

July 12, 2024

PROJECT NAME: YELLOWSTONE SUBDIVISION

PROJECT NUMBER: 2024060012

APPLICATION: CONCEPTUAL REVIEW #31741

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - If this plan moves forward the easement will have quadrant designations.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes an agricultural lot split located on a 50.77 ac parcel (PID 12579-001-01) that is currently zoned A-1. The plan does not currently propose a DRA for the project site. Per the MCPA, the existing impervious coverage is 0 SF. The plan proposed the creation of 5 lots, however the total proposed impervious coverage for the site has not been identified. An agricultural lot split will be required for this project. There are Several FEMA flood zones and County Flood Prone Areas on-site as well as wetlands.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Please see comments made on AR#31642.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no tree removal prior to DRC site plan approval
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: MCU service area but outside connection distance to closest water/sewer mains. Resulting 10ac property sizes will be permitted for well/septics. Defer to DOH.

- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The site improvement plan shall ensure all the minimum requirements are met per Florida Fire Prevention Code 1 Chapter 18 for fire department access and water supply.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: A site improvement plan shall show fire department water supply within 500 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck.
- 12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: ACREAGE: 50.77
FLU: RL
ZONING: A-1
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: A site plan showing proposed splits provided.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: What floodplain is this parcel in? How much of the parcel is in a floodplain?

- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: Please provide this information.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: INFO
REMARKS: Please provide this information.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Environmental Assessment or exemption must be provided.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, mitigation plan must be included.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: This note must be included.
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Verified project list. HR 7.3.24
IF APPLICABLE:
Sec. 2.13.2.C. A conceptual layout of the project.
Sec. 2.13.2.D. Any special details for which the applicant is seeking input from the County.
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. 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.D.(1)(c)1&2 Utility Easements, select as appropriate:
1. "[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."
2. "[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.(1)(d)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 dedicated 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.(1)(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]."



**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: 07/02/2024 Parcel Number(s): 12579-001-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Yellowstone Subdivision Commercial or Residential
Subdivision Name (if applicable): Yellowstone Subdivision
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): Yellowstone Rental Properties LLC
Property Owner's Signature: _____
Property Owner's Mailing Address: 7585 NW 33rd Place
City: Ocala State: FL Zip Code: 34482 Phone # (352) 405-1482

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): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # (352) 572-1254
FAX Number or Email address: Chris@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: Division 13 - Conceptual Plan
Reason/Justification for Waiver Request: To Allow division of land pursuant to code.
50 acres into 5 parcels

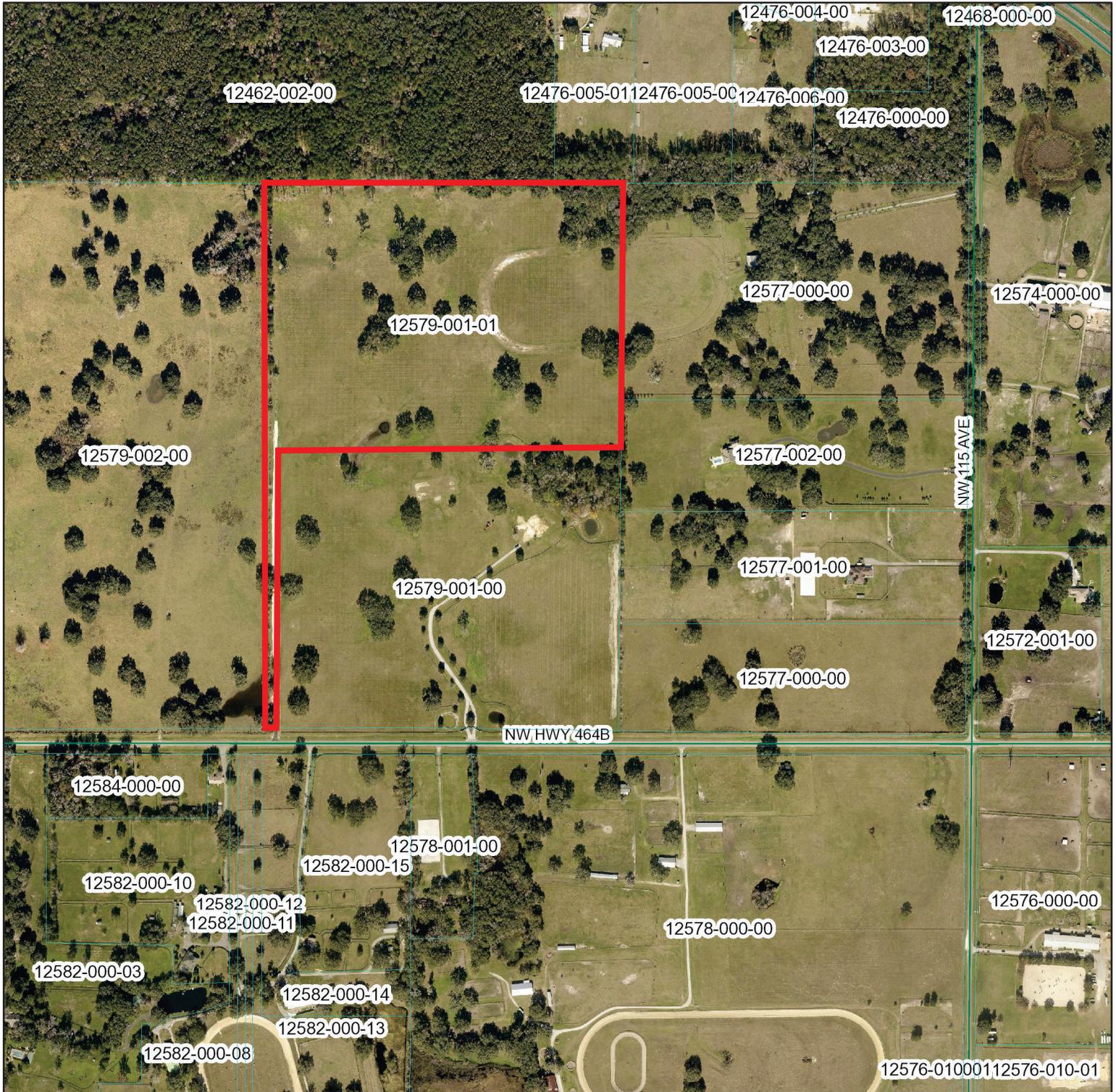
(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

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

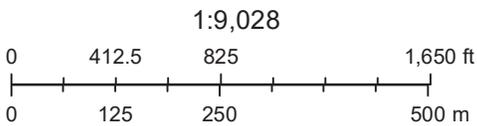
Zoning Use: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes No Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"



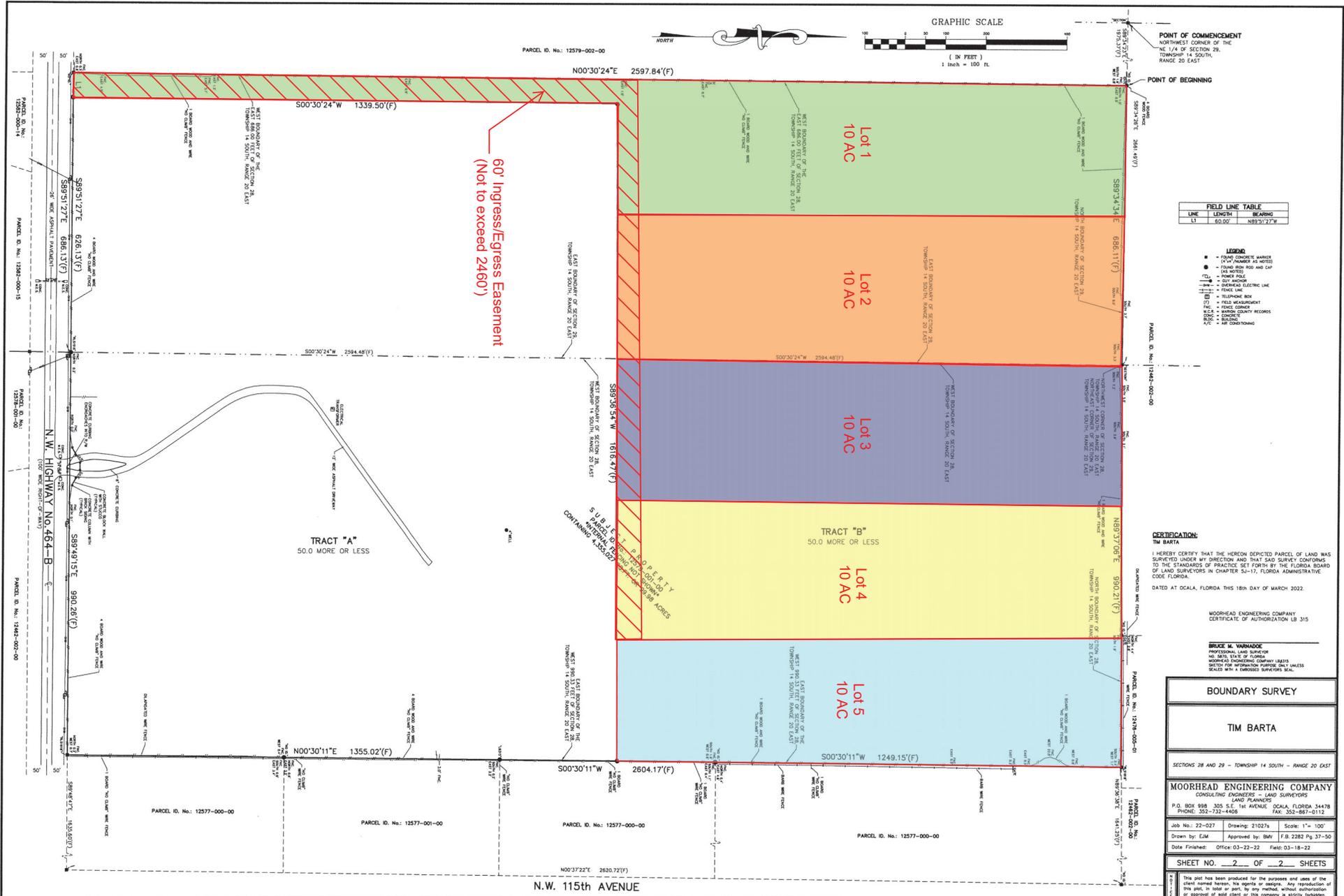
[Map Title]

6/5/2024



Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



FIELD LINE TABLE		
LINE	LENGTH	BEARING
1	60.00	N89°37'08"E

- LEGEND**
- IRON PIN
 - IRON PIN (AS NOTED)
 - IRON PIN AND CAP
 - IRON PIN
 - CITY MONUMENT
 - FURNISHED ELECTRIC LINE
 - FIELD LINE
 - TELEPHONE BOX
 - FIELD MEASUREMENT
 - IRON CONCRETE
 - IRON COUNTY RECORDS
 - CONDUIT
 - IRON CONDUIT
 - AIR CONDITIONING

CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE FLORIDA.
 DATED AT OCALA, FLORIDA THIS 18th DAY OF MARCH 2022.

MOORHEAD ENGINEERING COMPANY
 CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. WARRADGE
 PROFESSIONAL LAND SURVEYOR
 6th DISTRICT OF FLORIDA
 MOORHEAD ENGINEERING COMPANY (TRAFFIC CONTROL) LAND PLANNING
 SECTION FOR INFORMATION PURPOSES ONLY UNLESS SCALED WITH AN EMBOSSED SURVEYORS SEAL.

BOUNDARY SURVEY

TIM BARTA

SECTIONS 28 AND 29 - TOWNSHIP 14 SOUTH - RANGE 20 EAST

MOORHEAD ENGINEERING COMPANY
 CONSULTING ENGINEERS - LAND SURVEYORS
 LAND PLANNERS
 P.O. BOX 898 355 S.E. 1st AVENUE OCALA, FLORIDA 34478
 PHONE: 352-732-4468 FAX: 352-887-0112

Job No.: 22-027 Drawing: 21027a Scale: 1"=100'
 Drawn by: EJM Approved by: BMV F.B. 2882 Pg. 37-50
 Date Finished: Office: 03-22-22 Field: 03-18-22

SHEET NO. 2 OF 2 SHEETS

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