



SUBMITTAL SUMMARY REPORT

WaiverPIR-000740-2026

PLAN NAME: Sandy Clay Residential **LOCATION:** 92nd SE LOOP
 Belleview, FL 34420

APPLICATION DATE: 05/05/2026 **PARCEL:** 37896-000-00

DESCRIPTION: 6.12.9 - Subdivision Roads and Related Infrastructure
 REQUEST - Waiver requested for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

2.12.8 Current Boundary & Topographical Contours
 REQUEST - Request to use the current boundary and topographic survey included with the Mass Grading approval (AR #29724). The project is currently being mass graded per the approved plans. Obtaining an updated topographic survey is not feasible or beneficial due to the mass grading efforts.

LDC 2.1.3. - Order of plan approval
 REQUEST - Request to allow for approval of the Preliminary Plat prior to the Master Plan. The Master Plan has been reviewed by staff twice with only two comments remaining, one being a current survey. Developer understands that moving forward will be at their own risk.

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.



**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): 37896-000-00, 37896+000-01 Permit Number: PrelimPlat-000382-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Sandy Clay Residential Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Sandy Clay, LLC / Matt Fabian
Signature: _____
Mailing Address: 1040 SW 43rd Pl City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 239-0683
Email address: mattfabian@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): Tillman and Associates Engineering, LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Avenue; Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.9 - Subdivision Roads and Related Infrastructure
Reason/Justification for Request (be specific): Waiver requested for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

DEVELOPMENT REVIEW USE:

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

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

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Reason/Justification for Request (be specific): Request to use the current boundary and topographic survey included with the Mass Grading approval (AR #29724). The project is currently being mass graded per the approved plans. Obtaining an updated topographic survey is not feasible or beneficial due to the mass grading efforts.

Section & Title of Code (be specific) LDC 2.1.3. - Order of plan approval
Reason/Justification for Request (be specific): Request to allow for approval of the Preliminary Plat prior to the Master Plan. The Master Plan has been reviewed by staff twice with only two comments remaining, one being a current survey. Developer understands that moving forward will be at thier own risk.

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

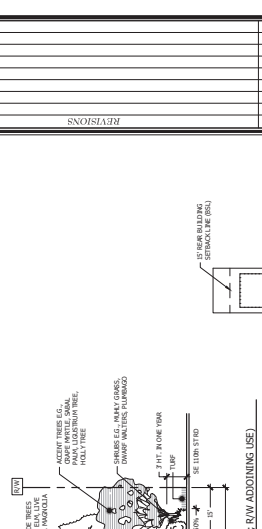
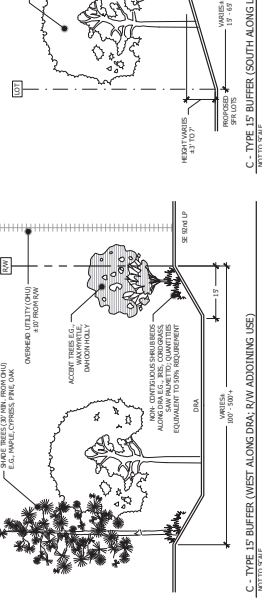
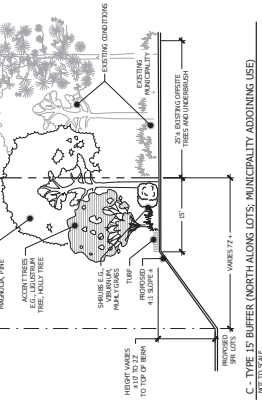
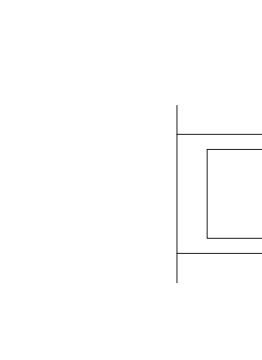
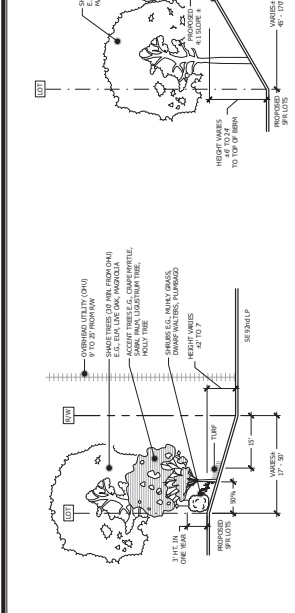
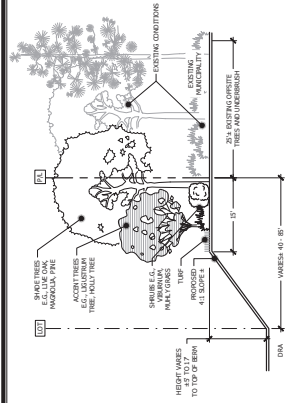
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

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Reason/Justification for Request (be specific): _____

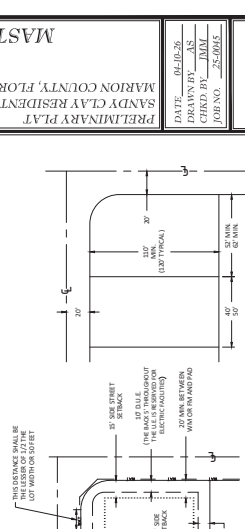
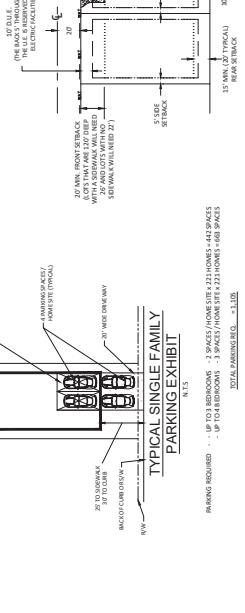
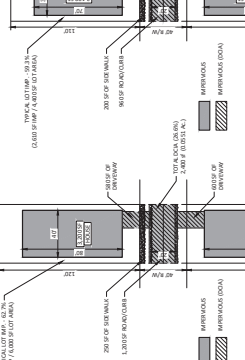
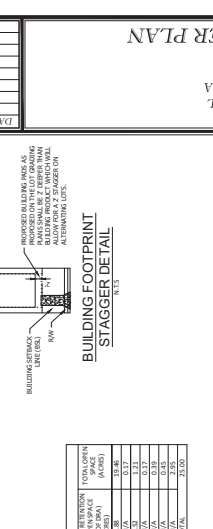
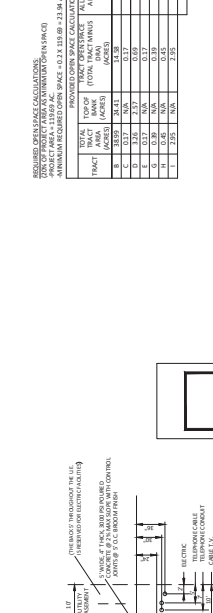
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

1. ALL RIGHT-OF-WAY (ROW) INTERSECTIONS TO BE 35'.
2. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 100' UTILITY EASEMENT.
3. BASED ON THE DESIGN SPEED AND ROADWAY CLASSIFICATION AND DESIGN SPEED (AS PER MARION COUNTY DESIGN MANUAL).
4. COMMUNITY PANEL NO. 1208070350, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY COMMUNITY PANEL NO. 1208070350, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY COMMUNITY PANEL NO. 1208070350, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY COMMUNITY PANEL NO. 1208070350, EFFECTIVE DATE OF AUGUST 28, 2008.
5. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CURB.
6. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CURB.
7. SINGLE-FAMILY RESIDENTIAL DEVELOPMENT NOT TO EXCEED NUMBER OF 442.
8. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
9. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC) SHALL CONFORM TO THE BUILDING SETBACKS AS SHOWN ON THE LAYOUT.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
11. THE LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
12. THE LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
13. DEVELOPMENT TO CONFORM WITH ARTICLE 6.19 OF THE L.O.C.
14. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROAD AND ALONG ONE SIDE OF MAJOR ROADS.
15. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROAD AND ALONG ONE SIDE OF MAJOR ROADS.
16. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROAD AND ALONG ONE SIDE OF MAJOR ROADS.
17. DEVELOPMENT TO CONFORM WITH ARTICLE 6.19 OF THE L.O.C.
18. DEVELOPMENT TO CONFORM WITH ARTICLE 6.19 OF THE L.O.C.
19. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND CONSTRUCTION STANDARDS CONTAINED IN THE CITY OF BELLEVILLE & MARION COUNTY LAND DEVELOPMENT CODE.
20. TOWN IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
21. BUFFER PAINTINGS SHALL BE LOCATED ON THE EXISTING SETBACK ON ROW. CANNOT BE UTILIZED FOR BUFFER.



PROPOSED LOT AREA CALCULATIONS

TRACT	TRACT AREA (ACRES)	PROPOSED LOT AREA (ACRES)	PROPOSED LOT AREA (SQ FT)	PROPOSED LOT AREA (SQ YD)
1	0.125	0.125	5,428	603
2	0.125	0.125	5,428	603
3	0.125	0.125	5,428	603
4	0.125	0.125	5,428	603
5	0.125	0.125	5,428	603
6	0.125	0.125	5,428	603
7	0.125	0.125	5,428	603
8	0.125	0.125	5,428	603
9	0.125	0.125	5,428	603
10	0.125	0.125	5,428	603
11	0.125	0.125	5,428	603
12	0.125	0.125	5,428	603
13	0.125	0.125	5,428	603
14	0.125	0.125	5,428	603
15	0.125	0.125	5,428	603
16	0.125	0.125	5,428	603
17	0.125	0.125	5,428	603
18	0.125	0.125	5,428	603
19	0.125	0.125	5,428	603
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22	0.125	0.125	5,428	603
23	0.125	0.125	5,428	603
24	0.125	0.125	5,428	603
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96	0.125	0.125	5,428	603
97	0.125	0.125	5,428	603
98	0.125	0.125	5,428	603
99	0.125	0.125	5,428	603
100	0.125	0.125	5,428	603



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

DATE: 04-10-25
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN

PRELIMINARY PLAN
MARION COUNTY, FLORIDA
SANDY CLAY RESIDENTIAL
MASTER PLAN

DATE: 04-10-25
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN

DATE: 04-10-25
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

DATE: 04-10-25
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CHECKED BY: JLS
SCALE: AS SHOWN

PRELIMINARY PLAN
MARION COUNTY, FLORIDA
SANDY CLAY RESIDENTIAL
MASTER PLAN

DATE: 04-10-25
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PRELIMINARY PLAN
MARION COUNTY, FLORIDA
SANDY CLAY RESIDENTIAL
MASTER PLAN

DATE: 04-10-25
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CHECKED BY: JLS
SCALE: AS SHOWN

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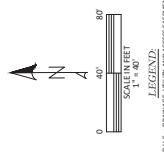
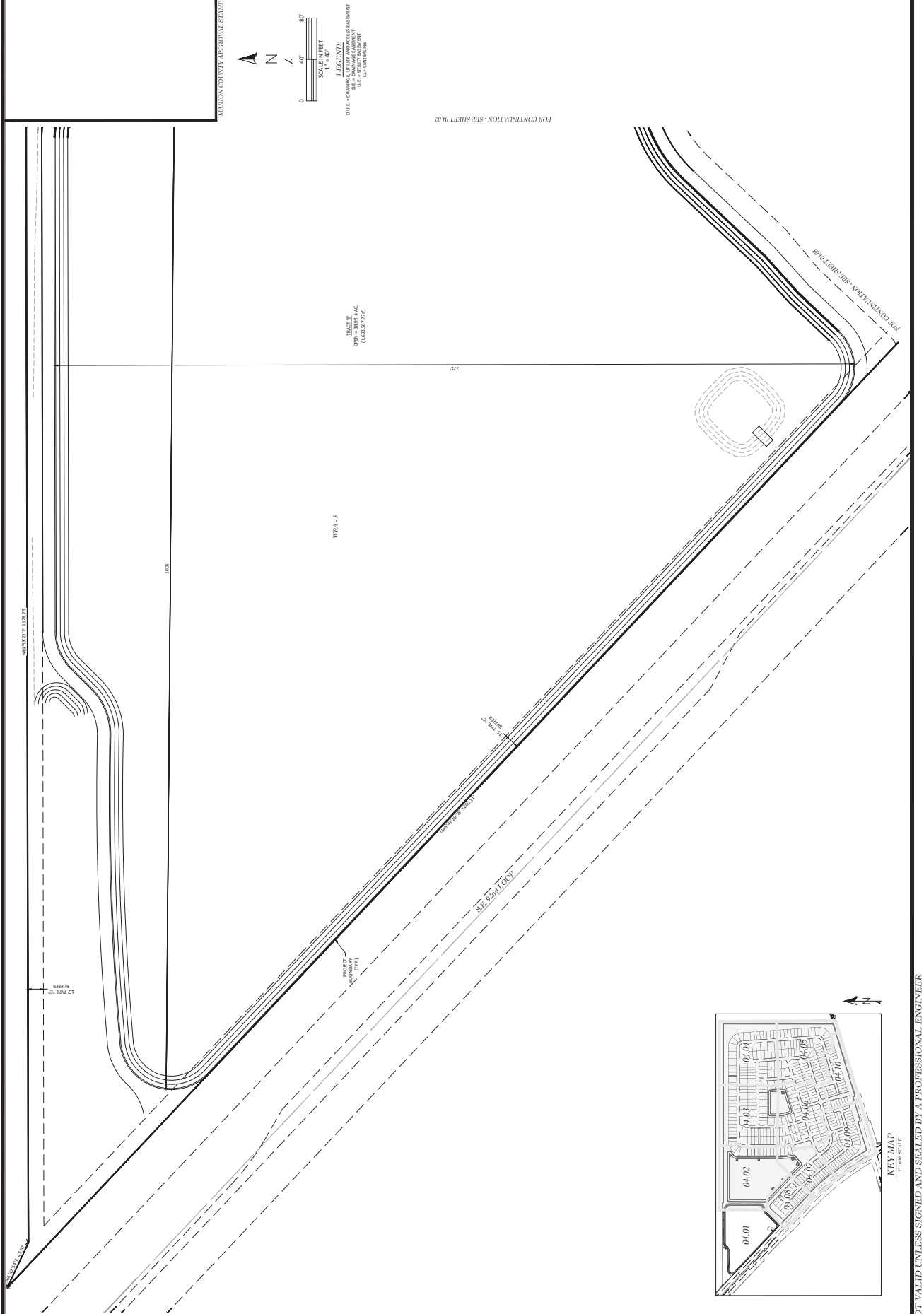
Tillman & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16TH AVE, BLDG 100, OCEAH, FL 33471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION #26756

DATE	REVISIONS

PRELIMINARY PLAT
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

PRELIMINARY PLAT
 DATE: 4/10/2024
 DRAWN BY: JAS
 CHECKED BY: JAS
 DESIGNED BY: JAS
 SURVEYED BY: JAS

SHEET: 04.01

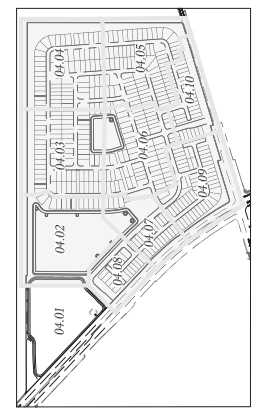


SCALE IN FEET
 0 40 80
 1" = 40'
 DATE: 4/10/2024
 DRAWN BY: JAS
 CHECKED BY: JAS
 DESIGNED BY: JAS
 SURVEYED BY: JAS

FOR CONTINUATION - SEE SHEET 04.02

TITLE: SE 29th A.C.
 OPEN: 1989 A.C.
 (1,000,000,000)

WPA-1-5



KEY MAP
 1" = 100' SCALE

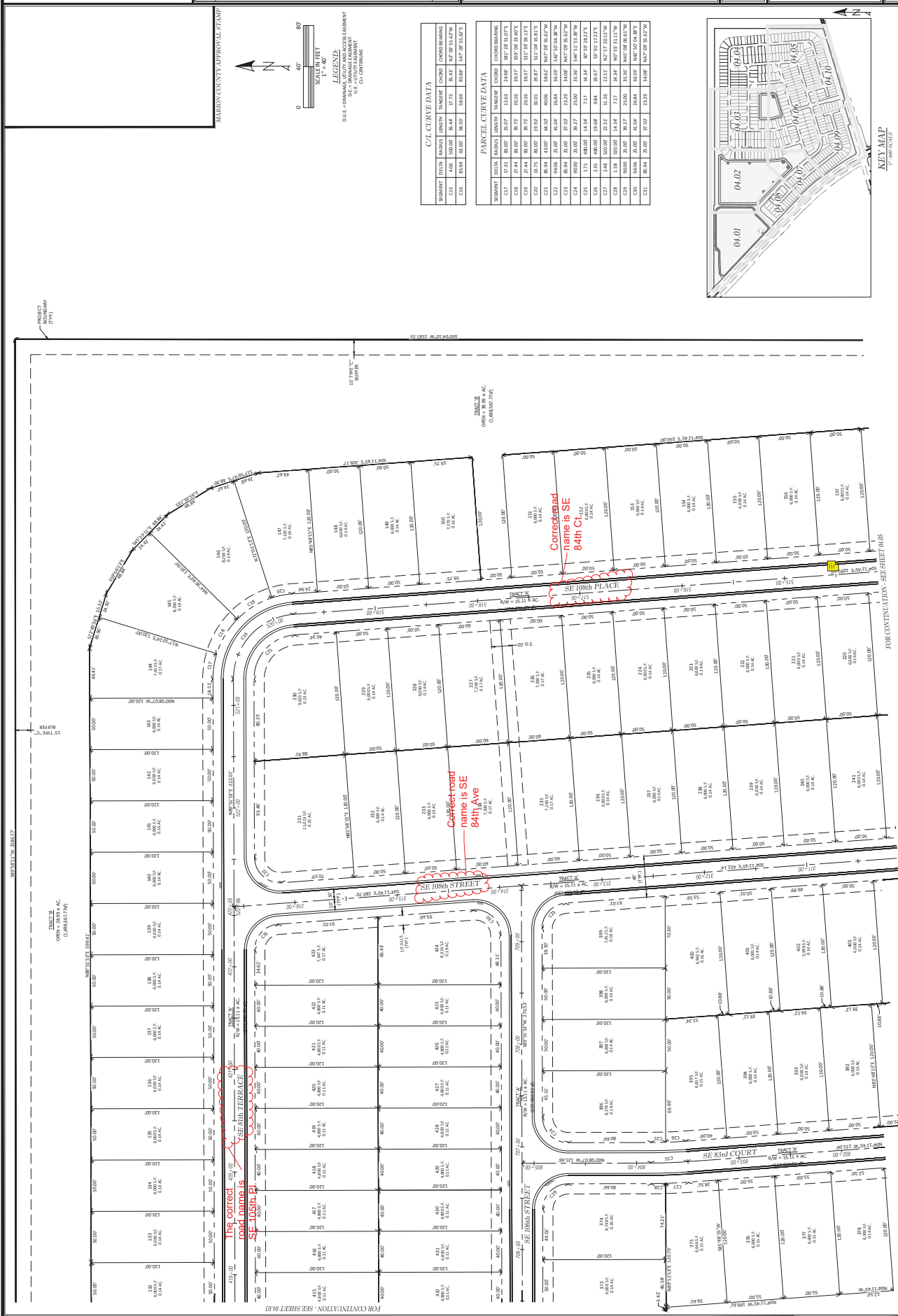
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Sandy Clay Residential\Civil\PRELIMINARY PLAT\04.01 PRELIMINARY PLAT DWG 4/10/2024 10:54:12 AM.DWG To: JAS

NO.	DATE	REVISIONS

PRELIMINARY PLAT
 SAMPY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA
 PRELIMINARY PLAT
 DATE: 4/10/2020
 DRAWN BY: JLS
 CHECKED BY: JLS
 JOB NO.: 201905

SHEET: 04.04
 PROJECT: SAMPY CLAY RESIDENTIAL (1719)
 PROJECT NUMBER: 1719



C/L CURVE DATA

SEGMENT	BEARING	LENGTH	INCHES	CHORD	CHORD BEARING
C13	406°	100.00'	8.44"	17.72'	8.44° N79°54.87'W
C14	85.81°	92.00'	84.50'	85.89'	85.89° S147°02'55.87"W

PARCEL CURVE DATA

SEGMENT	BEARING	LENGTH	INCHES	CHORD	CHORD BEARING
C17	17.14°	80.00'	26.07'	12.81'	24.98° S81°28'30.07"E
C18	27.44°	80.00'	29.73'	20.58'	33.17° S50°02'38.05"E
C19	17.14°	80.00'	26.07'	12.81'	24.98° S81°28'30.07"E
C20	17.14°	80.00'	26.07'	12.81'	24.98° S81°28'30.07"E
C21	85.81°	41.00'	41.00'	41.00'	85.81° S147°02'55.87"W
C22	146.62°	21.00'	41.00'	26.84'	147°02'08.76"W
C23	85.81°	21.00'	21.00'	21.00'	85.81° S147°02'55.87"W
C24	170.00°	21.00'	21.00'	21.00'	170.00° S41°15'34.89"W
C25	171°	480.00'	38.68'	7.17'	184.34° S7°09'38.27"E
C26	171°	480.00'	38.68'	7.17'	184.34° S7°09'38.27"E
C27	248°	500.00'	23.51'	23.51'	252.51° N27°22'33.79"W
C28	248°	500.00'	23.51'	23.51'	252.51° N27°22'33.79"W
C29	248°	500.00'	23.51'	23.51'	252.51° N27°22'33.79"W
C30	146.62°	21.00'	41.00'	26.84'	147°02'08.76"W
C31	85.81°	21.00'	21.00'	21.00'	85.81° S147°02'55.87"W



BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

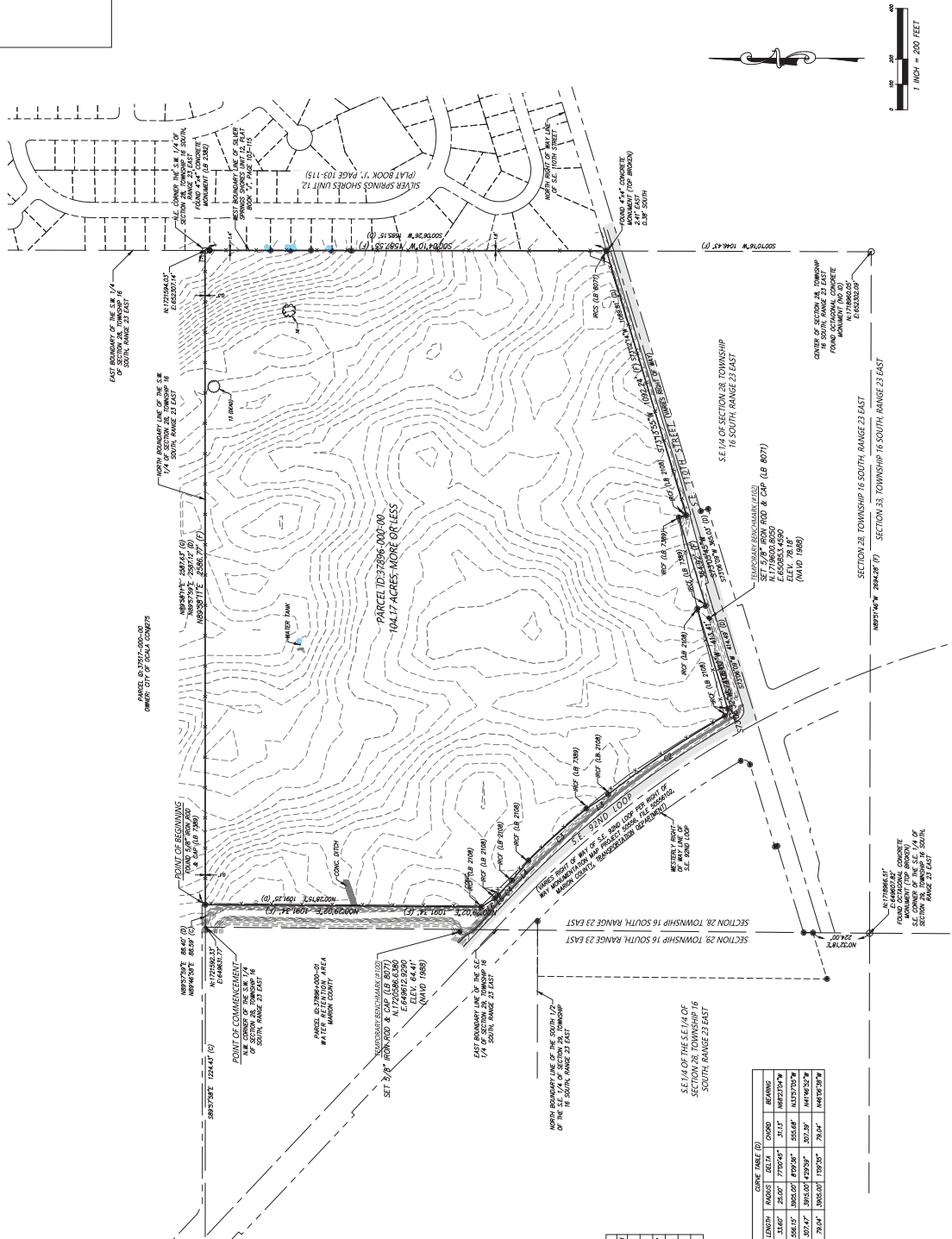
NO.	REVISIONS	BY	DATE

SCALE: 1" = 200'
APPROVED: C.J.H.
CHECKED: C.J.H.
REVISED: M.A.
DRAWN: M.A.

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 11000 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FLORIDA 33613
 (813) 973-1111

SOUTHWEST SANDMINE, LLC
 -FOR-
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY

FIELD BOOK/PAGE: _____
 SHEET NO.: 217129
 SHEET OF 5

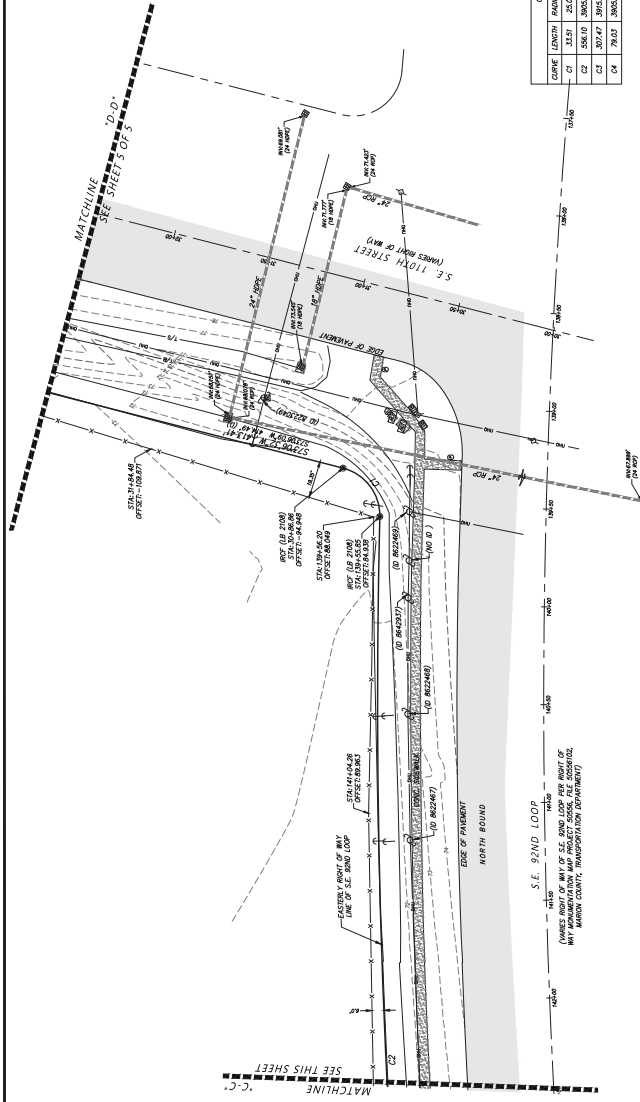
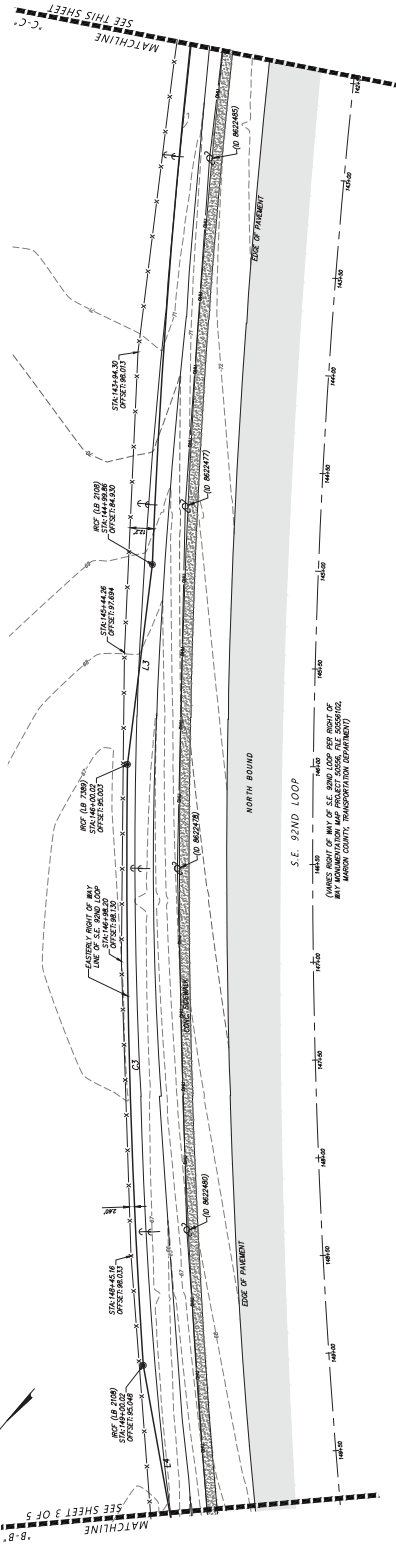
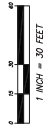


SHEET 2 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LINE	BEARING	LENGTH	DELTA	CHORD	BEARING
L1	N170°45'00"W	33.23	33.23	0.00	N170°45'00"W
L2	N170°45'00"W	34.61	34.61	0.00	N170°45'00"W
L3	N170°45'00"W	103.01	103.01	0.00	N170°45'00"W
L4	N170°45'00"W	102.71	102.71	0.00	N170°45'00"W
L5	N170°45'00"W	19.11	19.11	0.00	N170°45'00"W
L6	N170°45'00"W	62.88	62.88	0.00	N170°45'00"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	13.51	25.00	178°47'58"	21.06	N170°45'00"W
C2	56.10	100.00	100°00'00"	56.10	N170°45'00"W
C3	307.47	307.47	90°00'00"	307.47	N170°45'00"W
C4	79.03	158.06	100°00'00"	79.03	N170°45'00"W

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 4 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N157°21'49"W	30.23	L7	N157°21'31"W	33.00
L2	N16°50'07"W	24.91	L8	N157°21'31"W	35.00
L3	N157°21'31"W	103.01	L9	N157°21'31"W	102.84
L4	N05°02'30"W	102.71	L4	N05°02'30"W	102.84
L5	N16°50'07"W	19.16	L5	N16°50'07"W	19.17
L6	N23°01'17"W	62.88	L6	N23°01'30"W	62.79

CURVE TABLE (F)		CURVE TABLE (D)	
CURVE	LENGTH	CURVE	LENGTH
C1	300.00	C1	300.00
C2	300.00	C2	300.00
C3	300.00	C3	300.00
C4	300.00	C4	300.00

NO.	DATE	BY	REVISION

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING - MAPPING
 1700 W. 17TH STREET, SUITE 100, PENSACOLA, FL 32504
 PHONE: (904) 477-1111 FAX: (904) 477-1111
 WWW.JCHGROUP.COM

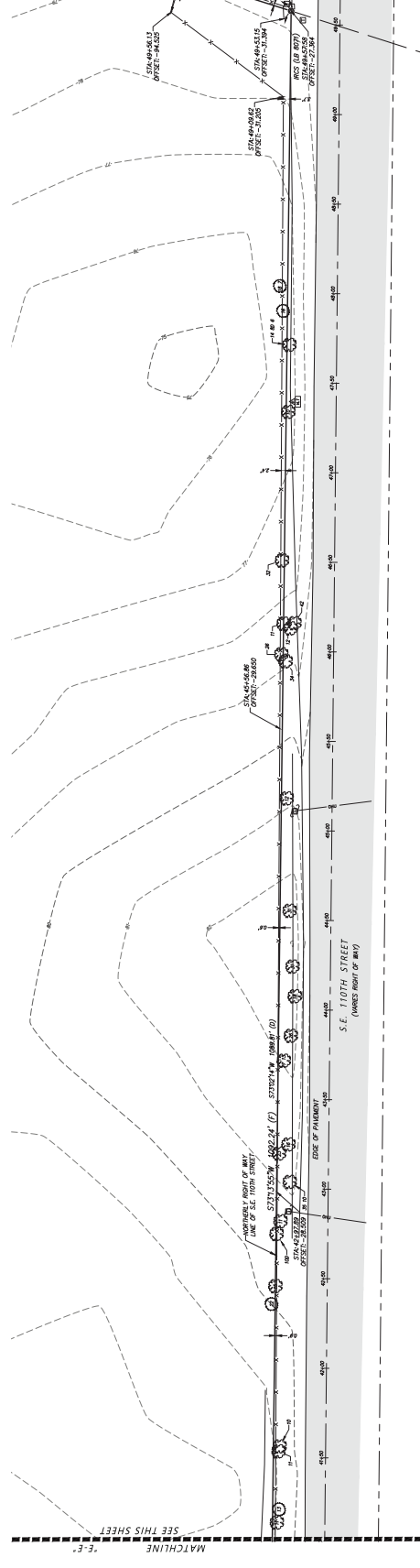
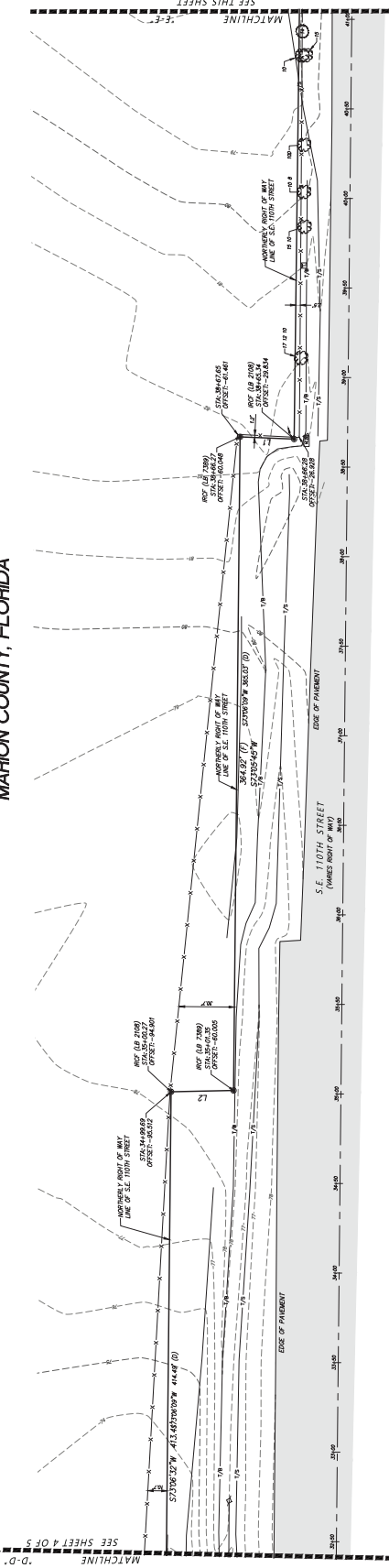
LOCATED IN SECTION 28, TOWNSHIP 16
 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 SOUTHWEST SANDMINE, LLC

DATE	BY	SCALE
11/02/22	M.A. C.H.	1" = 30'
22-48794-R-56		

JOB NO. 221730
 4 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 5 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 85°57'48\"/>				

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	24.00	676.9758'	211.0	211.0	N 85°57'48\"/>

DATE	DRAWN	REVISION

JOB NO. 221730

DATE 10/13/22

SCALE 1" = 30'

APPROVED: _____

BY: _____

DATE 11/02/22

DESIGNED: _____

BY: _____

DATE 11/02/22

DRAWN: _____

BY: _____

DATE 11/02/22

3 OF 4

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHWEST SANDMINE, LLC

LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

JCH
 CONSULTING GROUP, INC.
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