



SUBMITTAL SUMMARY REPORT
WaiverSTA-000706-2026

PLAN NAME:	SHEIK HAFEEZ RAHAMAN	LOCATION:	122 JUNIPER LOOP OCALA,
APPLICATION DATE:	04/29/2026	PARCEL:	9024-0000-02
DESCRIPTION:	Waiver request for Preliminary Plat		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Natasha Rampersad	JCH
Surveyor	Christopher Howson	JCH Consulting Group, Inc.
Surveyor	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	05/01/2026	05/12/2026	05/19/2026	Approved

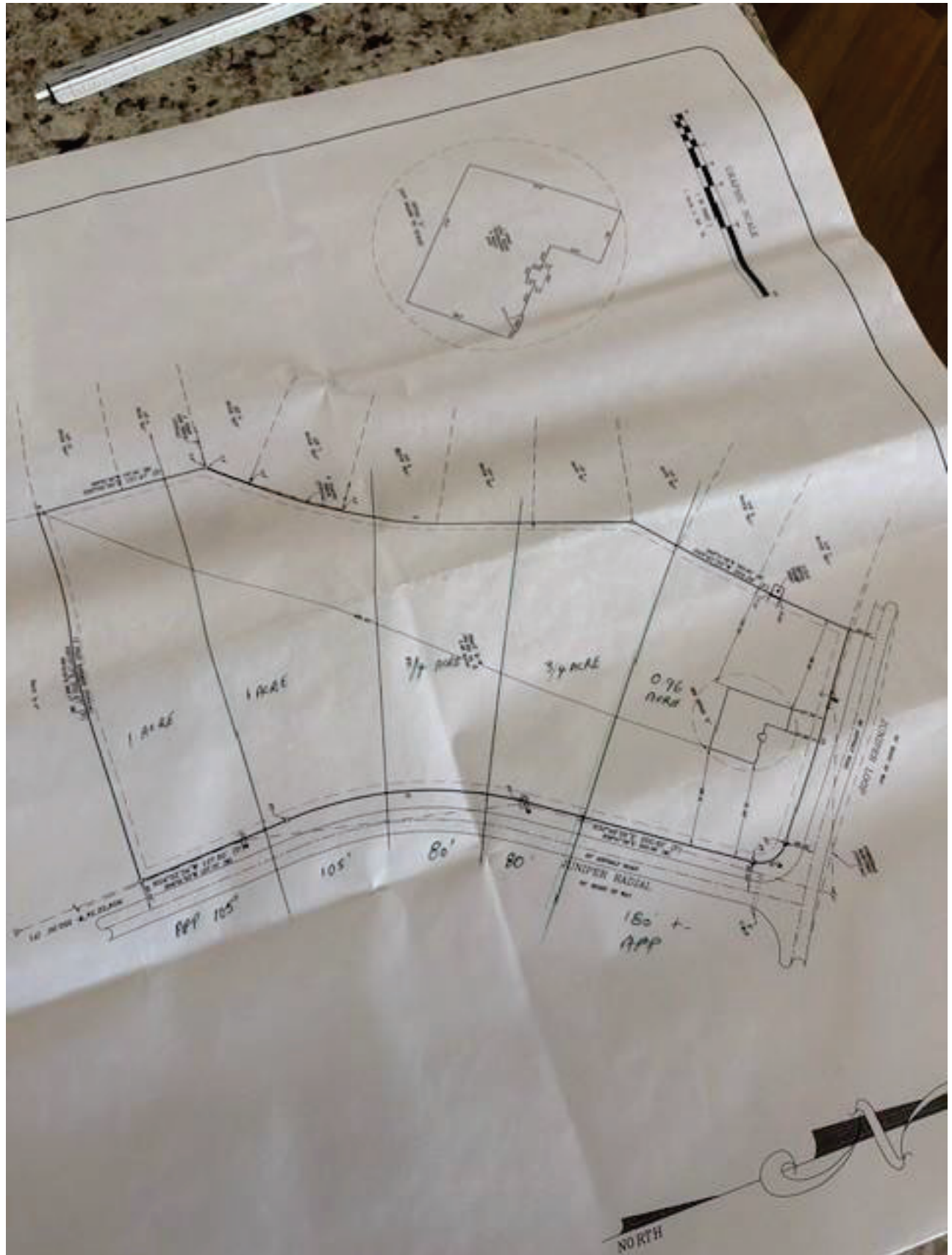
SUBMITTAL DETAILS

OCE: Waiver Request Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/12/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/12/2026	05/04/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/12/2026	05/08/2026	Informational
Comments	Is intention to skip improvement plan stage as well? Planning staff has no objection to waiver from pre-plat review subject to inclusion of zoning information required during pre-plat stage (minimum zoning standards, req. buffer types, lot typicals, etc.) to future stage(s). For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/12/2026	05/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/12/2026	05/11/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/12/2026	05/08/2026	Not Required
Comments	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 5/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/12/2026	05/04/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/12/2026	05/19/2026	Informational
Corrections	2.12.8 - Current boundary and topographic survey (Resolved) - Corrective Action: Please provide - 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	6.2.1.F - North Arrow (Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	6.4.3 - Preliminary Plat Requirements (Resolved) - 6.4.3 - Preliminary Plat Requirements: All plats and surveys shall adhere to the minimum plan requirements in Division 2 and the requirements listed in Section 6.4.3.A. through M. of the LDC.			
Corrections	Additional Survey Comments (Resolved) - (2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.			
Corrections	6.2.1.E - Drawing legend (Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
Comments	Survey would support a waiver to the Preliminary Plat if a current boundary is submitted with the title opinion for the subject parcel.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/12/2026	05/04/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/12/2026	05/05/2026	Approved
Comments	Project is within the City of Belleview Utility service area. Per the Public Works Director, Bob Titterington, there are no objections to the waiver for a preliminary plat.			

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use,





**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

January 26, 2026

Sheik H Rahaman & Bibi Shimoon Rahaman
100 Juniper Loop
Ocala, FL 34480-9787

To Whom It May Concern:

UNZ

We are sending this letter to inform you that your application for a Small-Scale Land Use Change from High Residential (HR) to Medium Residential (MR), on an approximate 4.47 acre parcel, Parcel Account Number 9024-0000-02, was approved by the Board of County Commissioners on December 6, 2026.

When contacting the Planning and Zoning Division about this action, please refer to File No. 26-S01.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weyrauch".

Ken Weyrauch, AICP
Growth Services Deputy Director

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Enclosure: Ordinance 26-01