



**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

July 29, 2025

PROJECT NAME: PLAYGROUND

PROJECT NUMBER: 2025070022

APPLICATION: DRC WAIVER REQUEST #33055

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to stormwater
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Parcel 8010-0933-03 is located within the Marion County Utility Service Area and has immediate access to public water. The proposed project is for a playground, and no additional water or sewer demands are indicated that would necessitate utility connection at this time.

Marion County Utilities has no objections to the waiver request for the Major Site Plan, as the proposed playground location does not impact existing or future utility infrastructure.

Parcel is situated within the Secondary Springs Protection Zone and lies outside the Urban Growth Boundary.

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A Major Site Plan  
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 total impervious overage on the property. 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. 4) The applicant will need to a) verify through a boundary survey that the concrete slab is not located within the drainage easement and b) remove any portion of the impervious area located within the drainage easement.

The applicant owns a 0.23 -acre parcel (8010-0933-03) and according to the MCPA, there is approximately 3,084 sf existing impervious area on-site. The applicant needs to address the 750 sf of impervious area added without a permit added for a playground. The total existing and proposed impervious area is 3,834 sf. The site will be approximately 328 sf over the allowed 35% (3,506 sf) per the Marion County LDC. According to code case 987617, a portion of the concrete slab is located within the drainage easement along the eastern property line which appears to be accurate according to the 2024 aerials. There is a Flood Prone Area on the property. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

13129SW 78 circle Ocala 3447 X

Show search results for 131...



100 Feet

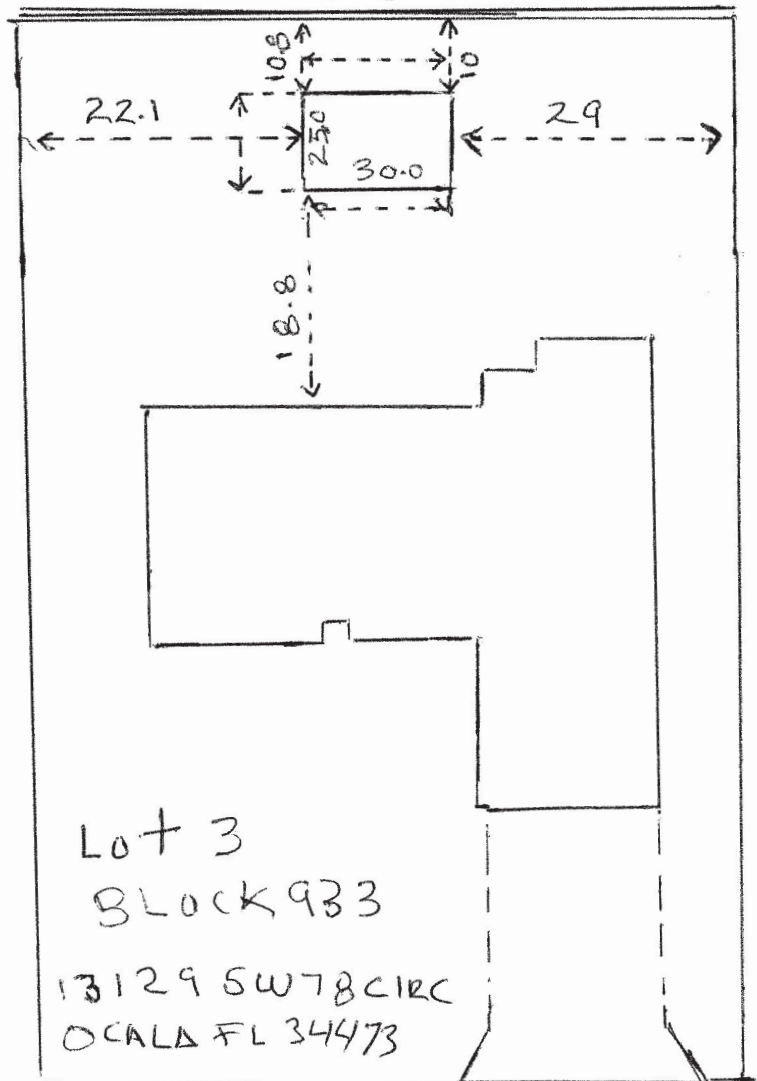


St SW 79th Circ

Next Lot

MEUSION = 30.00 X 25.00  
SQUARE FOOTAGE =

FENCE



72074

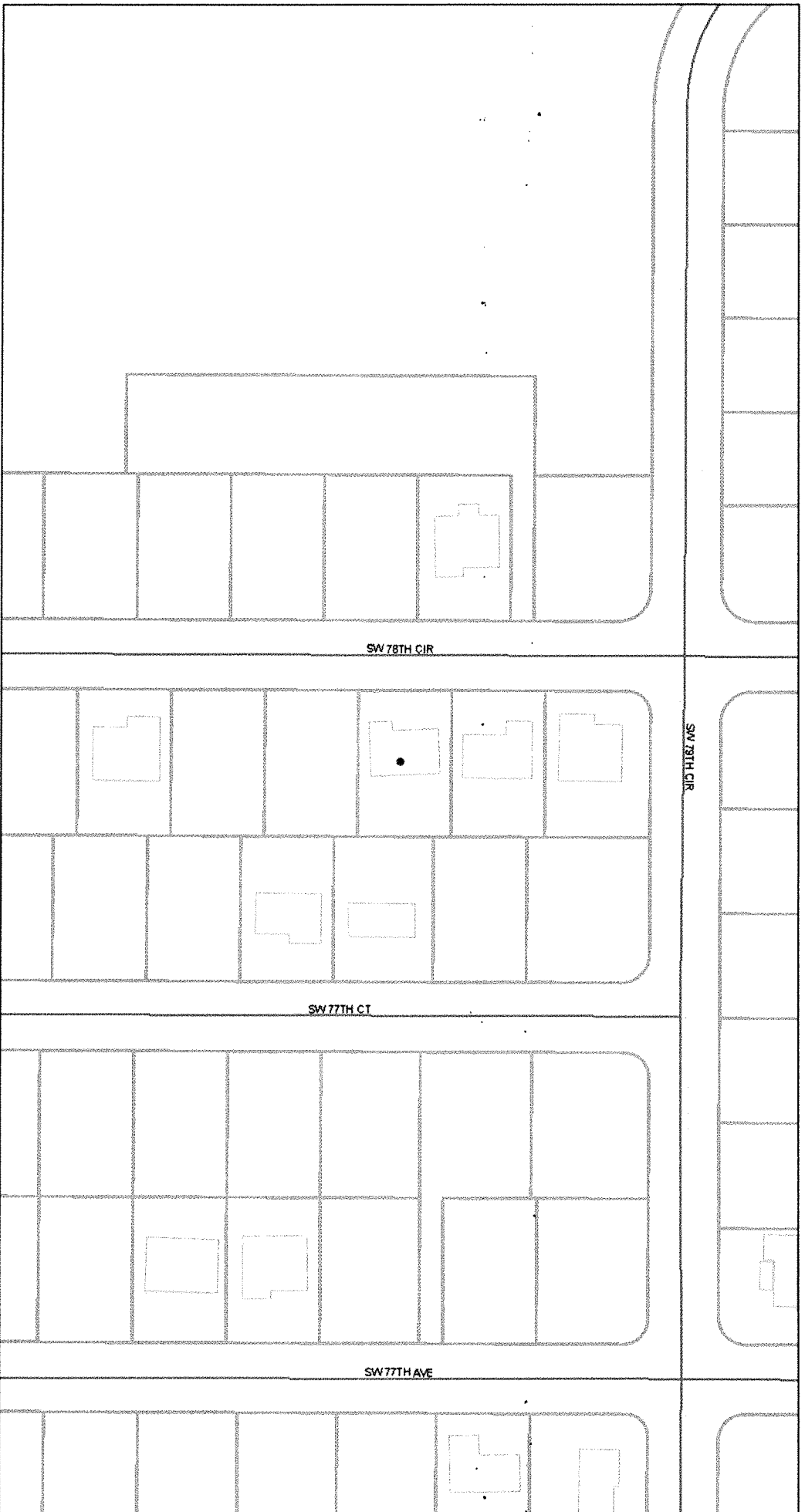
129 SW 78 CIRC  
OCALA FL 34473

Lot 3  
Block 933

Lot 3  
Block 933  
13129 SW 78 CIRC  
OCALA FL 34473

SW 78th Circ

# Marion County Florida - Interactive Map



7/1/2025, 2:01:47 PM

Marion County

Parcels

Streets

Marion County Property Appraiser, Marion County BOCC

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.

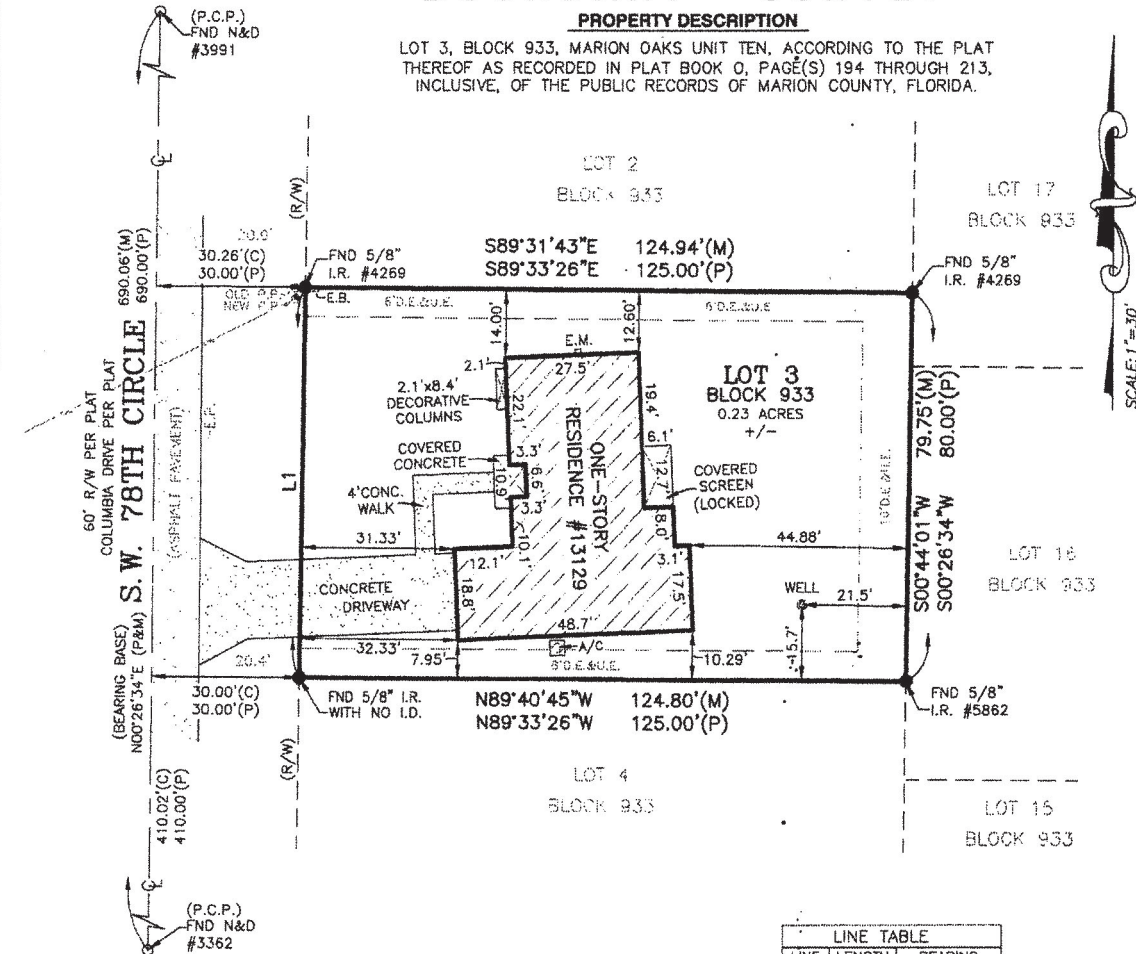
Marion County Board of County Commissioners



# BOUNDARY SURVEY

## PROPERTY DESCRIPTION

LOT 3, BLOCK 933, MARION OAKS UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE(S) 194 THROUGH 213, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



## SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
3. 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.
4. BEARINGS ARE BASED ON THE CENTER LINE OF S.W. 78TH CIRCLE, ASSUMED AS BEING N.00°26'34"E, PER PLAT.
5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY AND UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
6. 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 #12083C0715D, DATED AUGUST 28, 2008, MARION COUNTY, FLORIDA.

## 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.         | PAGE                            |
| 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                 | SQ. 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           | TYP.        | TYPICAL                         |
| I.R.    | IRON ROD (SIZE NOTED)    | U.E.        | UTILITY EASEMENT                |
| I.P.    | IRON PIPE                | W.F.        | WOOD FENCE                      |
| L       | ARC LENGTH               | W.F./S.W.E. | WALL/FENCE & STORMWATER EASE.   |
| L.P.    | LIGHT POLE               | W.M.        | WATER METER                     |
| M.H.    | MANHOLE                  | W.V.        | WATER VALVE (OR VALVE AS NOTED) |
| NO I.D. | NO IDENTIFICATION        | (C)         | CALCULATED                      |
| N&D     | NAIL AND DISC            | (D)         | DEED                            |
| PAVE.   | PAVEMENT                 | (M)         | MEASURED                        |
| P.B.    | PLAT BOOK                | (P)         | PLAT                            |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1(M)      | 80.07  | N00°37'37"E |
| L1(P)      | 80.00  | N00°26'34"E |

## CERTIFIED TO:

SARAI VAZQUEZ ACOSTA

SIGNATURE MORTGAGE

1ST QUALITY TITLE, LLC

FIDELITY NATIONAL TITLE INSURANCE COMPANY

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 41-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.27, FLORIDA STATUTES.

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

This survey is not covered by Professional Liability Insurance.

| COMMENTS        | FIELD DATE         | OFFICE DATE        |
|-----------------|--------------------|--------------------|
| BOUNDARY SURVEY | J.S./B.R. 11/29/17 | D.H./P.A. 11/29/17 |

|                        |                             |
|------------------------|-----------------------------|
| CHECKED BY: J.M.S. JR. | SHEET NUMBER 1 OF 1         |
| JOB NUMBER: 17-1069    | CADD DWG. FILE: 17-1069.DWG |

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LB 7524

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