



Marion County

Board of Adjustment

Meeting Agenda

Monday, August 3, 2026

2:00 PM

**Growth Services Building -
Training Room**

Call to Order and Roll Call

Invocation and Pledge of Allegiance

Explanation of Procedure for Hearing Variance Requests

- 1. Acknowledgment of Proof of Publication, Mailing and Posting of Notice**
- 2. Consider the following Variance Requests**
 - 2.1. [260801V - Thomas Braxton & Kaley Perkins Adamson, Request a Variance, to Reduce the \(West\) Side Setback from 8' to 4.6' for an Existing Garage Under Construction, in a Multiple-Family Dwelling \(R-3\) Zone, on Parcel Number 49079-000-00, Site Address 12474 E Highway 25, Ocklawaha, FL 32179](#)**
- 3. Other Business**
- 4. Consider the Minutes of Previous Meeting**
 - 4.1. [May 4, 2026](#)**

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2026-23609

Agenda Date: 8/3/2026

Agenda No.: 2.1.

SUBJECT:

260801V - Thomas Braxton & Kaley Perkins Adamson, Request a **Variance**, to Reduce the (West) Side Setback from 8' to 4.6' for an Existing Garage Under Construction, in a Multiple-Family Dwelling (R-3) Zone, on Parcel Number 49079-000-00, Site Address 12474 E Highway 25, Ocklawaha, FL 32179

DESCRIPTION/BACKGROUND:

Kent Guin, Director of Government Affairs for Douglas Law Firm, on behalf of Thomas and Kaley Adamson, filed for a variance from Section 4.2 of the Marion County Land Development Code (LDC) to reduce the required side (west) setback for a garage currently under construction from eight (8) feet to 4.6 feet on a 0.75-acre property. The subject property is located at 12474 E Highway 25, Ocklawaha, FL. The Parcel Identification Number for the subject property is 49079-000-00. Located within the historic Conner's Revised Subdivision, the legal descriptions are provided within the submitted application/survey. The variance request is in response to Zoning comments related to Permit No. BLDR-26-03-07718 for a garage addition and roof renovations to an existing single-family residence. The garage had been partially constructed without building permits and the correspondence review of building setbacks. Upon submission of plans, it was determined that minimum side setback requirements of eight (8) feet could not be met.



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

BOA Date	8/3/2026
Case Number	260801V
EPL Number	Z Variance-000773-2026
Type of Case	Variance to reduce side (west) setback from 8' to 4.6' for garage under construction
Owner	Thomas & Kaley Adamson
Applicant	Kent Guinn (o/b/o Douglas Law Firm)
Street Address/Site Location	12474 E Highway 25, Ocklawaha, FL 32179
Parcel Number(s)	49079-000-00
Property Size	±0.75 AC*
Future Land Use	High Residential (HR)
Zoning Classification	Multiple Family Dwelling (R-3)
Overlays Zones/Special Areas	Lake Weir Environmentally Sensitive Overlay Zone (ESOZ), Secondary Springs Protection Zone (SSPZ) & FEMA Flood Zone AE
Project Planner	Jared Rivera-Cayetano
Related Cases	Permit No. BLDR-26-03-07718 – New Garage Addition and Roof Renovation

*Based on provided Boundary & Wetland Delineation Survey, dated March 2026.

I. ITEM SUMMARY

Kent Guin, Director of Government Affairs for Douglas Law Firm, on behalf of Thomas and Kaley Adamson, filed for a variance from Section 4.2 of the Marion County Land Development Code (LDC) to reduce the required side (west) setbacks for a garage currently under construction from eight (8) feet to 4.6 feet on a 0.75-acre property. The subject property is located at 12474 E Highway 25, Ocklawaha, FL. The Parcel Identification Number for the subject property is 49079-000-00. Located within the historic Conner's Revised Subdivision, the legal descriptions are provided within the submitted application/survey (see Attachment A). The variance request is in response to Zoning comments related on Permit No. BLDR-26-03-07718 for a garage addition and roof renovations to an existing single-family residence. The garage had been partially constructed without building permits and the correspondence review of building setbacks. Upon submission of plans, it was determined that minimum side setback requirements of eight (8) feet could not be met.

Figure 1, below, is a general location aerial displaying existing site conditions, while Figure 2 (and Attachment A) provides the submitted site plan for the garage currently under construction, approximately 660 square feet (SF) in size and 270 feet from E Highway 25. The Marion County Land Development Code (LDC) specifically requires accessory structures in Multiple Family Dwelling (R-3) zoning to meet eight (8) foot side and rear setbacks, with the rear side considered to be adjacent to E Highway 25 as a property directly adjacent to Lake Weir. The garage currently under construction is approximately 272.9 feet from E Highway 25 to the north and 4.6 feet from the western property boundary.

Figure 1
General Location Map

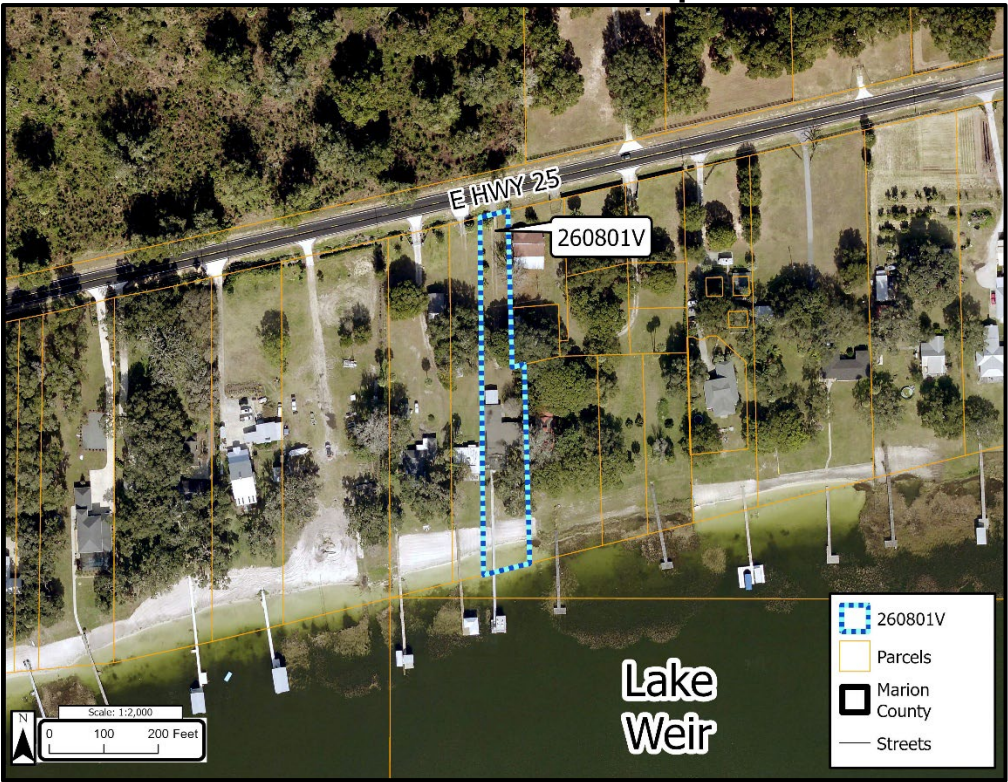
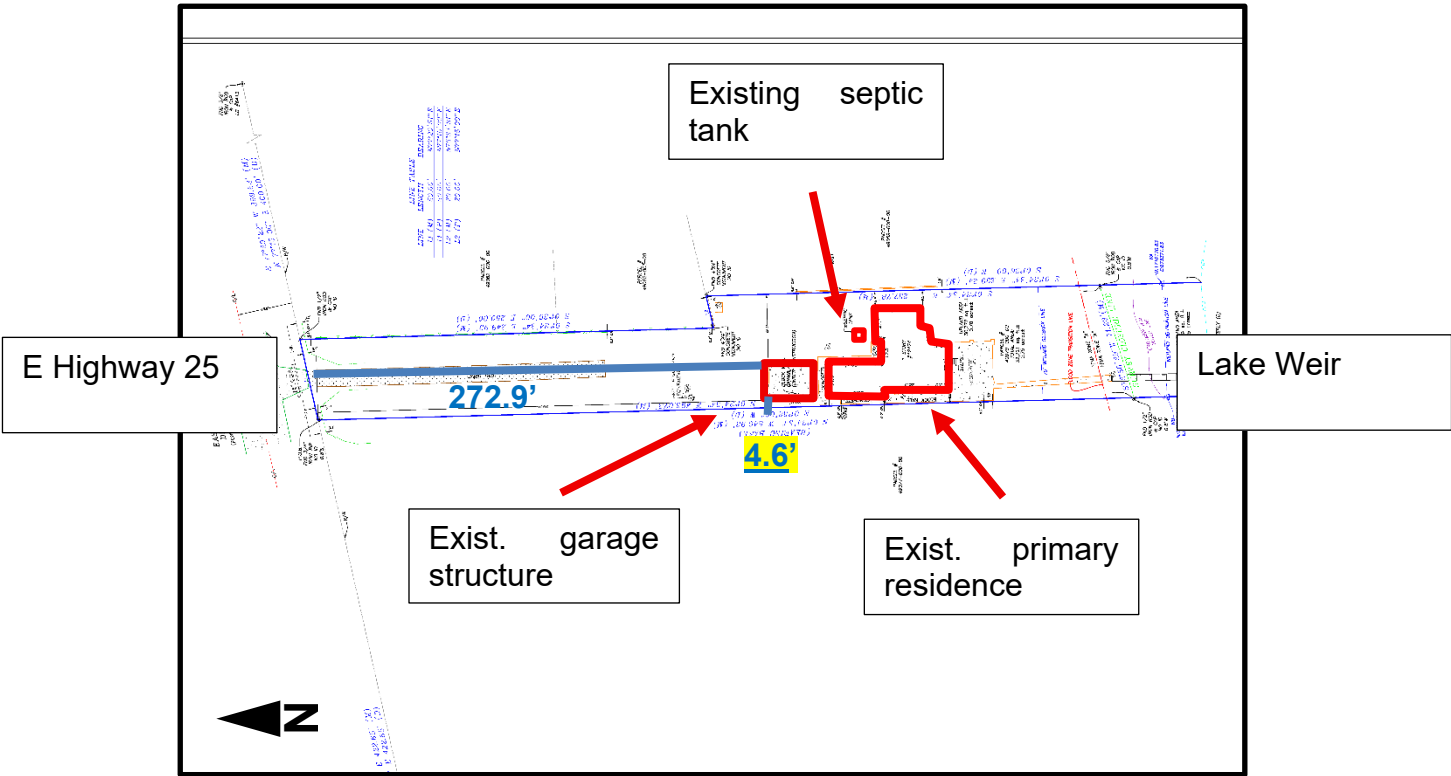


Figure 2
Submitted Site Plan



II. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.9.3., notice of public hearing was mailed to all property owners (8 owners) within 300 feet of the subject property on July 17, 2026, public notice was posted on the subject property on July 14, 2026, and public notice was published through the Marion County website on July 20, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

III. PROPERTY CHARACTERISTICS

The subject property is approximately 0.75 acres in size, approximately fifty (50) feet wide along E Highway 26 and approximately 69 feet wide towards the center of the property.

The subject property has a Multiple Family Dwelling (R-3) zoning and a High Residential (HR) Future Land Use (FLU) designation. The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The subject property is directly adjacent to Lake Weir and is thus within the Lake Weir Environmentally Sensitive Overlay Zone (ESOZ). The subject property is located within the historic Conner's Revised subdivision. Consistent with LDC Section 2.9.3.B., a site visit was conducted by Growth Services Department staff on July 14, 2026.

Staff found that the subject property currently contains one (1) primary single-family residence, more than 300 feet from E Highway 25. A 660 SF garage addition (approximately 22 feet in width) is almost complete and is located in front of the single-family residence, approximately 270 feet from E Highway 25. The garage is specifically located in front of a kids room that projects from the main residential structure.

The property is delineated with a decorative three-board fence. Staff observed a small asphalt apron into the subject property, with the remaining driveway toward the residence currently unpaved. The yard immediately to the east of the partially-completed garage was observed to be relatively clear. A well was observed approximately forty (40) feet to the northeast of the garage. Staff was not able to confirm the exact location of a septic tank and drainfield; however, the submitted site plan indicates a septic tank to the east of the kids room/walkway to the rear of the garage. Staff observed an enclosed patio to the rear of the residence. A wooden pier extends from the wooden deck into dock building on Lake Weir waters. Several trees were observed across the waterfront yard.

In general, nearby properties along E Highway 25 are also characterized by waterfront single-family residences. Site photos are attached to this report (see Attachment B).

According to the Marion County Property Appraiser (MCPA), the primary single-family residence was constructed in 1958. A garage is currently under construction in the same location as a previous carport/concrete base. The carport structure had existed on-site since at least 1994 according to historic aerial maps online. Given their date of construction, the existing single-family residence, the former carport, and their respective

setbacks may be considered legal non-conforming. Staff notes that the legal non-conforming status does not extend to a new garage, hence the need for a variance.

IV. REQUEST STATEMENT

The waterfront side is considered the front of the subject property for setback and accessory structure placement purposes. LDC Section 4.2.6 requires that accessory structures in residentially-zoned properties be located in the rear or side yards (i.e. towards the front of the single-family residence). The applicant requests a variance from LDC Section 4.2 to reduce the side (west) setback from eight (8) feet to 4.6 feet for a garage under construction.

V. ANALYSIS

LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. Staff's analysis of compliance with those criteria are provided below.

- A. *Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.*

Analysis: The applicant states, "The subject property contains several unique physical limitations that significantly respect the placement of a proposed garage addition. A currently existing two-vehicle carport occupies the only practical buildable area for the proposed structure. The rear of the property borders Lake Weir, preventing construction in that direction. In addition, an existing drain field is located adjacent to the current carport area. The narrowing configuration of the lot toward County Road 25 further limits placement options and restricts safe and functional homeowner access. These combined site-specific conditions are unique to this property and are not generally applicable to other similarly zoned properties in the area. Requesting a reduction from an existing under construction garage setback from 8 ft to 4.6 ft on the west side back."

The subject property is approximately 69 feet wide towards the center of the property where the garage/single-family residence is located. The garage is approximately 22 feet in width and is located approximately 270 feet from E Highway 25. The yard immediately to the north and east of the partially-completed garage was observed to be relatively clear above ground. Staff was not able to confirm the location of a septic tank and drainfield; however, the submitted site plan indicates a septic tank to the east of the kids room/walkway, to the rear of the garage.

Staff notes that, if this variance request is not granted, the subject property owner will need to either move or demolish the partially-constructed garage. Staff notes that the yard immediately to the northeast of the garage is vacant above ground and, if required to be moved or demolished, could potentially be developed with a

garage meeting minimum rear and side setback requirements, as the parcel is approximately 69 feet in width.

- B. The special conditions and circumstances do not result from the actions of the applicant.*

Analysis: The applicant states, “The conditions creating the need for the variance are pre-existing characteristics of the property, including the location of Lake Weir, the lot configuration, and the placement of the septic system and drain field. These circumstances were not created by the applicant and are beyond the applicant’s control.”

Staff have been provided a deed for the current subject property owner(s), Thomas and Kaley Adamson dated to 2020. Construction work on a garage structure and roof renovations began in 2026 without the building contractor filing for a building permit as required by County code. The garage is located on the site of a pre-existing carport/concrete base, which had existed since at least 1994 according to historic aerial maps online. Staff notes that the potential legal non-conforming status of the previous carport does not extend to a new garage. After submitting plans for the garage under construction, it was determined that the partially-completed structure did not meet minimum side setback standards of eight (8) feet.

- C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.*

Analysis: The applicant states, “Strict application of the setback regulations would effectively prevent the construction of a reasonable garage addition on the property. Due to the combined constraints of the lake frontage, septic system, drainfield, and narrowing lot dimensions, there is no alternative location that would accommodate the structure while maintaining practical access to the residence. Denial of the variance would deprive the applicant of the reasonable use and enjoyment commonly afforded to similarly zoned residential properties that are able to maintain enclosed vehicle storage and related improvements.”

The R-3 zoning classification allows for the subject property to be developed with a single-family residence and any associated accessory structure as long as minimum rear and side setback requirements could be met. Staff was not able to confirm the exact location of a septic tank and drainfield; however, the submitted site plan indicates a septic tank to the east of the kids room/walkway.

Furthermore, in the case of residentially-zoned properties less than one (1) acre in size, Staff notes that LDC Section 4.3.27 does provide setback exemptions for accessory structures less than 144 square feet, on properties where streets or right-of-way are not adjacent to rear or side property lines, and when a non-objection letter from the affected property owner is provided. Smaller accessory

storage structures may therefore be placed on-site without meeting minimum side or rear setback requirements.

Staff notes that the yard immediately to the northeast of the garage is vacant above ground and could potentially be developed with a conforming accessory structure(s) if the existing structure were required to be moved/demolished. As such, this variance may be irregular.

- D. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building or structure.*

Analysis: The applicant states, "Structure Placement: Construct garage that will be 4.6ft from west side boundary and following the same size specifications as the existing concrete slab."

The requested variance represents the minimum relief necessary to allow for the reasonable construction and use of the proposed garage addition. The applicant has considered the physical limitations of the site and designed the proposed location to avoid encroachment into Lake Weir, interference with the drain field, and obstruction of access from County Road 25. No smaller variance would permit the intended reasonable use of the property."

Staff notes the garage is almost completed and is located on the site of a pre-existing carport/concrete base, which had existed since at least 1994 and did not meet minimum setback requirements. The garage had been constructed without permits, before a formal permit was submitted for review and County comments related to minimum side setback requirements were received by the building contractor. The requested variance represents the setbacks currently provided by the almost-complete garage.

Staff was not able to confirm the location of a septic tank and drainfield; however, the submitted site plan indicates a septic tank to the east of the kids room/walkway. The yard immediately to the east of the partially-completed garage is vacant above ground and could potentially be developed with a conforming accessory structure(s), including potential smaller storage sheds exempt from minimum side or rear setback requirements, if the existing structure is required to be moved or demolished.

- E. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.*

Analysis: The applicant states, "Granting the requested variance would not provide the applicant with any special privilege unavailable to other similarly situated properties. The variance request is solely intended to accommodate the unique physical constraints of the property and to allow a reasonable residential improvement consistent with the surrounding area and neighborhood character."

Staff notes the garage is located on the site of a pre-existing carport/concrete base, which had existed since at least 1994 and did not meet minimum setback requirements. Given their date of construction, the existing single-family residence, the former carport, and their respective setbacks may be considered legal non-conforming. Staff notes that the legal non-conforming status does not extend to a new garage. The garage would be partially constructed without building permits and its corresponding review of building setbacks. The subject property owner is therefore requesting a variance from side setback requirements to allow the almost-complete garage to remain on-site. Staff notes that the yard immediately to the northeast of the garage is vacant above ground and could potentially be developed with a conforming accessory structure(s) if the existing garage were required to be moved/demolished.

Staff finds that granting the variance is a privilege, with each variance intended to be based on its own special circumstances. Regardless of whether the Board grants or does not grant this variance request, the decision should not create a precedence for the surrounding area or other cases related to side setback variance requests.

- F. *The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Analysis: The applicant states, “The proposed garage addition will not adversely affect neighboring properties, public safety, or the general welfare of the community. The addition is residential in nature, compatible with surrounding properties, and intended to improve the functionality and appearance of the existing residence. The variance will not create increased traffic, drainage issues, or other negative impacts to the neighborhood or surrounding environment.”

Staff notes that upon the time that impervious surface coverage is equal to, or exceeds, 9,000 square feet (SF) or 35% of the lot area, the subject property owner will need submit a Major Site Plan and/or undergo stormwater compliance processes.

Notwithstanding minimum setback requirements, a garage addition is an accessory use typical for a single-family residence in an area generally characterized by residential uses. Staff has therefore determined this request would not be injurious to the neighborhood or detrimental to the public welfare.

VI. BOARD OF ADJUSTMENTS ACTION

To be determined. Scheduled for August 3, 2026 at 2:00 PM.

VII. LIST OF ATTACHMENTS

- A. Application Package
- B. Site Photos
- C. LDC Article 4, Residential Accessory Structure Standards

- D. Permit No. BLDR-26-03-07718
- E. Historic Property Appraiser Map 294B-3
- F. Conner's Revised subdivision (A-187)


**Marion County
Board of County Commissioners**
Growth Services • Planning & Zoning

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

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: Requesting a reduction for an existing under construction garage setback from 8ft to 4.6ft on the West side of setback.

Parcel Account Number(s): 49079-000-00

Property/Site Address: 12474E. Hwy 25, Ocklawaha, FL

Property Dimensions: See attached survey

Total Acreage: 0.69 **Zoning Classification:** R3 **Current Use(s):** Residential

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners and/or Applicants/Agents, please use additional pages.

Property Owner Name (print) Thomas Braxton Adamson & Kaley Adamson	Applicant or Agent Name (print) Kent Guinn o/b/o Douglas Law Firm
Mailing Address 12474 E. Hwy 25	Mailing Address 110 N. Magnolia Avenue
City, State, Zip Ocklawaha, FL	City, State, Zip Ocala, FL 34475
Phone Number (include area code) 904-234-1414	Phone Number (include area code) 800-705-5457 or 352-572-0312
E-Mail Address braxton@jaxoffices.com	E-Mail Address kent@dhclawyers.com or kryssy@dhclawyers.com
Signature* <i>T Braxton & Kaley P Adamson</i> T Braxton & Kaley P Adamson (Jul 11, 2026 15:15:19 EDT)	Signature* <i>Kent Guinn</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Thomas Braxton Adamson & Kaley Adamson	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Kent Guinn

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY		
Section(s) of Code request variance from:		
Project No.:	Application Request No.:	Code Case No.:
Rcvd by:	Rcvd Date: / /	Time: PZ Case No.:

Please note: The Variance Permit will not become effective until after a final decision is made by the Marion County Board of Adjustment and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Variance Application

Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

Variance applications are complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. ☐ A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card¹**. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☐ A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. ☐ A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
4. ☐ A proposed Site Plan, at a minimum, including:
 - a. Required setbacks and proposed setbacks
 - b. Location of proposed structures
5. ☐ A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
6. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

¹ Payments using a credit card are subject to a surcharge service fee.

Written Petition for Variance

A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless the written petition for a variance submitted demonstrates all six criteria per Land Development Code (LDC) Sec. 2.9.2. Provide your responses in the space following each statement. Use complete sentences to fully explain and justify your hardship:

A. LDC Sec. 2.9.2.C.(1) - Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

The subject property contains several unique physical limitations that significantly restrict the placement of a proposed garage addition. A currently existing two-vehicle carport occupies the only practical buildable area for the proposed structure. The rear of the property borders Lake Weir, preventing construction in that direction. In addition, an existing drain field is located adjacent to the current carport area, and an existing septic system is located within the proposed construction area. The narrowing configuration of the lot toward County Road 25 further limits placement options and restricts safe and functional homeowner access. These combined site-specific conditions are unique to this property and are not generally applicable to other similarly zoned properties in the area.

Requesting a reduction from an existing, under construction garage setback from 8ft to 4.6ft on the west side setback.

B. LDC Sec. 2.9.2.C.(2) - The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

The conditions creating the need for the variance are pre-existing characteristics of the property, including the location of Lake Weir, the lot configuration, and the placement of the septic system and drain field. These circumstances were not created by the applicant and are beyond the applicant's control.

C. LDC Sec. 2.9.2.C.(3) - Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Strict application of the setback regulations would effectively prevent the construction of a reasonable garage addition on the property. Due to the combined constraints of the lake frontage, septic system, drain field, and narrowing lot dimensions, there is no alternative location that would accommodate the structure while maintaining practical access to the residence. Denial of the variance would deprive the applicant of the reasonable use and enjoyment commonly afforded to similarly zoned residential properties that are able to maintain enclosed vehicle storage and related improvements.

D. LDC Sec. 2.9.2.C.(4) - The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

Structure Placement: Construct garage that will be 4.6ft from west side boundary and following the same size specifications as the existing concrete slab.

The requested variance represents the minimum relief necessary to allow for the reasonable construction and use of the proposed garage addition. The applicant has considered the physical limitations of the site and designed the proposed location to avoid encroachment into Lake Weir, interference with the drain field, and obstruction of access from County Road 25. No smaller variance would permit the intended reasonable use of the property.

E. LDC Sec. 2.9.2.C.(5) - Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

Granting the requested variance would not provide the applicant with any special privilege unavailable to other similarly situated properties. The variance request is solely intended to accommodate the unique physical constraints of the property and to allow a reasonable residential improvement consistent with the surrounding area and neighborhood character.

F. LDC Sec. 2.9.2.C.(6) - The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

The proposed garage addition will not adversely affect neighboring properties, public safety, or the general welfare of the community. The addition is residential in nature, compatible with surrounding properties, and intended to improve the functionality and appearance of the existing residence. The variance will not create increased traffic, drainage issues, or other negative impacts to the neighborhood or surrounding environment.

25_24_09 ADA Variance Application Fillable 2025 - B. Adamson

Final Audit Report

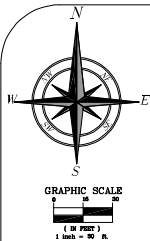
2026-05-26

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By:	Eileen Hernandez (eileen@dhclawyers.com)
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-  Document emailed to Kent Guinn (kent@dhclawyers.com) for signature
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-  Email viewed by Kent Guinn (kent@dhclawyers.com)
2026-05-26 - 3:08:52 PM GMT
-  Document e-signed by Kent Guinn (kent@dhclawyers.com)
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-  Email viewed by Thomas Braxton Adamson (braxton@jaxoffices.com)
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-  Document e-signed by Thomas Braxton Adamson (braxton@jaxoffices.com)
Signature Date: 2026-05-26 - 3:30:09 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-26 - 3:30:09 PM GMT

MAP OF BOUNDARY & ATTACHMENT SURVEY



N 77°20'51" E 422.65' (M)
N 77°15'00" E 422.65' (D)

EAST HIGHWAY 25
DIXIE HIGHWAY
(FORMERLY STATE ROAD NO. 2)
PARCEL 1/4 SEC 10

LINE	LENGTH	BEARING
1A (M)	50.00'	N77°20'51"E
1A (D)	50.00'	N77°15'00"E
1B (M)	50.00'	N77°20'51"E
1B (D)	50.00'	N77°15'00"E

LEGEND AND ABBREVIATIONS

A.C. = AIR CONDITIONER
A.N.C. = ANCHOR WIRE
B.P. = BRICK PAVEMENT
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED DISTANCE OR BEARING
C.A. = CENTERLINE
C.M.E.S. = CONCRETE MITERED END STRUCTURE
C.M.P. = CORRUGATED METAL PIPE
C.N.A. = CORNER NOT ACCESSIBLE
C.O.L. = COLUMN
CONC. = CONCRETE
C.P.P. = CORRUGATED PLASTIC PIPE
(D) = DEED DISTANCE OR BEARING
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
ELEV. = ELEVATION
E.M. = ELECTRIC METER
E.O.A. = EDGE OF ASPHALT
E.O.L.R. = EDGE OF LIMEROCK
E.O.P. = EDGE OF PAVEMENT
F.F.E. = FINISHED FLOOR ELEVATION
FND. = FOUND
ID. = IDENTIFICATION
ILLEG. = ILLEGIBLE
IRR. = IRRIGATION
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
(M) = MEASURED DISTANCE AND/OR BEARING
(N) = NORTH, E = EAST, S = SOUTH, W = WEST
(OR ANY COMBINATION)
OFF. = OFF SUBJECT PARCEL
O/L = ON-LINE
O.O. = OFF SUBJECT PARCEL
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT DISTANCE AND/OR BEARING
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.G. = PAGE
P.I. = POINT OF INTERSECTION
P.L. = PLANTER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
PROP. = PROPOSED
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
R. = RADIAL
(R) = RADIAL DISTANCE AND/OR BEARING
R/W = RIGHT-OF-WAY
S.T. = SEPTIC TANK
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
Δ = CALCULATED POINT
— = LINE NOT DRAWN TO SCALE
X = FIRE HYDRANT
⊙ = SANITARY SEWER MANHOLE
⊕ = DRAINAGE MANHOLE
⊙ = POWER POLE
⊕ = LIGHT POLE
⊕ = CATV RISER
⊕ = PHONE RISER
⊕ = WATER METER
⊕ = ELECTRIC BOX
⊕ = 4" WELL

ASPHALT
CONCRETE
DIRT
PARCEL BOUNDARY LINE
CHAIN LINK FENCE
OVERHEAD WIRE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINE
CENTERLINE
WIRE FENCE
CONTOUR LINE
TOP OF BANK
IDE OF SLOPE
PROPOSED WATER LINE
PROPOSED FLOW ARROW

LEGAL DESCRIPTION:

A PORTION OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 25, FORMERLY STATE ROAD NO. 2, AND ALSO KNOWN AS THE DIXIE HIGHWAY, SAID POINT BEING N 77°15'00" E, 422.65 FEET FROM THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WEST BOUNDARY LINE OF LOT 1, CONNOR'S SUBDIVISION AS RECORDED AS RECORDED IN PLAT BOOK A, PAGE 187, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUNNING N 77°15'00" E ALONG SAID RIGHT OF WAY LINE 50 FEET; THENCE S 01°36'00" E, 250 FEET; THENCE N 77°15'00" E, 20 FEET; THENCE S 01°36'00" E, TO THE WATERS OF LAKE WEBB; THENCE WESTERLY ALONG AND WITH THE WATERS OF SAID LAKE TO A POINT LYING S 01°36'00" E, FROM THE POINT OF BEGINNING; THENCE N 01°36'00" W TO THE POINT OF BEGINNING.

NOTE: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any dedications, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certificate holders to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Structures, topography items and appurtenances shown are in approximate locations; their configurations are also approximated and could vary. Other utilities/items may be prevalent on this parcel, but might not be shown on this map.

PRINTING ELECTRONICALLY SIGNED DOCUMENT:
IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 24"x36" (ARCH D) SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH A MANNER. THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JIMMY BOHANNON PL. 586172.

LAKE WEBB

Surveyor's Report and Additional Notes

1. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

2. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

3. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

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7. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

8. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

9. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

10. A SEARCH WAS MADE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TO DETERMINE THE EXISTENCE OF ANY PREVIOUS SURVEYS OR RECORDS THAT MIGHT AFFECT THIS SURVEY. NO SUCH RECORDS WERE FOUND.

SURVEY DATA SOLUTIONS, LLC.

P.O. BOX 1148 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.DS.US@GMAIL.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION HERETOIN IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED. FURTHERMORE THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & CHARTER 6A-17.050-050, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 475.027, FLORIDA STATUTES.

Signature: JIMMY L. BOHANNON, PSN

DATE: 03-31-26

Florida Registration No. 586172

REVISIONS

ADDRESS: 12474 E HWY 25 OKLAHAWA, FL

SCALE: 1" = 30' FIELD DATE: 03/31/26 DWG NO: 26-196 PARTY CHIEF: BP DRAWN BY: KC

CERTIFIED TO: ALLY COMMERCIAL SERVICES

COUNTY: MARION

FLOOD ZONE: "A" AND "X"

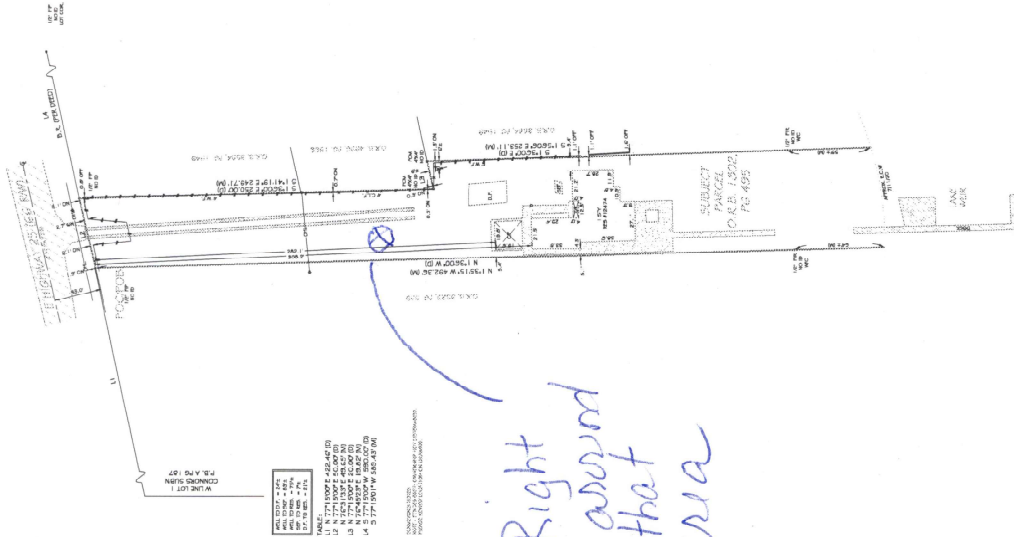
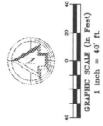
COMMUNITY NUMBER: 120160

PANEL: 12038C0765

SUFFIX: D

BASE FLOOD ELEVATION: N/A

FRM DATE: 08/26/2008



Right around in that area

FIELD WORK DATE: 7/1/2001

REVISION DATES: NONE

7/2008/5154
BOUNDARY SURVEY
MUSKOGEE COUNTY

WILLIAMS

FL2006.6.54

CLEVER GREENUMES:	DATE: 3/17/07
SUBJECT: THOMAS BURGESS ALKAMON AND VALEY TRUSTS ALKAMON	
FILE: BURGESS ALKAMON 1151 MALEVER BENTLEY TRUST A	
CONFIDENTIALITY:	
CD#: 9852190	
FILED AT: CENTRAL FLORIDA 1ST DISTRICT	
THE INSURANCE COMPANY: SOUTH STATE BANK, N.A.	

ACCEPTED MANUSCRIPT

BY BECOMING A SEARCH WITH THE LOCAL COVERING
MUNICIPALITY GRANVILLE, OH, THE PROPERTY APPEARS
TO BE LOCATED IN ZONE AE AND WITH A BASE FLOOD
ELEVATION OF 591. THIS PROPERTY WAS FOUND IN MARION
COUNTY, COMMUNITY NUMBER: 23160, DATE: 08/26/08

THE BEARING REFERENCE OF 177°15'00"W IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 25 (STATE HWY 25), ACCORDING TO THE DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1802, PAGE 496, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

[illegible]

John W. Whithsell
 Broker, International SIKES
 Tel: (614) 495-2872
 John@whithsell.com
 www.whithsell.com

KW **ALL AMERICAN**
ST. LOUIS
 (314) 433-0067
TEAM WHITSELL

Handy 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656,

EACTA

LAND SURVEYORS, LLC

LRE 5201 | 11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882

Prepared by:
Carla Mangano
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 20-1798

General Warranty Deed

Made this July 24, 2020 A.D. By **Elka B. Malever, a single woman**, 1722 SE 28th Street, Ocala, FL 34471, hereinafter called the grantor, to **Thomas Braxton Adamson and Kaley Perkins Adamson, husband and wife**, whose address is: 42 Willow Park Way, Ponte Vedra, Florida 32081, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A portion of Section 6, Township 17 South, Range 24 East, MARION County, Florida, being further described as follows:

Commencing at a point on the South right of way line of State Highway No. 25, formerly State Road No. 2, and also known as the Dixie Highway, said point being N.77°15'00"E. 422.65 feet from the intersection of said right of way line with the West boundary line of Lot 1, CONNOR'S SUBDIVISION as recorded in Plat Book A, Page 187, of the Public Records of Marion County, Florida; thence running N77°15'00"E. along said right of way line 50 feet; thence S.01°36'00"E. 250 feet; thence N.77°15'00"E. 20 feet, thence S.01°36'00"E. to the waters of Lake Weir; thence Westerly along and with the waters of said Lake to a point lying S.01°36'00"E. from the Point of Beginning; thence N.01°36'00"W. to the Point of Beginning.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Prepared by:
 Carla Mangano
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 20-1798

the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carla Mangano

Witness 1 Sign:

C. Mangano

Witness 1 Print:

Lacy Cruz

Witness 2 Sign:

Lacy Cruz

Witness 2 Print:

Elka B. Malever
Elka B. Malever

State of Florida County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of July, 2020, by **Elka B. Malever, a single woman**, who is/are personally known to me or who has produced driver's license as identification.

Carla Mangano

Notary Public Signature

Print Name: _____

NOTARY SEAL

My Commission Expires: _____



DEED Individual Warranty Deed With Non-Homestead-Legal on Face
 Closers' Choice



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

49079-000-00

[GOOGLE Street View](#)

Prime Key: 1172641

[MAP IT+](#)

Current as of 7/14/2026

[Property Information](#)

ADAMSON THOMAS BRAXTON
 ADAMSON KALEY PERKINS
 12276 SAN JOSE BLVD STE 721
 JACKSONVILLE FL 32223-8674

[Taxes / Assessments:](#)

Map ID: 294

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 01

Acres: .69

Situs: 12474 E HWY 25 OCKLAHAHA

[2025 Certified Value](#)

Land Just Value	\$223,440
Buildings	\$197,181
Miscellaneous	\$14,420
Total Just Value	\$435,041
Total Assessed Value	\$435,041
Exemptions	\$0
Total Taxable	\$435,041

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$223,440	\$197,181	\$14,420	\$435,041	\$435,041	\$0	\$435,041
2024	\$223,440	\$195,295	\$15,206	\$433,941	\$410,943	\$0	\$410,943
2023	\$223,440	\$182,259	\$5,202	\$410,901	\$364,014	\$0	\$364,014

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7238/0568	07/2020	07 WARRANTY	7 PORTIONUND INT	U	I	\$325,000
7238/0566	07/2020	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
7231/1024	07/2020	62 DISTR	7 PORTIONUND INT	U	I	\$100
7229/1463	07/2020	60 CRT ORD	7 PORTIONUND INT	U	I	\$100
7229/0414	07/2020	62 DISTR	7 PORTIONUND INT	U	I	\$100
UNRE/INST	12/2017	71 DTH CER	0	U	I	\$100
7229/0430	12/2017	74 PROBATE	0	U	I	\$100
1802/0495	01/1992	05 QUIT CLAIM	0	U	I	\$100
0683/0680	11/1974	02 DEED NC	0	U	I	\$10,000

[Property Description](#)

SEC 06 TWP 17 RGE 24
 COM AT A PT N 77-15-00 E 422.46 FT FROM INTERSECTION

ATTACHMENT A

OF S Rwy LINE OF RD NO 2 WITH W LINE OF LOT 1 CONNERS
SUB TH N 77-15-00 E 50 FT S 01-36-00 E 250 FT TH
N 77-15-00 E 20 FT S 01-36-00 E TO WATERS OF LK WEIR TH
SWLY ALG LK TO PT S 01-36-00 E FROM POB TH N 01-36 W
TO POB

[Land Data - Warning: Verify Zoning](#)

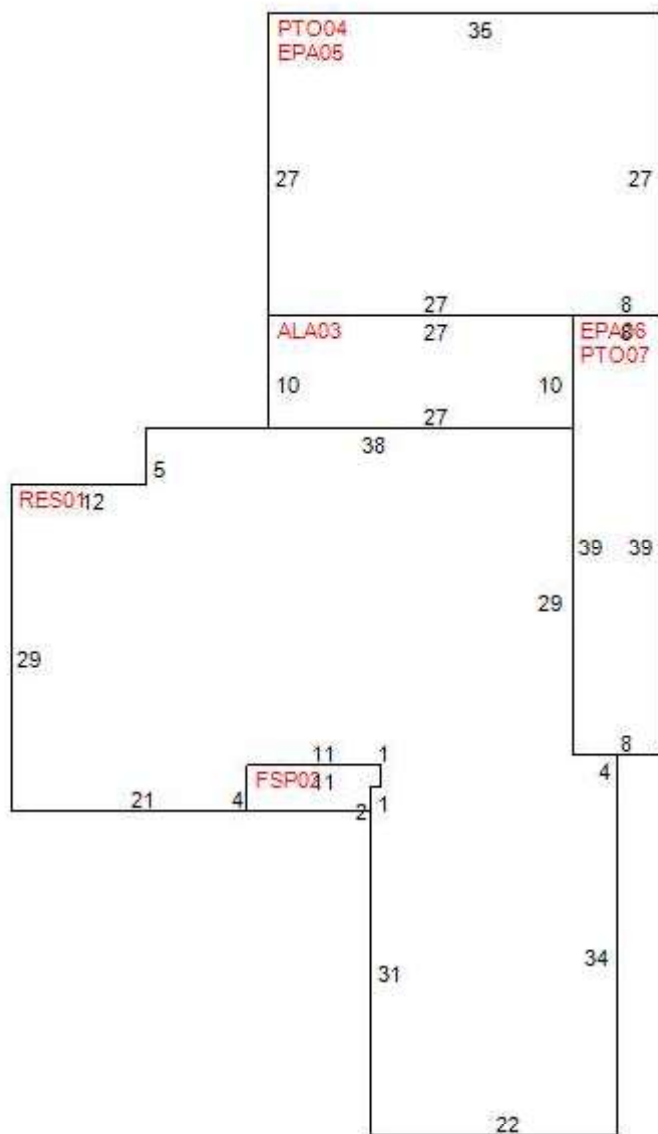
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		70.0	429.0	R3	70.00	FF						
Neighborhood 8090												
Mkt: 10 70												

[Traverse](#)

Building 1 of 1

RES01=L11D4L21U29R12U5R38D29R4D34L22U31R1U2L1.
FSP02=L11D4R11U2R1U2L1.D33R22U34L4U29
ALA03=L27U10R27D10.U10
PTO04=L27U27R35D27L8.
EPA05=L27U27R35D27L8.
EPA06=R8D39L8U39.

PTO07=R8D39L8U39.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	6 - 25-29 YRS
Condition	3
Quality Grade	400 - FAIR
Inspected on	9/14/2023 by 187

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 318

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	2,252	2,252
FSP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	46	46
ALA 0324	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	270	270
PTO 0401	- NO EXTERIOR	1.00	1958	N	0 %	0 %	945	945
EPA 0501	- NO EXTERIOR	1.00	2022	N	0 %	0 %	945	945
EPA 0601	- NO EXTERIOR	1.00	2022	N	0 %	0 %	312	312
PTO 0701	- NO EXTERIOR	1.00	1958	N	0 %	0 %	312	312

Section: 1

Roof Style: 02 FLAT WOOD STR
Roof Cover: 03 ROLLED
ROOFING

Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 20 PLASTER

Bedrooms: 3 **Blt-In Kitchen:** Y
4 Fixture Baths: **Dishwasher:** Y
0 **Garbage Disposal:** N

ATTACHMENT A

Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 3	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1968	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1968	2	0.0	0.0
159 PAV CONCRETE	1,135.00		SF	20	1968	3	0.0	0.0
120 FENCE MASONRY	285.00		SF	50	1968	3	0.0	0.0
114 FENCE BOARD	104.00		LF	10	1968	2	13.0	8.0
114 FENCE BOARD	144.00		LF	10	1968	4	0.0	0.0
UDC CARPORT-UNFIN	400.00		SF	40	2014	2	20.0	20.0
BTH BOAT HOUSE	290.40		SF	40	2023	3	12.0	24.2
DCK DECK-WOOD	322.00		SF	40	2023	3	0.0	0.0
030 DOCK WOOD	700.00		SF	10	2023	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023052050	8/1/2023	8/11/2023	OLD ROTTED DOCK PREVIOUSLY REMOVED. REPLACING DOCK WITH NEW
2021081595	4/1/2022	4/18/2022	BUILD 26X30 GABLE STYLE CAGE AND 66X6 FLAT ROOF AREA ON EXI
2020091245	9/14/2020	12/13/2021	ROOF OVER EXISTING SFR MODIFIED BITUMIN TORCH DOWN MEMBRANE

SITE PHOTOS

Growth Services staff conducted a site visit on July 14, 2026. Consistent with LDC Section 2.9.3.B, one (1) sign was posted and the below photos were taken.

Figure 1.
Sign posted along E Highway 25

ZONING
Notice of Public Hearing
Marion County
Application is being made to:

☐ Change zoning from: _____
to: _____

☐ Special Use Permit _____

☒ **Variance to** reduce (west) side setback
from 8' to 4.6' for garage under construction

On this property which is owned by:
Thomas & Kaley Adamson

Zoning Commission & Board of Adjustment hearings to be held at 2710 East Silver Springs Boulevard. Board of County Commissioners hearing to be held at 601 SE 25th Avenue.

Hearing dates & times:
Zoning Commission: date _____ time _____
Board of Adjustment: date 8/3/26 time 2:00 PM
Board of County Commissioners: date _____ time _____
For further information call 438-2675

It is unlawful to remove this notice until the above described Public Hearing has been held.

ID # 260801V
Zoning Director: Chuck Varadin

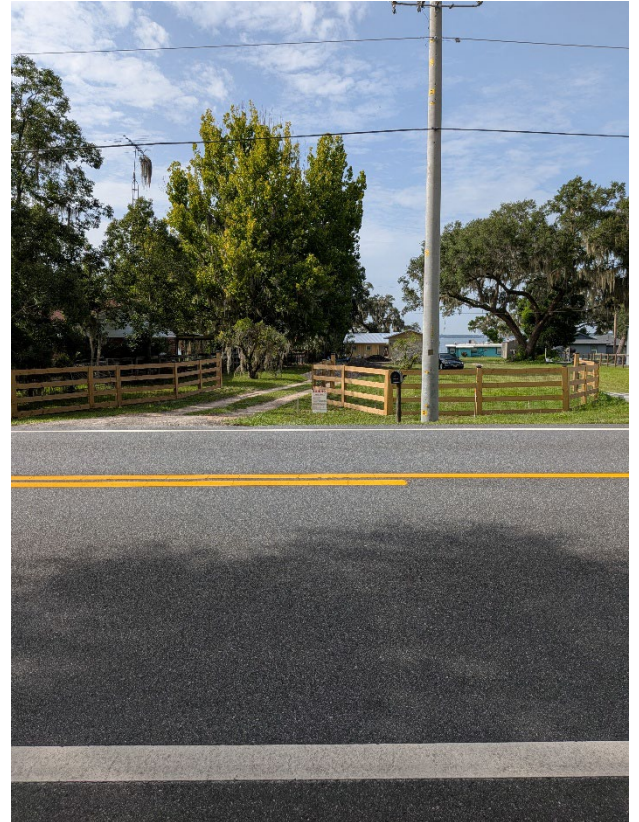


Figure 2.
Facing west of E Highway 25 across subject property



Figure 3.
Facing east of E Highway 25 across subject property



Figure 4.
Facing toward single-family residence on subject property



Figure 5.
View of driveway (in progress) leading to single-family residence on subject property



Figure 6.
View of residences to the east of subject property



Figure 7.
View of garage and single-family residence (in progress) on subject property



Figure 8.
View of residence to the west of subject property



Figure 9.
Side view of garage



Figure 10.
View of outdoor corridor between garage and kids room (part of single-family residence)



**Figure 11.
View of single-family residence (front)**



**Figure 12.
View of yard in front of single-family residence**



**Figure 13.
View of single-family residence (rear)**



**Figure 14.
View of waterfront yard on subject property**



Sec. 4.2.6. - Requirements for all residential zoning classifications.

- A. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks), and other general requirements specified for these zoning classifications.
- B. These zoning classifications may apply for sites subject to the density exceptions provisions in Sec. 4.3.2.
- C. General Requirements for all residential classifications:
 - (1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-family residential dwelling, irrespective of construction method shall be situated on the lot so that the external wall which, by design, is intended to be the front, generally faces a street adjoining the lot.
 - (a) This requirement shall not apply in either of the following situations:
 - 1. The dwelling is located on a "flag" lot; or
 - 2. The dwelling is setback at least 100 feet from the street right-of-way on an interior lot.
 - (b) Alternatively, relief to this requirement is subject to the following conditions:
 - 1. Any dwelling which cannot practically be located on the subject lot in any other manner; and,
 - 2. The dwelling shall have sufficient architectural treatment so that the end wall does not appear to be an end wall, including at a minimum an entry feature consisting of a porch and an entry door. All construction of the entry feature must meet the applicable construction codes for the dwelling unit type.
 - (2) Movable awnings, may not project over three feet into a required setback.
 - (3) No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding said easement.
 - (4) All setbacks shall be measured from the foundation or wall if no foundation is present; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two feet into the setback.
 - (5) See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building standards for properties within that zone.
 - (6) Residentially zoned parcels located on a waterbody that is not listed in Table 5.2.1 (ESOZ) of this code, Sec. 5.2.2.A. may declare the lakeside as the front yard in determining the placement of accessory structures, provided all setbacks are observed.
 - (7) Private building for housing dogs, cats or similar small domesticated pets.
 - (8)

Accessory structures shall be located in the rear or side yard provided required setbacks are observed; for properties one (1) acre or less, accessory structures require a minimum eight (8) feet rear and side yard setbacks consistent with the Section.

(9) Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.

(10) Outdoor ground and building lights shall not cast direct light on adjacent properties.

D. Requirements for keeping chickens in residential zoning classifications:

(1) Chicken shall mean a female of *Gallus domesticus* or a hen. Chicken shall not include the following:

(a) Any male chicken or rooster.

(b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.

(2) Number of chickens may not exceed six.

(3) Roosters are prohibited.

(4) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.

(5) Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must be located in the side or rear lot behind the principal structure.

(6) It shall be unlawful for any person to allow hens to run at large upon the streets, alleys, public or private rights-of-way or other public places, or upon the property of any other person.

(7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion of the coop or fenced pen area, from any adjacent residential principal structure or accessory that contains a residential unit.

(8) The coop and fenced pen area shall comply with all other zoning classification setback requirements.

(9) The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition, which could potentially cause a nuisance (i.e. the coop should be cleaned frequently).

(10) Stored feed must be secured in metal containers to prevent mice and other pests.

(11) No routine slaughtering of the hens is allowed on the subject site.

(12) Hens are to be kept for personal use of the residents of the site and no on-site retail sale of eggs, manure or hens shall occur.

E. Zoning lot and building standards shall conform to the standards outlined for each residential classification within the sections that follow.

F.

ATTACHMENT C

General requirements in RR-1 Zoning, RE Zoning and in any zoning classification permitted by special use: For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 square feet for the first horse and 6,000 square feet for each additional horse. The total number of horses shall not exceed four per acre, except foals, which may be kept until weaned.

- G. Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger except in MH and PMH classifications.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)

A ROOF RENOVATION & NEW GARAGE ADDITION
FOR

ADAMSON BFAXTON

12474 E HIGHWAY 25
OCCLAWAHA

MARION COUNTY, FLORIDA

NOTE: NOT ALL NOTES APPLY TO THIS PROJECT

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF - SLOPED
ROOF MATERIAL - METAL ROOFING

BUILDING AND SITE INFORMATION

ZONING - R1
LAND USE - SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

ACTUAL HEIGHT - 16'-8" (1 STORY)

BUILDING AREA TABULATION

EXTD RESIDENCE - 2,581 SQ.FT.
NEW GARAGE - 660 SQ.FT.
TOTAL BLDG AREA - 3,241 SQ.FT.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS - 2000 LB PSF.
MINIMUM COMPACTION - 90% MOD. DRY DENSITY

TYPE OF CONSTRUCTION

TYPE V-8 UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION - RESIDENTIAL

IMPORTANCE FACTOR - (1)

STRUCTURAL LOADS

ROOF LIVE LOADS - 20 P.S.F. REDUCIBLE
COLLATERAL LOAD - 2 P.S.F.
FLOOR LIVE LOADS - 40 P.S.F.
ULTIMATE WIND SPEED - 140 M.P.H.
NOMINAL WIND SPEED - 108 M.P.H.
BASIC VELOCITY P.S.F. - 38.47 P.S.F. @ 33'-0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS - N/A
EXTERIOR BEARING WALLS - N/A
COLUMNS AND BEAMS - N/A
ROOF/CEILING ASSEMBLY - N/A

PLUMBING REQUIREMENTS

RESIDENTIAL - N/A

EGRESS REQUIREMENTS

MINIMUM NUMBER OF EXITS - REQUIRED PROVIDED
1

WIDTH OF EGRESS DOOR- 36" HINGED ENTRANCE DOOR

FIRST FLOOR SLEEPING AREAS - 5 SQ.FT. OF GLASS
IN ROOMS W/O DOORS
TO THE EXTERIOR

EXTERIOR DOOR MANUFACTURER:

SEE ATTACHED DATA

WINDOW MANUFACTURER:

SEE ATTACHED DATA

METAL ROOF MANUFACTURER:

SEE ATTACHED DATA

ATTIC VENTILATION REQUIREMENTS

REQ'D: 3,241 SF / 300 = 10.80 SF
EAVE: 10.80/2 = 5.40
RIDGEVENT: 10.80/2 = 5.40
PROVIDE:
EAVE: 380 LF X 9/144/LF = 23.75 SF

NOTE: RIDGE VENTING IS TO BE PROVIDED IN ADDITION TO SOFFIT VENTILATION

DESIGN CODE REFERENCE

BUILDING CODE - FLORIDA RESIDENTIAL BUILDING CODE - 7TH EDITION (2020)
ELECTRICAL CODE - NATIONAL ELECTRIC CODE - 2017 EDITION
PLUMBING CODE - FLORIDA PLUMBING CODE - 7TH EDITION (2020)
MECHANICAL CODE - FLORIDA MECHANICAL CODE - 7TH EDITION (2020)
FIRE CODE - FLORIDA FIRE PREVENTION CODE - 7TH EDITION (2020)
GAS CODE - FLORIDA FUEL GAS CODE - 7TH EDITION (2020)
NFPA 58 - LIQUEFIED PETROLEUM GAS - (LATEST EDITION)
NFPA 13 - SPRINKLER SYSTEM INSTALLATION (LATEST EDITION)
NFPA 72 - NATIONAL FIRE ALARM CODE (LATEST EDITION)
NFPA 72E AUTOMATIC DETECTION DEVICES
NFPA LIFE SAFETY CODE (LATEST EDITION)
NFPA 80 - FIRE DOORS AND WINDOWS (LATEST EDITION)
ACI-318-14 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 9th EDITION)
S-310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL

CONSTRUCTION NOTES

GENERAL

G01 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 - THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 - THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

FOUNDATION

F01 - ALL ORGANIC MATERIALS, REFUSE MATERIALS AND SOFT AREAS IN SOIL SHALL BE REMOVED AND THE SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000psf.
F02 - SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE, HE SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

SLAB ON GRADE

F03 - COMPACT INTERIOR FILL TO 95% MINIMUM MAX DRY DENSITY (MODIFIED PROCTOR, ASTM D1557-S8T OPTIMUM MOISTURE CONTENT). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10" AND SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT FILL LAYER.
F03 - ALL FLOOR SLABS SHALL BE PLACED UPON A 4" THICK SAND LAYER FOR FINE GRADING.

CONCRETE AND REINFORCING

C01 - CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14).

C02 - CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS:

FOUNDATIONS, FILLED CELLS AND CONCRETE BEAMS - 3000psf

SLABS ON GRADE - 3000psf

C03 - ALL REBAR SHALL CONFORM TO ASTM-615, GRADE 60, AND SHALL LAP A MINIMUM OF 25" AT ALL JOINTS.

SLABS WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185-02.

C04 - COVER FOR ALL REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTED):

ALL FOOTINGS - 3"

SLABS ON GRADE - 1-1/2" FROM TOP OF CONCRETE

ALL BEAMS - 1-1/2" ON STIRRUPS

C05 - VERTICAL REBAR WALL REINFORCING SHALL BE A STANDARD HOOK WITH A 25" PROJECTION ABOVE SLAB AND HAVE A MINIMUM 7" EMBEDMENT.

MASONRY

M01 - ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14).

M02 - ALL CONCRETE BLOCKS SHALL CONFORM TO ASTM C 90. 128 DAY STRENGTH MUST EQUAL 2000psf, FM SHALL EQUAL 1500psi LAD IN A RUNNING BOND.

M03 - ALL MORTAR SHALL BE TYPE S OR M.

M04 - REINFORCE ALL CMU WALLS WITH A CONTINUOUS HORIZONTAL BOND BEAM GROUTED SOLID AND REINFORCED WITH A MINIMUM OF (1) #6 REBAR WITH A 25" OVERLAP AT EACH JOINT.

M05 - WHERE SHOWN, ALL VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH 3000psi GROUT HAVING A 28 DAY STRENGTH OF 3000psi AND A GROUND SLUMP NOT LESS THAN 8". REINFORCE WITH A MINIMUM OF (1) #6 VERTICAL REBAR WITH A MINIMUM 31" OVERLAP AT EACH JOINT.

M06 - GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED 10'-0" IN HEIGHT AND SHALL BE CONSOLIDATED AT THE TIME OF POURING BY RODDING OR VIBRATING.

M07 - PROVIDE KNOCKOUTS IN CMU AT THE BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

STRUCTURAL LUMBER

L01 - ALL STRUCTURAL AND LOAD BEARING WALLS SHALL HAVE A MINIMUM FB OF 1200psi.

L02 - WALLS HIGHER THAN 9'-0" SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72" APART.

L03 - ALL LOAD BEARING WALLS SHALL HAVE A DOUBLE SYP No.2 TOP PLATE.

L04 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED.

STRUCTURAL STEEL

S01 - STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (USE THE LATEST EDITION).

DRAWING INDEX

ARCHITECTURAL

COVER - BUILDING CODE DATA
A1 - EXTERIOR ELEVATIONS
A2 - FLOOR PLAN
DOOR AND WINDOW SCHEDULES
A3 - SECTION DETAILS
E1 - ELECTRICAL PLAN
S1 - FOUNDATION PLAN
UNTEL PLAN
S2 - ROOF FRAMING PLAN

DESIGN CRITERIA		
DESIGN WIND SPEED	140 MPH	
RISK CATEGORY	II	
EXPOSURE CATEGORY	C	
INTERNAL WIND COEFFICIENT	+0.18 & -0.18	
ALL COMPONENTS INCLUDING DOORS AND WINDOWS SHALL BE DESIGNED TO THE FOLLOWING PRESSURES. VALUES FOR COMPONENTS & CLADDING DESIGN SHOWN ARE ULTIMATE PRESSURES. ALLOWABLE DESIGNS, 60% OF ULTIMATE PRESSURES, MAYBE USED AS APPLICABLE		
EFFECTIVE AREA	ALLOWABLE PRESSURE (PSF)	
SO. FT.	OUT	IN
10	29.66	-39.71
20	28.32	-37.04
50	26.56	-33.51
100	25.22	-30.84

16' X 7' OHGD 24.8 - 27.6

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
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E0026-03/09/24

ROOF RENOVATION AND
NEW GARAGE ADDITION

124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.

2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

C-01

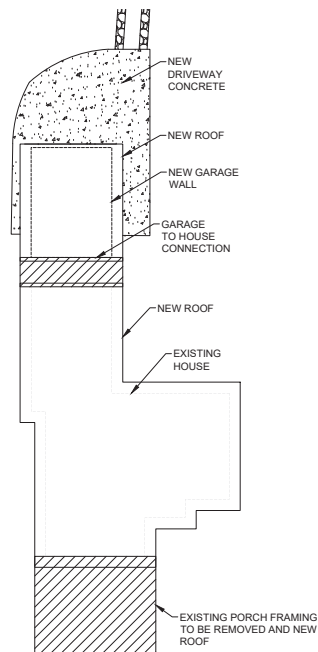
GENERAL NOTES

REV. #	DATE

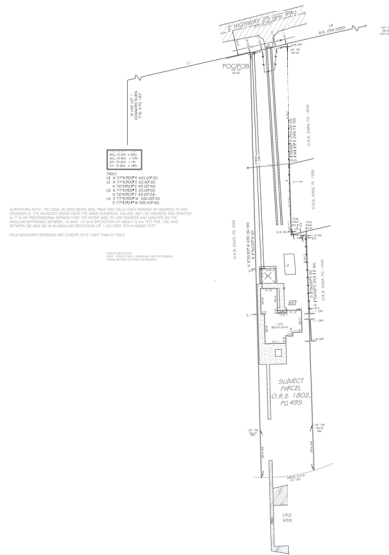
SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	C-01

ROOF RENOVATION AND NEW GARAGE ADDITION

12474 E HIGHWAY 25,
OCKLAWAHA, FLORIDA 32250



SITE PLAN



SURVEY



SCOPE OF WORK

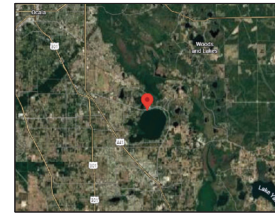
- BUILD NEW 876 SQFT WOOD FRAMING ROOM AT THE BACK YARD.
- BUILD NEW 224 SQFT ROOF FRAMING - GARAGE TO HOUSE CONNECTION.
- EXCAVATE AND POUR CONCRETE FOOTERS FOR FOUR POSTS.
- BUILD FRAMING WORK, BEAMS & RAFTERS AS INDICATED IN THE PLANS.
- MAKE FINAL WOOD TREATMENT (PAINT OR SEAL AS NEEDED).

AEC INTEGRATED LLC

REVIEWED FOR COMPLIANCE

ALI MARAR PE92978 (904) 422-2128

02/18/2026



VICINITY MAP



LOCATION MAP



THE STRUCTURE IS LOCATED IN E HWY 25, OCKLAWAHA, FL, USA CATEGORIZED AS EXPOSURE D (ASSUMED TO BE HOMOGENEOUS FOR THE SELECTED WIND DIRECTION), THE WIND LOAD CALCULATION FOR THE STRUCTURE - COMPONENTS AND CLADDINGS - IS BASED ON THE DIRECTIONAL PROCEDURE (CHAPTER 27) AND COMPONENTS AND CLADDINGS (CHAPTER 30) OF ASCE 7. MOREOVER, THE STRUCTURE IS CLASSIFIED AS RISK CATEGORY II. THE LOCATION IS ELEVATED AT 65.31 FT ABOVE MEAN SEA LEVEL- WIND SPEED: 131 MPH -WIND DIRECTIONALITY FACTOR, $K_{d1}=0.85$, -TOPOGRAPHIC FACTOR, $K_{z1}=1$, -GROUND ELEVATION FACTOR, $K_e=0.99764$ -VELOCITY PRESSURE EXPOSURE COEFFICIENT, $K_{z1}=1.035$, -VELOCITY PRESSURE, $q_z=45.364$ PSF

Direction	Exposure Category	K_z @ $h=14$ ft	K_{zt}	K_e	V (mph)	q_h (psf)
N	D	1.035	1	0.998	131	45.364
NE	D	1.035	1	0.998	131	45.364
E	D	1.035	1	0.998	131	45.364
SE	D	1.035	1	0.998	131	45.364
S	D	1.035	1	0.998	131	45.364
SW	D	1.035	1	0.998	131	45.364
W	D	1.035	1	0.998	131	45.364
NW	D	1.035	1	0.998	131	45.364

-INTERNAL PRESSURE COEFFICIENTS GCPI = ± 0.18

- EXTERNAL PRESSURE COEFFICIENTS:
FOR WALLS:

Effective Area (sq. ft.)	ZONE	+GCp	-GCp
12	4	0.998	-1.086
	5		-1.372

FOR ROOF:

Effective Area (sq. ft.)	ZONE	+GCp	-GCp
35	1		-1.448
	2	0.475	-1.989
	3		-2.621

FOR ROOF OVERHANG:

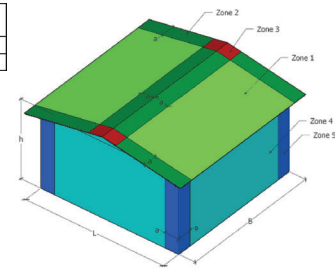
Effective Area (sq. ft.)	ZONE	+GCp	-GCp
35	1 (top) - 4 (below)		-2.361
	1 (top) - 5 (below)		-2.883
	2 (top) - 4 (below)		-2.883
	2 (top) - 5 (below)		-3.526

- A (WALL)=3 FT.

WIND PRESSURE FOR COMPONENTS AND CLADDING - CHAPTER 30.3 OF ASCE 7-22

Type of Cladding	Effective Area (ft.)	Zone	Level	Elevation ft	$p = q \cdot [(+GC) - (-GC)]$ (psf)	$p = q \cdot [(-GC) - (+GC)]$ (psf)
Wall Cladding	12	4	0 to h		44.961	-48.817
		5			44.961	-59.846
Roof Cladding		1			25.239	-62.756
		2			25.239	-83.639
		3			25.239	-107.993
Roof Overhang Cladding	35	1-4	Roof	14	-	-97.611
		1-5			-	-97.611
		2-4			-	-118.494
		2-5			-	-118.494
		3-4			-	-142.848
		3-5			-	-142.848

For Service (multiplied by 0.6)



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH P.E. ON THE DATE ADJUNCT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 6003-23.004

ROOF RENOVATION AND
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124474 E Highway 25,
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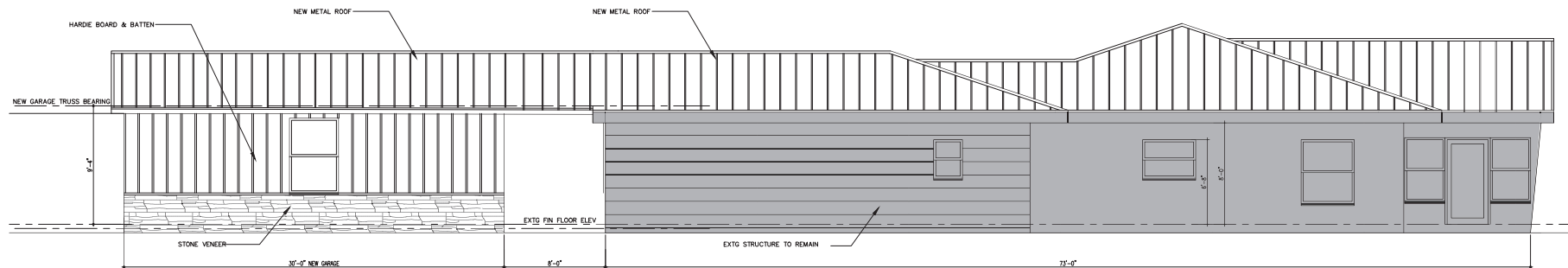
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SP-01

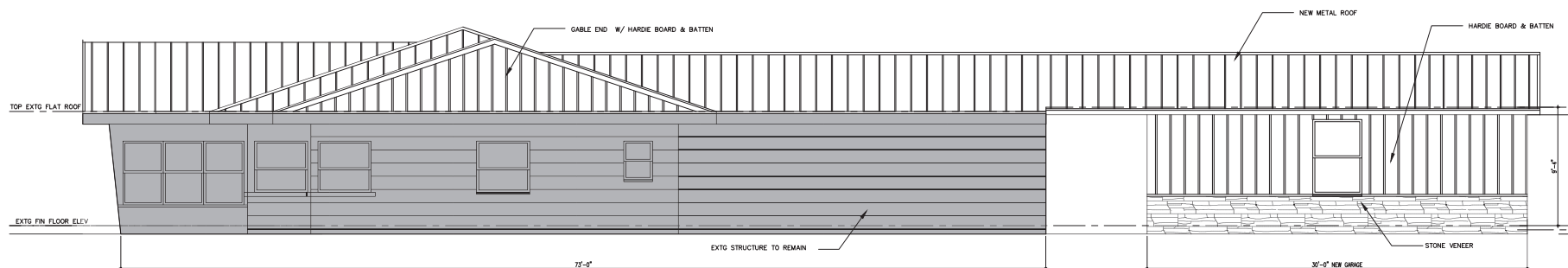
SITE PLAN,
VICINITY AND
LOCATION MAP

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	SP-01



1 RIGHT ELEVATION
A-01 SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
A-01 SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
A-01 SCALE: 1/4"=1'-0"

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



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**ROOF RENOVATION AND
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124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
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A-01

EXTERIOR
ELEVATIONS

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#0025-03/04

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124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
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A-02

FLOOR PLAN

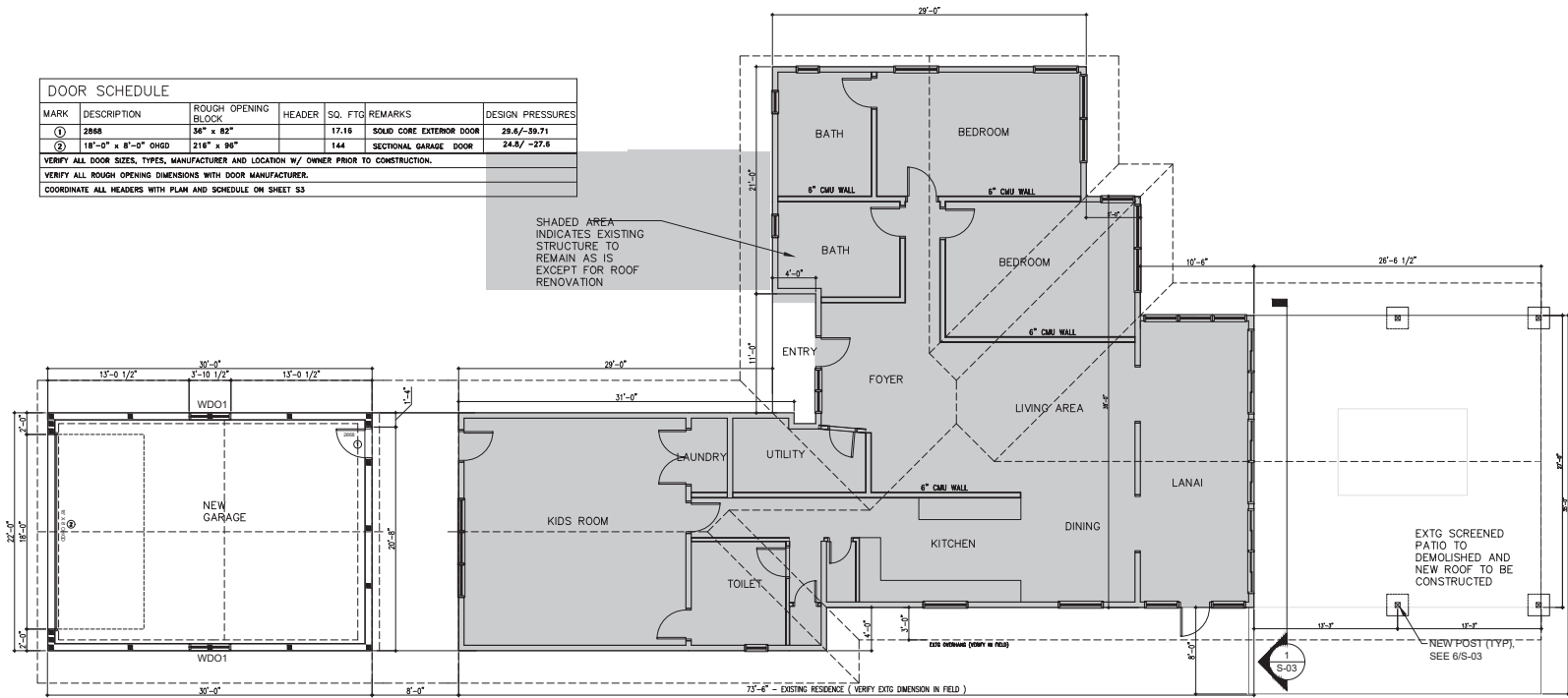
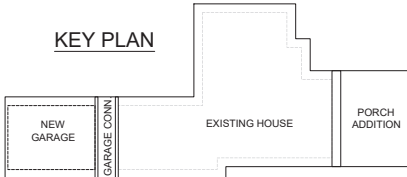
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WINDOW SCHEDULE				
MARK	SIZE	MATERIAL	DESCRIPTION & HARDWARE	REMARKS
WD01	3'-10 1/2" x 6'-0"	ALUM OR VINYL W/ GLASS	DOUBLE GLASS PAKES - STANDARD HINGES AND HANDLE PER MANUFACTURER STANDARD	WINDOW SILL: 2'-6" A.F.F.

DOOR SCHEDULE					
MARK	DESCRIPTION	ROUGH OPENING BLOCK	HEADER	SQ. FTG	REMARKS
①	2888	34" x 83"		17.18	SOLID CORE EXTERIOR DOOR 28.8/-39.71
②	18'-0" x 8'-0" OHSD	216" x 96"		144	SECTIONAL GARAGE DOOR 24.8/-27.6
VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.					
VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER.					
COORDINATE ALL HEADERS WITH PLAN AND SCHEDULE ON SHEET S3					

KEY PLAN



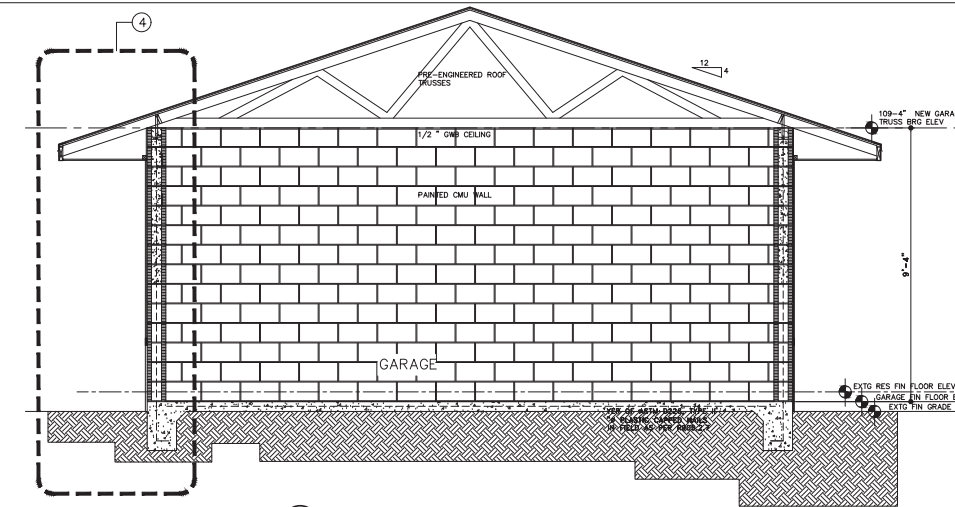
AREA CALCULATION	
EXTG LIVING AREA	2,581 SF
NEW GARAGE	660 SF
TOTAL BLDG AREA	3,241 SF

NOTE:
GENERAL CONTRACTOR TO VERIFY EXISTING RESIDENTIAL
STRUCTURE DIMENSIONS INCLUDING EXISTING ROOF
OVERHANG AND SUBMIT TO TRUSS ENGINEERS PRIOR TO
PRODUCTION OF PRE-ENGINEERED TRUSSES.

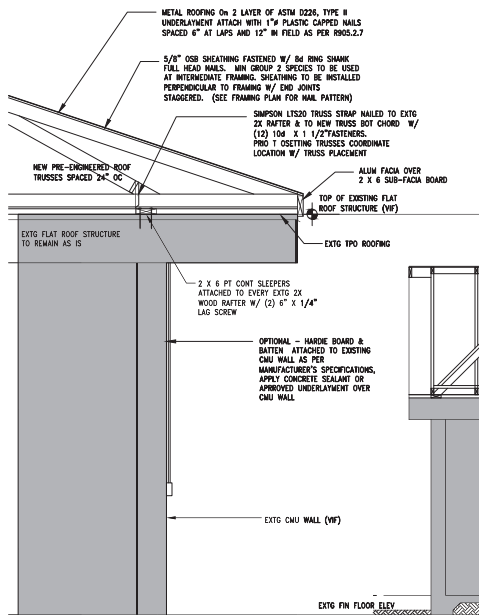
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A-02

FLOOR PLAN
SCALE: 3/16"=1'-0"

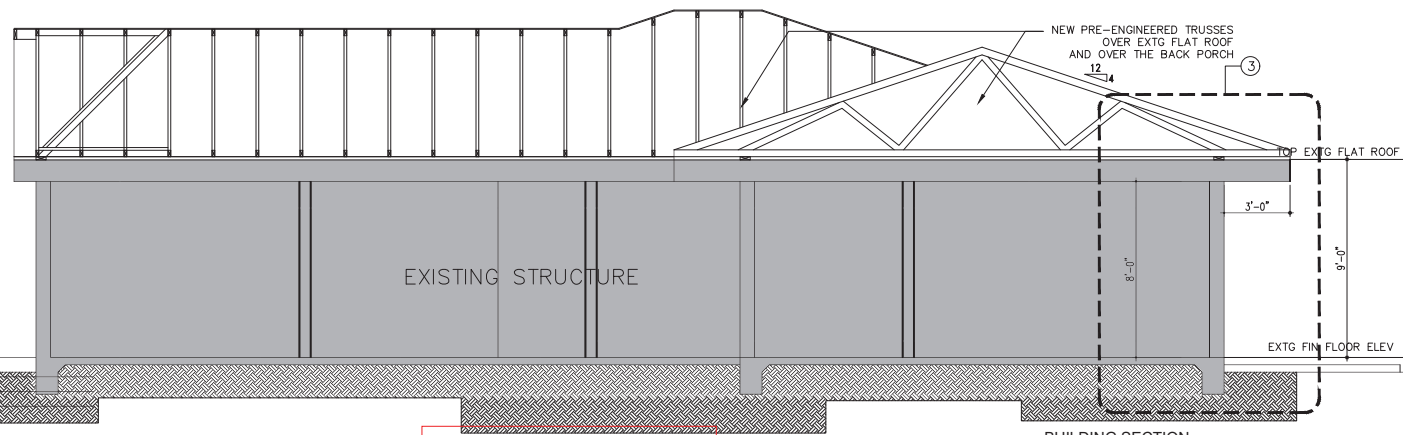
AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



2 GARAGE BUILDING SECTION
SCALE: 1/2"=1'-0"

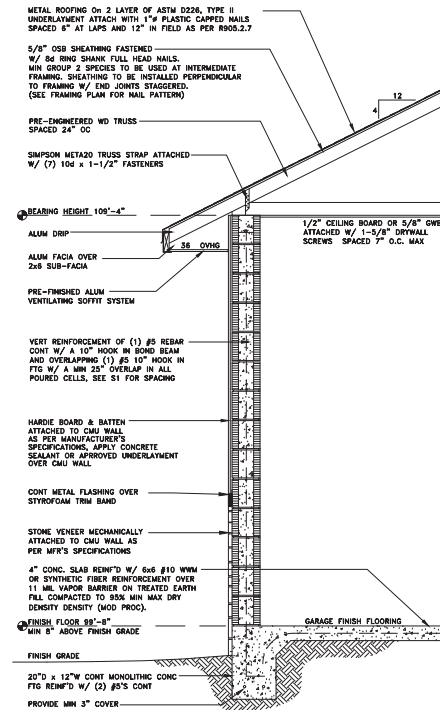


3 EXISTING EXTERIOR WALL DETAIL
SCALE: 3/4"=1'-0"

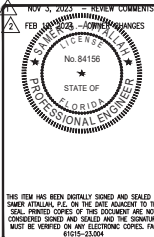


1 BUILDING SECTION (EXISTING STRUCTURE)
SCALE: 1/4"=1'-0"

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



4 GARAGE EXTERIOR WALL DETAIL
SCALE: 3/4"=1'-0"



ROOF RENOVATION AND NEW GARAGE ADDITION

124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W, Suite 200
JACKSONVILLE, FL 32217

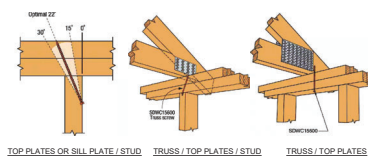
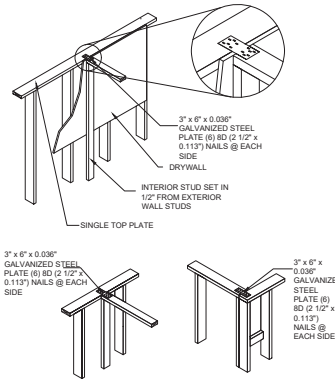
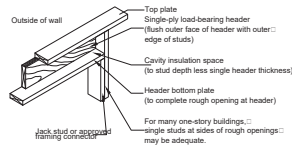
A-03

BUILDING SECTIONS

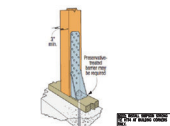
REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	A-03

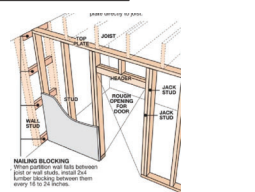
GENERAL DETAILS



TIE DOWN SCREW INSTALLATION



NAILING BLOCKING



FOUNDATION

FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. FOOTING HAVE BEEN DESIGNED WITH A SOIL BEARING (DESIGN MAXIMUM) OF 2000 PSF. A SOILS INVESTIGATION REPORT IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS. IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE ARCHITECTURE OR ENGINEER SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE (CLAY) SOILS. SOIL COMPACTION AND FILL SHALL BE COMPACTED TO A MIN. 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

SHALLOW FOUNDATION BEARING 12" BELOW GRADE. ALLOWABLE BEARING PRESSURE: 2,000 PSF

FOUNDATION PLAN CONVEYS STRUCTURAL INFORMATION. FOR GENERAL FEATURES, CONDUITS, ELECTRICAL, EMBEDED, STEP HEIGHTS, ETC. SEE SUPPORT DOCUMENTS AND DETAILS. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINED ON PLAN, PLEASE CONTRACT THE DESIGNER.

UNLESS OTHERWISE NOTED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS AND MESH SHALL BE CENTERED IN SLAB ON GRADE USING SUPPORT BARS AND CHAIRS. IN ALL CONTINUOUS FOOTINGS PROVIDE #4 @ 18" O.C. OR ROD CHAIRS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS. MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS.

WHERE FILL IS REQUIRED, IT SHALL BE PLACED IN ACCORDANCE WITH INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER TO MAINTAIN DESIGN BEARING PRESSURE.

CONCRETE SLAB ON GRADE:
CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS/SLABS SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED AND SEALER OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.

CONCRETE SLAB "CONTROL JOINTS" SHALL BE CUT INTO THE SLAB AT A DEPTH OF 1/4 TIMES THE THICKNESS OF THE SLAB WITHIN 12 HOURS OF PLACING THE CONCRETE. MAXIMUM SPACING OF INTERIOR SLAB CONTROL JOINTS, UNLESS NOTED OTHERWISE, SHALL BE 10'0" (MAX). IN EACH DIRECTION. LOCATION OF CONTROL JOINTS SHALL BE LOCATED SUCH THAT THE AREA CONTAINED IS 300 SQUARE FEET MAX. WITH A MAXIMUM RATIO OF LONG TO SHORT OF 2 TO 1.

MASONRY SPECIFICATIONS:
MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 530-05, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530-05, GROUT SHALL BE ACCORDANCE WITH ASTM C476 WITH A MINIMUM OF 5 DAY COMPRESSIVE STRENGTH OF 2000 PSI PER ASTM C1019. GROUT SHALL HAVE A MINIMUM COURSE AGGREGATE SIZE OF 3/8" PLACES AT AN 8" TO 11" SLUMP. MORTAR SHALL CONFORM TO ASTM C270 AND TYPE M OR S. TYPE M MORTAR MAY BE USED IN BRICK VENEER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FLASHING.

STEM WALLS:
ALL CONCRETE MASONRY UNITS SHALL BE COMPOSED OF ASTM C90, E GRADE N-1 HOLLOW CONCRETE MASONRY UNITS TYPE "S" MORTAR WALL COURSE SHALL BE RUNNING BOND. STACK BOND SHALL NOT BE USED. GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT WITH 3000 PSI PEA ROCK CONCRETE GROUT. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE 48 BAR DIAMETERS. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT WITH #4 @ 48" O.C. MAX AD AT EACH CORNER, WALL END, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS. MINIMUM OF 40 BAR DIAMETERS AT EXTERMINAL. CONSTRUCTED AT 10" O.C. VERTICALLY. EVERY OTHER COURSE, AND VERTICAL. SHALL BE REINFORCED. NOTED OTHERWISE. DOCUMENTS AND DETAILS, UNLESS OTHERWISE NOTED. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

EPOXY ANCHORS:
ADHESIVE FOR REINFORCING DOWELS IN EXISTING CONCRETE SHALL BE EITHER THE HT 1100 MAX INJECTION ADHESIVE SUPPLIED BY HILTI FASTENING SYSTEMS, EPOXY-TE SET EPOXY ADHESIVE SUPPLIED BY SIMPSON STRONGTIE COMPANY, POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENERS, EPOXY GS EPOXY ADHESIVE SUPPLIED BY ITW RAMSEY TRED HEAD OR APPROVED EQUAL. MIN. EMBEDMENT LENGTH SHALL BE 12 BAR DIAMETERS, UNLESS NOTED OTHERWISE.

PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES:
"GANG-NAIL" PRE-ENGINEERED WOOD TRUSSES ARE TO BE CONSTRUCTED WITH METAL PLATE CONNECTORS AND DESIGNED BY A DELEGATED ENGINEER. TRUSSES SHALL COMPLY WITH NFPA, TPI, AND AISC 100. THE TRUSS MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER (CONTRACTED BY TRUSS MANUFACTURER) FOR REVIEW PRIOR TO FABRICATION.

DESIGN, CONSTRUCTION, AND INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND OF THE TRUSS PLATE INSTITUTE.

PROVIDE ALL REQUIRED BLOCKING AND BRACING REQUIRED BY THE MANUFACTURER FOR CONSTRUCTION AND ERECTION IN ADDITION TO BLOCKING SHOWN ON THE STRUCTURAL DETAILS. MEMBERS OF A COMPLETED TRUSS ARE NEVER TO BE NOTCHED OR CUT. THE DESIGN SHALL ACCOUNT FOR ALL UNIFORM LOADS AND EQUIPMENT LOADS. CONTACT THE DESIGNER FOR UNIFORM LOADING AND REQUIREMENTS, IF REQUIRED.

CONTRACTOR SHALL VERIFY THAT THE ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS.

ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. PRE-ENGINEERED WOOD TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE'S HANDLING, INSTALLING AND BRACING METAL PLATE CONNECT WOOD TRUSSES, HIB-81 AND TAILORING COMPONENT SAFETY INFORMATION BOOKLET BCS-10-100 AND RELATED SUMMARY SHEETS.

GENERAL CONTRACTOR SHALL NOT CUT OR ALTER ANY TRUSS MEMBER.

ALL TRUSS CONNECTORS TO BE G-90 GALVANIZED STEEL. ALL NAILS/SCREWS USED AT CONNECTOR PLATES/ANCHORS SHALL BE G-90 GALVANIZED.

FLOOR TRUSSES SHALL CONNECT TO BEARING WALLS WITH A MINIMUM OF (2)-16D TOENAILS. FLOOR TRUSSES SHALL CONNECT TO BEAMS AT FLUSH CONDITIONS WITH SIMPSON HANGERS AS SPECIFIED BY TRUSS DESIGNER.

PERMANENT TRUSS BRACING NOTES AND SPECIFICATIONS:
ALL BRACING LUMBER SHOWN, EXCEPT FOR T-BRACE SHALL BE 1X4 SYP#3 OR BETTER OR 2X4 SPF#2 OR BETTER (UCN)

BRACING LUMBER SHALL INTERSECT THE WEB OF THE BRACED TRUSS, PER DELEGATED TRUSS ENGINEER.

PERMANENT BRACING WHERE NOTED ON TRUSS MFR. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDED 1 X 4 SYP#3 OR BETTER BOTTOM CHORD BRACING PERPENDICULAR TO TRUSS BOTTOM CHORDS AND ATTACHED TO EACH TRUSS WITH 2-8D COMMON NAILS. AT GABLE END WALLS PROVIDE DIAGONALS AT END WALLS PROVIDE DIAGONALS (APPROXIMATELY 45%) TO THE ADJACENT EXTERIOR PERPENDICULAR WALL. BETWEEN EACH LINE OF BRACING TO FORM A ZIGZAG PATTERN. ALL CONSTRUCTED OF THE SAME BRACING MATERIAL. THIS REQUIREMENT IS NOT NECESSARY AT REAR ROOF. ALSO ALONG EXTERIOR WALLS PARALLEL TO BOTTOM CHORD BRACING. DIAGONALS IN THE END SPACE BETWEEN THE WALL AND THE FIRST LINE OF BOTTOM CHORD BRACING AT A MAXIMUM SPACING OF 20 FEET.

OPENING SIZE	OPENING LOCATION	NUMBER OF FLOORS	WALL THICKNESS	HEADER PLATE SIZE	NUMBER OF PLATES
UP TO 5 FEET	FIRST FLOOR	2	6"	2" X 8"	3
UP TO 5 FEET	SECOND FLOOR	2	4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	2	6"	2" X 10"	3
UP TO 8 FEET	SECOND FLOOR	2	4"	2" X 8"	2
UP TO 5 FEET	FIRST FLOOR	1	4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	1	4"	2" X 8"	2

WOOD FRAMING

NATIONAL FOREST PRODUCTS ASSOCIATION, AF AND PA NDS-05, WITH 2005 SUPPLEMENT, AND AFAPA SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC, SDPWS-05

ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICES WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR DIRECTED BY THE ARCHITECT OR ENGINEER.

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.

UNLESS NOTED OTHERWISE, USE SPRUCE-PINE-FUR (SPF) OR SOUTHERN PINE (SP), 19% MAX. MOISTURE CONTENT AS FOLLOWS:

SPRUCE PINE #2 SPECIFICATIONS: Fb=775 PSI, Fc(PARALLEL)=1000 PSI, Fc(PERP)=335 PSI, Fv=135 PSI, Fb=350 PSI, E=1000KSI

SOUTHERN PINE#2 SPECIFICATIONS PER LATEST SOUTHERN FOREST PRODUCTS ASSOCIATION (SPPA)

ALL WALLS SHALL BE BALLOON FRAMED FULL HEIGHT TO ROOF OR FLOOR BEARING ELEVATION, UNLESS NOTED OTHERWISE ON PLAN.

ANY WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL, SHALL BE PRESSURE TREATED.

ALL WOOD-TO-WOOD CONNECTIONS SHALL EMPLOY METAL ANCHORS. NO TOE OR END NAILING SHALL BE PERMITTED (UCN) EXCEPT FOR AT TOP AND BOTTOM PLATES IN WALLS. METAL CONNECTORS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO DEVELOP THE PUBLISHED CAPACITY.

TOE NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES TO THE PIECE AND BE STARTED AT 1/4 THE NAIL LENGTH FROM THE END OF THE PIECE.

MULTIPLE STUD PACE COLUMNS SHALL BE CONNECTED Laterally TO ONE ANOTHER PER DETAIL INDICATED HEREIN.

TIMBER FASTENING SHALL BE PER FBC "MINIMUM FASTENING SCHEDULE" UNLESS NOTED AS GREATER ON DRAWINGS. ROUGH HANDWORK, JOIST HANGERS, STRAPS, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" COMPANY OR APPROVED EQUAL. THE MAXIMIZE SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

BLOCKING AND FIRE STOPPING TO BE INSTALLED AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND PARTITIONS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS (AS REQUIRED BY BUILDING OFFICIAL, OR CODE)

SHEATHING NOTES

FLOOR SHEATHING SPECIFICATIONS: 23/32" T&G OSB OR PLYWOOD SHEATHING, WITH TETRA GRP, 113X2 3/8 @ 6" O.C. EDGE AND FIELD. GC MAY USE ALTERNATIVE FASTENING AS LONG AS THE FASTENER AND PATTERN MEETS ALL APPLICABLE CODES.

FLOOR SHEATHING NOTES:
1. FLOOR SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS.
2. PANEL EDGE BLOCKING IS NOT REQUIRED.

WALL SHEATHING SPECIFICATIONS: 7/16" 24/16, APA RATED OSB OR PLYWOOD STRUCTURAL 1 SHEATHING, 113X2 1/2" @ 6" O.C. EDGE AND 12" O.C. FIELD, 113X2 1/2" @ 3" O.C. AT TOP AND BOT PLT. GC MAY USE ALTERNATIVE FASTENING AS LONG AS THE FASTENER AND PATTERN MEETS ALL APPLICABLE CODES.

WALL SHEATHING NOTES:
1. WALL SHEATHING MAY BE INSTALLED FOR FLEXIBLE OR BRITTLE FINISHES
2. SHEATHING MUST EXTEND FULL HEIGHT FROM BOTTOM PLATE TO UPPER PLY OF DOUBLE TOP PLATE.
3. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
4. PANEL EDGE BLOCKING IS ONLY REQUIRED AT SHEAR WALLS AND WALLS WITH BRITTLE FINISH. BLOCKING SHALL BE FLATWISE 2 X 4 SPF #2 OR BETTER FASTENED EA END (W) @ 100 TOE NAILS.
5. AT SHEARWALLS, EDGE NAILING IS DECREASED TO 3" O.C. SEE PLAN FOR LOCATIONS, WHERE REQUIRED.

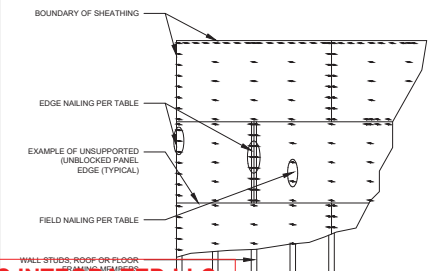
ROOF SHEATHING SPECIFICATIONS:
SHINGLE - 7/16" 24/16, APA RATED OSB OR PLYWOOD SHEATHING - 113X2 1/2" RING SHANK @ 6" O.C. EDGE AND FIELD, 4" O.C. WITHIN 4' OF ROOF EDGE.

METAL - 19/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING (VERIFY WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL #). 113X2 1/2" RING SHANK @ 6" O.C. EDGE AND FIELD, 4" O.C. WITHIN 4' OF ROOF EDGE.)

19/32" 32/16, APA RATED OSB OR PLYWOOD SHEATHING - 113X2 1/2" RING SHANK @ 6" O.C. EDGE AND FIELD, 4" O.C. WITHIN 4' OF ROOF EDGE.)

NAIL SIZE LEGEND

NAIL	LENGTH	DIAMETER	NAIL	LENGTH	DIAMETER
BD COMMON	2-1/2"	0.131"	16D COMMON	3"	0.148"
8D RING SHANK	2-3/8"	0.113"	16D RING SHANK	3-1/4"	0.148"
100X1-1/2	1-1/2"	0.148"	16D COMMON	3-1/2"	0.162"
10D	1"	0.131"			

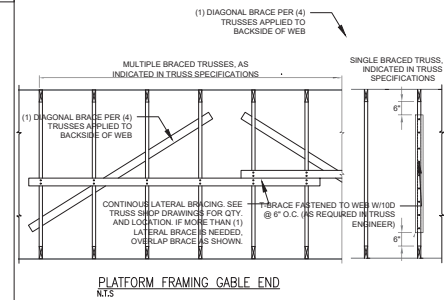
SHEATHING NAILING DETAIL
SCALE: NOT TO SCALE

WALL STUDS, ROOF OR FLOOR

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026

BUILDING CODE	
DESIGN CODE: 2023 FLORIDA BUILDING CODE - ASSEMBLY ASCE 7-22	
FLOOR AND ROOF DESIGN CRITERIA	
FLOOR LOADING (Cd = 1.0)	ROOF LOADING (Cd = 1.25)
TOP CHORD DEAD: 10 PSF	TOP CHORD DEAD: 10 PSF (SHINGLES)
TOP CHORD LIVE:	TOP CHORD LIVE: 20 PSF
BALCONIES: 60 PSF	BOTTOM CHORD DEAD: 5 PSF
ALL OTHER AREAS: 40 PSF	BOTTOM CHORD LIVE:
	NO STORAGE: 10 PSF
BOTTOM CHORD DEAD: 5 PSF	LIMITED STORAGE: 20 PSF
BOTTOM CHORD LIVE: 0 PSF	STORAGE: 30 PSF
LIVE LOAD DEFLECTION: L/80	LIVE LOAD DEFLECTION: L/240
TOTAL DEFLECTION: L/240 (0.75" MAX)	TOTAL DEFLECTION: L/180
WIND DESIGN CRITERIA	
WIND SPEED Vult	124 MPH
WIND SPEED Vnom	100 MPH
EXPOSURE CATEGORY	B
BUILDING ENCLOSURE	ENCLOSED
RISK CATEGORY	II
BUILDING HEIGHT	+ 35'
ROOF PITCH	4:12
SEE SHEET S-02 FOR WINDLOAD CALCULATIONS	

METAL STRAPPING AND CONNECTOR RECOMMENDATIONS					
SIMPSON CONNECTOR	FL#	USP CONNECT OR	FL#	FASTENERS	ANCHORAGE
A35	10446.1	MPA1	17244.23	12--0.131X1-1/2"	
ABU44	10860.4	PAU44	17239.13	12--0.162X2-1/2"	5/8" DIA 6" TITEN MG
ABU66	10860.4	PAU66	17239.13	12--0.162X2-1/2"	5/8" DIA 6" TITEN MG
CS16	10852.2	RS150	17244.27	11--0.148X3" EA END	
DTT2Z	10441.1	DTB-TZ	17219.1	8-1/4"X1-1/2" SDS	1/2" DIA 6" TITEN HD
H2.5A	10456.3	RT7	17236.11	5-0.131X2-1/2" EA. END	
H8	10446.13	RT8	17236.11	5-0.131X2-1/2" EA. END	
HTS16	10456.6	HTW16	17244.8	8-0.148X1-1/2" EA. END	
HTS20	10456.6	HTW20	17244.8	12-0.148X1-1/2" EA. END	
HTTS	11496.2	HTTS	17324.2	26--0.162X2-1/2"	5/8" DIA ROD EPOXIED 8" MIN
LTIT20B	11496.3	LTIT20B	17324.3	10--0.148X2-1/2"	1/2" DIA 6" TITEN HD
LTS12	10456.7	LSTW12	17244.8	6--0.148X3" EA. END	
MTSA24	10852.9	MTSA24	17244.18	9--0.148X3" EA. END	
MTS12	10456.8	MTW12	17244.8	7--100X1-1/2" EA. END	



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E. ON THE 2ND DAY OF JANUARY, 2024. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 6003-03/04

ROOF RENOVATION AND NEW GARAGE ADDITION
124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

S-01

STRUCTURAL
GENERAL NOTES

REV. #	DATE

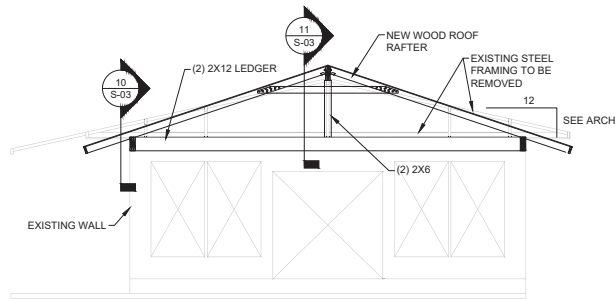
SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	S-01

8" PRECAST & PRESTRESSED U-LINTELS 2005 VERSION

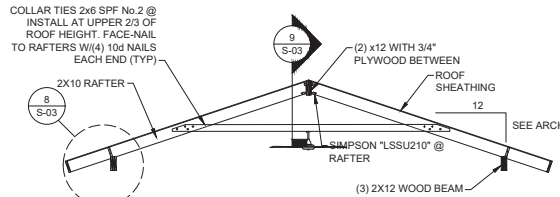
MARK	LENGTH & TYPE	GRAVITY
		8U6
		8F8-08 8F12-08F16-08F20-08F24-08F28-08F32-08
LT1	2'-10" (34") PRECAST	2231
		3069 4805 6113 7547 8974 10394 11809
LT2	3'-6" (42") PRECAST	2231
		3069 4805 6113 7547 8974 10394 11809
LT3	4'-0" (48") PRECAST	1966
		2693 4605 6113 7547 8974 10394 11809
LT4	4'-6" (54") PRECAST	1599
		2169 4375 6113 7547 8974 10394 11809
LT5	5'-4" (64") PRECAST	1217
		1663 3090 5365 7547 7342 8735 10127
LT6	5'-10" (70") PRECAST	1062
		1105 1193 1451 2090 2549 3009 3470
LT7	6'-6" (78") PRECAST	908
		1238 2177 3480 3031 3707 4383 5061
LT8	7'-8" (90") PRECAST	743
		1011 1729 2632 2205 2898 3191 3685
LT9	9'-4" (112") PRECAST	554
		699 1160 1825 2564 3486 2818 3302
LT10	10'-6" (126") PRECAST	475
		535 890 1247 2093 2777 2163 2536
LT11	11'-4" (136") PRECAST	362
		643 1052 1533 2093 2771 2643 4754
LT12	12'-0" (144") PRECAST	337
		582 945 1366 1846 2423 3127 4006
LT13	13'-4" (160") PRECAST	296
		540 873 1254 1684 2183 2805 3552
LT14	14'-0" (168") PRECAST	279
		471 755 1075 1428 1838 2316 2853
LT15	14'-8" (176") PRESTRESSED	N.R.
		424 706 1002 1328 1697 2127 2630
LT16	15'-4" (184") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR
LT17	17'-4" (208") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR
LT18	19'-4" (232") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR
LT19	21'-4" (256") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR
LT20	22'-0" (264") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR
LT21	24'-0" (288") PRESTRESSED	N.R.
		NR NR NR NR NR NR NR

8" RECESS LINTELS

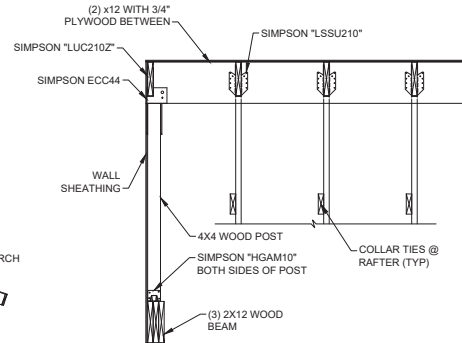
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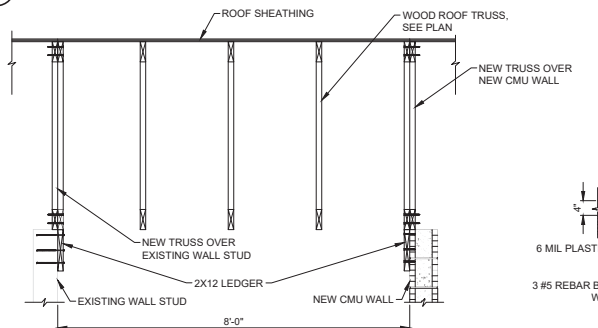
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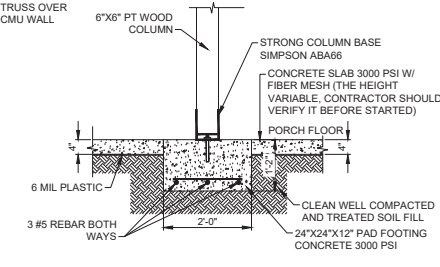
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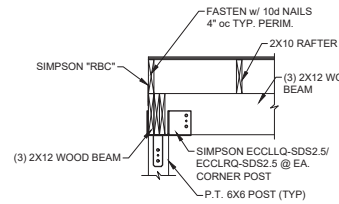
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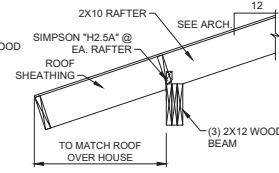
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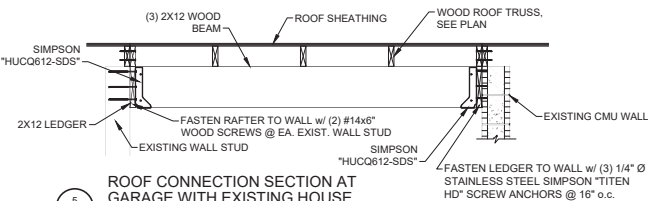
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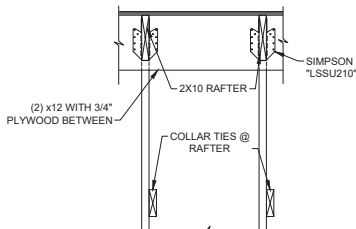
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SCALE: 3/4"=1'-0"



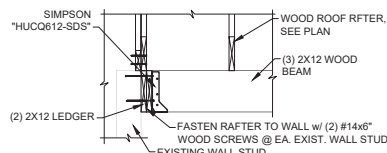
8 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"



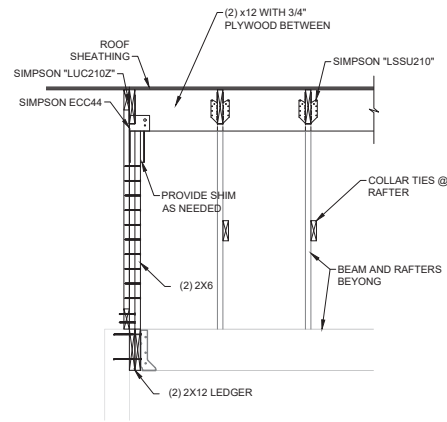
5 ROOF CONNECTION SECTION AT GARAGE WITH EXISTING HOUSE
SCALE: 3/4"=1'-0"



9 PORCH ROOF SECTION
SCALE: 1/2"=1'-0"



10 CONNECTION SECTION AT EXISTING WALL
SCALE: 3/4"=1'-0"



11 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"

AEC-INTTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



**ROOF RENOVATION AND
NEW GARAGE ADDITION**
124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W, Suite 200
JACKSONVILLE, FL 32217

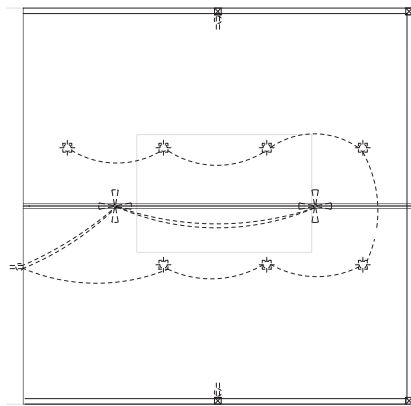
S-03

ELEVATION AND
SECTIONS

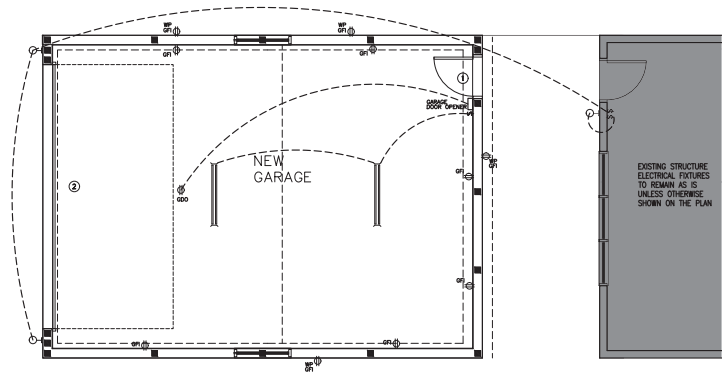
REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	S-03





1
E-01
NEW PORCH
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2
E-01
NEW GARAGE
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NEW ELECTRICAL WIRING CIRCUIT INSTALLATION SHALL BE CONNECTED TO EXISTING ELECTRICAL PANEL. VERIFY EXISTING ELECTRICAL PANEL. IF CAN ADAPT ADDITIONAL FUTURE FROM NEW CONSTRUCTIONS OR A SUB PANEL SHALL BE PROVIDED. ALL ELECTRICAL WORKS & INSTALLATIONS SHALL BE UNDER THE SUPERVISION OF CERTIFIED ELECTRICIAN/ENGINEER. ALL ELECTRICAL WORKS & FIXTURES SHALL MEET THE LATEST ELECTRICAL BUILDING CODE.

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT	\$	SINGLE SWITCH
	WALL MOUNTED LIGHT	\$3	3-WAY SWITCH
	RECESSED CAN LIGHT	\$4	4-WAY SWITCH
	VAPOR-PROOF RECESSED	\$5	DIMMER SWITCH
	SUSPENDED PENDANT LIGHT		DOOR BELL CONNECTION
	VAPOR-PROOF HEAT LAMP		DOOR CHIME
	EXHAUST FAN		JUNCTION BOX
	EXHAUST FAN W/ LIGHT		TV OUTLET
	SINGLE BULB FLOURESCENT LIGHT		PHONE OUTLET
	DOUBLE BULB FLOURESCENT LIGHT		DATA OUTLET
	TRACK LIGHTING		THERMOSTAT
	EXTERIOR FLOODLIGHT		CUT-OFF SWITCH
	EXTERIOR PATH LIGHT		200 AMP ELEC. PANEL
	110 OUTLET		METER
	220 OUTLET		SMOKE AND CARBON MONOXIDE DETECTOR
	WATER-PROOF OUTLET		GARBAGE DISPOSAL
	GROUND FAULT OUTLET		CEILING FAN W/ LIGHT
	GFI FLOOR OUTLET		

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E., ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC #1075-25006

ROOF RENOVATION AND
NEW GARAGE ADDITION
124474 E Highway 25,
Ocklawaha, FL 32250

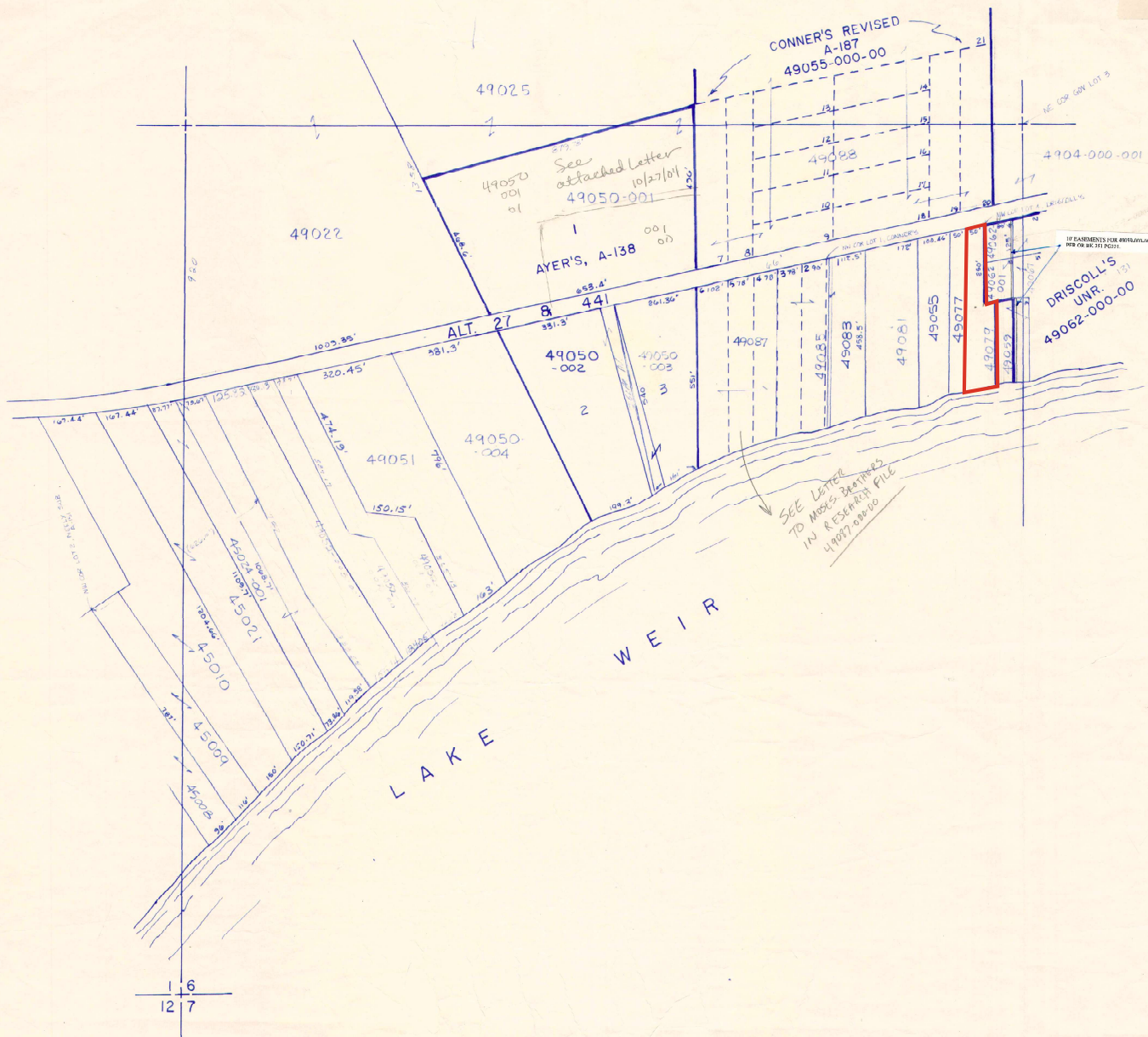
SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

E-01

ELECTRICAL PLAN

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	E-01



INFORMATION SHOWN HEREON
IS FOR USE OF THE COUNTY
APPRAISER'S OFFICE AND
SHOULD NOT BE USED FOR A
SURVEY OR LAND TRANSFER
OF ANY TYPE

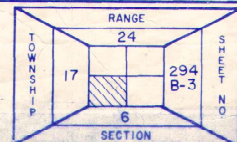


MARION COUNTY, FL.

OFFICE OF PROPERTY APPRAISER

0 200 400 600
SCALE 1" = 200'

REVISED JULY 26, 1985 SD

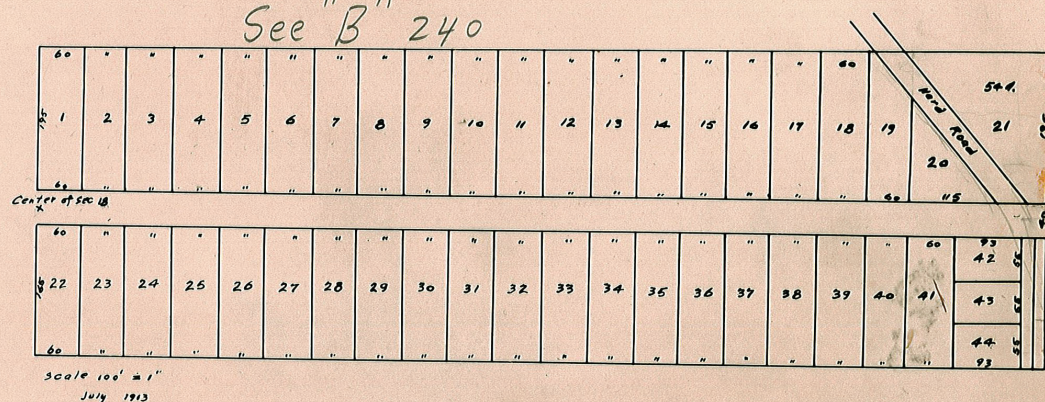


A-187

A 187 1/2

A-187 1/2

"Revised"
See "B" 240



This plat
revised see
Plat Book "B"
Page 240

Filed in the office
of Clerk Circuit Court
Marion Co. Florida
this 6th day of Oct. 1913
R.H. Nugent, Clerk,
By M.E. Goddard, D.D.

Let 4 of Evan's Sub. the same being
on the North side of the NW 1/4 of the SE 1/4
and the South side of the SW 1/4 of the
NE 1/4 of Sec. 18, T. 17 N. 23 E.

W.A. Moorhead,
Co. Sur.

A true copy of original, recorded
this Nov 8th 1913
R.H. Nugent Clerk.

A 187 B



Marion County Board of Adjustment

Agenda Item

File No.: 2026-23611

Agenda Date: 8/3/2026

Agenda No.: 4.1.

SUBJECT:
May 4, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous Board of Adjustment Meeting.

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT

May 4, 2026

A public hearing of the Marion County Board of Adjustment was held on May 4, 2026, at 2:00 p.m. in the Marion County Growth Services Training Room, 2710 E. Silver Springs Boulevard, Ocala, Florida.

The meeting was called to order at 2:00 p.m. Members present, creating a quorum, were Chairman Donald Barber, Vice Chairman C. Cadell Hager, Len Racioppi, Jackie Alsobrook, Samuel Hunt, Zilca Diaz and George Thorn, Jr. Staff members present were: Assistant County Attorney Linda Blackburn, Director Chuck Varadin, Deputy Director Ken Weyruach, Planners Erik Kramer, Jared Rivera and Kathleen Brugnoli, GIS Technician Analyst Antony Alva, and Administrative Staff Assistant Kimberly Lamb.

George Thron, Jr. delivered the Invocation, followed by Zilca Diaz leading the Pledge of Allegiance.

Chairman Barber and Attorney Blackburn explained the procedures for hearing variance requests, and Attorney Blackburn administered the Oath en masse.

Kimberly Lamb proceeded by reading the provided Affidavit of Publication and the Proof of Required Mailing and Posting of Notice and advised that the meeting was properly noticed.

2.1. 260401V – Betty Jo and Mealy W. Reed, Jr., request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the front (Lakeside) setback from 75' to 55' for a pool and deck, in a Single-Family Dwelling (R-1) zone, on Parcel Number 45568-000-00, Site Address 10410 SE 138th Place Road, Summerfield, FL 34491

Jared Rivera presented the case and read the report into the record, stating this request is to reduce the front (Lakeside) setback for a pool and deck.

13 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

Ed Abshire, 5614 SE 111th Street, Belleview, Ocala 34420, agent, addressed the board. Mr. Abshire explained that other properties have been given variances for the same reasons. He also stated that it's the best spot for the pool and deck.

There was no one in the audience to speak for or against the request, and the chair closed the public portion of the hearing.

C. Cadell Hager made a motion to **approve** the variance as requested and moved that, having heard competent, substantial evidence, the Board finds that: 1. A special condition or circumstance exists on the property that does not exist on other properties within the same zoning and land use area; 2. The applicant did not cause the special condition or circumstance; 3. Literal enforcement of the regulations would create unnecessary and undue hardship and deprive the applicant of rights commonly enjoyed by other properties within the same zoning and land use area; 4. The variance is the minimal variance that will allow reasonable use of the property; 5. The variance will not confer any special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 6. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare, and the Board grants the variance.

Len Racioppi made a motion to second.

Motion to Approve - Passed 5 to 1, with Jackie Alsobrook dissenting.

2.2. 260402V – Brite Properties of Florida, LLC, requests a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the (Front) setback from 25' to 20' for 46 parcels, in a Single-Family Dwelling (R-1) zone, on Parcel Account Numbers 8002-0072-01, 8002-0074-01, and Various Others, Site Addresses Various Parcels in Marion Oaks Unit 2 Subdivision, Ocala, FL 34473

Erik Kramer presented the case and read the report into the record, stating this request is to reduce the (Front) setback from 25' to 20' for 46 parcels.

124 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

Austin Daly, 40 SE 11th Avenue, Ocala, FL 34471, agent, addressed the board. Mr. Daly explained that the code was amended in April 2024 and now specifies a 20-foot setback requirement. His clients relied on this updated information, completed their due diligence, and obtained stamped plans reflecting approval of the 20-foot setback. However, the County has since informed the clients that they must obtain a variance to reduce the required setback from 25 feet to 20 feet.

Brandy Smith, 312 Marion Oaks Boulevard, Ocala, FL 34473, addressed the board. Her concerns relate to the adjacent community and the potential impacts on the surrounding neighborhood. Approximately 70 homes are being constructed, and she is questioning whether the requested variance would affect those homes.

The chair closed the public portion of the hearing.

Donald Barber made a motion to **approve** the variance as requested and **to include the additional Special Condition of: this variance will not apply to the replacement or substantial rebuilding** and moved that, having heard competent, substantial evidence, the Board finds that: 1. A special condition or circumstance exists on the property that does not exist on other properties within the same zoning and land use area; 2. The applicant did not cause the special condition or circumstance; 3. Literal enforcement of the regulations would create unnecessary and undue hardship and deprive the applicant of rights commonly enjoyed by other properties within the same zoning and land use area; 4. The variance is the minimal variance that will allow reasonable use of the property; 5. The variance will not confer any special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 6.

The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare, and the Board grants the variance.

Samuel Hunt made a motion to second.

Motion to Approve with Special Conditions, the reduced setback granted will not apply to the replacement or substantial rebuilding. - Passed 6 to 0.

2.3. 260501V – Vickie Sue Rudasil and Paula Rudasil, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the (side) setback from 8' to 2'9" for an existing RV carport in a Mixed Residential (R-4) zone, on Parcel Account Number 00359-005-01, Site Address 16825 NE 243rd Place Road, Fort McCoy, FL 32134

Jared Rivera presented the case and read the report into the record, stating this request is to reduce the (side) setback from 8' to 2'9" for an existing RV carport.

6 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

There was no one in the audience to speak for or against the request, and the chair closed the public portion of the hearing.

C. Cadell Hager made a motion to **approve** the variance as requested and **to include the additional Special Condition of: Building permit to be completed for the RV carport** and moved that, having heard competent, substantial evidence, the Board finds that: 1. A special condition or circumstance exists on the property that does not exist on other properties within the same zoning and land use area; 2. The applicant did not cause the special condition or circumstance; 3. Literal enforcement of the regulations would create unnecessary and undue hardship and deprive the applicant of rights commonly enjoyed by other properties within the same zoning and land use area; 4. The variance is the minimal variance that will allow reasonable use of the property; 5. The variance will not confer any special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 6. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare, and the Board grants the variance.

Zilca Diaz made a motion to second.

Motion to Approve with Special Conditions, the reduced setback granted, and the building permit to be completed for the RV carport. - Passed 5 to 0.

OTHER BUSINESS:

- Richard Stout, 3445 NE 24th Street, Ocala, FL 34470, brought to the board's attention that his client received a fraudulent email.
- Chairman Donald Barber requested that the training links be sent to the board members.

MINUTES: None

ADJOURNED: The meeting adjourned at 3:48 p.m.

Donald M. Barber, Chairman

Attest:

Kimberly Lamb, Administrative Staff Assistant

DRAFT

Board of Adjustment Attendance Report

2026		January	February	March – No Cases	April – No Quorum	May	June – No Cases	July – No Cases	August	September	October	November	December
Donald Barber	Board Member	X	X	-		X							
C. Cadell Hager	Board Member		X	-		X							
Jackie Alsobrook	Board Member	X	X	-		X							
Thomas Phillips	Board Member	X	X	-									
Len Racioppi	Board Member	X	X	-		X							
Nathanael Ramos	Board Member	X		-									
Zilca Diaz	Board Member					X							
George Thorn, Jr.*	Alternate			-		-							
Samuel Hunt*	Alternate			-		-							

X - Present

- Present, vote doesn't count