



SUBMITTAL SUMMARY REPORT PrelimPlat-000318-2026

PLAN NAME: Via Paradisus Phase II	LOCATION: 823 SE 116TH PLACE RD OCALA,
APPLICATION DATE: 02/06/2026	PARCEL: 37370-000-00
DESCRIPTION: This project is essentially a fourteen (14) lot expansion of the existing Via Paradisus subdivision is located. Ten Acres (10 ac) minimum lot sizes.	

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	04/29/2026	05/06/2026	05/07/2026	Approved
OCE: Plan Review (DR) v.1	02/06/2026	02/20/2026	02/26/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Kristie Wright	05/06/2026	05/05/2026	Approved
<i>Corrections</i>	2.12.28 - Road identification (Resolved) - Changemark done to correct the road name of SE 13th Court Road to SE 113th Lane along the south boundary of Lots 11 thru 13. This road needs a separate quadrant designation due to the change in the lot/road layout from the previous expired plat.				
<i>Corrections</i>	Additional 911 Comments (Resolved) - Parcel 37375-067-00 is for Lot 67 & S 119.78 ft of Lot 66 on Plat Book 009 Page 058, wouldn't that plat have to be replatted in order to make that parcel part of this Phase II Prelim?				
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/06/2026	05/07/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/06/2026	04/29/2026	Approved
<i>Comments</i>	Previously Approved				
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	05/06/2026	05/01/2026	Approved
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/06/2026	05/01/2026	Approved
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/06/2026	05/04/2026	Approved
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions				

SUBMITTAL SUMMARY REPORT (PrelimPlat-000318-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/06/2026	04/29/2026	Informational
<p><i>Comments</i></p> <p>IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) 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." Sec. 6.3.1.B.2 – Required Right of Way Dedication 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." Sec. 6.3.1.D.3 - Cross Access Easements 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]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[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." Sec. 6.3.1.C.2 – Utility Easements "[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." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 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." Sec.6.3.1.D(f) – 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]." - DR 4/29/26</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/06/2026	04/29/2026	Informational
<p><i>Comments</i></p> <p>Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/06/2026	05/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/06/2026	04/30/2026	Approved
<p><i>Corrections</i></p> <p>6.12.9 - Subdivision roads (Resolved) - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.</p> <p><i>Corrections</i></p> <p>6.11.3 - Traffic Impact Analysis (Resolved) - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis</p>				
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/06/2026	05/04/2026	Approved
<p><i>Comments</i></p> <p>The project is located within the Marion County Utilities service area but is currently outside the required connection distance to public water and sewer. Sufficient utility easements are shown throughout the proposed development to accommodate the future extension and installation of Marion County water and sewer mains.</p> <p><i>Recommendations</i></p> <p>Informational for future development: 6.14.2(C)(2)Wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable:(a)New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system.</p> <p><i>Recommendations</i></p> <p>Informational for future development: 6.14.2(C)(1)(b) New residential developments with less than 31 lots and more than one mile from the nearest existing central water system may use individual on-site wells in compliance with State requirements.</p>				

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

SITE DATA

IMPERVIOUS AREA CALCULATION	
PROPOSED RESIDENTIAL IMPERVIOUS	= 420,000 SQ. FT. (9.64 AC) @ 52%
(BASED ON 50,000 SQ. FT. IMPERVIOUS PER LOT)	
PROPOSED ROAD PAVEMENT	= 55,800 SQ. FT. (1.28 AC) @ 82%
TOTAL IMPERVIOUS AREA	= 475,800 SQ. FT. (10.92 AC) @ 74%
OPEN AREA	= 8,277,188 SQ. FT. (184.12 AC) @ 92.56%
TOTAL PROPERTY AREA	= 8,752,988 SQ. FT. (195.02 AC) @ 100%

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SINGLE FAMILY DETACHED HOUSING	14 UNITS	378	15	4	11	16	10	06

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (12TH ED).
SINGLE FAMILY DETACHED HOUSING (ITE LUC 210)

INDEPENDENT VARIABLE X = NUMBER OF UNITS
 T = 8.07(X) + 265.45

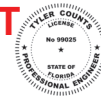
DAILY
 AM PEAK HOUR OF ADJACENT STREET TRAFFIC T = 0.67(X) + 5.59 (27% IN, 73% OUT)
 PM PEAK HOUR OF ADJACENT STREET TRAFFIC Ln(T) = 0.92 Ln(X) + 0.33 (82% IN, 38% OUT)

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 32, AND 33, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND THAT PORTION OF THE PLAT OF VIA PARADISUS, AS RECORDED IN PLAT BOOK 9, PAGE 58 THROUGH 70, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

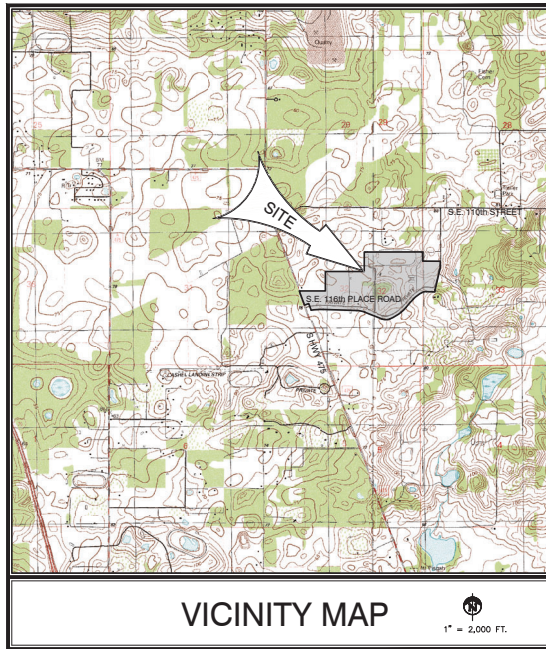
FROM THE NORTHEAST CORNER OF SAID SECTION 32 RUN S00°09'50"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32 AND ALONG THE WEST LINE OF LOTS 65 AND 66 OF THE ABOVE SAID PLAT OF VIA PARADISUS A DISTANCE OF 1,328.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°09'50"W, 513.24 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°50'10"E, 604.44 FEET TO A POINT ON THE EAST LINE OF LOT 66 OF THE ABOVE MENTIONED PLAT OF VIA PARADISUS; THENCE RUN ALONG THE EASTERLY LINE OF LOT 66, AND THE EASTERLY AND SOUTHERLY LINE OF LOT 67 OF SAID VIA PARADISUS, THE FOLLOWING COURSES: S00°11'18"W, 153.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 12°50'59" FOR 112.72 FEET; THENCE S1°01'19"W, 726.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 14°05'37" FOR 371.27 FEET; THENCE S02°17'29"W, 31.69 FEET; THENCE N81°40'18"W, 289.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 25°49'29" FOR 135.22 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 67; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF TRACT E, AS SHOWN ON THE AFOREMENTIONED PLAT, THROUGH A CENTRAL ANGLE OF 04°06'20" FOR 21.50 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 18°32'33" FOR 372.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5,000.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 04°23'59" FOR 383.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 11°51'00" FOR 221.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,575.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 18°22'27" FOR 452.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 41°13'59" FOR 277.88 FEET; THENCE N82°54'47"W, 529.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 19°49'51" FOR 275.96 FEET; THENCE N88°11'38"W, 1,150.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,225.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 14°23'47" FOR 559.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH HIGHWAY NO. 27; THENCE N20°42'17"W, ALONG SAID LINE 229.71 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN N89°50'18"E, 889.26 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE N00°06'02"E, ALONG SAID LINE 683.22 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N89°58'4"E, ALONG THE NORTH LINE THEREOF 683.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°57'45"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 891.85 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE N00°06'22"E, ALONG SAID WEST LINE 683.25 FEET TO THE NORTHWEST CORNER OF SAID EAST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE RUN N89°56'15"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,887.95 FEET TO THE POINT OF BEGINNING.

RESUBMIT



This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

PRELIMINARY PLAT FOR VIA PARADISUS PHASE II



VICINITY MAP

SECTIONS 32 AND 33, TOWNSHIP 16 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA
 PARCEL IDS: 37370-000-00 & 37375-067-00 & 37375-000-05
 FLU: RL
 ZONING: A-1 & A-3
 FEMA FLOOD ZONE: X
 ES0Z: NONE
 SPRINGS PROTECTION ZONE: SECONDARY

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	PRELIMINARY PLAT

OWNERS CERTIFICATION

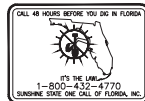
I, STEPHEN REINTJES, HEREBY CERTIFY THAT I, VP NORTH HARLET LLC, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

X _____

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.

X _____



CLYMER FARMER BARLEY, Inc.
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 (352) 748-3126

