



SUBMITTAL SUMMARY REPORT

FinalPlat-000834-2026

PLAN NAME:	A Replat Of Lot 3, In Block 24 of Ocala Highlands Estates - 1st Addition	LOCATION:	
APPLICATION DATE:	05/31/2026	PARCEL:	1471-024-003
DESCRIPTION:	I am doing a replat of parcel 1471-024-003 in Ocala Highlands Estates in order to further subdivide the lot into two half acre parcels.		

CONTACTS	NAME	COMPANY
Applicant	Mark Burrell	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	06/02/2026	06/16/2026	06/18/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/16/2026	06/04/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/16/2026	06/05/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	06/16/2026	06/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/16/2026	06/08/2026	Requires Re-submit
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: This replat would create "new" development and eliminate a parcel of record. New development requires a buffer. Proposed SFR to existing SFR uses requires a 5' E-Type buffer. LDC 6.8.6 provides two options to satisfy this buffer requirement. Indicate which option will be provided. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: Provide a building lot typical illustration, per conditions of waiver 32026 approval. Label and dimension the front, side, and rear setbacks for primary structures, label and dimensions accessory structure setbacks; and demonstrate compliance with parking provisions based on Sec. 6.11.8(2) or (3), as applicable. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Comments	Please review comments and corrective actions. For questions/concerns about Growth Services' review, please contact me at erik.kramer@marionfl.org or 352-438-2604			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/16/2026	06/03/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/16/2026	06/15/2026	Requires Re-submit
Comments	Carl Zalak, III is current county commission chair Need to change to current date 2026			
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/16/2026	06/16/2026	Informational
Comments	Map/Sunbiz Checked. Sec. 2.19.1. - Applicability. The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code. Sec.2.19.2.G – Title Certification All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec.6.2.1. – Requirements. Sec.6.2.1.A. Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations. Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form; Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order: Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations: 1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed			

SUBMITTAL SUMMARY REPORT (FinalPlat-000834-2026)

accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Sec.6.3.1.D -

The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:

Sec.6.3.1.D(1) -

All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

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(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(c)1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) -

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.

(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES:

_____ (signature)

(Typed name) _____

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)(1)(a)(b)(c) - Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20_____.

(Full Corporate Name), A Corporation of the State of _____

SUBMITTAL SUMMARY REPORT (FinalPlat-000834-2026)

By (Signature of President Vice President or Chief Executive Officer)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20____.

WITNESSES (repeat signature below as necessary for each owner).

(Signature) _____

(Typed name)

c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required; Sec.6.3.1(F)(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:

a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;

b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and

c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

_____(Signature)

(Name, Florida Registered Engineer

License No. _____)"

(AFFIX SEAL)

- DR 6/16/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/16/2026	06/03/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/16/2026	06/16/2026	Requires Re-submit
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/16/2026	06/05/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/16/2026	06/17/2026	Approved

eREVIEW SESSION FILES: 260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Erik Kramer	Incorrect code section is listed here. Please list correct code section which is 6.8.6.K(5).	06/08/2026 10:54	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	2
Erik Kramer	Proposed SFR to SFR use, E-Type buffer required.	06/08/2026 11:49	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	2
Erik Kramer	Proposed SFR to SFR use, E-Type buffer required.	06/08/2026 11:50	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	2
Theresa S.	CHANGE YEAR	06/16/2026 11:25	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	1

SUBMITTAL SUMMARY REPORT (FinalPlat-000834-2026)

eREVIEW SESSION FILES: 260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Theresa S.	CHANGE YEAR	06/16/2026 11:26	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	1
Theresa S.	CARL ZALAK,III	06/16/2026 11:27	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	1
Theresa S.	RESUBMIT	06/16/2026 11:33	AM260416_1-2 DATA FAMILY HOMES PLAT PAGE 1-2.pdf	1



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

2.12.24 - Landscape requirements/6.8.6 - Buffering

Section Details from Code:

E-Type buffer is "a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer."

Reason/Justification for Request:

The applicant is seeking a waiver from the 5-foot E type buffer requirement. Because this project is a small scale replat and located within an established subdivision, enforcing the buffer would be inconsistent with the existing character and layout of neighboring properties. However, to maintain harmony with the surrounding parcels, healthy shade trees and existing vegetation will be preserved wherever practical.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

DATA FAMILY HOMES AT OCALA HIGHLANDS ESTATES

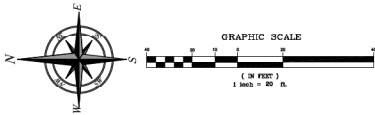
"A REPLAT OF LOT 3, IN BLOCK 24 OF OCALA HIGHLANDS ESTATES - 1ST ADDITION"

LIVING WITHIN THE SOUTHEAST 1/4 OF
SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____
SHEET 2 OF 2

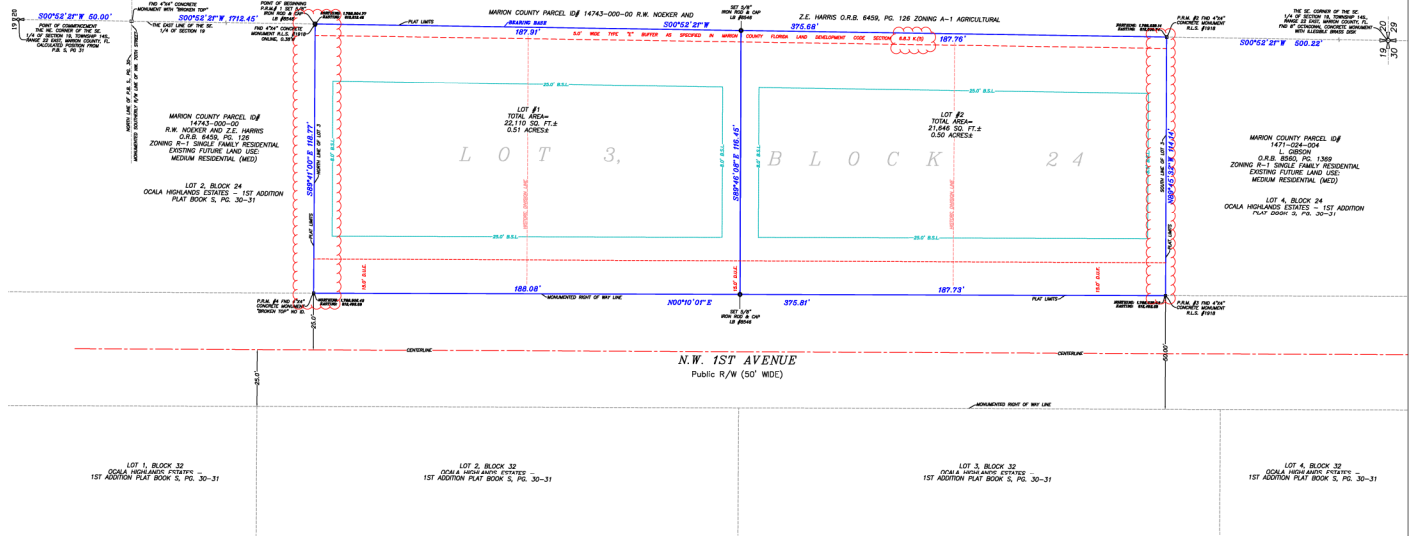
ADVERSE NOTES:

THERE MAY BE EXISTING EASEMENTS OR OTHER INTERESTS THAT ARE NOT SHOWN ON THIS PLAT. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF SUCH EASEMENTS OR OTHER INTERESTS. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SYMBOL	DESCRIPTION
---	Property Line
---	Survey Line
---	Right of Way Line
---	Center Line
---	Boundary Line
---	Setback Line
---	Utility Line
---	Water Line
---	Gas Line
---	Electric Line
---	Telephone Line
---	Cable Line
---	Other Utility Line

(NOT PLATTED) EXISTING FUTURE LAND USE: LOW RESIDENTIAL (RL)



PREPARED BY: SURVEY DATA SOLUTIONS, LLC, P.O. BOX 1148, ALTOONA, FLORIDA 32702

REVISIONS:
1. CORRECTED LOT AREA CALCULATIONS
2. CORRECTED SETBACK DIMENSIONS
3. CORRECTED UTILITY LOCATIONS
4. CORRECTED SURVEY MEASUREMENTS
5. CORRECTED PLAT BOOK AND PAGE NUMBERS

PREPARED BY:
SURVEY DATA SOLUTIONS, LLC
P.O. BOX 1148 ALTOONA, FL. 32702
PHONE: (352) 916-4054 LB 5546
CONTACT: SSS.US@GMAIL.COM