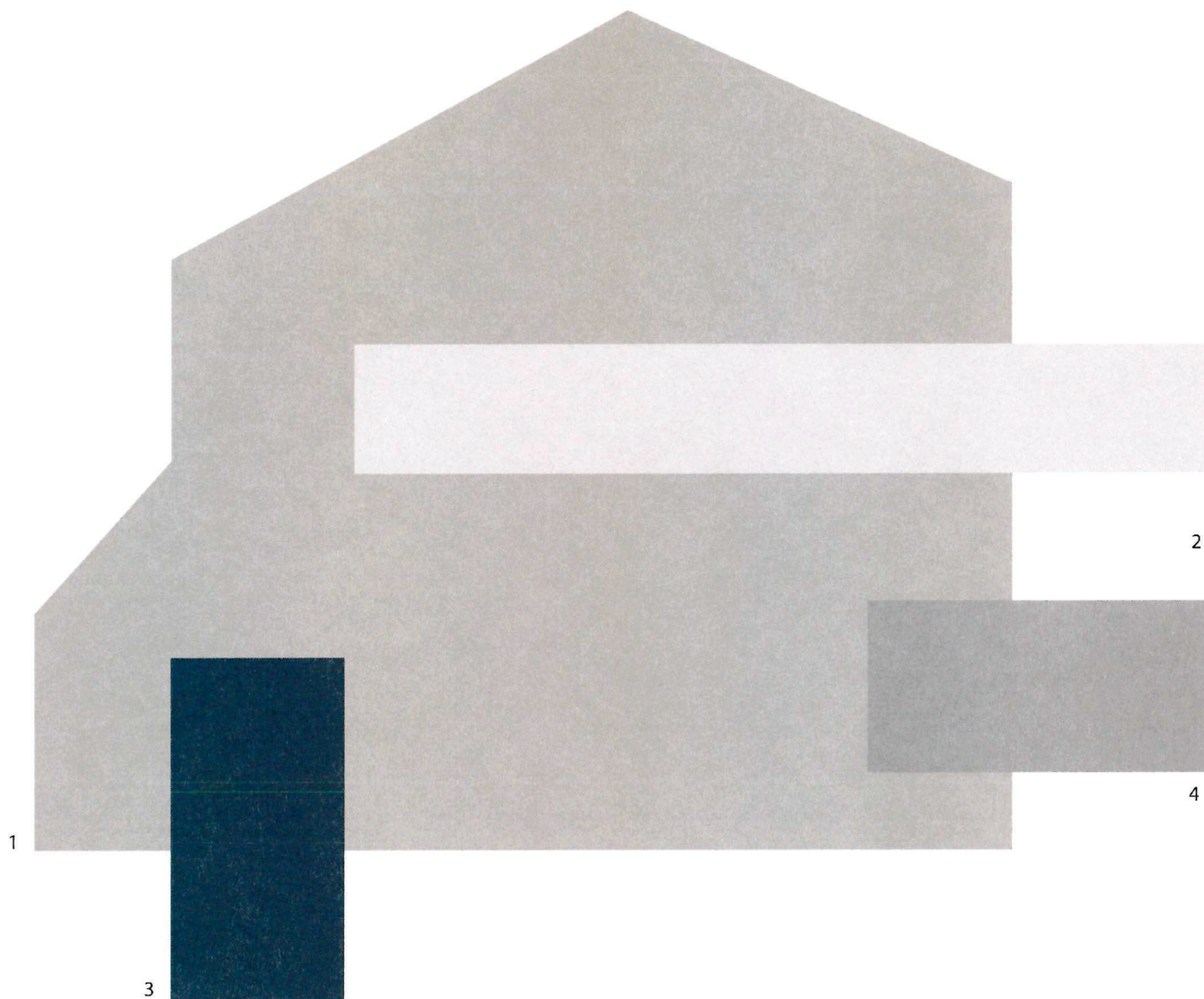


## SCHEME 6

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7673 Pewter Cast
- SW 7647 Crushed Ice
- SW 6991 Black Magic
- SW 7667 Zircon





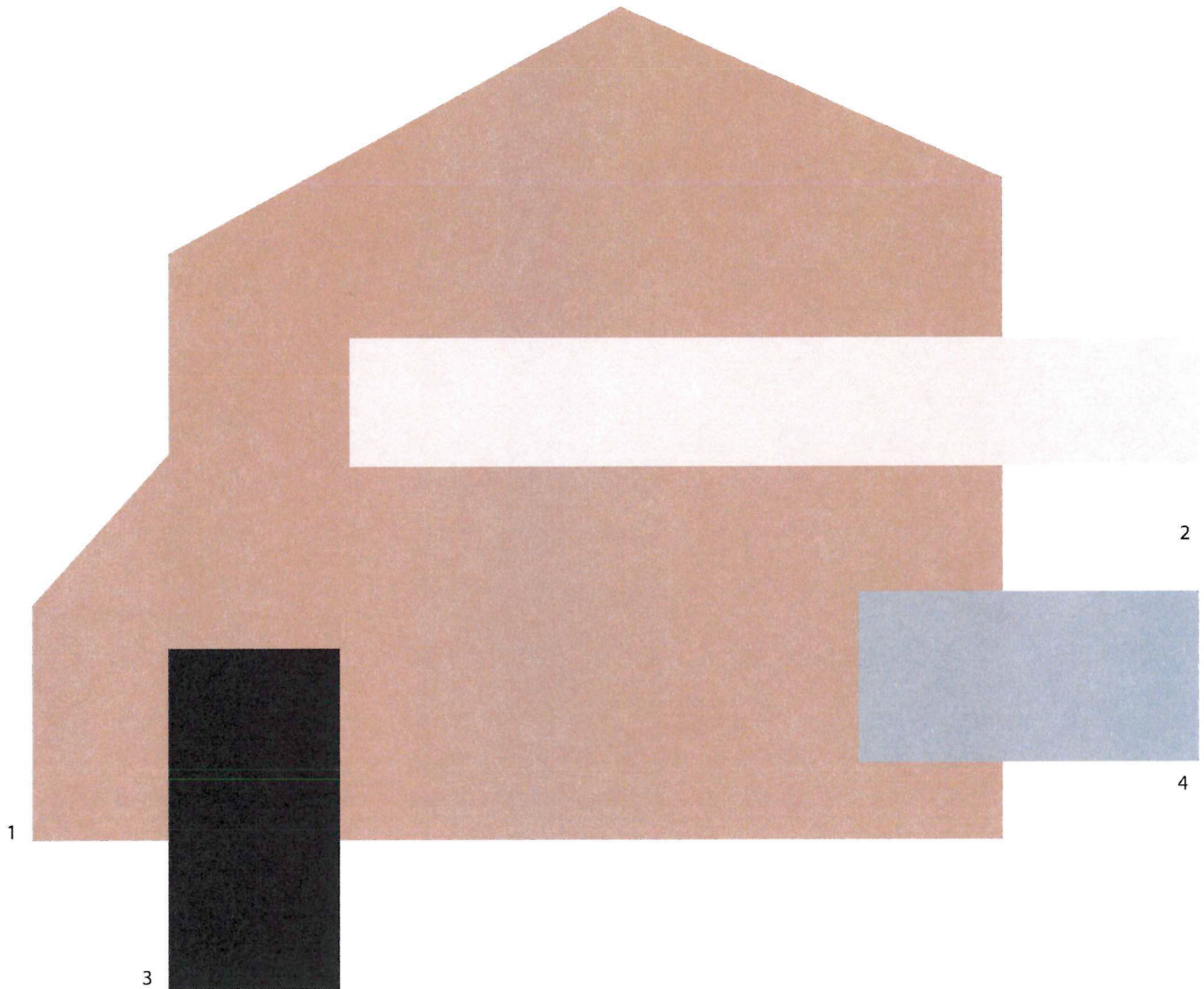
## SCHEME 7

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 6185 Escape Gray
- SW 9166 Drift of Mist
- SW 6244 Naval
- SW 9164 Illusive Green



# Highland Homes Schemes

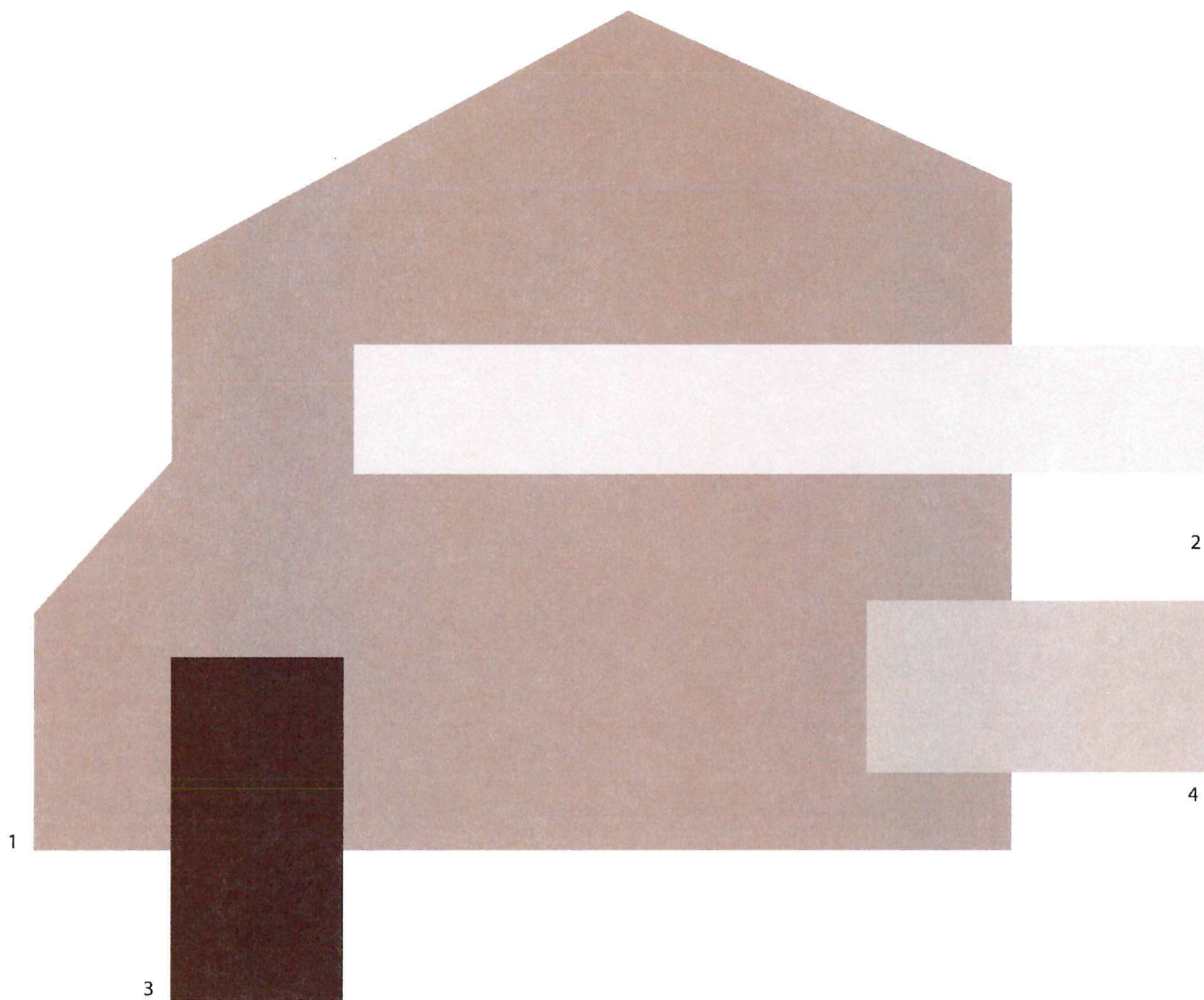


## 8

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 2835 Craftsman Brown
- SW 6147 Panda White
- SW 6991 Black Magic
- SW 9139 Debonair

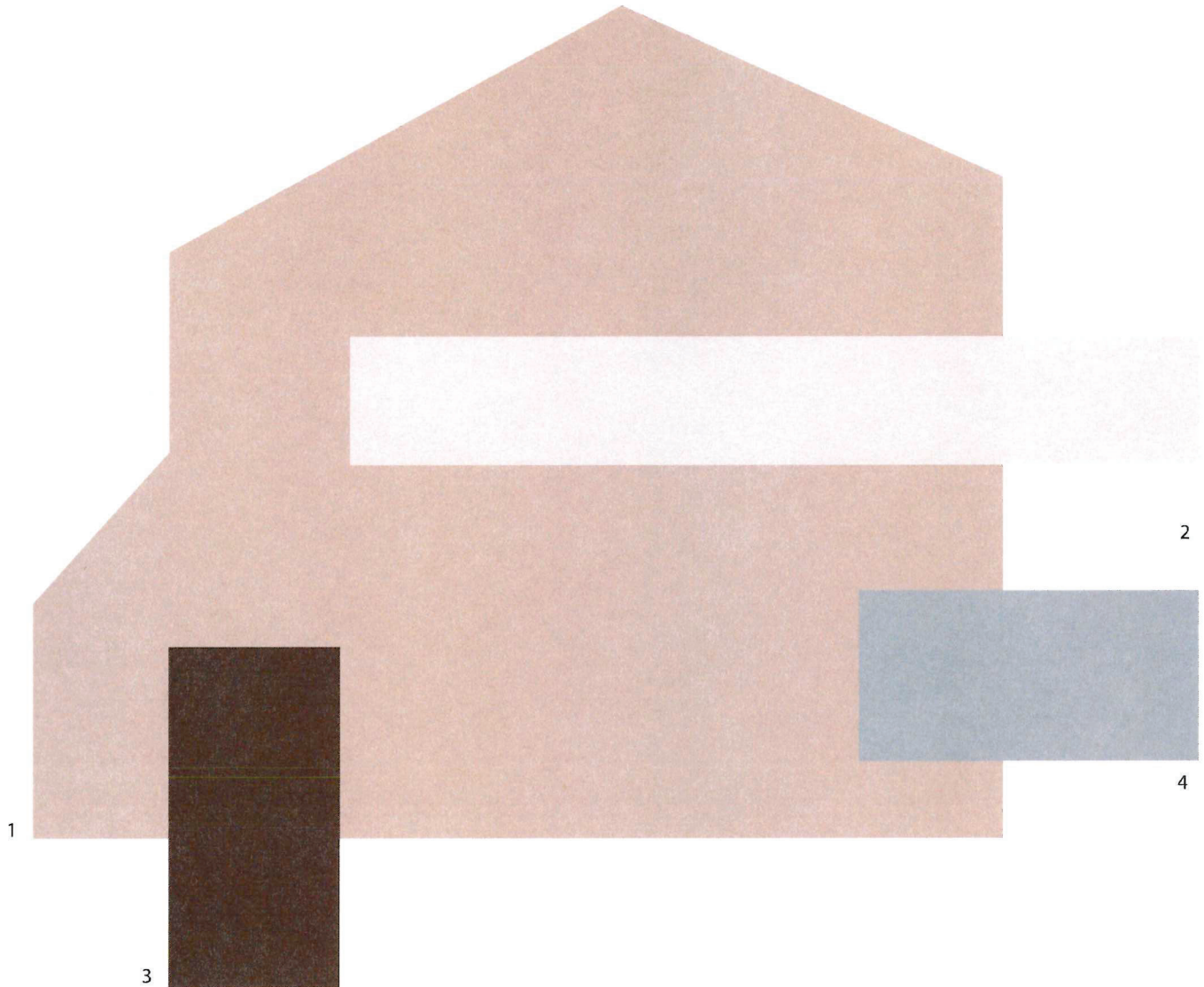
# Highland Homes Schemes



## 9

- |          |                           |
|----------|---------------------------|
| 1 Body   | SW 9174 Moth Wing         |
| 2 Trim   | SW 7035 Aesthetic White   |
| 3 Door   | SW 2838 Polished Mahogany |
| 4 Accent | SW 7051 Analytical Gray   |

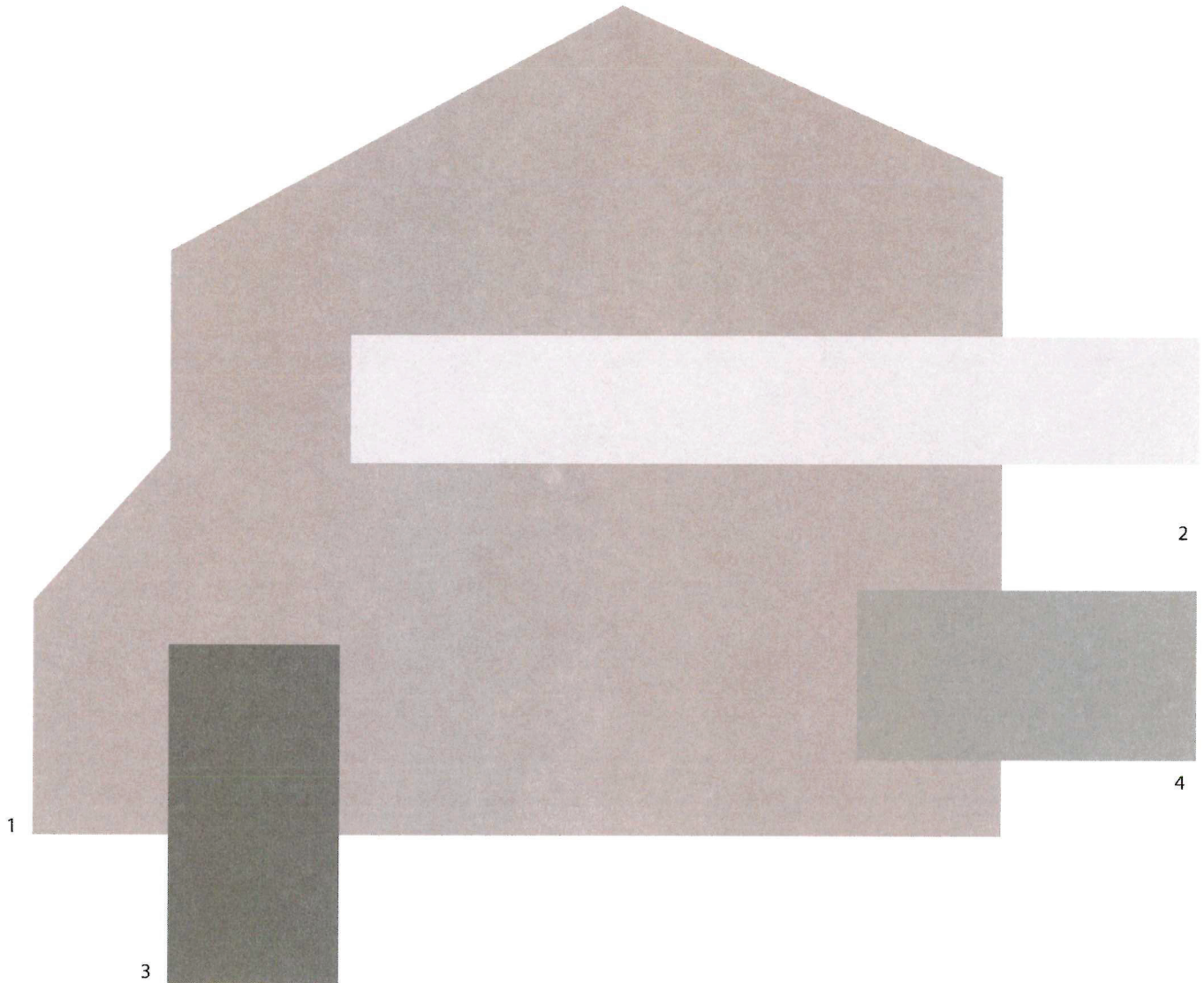
# Highland Homes Schemes



## 10

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 9111 Antler Velvet
- SW 7009 Pearly White
- SW 6076 Turkish Coffee
- SW 9134 Delft



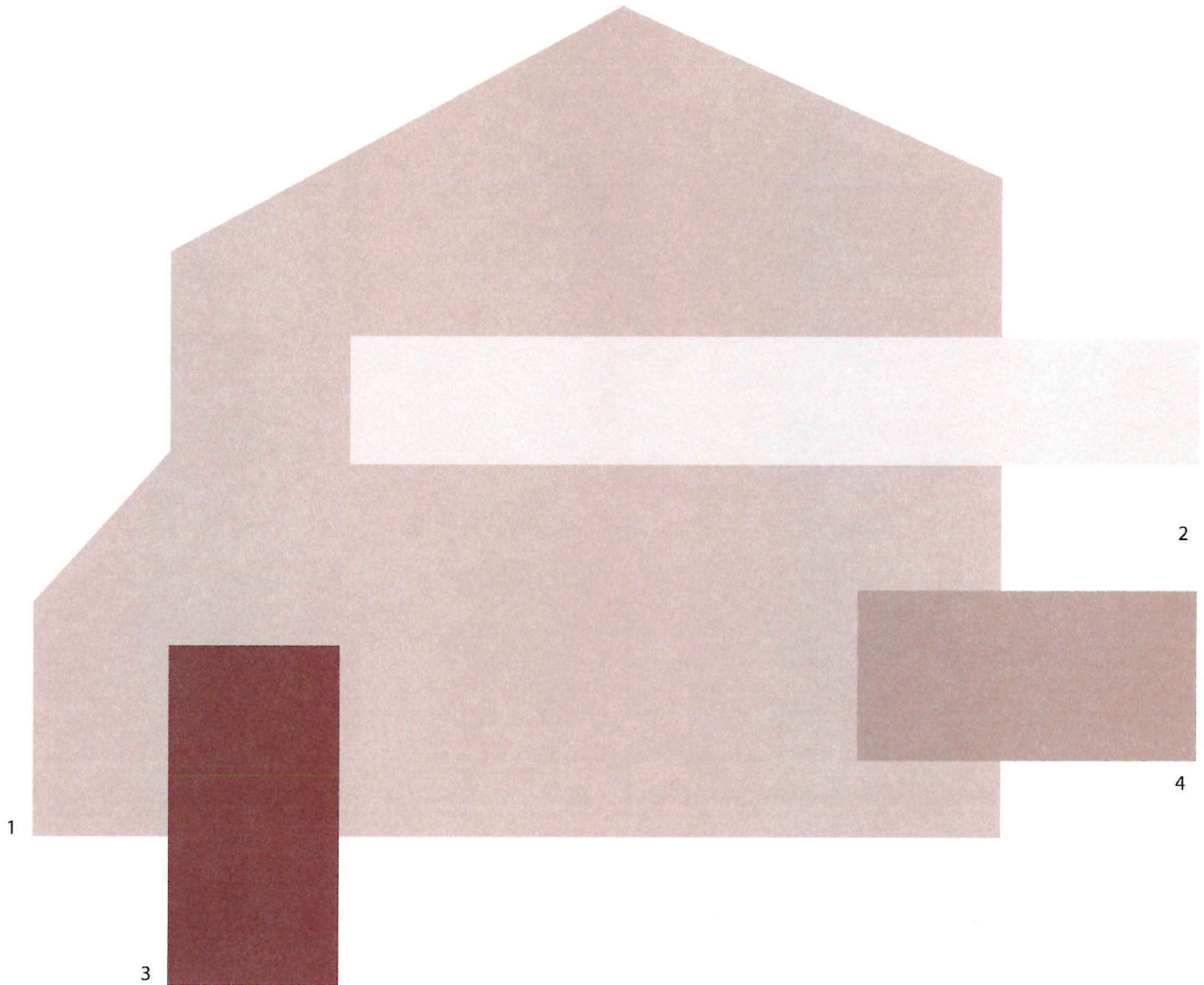
## SCHEME 11

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7045 Intellectual Gray
- SW 9166 Drift of Mist
- SW 6187 Rosemary
- SW 9130 Evergreen Fog



# Highland Homes Schemes

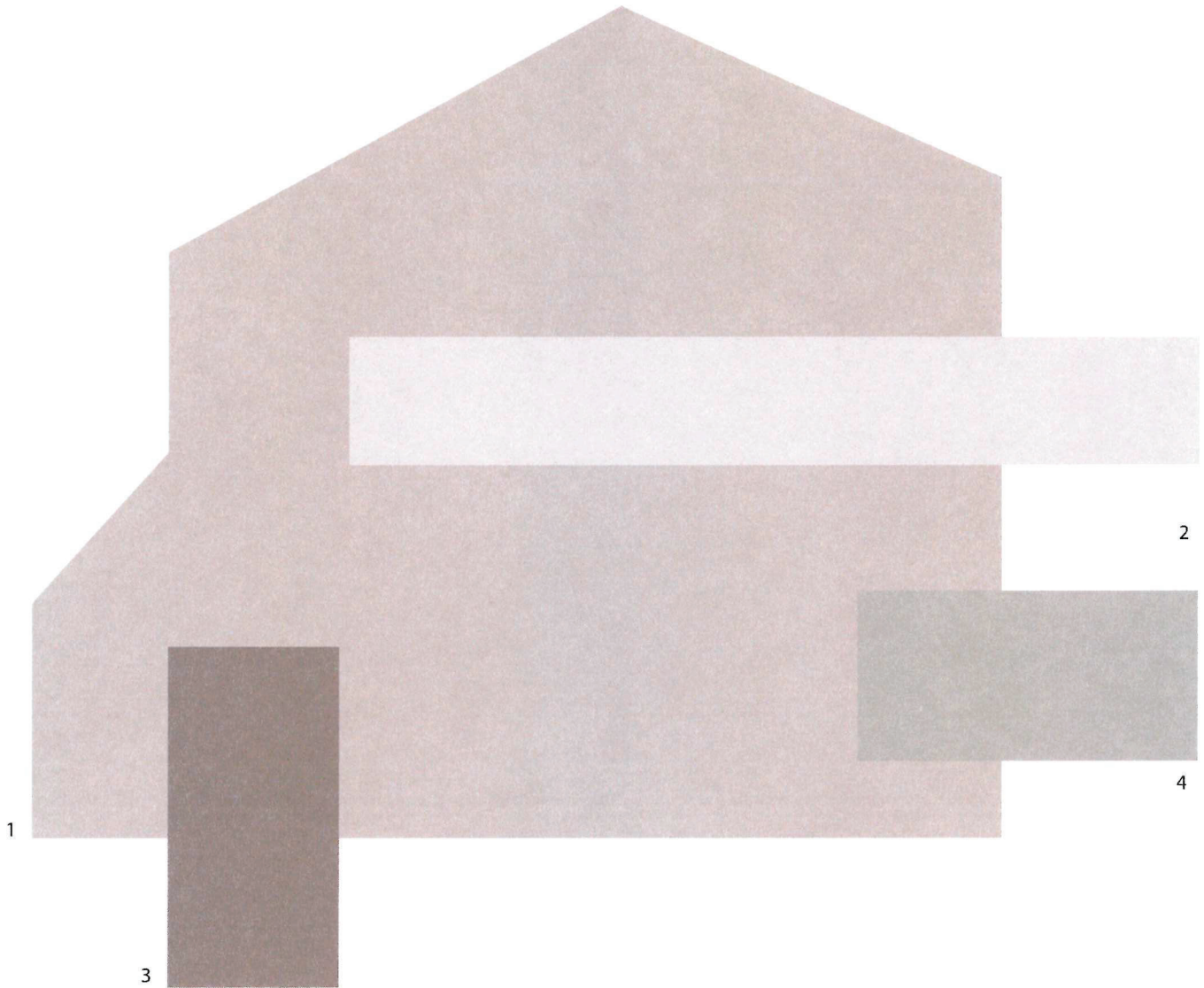


## 12

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 7037 Balanced Beige
- SW 7011 Natural Choice
- SW 7594 Carriage Door
- SW 9084 Cocoa Whip

# Highland Homes Schemes



## 13

- |          |                       |
|----------|-----------------------|
| 1 Body   | SW 7044 Amazing Gray  |
| 2 Trim   | SW 9166 Drift of Mist |
| 3 Door   | SW 7046 Anonymous     |
| 4 Accent | SW 6185 Escape Gray   |

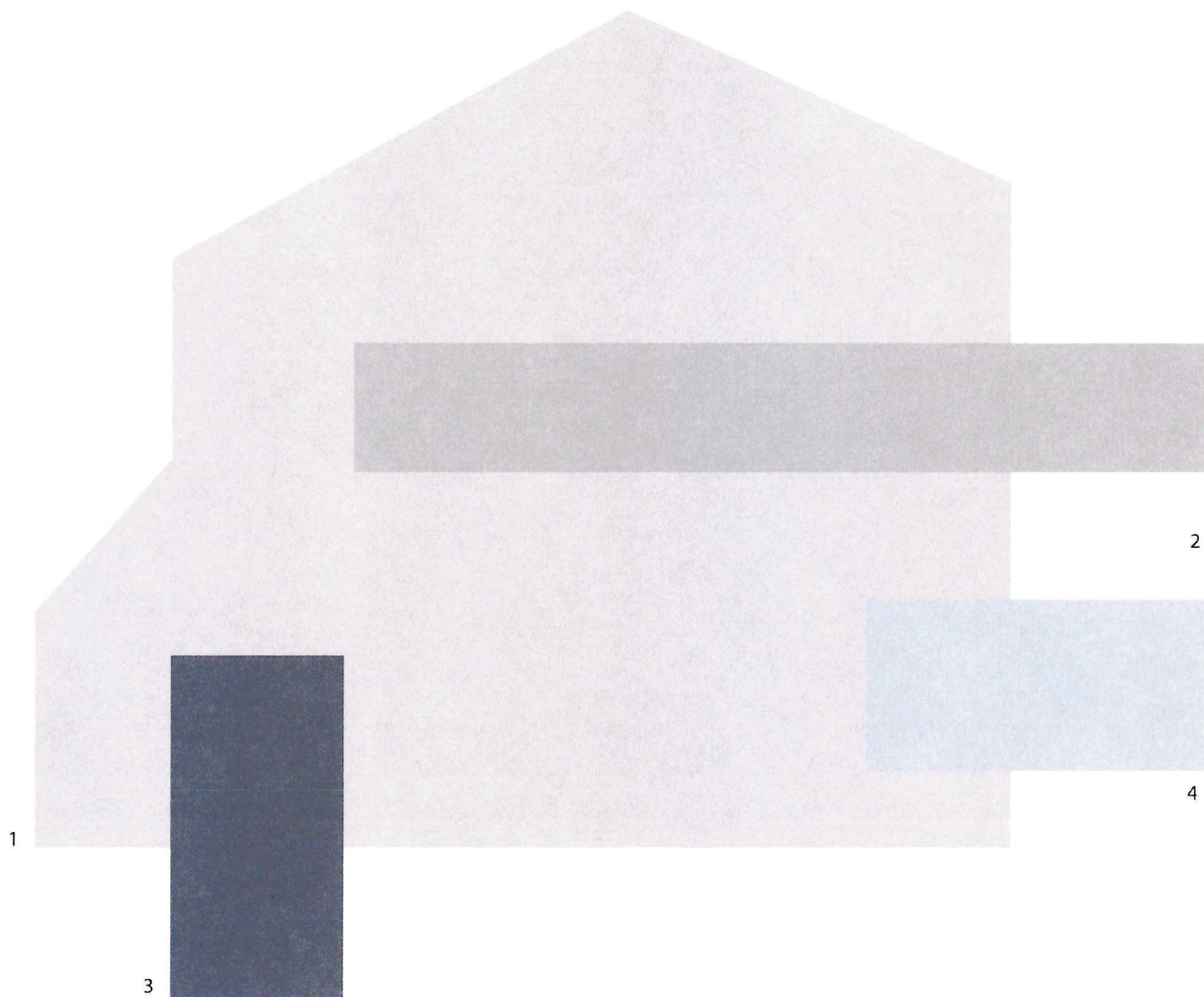


## SCHEME 14

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7042 Shoji White
- SW 9170 Acier
- SW 7048 Urbane Bronze
- SW 7649 Silverplate



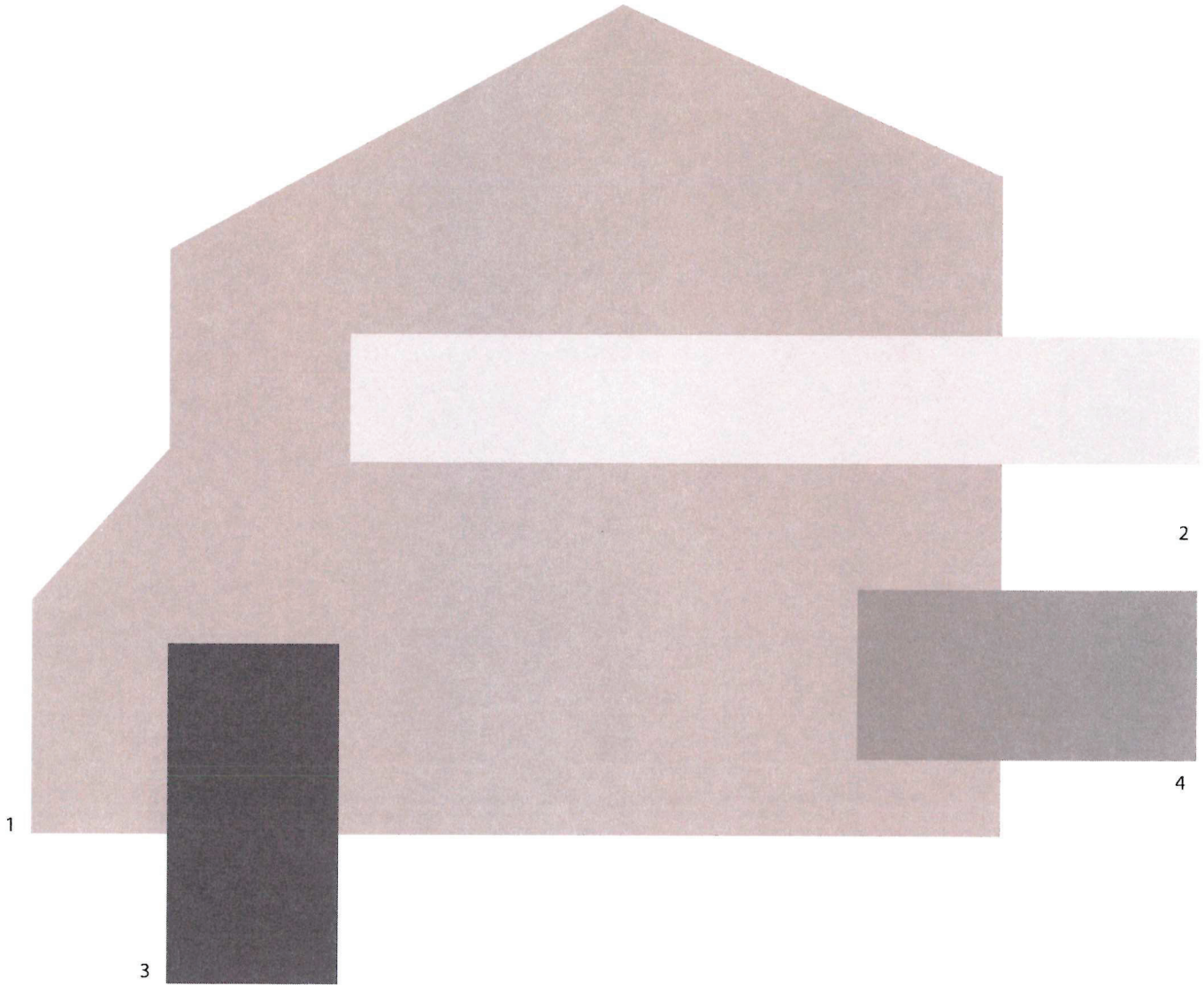


## SCHEME 15

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7647 Crushed Ice
- SW 7658 Gray Clouds
- SW 2740 Mineral Gray
- SW 6218 Tradewind





## SCHEME 16

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 6073 Perfect Greige
- SW 7570 Egret White
- SW 7674 Peppercorn
- SW 7018 Dovetail





## SCHEME 17

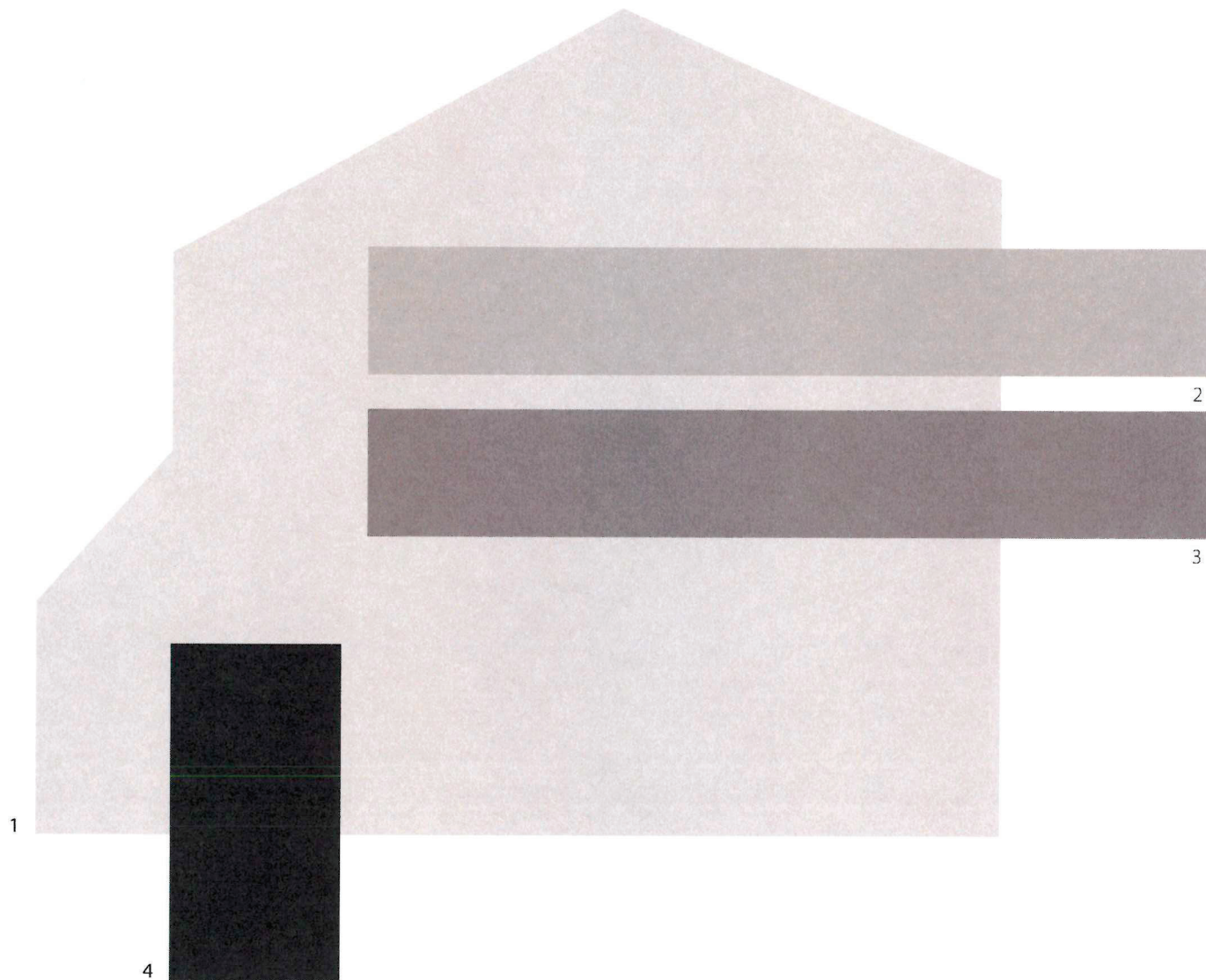
- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 6168 Moderne White
- SW 2850 Chelsea Gray
- SW 7623 Cascades
- SW 0077 Classic French Gray



**FOR REFERENCE ONLY** - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.

# Highland Additions



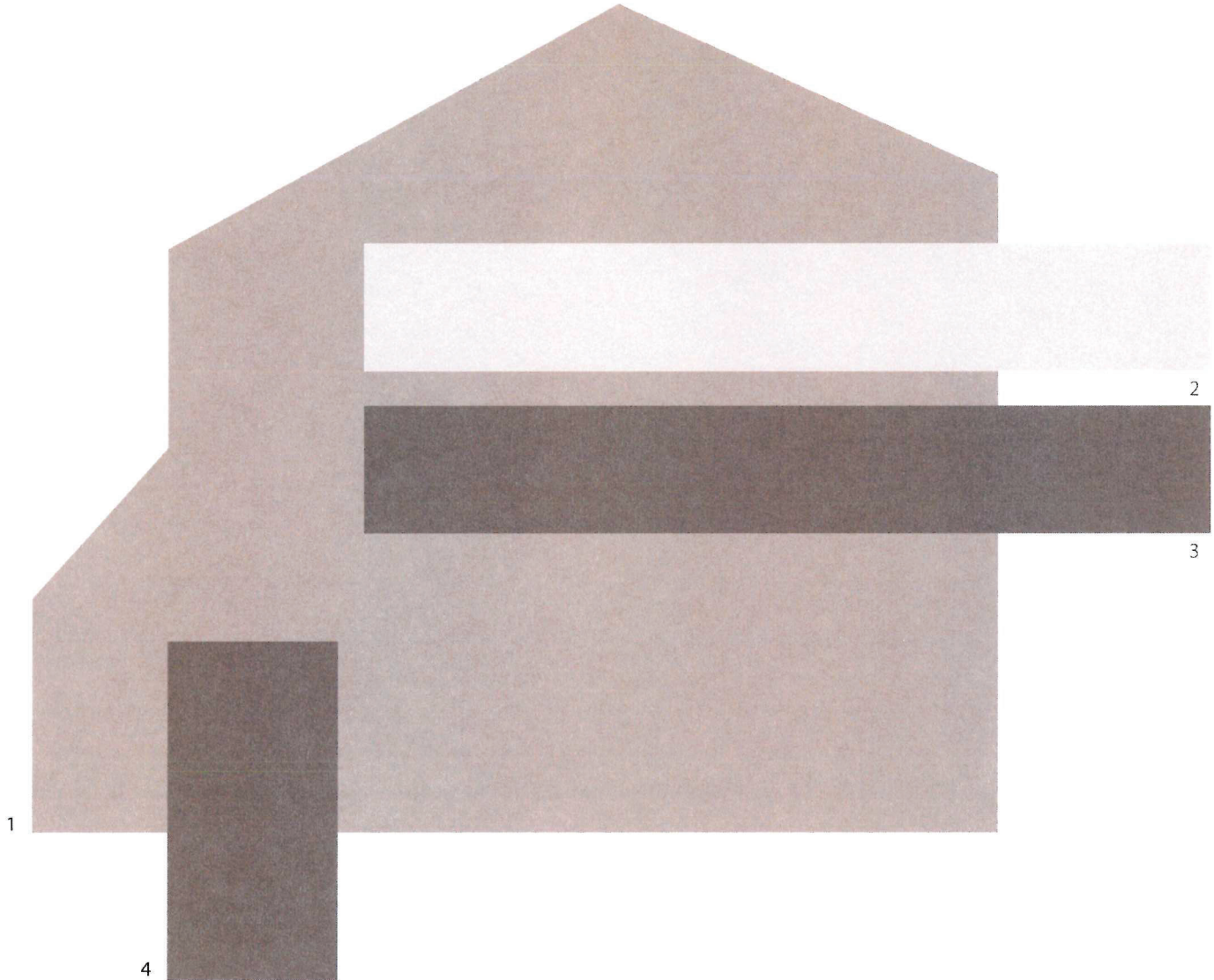
## Scheme 18

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7029 Agreeable Gray
- SW 7017 Dorian Gray
- SW 7019 Gauntlet Gray
- SW 6258 Tricorn Black



**FOR REFERENCE ONLY** - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



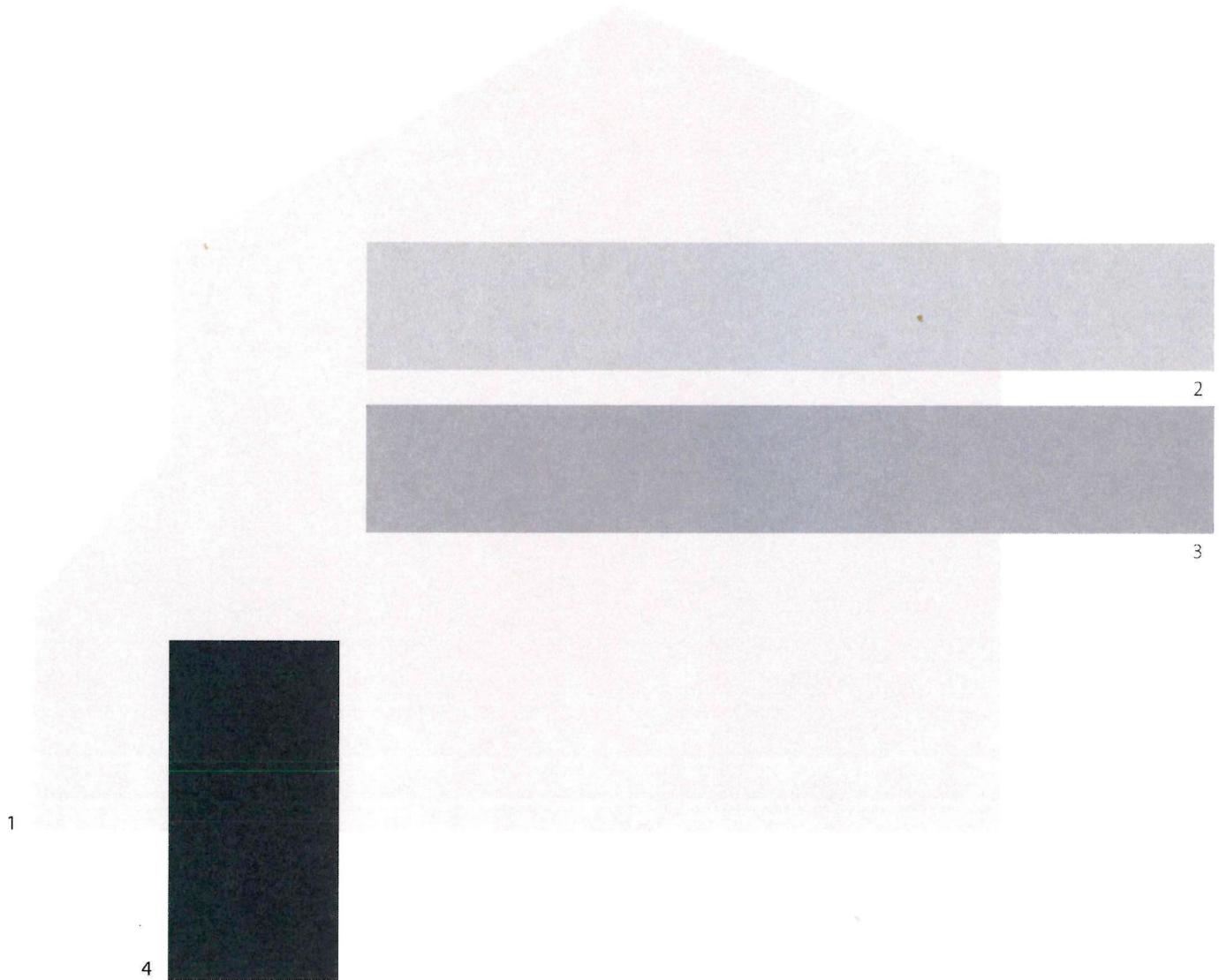
## Scheme 19

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7031 Mega Greige
- SW 6070 Heron Plume
- SW 7047 Porpoise
- SW 7047 Porpoise



**FOR REFERENCE ONLY** - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



## Scheme 20

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7009 Pearly White
- SW 7663 Monorail Silver
- SW 7664 Steely Gray
- SW 6992 Inkwell



# MARION COUNTY

## Small-Scale Comprehensive Plan Amendment and PUD Evaluation Criteria

Parcel IDs:  
35699-012-09; 35699-012-10; 35699-012-11; 35699-008-03

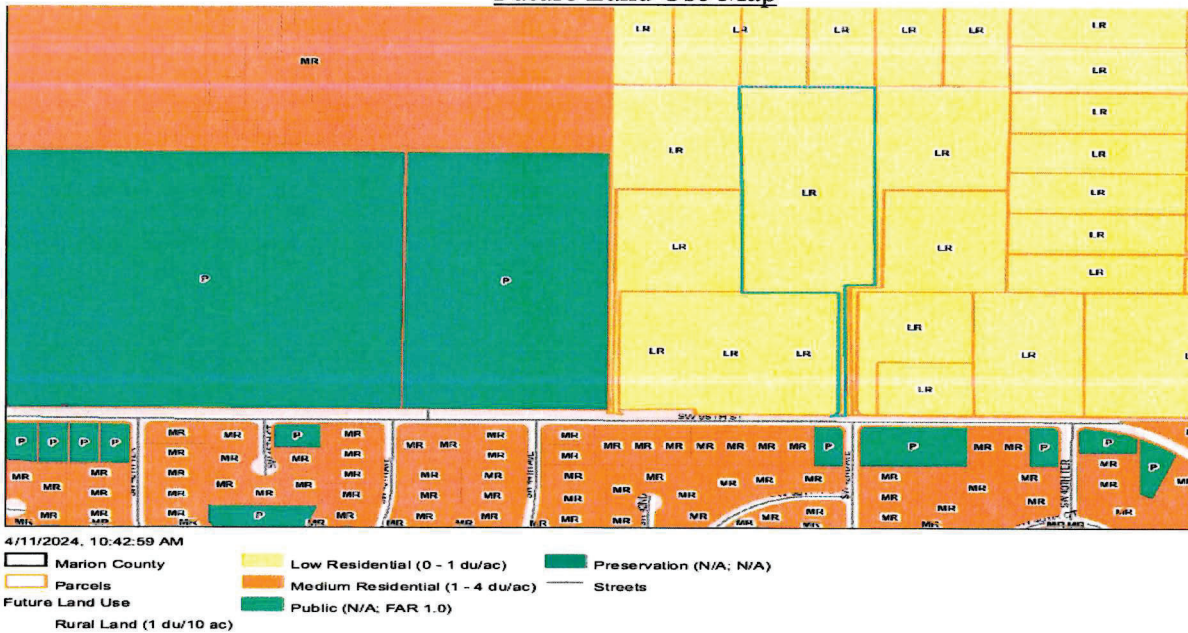
### OVERVIEW

The proposed project encompasses +/-26.21 acres within the County's Urban Growth Boundary. The properties are currently zoned A-1 with a future land use designation of Low Density Residential (LR). The applicant is requesting a future land use change to Medium Density permitting 0-4 du/acre and a rezoning to Planned Unit Development (PUD) to develop a single phase detached single-family residential community. The proposed PUD consists of 77 lots, of which 29 lots are .75' x 115' and 48 lots are 50' x 110'. The density of the proposed development is 2.94 du/acre, which is consistent with the Medium Density land use.

#### **1. Encourages compact and contiguous development patterns in the Urban Growth Boundary (UGB) as designated on the Future Land Use Map Series (FLUM).**

The subject parcels are currently undeveloped except for one residential mobile home. . The proposed residential development program under the above referenced PUD would provide a community with housing styles similar to nearby developments with amenities and walkability, with a location providing convenient access to Interstate 75 to the east and commercial retail properties to the west along SW 95<sup>th</sup> Street.

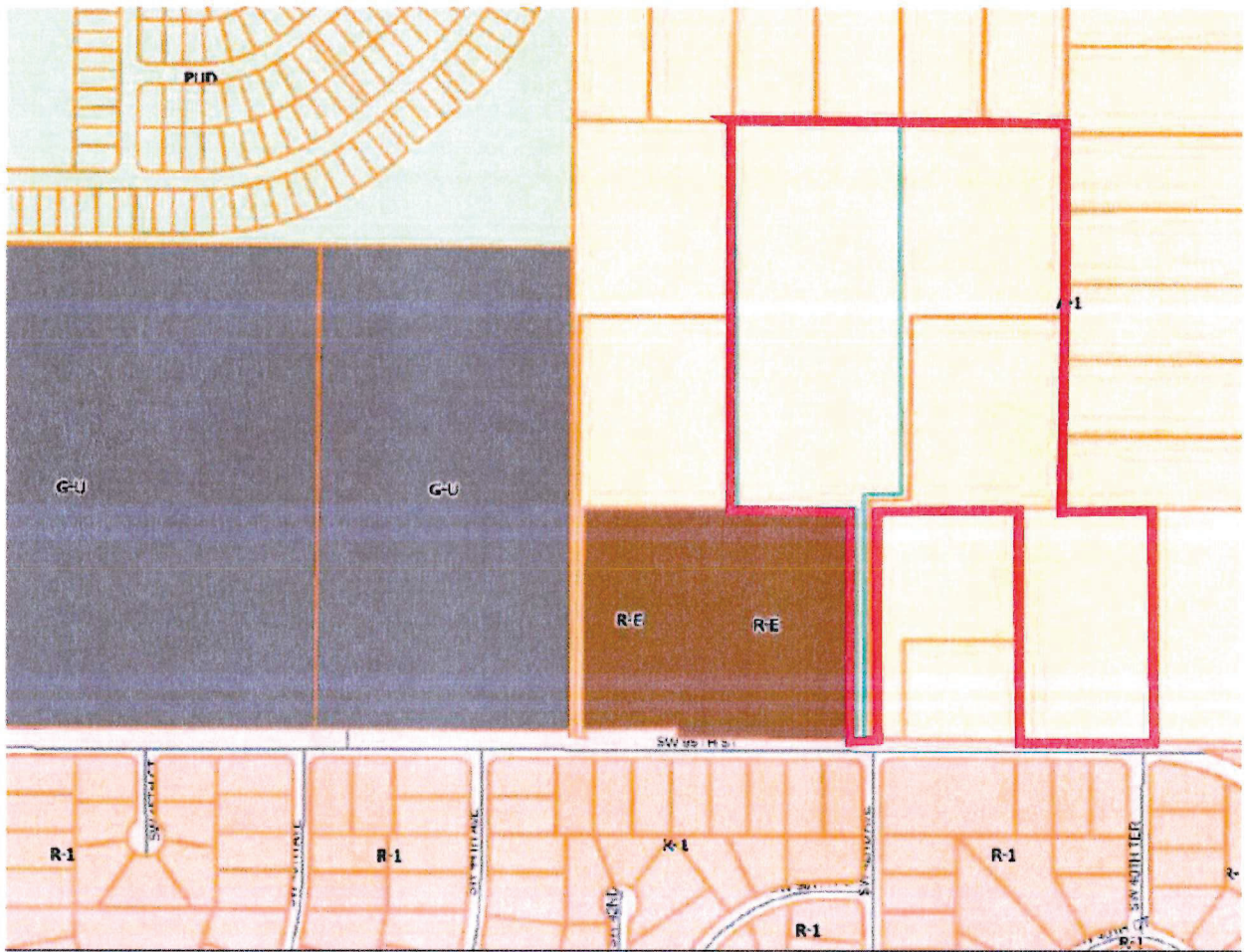
Future Land Use Map



**2. Preserves the County’s rural areas while allowing the provision of basic services by directing growth to existing urban areas and commercial nodes.**

The property is currently zoned A-1 in an area with several new residential development projects. Property abutting to the west is zoned R-E (residential estate) allowing for 1 du/acres for residential dwellings, places of worship, museums, golf courses and public recreation. To the west is property zoned B-2 with commercial uses and a middle school zoned G-U (government use) that have already brought infrastructure and basic public services to the area. Finally, the properties abutting to the east are residential ranchettes of lots 3 acres or less in an A-1 (agricultural) zoning. The proposed increase in density to 2.94 dwellings per acre would not adversely impact the existing character of the neighborhood since it would be consistent and compatible with immediately adjacent zoning designations and a recently built out PUD. Approximately 400 feet to the northwest and contiguous to our proposed project is the Ocala Crossings South Phase 2 on SW 45<sup>th</sup> Terrace and an additional Ocala Crossings South phase along SW 90<sup>th</sup> Street and SW 49<sup>th</sup> Avenue, both of which have been approved with a PUD zoning and consist of 50-70-foot wide single family lots. Also, along the southside of SW 95<sup>th</sup> Street, the Kingsland Country Estates subdivision has an R-1 Zoning which permits minimum lot widths of 70 feet to 85 feet, similar to our proposed development.

Zoning Map



1  
 Zoning Classification  
 PUD  
 R-E  
 A-1  
 G-U  
 R-1  
 Streets

**3. Promotes the efficient use of resources and discourages scattered development and sprawl.**

The properties are currently vacant lots in an area of residential development, including new compact residential communities. Moreover, the project is directly adjacent to the recently built Liberty Middle School and would have direct walkability to the school. The efficient use of County resources is promoted by this development since it would utilize existing services, would not put an additional strain on any County resources and would encourage compact residential development within the Urban Growth Boundary, rather than urban sprawl. Instead of proposing residential development in purely rural areas that strain County resources given how far the community would be from existing services, this project is a logical extension of existing development patterns.

**4. Encourages development that is compatible with the existing land uses adjacent and in the surrounding area.**

The proposed 77 lot residential subdivision will provide several home elevation design options with amenities such as a playground, benches, picnic tables, and walking trail around the community pond linking internal sidewalks to external sidewalks proposed along SW 95<sup>th</sup> Street. The above answers explain how the project would be compatible with existing land uses adjacent and in the surrounding area in further detail.

In accordance with LDC Section 6.12.12, sidewalks will be provided for the internal streets along both entrance and exit roadways connecting the development to the proposed sidewalk along SW 95<sup>th</sup> Street for walkability to Liberty Middle School and nearby retail along SW 49<sup>th</sup> Avenue.

**5. Is compatible with the topographic features, soil conditions and other environmental features of the area.**

There are no critical areas of concern on the property, i.e., no wetlands or archeological artifact sites. The property does not lie within the FEMA flood prone area. The project proposes 8.07 acres of open space and a 2.9 acre stormwater pond as required by LDC 6.13.

**6. Coordinates development with the availability of public facilities and services, such as centralized potable water and sanitary sewer, road, parks, schools, fire, EMS and police.**

In accordance with LDC Section 6.14.2, the applicant proposes to provide infrastructure connection of central water and wastewater facilities to the County's existing system as required for new developments in the Urban Service Boundary. Infrastructure is available across SW 95<sup>th</sup> Street to support residential development and a lift station will be provided as requested by County staff.

In accordance with Marion County LDC Section 6.11.4, the subdivision will provide two paved driveway access points on the northside of SW 95<sup>th</sup> that align to intersecting roads at SW 42<sup>nd</sup> Avenue and SW 40<sup>th</sup> Terrace to provide coordinated access and adequately manage traffic along SW 95<sup>th</sup> Avenue.

The proposed housing products would include one-story and two-story detached homes on 75' x 110' and 50' x 110' lots ranging between 1,545 square feet to 3,162 square feet with 26 different elevation options. Architectural designs will be provided as part of the application package for Board of County Commission approval.

The SW 95<sup>th</sup> Street is currently a major local road but requires a 120-foot right-of-way for future expansion. In that regard, a 35-foot right-of-way dedication will be provided to provide adequate levels of service for future traffic management.

The project will therefore efficiently utilize available County services without providing any burden on County systems and infrastructure.

*Parsyn*

**1,545 Square Feet**

**3 Bed | 2 Bath | 2-Car Garage**



Elevation A



Elevation B



Elevation C



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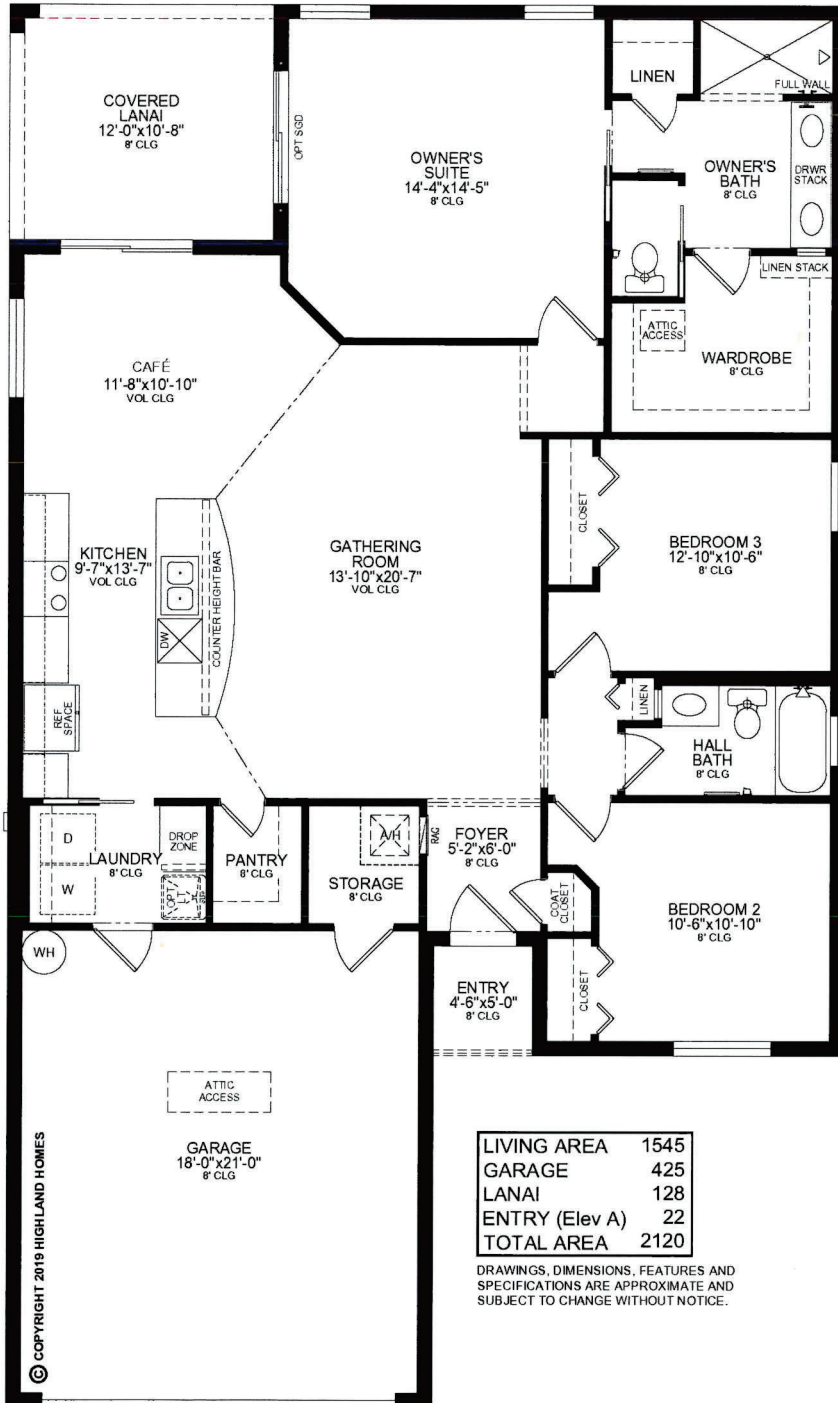
[www.HighlandHomes.ORG](http://www.HighlandHomes.ORG)

105

# Parsyn

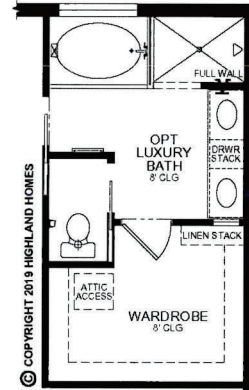
**1,545 Square Feet**

**3 Bed | 2 Bath | 2-Car Garage**

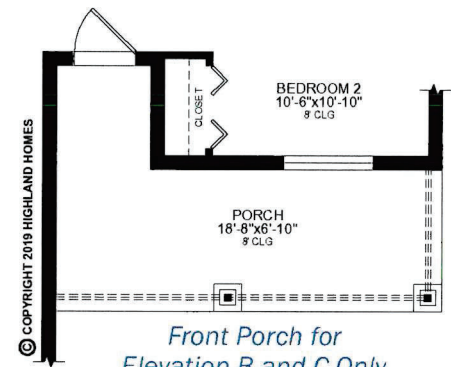


LIVING AREA	1545
GARAGE	425
LANAI	128
ENTRY (Elev A)	22
<b>TOTAL AREA</b>	<b>2120</b>

DRAWINGS, DIMENSIONS, FEATURES AND SPECIFICATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.



*Optional  
Luxury Owner's Bath*



*Front Porch for  
Elevation B and C Only*

LIVING AREA	1545
GARAGE	425
LANAI	128
PORCH (Elev B&C)	150
<b>TOTAL AREA</b>	<b>2248</b>

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# Peyton

**1,597 Square Feet**  
**4 Bed | 2 Bath | 2-Car Garage**



Elevation A



Elevation B



Elevation C



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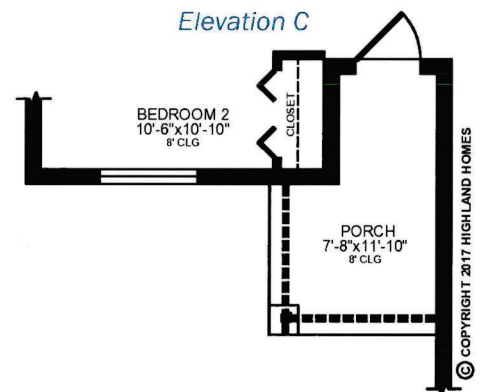
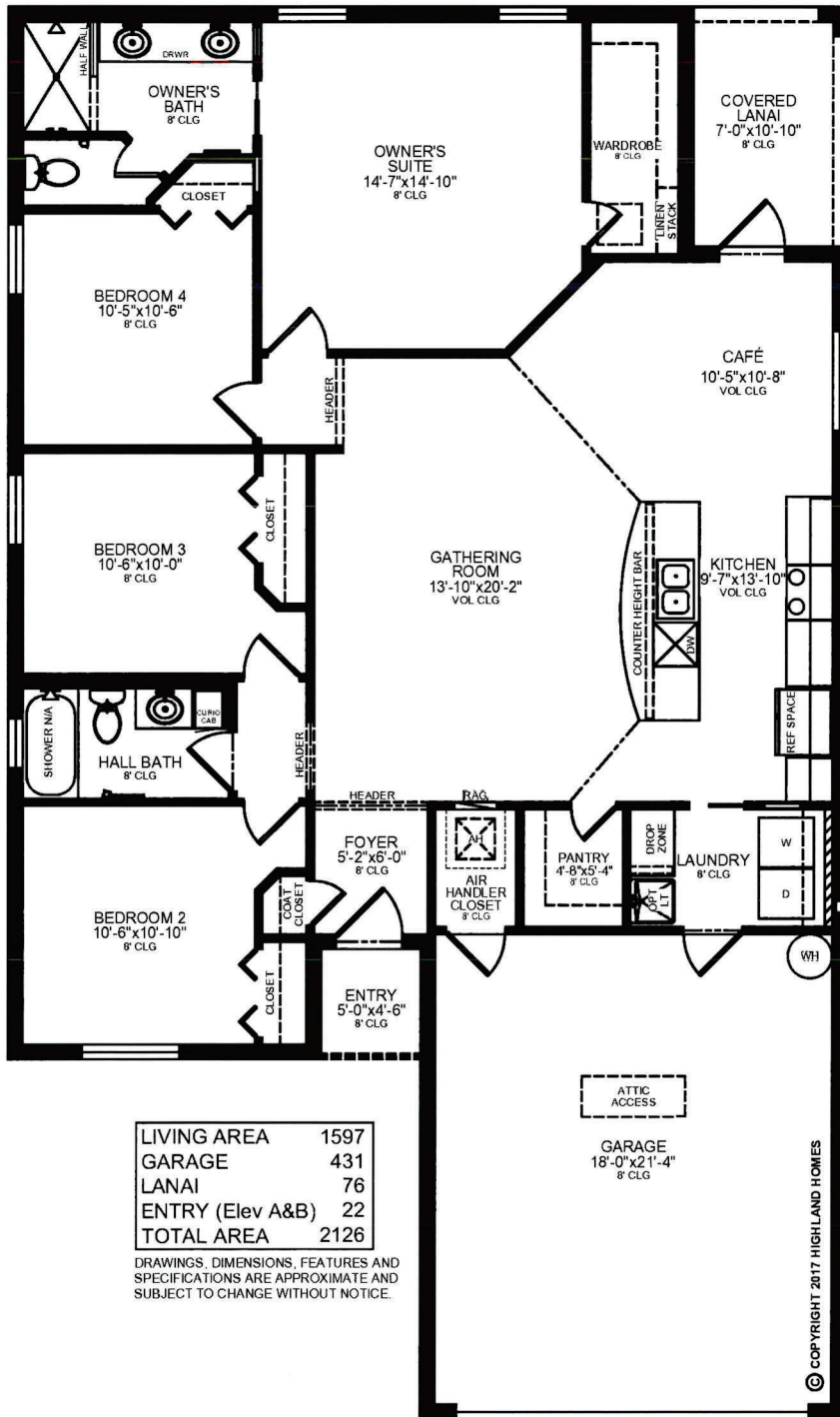
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107

# Peyton

1,597 Square Feet

4 Bed | 2 Bath | 2-Car Garage



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# Parker

1,715 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation D



Elevation E

08/29/23

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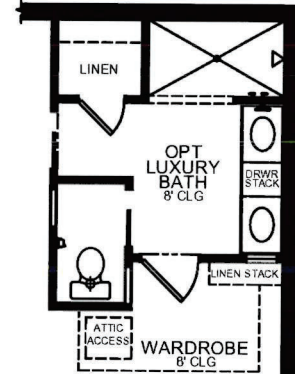
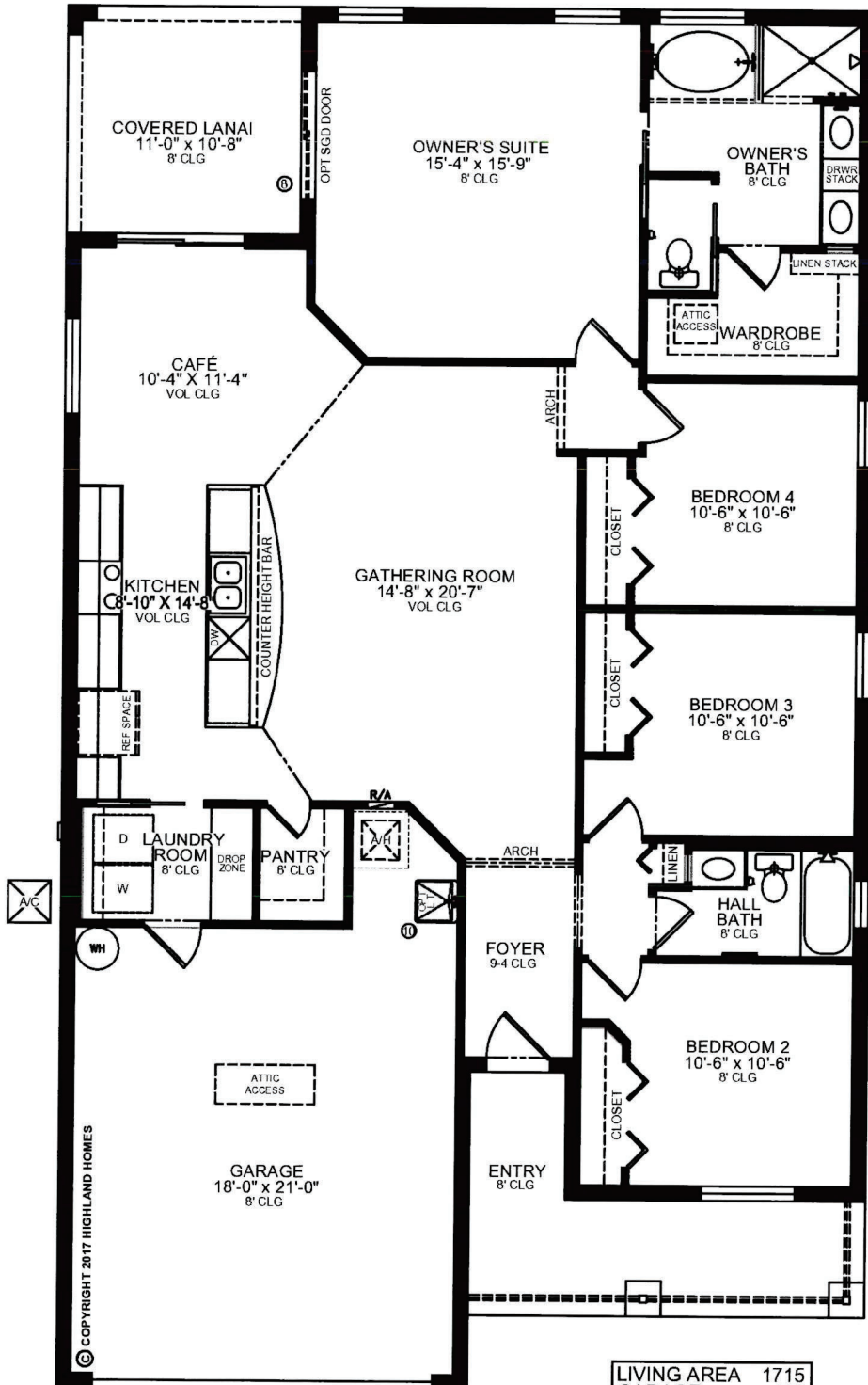


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# Parker

1,715 Square Feet

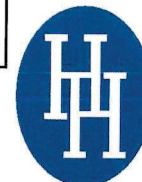
4 Bed | 2 Bath | 2-Car Garage



Optional Owner's Bath with Shower Only

LIVING AREA	1715
GARAGE	440
ENTRY	130
LANAI	117
TOTAL AREA	2402

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# Raychel

1,819 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



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11/15/21

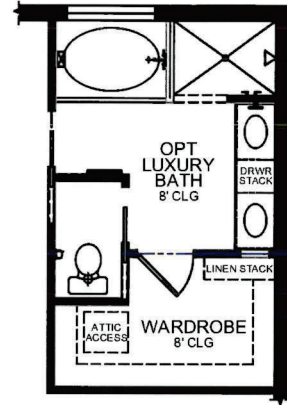
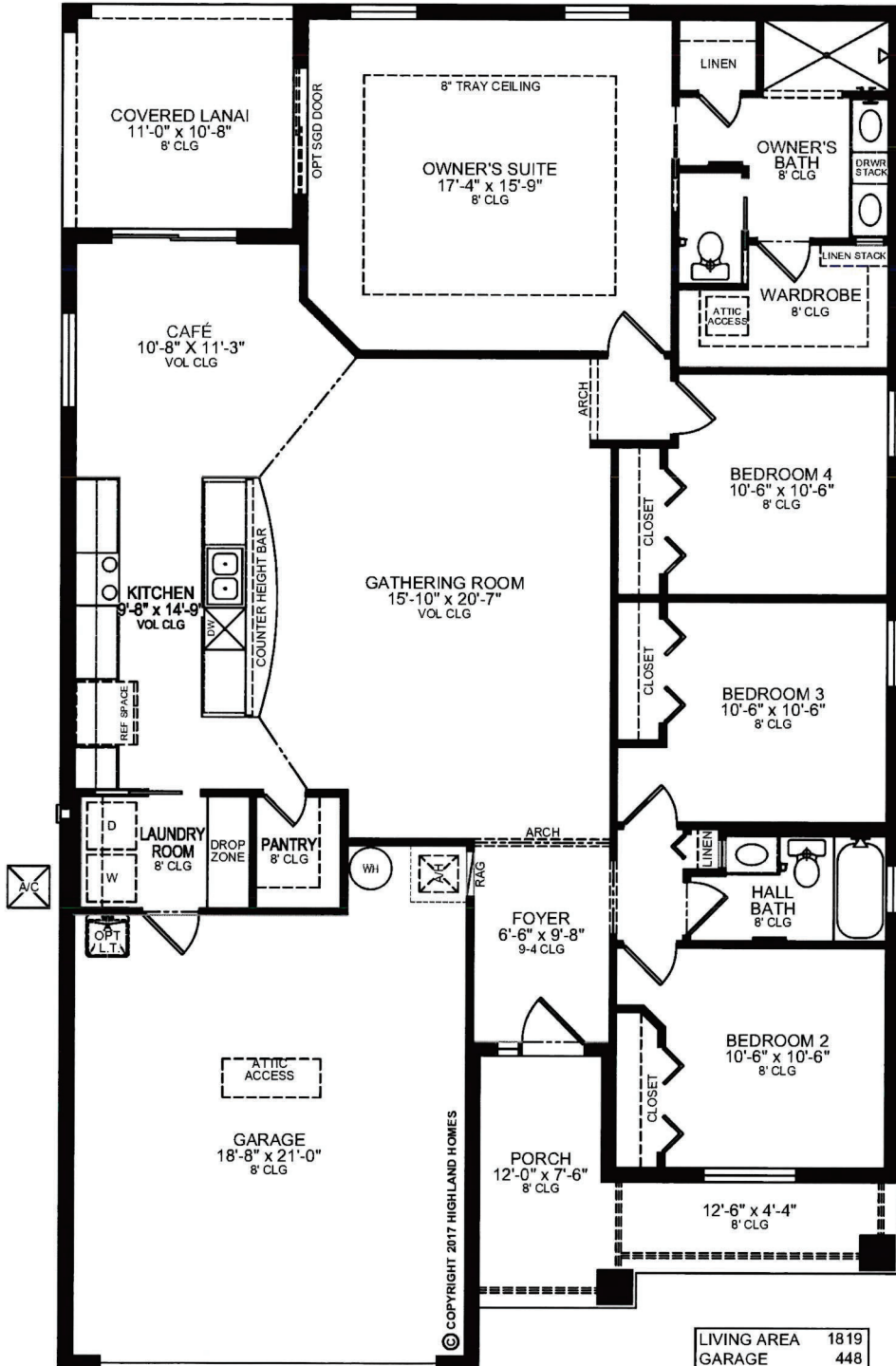
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# Raychel

1,819 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Optional Luxury Bath

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LIVING AREA	1819
GARAGE	448
LANAI	117
PORCH	134
TOTAL AREA	2518



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# Serendipity

2,005 Square Feet  
3-4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



Elevation D



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02/01/24

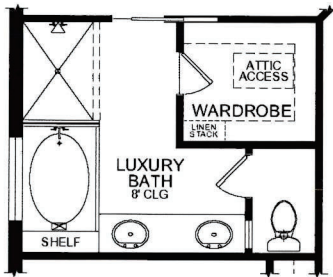
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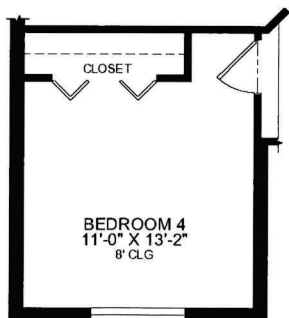
# Serendipity

2,005 Square Feet

3-4 Bed | 2 Bath | 2-Car Garage

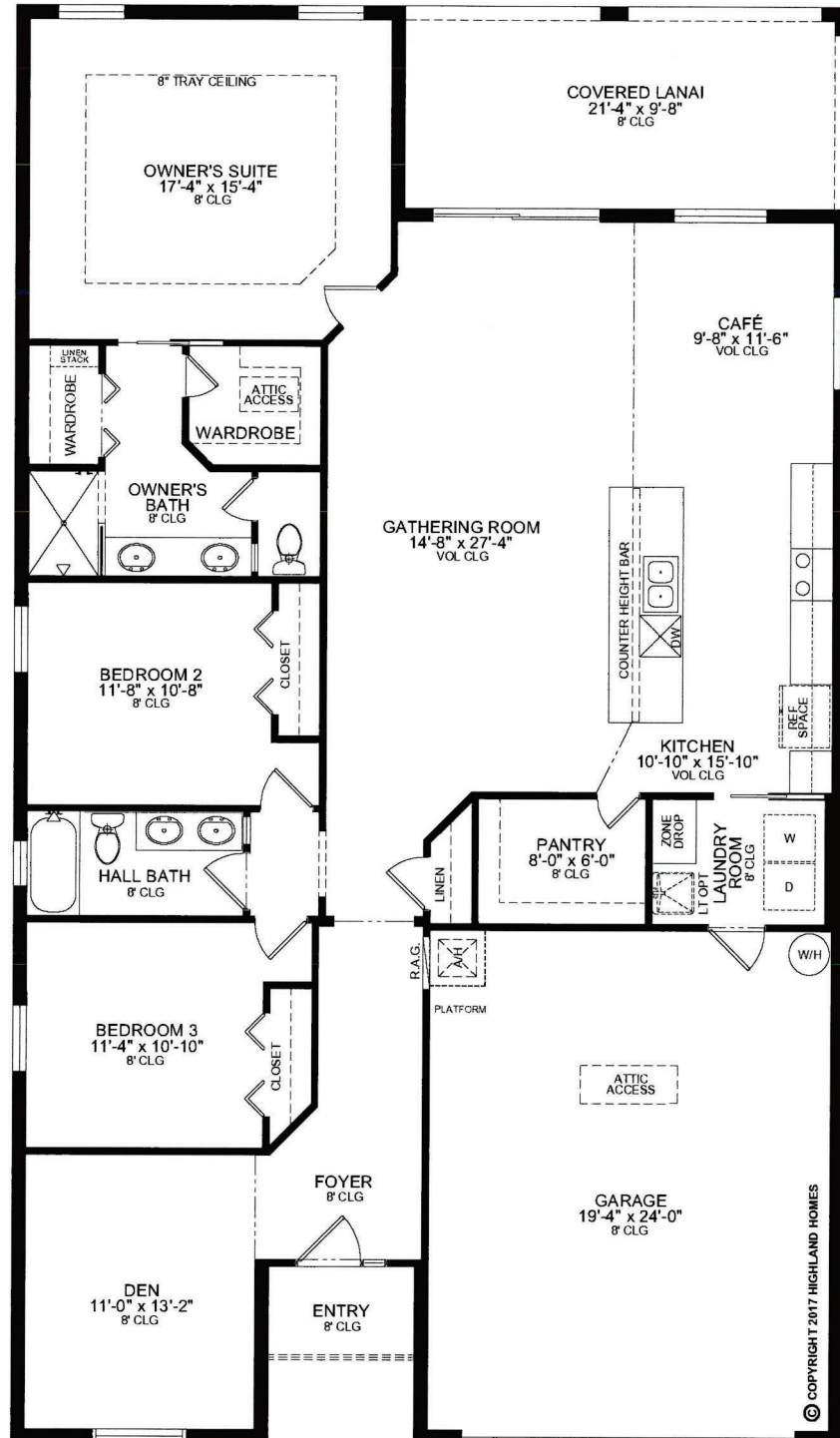


Optional Luxury Bath with Garden Tub



Optional Bedroom 4 (in lieu of Den)

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LIVING AREA	2005
ENTRY	31
GARAGE	489
LANAI	206
TOTAL AREA	2732

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# Shelby

2,029 Square Feet

3-4 Bed | 2.5 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



Elevation D

10/14/22



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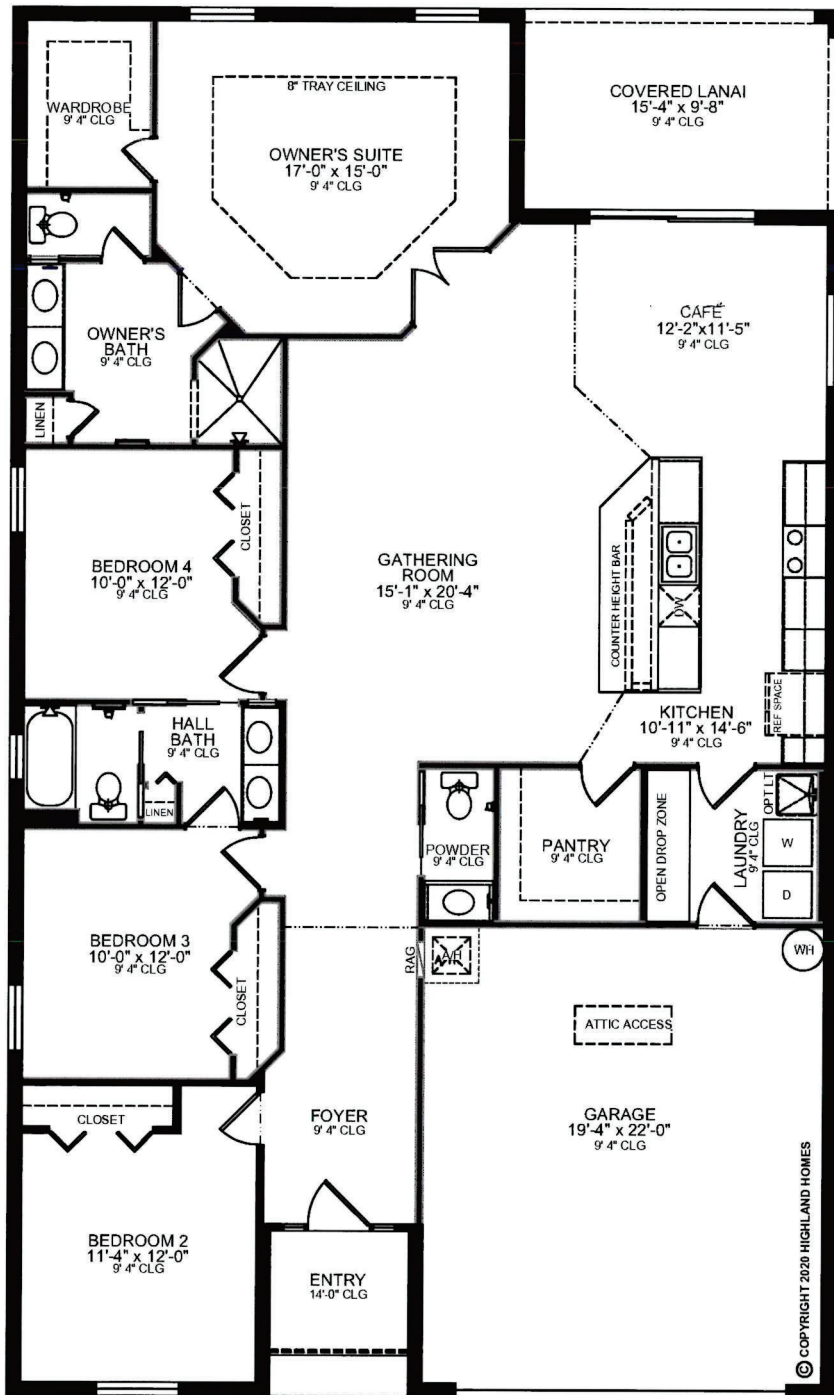
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# Shelby

2,029 Square Feet

3-4 Bed | 2.5 Bath | 2-Car Garage



Optional Den/Office

LIVING AREA	2029
ENTRY	40
GARAGE	449
LANAI	148
TOTAL AREA	2666

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# Wesley II

2,587 Square Feet

4-5 Bed | 3.5 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C

06/09/23

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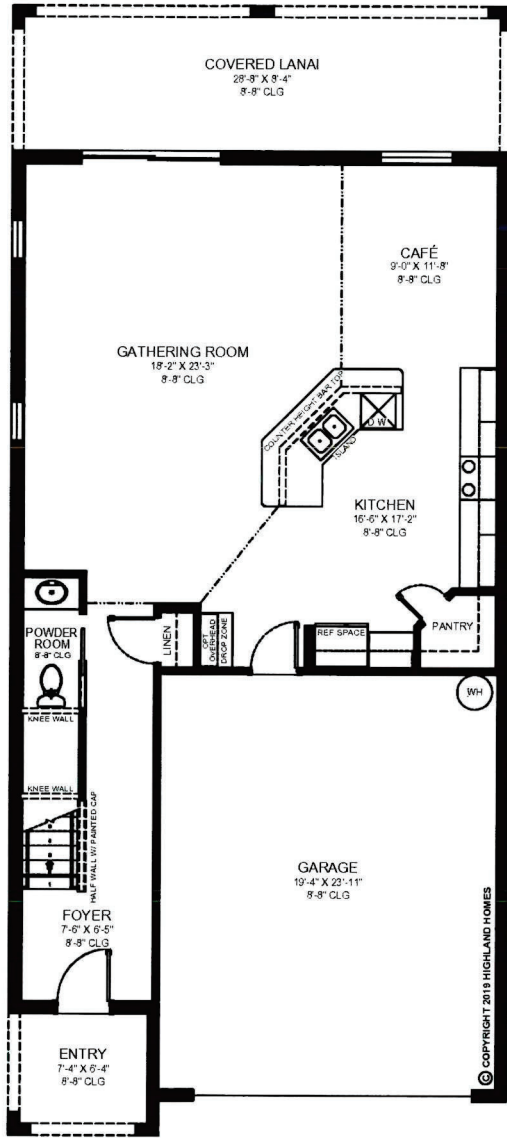
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# Wesley II

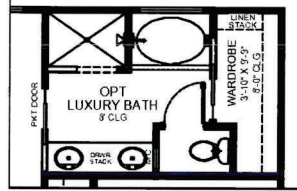
2,587 Square Feet

4-5 Bed | 3.5 Bath | 2-Car Garage

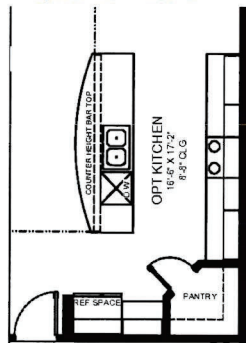
## FIRST FLOOR



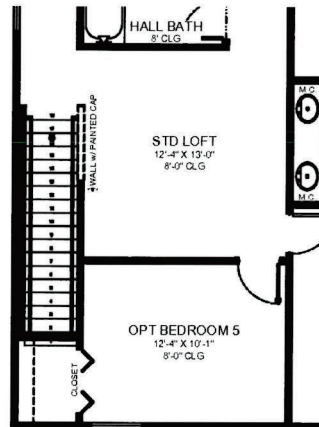
### Optional Luxury Spa Bath



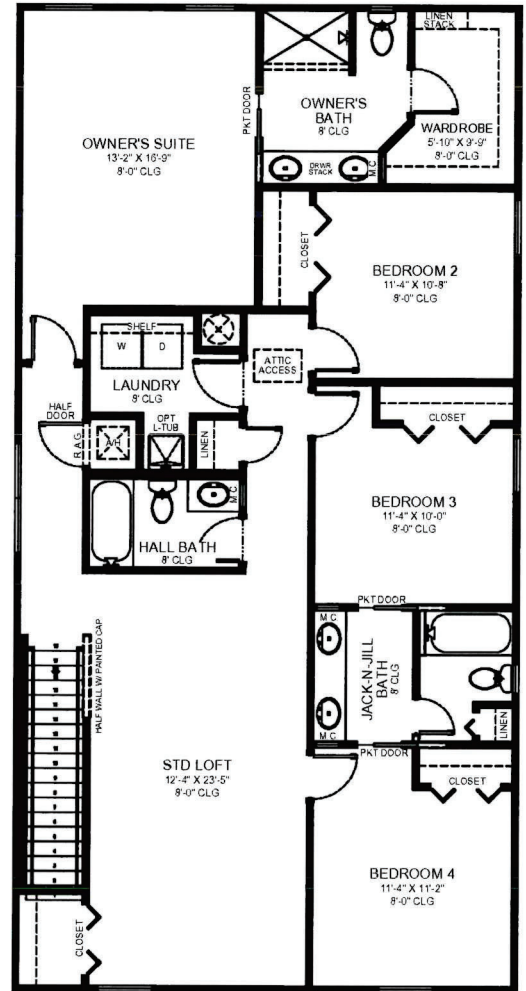
### Optional Kitchen



### Optional Bedroom 5



## SECOND FLOOR



LEVEL ONE	1031
LEVEL TWO	1556
TOTAL LIVING	2587
ENTRY	58
GARAGE	496
LANAI	238
TOTAL AREA	3379

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# Wayfair II

**3,162 Square Feet**  
**4-6 Bed | 3.5 Bath | 2-Car Garage**



Elevation A



Elevation B



Elevation C



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02/01/24

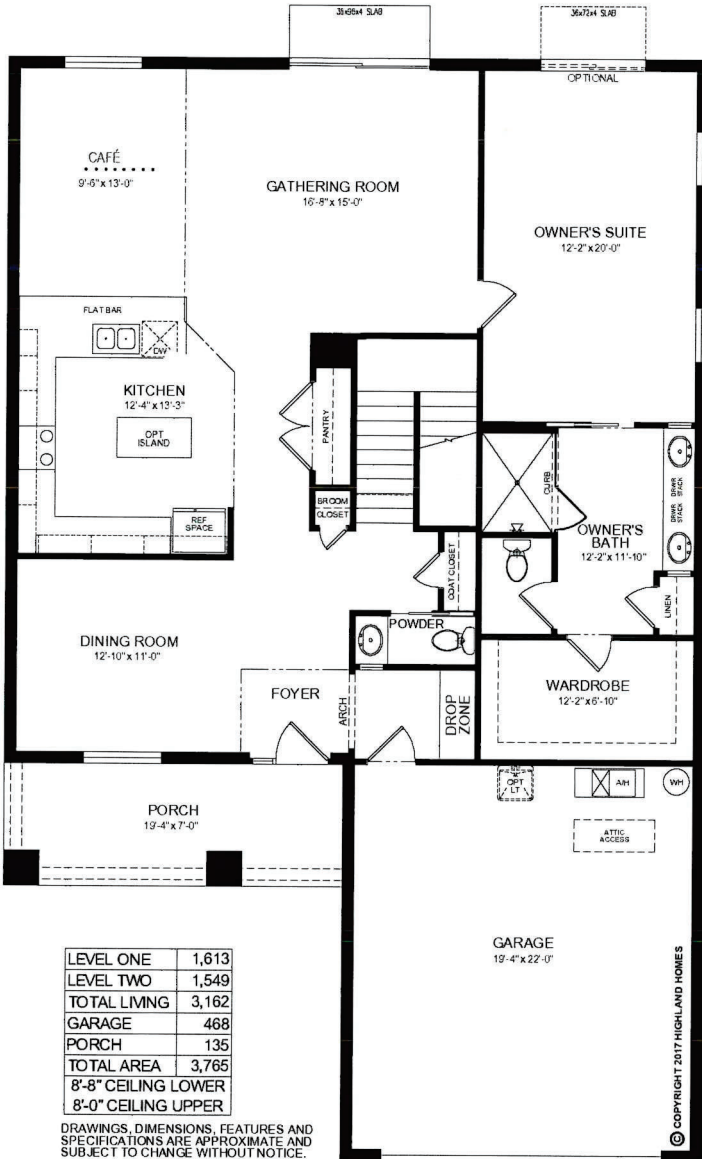
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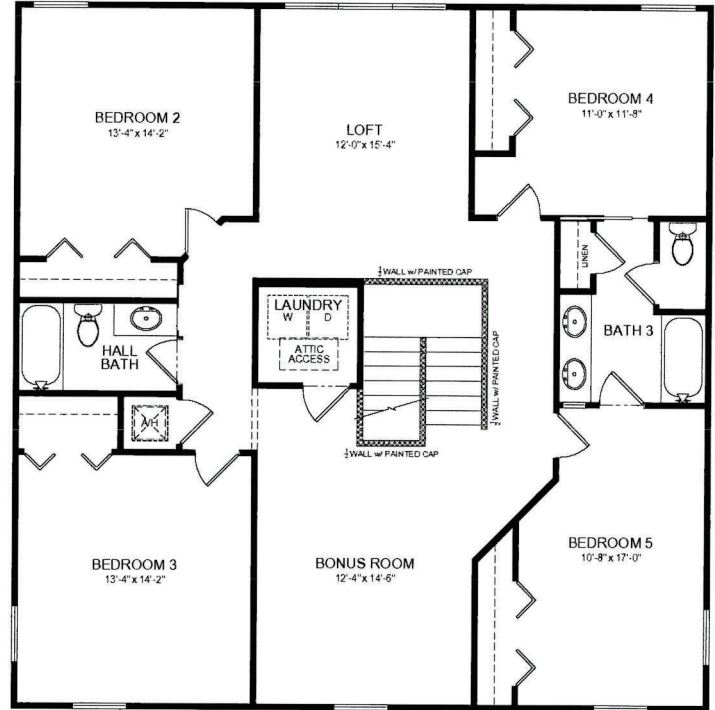
# Wayfair II

**3,162 Square Feet**  
**4-6 Bed | 3.5 Bath | 2-Car Garage**

## FIRST FLOOR



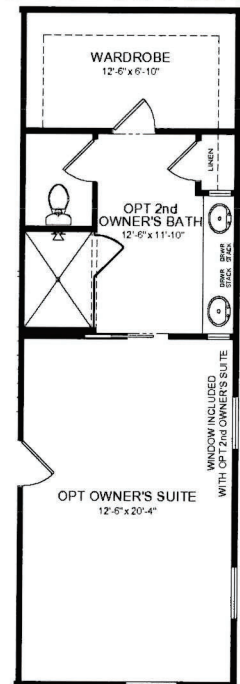
## SECOND FLOOR



*Optional Bedroom 6  
 (in lieu of Loft)*



*Optional 2nd Owner's Suite  
 (in lieu of Bed 4 and 5 and Bath 3)*



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# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16780

**Agenda Date:** 9/30/2024

**Agenda No.:** 6.3.

---

**SUBJECT:**

**OTOW Calesa PUD (Mixed Use Project) - Rezoning to PUD with Master Plan**

**Project #2018010024 #28323**

**Tillman & Associates Engineering**

September 27, 2024

PROJECT NAME: OTOW CALESA PUD (MIXED USE PROJECT)

PROJECT NUMBER: 2018010024

APPLICATION: REZONING TO PUD WITH MASTER PLAN #28323

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.D - Fire Department Connections  
STATUS OF REVIEW: INFO  
REMARKS: With the building equipped with a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined a minimum of 1 and ½ times the height of the highest portion of the building. Also, the fire department connection must be within 100 feet of a fire hydrant.
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: INFO  
REMARKS: Please add the following note under the General Note for Fire Department. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Bay Laurel Utilities service area; defer to that private utility for comments & utility connection requirements.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: this is 1 acre of land being added to the overall Calesa PUD with no other changes to the PUD.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - Add waivers if requested in the future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24" x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and

construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - Intersection operational analyses will need to be provided for the connections to SW 80th Avenue and SW 38th Street. These analyses will need to take into account
  
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4 - Access management  
STATUS OF REVIEW: INFO  
REMARKS: 9/27/24 - CONDITIONAL APPROVAL - The two right-in/right-out driveways onto SW 38th Street are subject to driveway spacing requirements and final direction by the Marion County Board of County Commissioners on SW 38th Street design. Neither of these two driveways may be permitted pending the direction pending the direction of the Board of County Commissioners.  
  
4/27/22 - Remove one of the right-in/right-out connections to SW 38th Street accessing the commercial area at the northwest corner of the PUD.
  
- 10 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.9.A - Traffic signals  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - A traffic signal will likely be needed in the future on SW 38th Street at SW 62nd Avenue Road. This intersection will require periodic evaluation to determine when the signal is warranted.
  
- 11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - The County is developing plans to widen SW 80th Avenue and additional right-of-way will likely be needed for the widening. Additionally, the County is planning on widening SW 38th Street in the future and right-of-way will be required along SW 38th Street at that time as well.
  
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.11 - Turn lanes  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - The need for turn lanes at the project entrances will be determined by the intersection analyses.



**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

[www.marioncountyfl.org](http://www.marioncountyfl.org)

OFFICE USE ONLY:	
Project Number:	2018010024
App Request No.:	28323
Case Number:	
Received Date:	
Received By:	
Submission Complete Date:	

**PARCEL ACCOUNT NUMBERS:** Addition of parcel 35478-002-00, and all parcels within approved Calesa Master Plan as approved in 200607Z

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:  
Amending previously approved Master Plan 200607Z to include parcel 35478-002-00 (A-1).

**Legal description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

**Total PUD Acreage:** 1865.87 +/- **Maximum Proposed Residential Units:** \_\_\_\_\_

**Maximum Non-Residential (Commercial or Industrial) Acreage:** addition of 1 acre +/-

**Directions to property (from MC Growth Services):** Take SR 200 SW to SW 80<sup>th</sup> Avenue. turn R to subject on R.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

OTOW Communities, L.L.C. & LS Enterprises Florida, LLC

Tillman & Associates Engineering, LLC

**Property owner name (please print)**

8445 SW 80<sup>th</sup> Street & 20483 Parke LN

**MAILING ADDRESS**

Ocala, FL 34481 & Grosse Ile, MI 48138

**City, state, zip code**

352-854-0805

**Phone number (include area code)**

otowinfo@otowfl.net

**e-Mail Address (include complete address)**

Signature

**Applicant/agent name (please print)**

1720 SE 16<sup>th</sup> Avenue, Bldg 100

**MAILING ADDRESS**

Ocala, FL

**City, state, zip code**

352-387-4540

**Phone number (include area code)**

Permits@tillmaneng.com

**e-Mail Address (include complete address)**

Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 owner and/or applicant/agent must be correct and legible in order to be processed.

A) Application Fee:

<b>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</b>	<b>PUD Amendment that does NOT require Board of County Commissioners Approval</b>
<b>BASE FEE: \$1,000.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>	<b>BASE FEE: \$150.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b> <b>(Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ _____) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ _____ Total Fee</b>	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

**PERMITS:**

1. MARION COUNTY - IMPROVEMENT PLAN - PENDING
2. MARION COUNTY - PRELIMINARY PLAT - PENDING
3. S.W.F.W.L.D. - E.R.P. - PENDING
4. FDEP - POTABLE WATER PENDING
5. FDEP - SANITARY SEWER PENDING
6. FDEP - NPDES (By Others)



# MAJOR SITE PLANS for LS ENTERPRISES

## SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
TOTAL PROJECT AREA = 1.02 AC.  
MILES OF ROADWAY = 0.00  
PROPOSED IMPERVIOUS AREA = 0.39 AC (16,830 sq ft)  
MARION COUNTY PARCEL # 35478-002-00  
LAND USE: COMMERCIAL  
ZONING: A-1

APPROVED WAIVERS

**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**BENCHMARKS:**

TBM "A" - SET IRON ROD & CAP (L.B. 8071), ELEVATION = 91.08, NORTHING = 1747574.05', EASTING = 57615048'  
TBM "B" - SET IRON ROD & CAP (L.B. 8071), ELEVATION = 96.11, NORTHING = 1740495.14', EASTING = 578506.45'

**STATE PLANE COORDINATES:**

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR8552" AND "V086", PURSUANT TO SECTION 117.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 12 11 12.  
NORTHING: 1740427.4009 FEET    EASTING: 570381.5670 FEET  
LATITUDE: 29°07'16.0219" N    LONGITUDE: 82°19'07.23060" W  
CONVERGENCE: -00°07'50.7"    SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990  
NORTHING: 1745775.8082 FEET    EASTING: 543812.8667 FEET  
LATITUDE: 29°08'08.27974" N    LONGITUDE: 82°21'06.91361" W  
CONVERGENCE: -00°19'16.8"    SCALE: 0.99995364

OWNER/DEVELOPER:  
LS ENTERPRISES  
CONTACT THAD BOYD, PRESIDENT  
1730 SE 16th AVE. BLDG. 200  
OCALA, FLORIDA 34471  
PHONE (352) 861-2248

CIVIL ENGINEER:  
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.  
JEFFREY McPHERSON, P.E.  
1730 SE 16th AVE. BLDG. 200  
OCALA, FLORIDA 34471  
PHONE (352) 387-4540

SURVEYOR:  
JCH CONSULTING GROUP, INC.  
CHRISTOPHER J. HOWSON, P.S.M., CFM  
426 SW 15th STREET  
OCALA, FLORIDA 34471  
PHONE (352) 408-1482

GEOTECHNICAL CONSULTANT:  
GEO-TECH, INC.  
CONTACT: JONNY HEATH  
1006 S.E. 3RD AVENUE  
OCALA, FLORIDA 34471  
PHONE (352) 694-7711

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 AND THE RLCCDD UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13882686E, EFFECTIVE DATE OF APRIL 13, 2007, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD, ZONE "X-1%" ANNUAL CHANCE FLOOD HAZARD AN AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THESE PLANS IS VESTED PURSUANT TO THE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER, AND THE VESTING IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. VERTICAL DATUM IS BASED ON FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVERSE" APPROXIMATELY 0.5 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.", ELEVATION = 69.272 (DATUM NGVD 89). TO CONVERT TO NAVD 1988, SUBTRACT 0.96 FEET.
6. 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.
7. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 30 M.P.H. EXCEPT FOR CURVES WITH RADIUS LESS THAN 100'. SEE TABLE ON SIGNAGE & STRIPING PLAN FOR CURVES WITH RADIUS LESS THAN 100'.
8. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH PDOT REQUIREMENTS.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

\_\_\_\_\_  
THAD BOYD, PRESIDENT  
LS ENTERPRISES

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

\_\_\_\_\_  
JEFFREY McPHERSON, P.E.  
Registered Engineer No. 69905  
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

\_\_\_\_\_  
CHRISTOPHER J. HOWSON, P.S.M.  
JCH CONSULTING GROUP, INC.  
Registered Land Surveyor No. 6553  
STATE OF FLORIDA

INDEX OF SHEETS

01.01	COVER
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	GEOMETRY PLAN
05.01	MASTER UTILITY PLAN
06.01	DRAINAGE & GRADING PLAN
07.01	POTABLE WATER DISTRIBUTION DETAILS
08.01	SANITARY SEWER DETAILS
09.01	ROADWAY AND PAVEMENT DETAILS
10.01	DRAINAGE DETAILS
11.01	EROSION CONTROL PLAN
12.01	HYDROLOGIC PLAN

1 OF 1    PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY  
(PREPARED BY JCH CONSULTING GROUP, INC.)

Marion County Approval Stamp



**VICINITY MAP**  
SCALE: 1" = 500'

Utility Companies

Water	BLCCDD	Bryan Schmale, (352) 414-5454 EXT. 4105
Sewer	BLCCDD	Bryan Schmale, (352) 414-5454 EXT. 4105
Electric	Duke Energy	Shane McKinney, (352) 566-4269
Cable/Phone/Internet	Digital Communication Media	Jorge Santiago, (352) 873-4817
Natural Gas	TECO	Bruce Stout, (352) 401-3417

**Tillman & Associates**  
 ENGINEERING, L.L.C.  
 CIVIL ENGINEER, REGISTERED WITH THE ENVIRONMENTAL  
 CURE ENGINEERING BOARD, 1730 SE 16th AVE, BLDG 200, Ocala, FL 34471  
 Office: (352) 387-4540    Fax: (352) 387-4545  
 CERTIFICATE OF AUTHORIZATION #22296

DATE	REVISIONS

MAJOR SITE PLANS  
 LS ENTERPRISES  
 MARION COUNTY, FLORIDA  
 COVER

DATE: 03-31-22  
 DRAWN BY: SAS  
 CHKD BY: DMM  
 JOB NO. 21-212

SHEET 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES...
2. ALL CONSTRUCTION TO BE ACCORDANCE WITH THE LATEST EDITIONS OF MARION COUNTY CODE AND ALL FLOOD...
3. PREVENT STRIPPING TO BE ACCORDANCE WITH STANDARD SPECIFICATIONS AND WITH THE FLOORA D.O.T. ROADWAY TRAFFIC STANDARDS, INSD 1204.

- 12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURERS CATALOGS...
13. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAIL SHOP DRAWINGS PLUS SANITARY MANHOLES...
14. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAIL SHOP DRAWINGS PLUS SANITARY MANHOLES...

PAVING AND DRAINAGE NOTES

- 1. PIPE LENGTHS SHOWN REPRESENT SCAP DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES...
2. ALL PAVEMENT RETURN RAILS SHALL BE 3/4" AND MEASURED FROM THE INTERFERENCE OF THE CONCRETE CURB...
3. BOTTOM NOTION AND CONTROL STRUCTURE ALLET GRATES SHALL BE SECURED WITH CHAINS AND HEADWALLS...
4. 6" INCH DEPTH OF SOIL TO BE MAINTAINED AROUND ALL BOTTOM NOTION MANHOLES, MANHOLES AND METERS...

SANITARY SEWER NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WATERMAIN CONSTRUCTION...
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE COMMAN AND MAINTAINED BY B.L.C.D.D.
3. ALL MANHOLES SHALL BE 4' FT. DIAMETER.

WATER MAIN CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION...
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS TO BE COMMAN AND MAINTAINED BY B.L.C.D.D.
3. SEPARATION REQUIREMENTS (SEE TABLE 1-0 UTILITY SEPARATIONS).

- 2.2.2 NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE WATER MAIN...
2.2.3 AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPE...
2.3 NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WATERMAIN CONSTRUCTION...
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE COMMAN AND MAINTAINED BY B.L.C.D.D.
3. ALL MANHOLES SHALL BE 4' FT. DIAMETER.

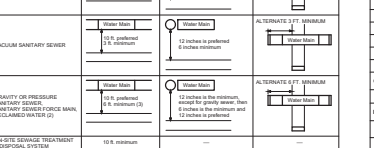
FORCE MAIN NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION...
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE COMMAN AND MAINTAINED BY B.L.C.D.D.
3. PIPE LENGTHS SHOWN REPRESENT SCAP DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION...
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE COMMAN AND MAINTAINED BY B.L.C.D.D.
3. PIPE LENGTHS SHOWN REPRESENT SCAP DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.

EROSION CONTROL NOTES

- 1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE EROSION CONTROL...
2. CONSTRUCTION IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE PROPOSED EROSION CONTROL PLAN.
3. SOODING OF DETENTION POND SHALL BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING...



- 1. WATER MAIN SHOULD CROSS OVER OTHER PIPE WHEN WATER MAIN IS BELOW THE OTHER PIPE...
2. RECLAIMED WATER REGULATED UNDER PART 10 OF CHAPTER 61-01 F.A.C.
3. THE TOP OF THE SANITARY SEWER SHALL BE AT LEAST 18" ABOVE THE TOP OF THE WATER MAIN.

AS-BUILT NOTES

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS SUBMITTED TO THE ENGINEER...
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITY STRUCTURES...
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGE TABLES BY FIELD ORDER OR BY CHANGE ORDER.

- 1. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONTRACTED ELEVATION IN EACH WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VIOLATED...
2. EACH SHEET OF THE PLAN SHALL BE NUMBERED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE REFERENCE THESE AS-BUILT DRAWINGS ACCURATELY DEFINE THE ACTUAL IMPROVEMENTS...
3. AUTOCAD AS-BUILT LAYERS WILL BE REQUIRED TO BE FORMATTED WITH THE FOLLOWING LAYERS:

- 1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPES TO BE OWNED AND MAINTAINED BY B.L.C.D.D. SHALL BE A SOLID PURPLE COLOR...
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C900...
3. DEPTH OF REUSE AND EFFLUENT REUSE PIPES TO BE 30" BELOW FINISHED GRADE.

TABLE 2.0 - STORM PIPE COVER (UNPAVED)

Table with columns for PIPE TYPE/SIZE & SHAPE, COMMERCIAL, and NON-COMMERCIAL. It lists various pipe sizes and materials like concrete, corrugated steel, and corrugated aluminum.

Table with columns for PIPE TYPE/SIZE & SHAPE, COMMERCIAL, and NON-COMMERCIAL. It lists various pipe sizes and materials like concrete, corrugated steel, and corrugated aluminum.

- 1. VALUES SHOWN IN PARENTHESES ( ) ARE FOR 6" X 1' CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE COVER COVER...
2. VALUES SHOWN IN BRACKETS ( ) APPLY TO TYPE 1-8 (SPRAL, RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE COVER COVER...
3. THE MINIMUM HEIGHT OF FULL 30" IS 18" FOR TYPE 1-8 (SPRAL, RIB) PIPE.

CLEARANCES

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 30 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE...
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND/OR OTHER TESTS...
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH APPROVED AND SEALED AS-BUILT SET OF ALL WATER SYSTEM IMPROVEMENTS AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

TABLE 3.0 - STORM PIPE COVER (RIGID PAVEMENT)

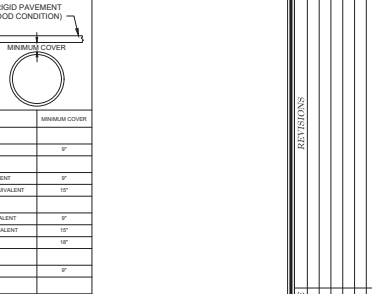


Table with columns for PIPE TYPE/SIZE & SHAPE, MINIMUM COVER, and MINIMUM HEIGHT OF FULL 30". It lists various pipe sizes and materials like concrete, corrugated steel, and corrugated aluminum.

TABLE 4.0 - STORM PIPE COVER (FLEXIBLE PAVEMENT)

Table with columns for PIPE TYPE/SIZE & SHAPE, COMMERCIAL, and NON-COMMERCIAL. It lists various pipe sizes and materials like concrete, corrugated steel, and corrugated aluminum.

Table with columns for PIPE TYPE/SIZE & SHAPE, COMMERCIAL, and NON-COMMERCIAL. It lists various pipe sizes and materials like concrete, corrugated steel, and corrugated aluminum.

- 1. VALUES SHOWN IN PARENTHESES ( ) ARE FOR 6" X 1' CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE COVER COVER...
2. VALUES SHOWN IN BRACKETS ( ) APPLY TO TYPE 1-8 (SPRAL, RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE COVER COVER...
3. THE MINIMUM HEIGHT OF FULL 30" IS 18" FOR TYPE 1-8 (SPRAL, RIB) PIPE.

TILLMAN & ASSOCIATES, INC. CIVIL ENGINEERING, SURVEYING, PLANNING, AND CONSTRUCTION CONSULTANTS

Marion County Approval Stamp

MAJOR SITE PLANS, LS ENTERPRISES, MARION COUNTY, FLORIDA

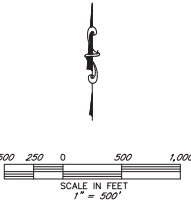
GENERAL NOTES

DATE: 03-31-22 DRAWN BY: SAS CHKD BY: JMM JOB NO: 21-112

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp



**Tillman & Associates**  
ENGINEERS, LLC  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34472  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #20956

DATE	REVISIONS

MAJOR SITE PLANS  
LS ENTERPRISES  
MARION COUNTY, FLORIDA

**AERIAL PHOTOGRAPH**

DATE: 03-31-22  
DRAWN BY: SLS  
CHKD BY: DMM  
JOB NO. 21-2112

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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Marion County Approval Stamp

DATE

MAJOR SITE PLANS  
 L.S. ENTERPRISES  
 MARION COUNTY, FLORIDA  
**POTABLE WATER  
 DISTRIBUTION DETAILS**

DATE: 03-31-22  
 DRAWN BY: SJS  
 CHKD BY: JMM  
 JOB NO: 21-7112

SHT. 07.01

<p>SECTION 7.3.2 UT 108</p>	<p>SECTION 7.3.2 UT 109</p>	<p>SECTION 7.3.2 UT 104</p>	<p>SECTION 7.3.2 UT 111</p>	<p>SECTION 7.3.2 UT 206</p>	<p>SECTION 7.3.2 UT 110</p>
<p>SECTION 7.3.2 UT 112</p>	<p>SECTION 7.3.2 UT 200</p>	<p>SECTION 7.3.2 UT 201</p>	<p>SECTION 7.3.2 UT 203</p>	<p>SECTION 7.3.2 UT 102</p>	<p>SECTION 7.3.2 UT 103</p>
<p>SECTION 7.3.2 UT 207</p>	<p>SECTION 7.3.2 UT 210</p>	<p>SECTION 7.3.2 UT 204</p>	<p>SECTION 7.3.2 UT 107</p>		

<p>SECTION A-A</p>	<p>CALL BEFORE DIGGING DISTANCE TO MAIN</p>	<p>RECLAIMED SEWER WATER POTABLE WATER</p>			<p>7.3.2 UT 108</p>	<p>7.3.2 UT 109</p>	<p>7.3.2 UT 110</p>	<p>7.3.2 UT 104</p>	<p>7.3.2 UT 112</p>
					<p>7.3.2 UT 302</p>	<p>7.3.2 UT 303</p>	<p>7.3.2 UT 305</p>	<p>7.3.2 UT 300</p>	<p>7.3.2 UT 102</p>
					<p>7.3.2 UT 206</p>	<p>7.3.2 UT 309</p>	<p>7.3.2 UT 312</p>	<p>7.3.2 UT 306</p>	<p>7.3.2 UT 103</p>

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**Tillman & Associates**  
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave., 800 100, Ocala, FL 34471  
Phone: (352) 367-4650  
Fax: (352) 367-4655  
www.tillmanandassociates.com

REVISIONS	
DATE	

MAJOR SITE PLANS  
L&S ENTERPRISES  
MARION COUNTY, FLORIDA

**SANITARY SEWER DETAILS**

DATE: 03-31-22  
DRAWN BY: SAS  
CHKD. BY: DMJ  
JOB NO: 21-7112

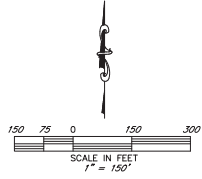
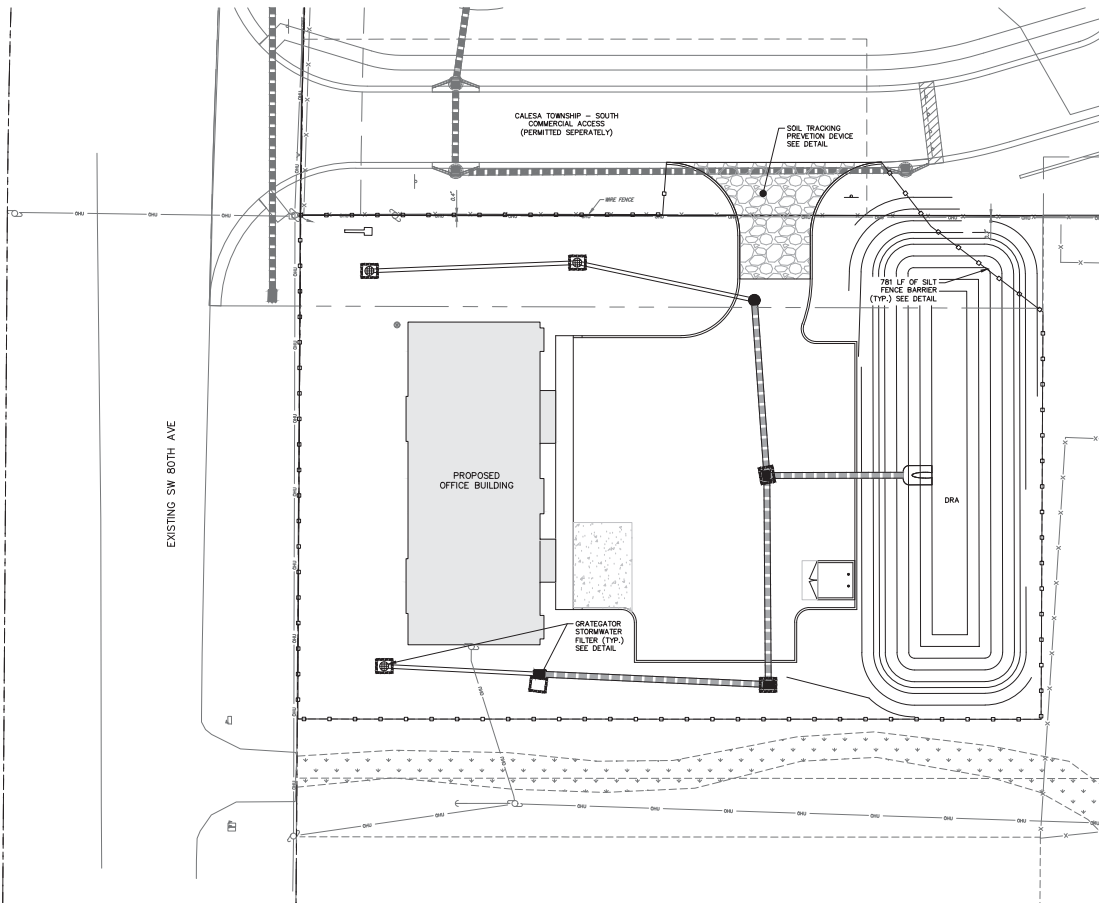
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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

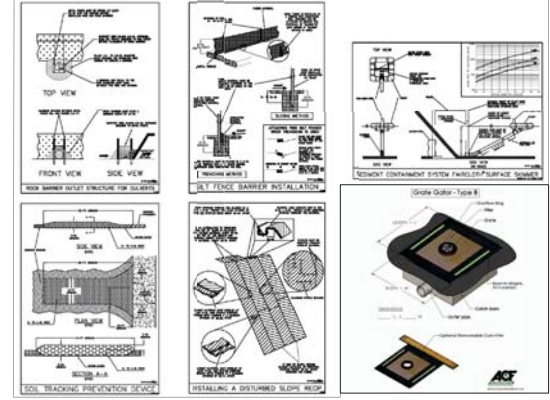
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Marion County Approval Stamp



NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. ALL DISTURBED AREAS TO BE SODED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTIGUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN P.2.0.1.1. EROSION & SEDIMENT CONTROL MANUAL, LATEST EDITION.

**Tillman & Associates**  
 ENGINEERS, P.L.L.C.  
 CIVIL ENGINEERING  
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34475  
 Office: (352) 387-6640 Fax: (352) 387-4645  
 CERTIFICATE OF AUTHORIZATION #12296

REVISIONS

NO.	DATE	DESCRIPTION

MAJOR SITE PLANS  
 L&S ENTERPRISES  
 MARION COUNTY, FLORIDA

**EROSION CONTROL PLAN**

DATE: 03-31-22  
 DRAWN BY: SJS  
 CHKD BY: DM  
 JOB NO. 21-212

SHEET 11.01

####

TOPOGRAPHIC SURVEY FOR:  
**"EARL TOWNSHIP / CALESA"**  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

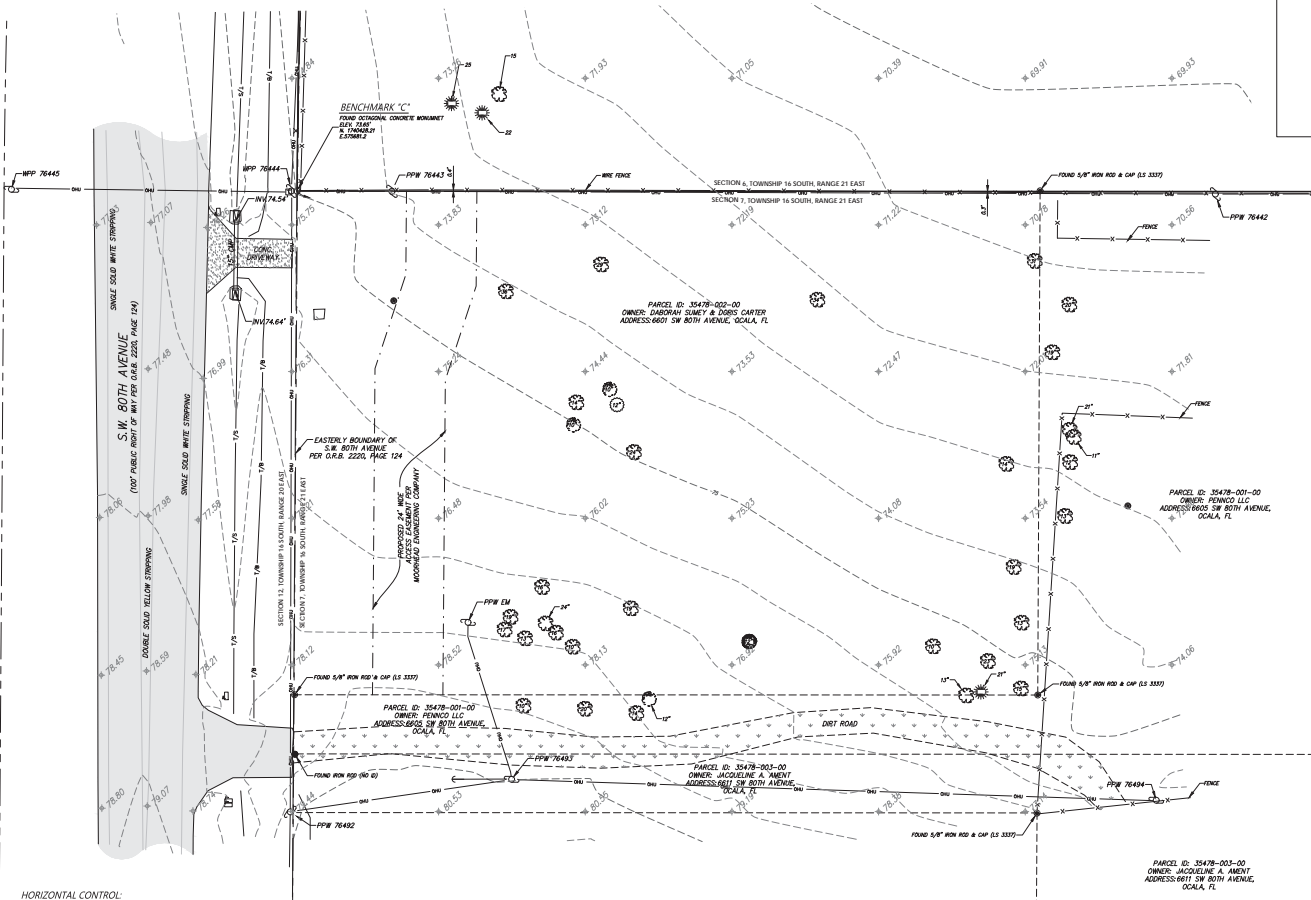


LEGEND AND ABBREVIATIONS:

- # MORE OR LESS
- DL ELEVATION
- LB LICENSED BUSINESS NUMBER
- LS LAND SURVEYOR
- LD IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIOS
- L ARC LENGTH
- A DELTA (CENTRAL ANGLE)
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- (F) FIELD MEASURE
- (D) DEED MEASURE
- (P) PLAT MEASURE
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- EMP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODESIC VERTICAL DATUM
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FOUND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- MED END SECTION
- CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- EM ELECTRIC RISER BOX
- EM CABLE TELEVISION RISER BOX
- EM TELEPHONE RISER BOX
- EM UTILITY RISER
- EM WELL
- EM WATER SPOUT
- EM WINDSTATION CONTROL VALVE
- EM WATER METER
- EM WATER VALVE
- EM FIRE HYDRANT
- EM AIR CONDITIONER PAD
- EM GAS VALVE
- EM GAS METER
- EM GAS LINE MARKER
- EM GAS MANHOLE
- EM CONCRETE UTILITY POLE
- EM METAL UTILITY POLE
- EM WOOD UTILITY POLE
- EM UTILITY POLE GUY ANCHOR
- EM LIGHT POLE
- EM SPO/GROUND LIGHT
- EM ELECTRIC TRANSFORMER
- EM METLAND FLAG
- EM SIGN
- EM BOLLARD
- EM FLAG POLE
- EM MAILED
- EM BLOW OFF ASSEMBLY
- EM FIBER OPTIC MARKER
- EM TRAFFIC BOX
- EM VAULT
- LINE BREAK
- FENCE LINE AS NOTED
- OVERHEAD UTILITY LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND OCTAGONAL CONCRETE MONUMENT
- FOUND 5/8" IRON ROD & CAP (NO ID)

TREE LEGEND  
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE



**HORIZONTAL CONTROL:**  
 THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1983 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATE SURVEY AND TRADITIONAL TRANSIT METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1652" AND "1086", PURSUANT TO SECTION 177.05, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.  
 NORTHING: 1740621.4009 FEET  
 EASTING: 570381.5670 FEET  
 LATITUDE: 29°07'46.5221" N  
 LONGITUDE: 82°16'03.2366" W  
 CONVERGENCE: -00°07'50.1" S  
 SCALE: 0.99998461

FOUND STAINLESS STEEL ROD STAMPED 1086 1990  
 NORTHING: 1745776.8062 FEET  
 EASTING: 548817.8667 FEET  
 LATITUDE: 29°08'08.2797" N  
 LONGITUDE: 82°17'06.9186" W  
 CONVERGENCE: -00°07'50.1" S  
 SCALE: 0.99998564

- NOTES:**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
  - IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
  - DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
  - INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
  - ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
  - RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON OFFICIAL RECORDS BOOK 2220, PAGE 122.

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.050--052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
 DATE \_\_\_\_\_  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN:	M.A.L.	REVISION:	C.J.H.	APPROVED:	C.J.H.

SCALE: 1" = 20'

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 1000 UNIVERSITY PARKWAY, SUITE 100, PALM BEACH, FLORIDA 33411  
 (561) 845-1100

**PLAT OF TOPOGRAPHIC SURVEY  
 -FOR-  
 ON TOP OF THE WORLD  
 COMMUNITIES, LLC.**

FIELD BOOK/PLAGE: \_\_\_\_\_  
 FILE: 0706 EARL TOWNSHIP CENTER

I.O.#16451  
 DWG.#16451TOPOR4  
 SHT 1 OF 1









**CALESA TOWNSHIP PUD  
MASTER PLAN AND DEVELOPMENT STANDARDS**

**SECTION 1. DEFINITIONS FOR THE CALESA TOWNSHIP PUD:**

**ACCESSORY BUILDING:** A SEPARATE STRUCTURE THAT IS SUBORDINATE TO AND SERVES THE MAIN USE OF THE PROPERTY, SUCH AS, BY WAY OF EXAMPLE, A SEPARATE GARAGE OR STORAGE BUILDING, AN ATTACHED SCREENED ENCLOSURE.

**ASSISTED LIVING FACILITY (ALF):** ALLOWABLE DENSITY SHALL BE EQUAL TO 6 BEDS PER DWELLING UNIT AND SHALL BE ALLOWED IN ALL LAND USES.

**ARCHITECTURAL REVIEW BOARD (ARB):** THE ARCHITECTURAL REVIEW BOARD OF THE CALESA TOWNSHIP MASTER ASSOCIATION, THAT BODY CONSTITUTED BY THE DEVELOPER OF CALESA TOWNSHIP PUD TO ADOPT OR AMEND MASTER PLANNING AND DEVELOPMENT CRITERIA FOR THE PLANNED DEVELOPMENT, IN WRITING, AND MADE AVAILABLE TO ALL BUILDERS AND DEVELOPERS DOING BUSINESS IN THE PROPERTIES, AND ALL MEMBERS, OWNERS AND PROSPECTIVE OWNERS OF UNITS IN THE PROPERTIES, AND 2) TO ADMINISTER THE ADOPTED PLANNING AND DEVELOPMENT CRITERIA. THE MASTER PLANNING CRITERIA MAY INCLUDE ANY MATTERS CONSIDERED APPROPRIATE BY THE MASTER PLAN NOT INCONSISTENT WITH THE PROVISIONS OF THE MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY, INCLUDING BUT NOT LIMITED TO HEIGHT, SIZE AND PLACEMENT OF IMPROVEMENTS, STANDARDS FOR WATER CONSERVATION AND DESIGN OF IRRIGATION SYSTEMS, AND OTHER MATTERS RELATING, BUT NOT LIMITED TO, IMPROVEMENTS AND LAND USES WITHIN THE PLANNED DEVELOPMENT, DESIGN, AND CONSTRUCTION.

**ARTISAN USE:** PREMISES USED FOR THE MANUFACTURE AND SALE OF ARTS, CRAFTS, HANDCRAFTED ITEMS, AND HANDWORK.

**BLOCK:** A SUBSET OF A PARCEL OF LAND DESIGNATED TO BE SUBDIVIDED INTO LOTS.

**COMMERCIAL USES:** ANY ESTABLISHMENT PROVIDING GOODS AND SERVICES INCLUDING, BUT NOT LIMITED TO, RETAIL STORES, RESTAURANTS/BARS, PERSONAL SERVICES, BUSINESS SERVICES, HEALTHCARE FACILITIES AND SERVICES, PROFESSIONAL OFFICES, MEDICAL OFFICES, TRANSIENT TRAVEL AND LODGING FACILITIES AND SIMILAR TYPES OF USES.

**COMMUNITY USES:** THOSE STRUCTURES OR FACILITIES CREATED FOR THE USE AND BENEFIT OF 1) RESIDENTS OF A COMMUNITY DEVELOPMENT DISTRICT, OR 2) MEMBERS OF A NEIGHBORHOOD ASSOCIATION THAT IS SUBJECT TO THE CALESA TOWNSHIP MASTER ASSOCIATION. SUCH USES MAY BE HELD IN PRIVATE, ASSOCIATION, OR COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP. COMMUNITY USES INCLUDE THOSE LISTED IN THE CATEGORY OF COMMUNITY USES AND SHALL BE ALLOWED IN ALL LAND USES.

**HIGH-DENSITY RESIDENTIAL (HDR):** RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 5.1 TO 16 DWELLING UNITS PER ACRE. SEE SECTION 2 FOR FURTHER DETAILS.

**INDEPENDENT LIVING FACILITY (ILF):** ALLOWABLE DENSITY SHALL BE EQUAL TO 6 BEDS PER DWELLING UNIT AND SHALL BE ALLOWED IN ALL LAND USES.

**LOT:** A SUB-SET OF A PARCEL INTENDED FOR DEVELOPMENT OR SALE THAT MAY BE DESCRIBED EITHER BY PLATTING OR BY A METES AND BOUNDS DESCRIPTION.

**LOW DENSITY RESIDENTIAL (LDR):** RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.0 DWELLING UNITS PER ACRE OR LESS.

**MASTER ASSOCIATION:** CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.

**MEDIUM DENSITY RESIDENTIAL (MDR):** RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.1 TO 5 DWELLING UNITS PER ACRE. SEE SECTION 2 FOR FURTHER DETAILS.

**NEIGHBORHOOD ASSOCIATION:** EACH CORPORATION NOT FOR PROFIT, CONDOMINIUM OR COOPERATIVE ASSOCIATION, OR OTHER INCORPORATED OR UNINCORPORATED ENTITY, OTHER THAN THE MASTER ASSOCIATION, ESTABLISHED FOR THE PURPOSE OF EXERCISING JURISDICTION OVER AND ADMINISTERING A NEIGHBORHOOD.

**NEIGHBORHOOD:** EACH SEPARATE AREA OF THE PROPERTIES DESIGNATED BY THE DEVELOPER AS HAVING SEPARATE NEIGHBORHOOD STATUS. DEVELOPER MAY DESIGNATE ANY PORTION OF THE PROPERTIES AS A SEPARATE NEIGHBORHOOD OR AS AN ADDITION TO A THEN EXISTING NEIGHBORHOOD.

**NET FLOOR AREA (NFA):** BUILDING AREA LESS NON-AIR-CONDITIONED STORAGE SPACE, ELECTRICAL AND MECHANICAL ROOMS, AND OTHER NON-AIR-CONDITIONED SPACES.

**PARCEL:** A SINGLE, UNDIVIDED TRACT INTENDED A) TO REMAIN INTACT AND UNDIVIDED, OR B) TO BE SUBDIVIDED INTO BLOCKS AND LOTS IN THE FUTURE BY PLATTING OR BY A METES AND BOUNDS DESCRIPTION.

**PUBLIC USES:** USES THAT ARE NOT HELD IN PRIVATE OWNERSHIP AND ARE UNDER THE OWNERSHIP OR CONTROL OF A COMMUNITY DEVELOPMENT DISTRICT (CDD) OR OTHER GOVERNMENTAL ENTITY AND CREATED FOR THE COMMON USE AND BENEFIT OF RESIDENTS OF THE CDD OR THE PUBLIC. USES MAY INCLUDE SCHOOLS, AUDITORIUMS, LIBRARIES, AND SIMILAR PUBLIC PURPOSE STRUCTURES. PUBLIC USES ARE A TYPE OF COMMUNITY USE.

**RESIDENTIAL USES:** ONE-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, TOWNHOUSES, MULTI-FAMILY DWELLINGS, ACCESSORY UNITS, LIVE-WORK UNITS AND VARIOUS FORMS OF TROPIC CLIMATE APPROPRIATE FORM CARE FACILITIES INCLUDING INDEPENDENT LIVING FACILITIES, ASSISTED LIVING FACILITIES AND SKILLED NURSING FACILITIES. ACCESSORY UNITS, INCLUDING GUEST COTTAGES, SHALL NOT COUNT TOWARD DENSITY REQUIREMENTS.

**SKILLED NURSING FACILITY (SNF):** ALLOWABLE DENSITY SHALL BE EQUAL TO 6 BEDS PER DWELLING UNIT AND SHALL BE ALLOWED IN ALL LAND USE AREAS.

**SECTION 2. GENERAL STANDARDS:**

**1. LOTS AND BUILDINGS:**

- a. ALL LOTS SHALL FRONT ON A STREET, SQUARE, PARK OR OTHER PUBLIC OR COMMUNITY OPEN SPACE.
- b. ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR REAR ENTRANCES OPENING ONTO A STREET OR SQUARE.
- c. STOODS AND BALCONIES MAY ENCLOSED INTO THE FRONT SETBACKS CONSISTENT WITH TABLE 1.
- d. MIXED USE BUILDINGS SHALL BE ALLOWED FOR THE HIGH CATEGORY. NON-RESIDENTIAL BUILDINGS SHALL NOT EXCEED TWO STORES ADJACENT TO OR LOCATED ACROSS THE STREET FROM HIGH DENSITY RESIDENTIAL (HDR), EXCEPT WHERE ALLOWED BY THE ARCHITECTURAL REVIEW BOARD.
- e. COMMERCIAL AND RESIDENTIAL USES AND STRUCTURES MAY BE LOCATED ADJACENT TO A SQUARE, PARK, OR OTHER PUBLIC OR COMMUNITY OPEN SPACE.
- f. LOT AND BUILDING STANDARDS, ROAD RIGHT-OF-WAY WIDTHS, PARKING REQUIREMENTS, AND RESIDENTIAL LOT PROFILES ARE PROVIDED IN TABLES 1-4, AND ATTACHED DRAWINGS.

**2. STREETS & ALLEYS:**

- a. STREETS SHALL PROVIDE ACCESS TO ALL TRACTS, PARCELS, BLOCKS, AND LOTS.
- b. THERE MAY BE A CONTINUOUS NETWORK OF ALLEYS TO THE REAR OF THE LOTS.
- c. THE AVERAGE PERIMETER OF BLOCKS WITHIN THE PUD SHALL NOT EXCEED 400 FEET.
- d. STREET RIGHT-OF-WAY AND EASEMENT STANDARDS ARE AS SET FORTH IN TABLE 1 AND LOT DIMENSIONS AND SETBACK PLANS.

**3. PARKING:**

- a. ON-STREET PARKING DIRECTLY FRONTING A LOT SHALL BE ALLOWED AND SHALL COUNT TOWARD FULFILLING THE PARKING REQUIREMENT. ON-STREET PARKING LOCATED ALONG A BLOCK MAY ALSO BE ALLOCATED PROPORTIONATELY TO FULFILL PARKING REQUIREMENTS FOR USES LOCATED ON THE BLOCK ON EITHER SIDE OF THE STREET.
- b. THE REQUIRED NUMBER OF PARKING SPACES MAY BE REDUCED BY DEMONSTRATING THE POSSIBILITY OF SHARED PARKING.
- c. ADJACENT PARKING LOTS SHALL HAVE INTERNAL CROSS ACCESS CONNECTIONS.
- d. NON-RESIDENTIAL OFF-STREET PARKING:
  - i. STANDARDS FOR OFF-STREET PARKING FOR NON-RESIDENTIAL USES, INCLUDING SHARED PARKING, PHASED PARKING, AND LOADING REQUIREMENTS, AND OPTIONAL GRASS PARKING, ARE AS PROVIDED IN TABLE 2.
  - ii. PARKING REQUIREMENTS MAY BE MET UP TO 35% WITH OVERLAP GRASS PARKING.
  - iii. UP TO 25% OF THE TOTAL NON-RESIDENTIAL OFF-STREET PARKING REQUIREMENT MAY BE ALLOCATED FOR GOLF CARTS. GOLF CART PARKING SHALL BE AN OFFSET OF ONE (1) VEHICLE PARKING SPACE FOR EVERY TWO (2) GOLF CART PARKING SPACES.
- e. OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL USES ARE AS SET FORTH IN TABLE 2 HEREIN.

**4. PUBLIC USE:**

- a. USES ALLOWED: PUBLIC USES MAY INCLUDE LIBRARIES, POST OFFICES, SCHOOLS, CHILD CARE CENTERS, CLUB HOUSES, RECREATIONAL FACILITIES, MUSEUMS, CULTURAL SOCIETIES, VISUAL AND PERFORMING ARTS, GOVERNMENTAL AND QUASI-GOVERNMENTAL OFFICES AND FACILITIES, PUBLIC USE BUILDINGS, STREETS AND ALLEYS AND OTHER SIMILAR USES APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
- b. PUBLIC BUILDINGS: BALCONIES, PERGOLAS, PORCHES, AND COLONNADES SHALL BE CONSISTENT WITH TABLE 1.
- c. STREET FRONTAGES: STREETS FRONTING PUBLIC USES SUCH AS SQUARES MAY DEVIATE FROM THE STREET STANDARDS PROVIDED THE CHANGE WILL ENHANCE THE PUBLIC USE, AS DETERMINED BY THE ARCHITECTURAL REVIEW BOARD.
- d. PUBLIC USE PARKING: THE DEVELOPER SHALL DETERMINE THE PROVISION OF ADEQUATE PARKING FOR PUBLIC SQUARES AND PARKS BASED ON TABLE 2 HEREIN. SHARED PARKING SHALL BE ENCOURAGED FOR PUBLIC USES.

**5. COMMUNITY USE:**

- a. USES ALLOWED: COMMUNITY USES INCLUDE USES CONSISTENT WITH THE DEFINITION HEREIN INCLUDING, BUT NOT LIMITED TO, MEETING HALLS, LIBRARIES, SCHOOLS, CHILD CARE CENTERS, CLUB HOUSES, RELIGIOUS INSTITUTIONS, RECREATIONAL FACILITIES, MUSEUMS, CULTURAL SOCIETIES, VISUAL AND PERFORMING ARTS, MASTER OR NEIGHBORHOOD ASSOCIATION OFFICES AND FACILITIES, AND OTHER SIMILAR USES APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
- b. COMMUNITY STREETS & ALLEYS:
  - i. STREETS FRONTING ON PROPERTY DESIGNATED FOR A COMMUNITY USE MAY DEVIATE FROM THE STREET STANDARDS PROVIDED THE CHANGE WILL ENHANCE THE COMMUNITY USE, AS DETERMINED BY THE ARCHITECTURAL REVIEW BOARD.
- c. COMMUNITY PARKING:
  - i. THE DEVELOPER SHALL DETERMINE THE PROVISION OF ADEQUATE PARKING FOR THE VARIOUS TYPES OF COMMUNITY BUILDINGS OR USES BASED ON TABLE 2 HEREIN.
  - ii. CORNER RADIUS AT THE INTERSECTION OF TWO RIGHTS OF WAY SHALL NOT BE LESS THAN 25 FEET.
  - iii. DRIVEWAY ACCESS AT CORNERS SHALL BE 50 FEET FROM THE POINT OF TANGENCY OF THE RIGHT-OF-WAY CORNER RADIUS.
  - iv. MINIMUM DRIVEWAY SPACING SHALL BE A MINIMUM OF 75 FT.

**6. COMMERCIAL:**

- a. COMMERCIAL USES ARE ALLOWED ON LOTS OR PARCELS, INCLUDING RETAIL, RESTAURANT, CLUB, OFFICE USES, MEDICAL, HEALTH AND WELLNESS, ENTERTAINMENT, STORAGE FACILITIES, LODGING, AND ARTISAN. OTHER SIMILAR USES MAY BE ALLOWED AS APPROVED BY THE ARCHITECTURAL REVIEW BOARD. COMMUNITY USES AND RESIDENTIAL USES, EXCEPT ONE- AND TWO-FAMILY DWELLING UNITS, ARE ALLOWED.
- b. COMMERCIAL LOTS & BUILDINGS:
  - i. MAXIMUM FLOOR AREA SHALL BE CONSISTENT WITH TABLE 1.
- c. COMMERCIAL BUILDINGS:
  - i. COMMERCIAL BUILDINGS SHALL BE SET BACK CONSISTENT WITH TABLE 1.
- d. COMMERCIAL RESIDENTIAL STREETS & ALLEYS:
  - i. COMMERCIAL USE LOTS AND STRUCTURES SHALL FRONT ON STREETS CONSISTENT WITH TABLE 7. WHEN PARALLEL PARKING IS USED IT SHALL BE 8 FT. MINIMUM IN WIDTH AND MAY BE ON ONE OR BOTH SIDES OF THE ROADWAY. FRONTAGES ON MORE THAN ONE STREET MAY BE ALLOWED.
  - ii. THE REAR PROPERTY LINE OF A COMMERCIAL USE LOT MAY ABUT AN ALLEY A MINIMUM OF 14 FEET IN WIDTH.
  - iii. CORNER RADIUS AT THE INTERSECTION OF TWO RIGHTS OF WAY SHALL NOT BE LESS THAN 25 FEET. MINIMUM PAVEMENT RADIUS SHALL BE 40 FEET FOR RESIDENTIAL AND 45 FEET FOR COMMERCIAL.
  - iv. PAVEMENT RADIUS SHALL BE 50 FEET FOR COMMERCIAL USES.
  - v. COMMERCIAL DRIVEWAY ACCESS AT CORNERS SHALL BE 50 FEET FROM THE POINT OF TANGENCY OF THE RIGHT-OR-WAY CORNER RADIUS.
  - vi. MINIMUM DRIVEWAY SPACING SHALL BE DETERMINED BY THE ARCHITECTURAL REVIEW BOARD.

**7. COMMERCIAL PARKING:**

- a. PARKING SHALL BE CONSISTENT WITH TABLE 2.

**8. HIGH DENSITY RESIDENTIAL (HDR):**

- a. ALL RESIDENTIAL USES ARE ALLOWED EXCEPT ONE- AND TWO-FAMILY DWELLING UNITS. LIMITED COMMERCIAL USES ARE ALLOWED, INCLUDING COFFEE HOUSES, OFFICES, LODGING, ARTISAN, AND OTHER SIMILAR TYPES OF COMMERCIAL USES APPROVED BY THE ARCHITECTURAL REVIEW BOARD. HOME OCCUPATIONS ARE ALLOWED.
- b. ALL USES PERMITTED BY SECTION 8.2, MAY BE LOCATED ON THE GROUND FLOOR. ALL OF THE BUILDING AREA ABOVE THE GROUND FLOOR OF A BUILDING MAY BE DESIGNATED FOR RESIDENTIAL AND/OR OFFICE USES.
- c. AN ACCESSORY BUILDING IS PERMITTED ON EACH LOT.
- d. HDR USES MAY BE LOCATED ADJACENT TO OR ACROSS THE STREET FROM ALL LAND USES, EXCEPT ARCHITECTURAL REVIEW BOARD SHALL BE REQUIRED FOR HDR ADJACENT TO OR ACROSS THE STREET FROM LOW DENSITY RESIDENTIAL.
- e. HIGH DENSITY RESIDENTIAL STREETS & ALLEYS:
  - i. HDR USES SHALL FRONT ON STREETS, CONSISTENT WITH TABLE 2, OR ON SQUARES, PARKS OR OTHER COMMUNITY OPEN SPACE. FRONTAGES ON MORE THAN ONE STREET MAY BE ALLOWED.
  - ii. THE REAR LOT LINE OF AN HDR LOT MAY ABUT AN ALLEY OR ACCESS DRIVE A MINIMUM OF 14 FT. WIDE CONTAINING A VEHICULAR PAVEMENT WIDTH OF AT LEAST 12 FT.
- f. HIGH DENSITY RESIDENTIAL PARKING:
  - i. PARKING SHALL BE CONSISTENT WITH TABLE 2.

**9. MEDIUM DENSITY RESIDENTIAL LAND USE (MDR):**

- a. USES ALLOWED: ALL RESIDENTIAL USES EXCEPT ONE-FAMILY DWELLING UNITS, LIMITED COMMERCIAL USES, INCLUDING ARTIST STUDIOS, OFFICES, LODGING, AND OTHER SIMILAR USES APPROVED BY THE ARCHITECTURAL REVIEW BOARD. HOME OCCUPATIONS ARE ALSO ALLOWED. COMMUNITY USES ARE ALLOWED.
- b. ALL USES PERMITTED BY SECTION 9.1, MAY BE LOCATED ON THE GROUND FLOOR. ALL OF THE BUILDING AREA ABOVE THE GROUND FLOOR MAY BE DESIGNATED FOR OFFICE AND/OR RESIDENTIAL USES.
- c. AN ACCESSORY BUILDING IS PERMITTED ON EACH LOT.
- d. DENSITY RESIDENTIAL LAND ALLOCATION:
  - i. A MAXIMUM OF FIVE (5) MDR LOTS MAY BE CONSOLIDATED FOR THE PURPOSE OF CONSTRUCTING A SINGLE BUILDING.
  - ii. SETBACKS ON CONSOLIDATED MDR LOTS SHALL APPLY AS ON A SINGLE LOT.
- e. MEDIUM DENSITY RESIDENTIAL STREETS & ALLEYS:
  - i. ENTIRE BUILDING SIDE YARD SETBACK MAY BE ALLOCATED TO ONE SIDE.
- f. MEDIUM DENSITY RESIDENTIAL STREETS & ALLEYS:
  - i. MDR USES SHALL FRONT ON STREETS, CONSISTENT WITH TABLE 1, OR ON SQUARES, PARKS OR OTHER COMMUNITY OPEN SPACE. FRONTAGES ON MORE THAN ONE STREET MAY BE ALLOWED.
  - ii. THE REAR LOT LINE OF AN MDR USE LOT MAY ABUT AN ALLEY OR DRIVE ACCESS A MINIMUM OF 14 FT. WIDE CONTAINING A VEHICULAR PAVEMENT WIDTH OF AT LEAST 12 FT.
- g. MEDIUM DENSITY RESIDENTIAL PARKING:
  - i. PARKING SHALL BE CONSISTENT WITH TABLE 2.

**10. LOW DENSITY RESIDENTIAL (LDR):**

- a. USES ALLOWED: RESIDENTIAL LAND USES INCLUDING SINGLE FAMILY HOMES, ARTIST STUDIOS, GUEST COTTAGES, AND OTHER SIMILAR USES APPROVED BY THE ARCHITECTURAL REVIEW BOARD. HOME OCCUPATIONS ARE ALLOWED. COMMUNITY USES ARE ALLOWED.
- b. AN ACCESSORY BUILDING IS PERMITTED ON EACH LOT.
- c. LOW DENSITY RESIDENTIAL LAND ALLOCATION:
  - i. A MAXIMUM OF TWO (2) LDR LOTS MAY BE CONSOLIDATED FOR THE PURPOSE OF CONSTRUCTING A SINGLE BUILDING.
  - ii. SETBACKS ON CONSOLIDATED LDR LOTS SHALL APPLY AS ON A SINGLE LOT.
- d. LOW DENSITY RESIDENTIAL STREETS & BUILDINGS:
  - i. THE ENTIRE SIDE SETBACK MAY BE ALLOCATED TO ONE SIDE.
- e. LOW DENSITY RESIDENTIAL STREETS & ALLEYS:
  - i. LDR USES SHALL FRONT ON STREETS, CONSISTENT WITH TABLE 1, OR ON SQUARES, PARKS OR OTHER COMMUNITY OPEN SPACE. FRONTAGES ON MORE THAN ONE STREET MAY BE ALLOWED.
  - ii. THE REAR LOT LINE OF A LDR USE LOT MAY ABUT AN ALLEY A MINIMUM OF 14 FT. WIDE CONTAINING A VEHICULAR PAVEMENT WIDTH OF AT LEAST 12 FT.
- f. LOW DENSITY RESIDENTIAL PARKING:
  - i. PARKING SHALL BE CONSISTENT WITH TABLE 2.

**Timber & Associates**  
ENGINEERING, LLC  
CIVIL/ENGINEERING - PLANNING - ENVIRONMENTAL  
1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #24276

REVISIONS	DATE

**CALESA TOWNSHIP AMENDED MASTER PLAN  
COLEEN BUILT DEVELOPMENT, L.L.C.  
MARION COUNTY, FLORIDA**

**DEVELOPMENT STANDARDS**

DATE: 3/30/2022  
DRAWN BY: JBA  
CHKD. BY: JMM  
JOB NO.: 21-2013

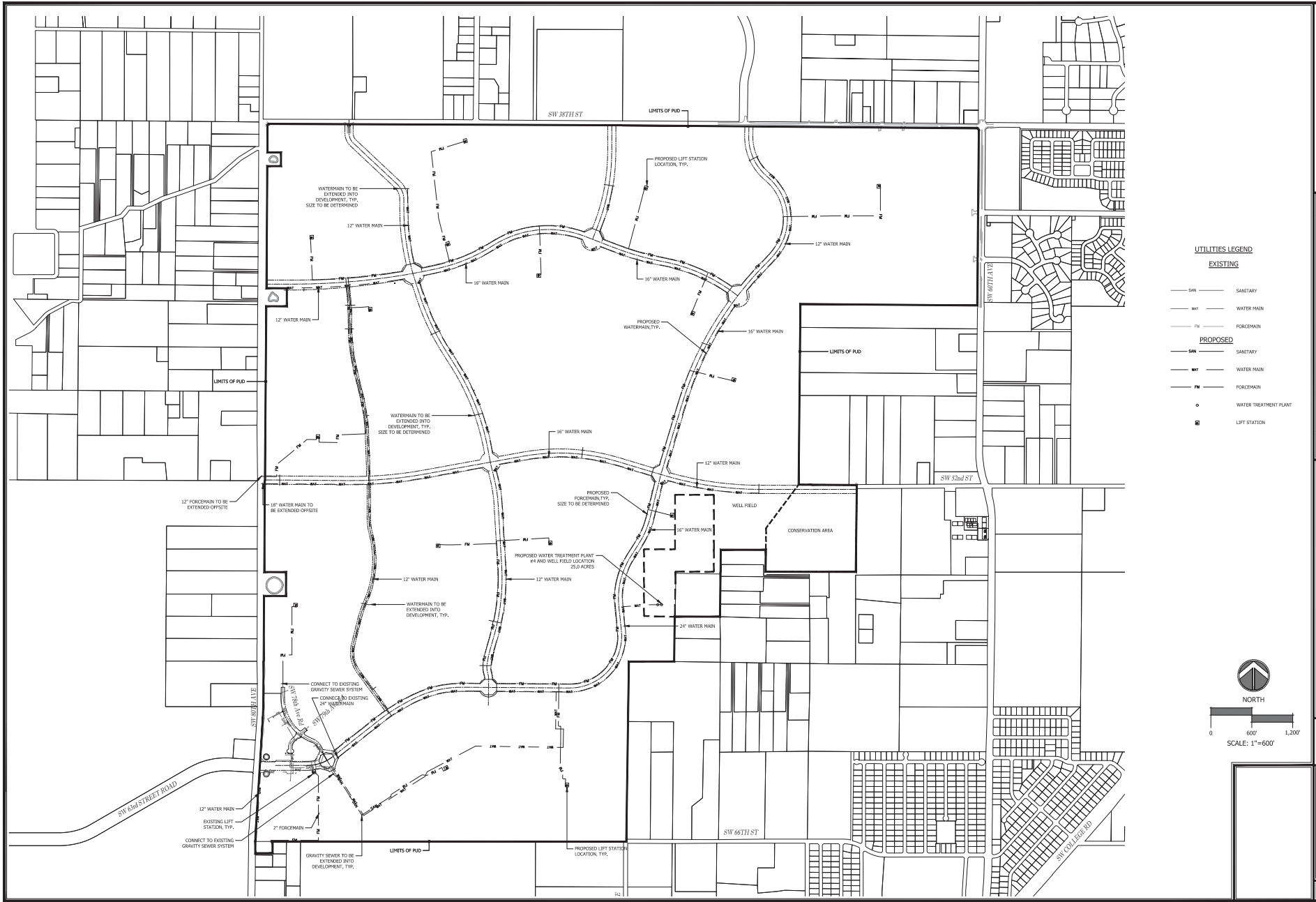
**05**

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL









**UTILITIES LEGEND**

EXISTING

— SAN — SANITARY

— WM — WATER MAIN

— FM — FORCEMAIN

PROPOSED

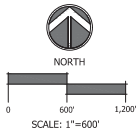
— SAN — SANITARY

— WM — WATER MAIN

— FM — FORCEMAIN

○ WATER TREATMENT PLANT

■ LIFT STATION



**Tillman & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16th Ave. #840, 100, Ocala, FL 34471  
 Office: (352) 387-4540 Fax: (352) 387-4545  
 CERTIFICATE OF AUTHORIZATION #28796

REVISIONS

NO.	DATE	DESCRIPTION

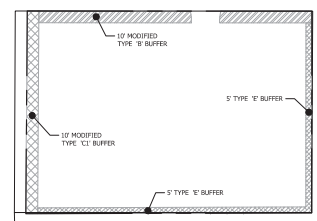
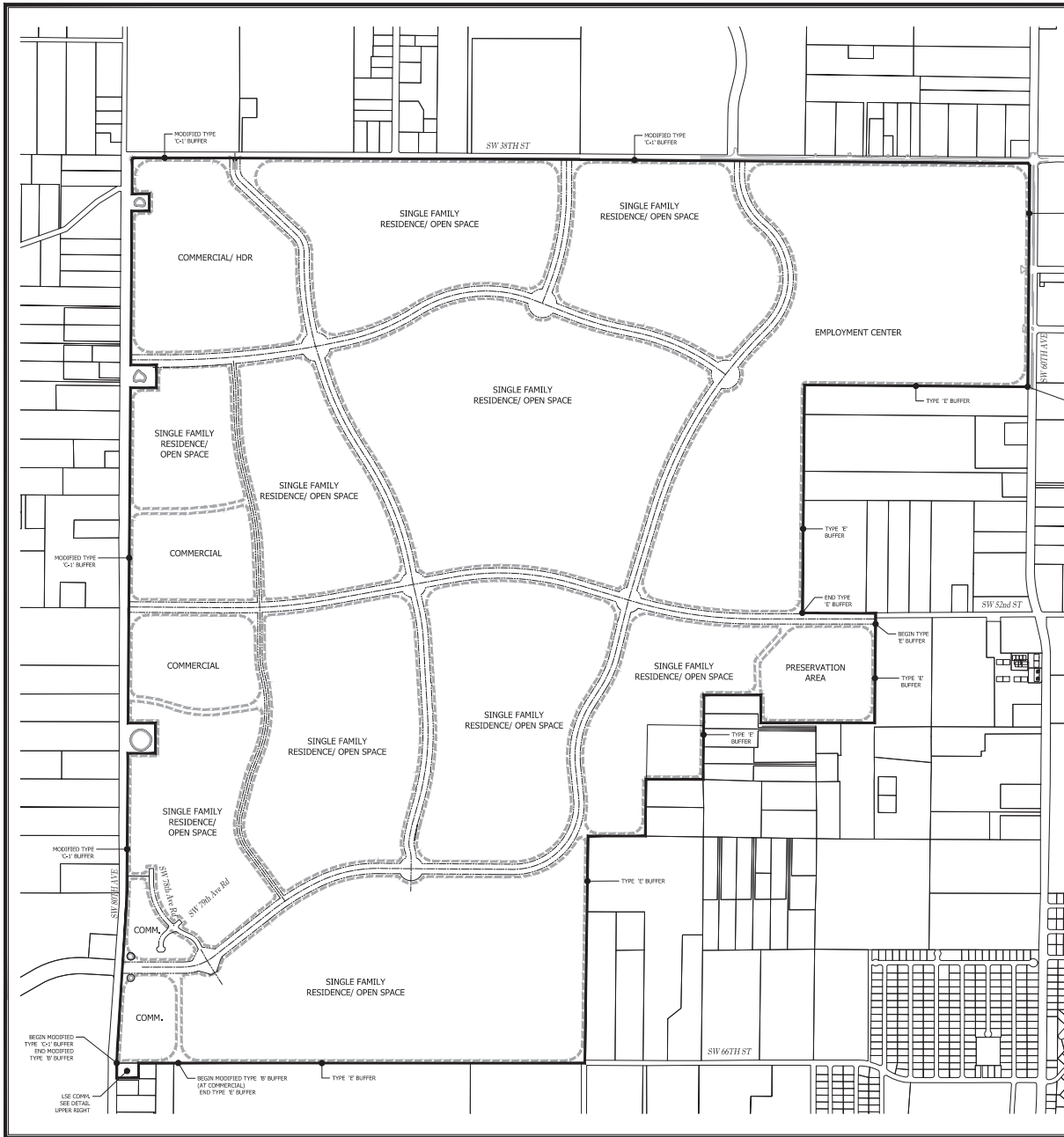
CALESA TOWNSHIP AMENDED MASTER PLAN  
 COLLEN BUILT DEVELOPMENT, L.L.C.  
 MARION COUNTY, FLORIDA

**MASTER UTILITIES PLAN**

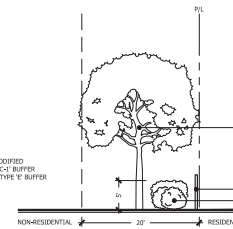
DATE: 3/29/2022  
 DRAWN BY: JBA  
 CHKD. BY: JMM  
 JOB NO.: 21-7013

09

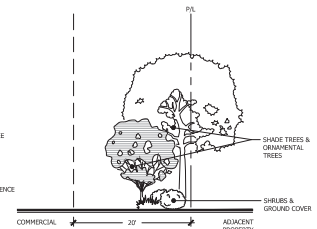
NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



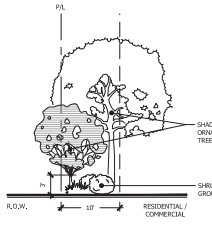
LSE COMM. BUFFER DETAIL  
SCALE: N.T.S.



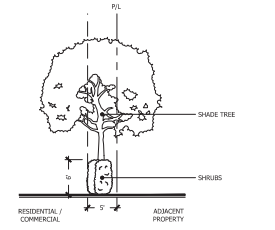
MODIFIED TYPE 'A' BUFFER DETAIL  
SCALE: N.T.S.



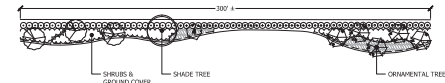
MODIFIED TYPE 'B' BUFFER DETAIL  
SCALE: N.T.S.



MODIFIED TYPE 'C-1' BUFFER DETAIL  
SCALE: N.T.S.



TYPE 'E' BUFFER DETAIL  
SCALE: N.T.S.



MODIFIED TYPE 'C-1' BUFFER ILLUSTRATIVE PLAN  
SCALE: N.T.S.

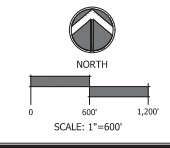
**BUFFERS:**  
**MODIFIED TYPE 'A' BUFFER:**  
 20' WIDE, 5' TREES OR 10' DOUBLE STAGGERED HEDGE ROWS 60" TALL W/ 1/2" PVC FENCE, PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS. GROWTH W/ 1/2" PVC FENCE.  
**MODIFIED TYPE 'B' BUFFER:**  
 MINIMUM 20' WIDE, NO WALL, TWO SHADE TREES AND THREE ORNAMENTAL TREES PER 100 LF, WITH SHRUBS AND GROUND COVER A MINIMUM OF 50%.  
**MODIFIED TYPE 'C-1' BUFFER:**  
 BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN SHADE AND ORNAMENTAL TREES IN A MANNER COMPARABLE WITH SIMILAR EXISTING OR TOP OF THE WORLD DEVELOPMENT OF RESIDENTIAL IMPACT BUFFERS. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAIVED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.  
**TYPE 'E' BUFFER:**  
 A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTURAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

- NOTES:**
1. PROVIDE MODIFIED TYPE 'A' BUFFER WHERE NON-RESIDENTIAL, DIRECTLY ADJUTS SINGLE FAMILY RESIDENTIAL. BUFFER SHALL NOT APPLY IF A ROAD DIVIDES LOTS.
  2. BUFFERS ARE NOT REQUIRED ALONG ANY DESIGNATED PRESERVATION AREA THAT HAS A 50' WOODED AREA ALONG ITS BOUNDARY.
  3. SHADE TREES THAT ARE REQUIRED FOR ALL BUFFERS, SHADE TREE, AND TREE REPLACEMENT REQUIREMENTS SHALL BE INSTALLED AT 2" - 2 1/2" CAL.

**MARION FRIENDLY LANDSCAPE AREA (MFLA)**  
 PER SEC. 2.12.25, MARION FRIENDLY LANDSCAPE AREAS (MFLA) LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

**SEC. 2.12.25 MARION FRIENDLY LANDSCAPE AREA (MFLA):**  
 THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPE AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-BROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES OR TURFGRASS IS PROHIBITED.

OUTSIDE PRIMARY SPRINK PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.



NO.	DATE	DESCRIPTION

CALESA TOWNSHIP AMENDED MASTER PLAN  
 COLLEN BUILT DEVELOPMENT, L.L.C.  
 MARION COUNTY, FLORIDA

DATE: 3/29/2022  
 DRAWN BY: JBA  
 CHKD. BY: JMM  
 JOB NO.: 21-7013

10













# "CALESA TOWNSHIP" ON TOP OF THE WORLD COMMUNITIES, LLC.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	178.98	3150.00	003°15'20"	178.98	N02°03'32"E
C2	180.12	3250.00	003°10'31"	180.09	N02°02'46"E
C3	39.24	25.00	089°55'27"	35.33	N45°16'19"E

LINE	BEARING	LENGTH
L1	N04°15'3"E	319.89
L2	N89°52'19"W	681.32
L3	S0°30'20"W	323.46
L4	N48°49'11"W	681.78
L5	N89°57'43"W	662.19
L6	N89°33'02"E	320.00
L7	N02°57'4"E	350.00
L8	N89°32'21"W	320.11
L9	S89°34'31"E	300.05
L10	N02°4'34"E	265.03
L11	N89°35'31"W	300.01
L12	S89°35'49"E	200.19
L13	N02°3'53"E	200.06
L14	N89°36'50"W	200.00
L15	S35°09'43"E	31.78

**NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF 89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208300496, 1208300518 AND 1208300520, EFFECTIVE DATE OF APRIL 19, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJACENTS OR OTHER INSTRUMENTS OF RECORD.
- IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
- DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
- INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON ORIGINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (BUREAU) 1 FOOT IN 5000 FEET.
- ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOLPERT TRAVELER" APPROXIMATELY 0.36 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, INC." ELEVATION = 69.272' (DATUM ROAD 1982).
- RIGHT OF WAY FOR S.W. 60TH AVENUE IS BASED ON RIGHT OF WAY MAP PREPARED BY GREENMAN-PEPPERSON, INC. FOR MARION COUNTY AS RECORDED IN ROADWAY BOOK L PAGE 45. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON OFFICIAL RECORDS BOOK 2220, PAGE 122. RIGHT OF WAY FOR S.W. 38TH STREET IS BASED ON MAINTENANCE.

**LEGEND AND ABBREVIATIONS:**

- FOUND 6" OCTAGON CONCRETE MONUMENT
- FOUND 5/8" IRON ROD & CAP (LB 7560)
- FOUND 1/4" CONCRETE MONUMENT (IND. LD.)
- FOUND 1/2" IRON ROD & CAP (WOODRUFF ENG.)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- SET 5/8" IRON ROD & CAP (8071)
- FOUND MAIL & DISK (LB 7560)

**REVISIONS**

FB/PG	DATE	DRAWN	REVISION	CHKD
---	12/15/17	M.A.	ADD ADDITIONAL PARCELS	C.J.H.
---	03/29/18	M.A.	REVISED TITLE DOCUMENT	C.J.H.
---	07/16/19	C.J.H.	UPDATE SURVEY	C.J.H.
---	02/25/2020	M.A.	ADD ADDITIONAL PARCELS	C.J.H.
---	03/24/2020	C.J.H.	REVISED BOUNDARY REMOVED LS PARCEL	C.J.H.



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.I.S.  
405 W. 151ST STREET, OCALA, FLORIDA 34767  
PHONE: 352.366.1400 FAX: 352.775.3333 www.jchgroup.com  
FLORIDA LICENSE NO. 1208300520

LOCATED IN  
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES, LLC.

FB/PG	FIELD DATE	JOB NO.
11-4/32	7-11-17	16451BDR6
DRAWING DATE	BY	APPROVED
11/20/17	MA	CJH
SCALE	1" = 600'	

**HORIZONTAL CONTROL:**  
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (FPOD ADJUSTMENT). FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRIANGULAR NETWORK AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "N08", PURSUANT TO SECTION 1711.01, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.  
NORTHING: 1746574.000 FEET  
EASTING: 570381.5670 FEET  
LATITUDE: 29°07'40.0200" N  
LONGITUDE: -82°16'23.9600" W  
CONVERGENCE: -00°07'50.7" S  
SCALE: 0.999999499

FOUND STAINLESS STEEL ROD STAMPED W08 1990  
NORTHING: 1746573.8000 FEET  
EASTING: 543871.8667 FEET  
LATITUDE: 29°08'08.2700" N  
LONGITUDE: 82°16'56.9181" W  
CONVERGENCE: -00°10'16.8" S  
SCALE: 0.999999594

**LEGAL DESCRIPTION:**  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16112442, AGENT FILE NO. 16-525, BEARING AN EFFECTIVE DATE OF NOVEMBER 01, 2016)

THAT PORTION OF ORACLE SQUARE WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING:

THE NORTH ONE-HALF (N 1/2) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
ALL OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-NW1/4-NW1/4), AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4-NW1/4-NW1/4), AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-NW1/4-NW1/4), AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4-NW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-SW1/4-NW1/4-NW1/4), OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
ALL OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT EXISTING ROAD RIGHTS-OF-WAY, AND  
LESS AND EXCEPT THAT PORTION OF SAID PARCELS CONVEYED TO MARION COUNTY A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECYCLED IN OR BOOK 2220, PAGE 122 AND OR BOOK 4274, PAGE 257, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND  
(PER OFFICIAL RECORDS BOOK 1496, PAGE 1396 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

N.E. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, SAID LANDS SITUATE, LYING IN AND BEING IN MARION COUNTY, FLORIDA.

ABSTRACT INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NO. 16-525, FILE NO. 16112442; DOCUMENTS OF RECORD (COPIES ATTACHED):

- (A) DEEDS AFFECTING SUBJECT LAND:
- WARRANTY DEED IN OR BOOK 721, PAGE 714. AFFECTS THE SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
  - SPECIAL WARRANTY DEED IN OR BOOK 2220, PAGE 122. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - CORPORATE WARRANTY DEED IN OR BOOK 4274, PAGE 257. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- (B) OTHER MATTERS AFFECTING SUBJECT LAND:
- RESERVATIONS RECYCLED IN THE DEED NO. 1533 IN DEED BOOK 341, PAGE 463. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 4, PAGE 389. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - EASEMENT IN OR BOOK 276, PAGE 196. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - RIGHT OF WAY EASEMENT IN OR BOOK 284, PAGE 668. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 391, PAGE 356. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 341. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 342. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - ASSIGNMENT OF EASEMENTS AND RESERVATION OF EASEMENT FOR INGRESS AND EGRESS IN OR BOOK 564, PAGE 119. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - COVENANT RECYCLED IN OR BOOK 573, PAGE 372. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - MATTERS SHOWN AND/OR RECYCLED ON THE PLAT OF ORACLE SQUARE WOODS IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RIGHT OF WAY EASEMENT IN OR BOOK 758, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - AGREEMENT IN OR BOOK 771, PAGE 833. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RESOLUTION IN OR BOOK 851, PAGE 24. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - NOTICE OF ADOPTION, RESOLUTION IN OR BOOK 851, PAGE 36. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RESOLUTION IN OR BOOK 1096, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - PERPETUAL DRAINAGE EASEMENT IN OR BOOK 4274, PAGE 261. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - TRIMMING EASEMENT AGREEMENT IN OR BOOK 361, PAGE 1807. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - FIRST AMENDMENT TO TRIMMING EASEMENT AGREEMENT IN OR BOOK 394, PAGE 558. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORACLE SQUARE RANCH IN OR BOOK 370, PAGE 843. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORACLE SQUARE RANCH IN OR BOOK 452, PAGE 457. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - TERMS AND PROVISIONS RECYCLED IN THE MEMORANDUM OF MASTER GROUND LEASE IN OR BOOK 511, PAGE 673. ALL BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HENSON DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)





# Marion County

## Development Review Committee

### Agenda Item

**File No.:** 2024-16781

**Agenda Date:** 9/30/2024

**Agenda No.:** 6.4.

**SUBJECT:**

**Welch Drainage Plan - Waiver Request to Minor Site Plan**

**7151 SE 85th Ln Ocala**

**Project #2024070086 #31994**

**Parcel #37512-017-01 Permit #2024064806**

**Aloft Real Estate**

**LDC 2.20.1.C(2) - Minor Site Plan**

CODE states the following do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only, subject to a determination by MCUD, and shall not be subject to Division 6.11, except the parallel access requirement which will be determined on a case by case basis based on practicality by the Planning/Zoning Manager, Division 6.8 and Division 6.9 except tree preservation requirements which shall be adhered to. (2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less, or the design criteria of the approved and permitted subdivision.

APPLICANT requests waiver to build SFR less than 35 percent gross area. Under 9,000 square feet but greater than design criteria of subdivision impervious of 6,000 square feet.

September 26, 2024

PROJECT NAME: WELCH DRAINAGE PLAN

PROJECT NUMBER: 2024070086

APPLICATION: DRC WAIVER REQUEST #31994

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: DEFER TO STORMWATER  
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.  
ACREAGE: 0.79  
FLU: MR  
ZONING: R-1
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - City of Belleview Utilities service area. MCU permitting note "Per City of Belleview availability letter, Water and wastewater services are NOT available for this property, exceeds LDC distance requirements of 400feet per ERC for SFR." BR 7/16/24
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater

controls.

The applicant owns a 0.79-acre parcel (PID 37512-017-01) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 8,999 sf for a new SFR + hangar. The total existing and proposed impervious area is 8,999 sf. The site will be approximately 2,999 sf over the allowed 6,000 sf per the Leeward Air Ranch Village Squadron 5 Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA is still active, and must provide a letter of no-objection to the project. Applicant has provided a sign and sealed drainage plan which would provide sufficient storage once infiltration has been taken into account, however no dimensions for the pond have been provided. Staff recommends approval with conditions.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9/5/24 Parcel Number(s): 37512-017-01 Permit Number: 2024064806

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Welch Drainage Plan Commercial  Residential   
Subdivision Name (if applicable): Leeward Air Ranch Squadron 5  
Unit 5 Block 17 Lot 1 Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Cody Welch  
Signature: [Handwritten Signature]  
Mailing Address: Po Box 1476 City: Ocala  
State: FL Zip Code: 34478 Phone #: 586-996-5381  
Email address: Cody@CodyWelch.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Aloft Real Estate Contact Name: Kent Leeward  
Mailing Address: Po Box 1476 City: Ocala  
State: FL Zip Code: 34478 Phone #: 352 213 4000  
Email address: KLeeward@AOL.com

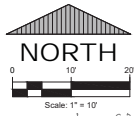
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2,20-1.C Minor site plan  
Reason/Justification for Request (be specific): Build SFR less than 3590 gross area, Under 9000 sf but greater than design criteria of subdivisions improvements of 6000 sf

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



**STORMWATER CALCULATIONS:**

LOT BOUNDARY AREA: 0.8422 AC  
 PRE CN (6,000 SF IMP): 48.65  
 100-YR PRE- VOLUME: 13,211 CF

POST CN: (8,999 SF IMP): 53.47  
 100-YR POST- VOLUME: 15,775

REQUIRED STORAGE: 2,264 CF  
 PROPOSED STORAGE: 2,251 CF  
 (WITHOUT INFILTRATION)

ALL APOPKA SOILS (HS6 A), EXCELLENT DRAINAGE CHARACTERISTICS, HIGH PERMEABILITY RATE (24 FT/DAY), DEPTH TO WATER TABLE GREATER THAN 80", WITH INFILTRATION MORE THAN ENOUGH VOLUME STORAGE

S.E. 70TH TERRACE  
 40' PRIVATE RIGHT OF WAY,  
 IN O.R. BOOK 1788, PAGE 182

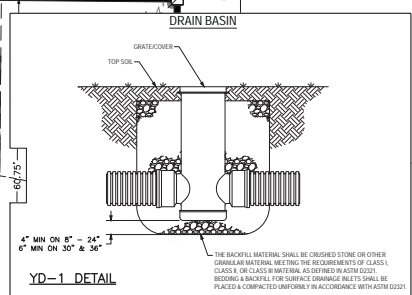
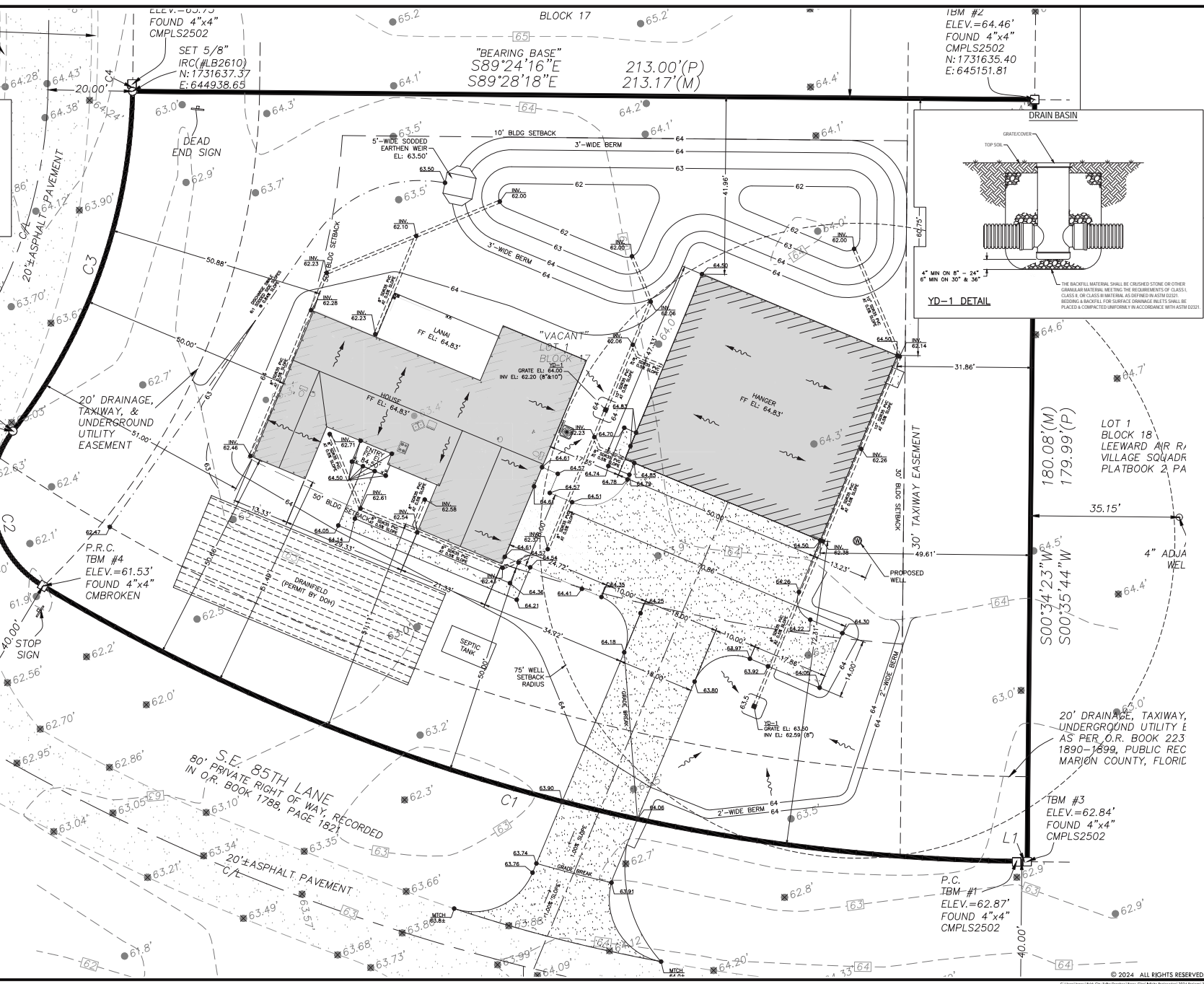
P.R.C. TBM #5  
 ELEV.=62.89'  
 FOUND 5/8"

P.R.C. TBM #4  
 ELEV.=61.53'  
 FOUND 4"x4" CMBROKEN

S.E. 85TH LANE  
 80' PRIVATE RIGHT OF WAY, RECORDED  
 IN O.R. BOOK 1788, PAGE 182

**SITE PLAN LEGEND**

- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- PROPOSED CONCRETE



CONSULTANT  
**Infinite Engineering**  
 243 SW 6TH STREET, SUITE A  
 SOCIAL HOPKINS TOWER  
 MIAMI, FL 33135  
 WWW.INFINITEENGINEERING.COM  
 CODY WELCH (P) 305.599.9300

PROJECT TITLE  
**A MINOR SITE PLAN FOR  
 CODY WELCH  
 LOT 1, BLOCK 17  
 LEEWARD AIR RANCH  
 SQUADRON 5**

SHEET TITLE  
**SITE PLAN**

CLIENT INFORMATION  
 CODY WELCH  
 C/O LEEWARD AIR RANCH  
 790 SE 85TH AVENUE, #102  
 OCALA, FLORIDA 34480

SUBCONSULTANTS

ENGINEER OF RECORD  
**CODY WELCH**  
 NO. 54955  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 FLORIDA PROFESSIONAL ENGINEER  
 FL. NO. 54955

ISSUE DATE  
**July 31, 2024**

PROJECT NUMBER NUMBER  
**2024-032**

REVISIONS	
DATE	DESCRIPTION

SHEET DESIGNATION  
**C100**

SHEET  
**1 OF 1**

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# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16782

**Agenda Date:** 9/30/2024

**Agenda No.:** 6.5.

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**SUBJECT:**

**USREO Replat Lot 3 - Standalone Waiver Request**

**6455 NW 1ST AVE Ocala**

**Project #2024090051 #32026 Parcel #1471-024-003**

**Majestic Homes of Florida**

**LDC 2.1.3 - Order of Plan Approval**

Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests a waiver to skip preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

September 26, 2024

PROJECT NAME: USREO REPLAT LOT 3

PROJECT NUMBER: 2024090051

APPLICATION: DRC WAIVER REQUEST #32026

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to providing lot detail information ordinarily required with a Preliminary Plat on the Final Plat and/or in a reference sheet to accompany the plat - e.g., lot typical layout with setbacks, etc.  
Future Land Use Designation is Medium Residential (MR) and Zoning is Single Family Dwelling (R-1).
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: Subject to providing lot detail information ordinarily required with a Preliminary Plat on the Final Plat and/or in a reference sheet to accompany the plat - e.g., lot typical layout with setbacks, etc.  
Future Land Use Designation is Medium Residential (MR) and Zoning is Single Family Dwelling (R-1).  
Site is located in PRIMARY Springs Protection Zone, and indicated parcels are less than 1-acre in size and will required enhanced OSTDS systems that will need to be noted on the Final Plat.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - MCU service area but outside connection distance to closest MCU water/sewer.
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Lots platted after 1/1/1972 proposing use of a potable well will need at least .5acres to install a septic system.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater has no objections. The applicant should note that a Major Site Plan or waiver is required when the parcel is proposed to exceed either 35% impervious site coverage or 9,000 sf.

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.1.3 - Order of Plan Approval  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/16/24 Parcel Number(s): 1471-024-003 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: USREO Replat Lot 3 Commercial  Residential   
Subdivision Name (if applicable): Ocala Highlands Estates  
Unit        Block 24 Lot 3 Tract       

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): USRE OPPORTUNITIES CORP Raj Data  
Signature: *Raj Data*  
Mailing Address: 10235 W Sample Rd, #108 City: Coral Springs  
State: FL Zip Code: 33065 Phone #: (954)757-9000  
Email address: datacorphomes@gmail.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MAJESTIC HOMES OF FLORIDA Contact Name: Mark Burrell  
Mailing Address: PO Box 1386 City: Ocala  
State: FL Zip Code: 34478 Phone #: (352)895-8989  
Email address: majestichomesfl@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): LDC Section 2.1.3 – Order of Plan Approval  
Reason/Justification for Request (be specific): Skip Preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

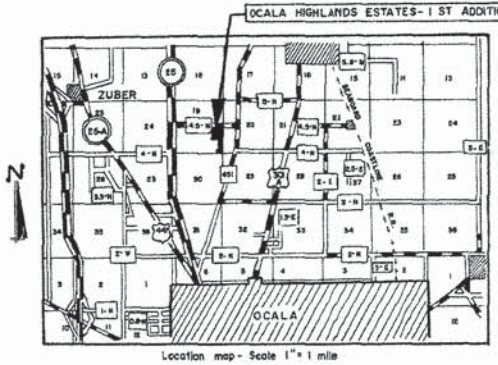
ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

# OCALA HIGHLANDS ESTATES - 1ST ADDITION

## MARION COUNTY, FLORIDA

### DESCRIPTION

Beginning at the S.E. Corner of Section 19, Township 14 South, Range 22 East, Marion County, Florida, thence S.89°51'46"W along the South Boundary of said Section 19, a distance of 470.00 Feet, thence North 215.02 Feet to the South Right-of-way Line of N.W. 63rd Place, thence East along said Right-of-way Line 61.05 Feet, thence North along the Eastern Right-of-way Line of N.W. 2nd Avenue and the Northern and Southern projection thereof, 950.00 Feet to the North Right-of-way Line of N.W. 66th Street, thence West along said Right-of-way Line 500.00 Feet, to the East Right of way Line of N.W. 4th Avenue, thence North along said Right-of-way Line 600.0 Feet, thence East 600.0 Feet, thence North 410.0 Feet, thence West 600.0 Feet, thence North along said Right-of-way Line of N.W. 4th Avenue 415.0 Feet to the South Right-of-way Line of N.W. 70th Street, thence East along said Right-of-way Line 937.20 Feet to the East boundary of said Section 19, thence S00°37'32"W along said East boundary 375.0 Feet, thence West 133.12 Feet, thence South 975.0 Feet, thence East 122.45 Feet, thence S00°37'32"W along said East boundary 1238.98 Feet to the POINT OF BEGINNING.



KNOW ALL MEN BY THESE PRESENTS THAT:  
ROY BADAGLIACCA  
BERALD R. MENCOR AND NORMAN C. MENCOR  
PERRY LAWRENCE KENDALL, B. EVELYN KENDALL,  
HIS WIFE  
GEORGE J. ANDRIKOVICH & JANE A. ANDRIKOVICH,  
HIS WIFE  
PAUL MOSER & ERIN R. MOSER, HIS WIFE  
JOHN MUSUNED & SANFORD AMETRANO  
JAMES W. WILSON & LEONA K. WILSON, HIS WIFE  
HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF  
OCALA HIGHLANDS ESTATES - 1ST ADDITION,  
THE SAME BEING A SUBDIVISION OF THE LAND  
DESCRIBED HEREON.  
IN WITNESS WHEREOF THEY HAVE CAUSED  
THESE PRESENTS TO BE APPROVED BY  
CONSENT OF RECORDING OF PLAT RECORDED  
IN THE PUBLIC RECORDS OF MARION  
COUNTY, FLORIDA.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT Ocala Highlands Estates, Inc. a Florida Corporation has caused to be made the attached plat of Ocala Highlands Estates 1st Addition the same being a subdivision of the land hereon described and that two streets, ONE AVENUE, AND ONE PLACE AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RECEIVING INTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.

IN WITNESS WHEREOF THE SAID Ocala Highlands Estates, Inc. has caused these presents to be signed in its corporate name by its President and Secretary, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY IT'S SECRETARY, THIS 10th DAY OF JUNE, 1977, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OCALA HIGHLANDS ESTATES, INC.  
BY Sham Kamlani  
SHAM S. KAMLANI - PRES

ATTEST: Walter C. Melvin, SECRETARY

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME THIS DAY PERSONALLY APPEARED SHAM S. KAMLANI AND KANITA KAMLANI, AS PRESIDENT AND SECRETARY RESPECTIVELY OF Ocala Highlands Estates, Inc. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: June 10, 1977

Walter C. Melvin  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: February 11, 1979

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF Ocala Highlands Estates, 1st Addition IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 10th DAY OF JUNE, 1977, AND THAT THIS PLAT COMPIED WITH THE REQUIREMENTS OF CHAPTER 177, Florida Statutes.

BY Walter C. Melvin  
WALTER C. MELVIN

REGISTERED SURVEYOR NO. 1818  
STATE OF FLORIDA

### APPROVAL OF OFFICIALS

APPROVED: James E. Higgins COUNTY ENGINEER

BY Walter C. Melvin ZODIAC DIRECTOR

BY Sham S. Kamlani COUNTY SANITARIAN

BY Ronald B. Miller COUNTY PLANNER

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY Murray E. Fugate  
MURRAY E. FUGATE  
CHAIRMAN OF THE BOARD

ATTEST: James E. Higgins  
FRANCIS E. THORIN  
CLERK OF CIRCUIT COURT

### CONSENT OF MORTGAGEE

KNOWN ALL MEN BY THESE PRESENTS: THAT HAROLD SCHWARTZ and HIS WIFE, BERNICE SCHWARTZ THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED MARCH 18, 1969, AND RECORDED IN OFFICIAL RECORDS BOOK 384, AT PAGE 504 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATOR. IN WITNESS WHEREOF I HAVE HEREUNTO CAUSED THESE PRESENTS TO BE SIGNED THIS Tenth DAY OF June, 1977.

WITNESSES: Harold Schwartz BY Harold Schwartz  
Bernice Schwartz BY Bernice Schwartz

As a condition precedent to the recording of this plat in the public records of Marion County, Florida, the undersigned owners of this subdivision do hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors, and assigns who shall purchase a lot or lots in said subdivision from said owners, that said owners shall within 12 months of the date of the sale thereof fully comply with each and every regulation of the Board of County Commissioners of Marion County, Florida, covering subdivisions in effect at the time of the 3rd day of June, 1969 in so far as the same affects a lot or lots sold. Time of such performance being of the essence, which said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 5, AT PAGE 30 & 31, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 2:20 PM, ON OCTOBER 18, 1977.

BY Frances E. Thorin  
FRANCES E. THORIN  
CLERK OF THE CIRCUIT COURT

### STATE OF ILLINOIS COUNTY OF Cook

BEFORE ME THIS DAY PERSONALLY APPEARED HAROLD SCHWARTZ and HIS WIFE, BERNICE SCHWARTZ TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE: June 15, 1977

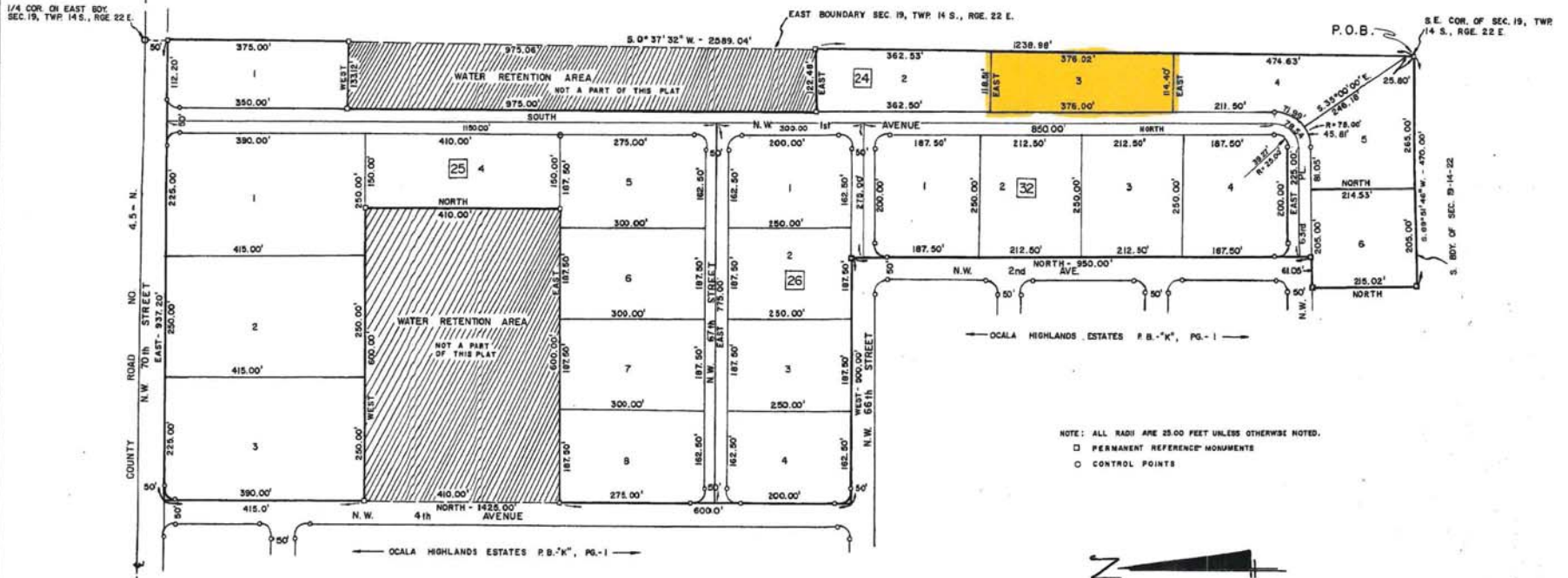
(Signed) Adrian Schiffert

NOTARY PUBLIC  
STATE OF ILLINOIS AT LARGE  
MY COMMISSION EXPIRES By Statute Expires June 7, 1979  
OCTOBER 1, 1979

NOTICE: There may be additional restrictions that are not reflected on this plat. You may wish to check the public records of this County.

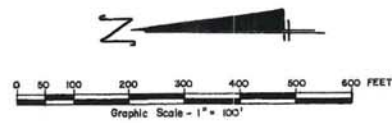
# OCALA HIGHLANDS ESTATES - 1ST ADDITION

## MARION COUNTY, FLORIDA



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

NOTE: ALL RADII ARE 25.00 FEET UNLESS OTHERWISE NOTED.  
□ PERMANENT REFERENCE MONUMENTS  
○ CONTROL POINTS



NW 66 PL

# USREO Replat Lot 3 EXHIBIT A

NORTH



1471-024-303

1471-024-203

1471-024-103

1471-024-003

NW 1 AVE

Proposed  
Subdivided Lot 3

NW 2 AVE





# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16783

**Agenda Date:** 9/30/2024

**Agenda No.:** 7.1.

---

**SUBJECT:**

**West Hwy 40 Retail - Conceptual Plan**

**Project #2024080083      #31934**

**Zack Kasky Architecture**

September 27, 2024

PROJECT NAME: WEST HWY 40 RETAIL

PROJECT NUMBER: 2024080083

APPLICATION: CONCEPTUAL REVIEW #31934

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: Sheet C0.00 incorrect address listed on the top of the page it should be TBD W HWY 40. Sheet C0.00 the Location Map has W HWY 40 listed incorrectly as Rainbow Springs Blvd in 2 places. Sheet C0.01 is missing the North Arrow. Sheet C10.00 is missing the label for SW 12th St and the North Arrow is not pointing True North.

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Septic permits will require permits through the Department of Health in Marion County

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The concept plan proposes development of commercial retail center located on parcel 21153-003-00 which is 4.56 acres and is currently zoned B-2 & A-1. The plan proposes 1 DRA. Per the MCPA, the existing impervious coverage on the property is 0 SF. The total proposed impervious coverage for the site is 99,648. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is a Flood Prone Area on the property. Please ensure LDC 6.13 is met with the Major Site Plan.

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The proposed development is expected to generate over 1600 daily trips and 200 peak hour trips in this rural area. This will have a significant impact on SR 40 which is a two lane roadway. A traffic study is required. A traffic methodology must be reviewed and approved prior to conducting the traffic study. The methodology and the study must be submitted under separate applications from any other application. The driveway does not meet spacing requirements. It should be located near the eastern property line with a public cross access easement to allow shared use of the driveway. The cross access easement would also have to extend from property line to property line. Turn lanes will likely be needed which will be determined by the traffic study. Please review the Planning and Zoning comments. A rezoning will be required. The traffic methodology must be approved prior to submitting a rezoning application and the traffic study must be approved prior to the rezoning item being heard by the Board of County Commissioners. Please note, traffic staff will not support a rezoning to commercial use on this site due to the significant traffic impacts that will be generated in this rural area.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC site plan approval

- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 - Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area but outside closest public-serving water or sewer mains at this time. Connection required within 365 days' notice of availability.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Please show on the plans fire department water supply within 400 feet of the building. Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door. Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: INFO  
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third-party contractor and witnessed by a Marion County Fire Inspector.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
STATUS OF REVIEW: INFO  
REMARKS: Rural Land Use is assigned to the subject parcel. This land use is not compatible with the current (B-2) Community Business zoning designation. It is not likely that staff would support a land use amendment in order to allow for a compatible business designation at this location.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: INFO  
REMARKS: No way to make this determination as no building footprint is defines.

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: The subject parcel is within a FEMA identified floodplain.

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.13.1.C – A conceptual layout of the project.  
Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."  
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)  
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."  
Sec. 6.3.1.C.2 – Utility Easements  
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:  
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec.6.3.1.D(f) –  
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For further questions or comments, please contact Angi Rosario @352-671-8667

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: NO

REMARKS: Commercial activities are not permitted under the Rural Land Use designation, and Zoning B-2 is not compatible with this designation. To pursue a commercial project, the applicant would need approval for a Land Use Amendment to Commercial Land Use (COM) or a Rezoning to RC-1. RC-1 zoning: [https://library.municode.com/fl/marion\\_county/codes/land\\_development\\_code?nodeId=LADECO\\_ART4ZO\\_DIV2ZOCL\\_S4.2.23RUCOCL](https://library.municode.com/fl/marion_county/codes/land_development_code?nodeId=LADECO_ART4ZO_DIV2ZOCL_S4.2.23RUCOCL). However, staff will not support either option for this property. The applicant may consider rezoning to R-1 for agriculture-related uses on Rural Land Use.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: See comments about the incompatibility of Land Use and Zoning above.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 8/23/2024

**A. PROJECT INFORMATION:**

Project Name: WEST HWY 40 RETAIL  
 Parcel Number(s): 21153-003-00  
 Section 20 Township 15 S Range 20 E Land Use RL Zoning Classification B-2  
 Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
 Type of Plan: CONCEPTUAL PLAN  
 Property Acreage 4.72 Number of Lots 1 Miles of Roads 0  
 Location of Property with Crossroads 12400 FL-40, OCALA, FL 34401  
 Additional information regarding this submittal: SE CORNER OF W HWY 40 AND SW 125TH AVE

**B. CONTACT INFORMATION** (Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)

**Engineer:**  
 Firm Name: ZACK KASKY ARCHITECTURE, LLC Contact Name: ZACK KASKY  
 Mailing Address: PO BOX 780173 City: ORLANDO State: FL Zip Code: 32828  
 Phone # 407-990-5554 Alternate Phone # \_\_\_\_\_  
 Email(s) for contact via ePlans: ZKASKY@ZKARCH.COM

**Surveyor:**  
 Firm Name: TARGET SURVEYING, LLC Contact Name: STEVEN MARSHALL  
 Mailing Address: PO BOX 780173 City: W PALM BCH State: FL Zip Code: 33407  
 Phone # 561-640-4800 Alternate Phone # \_\_\_\_\_  
 Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
 Owner: HWY 40 PROPERTY LLC Contact Name: SALAH BOUAZIZ  
 Mailing Address: 2933 SW 210TH AVE City: DUNNELLON State: FL Zip Code: 34431  
 Phone # 407-433-5697 Alternate Phone # \_\_\_\_\_  
 Email address: RBOUAZIZ@YAHOO.COM

**Developer:**  
 Developer: P.N.P. CONSTRUCTION, INC Contact Name: YOS BOUAZIZ  
 Mailing Address: 1640 SALMON ST City: ST CLOUD State: FL Zip Code: 34771  
 Phone # 407-301-6526 Alternate Phone # \_\_\_\_\_  
 Email address: NAV\_YOS@HOTMAIL.COM

Revised 6/2021

# CONCEPT PLAN

## WEST HIGHWAY 40 RETAIL

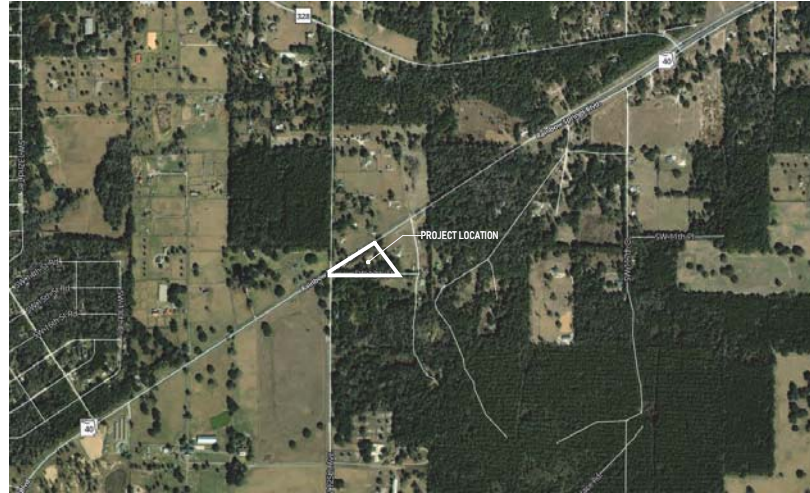
### MARION COUNTY, FLORIDA

### 12400 FL-40, OCALA, FL 34481

COUNTY CASE NUMBER #:  
PARCEL ID: 21153-003-00

LEGAL DESCRIPTION:  
SEC 20 TWP 15 RGE 20  
BEG AT SW COR OF N 1/4 OF SW 1/4 OF NE 1/4 OF SEC 20  
TH N 00-45-00 E 16.65 FT TO SLY ROW LINE OF SR 40 TH  
N 57-19-00 E ALG SD ROW LINE 770 FT TH S 32-43-00 E  
517 FT MOL TO S LINE OF SD N 1/4 OF SW 1/4 OF NE 1/4 W  
ALG SD S LINE 930 FT TO POB

LOCATION MAP:



**MARION COUNTY FLORIDA - 2024 MUNICIPAL CODE**

STREET ADDRESS: W HIGHWAY 40, OCALA, FL  
PARCEL ID: 21153-003-00  
ZONING: B-2 COMMUNITY BUSINESS  
FUTURE LAND USE: RL  
SEC. 4.2.11 - CONFORMANCE REQUIREMENTS B-2 CLASSIFICATION:  
MAXIMUM BUILDING HEIGHT: 55 FT  
MINIMUM FRONT YARD SETBACK: 18 FT  
MINIMUM SIDE YARD SETBACK: 45 FT  
MINIMUM SIDE YARD SETBACK: 25 FT  
MINIMUM SIDE YARD SETBACK: 15 FT  
SECTION 4.8.8 BUFFERS:  
COM - 150' ± FT  
COM - 100' ± FT  
COM-PUB - 50' FT

**DRAWING LIST:**

C000 COVER SHEET  
C001 EXISTING SITE INFORMATION  
C002 EXISTING SITE SURVEY (FOR REFERENCE)  
C003 SCHEDULING AND DESIGN CONTROL PLAN  
C004 PAVING AND GRADING PLAN  
C005 UTILITY PLAN  
C006 LANDSCAPE PLAN  
C008 SITE CONCEPT PLAN

**AREA CALCULATIONS**

DESCRIPTION	DUPLICATE	DUPLICATE
TOTAL SITE AREA	205,524 SF / 4.72 ACRES	205,524 SF / 4.72 ACRES
BUILDING FOOTPRINT (PHASE II)	0 SF	22,300 SF
BUILDING FOOTPRINT (PHASE II)	0 SF	13,900 SF
TOTAL BUILDING FOOTPRINT AREA	0 SF	36,200 SF
ASPHALT DRIVE AND PARKING (PHASE II)	0 SF	41,900 SF
ASPHALT DRIVE AND PARKING (PHASE II)	0 SF	19,550 SF
TOTAL ASPHALT DRIVE AND PARKING AREA	0 SF	61,450 SF
CONCRETE SIDEWALK AREA (PHASE II)	0 SF	3,279 SF
CONCRETE SIDEWALK AREA (PHASE II)	0 SF	2,070 SF
TOTAL CONCRETE SIDEWALK AREA	0 SF	5,349 SF
ELECTRICAL TRANSFORMER PAD	0 SF	45 SF
MECHANICAL SEWAGE FOOTPRINT	0 SF	100 SF
WELL EQUIPMENT PAD	0 SF	35 SF
TOTAL CONCRETE PAD	0 SF	205 SF

**PARKING CALCULATIONS (MINIMUM REQUIRED)**

RETAIL: 1 SPACE PER 300 SQ FT  
2,400 SQ FT / 80 SPACES  
WAREHOUSE: 1 SPACE PER 2000 SQ FT  
9600 / 2000 = 4 SPACES  
OFFICE: 2.5 SPACES PER 1000 SQ FT  
100,000 / 40,000 = 2.5 SPACES  
**TOTAL REQUIRED PARKING: 84 SPACES**  
HANDICAP SPACES REQUIREMENT:  
1 PER 50 FOUR FEET OR - 1 SPACES

**PROPOSED OPEN AREA CALCULATION**

TOTAL SITE AREA: 205,524 SF  
TOTAL IMPERVIOUS AREA: 84,845 SF  
TOTAL OPEN AREA: 120,679 SF  
% OPEN AREA = 105,854 / 205,524 \* 100 = 51.5%

**IMPERVIOUS SURFACE RATIO CALCULATION**

TOTAL SITE AREA: 205,524 SF  
TOTAL IMPERVIOUS AREA: 174,449 SF  
ISR = 174,449 / 205,524 \* 100 = 84.9%

This drawing shall be electronically stored by the user upon completion of a digital signature and shall be the property of the user. It shall not be used for any other purpose without the written consent of the user.

DRAWING CERTIFICATION

NOT FOR CONSTRUCTION

IF ALL ELEMENTS OF THE LAYOUT ARE TO BE CONSTRUCTED, THE USER SHALL SIGN AND DATE THIS SHEET AND THE USER SHALL SIGN AND DATE THIS SHEET AND THE USER SHALL SIGN AND DATE THIS SHEET.

Number	Description	Date

DRAWING TITLE

COVER SHEET

**OWNER INFORMATION AND SIGNATURE**

OWNER NAME: HWY 40 PROPERTY LLC  
REPRESENTATIVE: SARAH BOUJAZZ  
OWNER ADDRESS: 12400 FL-40, OCALA, FL 34481  
PHONE NUMBER: 352-455-5477  
EMAIL: sboujazz@hwp.com

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

PRINTED NAME: SARAH BOUJAZZ MGR

DATE: \_\_\_\_\_

PROJECT #

2023044

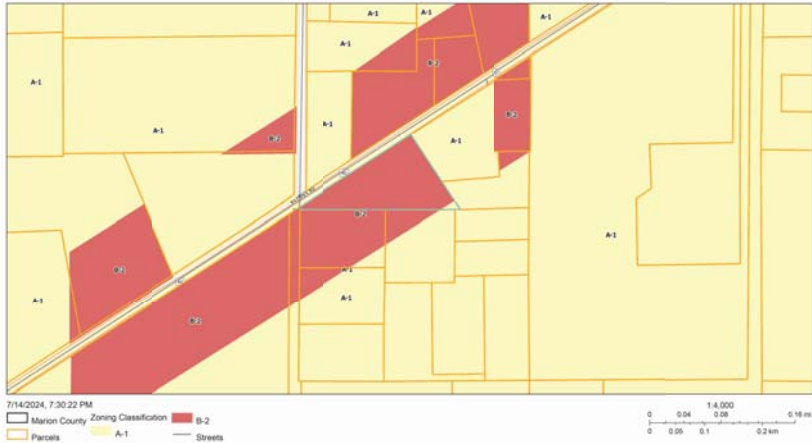
DATE

AUGUST 9, 2024

SHEET #

C0.00

Marion County Florida - zoning



7/14/2024, 7:30:22 PM  
 1:4,000  
 0 0.04 0.08 0.16 mi  
 0 0.05 0.1 0.2 km

Marion County Zoning Classification B-2  
 A-1  
 Parcels  
 Streets

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida - FLU



7/14/2024, 7:42:38 PM  
 1:4,000  
 0 0.04 0.08 0.16 mi  
 0 0.05 0.1 0.2 km

Marion County  
 Parcels  
 Future Land Use  
 Rural Land (1 du/10 ac)  
 Streets

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida - FLOOD ZONE



7/14/2024, 7:45:18 PM  
 1:4,000  
 0 0.04 0.08 0.16 mi  
 0 0.05 0.1 0.2 km

Marion County  
 Other Areas  
 X - 0.2% Annual Chance Flood  
 X - 1% Annual Chance Flood Less Than 1ft Average Depth  
 X - Areas Outside 0.2% Annual Chance Flood

Special Flood Hazard Areas - 1% Annual Chance Flood  
 A - No Base Flood Elevation Determined  
 AE - Base Flood Elevation Determined  
 Parcels  
 Streets

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida - CONTOURS



7/14/2024, 7:52:10 PM  
 1:4,000  
 0 0.04 0.08 0.16 mi  
 0 0.05 0.1 0.2 km

Marion County  
 Contours (1 FT)  
 Parcels  
 Streets

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

No Warranted Accuracy or Liability is provided for any information on this map. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

DRAWING CERTIFICATION

NOT FOR CONSTRUCTION

THIS IS A PRELIMINARY DRAWING AND SHOULD NOT BE USED FOR CONSTRUCTION.

Revision	Description	Date

**DRAWING TITLE**  
 EXISTING SITE INFORMATION

**PROJECT #** 2023044  
**DATE** AUGUST 9, 2024  
**SHEET #**

**C0.01**

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PAGE 1 OF 1  
**BOUNDARY SURVEY**

**LEGAL DESCRIPTION:**

BEGIN AT THE SW CORNER OF THE NORTH 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, AND RUN N 00 DEGREES 49' E., 16.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD # 40 THENCE N. 57 DEGREES 19' EAST, ALONG SAID RIGHT-OF-WAY LINE 770 FEET, THENCE S. 32 DEGREES 43' E., 517 FEET MORE OR LESS TO THE SOUTH LINE OF SAID NORTH 1/4 OF SW 1/4 NE 1/4, THENCE WEST ALONG SAID SOUTH LINE 820 FEET TO THE POINT BEGINNING.

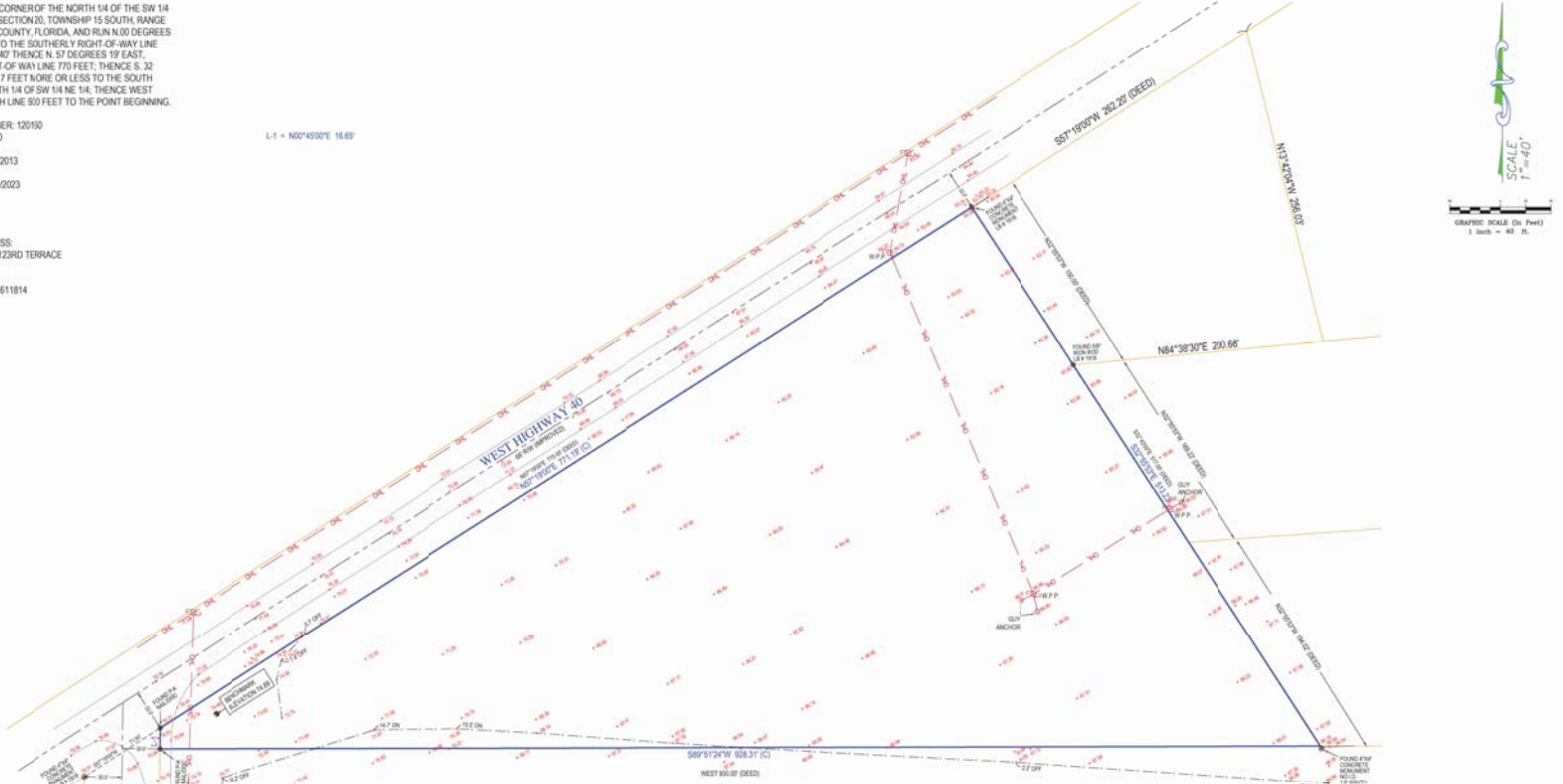
COMMUNITY NUMBER: 120150  
 PANEL: 12097C0040  
 SUFFIX: G  
 F.I.R.M. DATE: 6/18/2013  
 FLOOD ZONE: X  
 FIELD WORK: 11/30/2023

L-1 + N00°45'00"E 16.65'

CERTIFIED TO:  
 NONE, NONE, ;

PROPERTY ADDRESS:  
 XXX SOUTHWEST 123RD TERRACE  
 OCAHA, FL 34481

SURVEY NUMBER: 611814

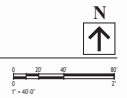


**SURVEY NOTES**  
 ASPHALT ROAD CROSSING PROPERTY LINE ON WESTERLY SIDE OF LOT  
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

ABBREVIATION DESCRIPTION		SYMBOL DESCRIPTIONS	
AA	ANCHOR EASMENT	CB	OFFICIAL RECEIVER BOOK
AC	AIR CONDITIONER	CP	PLAT
AB	BRAND MARK	CS	PLAY BOOK
BA	BRAND REFERENCE	CC	POINT OF CURVATURE
BT	CALCULATOR	CD	POINT OF BEGINNING
CA	CENTRAL SURVEILLANCE	CE	POINT OF COMMENCEMENT
CA	CONTRACT	CF	POINT OF TERMINATION
CS	DEED DESCRIPTION	CG	POINT OF REVERSE CURVE
CE	DRAINAGE EASMENT	CH	POINT OF INTERSECTION
CO	DRIVEWAY	CI	POINT OF TANGENCY
DA	DECK	CL	POINT OF TANGENCY
DB	DECK	CM	POINT OF TANGENCY
DC	DECK	CN	POINT OF TANGENCY
DD	DECK	CO	POINT OF TANGENCY
DE	DECK	CP	POINT OF TANGENCY
DF	DECK	CQ	POINT OF TANGENCY
DG	DECK	CR	POINT OF TANGENCY
DH	DECK	CS	POINT OF TANGENCY
DI	DECK	CT	POINT OF TANGENCY
DJ	DECK	CU	POINT OF TANGENCY
DK	DECK	CV	POINT OF TANGENCY
DL	DECK	CW	POINT OF TANGENCY
DM	DECK	CX	POINT OF TANGENCY
DN	DECK	CY	POINT OF TANGENCY
DO	DECK	CZ	POINT OF TANGENCY
DP	DECK	CA	POINT OF TANGENCY
DQ	DECK	CB	POINT OF TANGENCY
DR	DECK	CC	POINT OF TANGENCY
DS	DECK	CD	POINT OF TANGENCY
DT	DECK	CE	POINT OF TANGENCY
DU	DECK	CF	POINT OF TANGENCY
DV	DECK	CG	POINT OF TANGENCY
DW	DECK	CH	POINT OF TANGENCY
DX	DECK	CI	POINT OF TANGENCY
DY	DECK	CJ	POINT OF TANGENCY
DZ	DECK	CK	POINT OF TANGENCY
EA	ELECTRIC	CL	POINT OF TANGENCY
EB	ELECTRIC	CM	POINT OF TANGENCY
EC	ELECTRIC	CN	POINT OF TANGENCY
ED	ELECTRIC	CO	POINT OF TANGENCY
EE	ELECTRIC	CP	POINT OF TANGENCY
EF	ELECTRIC	CQ	POINT OF TANGENCY
EG	ELECTRIC	CR	POINT OF TANGENCY
EH	ELECTRIC	CS	POINT OF TANGENCY
EI	ELECTRIC	CT	POINT OF TANGENCY
EJ	ELECTRIC	CU	POINT OF TANGENCY
EK	ELECTRIC	CV	POINT OF TANGENCY
EL	ELECTRIC	CW	POINT OF TANGENCY
EM	ELECTRIC	CX	POINT OF TANGENCY
EN	ELECTRIC	CY	POINT OF TANGENCY
EO	ELECTRIC	CZ	POINT OF TANGENCY
EP	ELECTRIC	CA	POINT OF TANGENCY
EQ	ELECTRIC	CB	POINT OF TANGENCY
ER	ELECTRIC	CC	POINT OF TANGENCY
ES	ELECTRIC	CD	POINT OF TANGENCY
ET	ELECTRIC	CE	POINT OF TANGENCY
EU	ELECTRIC	CF	POINT OF TANGENCY
EV	ELECTRIC	CG	POINT OF TANGENCY
EW	ELECTRIC	CH	POINT OF TANGENCY
EX	ELECTRIC	CI	POINT OF TANGENCY
EY	ELECTRIC	CJ	POINT OF TANGENCY
EZ	ELECTRIC	CK	POINT OF TANGENCY
FA	FOUND FOOTING	CL	POINT OF TANGENCY
FB	FOUND FOOTING	CM	POINT OF TANGENCY
FC	FOUND FOOTING	CN	POINT OF TANGENCY
FD	FOUND FOOTING	CO	POINT OF TANGENCY
FE	FOUND FOOTING	CP	POINT OF TANGENCY
FF	FOUND FOOTING	CQ	POINT OF TANGENCY
FG	FOUND FOOTING	CR	POINT OF TANGENCY
FH	FOUND FOOTING	CS	POINT OF TANGENCY
FI	FOUND FOOTING	CT	POINT OF TANGENCY
FJ	FOUND FOOTING	CU	POINT OF TANGENCY
FK	FOUND FOOTING	CV	POINT OF TANGENCY
FL	FOUND FOOTING	CW	POINT OF TANGENCY
FM	FOUND FOOTING	CX	POINT OF TANGENCY
FN	FOUND FOOTING	CY	POINT OF TANGENCY
FO	FOUND FOOTING	CZ	POINT OF TANGENCY
FP	FOUND FOOTING	CA	POINT OF TANGENCY
FQ	FOUND FOOTING	CB	POINT OF TANGENCY
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FT	FOUND FOOTING	CE	POINT OF TANGENCY
FU	FOUND FOOTING	CF	POINT OF TANGENCY
FV	FOUND FOOTING	CG	POINT OF TANGENCY
FW	FOUND FOOTING	CH	POINT OF TANGENCY
FX	FOUND FOOTING	CI	POINT OF TANGENCY
FY	FOUND FOOTING	CJ	POINT OF TANGENCY
FZ	FOUND FOOTING	CK	POINT OF TANGENCY
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GR	GENERAL EASEMENT	CM	POINT OF TANGENCY
GS	GENERAL EASEMENT	CN	POINT OF TANGENCY
GT	GENERAL EASEMENT	CO	POINT OF TANGENCY
GU	GENERAL EASEMENT	CP	POINT OF TANGENCY
GV	GENERAL EASEMENT	CQ	POINT OF TANGENCY
GW	GENERAL EASEMENT	CR	POINT OF TANGENCY
GX	GENERAL EASEMENT	CS	POINT OF TANGENCY
GY	GENERAL EASEMENT	CT	POINT OF TANGENCY
GA	GENERAL EASEMENT	CU	POINT OF TANGENCY
GB	GENERAL EASEMENT	CV	POINT OF TANGENCY
GC	GENERAL EASEMENT	CW	POINT OF TANGENCY
GD	GENERAL EASEMENT	CX	POINT OF TANGENCY
GE	GENERAL EASEMENT	CY	POINT OF TANGENCY
GF	GENERAL EASEMENT	CZ	POINT OF TANGENCY
GF	GENERAL EASEMENT	CA	POINT OF TANGENCY
GG	GENERAL EASEMENT	CB	POINT OF TANGENCY
GH	GENERAL EASEMENT	CC	POINT OF TANGENCY
GI	GENERAL EASEMENT	CD	POINT OF TANGENCY
GO	GENERAL EASEMENT	CE	POINT OF TANGENCY
GP	GENERAL EASEMENT	CF	POINT OF TANGENCY
GQ	GENERAL EASEMENT	CG	POINT OF TANGENCY
GR	GENERAL EASEMENT	CH	POINT OF TANGENCY
GS	GENERAL EASEMENT	CI	POINT OF TANGENCY
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GU	GENERAL EASEMENT	CF	POINT OF TANGENCY
GV	GENERAL EASEMENT	CG	POINT OF TANGENCY
GW	GENERAL EASEMENT	CH	POINT OF TANGENCY
GX	GENERAL EASEMENT	CI	POINT OF TANGENCY
GY	GENERAL EASEMENT	CJ	POINT OF TANGENCY
GA	GENERAL EASEMENT	CK	POINT OF TANGENCY
GB	GENERAL EASEMENT	CL	POINT OF TANGENCY
GC	GENERAL EASEMENT	CM	POINT OF TANGENCY
GD	GENERAL EASEMENT	CN	POINT OF TANGENCY
GE	GENERAL EASEMENT	CO	POINT OF TANGENCY
GF	GENERAL EASEMENT	CP	POINT OF TANGENCY
GF	GENERAL EASEMENT	CQ	POINT OF TANGENCY
GG	GENERAL EASEMENT	CR	POINT OF TANGENCY
GH	GENERAL EASEMENT	CS	POINT OF TANGENCY
GI	GENERAL EASEMENT	CT	POINT OF TANGENCY
GO	GENERAL EASEMENT	CU	POINT OF TANGENCY
GP	GENERAL EASEMENT	CV	POINT OF TANGENCY
GQ	GENERAL EASEMENT	CW	POINT OF TANGENCY
GR	GENERAL EASEMENT	CX	POINT OF TANGENCY
GS	GENERAL EASEMENT	CY	POINT OF TANGENCY
GT	GENERAL EASEMENT	CZ	POINT OF TANGENCY
GU	GENERAL EASEMENT	CA	POINT OF TANGENCY
GV	GENERAL EASEMENT	CB	POINT OF TANGENCY
GW	GENERAL EASEMENT	CC	POINT OF TANGENCY
GX	GENERAL EASEMENT	CD	POINT OF TANGENCY
GY	GENERAL EASEMENT	CE	POINT OF TANGENCY
GA	GENERAL EASEMENT	CF	POINT OF TANGENCY
GB	GENERAL EASEMENT	CG	POINT OF TANGENCY
GC	GENERAL EASEMENT	CH	POINT OF TANGENCY
GD	GENERAL EASEMENT	CI	POINT OF TANGENCY
GE	GENERAL EASEMENT	CJ	POINT OF TANGENCY
GF	GENERAL EASEMENT	CK	POINT OF TANGENCY
GF	GENERAL EASEMENT	CL	POINT OF TANGENCY
GG	GENERAL EASEMENT	CM	POINT OF TANGENCY
GH	GENERAL EASEMENT	CN	POINT OF TANGENCY
GI	GENERAL EASEMENT	CO	POINT OF TANGENCY
GO	GENERAL EASEMENT	CP	POINT OF TANGENCY
GP	GENERAL EASEMENT	CQ	POINT OF TANGENCY
GQ	GENERAL EASEMENT	CR	POINT OF TANGENCY
GR	GENERAL EASEMENT	CS	POINT OF TANGENCY
GS	GENERAL EASEMENT	CT	POINT OF TANGENCY
GT	GENERAL EASEMENT	CU	POINT OF TANGENCY
GU	GENERAL EASEMENT	CV	POINT OF TANGENCY
GV	GENERAL EASEMENT	CW	POINT OF TANGENCY
GW	GENERAL EASEMENT	CX	POINT OF TANGENCY
GX	GENERAL EASEMENT	CY	POINT OF TANGENCY
GY	GENERAL EASEMENT	CZ	POINT OF TANGENCY
GA	GENERAL EASEMENT	CA	POINT OF TANGENCY
GB	GENERAL EASEMENT	CB	POINT OF TANGENCY
GC	GENERAL EASEMENT	CC	POINT OF TANGENCY
GD	GENERAL EASEMENT	CD	POINT OF TANGENCY
GE	GENERAL EASEMENT	CE	POINT OF TANGENCY
GF	GENERAL EASEMENT	CF	POINT OF TANGENCY
GF	GENERAL EASEMENT	CG	POINT OF TANGENCY
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GU	GENERAL EASEMENT	CP	POINT OF TANGENCY
GV	GENERAL EASEMENT	CQ	POINT OF TANGENCY
GW	GENERAL EASEMENT	CR	POINT OF TANGENCY
GX	GENERAL EASEMENT	CS	POINT OF TANGENCY
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GC	GENERAL EASEMENT	CW	POINT OF TANGENCY
GD	GENERAL EASEMENT	CX	POINT OF TANGENCY
GE	GENERAL EASEMENT	CY	POINT OF TANGENCY
GF	GENERAL EASEMENT	CZ	POINT OF TANGENCY
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GR	GENERAL EASEMENT	CH	POINT OF TANGENCY
GS	GENERAL EASEMENT	CI	POINT OF TANGENCY
GT	GENERAL EASEMENT	CJ	POINT OF TANGENCY



1 SITE CONCEPT PLAN  
 T = 40'-0"



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REVISION	Number	Description	Date

DRAWING TITLE  
**SITE CONCEPT PLAN**

PROJECT # 2023044  
 DATE AUGUST 9, 2024  
 SHEET #

**C10.00**

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# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2024-16784

**Agenda Date:** 9/30/2024

**Agenda No.:** 8.1.

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**SUBJECT:**

**Planning & Zoning Commission Items for September 30, 2024**  
**Marion County Growth Services Department**

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