



Marion County

Development Review Committee

Meeting Agenda

Monday, January 5, 2026

9:00 AM

Office of the County Engineer

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. December 29, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. Marion Oaks Townhomes - Major Site Plan**
Parcel # 8004-0433-19 #32203
Clymer Farner Barley, Inc.
- 6. SCHEDULED ITEMS:**

**6.1. Rimes Pool - Waiver to Major Site Plan
Parcel #15173-011-07 STA-000077-2025
Rogers Engineering, LLC**

LDC 2.21.1.C/D/E - Stormwater Compliance

CODE states C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel

greater than or equal to ten acres.(2) Are a minimum of 200 feet from all property lines.(3)If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem.

APPLICANT request for swimming pool to be constructed on existing concrete pad.

6.2. Proposed Commercial Development - Waiver to Major Site Plan
Parcel # 3758-030-001 STA-000004-2025
Lindsey Klein

LDC 6.8.6K(4) Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT request - We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side. In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment. Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor. We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.

6.3. Bahia Terrace - Waiver to Major Site Plan
Parcel #9007-0088-15 #33582
Aldo Alvarez

LDC 2.20.1.B - Minor Site Plan

CODE states a Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

APPLICANT requests waiver because the proposed project includes a total impervious area of 8,600 square feet which is below the 9,000 square foot threshold established in the Marion County Land Development Code (Article 2, Division 20 - Minor Site Plan). Given that the impervious area does not meet the minimum requirement for a Minor Site Plan, we respectfully request a waiver of the Minor Site Plan submittal. The proposed improvements are minimal, will not create additional drainage or environmental impacts beyond existing conditions.

**6.4. Bagwell Family Division - Family Division Waiver Request
Parcel #12479-000-00 Fam Div 000074-2025
Brad A. Bagwell**

LDC 2.16.1.B(10) - Family Division

CODE states 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 request - Family division creating ~5-acre tract for primary structure, for his daughter, Alana Bagwell.

**6.5. Mooney Family Division -Family Division Waiver Request
Parcel #37838-000-00 Fam Div -000109-2025
Richard Mooney**

LDC 2.16.1.B(10) - Family Division

CODE states 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 request - Give the front 3.29 acres to Mellisa Batterbee, the back 4.71 acres to Richard Mooney.

- 7. CONCEPTUAL REVIEW ITEMS:**
- 8. DISCUSSION ITEMS:**
 - 8.1. Department Review Sign-offs**
- 9. OTHER ITEMS:**
- 10. ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21701

Agenda Date: 1/5/2026

Agenda No.: 3.1.

SUBJECT:
December 29, 2025



Marion County

Development Review Committee

Meeting Minutes

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

Monday, December 29, 2025

9:00 AM

Office of the County Engineer

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)
Cheryl Bulter (Community Services) for Chuck Varadin (Growth Services Director)
Josh Kramer (MCU) for Tony Cunningham (Utilities Director)

OTHERS PRESENT:)

Kevin Vickers (Office of the County Engineer)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. December 22, 2025

Motion by Ken McCann to approve the minutes, seconded by Josh Kramer

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

- 6.1. Jeffrey Denman - Waiver to Major Site Plan
Plan #STA-000118-2025 Parcel #45790-000-08
Jeffrey Denman**

LDC 6.14.2B1(a)

CODE states New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT request - I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.

Motion by Josh Kramer to deny, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. April 9, 2026, Staff Meeting will need to be moved or cancelled due to
Citizens Academy**

Motion by Cheryl Butler to un-table, seconded by Ken McCann

Motion carried 5-0

Motion by Steven Cohoon to find an alternate location, seconded by Michael Savage

Motion carried 5-0

- 8.2. Planning & Zoning Commission Items for (December 29, 2025)
Marion County Growth Services Department**

<<https://marionfl.legistar.com/Calendar.aspx>>

9. OTHER ITEMS:

Steven Cohoon stated his appreciation for Michael Savage during his time as DRC

Chairman.

Michael Savage stated there is always a way to work out a solution. Think about this as decisions are made at DRC meetings. Keep up the good work.

Motion by Josh Kramer to adjourn, seconded by Cheryl Butler

Motion carried 5-0

10.ADJOURN: 9:22 AM

Michael Savage, Chairman

Attest:

Sandi Sapp
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21702

Agenda Date: 1/5/2026

Agenda No.: 5.1.

SUBJECT:

Marion Oaks Townhomes - Major Site Plan

Parcel # 8004-0433-19 #32203

Clymer Farner Barley, Inc.



SUBMITTAL SUMMARY REPORT
32203

PLAN NAME: MARION OAKS TOWNHOMES

LOCATION:

APPLICATION DATE: 11/15/2024

PARCEL: 8004-0433-19

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/04/2025	11/12/2025	12/16/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/12/2025	11/19/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied Sheet 05 Master Plan has SW 31st Ct incorrectly labeled as 31st Ct. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		11/12/2025	12/16/2025	Approved
Comments	PER AARON POOL, SERVED WITH MCU FOR WASTEWATER PER COMMENT			
Fire Marshal (Plans) (Fire)		11/12/2025	11/19/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area YES 6.18.5 - Access Control Box Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000. YES 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments Although the proposed units may be considered townhomes under Florida Building Code, Marion County Fire Prevention has adopted the Florida Fire Prevention Code for the minimum building requirements for fire review and inspections by the State of Florida. Based on the information provided the residential units will not be individually parceled and sold as a town homes. Per the Florida Fire Prevention Code NFPA 101 Chapter 6.1.8.1.5 An Apartment Building is defined as a building or portion thereof containing three or more dwelling units with independent cooking and bathroom facilities. The buildings as proposed are apartments and will be required to have additional fire protection systems.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	11/12/2025	11/19/2025	Approved

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/12/2025	11/19/2025	Approved
Comments	YES 2.12.18 - All trees 10" DBH and larger YES 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements YES 6.7.6 - Tree removal submittal requirements YES 6.7.8 - Protected tree replacement requirements YES 6.7.9 - Replacement trees; general requirements YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) YES 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas YES 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities YES 6.8.10 - General planting requirements (specifications) YES 6.8.11 - Landscape installation YES 6.8.12 - Landscape completion inspection requirements YES 6.9.2 - Irrigation plan requirements (details, legend, notes) YES 6.9.3 - Irrigation design standards YES 6.9.5 - Irrigation system installation YES 6.9.6 - Completion inspection requirements YES 6.19.3 - Outdoor lighting plan requirements YES 6.19.4 - Exterior lighting design standards YES 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments Please submit Tree mitigation, Landscape and Irrigation plans for review			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 11/4/25-fee due with resubmittal 10/16/25-fee due with resubmittal 9/17/25-fee due with resubmittal 7/30/25-fee due with resubmittal 4/24/25-fee due with resubmittal 11/22/24-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodolgy fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 4/24/25-Corrected 11/22/24-Title block on ALL sheets denoting type of application(Major Site Plan); project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 4/24/25-Corrected 11/22/24-Not found on cover YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet 4/24/25-Corrected 11/22/24-Missing license number, and seal of licensed professional on each sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet 4/24/25-Corrected 11/22/24-Missing license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval 4/24/25-Corrected 11/22/24-Not found on cover YES 2.12.4.F(1) - Licensed Design Professional Certification: 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. 4/24/25-Corrected 11/22/24-Not found on cover YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 11/22/24-add waivers if requested in future YES 2.12.4.L(1) - Parcel number 4/24/25-Corrected 11/22/24-Not found on cover YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments 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.</p>			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/12/2025	11/26/2025	Informational
Comments	<p>Verified with Sunbiz and project list. HR 12/17/24// EMW 11.26.25</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>4</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <ol style="list-style-type: none">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." <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>YES 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.</p> <p>YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.</p>			
OCE Survey (Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
Comments	<p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p>			

SUBMITTAL SUMMARY REPORT (32203)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/12/2025	11/19/2025	Approved
<i>Comments</i>	<p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>N/A 2.12.20 - Phases of development</p> <p>N/A 2.12.30 - Route Plan</p> <p>N/A 2.12.38 - Maintenance of improvements</p> <p>YES 6.2.1.E - Drawing legend</p> <p>YES 6.11.3 - Traffic Impact Analysis 12/2/24 - A traffic statement on cover sheet based upon an ITE trip generation model for the proposed land use is minimally required.</p> <p>N/A 6.11.4.B - Cross access</p> <p>YES 6.11.4.E - Sight triangle</p> <p>YES 6.11.5 - Driveway access 12/2/24 - Median cross-over on Marion Oaks Blvd nearest proposed driveway will need to be removed.</p> <p>N/A 6.11.6 - Construction route</p> <p>N/A 6.11.9.A - Traffic signals</p> <p>YES 6.11.9.B - Traffic signs 12/2/24 - 1) Add right turn only plaque below stop sign. 2) Place one-way sign in median of Marion Oaks Blvd, centered across from driveway exit.</p> <p>YES 6.11.9.C - Pavement marking</p> <p>N/A 6.12.1.A - Transportation Facilities - Purpose and Intent</p> <p>N/A 6.12.2 - Right-of-way</p> <p>N/A 6.12.11 - Turn lanes</p> <p>YES 6.12.12 - Sidewalks 10/16/25 - The fee has not been paid and must be paid prior to final plan approval.</p> <p>9/14/25 - Thje DRC approved the fee in-lieu of sidewalk construction. The fee comes out to \$4,400.00 and must be paid prior to final plan approval.</p> <p>5/1/25 - Staff supports fee in-lieu-of waiver for sidewalks along Marion Oaks Blvd which must be approved by DRC. If approved, fee comes out to \$4,400.00 and must be paid prior to final approval.</p> <p>11/27/24 - Sidewalks are required along Marion Oaks Blvd and must provide on-site connectivity.</p> <p>N/A 6.12.13 - Utility position in right-of-way</p> <p>N/A Additional Traffic comments</p>			
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/12/2025	11/19/2025	Approved
<i>Comments</i>	Marion County Utilities will serve this parcel with both water and wastewater.			
<i>Recommendations</i>	Marion County Utilities will serve this parcel with both water and wastewater.			



**Marion County
Board of County Commissioners**

AR #32203

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: 11/14/2024

A. PROJECT INFORMATION:

Project Name: Marion Oaks Townhomes

Parcel Number(s): 8004-0433-19

Section 23 Township 17 Range 21 Land Use HR Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other

Type of Plan: MAJOR SITE PLAN

Property Acreage 0.92 Number of Lots n/a Miles of Roads n/a

Location of Property with Crossroads Approximately 300 LF south of the intersection of Marion Oaks Manor and Marion Oaks BLVD

Additional information regarding this submittal: The applicant is proposing 14 townhome units on approximately

0.92 acres. The site will not be platted. Developer will own and maintain all units.

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: Clymer Farner Barley, Inc. Contact Name: Tyler Counts, P.E.

Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785

Phone # 352-748-3126 Alternate Phone #

Email(s) for contact via ePlans: trayborn@cfb-inc.com & tcounts@cfb-inc.com

☐ **Surveyor:**

Firm Name: Clymer Farner Barley, LLC. Contact Name: James Hunter Blair

Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785

Phone # 352-748-3126 Alternate Phone #

Email(s) for contact via ePlans: trayborn@cfb-inc.com & tcounts@cfb-inc.com

Property Owner:

Owner: MolUnity Homes LLC. Contact Name: Juan Ortega, Manager

Mailing Address: 755 Crandon Blvd City: Key Biscayne State: FL Zip Code: 33149

Phone # 305-497-5036 Alternate Phone #

Email address: jortega@landtraders.us

Developer:

Developer: MolUnity Homes LLC. Contact Name: Juan Ortega, Manager

Mailing Address: 755 Crandon Blvd City: Key Biscayne State: FL Zip Code: 33149

Phone # 305-497-5036 Alternate Phone #

Email address: jortega@landtraders.us

Revised 6/2021

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	20203	2024.11.05	IN REVIEW
FDEP 102 GENERAL			
FDEP WASTEWATER			

DATE	REVISIONS	BY
10-10-25	MARION COUNTY PLAN #4	ME

LIST OF APPROVED WAIVERS

LOC 6.12.12.D. SIDEWALKS - FEE-IN-LIEU OF WAIVER - APPROVED 2024-09-03

TRAFFIC IMPACT SUMMARY

TIME PERIOD	ITE TRIP GENERATION RATE	PROJECT TRIPS
WEEKDAY DAILY	8.74 TRIPS / DU	44
WEEKDAY AM PEAK HOUR	0.47 TRIPS / DU	7
WEEKDAY PM PEAK HOUR	0.57 TRIPS / DU	8

MAJOR SITE PLAN OF MARION OAKS TOWNHOMES

PROJECT TEAM

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7113 ALFORD AVENUE
KEY BICAKNE, FL 33149
JUAN D. ORTEGA
(305) 435-1331
CIVIL ENGINEER
CLYMER FARNER BARLEY, INC.
7113 ALFORD AVENUE
MIDDLETON, FL 34402
TYLER D. COULTER, P.E.
FL LIC. NO. 98025
(850) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7113 ALFORD AVENUE
MIDDLETON, FL 34402
JAMES H. BLAIR, PSM
FL REG. NO. 6917

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11805 SELLERS HIGHWAY 441
BELLVIEW, FL 34426
(352) 307-6000
ELECTRICAL POWER UTILITIES
SUMMIT ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 801
SUMMITVILLE, FL 32085
(904) 793-3801, EXT. 1330

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE



VICINITY MAP

SUBJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
SECTION 23, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 8004-0433-19
FLU: HIGH RESIDENTIAL

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	PRE-DEVELOPMENT BASIN MAP
04	POST-DEVELOPMENT BASIN MAP
05	MASTER PLAN
06	SITE PLAN
07	GRADING & DRAINAGE PLAN
08	UTILITY PLAN
09	FORCE MAIN EXTENSION P&P
10	FORCE MAIN & WATER SERVICE CROSSING P&P
11	DETAILS
12	UTILITY DETAILS
13	ADS STORMTECH DETAILS
14	LIFT STATION DETAILS
EC-1	EROSION CONTROL PLAN

NOTE:
REFERENCE TO THE WORK AS SHOWN ON THE APPROVED PLANS
SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE
OFFICE OF THE COUNTY ENGINEER.

AREAS FOR TOTAL SITE (BASED ON ROOFTOP, NOT INTERIOR SQ. FOOTAGE)
PROPOSED BUILDINGS - 11,851 SQ. FT. (31.56 AC) 38.4%
PROPOSED CONCRETE - 3,138 SQ. FT. (0.07 AC) 1.0%
PROPOSED ASPHALT - 4,851 SQ. FT. (0.11 AC) 1.5%
TOTAL IMPROVEMENTS AREA - 19,840 SQ. FT. (0.45 AC) 6.3%
TOTAL OPEN SPACE - 40,160 SQ. FT. (0.92 AC) 10.7%
TOTAL AREA - 60,000 SQ. FT. (1.37 AC) 17.0%
TYPICAL SLOPE - 4% TO 12%

LICENSED DESIGN PROFESSIONAL CERTIFICATION

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

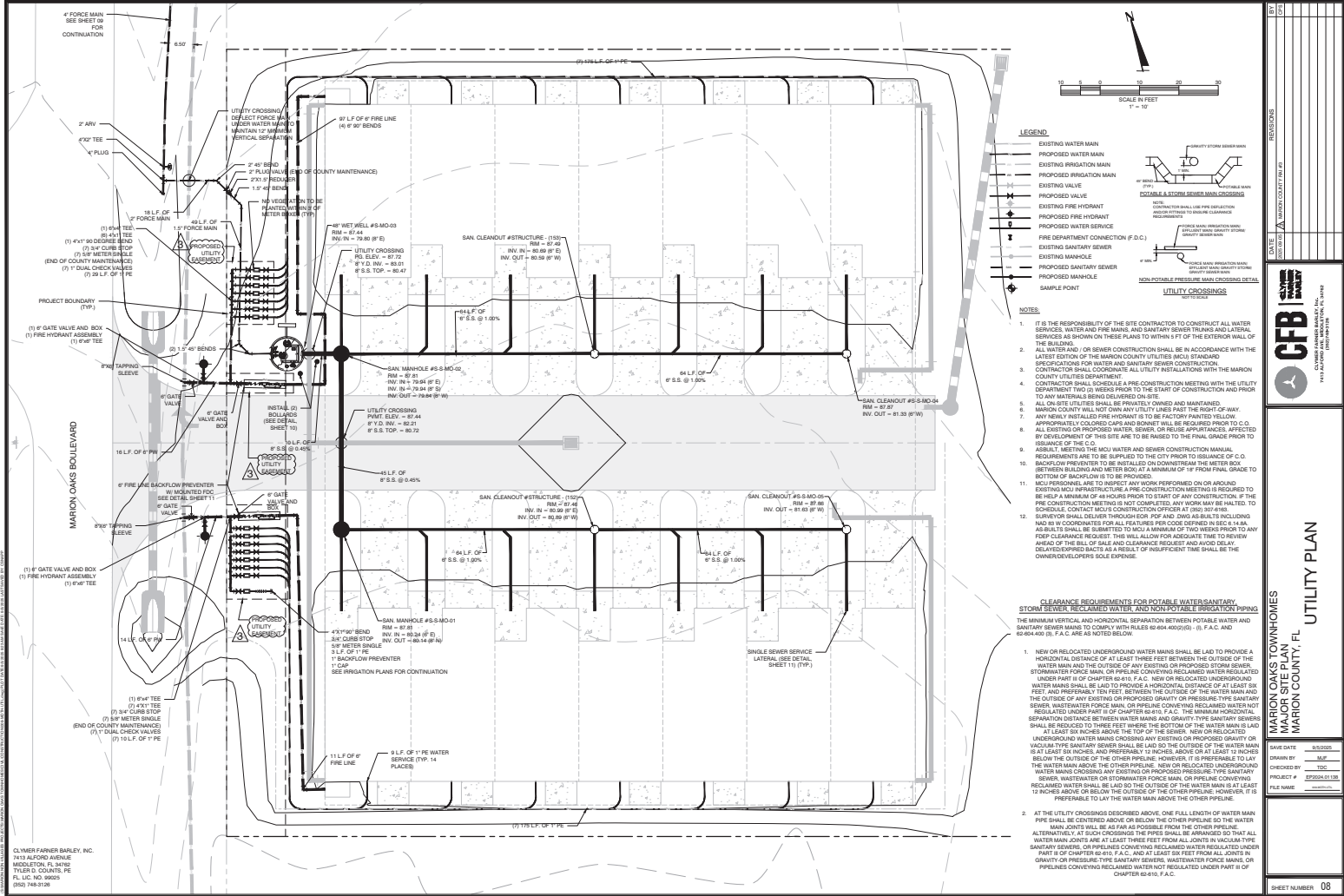
OWNER'S CERTIFICATION

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



MARION OAKS TOWNHOMES





UTILITY PLAN

MAJOR SITE PLAN
MARION COUNTY, FL

DATE	05/20/20
DRAWN BY	MLP
CHECKED BY	MLP
PROJECT #	201904-0118
FILE NAME	201904-0118.dwg

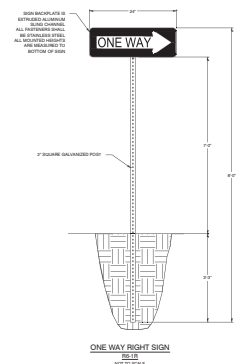
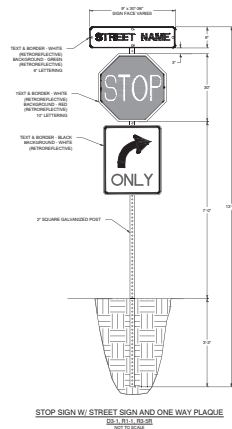
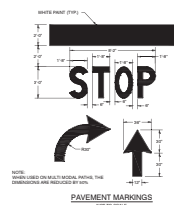
SHEET NUMBER 08



CFB **CLYMER FARMER BARLEY**

SAVE DATE	10/15/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.01138
FILE NAME	W07H FM PROFILE

SHEET NUMBER 09



CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL LIC. NO. 99025
(352) 748-3126



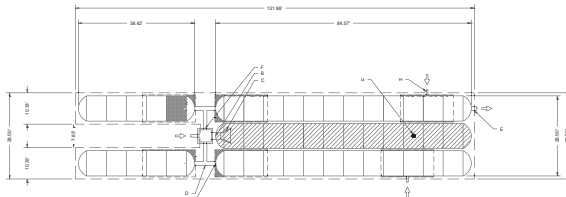
MATERIAL LOCATION		DESCRIPTION	ASBUILT MATERIAL CLASSIFICATION	COMPARISON OF DESIGN REQUIREMENTS
D	PAVIL PILL FILL MATERIAL FOR LAYER 1 STARTS FROM THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE. THE PAVILION PILL FILL MATERIAL IS 18" THICK.	ART SOLIDUS MATERIAL, MATERIAL DOLL, DO NOT EXCEED 10% GRAVEL PLAYS PLANT GRASS PLANT SUBGRADE REQUIREMENTS.	NA	PREPARE PAVIL DESIGN REQUIREMENTS. PLANT PAVED INSTALLATIONS WITH GRASS STRIPED MATERIAL.
D	PAVIL PILL FILL MATERIAL FOR LAYER 2 STARTS FROM THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE. THE PAVILION PILL FILL MATERIAL IS 18" THICK.	GRAVEL PILL FILL GRASS PLANT SUBGRADE REQUIREMENTS. CREEP PILES ON THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE.	ASBUILT A1.1 OR A1.2	DESIGN COMPARISON AFTER THE PAVILION OF MATERIALS. DO NOT EXCEED 10% GRAVEL PLAYS PLANT GRASS STRIPED MATERIAL. OF THE LAYERS TO LAY. THE PAVILION DESIGN REQUIREMENTS. PREPARE GARAGE DESIGN REQUIREMENTS.
C	FOUNDATION PILL FILL (ASBUILT) THE MOST FREQUENT SUBGRADE CAN BE USED IN THE LAYER.	GRAVEL PILL FILL GRASS PLANT SUBGRADE REQUIREMENTS. CREEP PILES ON THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE.	1.502, 4.52, 5.56, 6.52, 7.52, 7.58, 9.0, 9.02	DESIGN COMPARISON AFTER THE PAVILION OF MATERIALS. DO NOT EXCEED 10% GRAVEL PLAYS PLANT GRASS STRIPED MATERIAL. OF THE LAYERS TO LAY. THE PAVILION DESIGN REQUIREMENTS. PREPARE GARAGE DESIGN REQUIREMENTS.
C	FOUNDATION PILL FILL (ASBUILT) THE MOST FREQUENT SUBGRADE CAN BE USED IN THE LAYER.	GRAVEL PILL FILL GRASS PLANT SUBGRADE REQUIREMENTS. CREEP PILES ON THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE.	1.502, 4.52, 5.56, 6.52, 7.52, 7.58, 9.0, 9.02	DESIGN COMPARISON AFTER THE PAVILION OF MATERIALS. DO NOT EXCEED 10% GRAVEL PLAYS PLANT GRASS STRIPED MATERIAL. OF THE LAYERS TO LAY. THE PAVILION DESIGN REQUIREMENTS. PREPARE GARAGE DESIGN REQUIREMENTS.
A	FOUNDATION PILL FILL (ASBUILT) THE MOST FREQUENT SUBGRADE CAN BE USED IN THE LAYER.	GRAVEL PILL FILL GRASS PLANT SUBGRADE REQUIREMENTS. CREEP PILES ON THE PERIMETER OF THE EXISTING PAVILION AND ENDS AT THE PERIMETER OF THE EXISTING GARAGE.	1.502, 4.52, 5.56, 6.52, 7.52, 7.58, 9.0, 9.02	DESIGN COMPARISON AFTER THE PAVILION OF MATERIALS. DO NOT EXCEED 10% GRAVEL PLAYS PLANT GRASS STRIPED MATERIAL. OF THE LAYERS TO LAY. THE PAVILION DESIGN REQUIREMENTS. PREPARE GARAGE DESIGN REQUIREMENTS.

The diagram illustrates a typical cross-section of a multi-span concrete bridge deck. It shows the relationship between various structural and material layers. Key components and labels include:

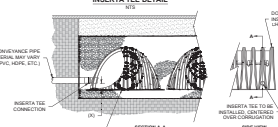
- PERMANENT STONE SIDE WALLS**: Located at the outer edges of the bridge deck.
- SUBGRADE MATERIAL (SHOULD BE SLOPED ON VERTICAL)**: The base layer beneath the side walls.
- PRECASTED CONCRETE PIER CAPS**: Horizontal structures supporting the vertical piers.
- SUBGRADE MATERIAL (SHOULD BE SLOPED ON HORIZONTAL)**: The base layer beneath the pier caps.
- REINFORCED CONCRETE PIERS**: Vertical supports for the bridge spans.
- ROADWAY SURFACE**: The top layer of the bridge deck.
- CURB AND GUTTER**: Edge features for drainage.
- PARALLEL TO THE FLOW OF TRAFFIC**: Orientation of the roadway surface.
- TRANSVERSE DRAINAGE**: System for removing water from the roadway.
- CEMENT PORTLAND CONCRETE**: Material used for the main deck structure.
- ASPHALT OR OTHER SURFING MATERIALS**: Surface layer above the concrete.
- GRAVEL OR OTHER GRANULAR MATERIALS**: Base course below the asphalt.
- BASE COURSE**: Layer directly above the subgrade.
- SUBGRADE**: The natural ground upon which the bridge is built.
- REMOVED EXISTING BRIDGE DECK**: Area where the old deck was removed.
- EXISTING BRIDGE DECK**: The current deck structure.
- EXISTING BRIDGE PIERS**: Current vertical supports.
- EXISTING BRIDGE ABUTMENTS**: Structures at the ends of the bridge.
- EXISTING BRIDGE APPROACHES**: Ramps leading to the bridge.
- EXISTING BRIDGE STRUCTURE**: Overall framework of the bridge.
- EXISTING BRIDGE FOUNDATION**: Deep-seated support for the piers.
- EXISTING BRIDGE SUPERSTRUCTURE**: The part of the bridge above the foundation.
- EXISTING BRIDGE INFRASTRUCTURE**: Supporting elements like utilities and access.
- EXISTING BRIDGE UTILITIES**: Underground services.
- EXISTING BRIDGE ACCESSORIES**: Additional features like lighting or signage.
- EXISTING BRIDGE LANDSCAPE**: Surrounding terrain and vegetation.
- EXISTING BRIDGE ENVIRONMENT**: Local climate and ecological context.
- EXISTING BRIDGE HISTORY**: Past events and usage.
- EXISTING BRIDGE LEGACY**: Cultural and historical significance.
- EXISTING BRIDGE HERITAGE**: Valued aspects of the past.
- EXISTING BRIDGE IDENTITY**: Unique characteristics.
- EXISTING BRIDGE CHARACTER**: Qualities that define it.
- EXISTING BRIDGE QUALITY**: Degree of excellence.
- EXISTING BRIDGE QUANTITY**: Amount or number.
- EXISTING BRIDGE VALUE**: Worth or importance.
- EXISTING BRIDGE WEIGHT**: Mass or heaviness.
- EXISTING BRIDGE LENGTH**: Measure of distance.
- EXISTING BRIDGE WIDTH**: Measure of breadth.
- EXISTING BRIDGE HEIGHT**: Measure of elevation.
- EXISTING BRIDGE AREA**: Measure of surface extent.
- EXISTING BRIDGE VOLUME**: Measure of three-dimensional space.
- EXISTING BRIDGE MASS**: Total weight of materials.
- EXISTING BRIDGE FORCE**: Push or pull exerted.
- EXISTING BRIDGE ENERGY**: Capacity to do work.
- EXISTING BRIDGE POWER**: Rate of energy transfer.
- EXISTING BRIDGE WORK**: Activity or labor performed.
- EXISTING BRIDGE PLAY**: Recreation or amusement.
- EXISTING BRIDGE LEARN**: Acquisition of knowledge.
- EXISTING BRIDGE KNOW**: Understanding or awareness.
- EXISTING BRIDGE BELIEVE**: Conviction or faith.
- EXISTING BRIDGE FEEL**: Sensation or emotion.
- EXISTING BRIDGE TASTE**: Sense of flavor.
- EXISTING BRIDGE TOUCH**: Sense of texture.
- EXISTING BRIDGE SOUND**: Audible vibration.
- EXISTING BRIDGE SMELL**: Odor or scent.

-

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)

[illegible]

DO NOT INSTALL



CHAMFER	MAX DIAMETER OF INSERT TEE	HEIGHT
2C-310	6" (150 mm)	10"
2C-780	12" (250 mm)	10"
2C-800	12" (250 mm)	10"
2C-780	12" (250 mm)	10"

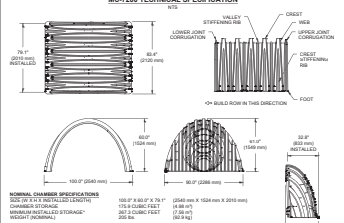
NOTES: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION. CONTACT AOS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.	DC-780	18" (550 mm)
	MC-3500	12" (300 mm)
	MC-4500	20" (500 mm)
	MC-7200	12" (300 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SDR 41, SDR 49, SDR 65, SDR 82, SDR 108, SDR 138, SDR 159, SDR 211, SDR 248, SDR 355, SDR 492, SDR 591, SDR 641, SDR 744, SDR 840, SDR 955, SDR 1080, SDR 1200, SDR 1350, SDR 1500, SDR 1650, SDR 1800, SDR 2000, SDR 2250, SDR 2500, SDR 2750, SDR 3000, SDR 3300, SDR 3600, SDR 3900, SDR 4200, SDR 4500, SDR 4800, SDR 5100, SDR 5400, SDR 5700, SDR 6000, SDR 6300, SDR 6600, SDR 6900, SDR 7200, SDR 7500, SDR 7800, SDR 8100, SDR 8400, SDR 8700, SDR 9000, SDR 9300, SDR 9600, SDR 9900, SDR 10200, SDR 10500, SDR 10800, SDR 11100, SDR 11400, SDR 11700, SDR 12000, SDR 12300, SDR 12600, SDR 12900, SDR 13200, SDR 13500, SDR 13800, SDR 14100, SDR 14400, SDR 14700, SDR 15000, SDR 15300, SDR 15600, SDR 15900, SDR 16200, SDR 16500, SDR 16800, SDR 17100, SDR 17400, SDR 17700, SDR 18000, SDR 18300, SDR 18600, SDR 18900, SDR 19200, SDR 19500, SDR 19800, SDR 20100, SDR 20400, SDR 20700, SDR 21000, SDR 21300, SDR 21600, SDR 21900, SDR 22200, SDR 22500, SDR 22800, SDR 23100, SDR 23400, SDR 23700, SDR 24000, SDR 24300, SDR 24600, SDR 24900, SDR 25200, SDR 25500, SDR 25800, SDR 26100, SDR 26400, SDR 26700, SDR 27000, SDR 27300, SDR 27600, SDR 27900, SDR 28200, SDR 28500, SDR 28800, SDR 29100, SDR 29400, SDR 29700, SDR 30000, SDR 30300, SDR 30600, SDR 30900, SDR 31200, SDR 31500, SDR 31800, SDR 32100, SDR 32400, SDR 32700, SDR 33000, SDR 33300, SDR 33600, SDR 33900, SDR 34200, SDR 34500, SDR 34800, SDR 35100, SDR 35400, SDR 35700, SDR 36000, SDR 36300, SDR 36600, SDR 36900, SDR 37200, SDR 37500, SDR 37800, SDR 38100, SDR 38400, SDR 38700, SDR 39000, SDR 39300, SDR 39600, SDR 39900, SDR 40200, SDR 40500, SDR 40800, SDR 41100, SDR 41400, SDR 41700, SDR 42000, SDR 42300, SDR 42600, SDR 42900, SDR 43200, SDR 43500, SDR 43800, SDR 44100, SDR 44400, SDR 44700, SDR 45000, SDR 45300, SDR 45600, SDR 45900, SDR 46200, SDR 46500, SDR 46800, SDR 47100, SDR 47400, SDR 47700, SDR 48000, SDR 48300, SDR 48600, SDR 48900, SDR 49200, SDR 49500, SDR 49800, SDR 50100, SDR 50400, SDR 50700, SDR 51000, SDR 51300, SDR 51600, SDR 51900, SDR 52200, SDR 52500, SDR 52800, SDR 53100, SDR 53400, SDR 53700, SDR 54000, SDR 54300, SDR 54600, SDR 54900, SDR 55200, SDR 55500, SDR 55800, SDR 56100, SDR 56400, SDR 56700, SDR 57000, SDR 57300, SDR 57600, SDR 57900, SDR 58200, SDR 58500, SDR 58800, SDR 59100, SDR 59400, SDR 59700, SDR 60000, SDR 60300, SDR 60600, SDR 60900, SDR 61200, SDR 61500, SDR 61800, SDR 62100, SDR 62400, SDR 62700, SDR 63000, SDR 63300, SDR 63600, SDR 63900, SDR 64200, SDR 64500, SDR 64800, SDR 65100, SDR 65400, SDR 65700, SDR 66000, SDR 66300, SDR 66600, SDR 66900, SDR 67200, SDR 67500, SDR 67800, SDR 68100, SDR 68400, SDR 68700, SDR 69000, SDR 69300, SDR 69600, SDR 69900, SDR 70200, SDR 70500, SDR 70800, SDR 71100, SDR 71400, SDR 71700, SDR 72000, SDR 72300, SDR 72600, SDR 72900, SDR 73200, SDR 73500, SDR 73800, SDR 74100, SDR 74400, SDR 74700, SDR 75000, SDR 75300, SDR 75600, SDR 75900, SDR 76200, SDR 76500, SDR 76800, SDR 77100, SDR 77400, SDR 77700, SDR 78000, SDR 78300, SDR 78600, SDR 78900, SDR 79200, SDR 79500, SDR 79800, SDR 80100, SDR 80400, SDR 80700, SDR 81000, SDR 81300, SDR 81600, SDR 81900, SDR 82200, SDR 82500, SDR 82800, SDR 83100, SDR 83400, SDR 83700, SDR 84000, SDR 84300, SDR 84600, SDR 84900, SDR 85200, SDR 85500, SDR 85800, SDR 86100, SDR 86400, SDR 86700, SDR 87000, SDR 87300, SDR 87600, SDR 87900, SDR 88200, SDR 88500, SDR 88800, SDR 89100, SDR 89400, SDR 89700, SDR 90000, SDR 90300, SDR 90600, SDR 90900, SDR 91200, SDR 91500, SDR 91800, SDR 92100, SDR 92400, SDR 92700, SDR 93000, SDR 93300, SDR 93600, SDR 93900, SDR 94200, SDR 94500, SDR 94800, SDR 95100, SDR 95400, SDR 95700, SDR 96000, SDR 96300, SDR 96600, SDR 96900, SDR 97200, SDR 97500, SDR 97800, SDR 98100, SDR 98400, SDR 98700, SDR 99000, SDR 99300, SDR 99600, SDR 99900, SDR 100200, SDR 100500, SDR 100800, SDR 101100, SDR 101400, SDR 101700, SDR 102000, SDR 102300, SDR 102600, SDR 102900, SDR 103200, SDR 103500, SDR 103800, SDR 104100, SDR 104400, SDR 104700, SDR 105000, SDR 105300, SDR 105600, SDR 105900, SDR 106200, SDR 106500, SDR 106800, SDR 107100, SDR 107400, SDR 107700, SDR 108000, SDR 108300, SDR 108600, SDR 108900, SDR 109200, SDR 109500, SDR 109800, SDR 110100, SDR 110400, SDR 110700, SDR 111000, SDR 111300, SDR 111600, SDR 111900, SDR 112200, SDR 112500, SDR 112800, SDR 113100, SDR 113400, SDR 113700, SDR 114000, SDR 114300, SDR 114600, SDR 114900, SDR 115200, SDR 115500, SDR 115800, SDR 116100, SDR 116400, SDR 116700, SDR 117000, SDR 117300, SDR 117600, SDR 117900, SDR 118200, SDR 118500, SDR 118800, SDR 119100, SDR 119400, SDR 119700, SDR 120000, SDR 120300, SDR 120600, SDR 120900, SDR 121200, SDR 121500, SDR 121800, SDR 122100, SDR 122400, SDR 122700, SDR 123000, SDR 12

CAR INSERTION DETAIL

NOTE: MANFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

NTG



MINIMUM ORDER SPECIFICATION

STUB STUB STUB STUB

1/2" (12.7 mm) 3/4" (19.0 mm) 1" (25.4 mm) 1 1/2" (38.1 mm)

3/8" (9.5 mm) 1/2" (12.7 mm) 3/4" (19.0 mm) 1" (25.4 mm)

1/4" (6.3 mm) 3/8" (9.5 mm) 1/2" (12.7 mm) 3/4" (19.0 mm)

1/8" (3.2 mm) 1/4" (6.3 mm) 3/8" (9.5 mm) 1/2" (12.7 mm)

3/16" (4.8 mm) 5/16" (7.9 mm) 1/2" (12.7 mm) 3/4" (19.0 mm)

1/4" (6.3 mm) 3/8" (9.5 mm) 1/2" (12.7 mm) 3/4" (19.0 mm)

3/8" (9.5 mm) 1/2" (12.7 mm) 3/4" (19.0 mm) 1" (25.4 mm)

1/2" (12.7 mm) 3/4" (19.0 mm) 1" (25.4 mm) 1 1/2" (38.1 mm)

3/4" (19.0 mm) 1" (25.4 mm) 1 1/2" (38.1 mm) 2" (50.8 mm)

1" (25.4 mm) 1 1/2" (38.1 mm) 2" (50.8 mm) 2 1/2" (63.5 mm)

1 1/2" (38.1 mm) 2" (50.8 mm) 2 1/2" (63.5 mm) 3" (76.2 mm)

2" (50.8 mm) 2 1/2" (63.5 mm) 3" (76.2 mm) 3 1/2" (88.9 mm)

2 1/2" (63.5 mm) 3" (76.2 mm) 3 1/2" (88.9 mm) 4" (101.6 mm)

3" (76.2 mm) 3 1/2" (88.9 mm) 4" (101.6 mm) 4 1/2" (114.3 mm)

3 1/2" (88.9 mm) 4" (101.6 mm) 4 1/2" (114.3 mm) 5" (127.0 mm)

4" (101.6 mm) 4 1/2" (114.3 mm) 5" (127.0 mm) 5 1/2" (139.7 mm)

4 1/2" (114.3 mm) 5" (127.0 mm) 5 1/2" (139.7 mm) 6" (152.4 mm)

5" (127.0 mm) 5 1/2" (139.7 mm) 6" (152.4 mm) 6 1/2" (165.1 mm)

5 1/2" (139.7 mm) 6" (152.4 mm) 6 1/2" (165.1 mm) 7" (177.8 mm)

6" (152.4 mm) 6 1/2" (165.1 mm) 7" (177.8 mm) 7 1/2" (190.5 mm)

6 1/2" (165.1 mm) 7" (177.8 mm) 7 1/2" (190.5 mm) 8" (203.2 mm)

7" (177.8 mm) 7 1/2" (190.5 mm) 8" (203.2 mm) 8 1/2" (215.9 mm)

7 1/2" (190.5 mm) 8" (203.2 mm) 8 1/2" (215.9 mm) 9" (228.6 mm)

8" (203.2 mm) 8 1/2" (215.9 mm) 9" (228.6 mm) 9 1/2" (241.3 mm)

8 1/2" (215.9 mm) 9" (228.6 mm) 9 1/2" (241.3 mm) 10" (254.0 mm)

9" (228.6 mm) 9 1/2" (241.3 mm) 10" (254.0 mm) 10 1/2" (266.7 mm)

9 1/2" (241.3 mm) 10" (254.0 mm) 10 1/2" (266.7 mm) 11" (279.4 mm)

10" (254.0 mm) 10 1/2" (266.7 mm) 11" (279.4 mm) 11 1/2" (292.1 mm)

10 1/2" (266.7 mm) 11" (279.4 mm) 11 1/2" (292.1 mm) 12" (304.8 mm)

11" (279.4 mm) 11 1/2" (292.1 mm) 12" (304.8 mm) 12 1/2" (317.5 mm)

11 1/2" (292.1 mm) 12" (304.8 mm) 12 1/2" (317.5 mm) 13" (330.2 mm)

12" (304.8 mm) 12 1/2" (317.5 mm) 13" (330.2 mm) 13 1/2" (342.9 mm)

12 1/2" (317.5 mm) 13" (330.2 mm) 13 1/2" (342.9 mm) 14" (355.6 mm)

13" (330.2 mm) 13 1/2" (342.9 mm) 14" (355.6 mm) 14 1/2" (368.3 mm)

13 1/2" (342.9 mm) 14" (355.6 mm) 14 1/2" (368.3 mm) 15" (381.0 mm)

14" (355.6 mm) 14 1/2" (368.3 mm) 15" (381.0 mm) 15 1/2" (393.7 mm)

14 1/2" (368.3 mm) 15" (381.0 mm) 15 1/2" (393.7 mm) 16" (406.4 mm)

15" (381.0 mm) 15 1/2" (393.7 mm) 16" (406.4 mm) 16 1/2" (419.1 mm)

15 1/2" (393.7 mm) 16" (406.4 mm) 16 1/2" (419.1 mm) 17" (431.8 mm)

16" (406.4 mm) 16 1/2" (419.1 mm) 17" (431.8 mm) 17 1/2" (444.5 mm)

16 1/2" (419.1 mm) 17" (431.8 mm) 17 1/2" (444.5 mm) 18" (457.2 mm)

17" (431.8 mm) 17 1/2" (444.5 mm) 18" (457.2 mm) 18 1/2" (469.9 mm)

17 1/2" (444.5 mm) 18" (457.2 mm) 18 1/2" (469.9 mm) 19" (482.6 mm)

18" (457.2 mm) 18 1/2" (469.9 mm) 19" (482.6 mm) 19 1/2" (495.3 mm)

18 1/2" (469.9 mm) 19" (482.6 mm) 19 1/2" (495.3 mm) 20" (508.0 mm)

19" (482.6 mm) 19 1/2" (495.3 mm) 20" (508.0 mm) 20 1/2" (520.7 mm)

19 1/2" (495.3 mm) 20" (508.0 mm) 20 1/2" (520.7 mm) 21" (533.4 mm)

20" (508.0 mm) 20 1/2" (520.7 mm) 21" (533.4 mm) 21 1/2" (546.1 mm)

20 1/2" (520.7 mm) 21" (533.4 mm) 21 1/2" (546.1 mm) 22" (558.8 mm)

21" (533.4 mm) 21 1/2" (546.1 mm) 22" (558.8 mm) 22 1/2" (571.5 mm)

21 1/2" (546.1 mm) 22" (558.8 mm) 22 1/2" (571.5 mm) 23" (584.2 mm)

22" (558.8 mm) 22 1/2" (571.5 mm) 23" (584.2 mm) 23 1/2" (596.9 mm)

22 1/2" (571.5 mm) 23" (584.2 mm) 23 1/2" (596.9 mm) 24" (609.6 mm)

23" (584.2 mm) 23 1/2" (596.9 mm) 24" (609.6 mm) 24 1/2" (622.3 mm)

23 1/2" (596.9 mm) 24" (609.6 mm) 24 1/2" (622.3 mm) 25" (635.0 mm)

24" (609.6 mm) 24 1/2" (622.3 mm) 25" (635.0 mm) 25 1/2" (647.7 mm)

24 1/2" (622.3 mm) 25" (635.0 mm) 25 1/2" (647.7 mm) 26" (650.0 mm)

25" (635.0 mm) 25 1/2" (647.7 mm) 26" (650.0 mm) 26 1/2" (662.7 mm)

25 1/2" (647.7 mm) 26" (650.0 mm) 26 1/2" (662.7 mm) 27" (675.0 mm)

26" (650.0 mm) 26 1/2" (662.7 mm) 27" (675.0 mm) 27 1/2" (687.7 mm)

26 1/2" (662.7 mm) 27" (675.0 mm) 27 1/2" (687.7 mm) 28" (700.0 mm)

27" (675.0 mm) 27 1/2" (687.7 mm) 28" (700.0 mm) 28 1/2" (712.7 mm)

27 1/2" (687.7 mm) 28" (700.0 mm) 28 1/2" (712.7 mm) 29" (725.0 mm)

28" (700.0 mm) 28 1/2" (712.7 mm) 29" (725.0 mm) 29 1/2" (737.7 mm)

28 1/2" (712.7 mm) 29" (725.0 mm) 29 1/2" (737.7 mm) 30" (750.0 mm)

29" (725.0 mm) 29 1/2" (737.7 mm) 30" (750.0 mm) 30 1/2" (762.7 mm)

29 1/2" (737.7 mm) 30" (750.0 mm) 30 1/2" (762.7 mm) 31" (775.0 mm)

30" (750.0 mm) 30 1/2" (762.7 mm) 31" (775.0 mm) 31 1/2" (787.7 mm)

30 1/2" (762.7 mm) 31" (775.0 mm) 31 1/2" (787.7 mm) 32" (800.0 mm)

31" (775.0 mm) 31 1/2" (787.7 mm) 32" (800.0 mm) 32 1/2" (812.7 mm)

31 1/2" (787.7 mm) 32" (800.0 mm) 32 1/2" (812.7 mm) 33" (825.0 mm)

32" (800.0 mm) 32 1/2" (812.7 mm) 33" (825.0 mm) 33 1/2" (837.7 mm)

32 1/2" (812.7 mm) 33" (825.0 mm) 33 1/2" (837.7 mm) 34" (850.0 mm)

33" (825.0 mm) 33 1/2" (837.7 mm) 34" (850.0 mm) 34 1/2" (862.7 mm)

33 1/2" (837.7 mm) 34" (850.0 mm) 34 1/2" (862.7 mm) 35" (875.0 mm)

34" (850.0 mm) 34 1/2" (862.7 mm) 35" (875.0 mm) 35 1/2" (887.7 mm)

34 1/2" (862.7 mm) 35" (875.0 mm) 35 1/2" (887.7 mm) 36" (900.0 mm)

35" (875.0 mm) 35 1/2" (887.7 mm) 36" (900.0 mm) 36 1/2" (912.7 mm)

35 1/2" (887.7 mm) 36" (900.0 mm) 36 1/2" (912.7 mm) 37" (925.0 mm)

36" (900.0 mm) 36 1/2" (912.7 mm) 37" (925.0 mm) 37 1/2" (937.7 mm)

36 1/2" (912.7 mm) 37" (925.0 mm) 37 1/2" (937.7 mm) 38" (950.0 mm)

37" (925.0 mm) 37 1/2" (937.7 mm) 38" (950.0 mm) 38 1/2" (962.7 mm)

37 1/2" (937.7 mm) 38" (950.0 mm) 38 1/2" (962.7 mm) 39" (975.0 mm)

38" (950.0 mm) 38 1/2" (962.7 mm) 39" (975.0 mm) 39 1/2" (987.7 mm)

38 1/2" (962.7 mm) 39" (975.0 mm) 39 1/2" (987.7 mm) 40" (1000.0 mm)

39" (975.0 mm) 39 1/2" (987.7 mm) 40" (1000.0 mm) 40 1/2" (1012.7 mm)

39 1/2" (987.7 mm) 40" (1000.0 mm) 40 1/2" (1012.7 mm) 41" (1025.0 mm)

40" (1000.0 mm) 40 1/2" (1012.7 mm) 41" (1025.0 mm) 41 1/2" (1037.7 mm)

40 1/2" (1012.7 mm) 41" (1025.0 mm) 41 1/2" (1037.7 mm) 42" (1050.0 mm)

41" (1025.0 mm) 41 1/2" (1037.7 mm) 42" (1050.0 mm) 42 1/2" (1062.7 mm)

41 1/2" (1037.7 mm) 42" (1050.0 mm) 42 1/2" (1062.7 mm) 43" (1075.0 mm)

42" (1050.0 mm) 42 1/2" (1062.7 mm) 43" (1075.0 mm) 43 1/2" (1087.7 mm)

42 1/2" (1062.7 mm) 43" (1075.0 mm) 43 1/2" (1087.7 mm) 44" (1100.0 mm)

43" (1075.0 mm) 43 1/2" (1087.7 mm) 44" (1100.0 mm) 44 1/2" (1112.7 mm)

43 1/2" (1087.7 mm) 44" (1100.0 mm) 44 1/2" (1112.7 mm) 45" (1125.0 mm)

44" (1100.0 mm) 44 1/2" (1112.7 mm) 45" (1125.0 mm) 45 1/2" (1137.7 mm)

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45" (1125.0 mm) 45 1/2" (1137.7 mm) 46" (1150.0 mm) 46 1/2" (1162.7 mm)

45 1/2" (1137.7 mm) 46" (1150.0 mm) 46 1/2" (1162.7 mm) 47" (1175.0 mm)

46" (1150.0 mm) 46 1/2" (1162.7 mm) 47" (1175.0 mm) 47 1/2" (1187.7 mm)

46 1/2" (1162.7 mm) 47" (1175.0 mm) 47 1/2" (1187.7 mm) 48" (1200.0 mm)

47" (1175.0 mm) 47 1/2" (1187.7 mm) 48" (1200.0 mm) 48 1/2" (1212.7 mm)

47 1/2" (1187.7 mm) 48" (1200.0 mm) 48 1/2" (1212.7 mm) 49" (1225.0 mm)

48" (1200.0 mm) 48 1/2" (1212.7 mm) 49" (1225.0 mm) 49 1/2" (1237.7 mm)

48 1/2" (1212.7 mm) 49" (1225.0 mm) 49 1/2" (1237.7 mm) 50" (1250.0 mm)

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51" (1275.0 mm) 51 1/2" (1287.7 mm) 52" (1300.0 mm) 52 1/2" (1312.7 mm)

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56" (1400.0 mm) 56 1/2" (1412.7 mm) 57" (1425.0 mm) 57 1/2" (1437.7 mm)

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57" (1425.0 mm) 57 1/2" (1437.7 mm) 58" (1450.0 mm) 58 1/2" (1462.7 mm)

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58" (1450.0 mm) 58 1/2" (1462.7 mm) 59" (1475.0 mm) 59 1/2" (1487.7 mm)

58 1/2" (1462.7 mm) 59" (1475.0 mm) 59 1/2" (1487.7 mm) 60" (1500.0 mm)

59" (1475.0 mm) 59 1/2" (1487.7 mm) 60" (1500.0 mm) 60 1/2" (1512.7 mm)

59 1/2" (1487.7 mm) 60" (1500.0 mm) 60 1/2" (1512.7 mm) 61" (1525.0 mm)

60" (1500.0 mm) 60 1/2" (1512.7 mm) 61" (1525.0 mm) 61 1/2" (1537.7 mm)

60 1/2" (1512.7 mm) 61" (1525.0 mm) 61 1/2" (1537.7 mm) 62" (1550.0 mm)

61" (1525.0 mm) 61 1/2" (1537.7 mm) 62" (1550.0 mm) 62 1/2" (1562.7 mm)

61 1/2" (1537.7 mm) 62" (1550.0 mm) 62 1/2" (1562.7 mm) 63" (1575.0 mm)

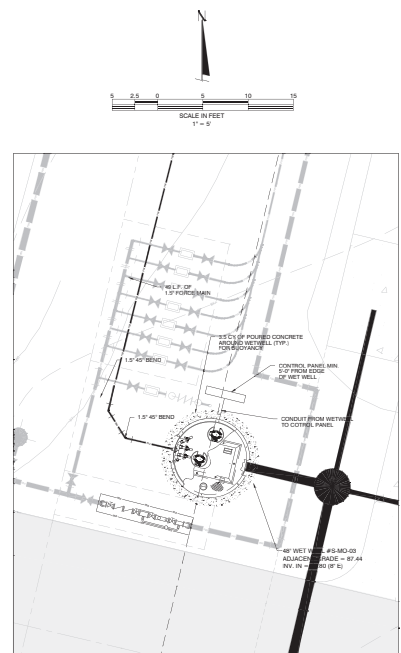
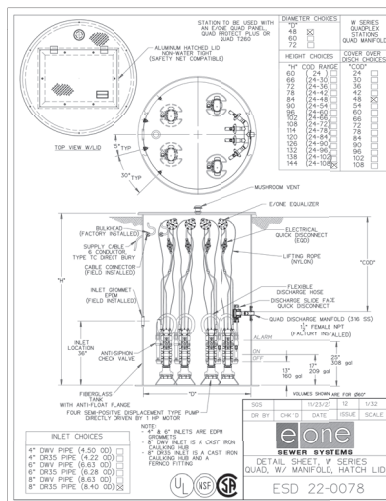
62" (1550.0 mm) 62 1/2" (1562.7 mm) 63" (1575.0 mm) 63 1/2" (1587.7 mm)

62 1/2" (1562.7 mm) 63" (1575.0 mm) 63 1/2" (1587.7 mm) 64" (1600.0 mm)

63" (1575.0 mm) 63 1/2" (1587.7 mm) 64" (1600.0 mm) 64 1/2" (1612.7 mm)

63 1/2" (1587.7 mm) 64" (1600.0 mm) 64 1/2" (1

CLYMER FARNER BARLEY
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MIDDLETON, FL
TYLER D. COUNTESS
FL LIC. NO. 1
06/01/2008



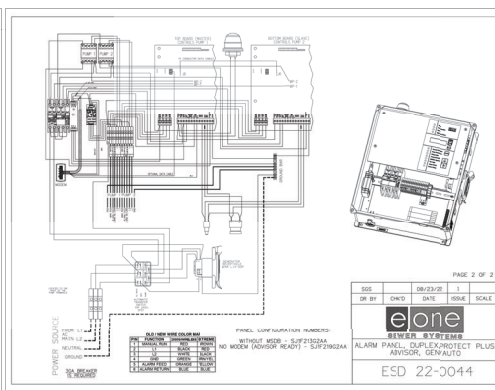
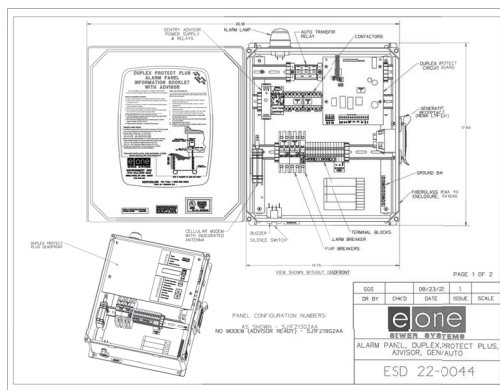
SUMMARY OF PUMP DATA	
OPERATING CONDITION	13 GPM @ 33 FT. TDH
VELOCITY	2.26 FPS
PUMP MANUFACTURER	E ONE
PUMP MODEL	E ONE SPD PUMP
SPEED	1,725 RPM
PHASE (φ) & VOLTAGE (V)	1 φ, 240V
HORSEPOWER (HP)	1.00 HP

ESTIMATED FLOW TO THE STATION		
MINIMUM	1,120	GPD
AVERAGE	2,240	GPD
MAXIMUM	9,632	GPD

MINIMUM	1,120	GPD
AVERAGE	2,240	GPD

MAXIMUM	9,632	GPD
---------	-------	-----

- NOTES:
- STRUCTURAL DESIGN BY OTHERS
 - LIFT STATION SHALL BE PRIVATELY MAINTAINED



MAJOR SITE PLAN

MARION COUNTY, FL

LIFT STATION DETAILS

DATE: _____

PERMITTED BY: _____

PROJECT # _____

FILE NAME: _____

DATE: _____

PERMITTED BY: _____

PROJECT # _____

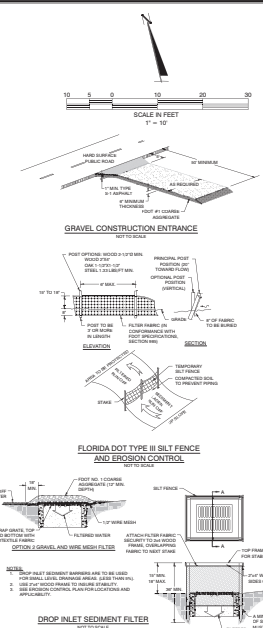
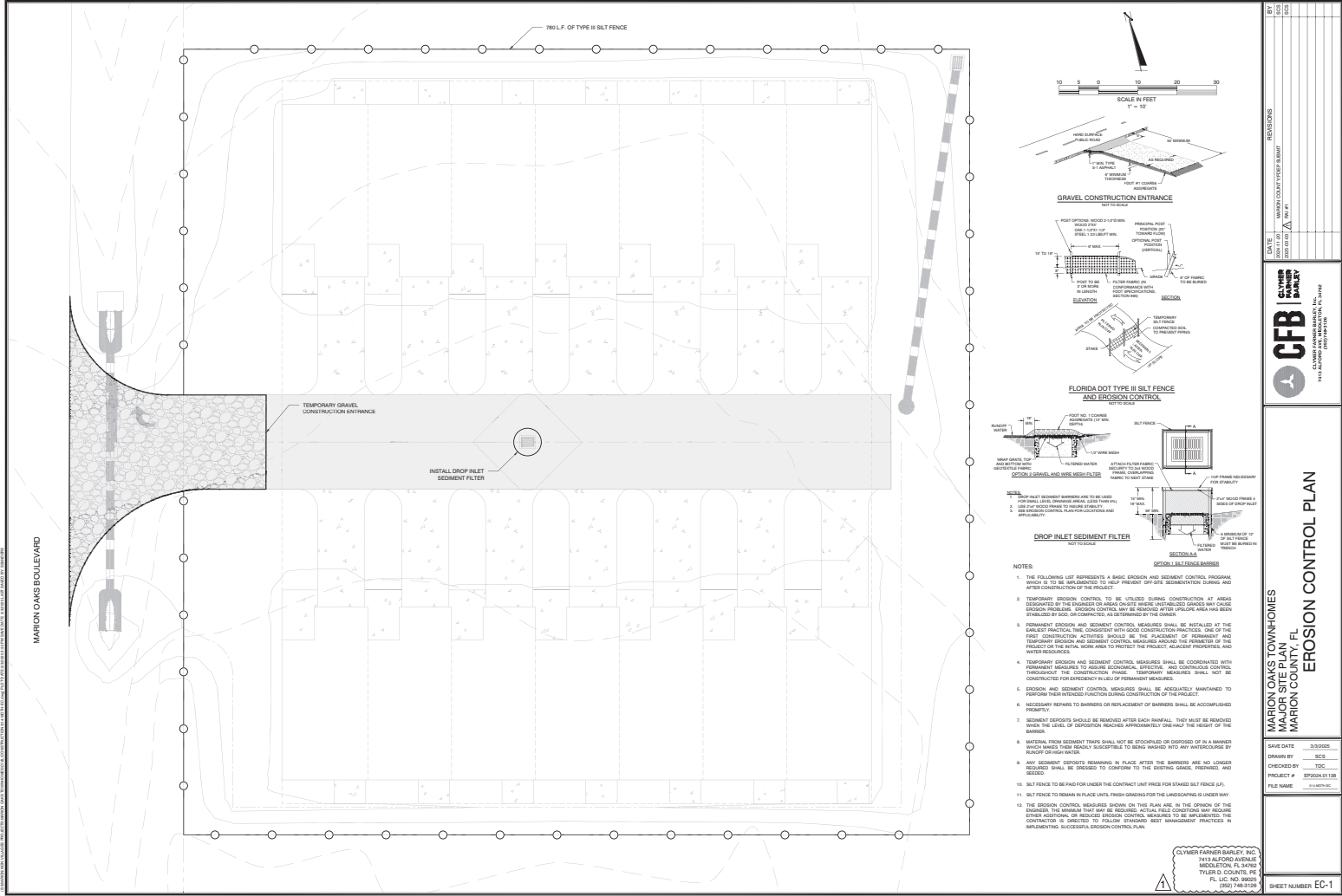
FILE NAME: _____

DATE: _____

PERMITTED BY: _____

PROJECT # _____

FILE NAME: _____



- NOTES:
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO PREVENT OFFSITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
 2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DISSEMINATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED SOILS MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER EROSION AREA HAS BEEN STABILIZED BY SOIL VEGETATION, TO BE DETERMINED BY THE OWNER.
 3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, COORDINATE WITH OTHER CONSTRUCTION ACTIVITIES. 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 ON 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 ACHIEVE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXCESSIVE PERIODS 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 WOULD BE SUBJECT TO EROSION INTO ANY WATERCOURSE BY RAINFALL OR OVERFLOW.
 9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE CROPPED TO CONFORM TO THE EXISTING GRADE, PLANTED, AND SEED.
 10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (U).
 11. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (U).
 12. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT ARE REQUIRED. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF THE EROSION CONTROL MEASURES.

DATE	08/11/2020	BY	CLYMER FARMER BARILEY, INC.
PROJECT	MAJOR SITE PLAN	SCALE	1" = 10'
LOCATION	MAJOR SITE PLAN	DATE	08/11/2020
PROJECT #	EPF000A-01188	BY	CLYMER FARMER BARILEY, INC.
FILE NAME	EPF000A-01188	BY	CLYMER FARMER BARILEY, INC.
CLYMER FARMER BARILEY, INC. 1415 ALFORD AVENUE MOBILE, AL 36688 TYLER D. COUNTS, P.E. FL LIC. NO. 38090 (251) 748-2108			
SHEET NUMBER EC-1			



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21703

Agenda Date: 1/5/2026

Agenda No.: 6.1.

SUBJECT:

Rimes Pool - Waiver to Major Site Plan

Parcel #15173-011-07 STA-000077-2025

Rogers Engineering, LLC

LDC 2.21.1.C/D/E - Stormwater Compliance

CODE states C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If

collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem.

APPLICANT request for swimming pool to be constructed on existing concrete pad.



SUBMITTAL SUMMARY REPORT

WaiverSTA-000077-2025

PLAN NAME:	Rimes Pool	LOCATION:	
APPLICATION DATE:	11/24/2025	PARCEL:	15173-011-07
DESCRIPTION:	Stormwater Compliance		

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	12/01/2025	Conditional Approval. The applicant owns a 0.36 -acre parcel (15173-011-07) and according to the MCPA, there is approximately 10,241 sf existing impervious area on-site. The applicant is proposing to replace the existing pool and there is no proposed change to impervious area. The total existing and proposed impervious area is 10,241 sf. The site will be approximately 5,537 sf over the allowed 30% (4,704 sf) per the Coventry subdivision improvement plan. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. As the proposed project is not proposing a change in impervious area, staff recommends a conditional approval with the understanding that any addition of impervious area will require a Stormwater Compliance waiver with an engineered stormwater controls plan to address the entire impervious area overage.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/25/2025	12/08/2025	12/29/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/08/2025	12/23/2025	Approved	
Fire Marshal (Plans) (Fire)	Anthony Marino	12/08/2025	11/25/2025	Approved	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/08/2025	12/05/2025	Not Required	
Comments	Defer to Stormwater				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/08/2025	11/25/2025	Approved	
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/08/2025	12/12/2025	Not Required	
OCE Property Management (Plans) (Office of the County Engineer)		12/08/2025	12/09/2025	Informational	
Comments	ROW Is not a reviewer on this type of project -EMW 12.09.25				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/08/2025	12/01/2025	Informational	
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/08/2025	12/04/2025	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/08/2025	11/25/2025	Approved	

SUBMITTAL SUMMARY REPORT (WaiverSTA-000077-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/18/2025	Approved
Comments	Parcel 15173-011-07 is within the Central States Water Resource utility service area. No new flows are proposed within the site improvements. Marion County Utilities has no comments on this waiver.			
	The parcel is located within the Urban Growth Boundary and the Primary Springs Protection Zone.			



**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: 10/29/25 Parcel Number(s): 15173-011-07 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Rimes - Pool Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Covering
Unit _____ Block K Lot 7 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): William B Connie Rimes
Signature: Connie Rimes William Rimes
Mailing Address: 5671 NE 16 Court City: Ocala
State: FL Zip Code: 34479 Phone # _____
Email address: CRimes11@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): Oberaur Development Services LLC Contact Name: Mark Oberaur
Mailing Address: 11617 NE 4 Ave City: Ocala
State: FL Zip Code: 34470 Phone # 352 246 3110
Email address: recep@ods-LLC.net, MarkO@ods-LLC.net
Mclemmons@rogerseng.com Bercca@ods-LLC.net

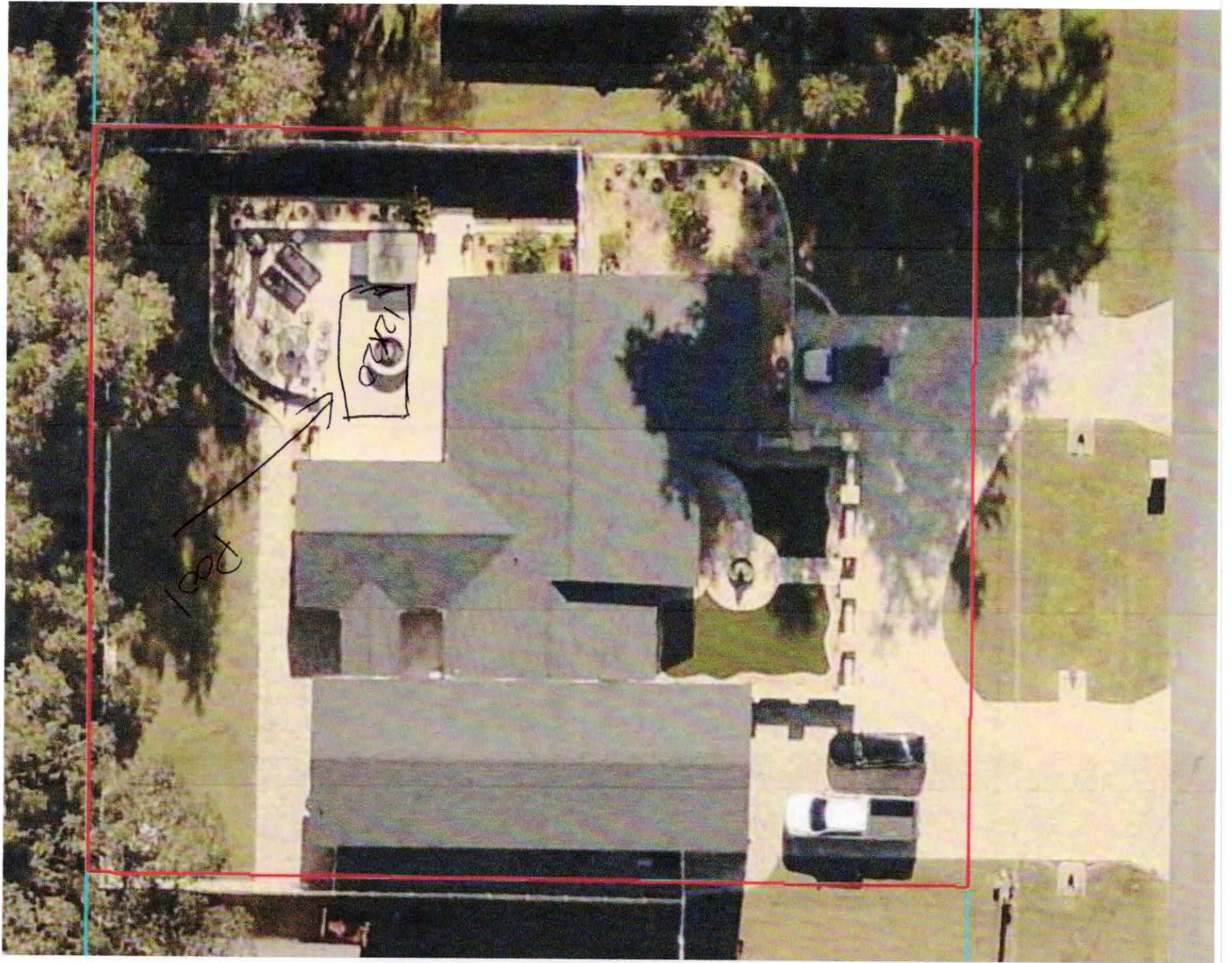
D. WAIVER INFORMATION:

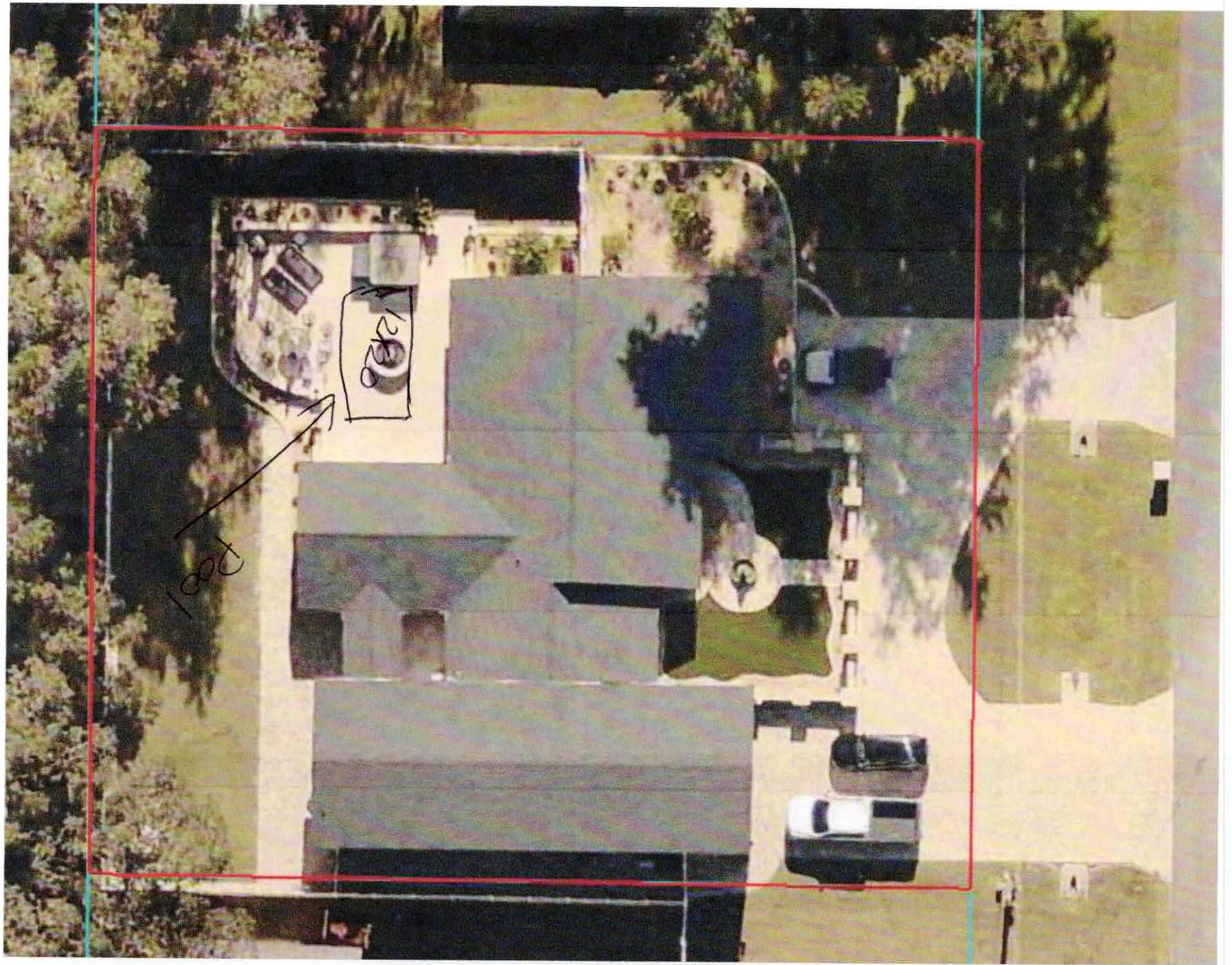
Section & Title of Code (be specific): 2.21.1.C/D/E - Stormwater Compliance
Reason/Justification for Request (be specific): Swimming pool to be constructed on existing concrete pad.

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: _____ ESQZ: _____ P.O.M.: _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____







Marion County

Development Review Committee

Agenda Item

File No.: 2025-21704

Agenda Date: 1/5/2026

Agenda No.: 6.2.

SUBJECT:

Proposed Commercial Development - Waiver to Major Site Plan

Parcel # 3758-030-001 STA-000004-2025

Lindsey Klein

LDC 6.8.6K(4) Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT request - We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side. In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment. Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor. We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.



SUBMITTAL SUMMARY REPORT

WaiverSTA-000004-2025

PLAN NAME:	Proposed commercial development at 11180 SE Maricamp Rd	LOCATION:	
APPLICATION DATE:	11/12/2025	PARCEL:	3758-030-001
DESCRIPTION:	<p>We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side.</p> <p>In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment.</p> <p>Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor.</p> <p>We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.</p>		




CONTACTS	NAME	COMPANY
Applicant	James Brock	Twin Rivers Capital
Applicant	Lindsey Klein	Twin Rivers Capital

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/25/2025	12/08/2025	12/24/2025	Approved

SUBMITTAL DETAILS

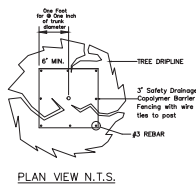
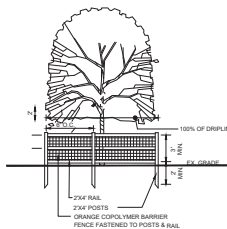
OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/08/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/08/2025	11/25/2025	Not Required
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/08/2025	12/09/2025	Informational
Comments	Staff recommends approval. Defer to Parks and Rec Landscaping.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/08/2025	11/25/2025	Informational
Comments	1. Staff would support waiver request 2. Off site trees should not be included in existing tree count			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/08/2025	12/10/2025	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		12/08/2025	12/09/2025	Informational
Comments	ROW Is not a reviewer on this type of project -EMW 12.09.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/08/2025	11/25/2025	Informational
Comments	Defer to Landscape			
OCE Survey (Plans) (Office of the County Engineer)		12/08/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/08/2025	11/25/2025	Not Required
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/11/2025	Approved
Comments	Parcel 3758-030-001 is within the Marion County Utilities (MCU) service area. MCU has no comment on the landscape waiver. MCU staff will provide water and wastewater comments during Site Plan Review.			
	The parcel is outside the Urban Growth Boundary and within the Primary Springs Protection Zone.			

TREE MITIGATION LEGEND					
		TREE TO BE PRESERVED FOR CONSERVATION CREDIT			
		TREE TO BE REMOVED			
		TREE TO REMAIN			
FID	TreeID	Species	DBH	Health/Cond	Health/Issues/Comments
1	1	Sabal Palm	12	Dead	bole rot / fungal disease - dead canopy
2	2	Laurel oak	24	Good	Minor broken limbs
3	3	Laurel oak	20	Poor	broken limbs, minor rot
4	4	Laurel oak	47	Poor	Unbalanced canopy, mechanical damage, minor rot
5	5	Laurel oak	40	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot
6	6	Laurel oak	50	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot, split trunk rot in bole
7	7	Laurel oak	38	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot, split trunk rot in bole
8	8	Sabal Palm	20	Good	
9	9	Laurel oak	26	Poor	mechanical damage, minor rot in bole, broken dying limbs
10	10	Laurel oak	21	Poor	Unbalanced canopy, lean, rot, limb damage
11	11	Laurel oak	29	Fair	Unbalanced canopy, minor rot, minor limb damage
12	12	Laurel oak	26	Poor	Unbalanced canopy, minor rot, limb damage, dying branches
13	13	Laurel oak	30	Very Poor	Very Unbalanced canopy, minor rot, limb damage, dead/dying branches
14	14	Laurel oak	60	Very Poor	Very Unbalanced canopy, rot in bole, included bark, dead/dying branches
15	15	Sabal Palm	12	Good	Slight lean
16	16	Laurel oak	15	Poor	Slight unbalanced canopy, epicormic shoots, minor rot in bole, damaged limbs
17	17	Laurel oak	17	Poor	Lean, Slight unbalanced canopy, minor rot in bole, damaged limbs
18	18	Laurel oak	13	Good	
19	19	Laurel oak	19	Poor	Unbalanced canopy poor structure epicormic shoots
20	20	Laurel oak	13	Good	
21	21	Laurel oak	10	Fair	Lean, unbalanced canopy
22	22	Laurel oak	13	Good	
23	23	Laurel oak	14	Poor	Has mold on it, lean, minor rot, rot in bole included bark
24	24	Laurel oak	10	Fair	Lean, unbalanced canopy
25	25	Laurel oak	14	Fair	Lean, unbalanced canopy, minor rot broken limbs
26	26	Laurel oak	11	Fair	Lean, unbalanced canopy, epicormic shoots
27	27	Laurel oak	21	Fair	Lean, unbalanced canopy, minor rot
28	28	Live Oak	30	Poor	minor rot, epicormic shoots, damaged limbs
29	29	Laurel oak	24	Poor	rot, epicormic shoots, damaged rotting limbs
30	30	Laurel oak	17	Poor	Lean, unbalanced canopy, rot, epicormic shoots, damaged rotting limbs
31	31	Laurel oak	18	Fair	Lean, unbalanced canopy, epicormic shoots
32	32	Laurel oak	37	Fair	Lean, unbalanced canopy, epicormic shoots, no main stem
33	33	Laurel oak	11	Very Poor	Lean, unbalanced canopy, epicormic shoots, mechanical damage, rotting limbs
34	34	Laurel oak	32	Poor	epicormic shoots, mechanical damage, moss, dead and dying limbs, rot

SHADE TREES CALCULATIONS

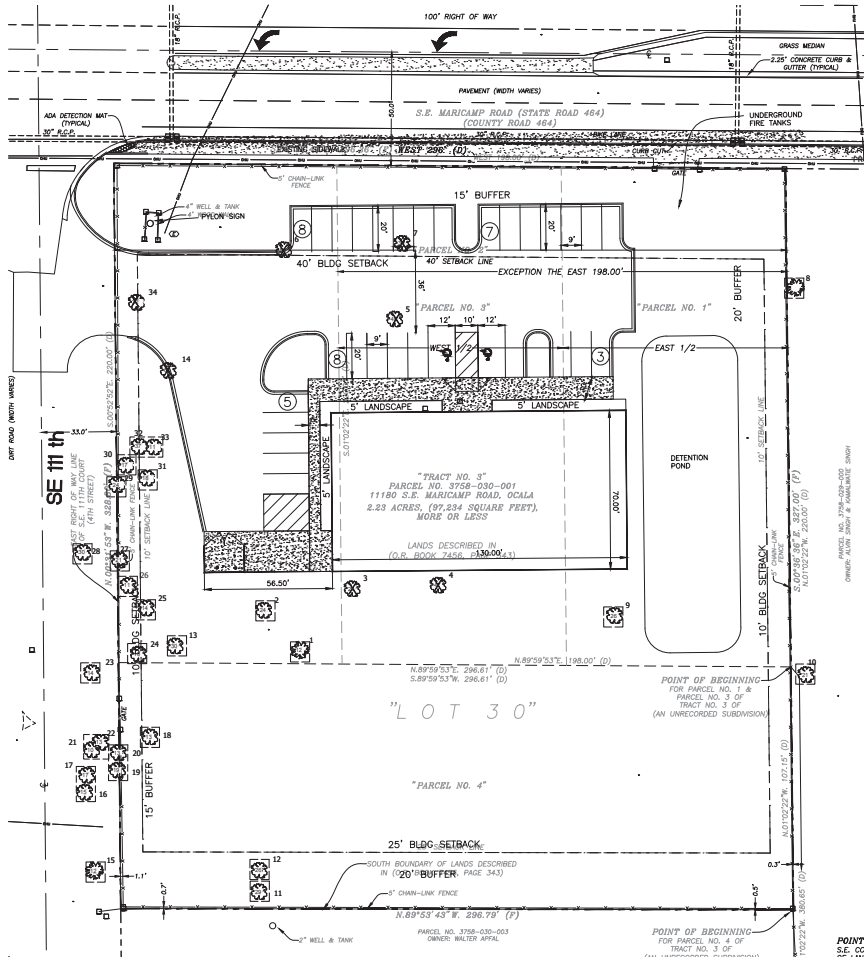
Total DBH inches required: (100'11 Acres) 100' x 2.23 acres = 223"	
Total DBH inches in good condition: 794"	Total required: 223"
Total DBH inches in good condition (ROW): - 25"	Total preserved: -50"
	Total needed: 173"
Total DBH inches in good condition to remain: 869"	Total Proposed: 180"



PLAN VIEW N.T.S.

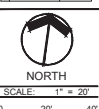
NOTES
1. THE BARRICADE SHALL BE IN PLACE PRIOR TO LAND CLEARING AND CONSTRUCTION ACTIVITIES.
2. THE PROTECTED TREES TO BE SAVED SHALL BE PROVIDED WITH A PROTECTED TREE BARRICADE FENCE THAT INCLUDES 100% OF DRIP LINE AND NO LESS THAN 50% OF THE AVERAGE RADIUS OF THE DRIP LINE ADJACENT AS NEEDED (BULDOC #01.050).
3. WHERE EXISTING TREES TO REMAIN ARE BEHIND SILT FENCE, TREE PROTECTION BARRICADE NOT REQUIRED.
4. CONTRACTOR SHALL NOT WORK, STORE MATERIALS, OR DISRUPT AREA BEHIND SILT FENCE & TREE PROTECTION BARRICADE.

48 HOURS BEFORE YOU DO
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA



NOT RELEASED FOR CONSTRUCTION

JOB NUMBER:	25-03
DATE:	11-08-25
REVISIONS:	
DATE:	
BY:	
CHECKED:	



L-1.01

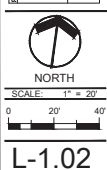
<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>DETAIL</u>	<u>REMARKS</u>
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<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>	<u>DETAIL</u>	<u>REMARKS</u>
<u>GROUND COVERS</u>							
	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	1 gal.	18" o.c.	133		
<u>SOD/SEED</u>							
	Argentine Bahiagrass	Paspalum notatum 'Argentine'	sod		51,432 sf		



Nliten
Design Consulting
216 Moses Cove Blvd., Saint Augustine, FL 32086
Phone: (904) 669-3926 Email: larry.nliten@nlita.com

JOB NUMBER: 25-020	
DATE: 11-05-25	
REVISIONS	DATE
1. -----	20-00-00
2. -----	20-00-00
3. -----	
4. -----	
5. -----	
6. -----	
7. -----	
8. -----	



SITE PLAN-AERIAL		CITY, STATE - STREET CANDLER, MARION COUNTY, FL. SE MARICAMP ROAD		PARCEL ID: 3758-030-001
PROTOTYPE: D	DEVELOPER	DESIGNER	DATE	
BLDG SF: 9,100 / 7,263 SF	COMPANY: TWIN RIVERS CAPITAL, LLC	COMPANY: TIDEWATER ENGINEERING	07/08/25	
ACREAGE: 2.2 ± AC	NAME: James Brock	NAME: PETE SCHOENAUER		
PARKING: 31	PHONE: (843) 973-8286	PHONE: (912) 223-6719		



LEGEND

EXISTING ASPHALT

PROPOSED CONCRETE

PROPOSED LANDSCAPING

PROPOSED HD ASPHALT

PROPOSED LD ASPHALT

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.

2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.

SCALE: 1" = 70'
(ON 8.5" X 11")



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21705

Agenda Date: 1/5/2026

Agenda No.: 6.3.

SUBJECT:

Bahia Terrace - Waiver to Major Site Plan

Parcel #9007-0088-15 #33582

Aldo Alvarez

LDC 2.20.1.B - Minor Site Plan

CODE states a Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

APPLICANT requests waiver because the proposed project includes a total impervious area of 8,600 square feet which is below the 9,000 square foot threshold established in the Marion County Land Development Code (Article 2, Division 20 - Minor Site Plan). Given that the impervious area does not meet the minimum requirement for a Minor Site Plan, we respectfully request a waiver of the Minor Site Plan submittal. The proposed improvements are minimal, will not create additional drainage or environmental impacts beyond existing conditions.



SUBMITTAL SUMMARY REPORT 33582

PLAN NAME: BAHIA TERRACE

LOCATION:

APPLICATION DATE: 11/04/2025

PARCEL: 9007-0088-15

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Aldo Alvarez	A3MS Corp

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/12/2025	11/04/2025	12/23/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/04/2025	12/23/2025	Approved
Comments	Proposed building will require a limited use water system construction permit and operating permit if using one well for all units.			
Fire Marshal (Plans) (Fire)		11/04/2025	11/12/2025	Approved
Comments	INFO LDC 2.20.1.B - Minor Site Plan No issue with fire			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	11/04/2025	11/20/2025	Approved
Landscape (Plans) (Parks and Recreation)		11/04/2025	11/12/2025	Approved
Comments	INFO LDC 2.20.1.B - Minor Site Plan n/a			
OCE Design (Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved
Comments	YES LDC 2.20.1.B - Minor Site Plan 11/5/2025-fee due with resubmittal			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved
Comments	INFO LDC 2.20.1.B - Minor Site Plan Approved. The applicant is proposing to add 8,600 sf to the 0.68-acre parcel 9007-0088-15 which will put it under the allowable impervious area by 400 sf. Applicant should be advised that the allowable 9,000 impervious area is one threshold to determine if a Major Site Plan is required, not the Minor Site Plan.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/04/2025	11/12/2025	Approved
Comments	INFO LDC 2.20.1.B - Minor Site Plan DENIED - As defined in the Land Development Code, this quadraplex is considered multi-family and is required to comply with the Land Development Code including site plan review. If it falls below the thresholds for a Major Site Plan then a Minor Site Plan is required. Granting this waiver means that only a building permit review would take place. Not all reviewers included in the site plan review are included in the building permit review as the building permit review is not all encompassing of all aspects of the Land Development Code. Traffic can't recall when a multi-family development has been granted a waiver from the site plan requirements.			
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/04/2025	11/18/2025	Approved
Comments	APPROVED - Marion County Utilities (MCU) has no comment on the impervious space of this parcel. Parcel 9007-0088-15 is within the Marion County Utility Service Area. Parcel has immediate access to MCU water. The closest sewer currently is outside of connection distance at approximately 1,700+ feet. Connection distance for this parcel is 1,280 feet. Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.			
Recommendations	APPROVED - Marion County Utilities (MCU) has no comment on the impervious space of this parcel.			
	Parcel 9007-0088-15 is within the Marion County Utility Service Area. Parcel has immediate access to MCU water. The closest sewer currently is outside of connection distance at approximately 1,700+ feet. Connection distance for this parcel is 1,280 feet.			
	Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.			



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

AR #33582

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/28/2025 Parcel Number(s): 9007-0088-15 Permit Number: 2025072052

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: BAHIA TERRACE Commercial ☒ Residential ☐
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 7 Block 88 Lot 15-16 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): JAOME HOLDING COMPANY LLC
Signature: _____
Mailing Address: 2481 OLD DIXIE HWY City: AUBURNDALE
State: FL Zip Code: 33823 Phone # _____
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): A3MS CORP Contact Name: ALDO ALVAREZ
Mailing Address: 8810 COMMODITY CIR STE 17-F City: ORLANDO
State: FL Zip Code: 32819 Phone # 407-8610800
Email address: a3msmarioncounty@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ LDC 2.20.1.B
Reason/Justification for Request (be specific): The proposed project includes a total impervious area of 8,600 sq. ft. which is below the 9,000 sq. ft. threshold established in the Marion County Land Development Code (Article 2, Division 20 – Minor Site Plan). Given that the impervious area does not meet the minimum requirement for a Minor Site Plan, we respectfully request a waiver of the Minor Site Plan submittal. The proposed improvements are minimal will not create additional drainage or environmental impacts beyond existing conditions.

DEVELOPMENT REVIEW USE:

Received By: Walk in 11/4/25 Date Processed: 11/4/25 CF Project # 2025110006 AR # 33582

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): _____

NEW RESIDENTIAL PROJECT FOUR-PLEX

Owner: JAOME HOLDING COMPANY LLC
Parcel ID: 9007-0088-15
Legal Description: SEC 08 TWP 16 RGE 23 SEC 05 TWP 16 RGE 23 PLAT BOOK J PAGE 094 SILVER SPRINGS SHORES UNIT 7 BLK 88 LOTS 15.16
Parent Parcel: 9007-0088-00
Scope of Work: NEW FOUR-PLEX RESIDENTIAL PROJECT, THE EXTERIOR WALL WILL BE IN CONCRETE BLOCK, INTERIOR PARTITIONS IN WOOD FRAMING, THE ROOF WILL BE WITH PRE-ENGINEERED TRUSSES.
Building Department: MARION COUNTY



SITE LOCATION

SCALE : N.T.S.

3

GENERAL NOTES

ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE CONST. AREA. DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT OR ENGINEER. IF ANY ERROR OR MISSING APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THEM.

GENERAL NOTES



PERMIT SET

REVISIONS:	
NO.	DATE
1	2025-09

PROJECT NUMBER
2025-402

INSTRUMENTS OF SERVICE OWNERSHIP
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT AND OTHER DOCUMENTS AND RELATED INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANTS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND OR THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

NEW RESIDENTIAL PROJECT - FOURPLEX
PROJECT FOR: JAOME HOLDING COMPANY LLC.

PROJECT ADDRESS:
PARCEL ID: 9007-0088-15

COVER
Kert M. Bice PE - This Item has been electronically signed and sealed by Kert M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

A01



DESIGN CRITERIA

THIS IMPROVEMENTS FOR NEW RESIDENTIAL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 (8 TH EDITION), RESIDENTIAL, CHAPTER 3, SECTION R301 DESIGN CRITERIA AND ASCE 7-22.

WIND LOAD REQUIREMENTS EMPLOYED IN THE DESIGN OF THE STRUCTURE:

1. BASIC WIND SPEED - (3 SECOND GUST) 140 MPH.(53 m/s)
V ult = 140 mph. V asd = 108 mph.
2. BUILDING CATEGORY R-2, ENCLOSED
3. IMPORTANCE FACTOR 1.00, WIND EXPOSURE B
4. INTERNAL PRESSURE COEFFICIENT IS 0.18
5. DESIGN PRESSURE (WORST CASE CONDITION) - COMPONENTS & CLADDING: +36.1 PSF / -41.4 PSF
6. UNIFORMLY DISTRIBUTED LIVE LOADS EMPLOYED IN THE DESIGN - 40 LIVE LOAD
- LIVING AREAS - FLOORS - 30 PSF
- FACTOR 0.43 PSF -0.73 PSF
- ROOF LIVE LOADS - 20 PSF- EXPOSURE B
- FACTOR 0.41PSF - 0.92PSF
- NO WIND-BORNE DEBRIS REGION

DESIGN CRITERIA

- A. 2023 FLORIDA BUILDING CODE (8th EDITION)
- B. 2023 FLORIDA BUILDING CODE EXISTING BUILDING (8th EDITION)
- C. 2023 FLORIDA BUILDING CODE ACCESSIBILITY (8th EDITION)
- D. 2023 FLORIDA BUILDING CODE MECHANICAL (8th EDITION)
- E. 2023 FLORIDA BUILDING CODE PLUMBING (8th EDITION)
- F. 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION (8th EDITION)
- G. 2023 FLORIDA BUILDING CODE FUEL GAS (8th EDITION)
- H. 2020 FLORIDA NATIONAL ELECTRICAL CODE (NEC) NFPA 70
- I. 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION)
- J. 2021 NFPA 1 (UNIFORM FIRE CODE)
- K. 2021 NFPA 101 (LIFE SAFETY CODE)
- L. 2021 NFPA 13 (AUTOMATIC SPRINKLER SYSTEM NFPA 13 2022 EDITION)
- M. AUTOMATIC SPRINKLER SYSTEM NFPA 13 2022 EDITION
- N. NATIONAL FIRE ALARM CODE NFPA 72 2022 EDITION
- O. 2021 NFPA 101 (LIFE SAFETY CODE)
- P. 2018 NFPA 10, 2019 NFPA 13, 2019 NFPA 72, 2021 NFPA 17A

APPLICABLE CODES

8

AREA CALCULATIONS

DESCRIPTION	AREA (S.F.)
LIVING AREA A	1,114.00 SF.
LIVING AREA B	1,114.00 SF.
LIVING AREA C	1,114.00 SF.
LIVING AREA D	1,114.00 SF.
TOTAL LIVING AREAS	4,456.00 SF. 4,456.00 SF.
ENTRY A	58.00 SF.
ENTRY B	58.00 SF.
ENTRY C	58.00 SF.
ENTRY D	58.00 SF.
TOTAL NO LIVING AREA	232.00 SF. 232.00 SF.
TOTAL ROOFED AREA	4,688.00 SF.

TABLE OF AREAS

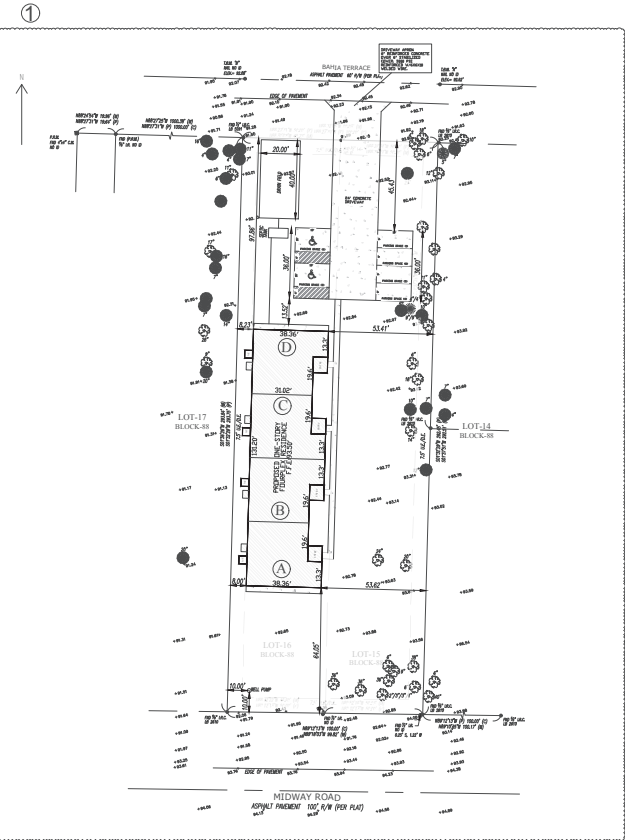
DESCRIPTION	AREA (S.F.)	% OF TOTAL
LOT AREA	29,308.00 SF.	100%
PROPOSED		
LIVING AREA	4,456.00 SF.	15.20%
ENTRY	232.00 SF.	0.79%
CONCRETE DRIVE & PARKING	3,250.00 SF.	11.09%
CONCRETE WALKWAY	662.00 SF.	2.26%
TOTAL IMPERVIOUS	8,600.00 SF.	29.34%
PERVIOUS AREA	20,708.00 SF.	70.66%
TOTAL AREA	29,308.00 SF.	100.00%

AREA CALCULATIONS

1

SITE PLAN

IMPORTANT NOTE:
This PROPOSED SITE PLAN is NOT an actual survey of said property. The Owner and / or Professional Land Surveyor shall verify site dimensions and conditions, placement of the structure, and any restrictions or limitations before construction begins.



SITE PLAN

SCALE : 1"=30'

4

NOTE

2

Prepared by and return to:

Robert Flavell
Attorney at Law
Robert Flavell, P.A.
1420 Celebration Boulevard Suite 200
Celebration, FL 34747
407-815-5377
 File Number: **3421-002**
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **January, 2024** between **Business Credit Global Incorporated, a Florida Corporation** whose post office address is **6900 Tavistock Lakes Boulevard, Suite 400, Orlando, FL 32827**, grantor, and **JAOME HOLDING COMPANY LLC, A Florida Limited Liability Company** whose post office address is **2481 Old Dixie Highway, Auburndale, FL 33823**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

Lots 15 and 16, Block 88, Silver Spring Shores, Unit No. 7, according to the map or plat thereof as recorded in Plat Book J, Page 94, Public Records of Marion County, Florida.

Parcel Identification Number: 9007-0088-15 and 9007-0088-16

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime[®]

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Property Record Card

9007-0088-15

Prime Key: 2265388

[MAP IT!](#)

Current as of 7/15/2025

[Property Information](#)

JAOME HOLDING COMPANY LLC
2481 OLD DIXIE HWY
AUBURNDALE FL 33823-8788

[Taxes / Assessments](#)

Map ID: 234

[Millage](#): 9001 - UNINCORPORATED[M.S.T.U.](#)[P.C.](#) 00

Acres: 68

[2024 Certified Value](#)

Land Just Value	\$44,430
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$44,430
Total Assessed Value	\$44,430
Exemptions	\$0
Total Taxable	\$44,430

[Ex Codes](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$44,430	\$0	\$0	\$44,430	\$44,430	\$0	\$44,430
2023	\$22,956	\$0	\$0	\$22,956	\$9,388	\$0	\$9,388
2022	\$17,772	\$0	\$0	\$17,772	\$8,535	\$0	\$8,535

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8522/1622	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$195,000
8255/1592	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$150,000
8088/0585	06/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$45,000
4162/0184	09/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,400
1809/1893	02/1992	05 QUIT CLAIM	0	U	V	\$100
2079/1622	06/1981	26 TRUSTEE	2 V-SALES VERIFICATION	U	V	\$13,100

[Property Description](#)

SEC 08 TWP 16 RGE 23
SEC 05 TWP 16 RGE 23
PLAT BOOK J PAGE 094
SILVER SPRINGS SHORES UNIT 7
BLK 88 LOTS 15 16
Parent Parcel: 9007-0088-00

[Land Data - Warning, Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		50.0	292.0	R3	14,810.00	SF						
0001		50.0	293.0	R3	14,810.00	SF						

Neighborhood 2007B - R3 LOTS IN UNIT 7 SSS
Mkt: 6 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Prepared by and return to:

Robert Flavell
Attorney at Law
Robert Flavell, P.A.
1420 Celebration Boulevard Suite 200
Celebration, FL 34747
407-815-5377
 File Number: **3421-002**
 Will Call No.:

[Space Above This Line For Recording Data]

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(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

Lots 15 and 16, Block 88, Silver Spring Shores, Unit No. 7, according to the map or plat thereof as recorded in Plat Book J, Page 94, Public Records of Marion County, Florida.

Parcel Identification Number: 9007-0088-15 and 9007-0088-16

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21706

Agenda Date: 1/5/2026

Agenda No.: 6.4.

SUBJECT:

Bagwell Family Division - Family Division Waiver Request

Parcel #12479-000-00 Fam Div 000074-2025

Brad A. Bagwell

LDC 2.16.1.B(10) - Family Division

CODE states 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 request - Family division creating ~5-acre tract for primary structure, for his daughter, Alana Bagwell.



**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: _____ Parcel Number(s): 12479-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Bagwell Family Division Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): BRAD A. BAGWELL
Property Owner's Signature: _____
Property Owner's Mailing Address: 1800 S BANANA RIVER DR
City: MERRITT ISLAND State: FL Zip Code: 32952 Phone # (321) 243-4893

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Klein & Klein, PLLC Contact Name: Austin T. Dailey, Esq.
Mailing Address: 40 SE 11th Ave City: Ocala State: FL Zip Code: 34471
Phone # (352) 732-7750 Alternate Phone # _____
FAX Number or Email address: austin@kleinandkleinpa.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.16.1.(10)
Reason/Justification for Waiver Request: Family division creating ~5 acre tract for primary structure, for his daughter, Alana Bagwell.

_____ (Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

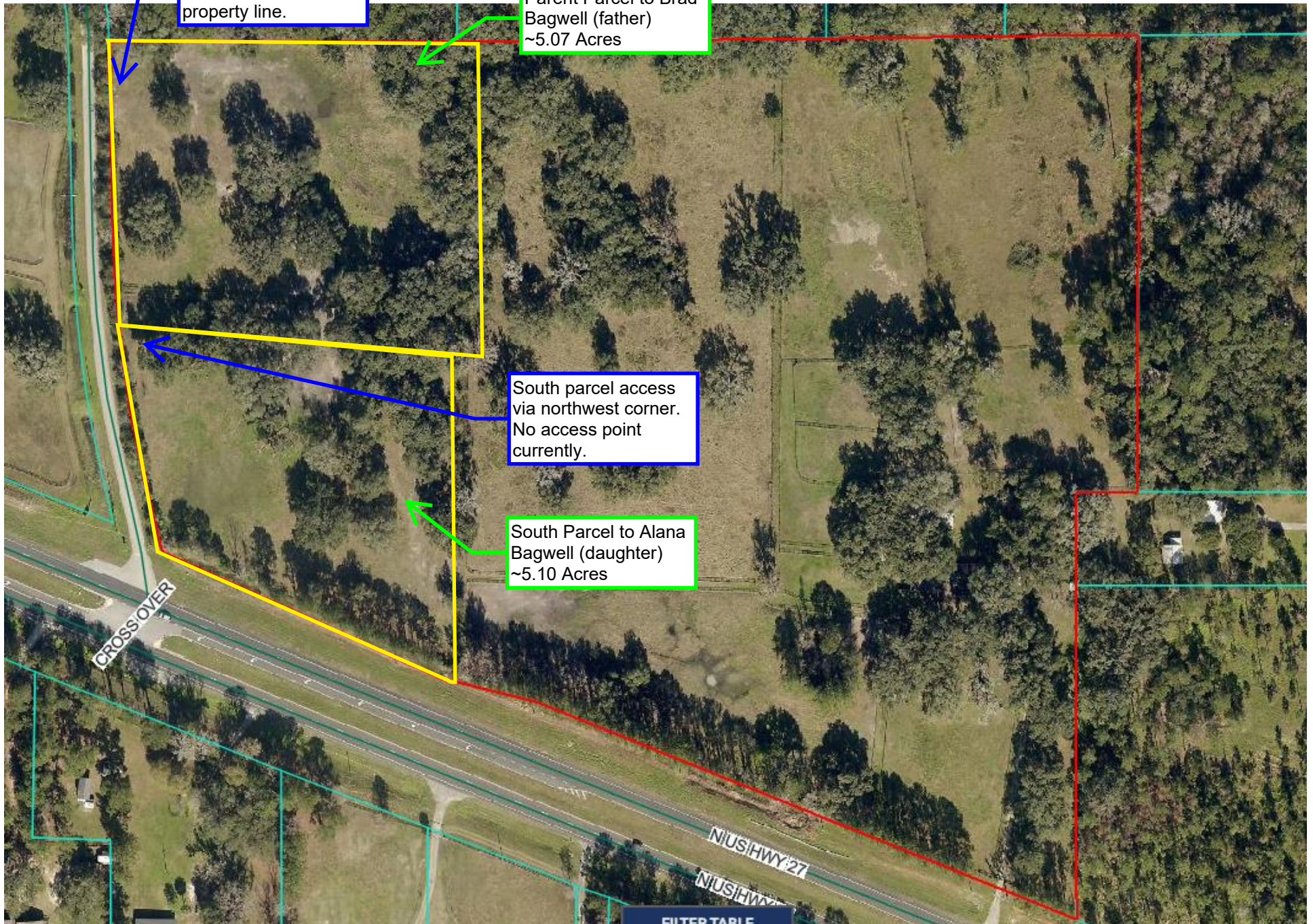
Bagwell Family Division Sketch

North parcel access via northwest corner. Current access point 50-75' south of north property line.

Parent Parcel to Brad Bagwell (father)
~5.07 Acres

South parcel access
via northwest corner.
No access point
currently.

South Parcel to Alana
Bagwell (daughter)
~5.10 Acres



Prepared By:
Austin T. Dailey, Esq.
Klein & Klein, PLLC
40 SE 11th Ave
Ocala, FL 34471

Recording \$ _____
D.S. \$ 0.70

PROPERTY APPRAISERS PARCEL ID NO.: a portion of parcel 12479-000-00

TRUSTEES DEED

THIS TRUSTEES DEED is made the 18 day of Oct, 2025, between **BRAD A. BAGWELL, Individually and as Trustee of the JEANNE T. ELLEDGE TRUST, dated December 14, 2018** (hereinafter collectively called "Grantor"), whose mailing address is 1800 S BANANA RIVER DR, MERRITT ISLAND, FL 32952, and **BRAD A. BAGWELL** (hereinafter called "Grantee"), whose mailing address is 11585 N US HWY 27, OCALA FL 34482,

WITNESSETH: That said Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.

Grantors warrant that at the time of this conveyance, the subject property is not the grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT to easements, restrictions and reservations of record, if any, which are not intended to be reimposed hereby, and taxes for the year 2025 and thereafter,

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

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

THIS INSTRUMENT WAS PREPARED BY KLEIN & KLEIN, PLLC (AUSTIN T. DAILEY, ESQUIRE). TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESSED OR IMPLIED) IS GIVEN BY KLEIN & KLEIN, PLLC (AUSTIN T. DAILEY, ESQUIRE) AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

To the extent Grantor, individually (including in any capacity as a current or contingent beneficiary of the Trust) holds or may claim any right, title, or interest in the Property described herein, Grantor hereby assigns, releases, and quitclaims the same to Grantee, it being the intent of this deed to convey all of Grantor's right, title, and interest, whether held as trustee or individually.

Signed, sealed and delivered in our presence.

Charles D Mann

Witness #1 Signature

CHARLES D. MANN

Witness #1 Printed Name

6156 SE GEORGETOWN PLACE HOBE SOUND FL 33455

Witness #1 Address

Gisela M. Alcalde

Witness #2 Signature

Gisela M. Alcalde

Witness #2 Printed Name

2972 Heritage Circle, Merritt Island, FL 32952

Witness #2 Address

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 18 day of October, 2025, by means of physical presence by **BRAD A. BAGWELL, Individually and as Trustee of the JEANNE T. ELLEDGE TRUST, dated December 14, 2018,** () who is personally known to me or (X) who produced FL DL B240-061-70-347-0, as identification.

Gisela M. Alcalde

Notary Public

My commission expires: 12/4/26



GISELA M. ALCALDE
Notary Public
State of Florida
Comm# HH321403
Expires 12/4/2026

EXHIBIT "A"

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 661.23 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 654 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, N.89°42'27"W., A DISTANCE OF 90.38 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 837 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°05'45"W., A DISTANCE OF 622.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N.67°34'36"W., A DISTANCE OF 55.32 FEET; THENCE N.67°59'01"W., A DISTANCE OF 796.28 FEET; THENCE N.76°06'49"W., A DISTANCE OF 141.42 FEET; THENCE N.65°31'47"W., A DISTANCE OF 484.34 FEET TO A POINT ON THE CENTERLINE OF N.W. 118TH COURT (BEING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, ALONG THE CENTERLINE OF N.W. 118TH COURT, N.14°50'55"W., A DISTANCE OF 47.56 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 1714.71 FEET, A CENTRAL ANGLE OF 13°18'20" AND A CHORD BEARING AND DISTANCE OF N.08°11'45"W., 397.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 396.20 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CENTERLINE, N.01°17'56"W., A DISTANCE OF 285.65 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21; THENCE DEPARTING THE CENTERLINE OF N.W. 118TH COURT, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, N.89°51'19"E., A DISTANCE OF 1537.21 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 33.99 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 445.08 FEET; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.86°43'57"W., A DISTANCE OF 367.70 FEET; THENCE S.00°26'53"W., A DISTANCE OF 370.81 FEET; THENCE S.04°49'53"W., A DISTANCE OF 323.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.67°59'01"W., A DISTANCE OF 522.62 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.76°06'49"W., A DISTANCE OF 118.10 FEET; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, N.00°14'20"E., A DISTANCE OF 537.74 FEET, THENCE S.87°05'35"E., A DISTANCE OF 46.95 FEET; THENCE N.01°17'56"W., A DISTANCE OF 397.23 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG SAID NORTH BOUNDARY, N.89°51'19"E., A DISTANCE OF 958.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.37 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 445.08 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 216.15 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 654 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, N.89°42'27"W., A DISTANCE OF 90.38 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 837 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE WEST BOUNDARY OF THE EAST 140 YARDS OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°05'45"W., A DISTANCE OF 622.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 140 YARDS OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG SAID NORTH RIGHT OF WAY LINE, N.67°34'36"W., A DISTANCE OF 55.32 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.67°59'01"W., A DISTANCE OF 273.66 FEET; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, N.04°49'53"E., A DISTANCE OF 323.48 FEET; THENCE N.00°26'53"E., A DISTANCE OF 370.81 FEET; THENCE N.86°43'57"E., A DISTANCE OF 367.70 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 5.44 ACRES, MORE OR LESS.



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21707

Agenda Date: 1/5/2026

Agenda No.: 6.5.

SUBJECT:

Mooney Family Division -Family Division Waiver Request

Parcel #37838-000-00 Fam Div -000109-2025

Richard Mooney

LDC 2.16.1.B(10) - Family Division

CODE states 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 request - Give the front 3.29 acres to Mellisa Batterbee, the back 4.71 acres to Richard Mooney.



**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: _____ Parcel Number(s): 37838-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ 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): Melissa Batterbee
Signature: Melissa Batterbee
Mailing Address: 13950 SE 154th
State: FL Zip Code: 32195 Phone #: (352) 266-4556 City: Weselande
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): Richard Mooney Contact Name: Richard Mooney
Mailing Address: 9401 SE 110th Rd
State: FL Zip Code: 34420 Phone #: (352) 266-9268 City: Belleview
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): 3.29 Goes to Melissa Batterbee
4.11 goes to Richard Mooney

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☒ No ☐
Zoned: A-1 ESOZ: 428 P.O.M. 255 Land Use: RL Eligible to apply for Family Division: Yes ☐ No ☐
Date Reviewed: 12/5/25 Verified by (print & initial): Rachel Kruger RK Plat Vacation Required: Yes ☐ No ☐

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Certified Assessment Roll

37838-000-00

[GOOGLE Street View](#)

Prime Key: 936871

[MAP IT+](#)

[Property Information](#)

BATTERBEE MELISSA L
MOONEY RICHARD D
13950 SE 154TH LN
WEIRSDALE FL 32195-2211

[Taxes / Assessments](#): \$4,319.53

Map ID: 255

[Millage](#): 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC](#): 01

Acres: 8.00

[More Situs](#)

Situs: 9395 SE 110TH STREET RD
BELLEVIEW

[Current Value](#)

Land Just Value	\$108,000
Buildings	\$117,518
Miscellaneous	\$7,366
Total Just Value	\$232,884
Total Assessed Value	\$232,884
Exemptions	\$0
Total Taxable	\$232,884

[Ex Codes](#):

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$108,000	\$117,518	\$7,366	\$232,884	\$232,884	\$0	\$232,884
2024	\$108,000	\$148,566	\$9,530	\$266,096	\$145,454	\$52,727	\$92,727
2023	\$108,000	\$116,213	\$7,880	\$232,093	\$141,217	\$50,608	\$90,609

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8268/1287	02/2024	71 DTH CER	0	U	I	\$100
8038/1706	04/2023	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
8038/1704	10/2018	71 DTH CER	0	U	I	\$100
5124/1470	11/2008	05 QUIT CLAIM	0	U	I	\$100
5124/1469	11/2008	05 QUIT CLAIM	0	U	I	\$100
5114/0300	10/2008	62 DISTR	0	U	I	\$100
IM98/2073	07/1999	EI E I	0	U	I	\$62,224
2819/1364	05/1999	05 QUIT CLAIM	0	U	I	\$100
5115/1143	06/1997	71 DTH CER	0	U	I	\$100
UNRE/INST	11/1988	71 DTH CER	0	U	I	\$100
1335/0479	02/1986	61 FJDGMNT	0	U	I	\$100

Property Description

SEC 27 TWP 16 RGE 23
 W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 EX N 220 FT &
 EXC W 20 FT &
 W 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 LYING N OF
 Ocala-Candler Rd &
 EXC W 20 FT

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	A1	4.00	AC	12,500.0000	1.00	1.14	1.00	57,000	57,000
9902		.0	.0	A1	4.00	AC	12,500.0000	1.00	1.02	1.00	51,000	51,000
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8500H											Total Land - Class \$108,000	
Mkt: 10 70											Total Land - Just \$108,000	

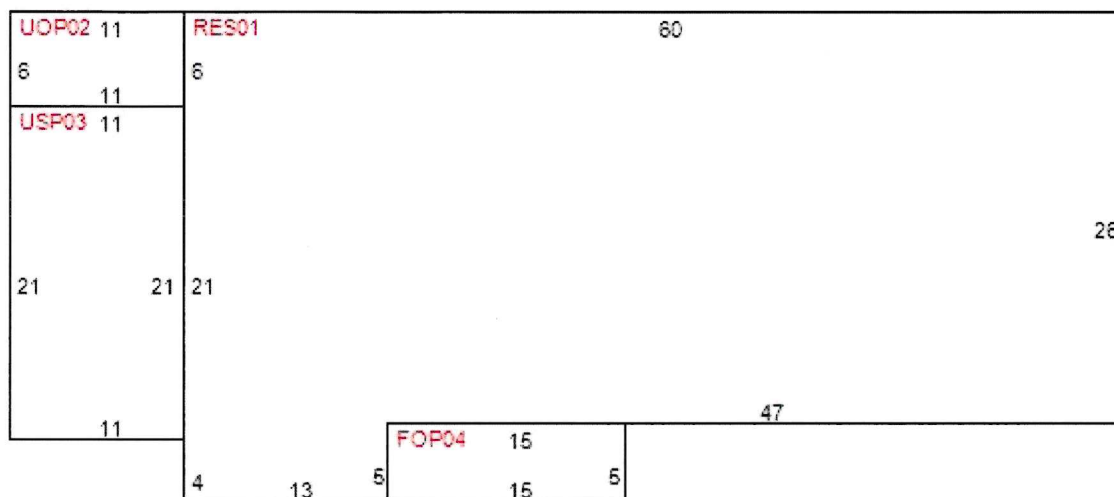
Traverse**Building 1 of 1**

RES01=U26L60D6D21D4R13U5R47.U26L60

UOP02=L11D6R11U6.D6

USP03=D21L11U21R11.D25R13

FOP04=U5R15D5L15.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 5/15/2020 by 225

Year Built 1962
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 182

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1962	N	0 %	0 %	1,625	1,625
UOP 0201	- NO EXTERIOR	1.00	1998	N	0 %	0 %	66	66
USP 0301	- NO EXTERIOR	1.00	1998	N	0 %	0 %	231	231
FOP 0401	- NO EXTERIOR	1.00	1962	N	0 %	0 %	75	75

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 06 WOOD SUBFLOOR
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1997	2	0.0	0.0
048 SHED OPEN	216.00	SF	15	1990	2	18.0	12.0
048 SHED OPEN	288.00	SF	15	1994	3	24.0	12.0
048 SHED OPEN	288.00	SF	15	1994	3	24.0	12.0
105 FENCE CHAIN LK	610.00	LF	20	1994	2	0.0	0.0
105 FENCE CHAIN LK	460.00	LF	20	1994	4	0.0	0.0
DCK DECK-WOOD	128.00	SF	40	1994	1	8.0	16.0
UDU UTILITY-UNFINS	288.00	SF	40	1998	3	12.0	24.0
UDU UTILITY-UNFINS	320.00	SF	40	1980	1	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	1998	3	12.0	24.0
048 SHED OPEN	77.00	SF	15	1998	2	11.0	7.0
045 LEAN TO	84.00	SF	15	1998	2	12.0	7.0
A/C MH - AIR COND	1,620.00	SF	30	1990	3	27.0	60.0
114 FENCE BOARD	314.00	LF	10	2000	2	0.0	0.0
Total Value - \$7,366							

Appraiser Notes

27X60 MH OWNER: RICHARD MOONEY
 9401 SE 110TH ST RD
 BELLEVIEW FL 34420

AG REMOVED PER GREEN CARD.

FULL REVIEW NOT DONE NO ACCESS TO REAR
 OF PROPERTY HANGER LEFT NO RESPONSE.

Planning and Building** Permit Search ****Permit Number Date Issued Date Completed Description**

2020010879	1/14/2020	3/3/2020	TEAR OFF EXISTING ROOF OF SFR & REPLACE WITH SHINGLES / FL
1012062	10/1/1998	11/1/1998	ADDITION (ALUM) NON-HABIT
0903046	7/1/1998	9/1/1998	ADDITION (FRM/MSY) HABITA
0127083	1/1/1997	3/1/1997	MH RELOCATE
1031016	10/1/1996	3/1/1997	WELL

Cost Summary

Buildings R.C.N.	\$185,984	10/20/2014				
Total Depreciation	(\$89,273)					
Bldg - Just Value	\$96,711		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$7,366	10/20/2014	1	\$185,984	(\$89,273)	\$96,711
Land - Just Value	\$108,000	5/3/2022				
Total Just Value	\$212,077					





GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 05/02/2023 11:43:47 AM
 FILE #: 2023054084 OR BK 8038 PGS 1706-1708
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0 INT: \$0

This Instrument Prepared By:
 Jeffrey L. Sauey, P.A.
 Jeffrey L. Sauey, Esquire
 1721 Southeast 16th Avenue, Suite 101
 Ocala, Florida 34471

Grantee Name:

NANCY L. MOONEY
 c/o Melissa Batterbee
 13950 SE 154th Lane
 Weirsdale, Florida 32195

MELISSA L. BATTERBEE
 13950 SE 154th Lane
 Weirsdale, Florida 32195

RICHARD D. MOONEY
 9395 SE 110th Street Road
 Belleview, Florida 34420

Property Appraiser's Parcel
 Identification No.: 37838-000-00

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 27th day of April, 2023,
 between **NANCY MOONEY, an unmarried widow**, hereinafter referred to
 as "Grantor", and **NANCY L. MOONEY**, as to a life estate, hereinafter
 referred to as "Grantee #1", whose address is 9395 SE 110th Street
 Road, Belleview, Florida 34420, and **MELISSA L. BATTERBEE and RICHARD
 D. MOONEY, as tenants in common**, whose addresses are 13950 SE 154th
 Lane, Weirsdale, Florida 32195, and 9395 SE 110th Street Road,
 Belleview, Florida 34420, respectively, as to a remainder interest,
 hereinafter referred to as "Grantee #2".

W I T N E S S E T H:

The Grantor, as a gift and without consideration, does hereby
 grant and convey unto the said Grantee #1, a life estate in the
 property described below which shall terminate upon her death, and
 does hereby grant and convey unto Grantee #2, their successors and
 assigns forever, a remainder interest in such property. The
 property shall be divided so that **MELISSA L. BATTERBEE** receives the
 portion of the property which includes the main residence and
 storage shed and continues up to the fence and gate behind the
 Grantor's house which separates the property between the two
 residences. **RICHARD D. MOONEY** shall receive the back portion of

the property on which his mobile home is located which shall include the fence and gate behind the Grantor's house, which fence separates the property between the two residences. The entire property is the following described parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

The West 1/2 of East 1/2 of SE 1/4 of NW 1/4 EXCEPT North 220 feet and EXCEPT the West 20.00 feet thereof; AND that part of West 1/2 of East 1/2 of NE 1/4 of SW 1/4, lying North of Ocala- Candler Road, EXCEPT the West 20.00 feet thereof, all in Section 27, Township 16 South, Range 23 East.

This deed prepared pursuant to information provided by the Grantor herein with no survey or examination of title.

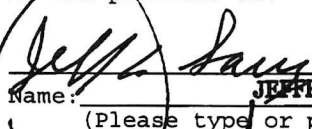
The Grantor reserves unto Grantee #1 a life estate for herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to reconvey the property to herself, to change the remaindermen, to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance, without joinder of the owners of the remainder interest.

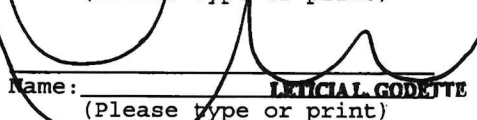
TO HAVE AND TO HOLD the same to Grantee #1, and Grantee #2, their successors and assigns forever.

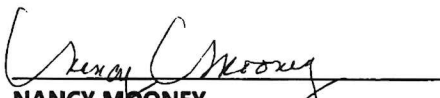
AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Name: JEFFREY L. SAUEY
(Please type or print)

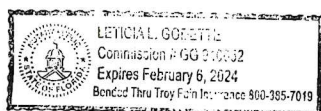

Name: LETICIA L. GODETTE
(Please type or print)


Name: NANCY MOONEY
9395 SE 110TH Street Road
Bellevue, Florida 34420

STATE OF FLORIDA)
COUNTY OF MARION)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence this 21 day of April, 2023, by **NANCY MOONEY**, who is personally known to me or who did produce a driver's license as identification.

NOTARY PUBLIC



Sign: _____



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21708

Agenda Date: 1/5/2026

Agenda No.: 8.1.

SUBJECT:
Department Review Sign-offs