



**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

RECEIVED

FEB 23 2021

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 02/18/2021 Parcel Number(s): 3575-001-014 Permit Number: 2021-02-0783
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: John & Colleen Thomas Commercial or Residential
Subdivision Name (if applicable): Shady Road Ranches
Unit Block 1 Lot
Tract 14

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): Thomas John, Thomas Colleen
Property Owner's Signature: see next page
Property Owner's Mailing Address: 9585 SW 19th Ave. Rd.
City: Ocala State: FL Zip Code: 34476 Phone # 408-813-4325

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

Firm Name (if applicable): Bowden Construction Services Contact Name: Mark O Bowden
Mailing Address: 2337 NE 29th Ter City: Ocala State: FL Zip Code: 34470
Phone # 352-266-4945 Alternate Phone # 352-236-6592
Email address: bcsoccala@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: Large Lot and minimal new square footage of impervious. Add 720 sqft concrete pad to existing

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 2/23/21 Project # 2021020096 AR # 26312

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: ESOZ: P.O.M. Must Vacate Plat: Yes No
Land Use: Date: Verified by:

Revised 5/2017

DRL 3/8/21



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Revised 5/2017

Empowering Marion for Success

www.marioncountyfl.org

[Quoted text hidden]

March 4, 2021

PROJECT NAME: THOMAS PROPERTY, JOHN & COLLEEN - WAIVER REQUEST

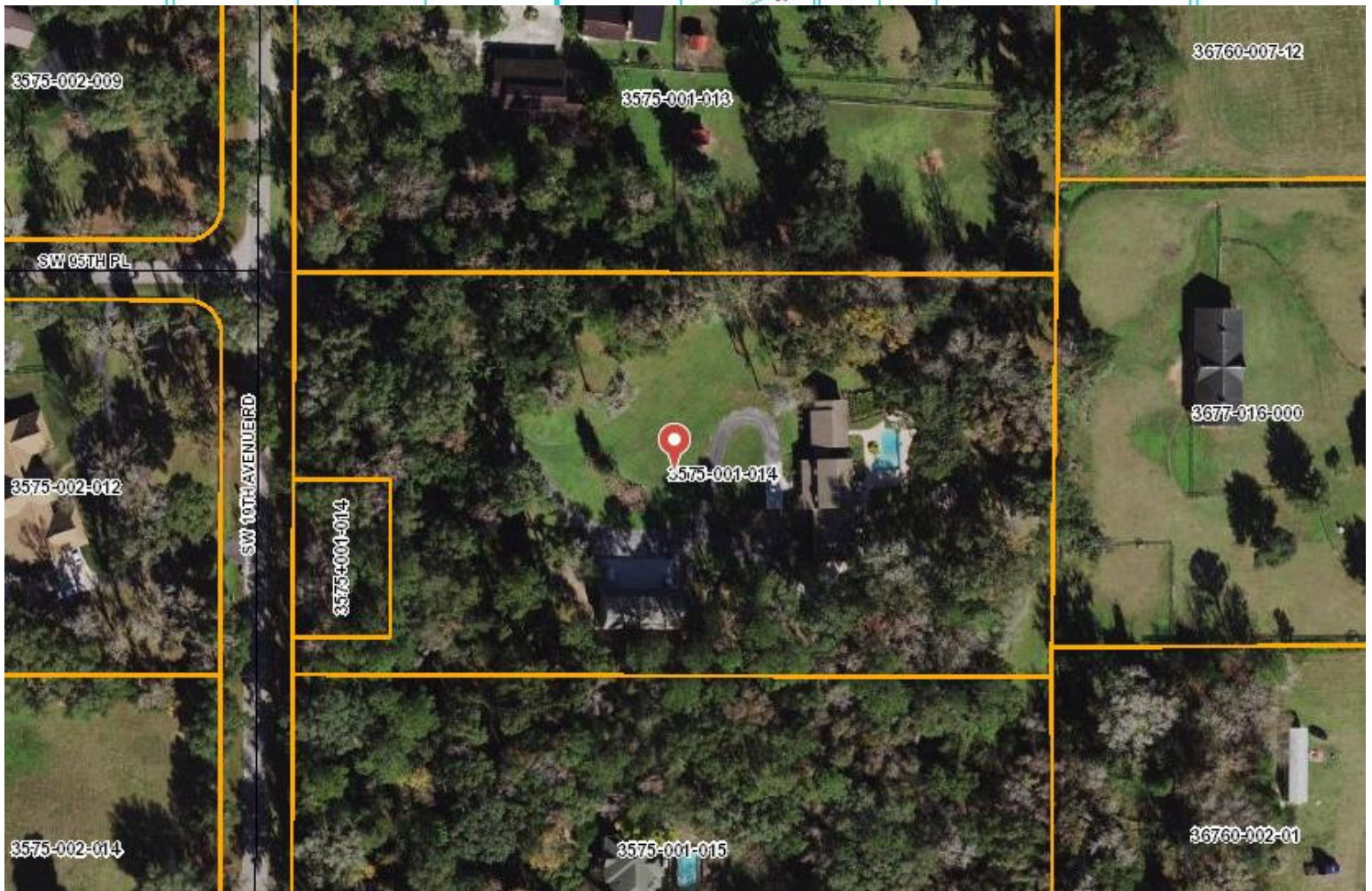
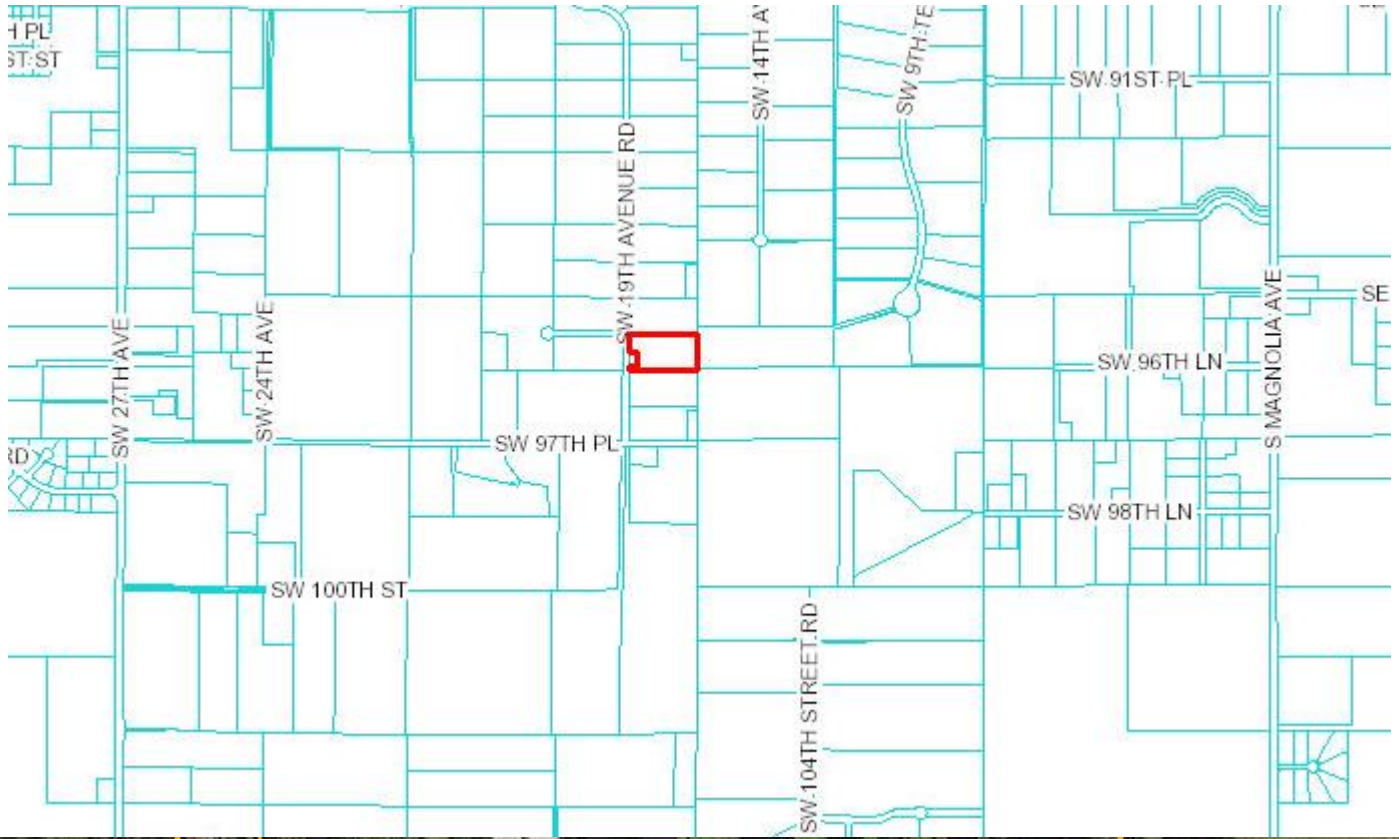
PROJECT NUMBER: 2021020096 APPLICATION: #26312

2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE-Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **APPROVED.**
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - Parcel 3575-001-01 within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **CONDITIONAL APPROVAL.** Staff recommends approval subject to the following conditions: 1) a. The applicant must provide on-site stormwater control for the additional runoff at the 100 year, 24 hour storm for the impervious area. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

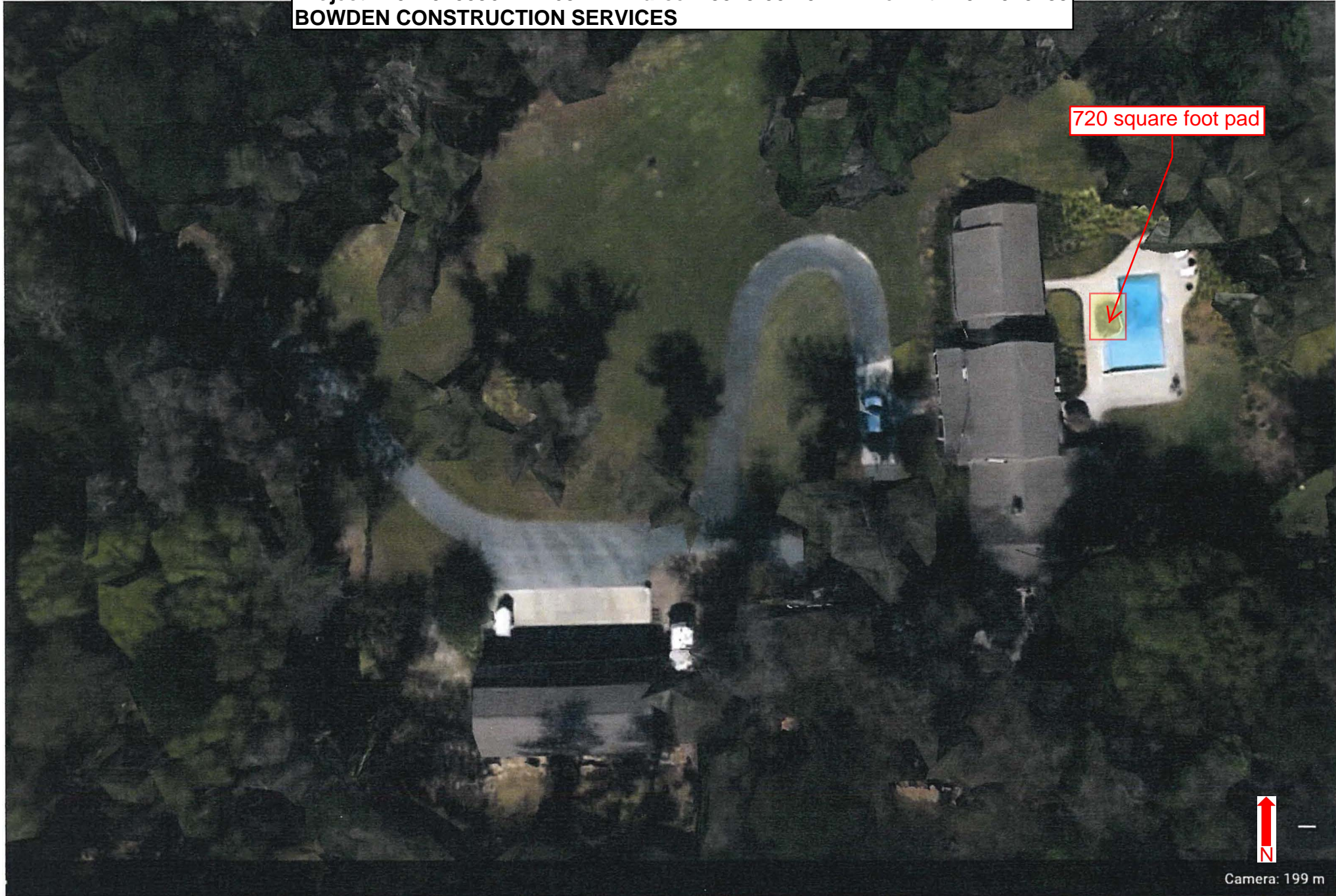
Note: The applicant owns a 3.8-acre parcel (PID 3575-001-014). There is 17,668sf existing impervious coverage according to the MCPA website. The applicant is proposing 720 sf +/- additional concrete for a total of 18,388 sf+/- . Stormwater recommends approval with conditions.

THOMAS PROPERTY, JOHN & COLLEEN - WAIVER REQUEST
SHADY ROAD RANCHES BLK 1 TRACT 14
9585 SW 19TH AVENUE RD OCALA
Project #2021020096 #26312 Parcel #3575-001-014 Permit #2021020783
BOWDEN CONSTRUCTION SERVICES



THOMAS PROPERTY, JOHN & COLLEEN - WAIVER REQUEST
SHADY ROAD RANCHES BLK 1 TRACT 14
9585 SW 19TH AVENUE RD OCALA
Project #2021020096 #26312 Parcel #3575-001-014 Permit #2021020783
BOWDEN CONSTRUCTION SERVICES

720 square foot pad



Camera: 199 m

THOMAS PROPERTY, JOHN & COLLEEN - WAIVER REQUEST
SHADY ROAD RANCHES BLK 1 TRACT 14
9585 SW 19TH AVENUE RD OCALA
Project #2021020096 #26312 Parcel #3575-001-014 Permit #2021020783
BOWDEN CONSTRUCTION SERVICES

REMOVE
SQUARE

118' to
EAST Property
Line

SQUARE UP

Path to
Pump

Existing Pool Deck

Existing Pool

New Pool Cage

126.18 ft
to North
Property Line

Existing
18x18 lanai
to be removed

NEW
Elite Pool

Existing Flower Bed to be Concrete
Infill

7'00 sq ft

New Lanai

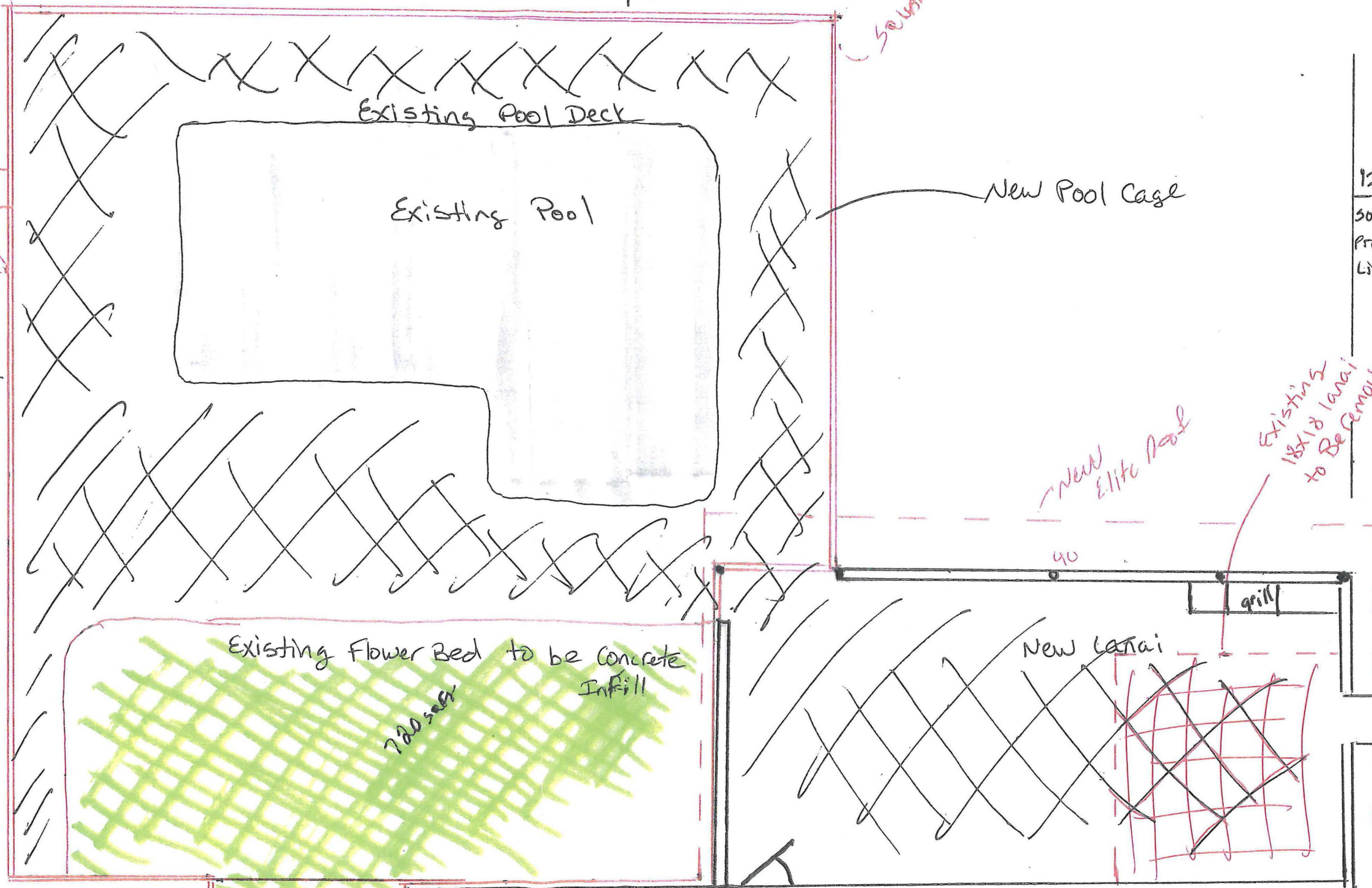
grill

Existing house

450' to SW 19th AVENUE

16

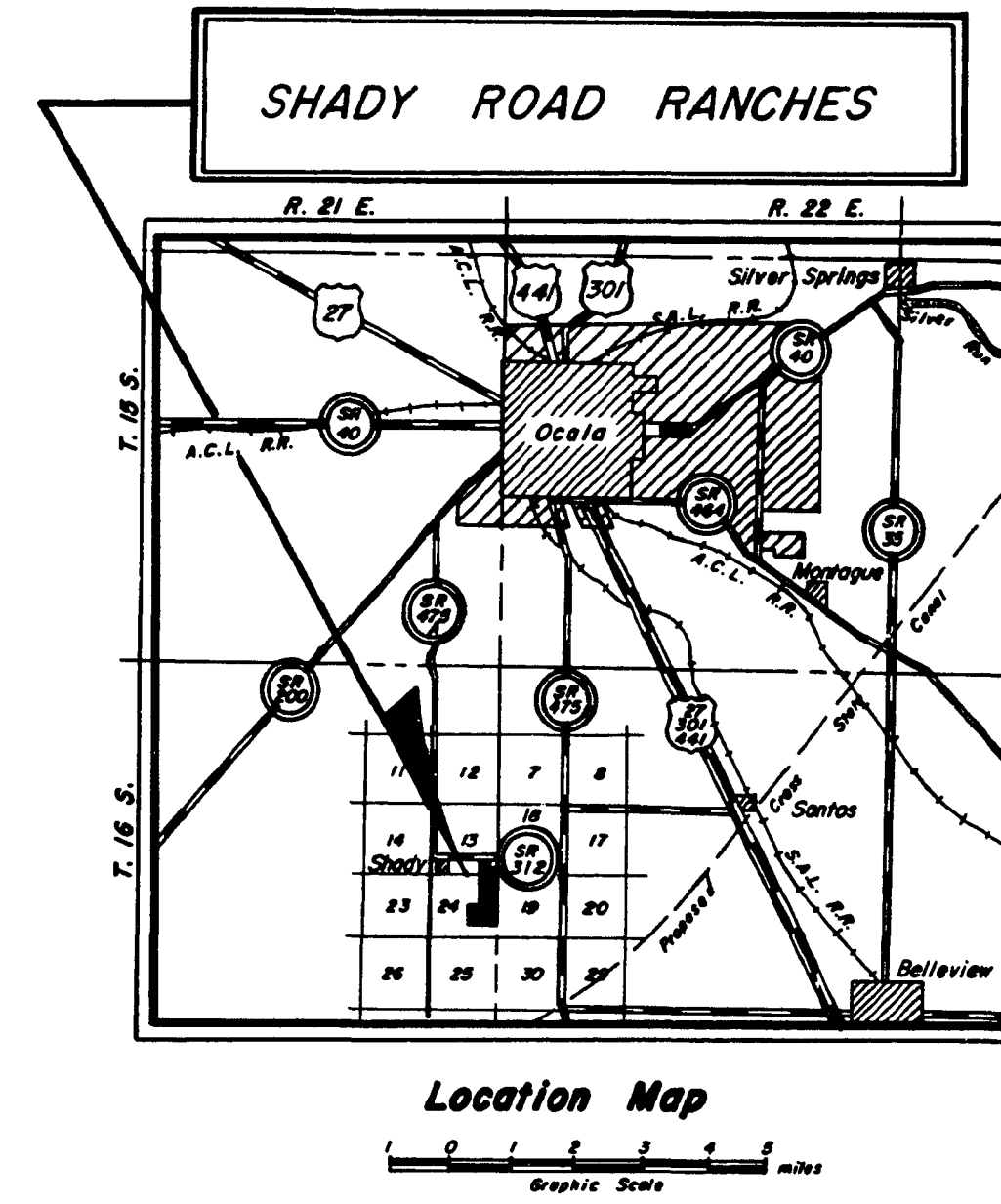
40



12
506
PRO
LIV

SHADY ROAD RANCHES

MARION COUNTY, FLORIDA



DESCRIPTION:

All that certain tract or parcel of lands lying and being situate in portions of Section 13, and 24, Township 16 South, Range 21 East, Marion County, Florida, being more fully and particularly described as follows:

BEGINNING at the Northeast Corner of the aforementioned Section 24, and P.R.M. No. 1 proceed thence on the East boundary of said Section 24, S 00°25'03"W a distance of 1321.69 feet to P.R.M. No. 2; thence continuing along said East boundary S 00°25'03"W a distance of 1321.69 feet to P.R.M. No. 3 and the Quarter Section Corner on the aforementioned East boundary of Section 24; continue thence on said East boundary, S 00°27'21"W a distance of 1346.26 feet to P.R.M. No. 4; thence departing from said East boundary, N 89°55'57"W a distance of 656.82 feet to P.R.M. No. 5; continue thence N 89°55'57"W a distance of 1313.51 feet to P.R.M. No. 6; thence N 00°48'38"E a distance of 1367.25 feet to P.R.M. No. 7; thence S 89°19'18"E a distance of 653.94 feet to P.R.M. No. 8 and the Southwest Corner of the SE 1/4 of the NE 1/4 of Section 24; thence N 00°40'13"E a distance of 1313.92 feet to P.R.M. No. 9; continue thence N 00°40'13"E a distance of 1313.91 feet to P.R.M. No. 10 and the Northwest Corner of the NE 1/4 of the NE 1/4 of Section 24; thence N 00°37'22"E a distance of 1303.48 feet to P.R.M. No. 11 and the Northwest Corner of SE 1/4 of the SE 1/4 of the aforementioned Section 13, said Point also being on the Southerly right-of-way line of State Highway No. 312 (locally known as Shady Road); thence along said right-of-way line, N 88°47'42"E a distance of 649.05 feet to P.R.M. No. 12; thence, departing from said right-of-way line, S 00°38'22"W a distance of 1317.18 feet to P.R.M. No. 13; thence N 89°59'32"E a distance of 648.16 feet to the POINT OF BEGINNING.

NOTES:

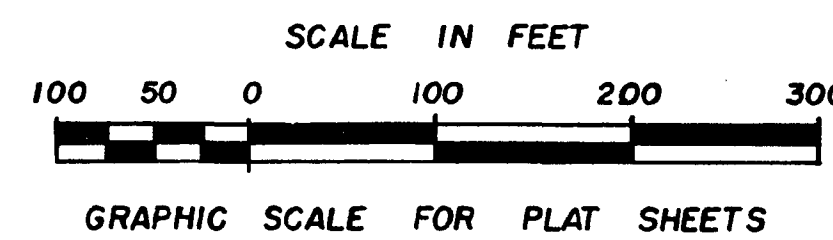
Bearings are based on an Assumed Meridian.

- ⊙ = 4" x 4" Concrete Permanent Reference Monument. (P.R.M.)
- ⊙ = 4" x 4" Concrete Permanent Control Point Monument. (P.C.P.)
- = 4" x 4" Concrete Monument.

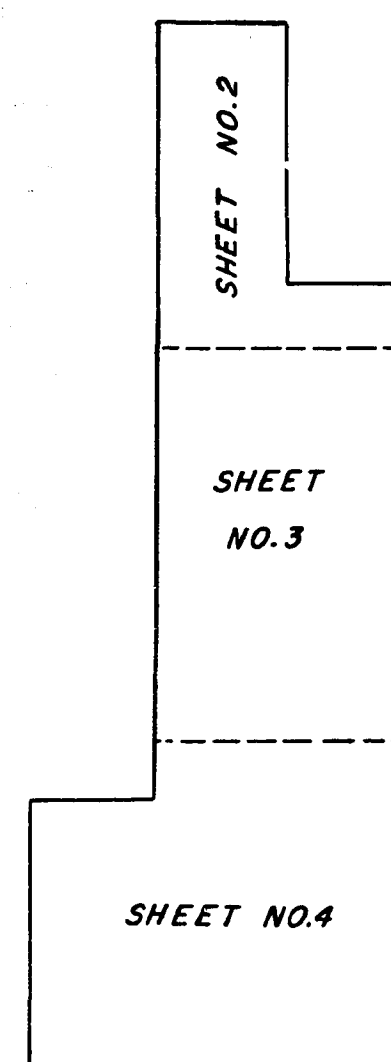
This Area not subject to flooding.

All Easements shown are reserved for the perpetual use of construction and maintenance of drainage facilities and all utilities.

Bride Path = A trail passable to or designed for horses for public use.



Application for septic tank permits for each Ranch must be supported by site plan, soil log, percolation test results and specific location of proposed water supply well, septic tank and drainfield area.



SHEET INDEX

STATE OF FLORIDA
 COUNTY OF MARION

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

Witness whereof said corporation has caused its seal to be affixed by the undersigned officials, duly authorized by the Board of Directors, this 4th day of Nov. A.D. 1971, Signed, sealed, and delivered in the presence of:

Bruce H. Phillips
 Witness

CLARK-HOPKINS REALTY, INC.

R. Clark Hopkins, President
 R. Clark Hopkins, President

STATE OF FLORIDA
 COUNTY OF MARION

Before me this day personally appeared R. Clark Hopkins, President of Clark-Hopkins Realty Incorporated, a Florida Corporation, and Ralph and Josephine M. Redding, Mortgagees of said lands and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated on behalf of said CLARK-HOPKINS REALTY INC., as its free act and deed and have been duly authorized so to do by the Board of Directors thereof.

Witness my hand and official seal at Ocala, County of Marion, State of Florida, this 4th day of Nov. A.D. 1971.

My commission expires Nov. 24, 1974

Lowell J. Macneil
 Notary Public, State of Florida at large

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

J.W. Jernigan
 J.W. Jernigan, Registered Land Surveyor
 Certificate No. 576, State of Florida

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 28th day of Dec. A.D. 1971.

Attest John F. Nicholson
 Clerk of the Circuit Court

J.F. Marshall
 Chairman, Board of County Commissioners

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 28th day of Dec. A.D. 1971, and recorded in the public records of said County on the 28th day of Dec. A.D. 1971 in plat book "L", pages 72 thru 75.

John F. Nicholson
 Clerk of the Circuit Court

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

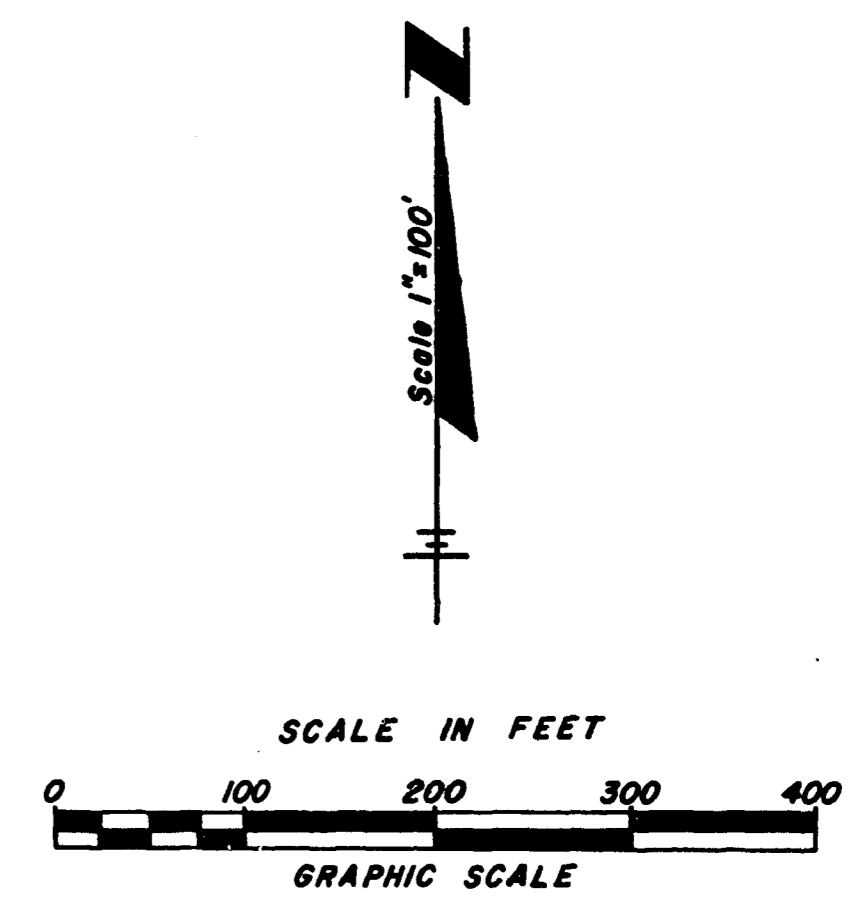
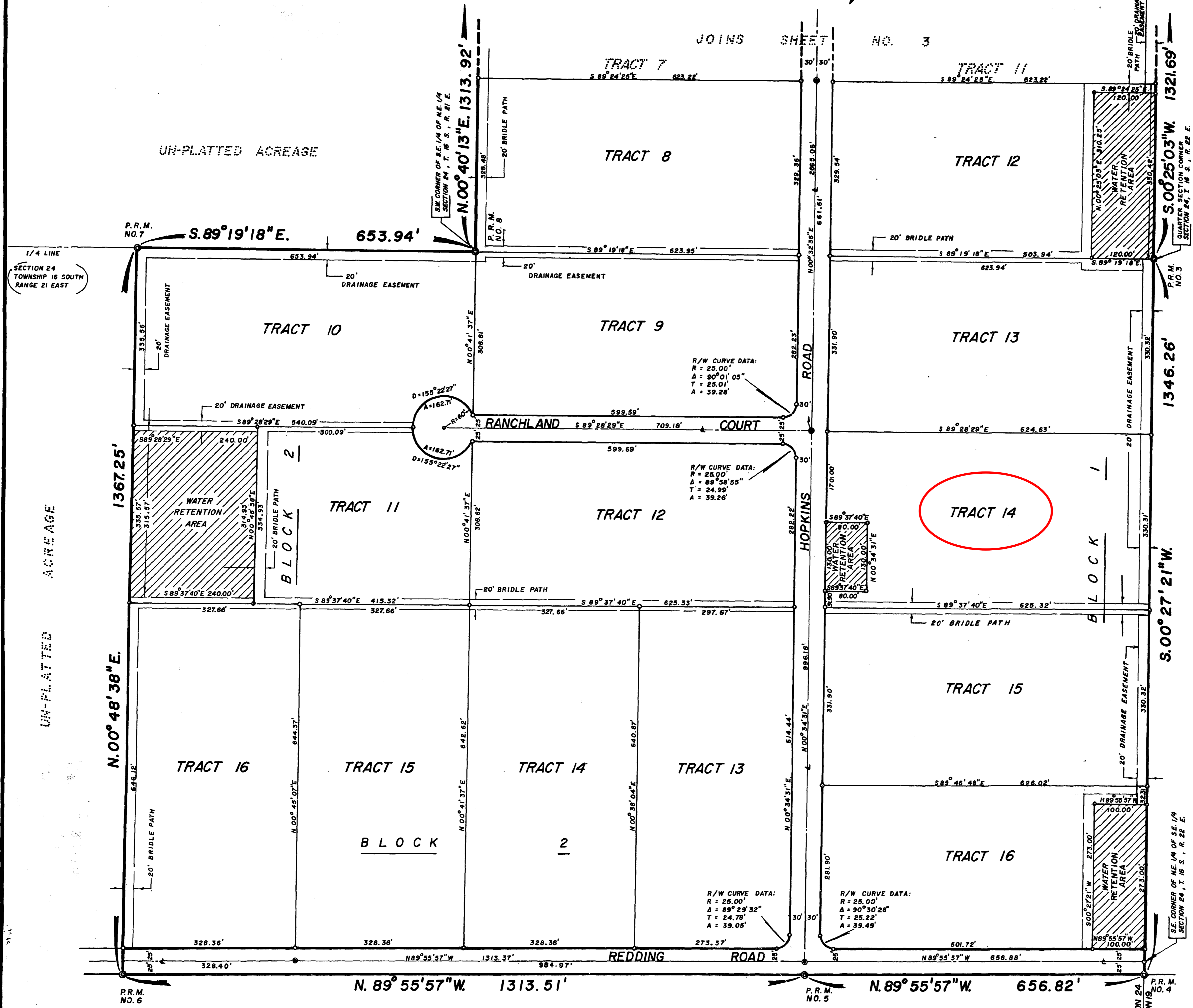
CLARK-HOPKINS REALTY, INC.

R. Clark Hopkins, President
 R. Clark Hopkins, President

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

SHADY ROAD RANCHES

MARION COUNTY, FLORIDA



These may be admitted to the public records of this County

UN-PLATTED ACREAGE

UN-PLATTED ACREAGE

SECTION 24
 SECTION 16 SOUTH
 SECTION 16 SOUTH
 SECTION 22 EAST
 RANGE 21 EAST
 TOWNSHIP 16 SOUTH
 RANGE 21 EAST