

July 11, 2024

PROJECT NAME: SUNNYHILL MONOPOLE TOWER

PROJECT NUMBER: 2024020053

APPLICATION: MINOR SITE PLAN #31651

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6
STATUS OF REVIEW: INFO
REMARKS: Based on Board discussion, alternative buffering is appropriate for this meeting in which many of the remaining trees will be a viable option. Due to the large number of trees on the property, staff had no issues with this alternative.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: OCE fee in the amount of \$150.00
STATUS OF REVIEW: INFO
REMARKS: 6/13/24-fee due with resubmittal
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/13/24-add waivers if requested in future
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are

hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:

1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D.(1)(d)1.2.3. Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedicated language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
- Sec. 6.3.1.D.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)

STATUS OF REVIEW: NO

REMARKS: Environmental assessment is required for a minor site plan.

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 6/13/24-missing type of application

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application

STATUS OF REVIEW: NO

REMARKS: 6/13/24-missing type of application

10 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.9 - Location and dimensions of streets and right-of-way

STATUS OF REVIEW: NO

REMARKS: 6/13/24 - Show the driveway immediately north of teh proposed driveway.

11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 6/13/24 - This facility needs to utilize the existing driveway for this parcel as stated in the review for the Special Use Permit application.

- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 6/13/24 - Please include a copy of the Special Use Permit. A complete review can't be performed without knowing the conditions of the permit.
- 13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet 1 of Sunnyhill ZDs S&S 20240201 has an incorrect address of 15733 SE 182nd Avenue Rd listed in under the Project Name and in the Project Summary. The address should be TBD SE 182nd Avenue Rd. All Sheets of Sunnyhill ZDs S&S 20240201 have an incorrect address of 15733 SE 182nd Avenue Rd listed in the Title Bar. The address should be TBD SE 182nd Avenue Rd. Sheet 10 of Sunnyhill ZDs S&S 20240201 has an incorrect address of 15733 SE 182nd Avenue Rd listed in a box on the left-hand bottom corner of the page. The address should be TBD SE 182nd Avenue Rd.
A separate address will be assigned to the tower when this Minor Site Plan is approved by DRC and the building permit is submitted.
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please submit Tree Mitigation, Landscape and Irrigation plans for review
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Revise the plan Cover Sheet to provide the following note:
“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review.”



**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

AR #31651

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7.9.2024 Parcel Number(s): 50744-000-00 Permit Number: AR #31651

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Sunnyhill Monopole Tower Commercial Residential
Subdivision Name (if applicable): N/A
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Bruce McMullen
Signature: _____
Mailing Address: 15733 SE 182 Avenue Road City: Umatilla
State: FL Zip Code: 32784 Phone # _____
Email address: _____

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

Firm Name (if applicable): Vertex Development Contact Name: Kevin Wright
Mailing Address: 3630 West Kennedy Boulevard City: Tampa
State: FL Zip Code: 33609 Phone # 850.503.2425
Email address: kw@vertexdevelopment.net

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.1 – Purpose and Intent (This waiver is for all landscape requirements)
Reason/Justification for Request (be specific): Vertex believes that it would not make sense to remove mature vegetation that will provide adequate buffering to then replace it with smaller adolescent trees with less screening.
The proposed location should not have any negative aesthetic impact on adjacent uses or public rights-of-way as the compound will be buffered by existing mature vegetation. Chain link fencing will surround the tower compound.

DEVELOPMENT REVIEW USE:

Received By: Email 7/9/24 Date Processed: 7/11/24 CF Project # 2024020053 AR # 31651

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



Marion County Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): 6.9.1 – Purpose and Intent (This waiver is for all Irrigation requirements)

Vertex is submitting a landscaping waiver to avoid removing existing mature vegetation at this location.

If the landscaping waiver is approved, irrigation would not be needed at this location.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): 1) 6.8.6.K – Buffers (This waiver is for all buffer requirements)

The proposed location has existing mature vegetation that will provide adequate screening to adjacent uses or public rights-of-way.

Vertex will also provide chain link fencing to surround the tower compound.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST
MARION COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

PROPERTY INFORMATION TABLE		
PARCEL "A"	PARCEL "B"	PARCEL "C"
BRUCE MCMULLEN AND RODNEY E. MCMULLEN, ET AL PARCEL NUMBER: 50745-000-00 OFFICIAL RECORD BOOK 5304, PAGE 601, PARCEL 2	CARROLL JUNIOR CROSBY, JR. PARCEL NUMBER: 50746-001-00 OFFICIAL RECORD BOOK 2036, PAGE 986	JAMES B. MCMULLEN AND BRUCE MCMULLEN, ET AL PARCEL NUMBER: 50746-000-00 OFFICIAL RECORD BOOK 5304, PAGE 601, PARCEL 3

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 28°59'40.28" N ±20'
LONGITUDE = 81°48'22.25" W ±20'

NAD'27
LATITUDE = 28°59'39.34" N ±20'
LONGITUDE = 81°48'22.96" W ±20'

GROUND ELEVATION = 65.0'±3' NAVD'88
GROUND ELEVATION = 66.0'±3' NGVD'29

DISTANCES ARE FROM THE CENTER OF PROPOSED TOWER TO THE PARENT PARCEL LINES:

NORTH LINE = 330'±
EAST LINE = 906'±
SOUTH LINE = 478'±
WEST LINE = 224'±

U S GOVT FOREST SERVICE
PARCEL NUMBER: 50760-003-00
NO OFFICIAL RECORD BOOK FOUND

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120160 0935 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, FLORIDA, DATED 8/28/2008, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", IE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL, ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 26, 2023.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

David G. Short 11/29/2023
DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

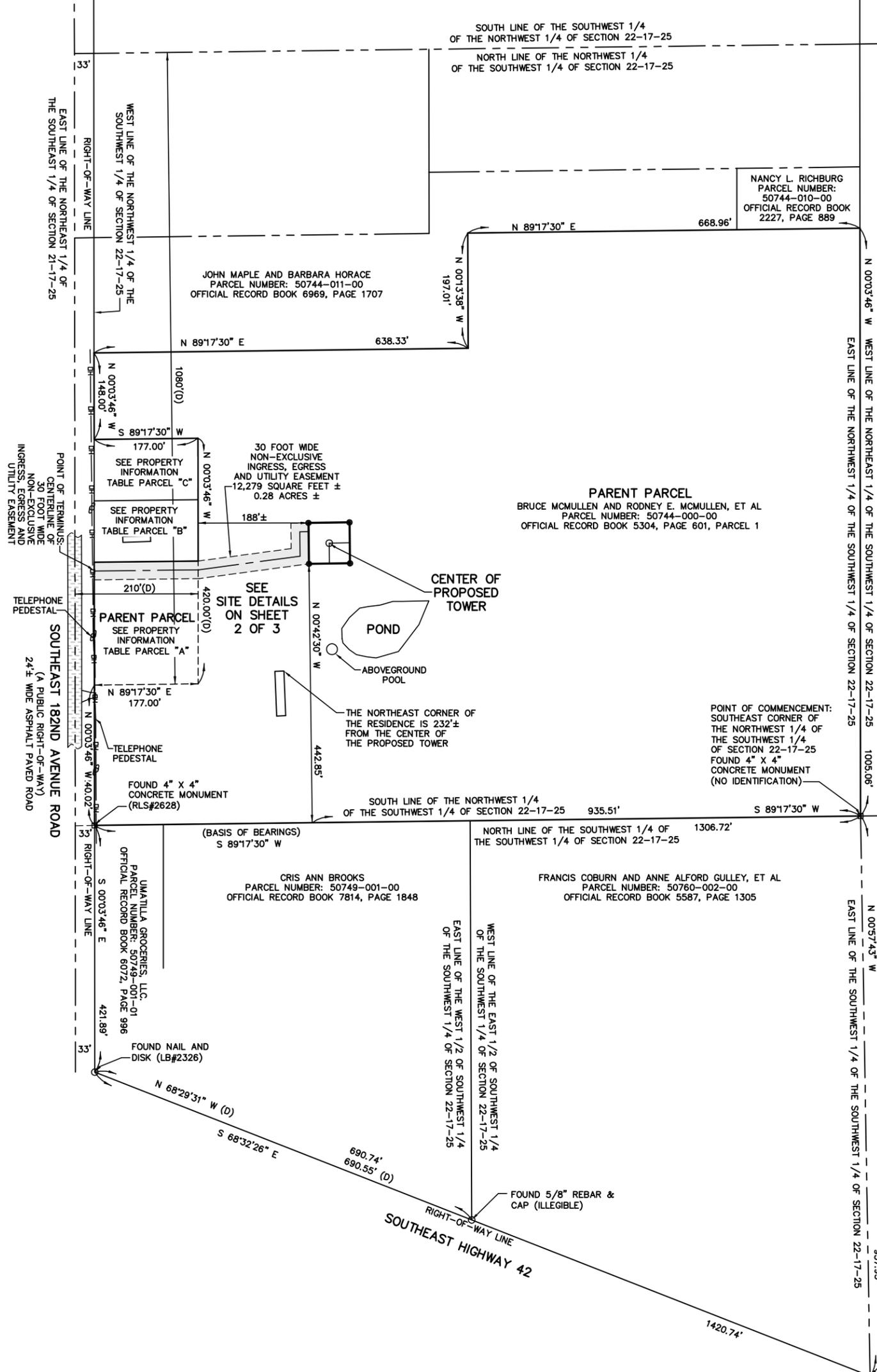


GEOLINE SURVEYING, INC.
Professional Land Surveyors
13490 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: SEPTEMBER 26 2023
CHECKED: DAVE SHORT	PROJECT #: 264-128

SUNNYHILL RESTORATION/FL-5351 SITE
MARION COUNTY, FLORIDA

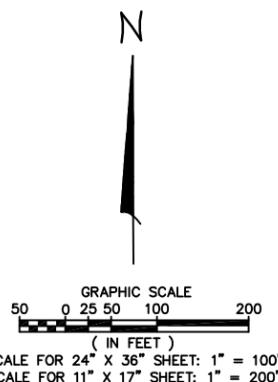
DRAWING# 264-128 | VERTEX DEVELOPMENT, LLC | SHEET# 1 OF 3



LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES FOUND IRON PIN AS NOTED
- INDICATES CONCRETE MONUMENT AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- (D) INDICATES RECORD DESCRIPTION DATA
- DH— INDICATES OVERHEAD UTILITY LINE
- INDICATES 4' TALL BARBED WIRE FENCE
- ▨ INDICATES ASPHALT

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

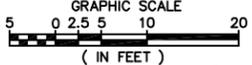


BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST
MARION COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



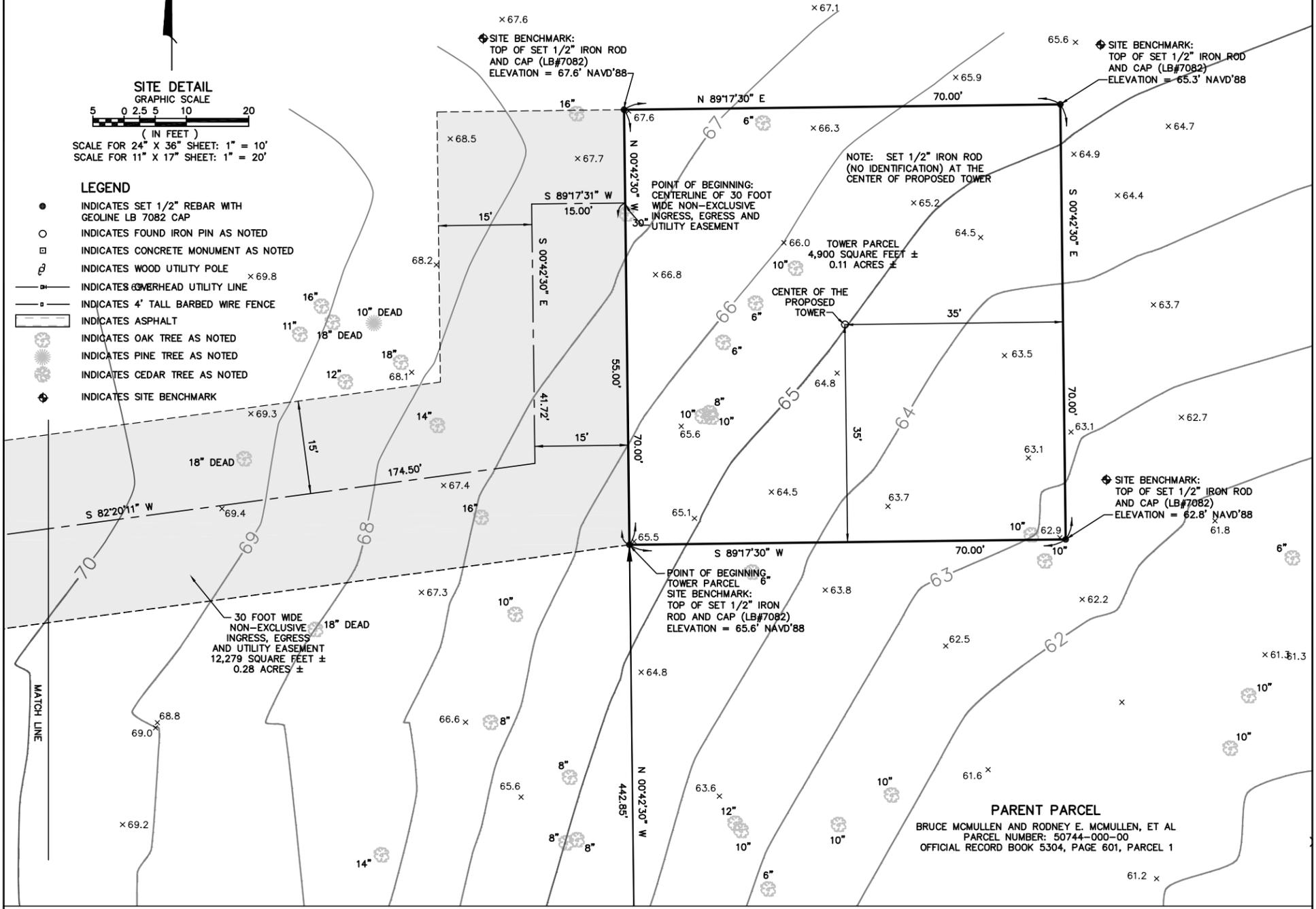
SITE DETAIL



SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES FOUND IRON PIN AS NOTED
- INDICATES CONCRETE MONUMENT AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD UTILITY LINE
- INDICATES 4' TALL BARBED WIRE FENCE
- ▨ INDICATES ASPHALT
- INDICATES OAK TREE AS NOTED
- INDICATES PINE TREE AS NOTED
- INDICATES CEDAR TREE AS NOTED
- ⊕ INDICATES SITE BENCHMARK

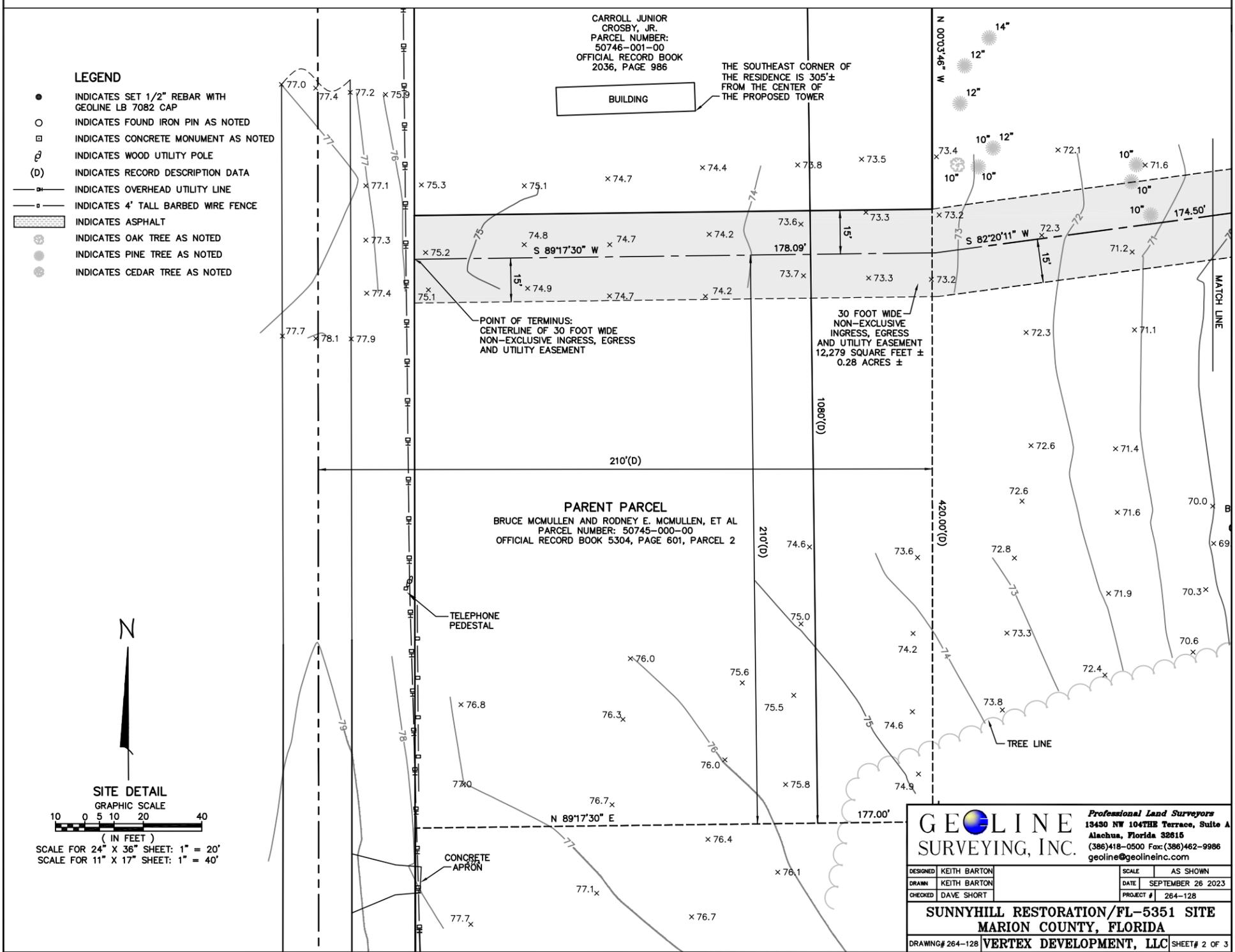


PARENT PARCEL

BRUCE MCMULLEN AND RODNEY E. MCMULLEN, ET AL
PARCEL NUMBER: 50744-000-00
OFFICIAL RECORD BOOK 5304, PAGE 601, PARCEL 1

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES FOUND IRON PIN AS NOTED
- INDICATES CONCRETE MONUMENT AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES OVERHEAD UTILITY LINE
- INDICATES 4' TALL BARBED WIRE FENCE
- ▨ INDICATES ASPHALT
- INDICATES OAK TREE AS NOTED
- INDICATES PINE TREE AS NOTED
- INDICATES CEDAR TREE AS NOTED



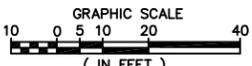
CARROLL JUNIOR CROSBY, JR.
PARCEL NUMBER: 50746-001-00
OFFICIAL RECORD BOOK 2036, PAGE 986

THE SOUTHEAST CORNER OF THE RESIDENCE IS 305'± FROM THE CENTER OF THE PROPOSED TOWER

PARENT PARCEL
BRUCE MCMULLEN AND RODNEY E. MCMULLEN, ET AL
PARCEL NUMBER: 50745-000-00
OFFICIAL RECORD BOOK 5304, PAGE 601, PARCEL 2



SITE DETAIL



SCALE FOR 24" X 36" SHEET: 1" = 20'
SCALE FOR 11" X 17" SHEET: 1" = 40'

GEOLINE SURVEYING, INC.
Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32815
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

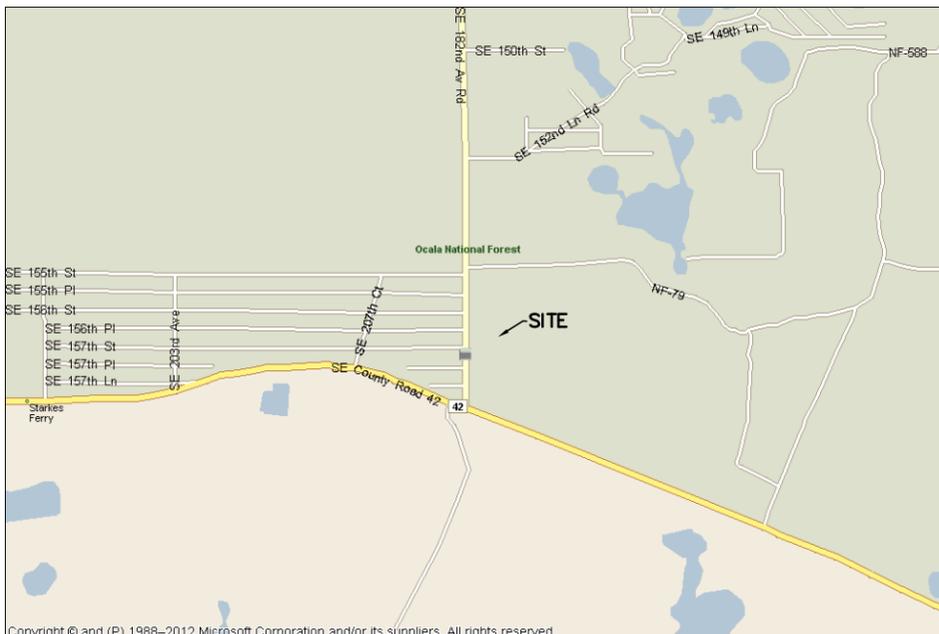
DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: SEPTEMBER 26 2023
CHECKED: DAVE SHORT	PROJECT #: 264-128
SUNNYHILL RESTORATION/FL-5351 SITE	
MARION COUNTY, FLORIDA	
DRAWING# 264-128	VERTEX DEVELOPMENT, LLC SHEET# 2 OF 3

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST
MARION COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 5304, PAGE 601)

PARCEL 1:
THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 210 FEET OF THE EAST 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 420 FEET OF THE NORTH 1080 FEET OF THE WEST 210 FEET THEREOF; AND LESS AND EXCEPT THE WEST 867 FEET OF THE EAST 1287 FEET OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE WEST 375 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE EAST 105 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4; AND LESS AND EXCEPT THE WEST 210 OF THE EAST 420 OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE EAST 105 FEET OF THE NORTH 315 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE NW 1/4 OF THE SW 1/4 EXCEPT THE EAST 105 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 25 FEET OF THE WEST 25 FEET OF THE NORTH 340 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4; AND LESS AND EXCEPT THE SOUTH 197 FEET OF THE NORTH 512 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT: ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 230 ALSO KNOWN AS C.S. FOREST SERVICE ROAD NO. 8;

PARCEL 2:
THE SOUTH 210 OF THE NORTH 1080 OF THE WEST 210 FEET OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 935.51 FEET; THENCE NORTH 00°42'30" WEST FOR 442.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°42'30" WEST FOR 70.00 FEET; THENCE NORTH 89°17'30" EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE FOR 70.00 FEET; THENCE SOUTH 00°42'30" EAST FOR 70.00 FEET; THENCE SOUTH 89°17'30" WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE FOR 70.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4,900 SQUARE FEET (0.11 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 935.51 FEET; THENCE NORTH 00°42'30" WEST FOR 442.85 FEET TO THE SOUTHWEST CORNER OF A 70 FOOT BY 70 FOOT TOWER PARCEL; THENCE CONTINUE NORTH 00°42'30" WEST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 55.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 89°17'31" WEST FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15 FEET WESTERLY OF SAID WEST LINE; THENCE SOUTH 00°42'30" EAST ALONG SAID PARALLEL LINE FOR 41.72 FEET; THENCE SOUTH 82°20'11" WEST FOR 174.50 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15 FEET SOUTH OF THE NORTH LINE OF THE "MCMULLEN" PARCEL AS PER THE DESCRIPTION OF PARCEL 2 RECORDED IN OFFICIAL RECORD BOOK 5304, PAGE 601 OF THE PUBLIC RECORDS OF SAID MARION COUNTY; THENCE SOUTH 89°17'30" WEST ALONG SAID PARALLEL LINE FOR 178.09 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST 182ND AVENUE ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 12,279 SQUARE FEET (0.28 ACRES), MORE OR LESS.



		Professional Land Surveyors 13430 NW 104TH Terrace, Suite A Alachua, Florida 32615 (386)418-0500 Fax: (386)462-9986 geoline@geolineinc.com	
		DESIGNED KEITH BARTON DRAWN KEITH BARTON CHECKED DAVE SHORT	SCALE AS SHOWN DATE SEPTEMBER 26 2023 PROJECT # 264-128
SUNNYHILL RESTORATION/FL-5351 SITE MARION COUNTY, FLORIDA			
DRAWING# 264-128		VERTEX DEVELOPMENT, LLC SHEET# 2 OF 3	

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PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 5304, PAGE 601)

PARCEL 1:
THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 210 FEET OF THE EAST 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 420 FEET OF THE NORTH 1080 FEET OF THE WEST 210 FEET THEREOF; AND LESS AND EXCEPT THE WEST 867 FEET OF THE EAST 1287 FEET OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE WEST 375 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE EAST 105 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND LESS AND EXCEPT THE WEST 210 OF THE EAST 420 OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE EAST 105 FEET OF THE NORTH 315 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE NW 1/4 OF THE SW 1/4 EXCEPT THE EAST 105 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 25 FEET OF THE WEST 25 FEET OF THE NORTH 340 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4; AND LESS AND EXCEPT THE SOUTH 197 FEET OF THE NORTH 512 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT: ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 230 ALSO KNOWN AS C.S. FOREST SERVICE ROAD NO. 8;

PARCEL 2:
THE SOUTH 210 OF THE NORTH 1080 OF THE WEST 210 FEET OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 935.51 FEET; THENCE NORTH 00°42'30" WEST FOR 442.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°42'30" WEST FOR 70.00 FEET; THENCE NORTH 89°17'30" EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE FOR 70.00 FEET; THENCE SOUTH 00°42'30" EAST FOR 70.00 FEET; THENCE SOUTH 89°17'30" WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE FOR 70.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4,900 SQUARE FEET (0.11 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 935.51 FEET; THENCE NORTH 00°42'30" WEST FOR 442.85 FEET TO THE SOUTHWEST CORNER OF A 70 FOOT BY 70 FOOT TOWER PARCEL; THENCE CONTINUE NORTH 00°42'30" WEST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 55.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 89°17'31" WEST FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15 FEET WESTERLY OF SAID WEST LINE; THENCE SOUTH 00°42'30" EAST ALONG SAID PARALLEL LINE FOR 41.72 FEET; THENCE SOUTH 82°20'11" WEST FOR 174.50 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15 FEET SOUTH OF THE NORTH LINE OF THE "MCMULLEN" PARCEL AS PER THE DESCRIPTION OF PARCEL 2 RECORDED IN OFFICIAL RECORD BOOK 5304, PAGE 601 OF THE PUBLIC RECORDS OF SAID MARION COUNTY; THENCE SOUTH 89°17'30" WEST ALONG SAID PARALLEL LINE FOR 178.09 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST 182ND AVENUE ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 12,279 SQUARE FEET (0.28 ACRES), MORE OR LESS.

REV	DATE	DESCRIPTION
A	12/11/23	PRELIMINARY ZDs REV "A"
B	12/18/23	PRELIMINARY ZDs REV "B"
C	01/30/24	PRELIMINARY ZDs REV "C"
0	01/31/24	ISSUED FOR ZONING

GEN3 PROJECT NO.: 102304008

DRAWN BY:	CHECKED BY:
YMK	MPM



VERTEX
DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768



EXPERT
CONSTRUCTION MANAGER, INC.
815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



GEN
ENGINEERING
27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MARC P. MAIER, P.E., FL LICENSE #72513 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



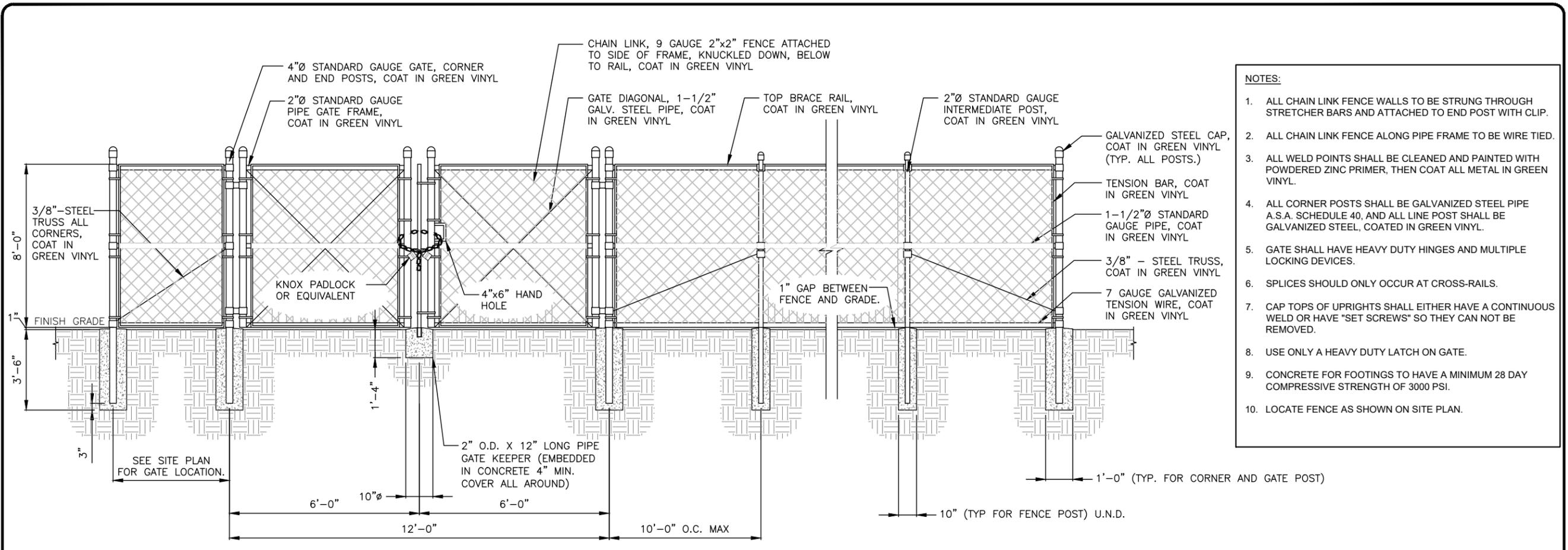
FEBRUARY 1, 2024
MARC P. MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

SUNNYHILL RESTORATION FL-5351

15733 SE 182ND AVENUE RD
UMATILLA, FL 32784

SHEET DESCRIPTION
PROPERTY DESCRIPTIONS
SHEET NUMBER
C-2

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- NOTES:**
1. ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
 2. ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
 3. ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER, THEN COAT ALL METAL IN GREEN VINYL.
 4. ALL CORNER POSTS SHALL BE GALVANIZED STEEL PIPE A.S.A. SCHEDULE 40, AND ALL LINE POST SHALL BE GALVANIZED STEEL, COATED IN GREEN VINYL.
 5. GATE SHALL HAVE HEAVY DUTY HINGES AND MULTIPLE LOCKING DEVICES.
 6. SPLICES SHOULD ONLY OCCUR AT CROSS-RAILS.
 7. CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
 8. USE ONLY A HEAVY DUTY LATCH ON GATE.
 9. CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 10. LOCATE FENCE AS SHOWN ON SITE PLAN.

1 COMPOUND GATE & FENCE DETAIL
SCALE: N.T.S.

VERTEX
DEVELOPMENT, LLC

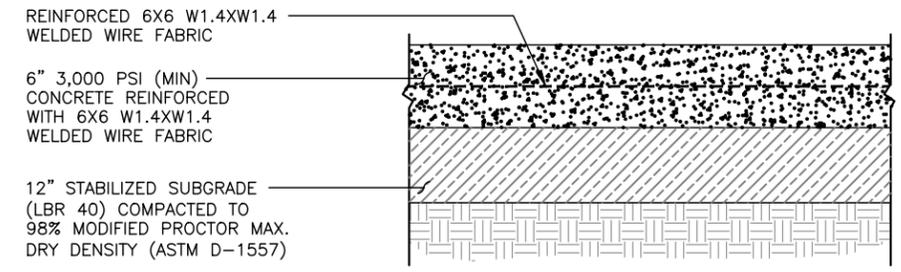
SUNNYHILL RESTORATION
FL-5351
15733 SE 182ND AVENUE RD
UMATILLA, FL 32784

FCC ASR #: XXXXXX
LAT = 28°59'40.28" N LONG = 81°48'22.25" W
EMERGENCY CONTACT: 813-335-4768

**NO
TRESPASSING
AREA**

- SIGNAGE NOTES:**
1. "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
 2. THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

2 SIGNAGE DETAIL
SCALE: N.T.S.



- NOTES:**
1. CONCRETE MATERIALS, CONSTRUCTION AND TESTING SHALL MEET ALL APPLICABLE FDOT SPECIFICATIONS.
 2. SUBGRADE STABILIZATION SHALL BE PER FDOT SPECIFICATIONS SECTION 160.
 3. DENSITY REQUIREMENTS SHALL BE AS INDICATED ABOVE.
 4. THIS DETAIL TO BE UTILIZED FOR CONCRETE PAVEMENT CONSTRUCTION ON-SITE.

3 DRIVEWAY APRON CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

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O	01/31/24	ISSUED FOR ZONING

GEN3 PROJECT NO.: 102304008

DRAWN BY: YMK CHECKED BY: MPM

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DEVELOPMENT, LLC

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FEBRUARY 1, 2024
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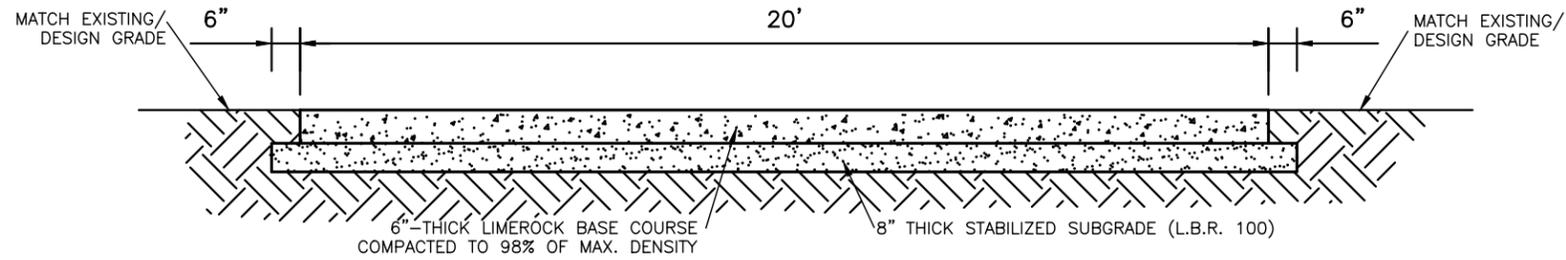
SUNNYHILL RESTORATION
FL-5351

15733 SE 182ND AVENUE RD
UMATILLA, FL 32784

SHEET DESCRIPTION
FENCE & GATE DETAILS

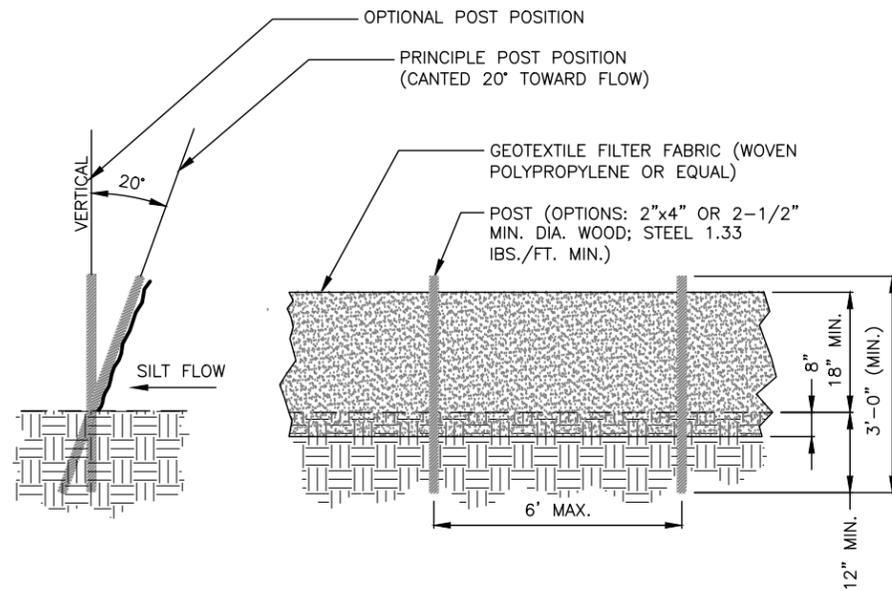
SHEET NUMBER
C-6

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NOTE:
1.) THIS DRIVEWAY, AS DESIGNED AND IF PROPERLY CONSTRUCTED, WILL SUPPORT A GROSS VEHICLE WEIGHT OF 32 TONS.

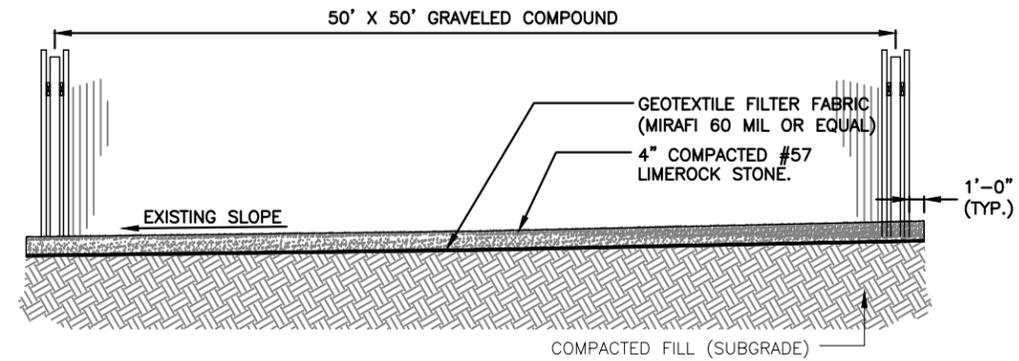
1 GRAVEL DRIVEWAY DETAIL
SCALE: N.T.S.



NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
- CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
- THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2 SILT FENCE DETAIL
SCALE: N.T.S.



NOTES:

- SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
- PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
- AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

3 TYPICAL COMPOUND SECTION DETAIL
SCALE: N.T.S.

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No 72513
STATE OF FLORIDA
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FEBRUARY 1, 2024
MARC P. MAIER, PE
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SHEET DESCRIPTION
SITE DETAILS
SHEET NUMBER
C-7