



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

RECEIVED

APR 21 2021

Marion County Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/21/21 Parcel Number(s): 8005-0850-11 Permit Number: 2021041005

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: DRC 24 PROPERTY PID # 8005-0850-11 Spec 52 15875 SW 35th Ct. Commercial [] or Residential [X] Subdivision Name (if applicable): Marion Oaks Unit 5 Block 850 Lot 11

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): DRC 24 LLC Property Owner's Signature: [Signature] Property Owner's Mailing Address: 10877 N US Hwy 301 City: Oxford State: FL Zip Code: 34484 Phone # 352-661-3343

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

Firm Name (if applicable): Shamrock Construction Contact Name: Crystel Salvador Mailing Address: 10877 N US Hwy 301 City: Oxford State: FL Zip Code: 34474 Phone # 352-661-3343 Alternate Phone # Email address: Crystel@Shamrockconstruction.com

D. WAIVER INFORMATION:

Section & Title of Code: 6.14.2.B(2)(a)1 - Wastewater Connection for New SFR Reason/Justification for Waiver Request: Shamrock Construction will be installing (if permitted) the NRSS for this site

DEVELOPMENT REVIEW USE:

Received By: SS Date Processed: 4/21/21 Project # 2021040094 AR # 26630

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

Revised 7/2017

Empowering Marion for Success

www.marioncountyfl.org

DRC 05/03/21

April 29, 2021

PROJECT NAME: DRC24 PROPERTY PID #8005-0850-11 - WAIVER REQUEST

PROJECT NUMBER: 2021040094 APPLICATION: #26630

6.14.2.B(2)(a)1 - WASTEWATER CONNECTION FOR NEW SINGLE FAMILY RESIDENTIAL

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED**

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to Utilities. Site is within the urban area Marion Oaks development which is expected to be serviced by central utilities as development levels increase. [Failure to provide centralized service contributes to "voids" and "donut holes" that lead to difficulties in creating cohesive, efficient, uniform, and economical systems thereby likely increasing cost, design, operation, and maintenance issues.] [FLUE Objective 3.1]

- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A. Defer to MCUD.

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **CONDITIONAL APPROVAL** - This residential sewer force main connection requirement may be waived, provided a DEP-approved septic system which meets a minimum 65% nitrogen reduction is installed. A copy of the DOH-issued permit shall be submitted to Utilities to clear permit rejection. When public gravity sewer becomes available, connection to that gravity system shall be made within 365 days' notification. The parcel does not lie within any springs primary protection zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A

- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A , parcel is not located in BMAP.

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: Defer to Utilities on wastewater connection requirements. Please be advised that a Major Site Plan or waiver is required when the existing and proposed impervious coverage exceeds 35% of gross site area, or 9,000sf, which ever is less.

- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: N/A

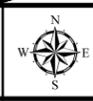
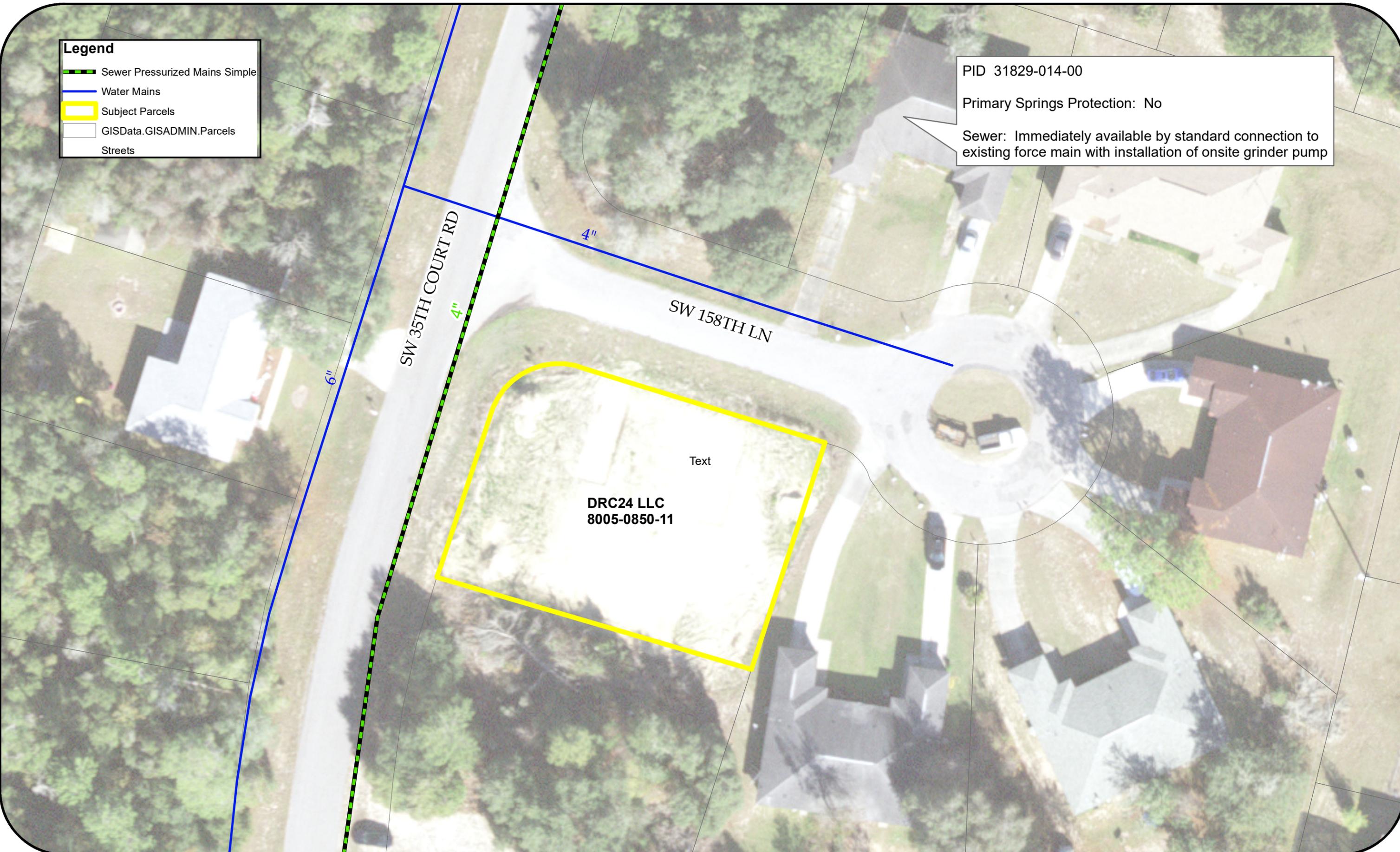
Legend

-  Sewer Pressurized Mains Simple
-  Water Mains
-  Subject Parcels
-  GISData.GISADMIN.Parcels
-  Streets

PID 31829-014-00

Primary Springs Protection: No

Sewer: Immediately available by standard connection to existing force main with installation of onsite grinder pump



MARION OAKS UNIT FIVE

A SUBDIVISION IN SECTIONS 21, 22, 23, 26, 27, AND 28, T17S, R21E
MARION COUNTY, FLORIDA

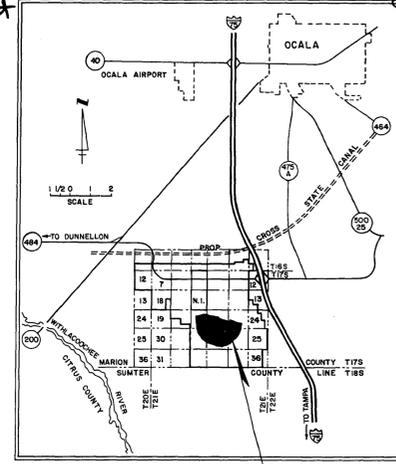
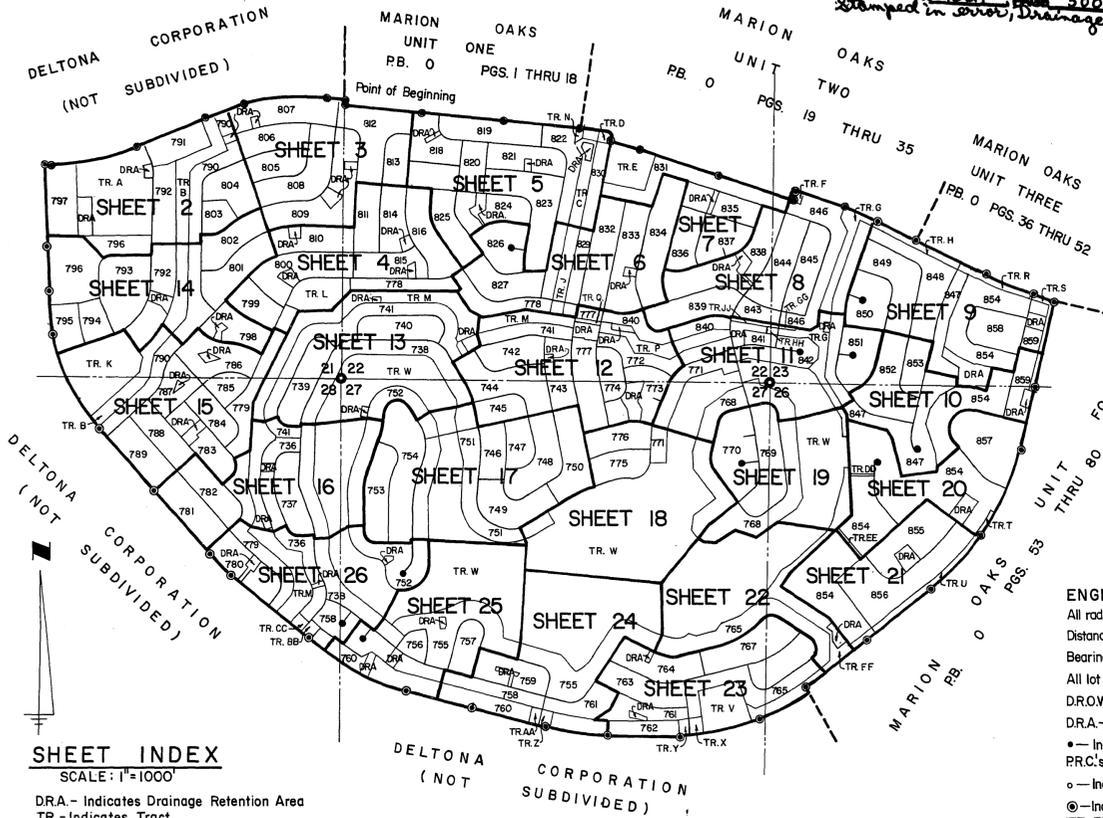
PLAT BOOK 0
AND PAGE 81

The Board of County Commissioners of Marion County, Florida, as a condition precedent to the acceptance of this plat for recording in the Public Records, does hereby notify all present and future owners of property shown on this plat that the lands included in this plat are subject to special assessments as may be permitted by law to finance costs incurred in connection with the construction of a central water system and sewer system when, in the opinion of said Board or other governing agency having jurisdiction, such facilities become necessary in order to protect the environment and the health, safety, and welfare of the general public.

S. O. Purry
Chairman,
Board of County Commissioners
of Marion County, Florida

ANNULLED AND / OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 85 R 315 RECORDED IN OFFICIAL RECORD BOOK 1721 PAGE 500 Stamped in error, Drainage easement

ANNULLED AND / OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 87 R 222 RECORDED IN OFFICIAL RECORD BOOK 1762 PAGE 013 Stamped in error, Drainage easement



MARION OAKS UNIT FIVE
LOCATION MAP

SHEET INDEX
SCALE: 1"=1000'
DRA - Indicates Drainage Retention Area
TR - Indicates Tract

DESCRIPTION

Portions of Sections 21, 22, 23, 26, 27, & 28, Township 17S, Range 21E, lying and being in Marion County, Florida and being more particularly described as follows: Begin at the Southwest corner of Marion Oaks Unit One as recorded in Plat Book 0 at Pages 1 thru 18, of the Public Records of Marion County, Florida; thence run S84°24'20"E along the Southerly boundary line of said Marion Oaks Unit One for 2942.85 feet to the Southeastly corner of said Marion Oaks Unit One, also being the Southwestly corner of Marion Oaks Unit Two as recorded in Plat Book 0 at Pages 19 thru 35, of the Public Records of Marion County, Florida; thence following the Southerly boundary line of said Marion Oaks Unit Two, the following courses and distances:

S84°24'20"E for 115.53 feet to a Point of Curvature; thence Southeastly, along a circular curve to the right having for its elements a central angle of 03°42'28" and a radius of 2950 feet, for an arc distance of 190.90 feet to a Point of Compound Curvature; thence Southeastly and Southwestly, along a circular curve to the right having for its elements a central angle of 91°46'42" and a radius of 50 feet, for an arc distance of 80.09 feet to a Point of Tangency; S11°04'50"W for 48.88 feet to a Point of Intersection with a circular curve; Southeastly, along a circular curve to the right having for its elements a central angle of 07°27'05", and a radius of 2850 feet, for an arc distance of 370.65 feet to a Point of Tangency; S72°16'20"E for 2020 feet, N17°43'40"E for 75 feet to a Point of Curvature; Northeastly and Southeastly, along a circular curve to the right having for its elements a central angle of 90°00'00" and a radius of 25 feet, for an arc distance of 39.27 feet to a Point of Tangency; S72°16'20"E for 605 feet to a Point of Curvature; Southeastly, along a circular curve to the right having for its elements a central angle of 08°14'40" and a radius of 2950 feet, for an arc distance of 424.48 feet to a Point of Tangency; S64°01'40"E for 540 feet to the Southeastly corner of said Marion Oaks Unit Two also being the Southwestly corner of Marion Oaks Unit Three, as recorded in Plat Book 0 at Pages 36 thru 52, of the Public Records of Marion County, Florida;

thence following the Southerly boundary line of said Marion Oaks Unit Three, the following courses and distances:

S64°01'40"E for 978.73 feet to a Point of Curvature; Southeastly, along a circular curve to the left having for its elements a central angle of 12°43'20" and a radius of 3050 feet, for an arc distance of 677.24 feet to a Point of Tangency; S76°45'00"E for 239.44 feet to the Northwestly corner of Marion Oaks Unit Four as recorded in Plat Book 0 at Pages 53 thru 80, of the Public Records of Marion County, Florida;

thence following the Westerly boundary line of said Marion Oaks Unit Four the following courses and distances:

S3°15'00"W for 1858.05 feet to a Point of Curvature; Southwestly, along a circular curve to the right having for its elements a central angle of 38°55'00" and a radius of 2925 feet, for an arc distance of 1986.73 feet to a Point of Tangency; S52°10'00"W for 2015.21 feet; S37°50'00"E for 199.52 feet; thence leaving said Westerly boundary line of Marion Oaks Unit Four, run Northwestly and Southwestly, along a circular curve to the left, tangent to the last described course, said circular curve having for its elements a central angle of 88°54'31" and a radius of 50 feet, for an arc distance of 77.59 feet to a Point of Reversed Curvature; thence run Southwestly, along a circular curve to the right having for its elements a central angle of 33°39'02" and a radius of 2575 feet, for an arc distance of 1512.33 feet; thence run N03°05'29"W, radially to the last described circular curve, for 25 feet to a point of intersection with a circular curve; thence run Southwestly, along a circular curve to the right, concentric with the last mentioned circular curve, said circular curve having for its elements a central angle of 03°05'29" and a radius of 2550 feet, for an arc distance of 1375.9 feet to a Point of Tangency; thence run due West for 880 feet, to a Point of Curvature; thence run Northwestly, along a circular curve to the right having for its elements a central angle of 14°26'00" and a radius of 3050 feet, for an arc distance of 768.32 feet to a Point of Tangency; thence run N73°54'00"W for 1830 feet to a Point of Curvature; thence run Northwestly, along a circular curve to the right having for its elements a central angle of 29°59'00" and a radius of 3050 feet, for an arc distance of 1383.16 feet to a Point of Tangency; thence run N49°35'00"W for 1209.58 feet to a Point of Curvature; thence run Northwestly, along a circular curve to the right having for its elements a central angle of 06°53'00" and a radius of 3050 feet, for an arc distance of 366.42 feet to a Point of Tangency; thence run N42°42'00"W for 2043.62 feet to a Point of Curvature; thence run Northwestly, along a circular curve to the right having for its elements a central angle of 41°03'00" and a radius of 2550 feet, for an arc distance of 1826.97 feet to a Point of Tangency; thence run N07°39'00"W for 1554.05 feet; thence run N88°21'00"E for 50 feet to a Point of Curvature; thence run Northeastly, along a circular curve to the left having for its elements a central angle of 21°35'03" and a radius of 2950 feet, for an arc distance of 111.31 feet to a Point of Tangency; thence run N65°45'57"E for 932.86 feet to a Point of Curvature; thence run Northeastly and Southeastly, along a circular curve to the right having for its elements a central angle of 26°49'43" and a radius of 3050 feet, for an arc distance of 1534.62 feet to a Point of Tangency; thence run S84°24'20"E for 189.01 feet; thence run S00°04'31"E, along the West line of the NW 1/4 of said Section 22 and along the Westerly boundary line of said Marion Oaks Unit One, for 100.50 feet to the Point of Beginning, containing 1591.86 Acres more or less.

ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted.
Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
Bearings distances and coordinates shown are grid on the Florida Coordinate System - West Zone.
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
D.R.O.W. - Indicates Drainage Right-of-Way.
D.R.A. - Indicates Drainage Retention Area.
● - Indicates Permanent Control Points set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s, and not greater than 1000 feet apart.
○ - Indicates P.C., P.T., P.R.C., or P.C.C. set on street right-of-way
⊙ - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1400 feet apart.
Soil profile and percolation test data as submitted for this property, meet standards for septic tank installations. Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merit, for construction in outlying areas of this subdivision not served by central sewage collection and treatment facilities.
Use of individual septic tanks and water wells will be of a temporary nature pending installation of central water and sewer systems as specified in Rule 17-13 F.A.C. Department of Pollution Control. Use of septic tanks will not be permitted after sewers are installed.
No land subject to flooding.

JOINDER OF MORTGAGEE

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Bielle Associates, a Joint Venture Composed of Harry D. Bielle, Albert N. Bielle, Daniel Bielle, Lawrence D. Bielle and Rita Kane, Mortgagee(s) in that certain mortgage dated October 31, 1969 and recorded on November 3, 1969 in Official Records Book 405 at Page 499 of the Public Records of Marion County, Florida does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this Plat.

Signed, sealed and delivered in the presence of:
James Skanda
Herbert E. Saks Attorney in Fact

STATE OF FLORIDA ss Before me personally appeared *Herbert E. Saks*, Attorney COUNTY OF DADE ss In Fact, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal, this 27 day of March 1973
Nora O. Mendes
Notary Public State of Florida at Large
My Commission expires: 1974

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this Plat of MARION OAKS UNIT FIVE, does hereby dedicate said lands and Plat for the uses and purposes therein expressed and dedicate the thoroughfares, Drainage Rights-of-way and Drainage Retention Areas shown hereon to the perpetual use of the Public. Unless otherwise indicated an easement over a strip of land 10 feet wide at the rear of each residential lot and 6 feet wide at the sides of each lot is dedicated to the perpetual use of the Public for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and to be affixed hereto on this 16 day of Feb 1973

BY: *James E. Vensel*
James E. Vensel, Senior Vice President
Attest: *Wayne Allen*
Wayne Allen, Asst. Secretary

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY that on the 16 day of Feb 1973 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vensel and Wayne Allen Senior Vice-President and Asst. Secretary, respectively, of the above named Deltona Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
My Commission Expires July 9, 1975
Betty McDavid
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ARTHUR L. DAY, HEREBY CERTIFY that I prepared this Plat and that it is a correct representation of the lands platted, that this Plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the Plat requirements adopted by the Board of County Commissioners of Marion County, Florida, and that the PRM's were set on February 27, 1973.

ABSTRACTOR'S CERTIFICATE
I HEREBY CERTIFY that THE DELTONA CORPORATION is the apparent record owner of the lands platted, that there are no delinquent taxes on such lands and that record title to access roads is held by Marion County of the State of Florida.
Dated at Miami Florida, this 20 day of February 1973
COMMONWEALTH LAND TITLE INSURANCE COMPANY
BY: *William C. Neil*

RESOLUTION

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 27 day of March AD. 1973.

Attest: *John F. Nicholson*
Clerk of the Circuit Court
S. O. Purry
Chairman, Board of County Commissioners

CLERK'S CERTIFICATE

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 27 day of March AD. 1973, and recorded in the public records of said County on the 27 day of March AD 1973 in plat book 0, pages 81 thru 106

JOINDER OF MORTGAGEE

Byron Herlong and Frances Herlong, his wife, and Samuel Lewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that certain mortgage Dated May 20, 1970 and recorded on 5-28-70 in Official Records Book 426 at Page 363 of the Public Records of Marion County, Florida, does hereby join in and agree to the dedication by the developer contained in this Plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this Plat.

Signed, sealed and delivered in the presence of:
Robert C. Sadtler
Samuel Lewin
Robert C. Sadtler
Anna Lewin
Byron Herlong and Frances Herlong, his wife, and Samuel Lewin and Anna Lewin, his wife.
Byron Herlong
Frances Herlong
Samuel Lewin
Anna Lewin

STATE OF FLORIDA Before me personally appeared Byron Herlong and Frances Herlong, his wife, to me well known COUNTY OF DADE ss and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal, this 17 day of FEB 1973

My Commission expires: Notary Public State of Florida at Large
S. O. Purry
Notary Public State of Florida at Large

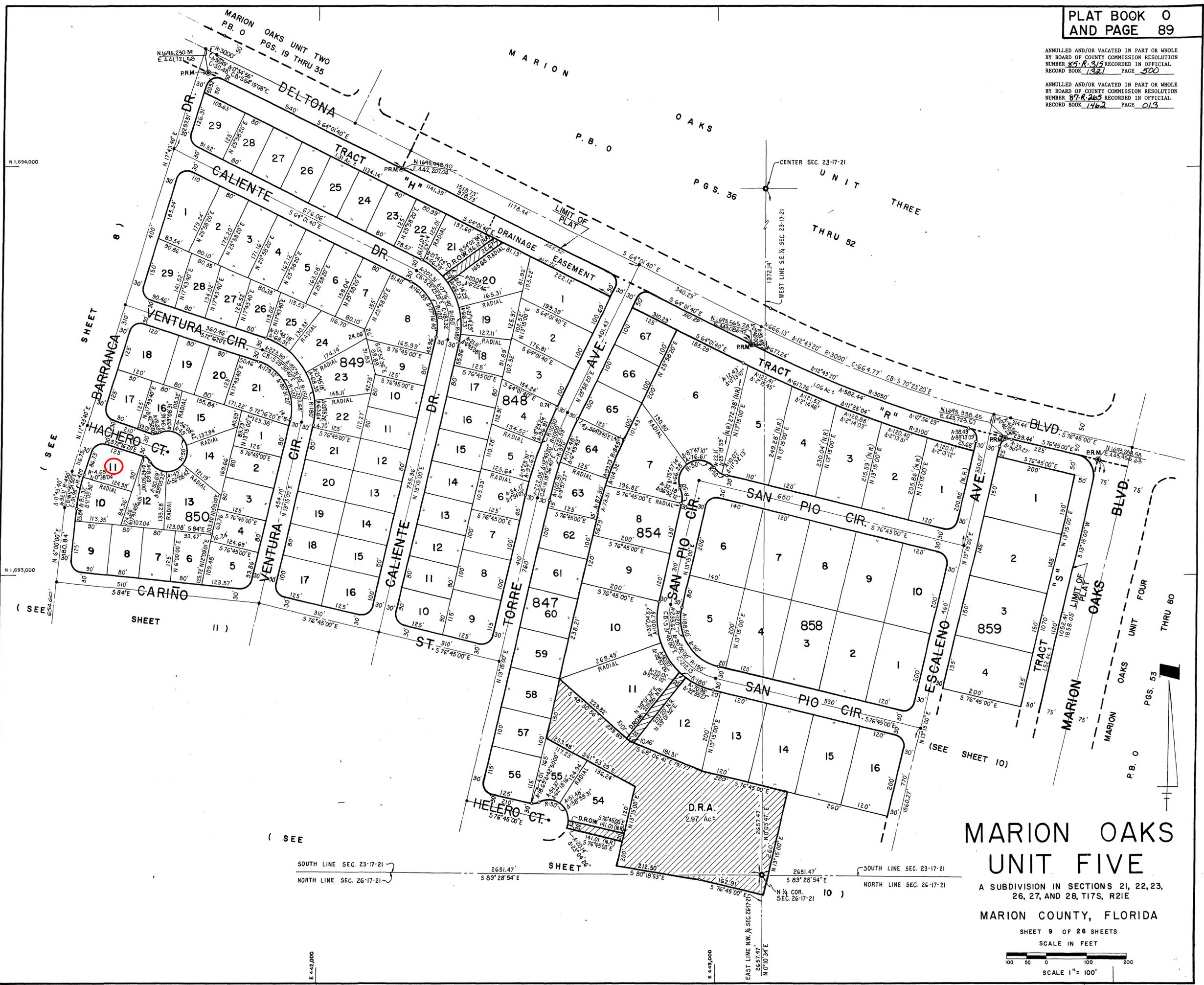
STATE OF FLORIDA Before me personally appeared Samuel Lewin and Anna Lewin, his wife, to me well known and COUNTY OF DADE ss known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.
WITNESS my hand and official seal, this 17 day of FEB 1973

My Commission expires: Notary Public State of Florida at Large
S. O. Purry
Notary Public State of Florida at Large

ANNULLED AND/OR VACATED IN PART OR WHOLE
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 85-R-315 RECORDED IN OFFICIAL
RECORD BOOK 1327 PAGE 500

ANNULLED AND/OR VACATED IN PART OR WHOLE
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 87-R-265 RECORDED IN OFFICIAL
RECORD BOOK 1462 PAGE 013

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

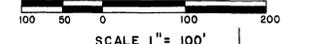


MARION OAKS UNIT FIVE

A SUBDIVISION IN SECTIONS 21, 22, 23,
26, 27, AND 28, T17S, R21E

MARION COUNTY, FLORIDA

SHEET 9 OF 26 SHEETS
SCALE IN FEET



123 LOTS THIS SHEET