

November 14, 2024

PROJECT NAME: SPRUCE CREEK SOUTH - JOHNSON 6014-018-016

PROJECT NUMBER: 2024100066

APPLICATION: DRC WAIVER REQUEST #32139

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU water & sewer customer already
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 406 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.
Note: The applicant owns a 0.21-acre lot (PID 6014-018-016) in the Spruce Creek South XIV subdivision. There is 2,930 sf existing impervious coverage on the site. The project proposes to add 176 sf of impervious coverage. The Spruce Creek South XIV subdivision assumes 2,700 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



**Marion County
Board of County Commissioners**

AR# 32139

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: 10/22/24 Parcel Number(s): 6014-018-016 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SPRUCE CREEK SOUTH 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): Adicta B Johnson
Signature: Adicta B Johnson
Mailing Address: 9584 SE 174th Place Rd City: Florida Summerfield
State: FL Zip Code: 34491 Phone # (41) 352-245-2119 570-807-1633
Email address: Polishperfect@aol.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): Adicta B Johnson Contact Name: Adi 352-245-2119/570-807-1633
Mailing Address: 9584 SE 174th Place Rd City: Summerfield
State: FL Zip Code: 34491 Phone # _____
Email address: Polishperfect@aol.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 2.21.1.A(1) - Major site Plan
Reason/Justification for Request (be specific): Allowed 2700 square feet, already at 2930 sq. feet waiver to add another 176 sq. feet to complete bird cage

DEVELOPMENT REVIEW USE:

Received By: Walk in CF Date Processed: 10/29/2024 Project # 2024-10-00166 AR # 32139
10/22/24 JAM

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): _____

APPROX
2 MONTHS

ROBERT C. ROBEY CONCRETE
3523 LAKE GRIFFIN RD
LADY LAKE, FL 32159
352-753-2462

419900

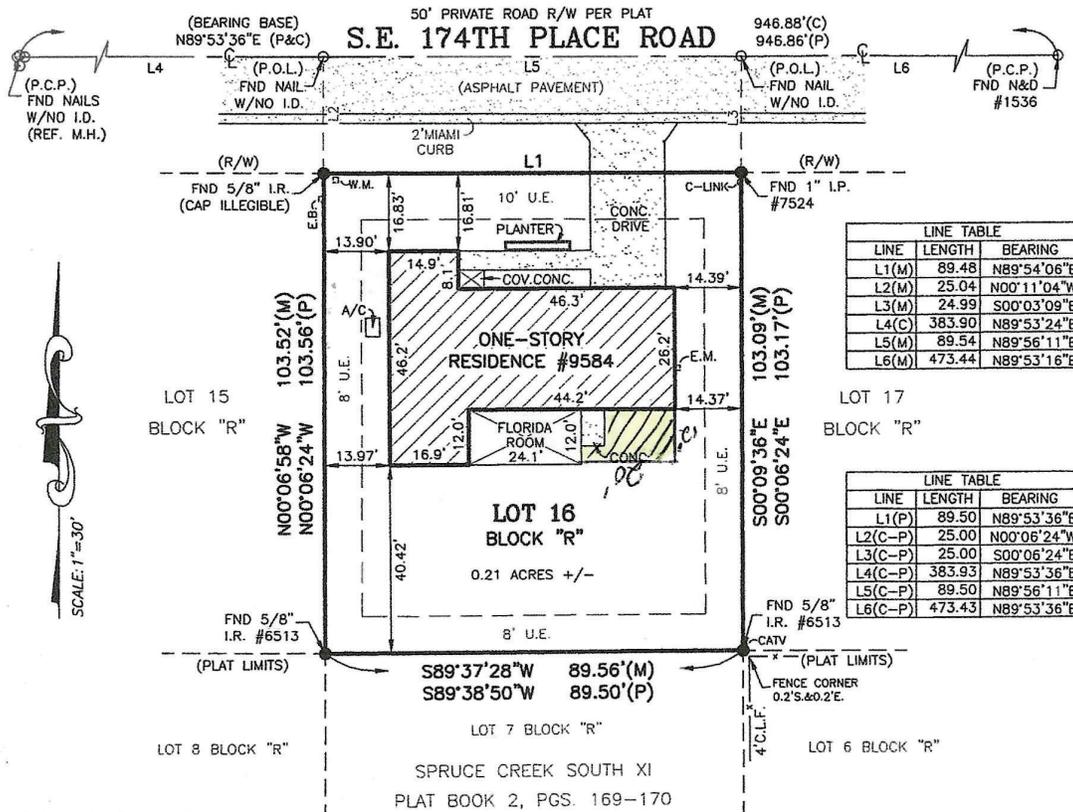
CUSTOMER'S ORDER NO.		DEPARTMENT		DATE 9-9-24		
NAME Adli Johnson 352-245-2119						
ADDRESS 9584 SE 174th Pl Rd						
CITY, STATE, ZIP Summerfield (Spruce Creek South)						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	20' x 12' Slab for Future Bird Cage		
2	thicken edge 8" x 8" w/ 1 #5 REBAR		
3	(Pour around existing 6x8 painted slab)		
4	Cap/move necessary sprinkler		3200
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15	Concrete to be 4" thick, reinforced w/ fiber.		
16	Price includes material, labor & taxes.		
17	Marianna County Permit		300.00
18	Termite Treatment of Marianna County Requirement		75.00
RECEIVED BY		TOTAL	# 3575.00

BOUNDARY SURVEY

PROPERTY DESCRIPTION

LOT 16, BLOCK R, SPRUCE CREEK SOUTH XIV, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 3, PAGE(S) 38 AND 39, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LINE	LENGTH	BEARING
L1(M)	89.48	N89°54'06"E
L2(M)	25.04	N00°11'04"W
L3(M)	24.99	S00°03'09"E
L4(C)	383.90	N89°53'24"E
L5(M)	89.54	N89°56'11"E
L6(M)	473.44	N89°53'16"E

LINE	LENGTH	BEARING
L1(P)	89.50	N89°53'36"E
L2(C-P)	25.00	N00°06'24"W
L3(C-P)	25.00	S00°06'24"E
L4(C-P)	383.93	N89°53'36"E
L5(C-P)	89.50	N89°56'11"E
L6(C-P)	473.43	N89°53'36"E

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
- NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD. SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.
- BEARINGS ARE BASED ON THE CENTER LINE OF S.E. 174TH PLACE ROAD, ASSUMED AS BEING N.89°53'36"E, PER PLAT.
- ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY AND UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL #12083C0905D, DATED AUGUST 28, 2008, MARION COUNTY, FLORIDA.

CERTIFIED TO:

ADICTA JOHNSON AND JAMES JOHNSON
FREEDOM TITLE & ESCROW COMPANY, LLC
STEWART TITLE GUARANTY COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Joseph M. Stokes, Jr.
Professional Surveyor and Mapper
Florida Registration Number 5507

This survey is not covered by Professional Liability Insurance.

LEGEND AND ABBREVIATIONS:			
Δ	DELTA	P.C.	POINT OF CURVATURE
⊕	CENTER LINE	P.C.C.	POINT OF COMPOUND CURVATURE
A/C	AIR CONDITIONER	P.C.P.	PERMANENT CONTROL POINT
B.M.	BENCH MARK	Pg.	FACE
CATV	CABLE TELEVISION RISER	P.I.	POINT OF INTERSECTION
C.B.	CHORD BEARING	P.O.B.	POINT OF BEGINNING
C.B.S.	CONCRETE BLOCK STRUCTURE	P.O.C.	POINT OF COMMENCEMENT
C.B.W.	CONCRETE BLOCK WALL	P.O.L.	POINT ON LINE
C.L.F.	CHAIN LINKED FENCE	P.P.	POWER POLE/SERVICE POLE
C-LINK	CENTURY-LINK RISER	P.R.C.	POINT OF REVERSE CURVATURE
C.M.	CONCRETE MONUMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
CONC.	CONCRETE	P.T.	POINT OF TANGENCY
COV.	COVERED	R.	RADIUS
C&G	CURB & GUTTER	RAD.	RADIAL
D.E.	DRAINAGE EASEMENT	R.P.	RADIUS POINT
E.B.	ELECTRIC BOX (ELEC.)	R/W	RIGHT-OF-WAY
E.M.	ELECTRIC METER	S/W	SIDEWALK
EASE.	EASEMENT	SO. FT.	SQUARE FEET
F.H.	FIRE HYDRANT	T.B.	TANGENT BEARING
FND	FOUND	TELE.	TELEPHONE RISER
G.M.	GAS METER	TRANS.	TRANSFORMER PAD
H.W.F.	HOG WIRE FENCE	TR.	TYPICAL
I.R.	IRON ROD (SIZE NOTED)	U.E.	UTILITY EASEMENT
L.	ARC LENGTH	W.F.	WOOD FENCE
L.P.	LIGHT POLE	W.F.S.W.E.	WALL/FENCE & STORMWATER EASE.
M.H.	MANHOLE	W.M.	WATER METER
NO I.D.	NO IDENTIFICATION	W.V.	WATER VALVE (OR VALVE AS NOTED)
N&D	NAIL AND DISC	(C)	CALCULATED
OVH.	OVERHEAD LINE	(D)	DEED
PAVE.	PAVEMENT	(M)	MEASURED
P.B.	PLAT BOOK	(P)	PLAT

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	P.A.	7/15/24	P.A./D.H.	07/16/24
CHECKED BY: J.M.S. JR. SHEET NUMBER 1 OF 1				
JOB NUMBER: 24-384 CADD DWG. FILE: 24-384.DWG				
www.SAA-survey.com Info@SAA-survey.com LB 7524				
P.O. BOX 4112 BELLEVUE, FLORIDA 34421 PH. (352) 205-9488 FAX (866) 480-6733				

Adicta Johnson

James Johnson