



**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

September 22, 2025

ROGERS ENGINEERING, LLC  
MELINDA CLEMONS  
1105 SE 3RD AVENUE  
OCALA, FL 34471

**SUBJECT: INITIAL COMMENTS LETTER**

PROJECT NAME: .RIVER RUN

PROJECT #2025080058

APPLICATION: PRELIMINARY PLAT #33308

Dear Ms. Clemons:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org). Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- ❖ Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: The existing drainage system in the neighborhood appears to be owned by the County. This project will add considerable impervious area to the existing system. Applicant will need to provide a drainage analysis demonstrating that the existing DRA(s) and conveyance system has adequate capacity to manage the runoff generated by this project in order to utilize existing facilities. A developer's agreement may be required. Alternatively, a stormwater system designed to manage the proposed lots may be required.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. (3) A detailed grading plan will be required with the improvement plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: If a new DRA will be constructed, a signed and sealed Karst Analysis will be required with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: INFO

REMARKS: 8/29/25 - Previous review of traffic allocation for this development area suggests additional lots beyond what is represented here would require a new traffic study.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: INFO

REMARKS: 8/29/25 - Section only applicable if frontage road is required.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 8/28/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Please include preliminary trip generation numbers based on ITE Trip Gen V11.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33308

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at [Heather.Proctor@marionfl.org](mailto:Heather.Proctor@marionfl.org) or by phone at (352) 438-2846.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan

STATUS OF REVIEW: INFO

REMARKS: Initial review: Records indicate that there are 24 vested residential dwelling units remaining for the Village of Rainbow Springs. This pre-plat proposes 24 SFR lots which uses all of the remaining vested dwelling units.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements

STATUS OF REVIEW: INFO

REMARKS: Initial review: Please add front, side, and rear setback label to lot typical on pre-plat sheet 2.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: For questions/concerns about the initial zoning review, contact [erik.kramer@marionfl.org](mailto:erik.kramer@marionfl.org) or 352-438-2604

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Residential lots - no landscape requirements

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: Sunbiz and Project Map Checked -EMW 9.4.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

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. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

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."

#### Sec. 6.3.1.B.2 – Required Right of Way Dedication

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."

#### Sec. 6.3.1.D.3 - Cross Access Easements

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.C.1 - Utility Easements (select as appropriate)

"[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."

#### Sec. 6.3.1.C.2 – Utility Easements

"[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]."

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.3.1.A(1) - There is no other subdivision by this name in Marion County

STATUS OF REVIEW: NO

REMARKS: There is already a subdivision in Marion County with the name River Run. Please select a different name.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: NO

REMARKS: Pre- and post-development drainage maps need to be provided for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.38 - Maintenance of improvements

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Update owner's certificate on Sheet 1 to indicate management responsibilities as well as maintenance responsibilities for the improvements.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - 1) During the 4/28/25 DRC meeting in reference to the conceptual plan, the County Engineer indicated either a frontage road, or a shared driveways design would be needed to limit driveways along SW 196th Avenue Road. Design intent needs to be understood by OCE Traffic to enable review and approval by County Engineer prior to preliminary plat approval to ensure appropriate plat details are included.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.D - Residential driveway requirements

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Refer to traffic comment regarding access management; driveway design requires clarification.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Explanation of how concrete multi-modal path will be rerouted is needed within the context of previously provided comments during conceptual plan review: "Sidewalks are required along SW 90th Lane Road and SW 196th Avenue Road. In lieu of construction along roadway, staff supports rerouting existing pedestrian pathway where needed due to proposed lot placement, at the full length currently provided, with a southern termination at a right-of-way location." NOTE: Tract A (or an area adjacent to it) appears to provide a suitable location for multi-modal path termination (depending on how tract A is defined). As a reminder, concrete multi-modal path must be rerouted around Block A and must rejoin (with updated alignment as needed) path south of SW 90th Lane Rd to continue to a southern location near the full length of the project where reasonable access is available.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 1) 8/29/25 - Tract A description is not provided. 2) Improvement plan and / or major site plan will



be required for this project in reference to sidewalk construction and residential driveway design.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.

STATUS OF REVIEW: NO

REMARKS: 8/28/25-Missing: Licensed Design Professional Certification

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Environmental assessment is required for the proposed project.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: Environmental assessment is required for the proposed project.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Project is located within other private or municipal utility service area.

STATUS OF REVIEW: NO

REMARKS: Parcel is within the FGUA Service Area. A letter from FGUA, confirming service availability and connection requirements, must be submitted prior to completion of plan review and clearance of building permits. Please ensure FGUA has reviewed and approved the proposed utility connections, as they are not part of Marion County Utilities' review process.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Initial review: This plat is a new subdivision for the purposes of reducing minimum lot size from 85' to 70', as allowed by LDC Sec. 4.2.9.E. As a new residential subdivision, a 15' C-Type buffer is required along areas where residential lots adjoin the golf course tract. LDC Sec 6.8.6 requires 15' C-Type buffers for new residential uses developing next to existing public uses (the golf course). The applicant may request a waiver to this requirement by filing the appropriate form with the Development Review Committee.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

STATUS OF REVIEW: NO

REMARKS: Initial review: Provide environmental assessment or exemption letter per LDC Div. 6.5.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

## CONTACT INFORMATION FOR PLAN REVIEWERS

<b><u>Department / Division</u></b>	<b><u>Phone Number</u></b>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675





## Marion County Board of County Commissioners

### Office of the County Engineer

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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/26/2025 Parcel Number(s): 3296-000-001 Permit Number: \_\_\_\_\_

### A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: River Crest Commercial ☐ Residential ☒  
Subdivision Name (if applicable): River Crest  
Unit \_\_\_\_\_ Block 2 Lot 24 Tract 1

### 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): Geoff Goetz  
Signature: Geoff Goetz  
Mailing Address: 2820 Marquesas Ct. City: Windermere  
State: FL Zip Code: 32836 Phone # 321-228-7421  
Email address: GGoetz2@outlook.com

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

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Kelle Boyer  
Mailing Address: 1105 SE 3rd Avenue City: Ocala  
State: FL Zip Code: 34471 Phone # 352-622-9214  
Email address: mclemons@rogerseng.com

### D. WAIVER INFORMATION:

Section & Title of Code (be specific): \_\_\_\_\_ Section 2.12.32 - Stormwater Analysis Map  
Reason/Justification for Request (be specific): The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly,

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**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): \_\_\_\_\_

CLEAR FORM



## Marion County Board of County Commissioners

### Office of the County Engineer

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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.11.4 - Access management & 6.11.5.D - Residential driveway requirements  
Reason/Justification for Request (be specific): Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

Section & Title of Code (be specific) 6.12.12 - Sidewalks  
Reason/Justification for Request (be specific): The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

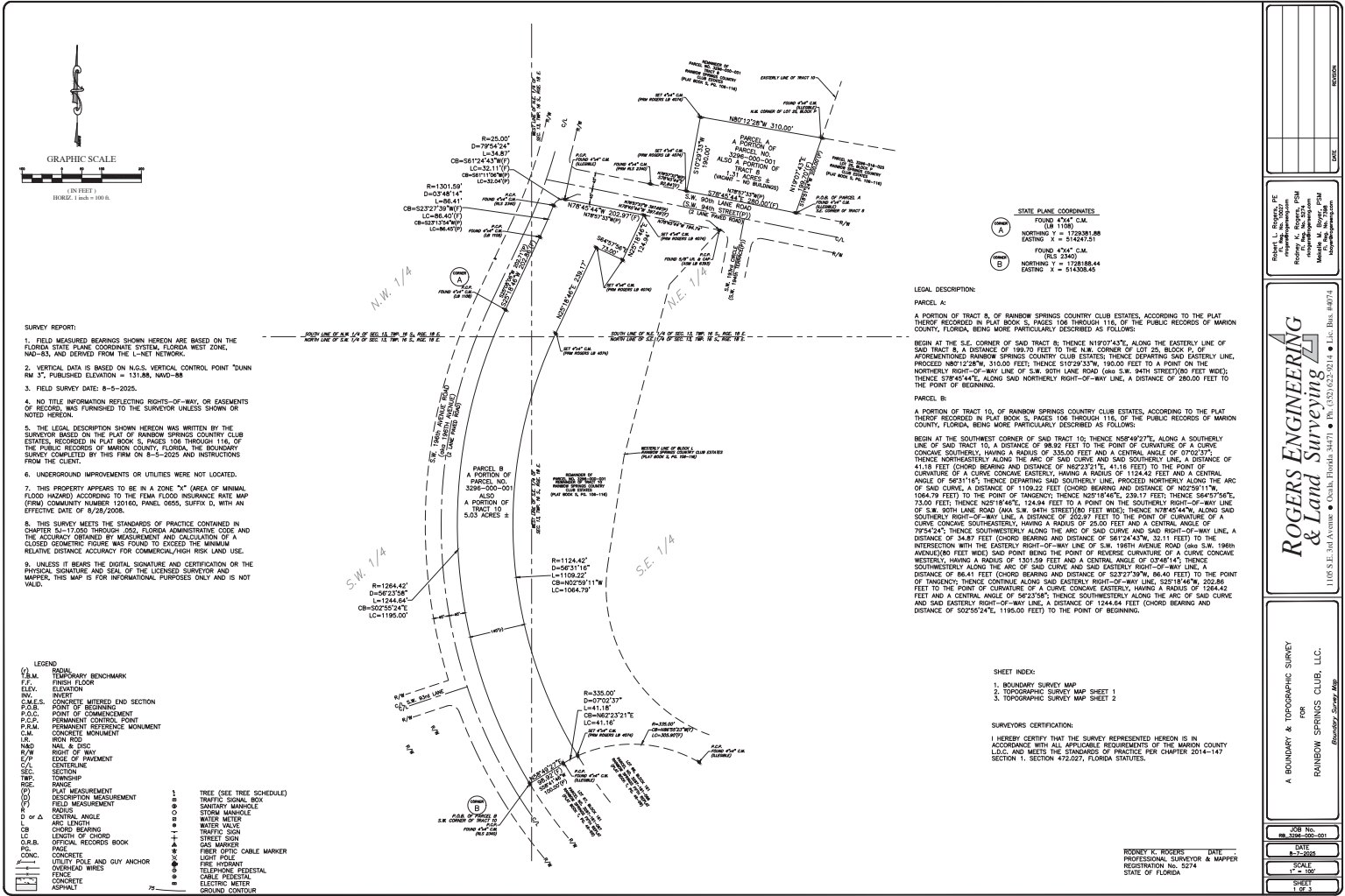
Section & Title of Code (be specific) 6.8.6 - Buffers & 2.12.24 - Land use buffering  
Reason/Justification for Request (be specific): Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

Section & Title of Code (be specific) 2.12.19 - Existing site improvements  
Reason/Justification for Request (be specific): Discussion for the record that the existing DRA is intended to be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

Section & Title of Code (be specific) 2.12.5 - Project concurrency information & 1.8.2.A - Applicability  
Reason/Justification for Request (be specific): The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

Section & Title of Code (be specific) 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized special district  
Reason/Justification for Request (be specific): A HOA already exists for this subdivision and the existing roadway is being maintained by the County.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_



STATE PLANE COORDINATES

FOUND 4742' C.M.

FOUND 4742' C.M.

FOUND 4742' C.M.

FOUND 4742' C.M.

LEGAL DESCRIPTION:

PARCEL A:

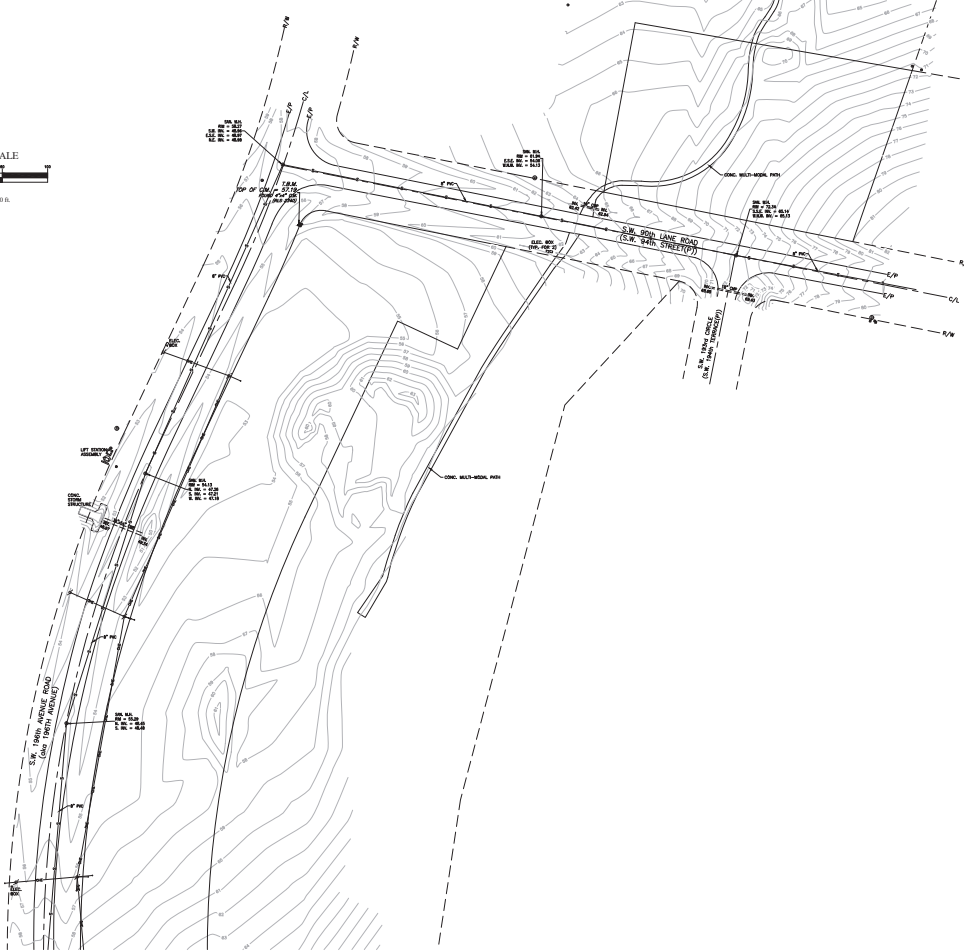
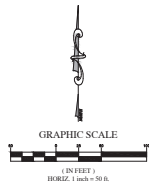
A PORTION OF TRACT 8, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 108 THROUGH 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF SAID TRACT 8; THENCE N19°07'43"E, ALONG THE EASTERLY LINE OF SAID TRACT 8, A DISTANCE OF 190.70 FEET TO THE N.E. CORNER OF LOT 25, BLOCK 9, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES; THENCE DEPARTING SAID EASTERLY LINE, PROCEED N87°12'28"W, 310.00 FEET; THENCE S10°29'37"E, 180.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 90TH LANE ROAD (AND S.W. 94TH STREET) 60 FEET WIDE; THENCE S78°45'44"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF TRACT 10, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 108 THROUGH 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 10; THENCE N08°49'27"E, ALONG A SOUTHERLY LINE OF SAID TRACT 10, A DISTANCE OF 89.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 07°02'37"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, A DISTANCE OF 41.18 FEET (CHORD BEARING AND DISTANCE OF N82°23'21"E, 41.16 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1134.42 FEET AND A CENTRAL ANGLE OF 56°31'15"; THENCE DEPARTING SAID SOUTHERLY LINE, PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1109.22 FEET (CHORD BEARING AND DISTANCE OF N02°01'17", 1064.79 FEET)



RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 5274  
STATE OF FLORIDA

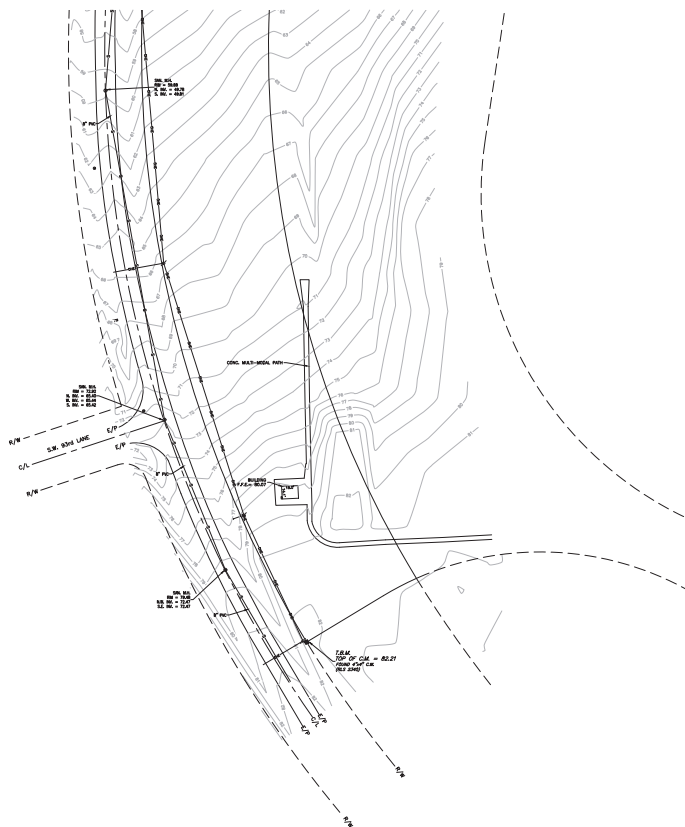
DATE
REVISION

RODNEY K. ROGERS, P.E.  
P.L. No. 5274  
Rodney K. Rogers, P.E.  
rogers@rogerssurvey.com  
Map Date: 08/14/2014  
Drawing Date: 08/14/2014

**ROGERS ENGINEERING & Land Surveying**  
1105 S.E. 1st Avenue • Ocala, Florida 34471 • Ph. (352) 622-0314 • Fax (352) 622-0314

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
RAINBOW SPRINGS CLUB, LLC.  
*Topographic Survey Map Sheet 1*

JOB No.
DATE
SCALE
SHEET

[illegible]

Robert L. Rogers, PE  
Fl. Reg. No. 10027  
rlrogers@rogerseng.com

Rodney K. Rogers, PSM  
Fl. Reg. No. 5274  
rkrogers@rogerseng.com

Meielle M. Boyer, PSM  
Fl. Reg. No. 7388  
mboyer@rogerseng.com

**ROGERS ENGINEERING**  
*& Land Surveying*

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
RAINBOW SPRINGS CLUB, LLC.  
*Topographic Survey Map Sheet 2*

JOB No.  
#B-3296-000-001

DATE  
8-7-2025

SCALE  
1" = 50'

SHEET  
3 OF 3

PARCEL AREA: 6.34 Acres ±  
PARCEL A: 1.31 Acres ±  
PARCEL B: 5.03 Acres ±  
TRACT "A": 5601 sq. ft.

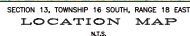
LISTING OF SITE COVERAGE:  
 PROPOSED BUILDING COVERAGE:  
 PROPOSED IMPERVIOUS AREA:  
 PROPOSED NON-RESIDENTIAL FLOOR AREA: NONE  
 PROPOSED NATURAL OPEN SPACE:  
 PROPOSED PRESERVED NATURAL AREAS:

PROJECTED DAILY TRIP GENERATION:

PROPOSED MILES OF ROADS: 0 MILES  
PROPOSED # OF LOTS: 24 LOTS  
PROPOSED TRACTS: 1 TRACT

FEMA FLOOD ZONE DESIGNATION: ZONE 'X', ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0655, SUFFIX D, WITH AN EFFECTIVE DATE OF 08/28/2008

PROPERTY IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE



INDEX	
SHEET No.	CONTENTS
C001	TITLE SHEET
C002	PROPOSED PLAT

#### LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF TRACT B, OF RAINBOW SPRINGS COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 106 THROUGH 116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE S.E. CORNER OF SAID TRACT B; THENCE N10°47'07"E, ALONG THE EASTERLY LINE OF SAID TRACT B, A DISTANCE OF 199.70 FEET TO THE N.W. CORNER OF LOT 25, BLOCK P, OF AFOREMENTIONED RAINBOW SPRINGS COUNTRY CLUB ESTATES; THENCE DEPARTING SAID EASTERLY LINE, PROCEED N80°12'28"W, 310.00 FEET; THENCE, S10°23'35"W, 190.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TRACT B, A DISTANCE OF 320.70 FEET (100.00 FEET WIDE); THENCE S78°45'44"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

## PARCEL 7B

[illegible]

- LIST OF UTILITY PROVIDERS:
- |                        |   |
|------------------------|---|
| WATER & SEWER SERVICE: | FLORIDA GOVERNMENTAL UTILITY AUTHORITY (FGUA) |
| ELECTRIC:              | DUKE ENERGY                                   |
| TELECOMMUNICATION:     | SERVICES PROVIDED AT R/W                      |

NOTES:

1. THIS PROPOSED SUBDIVISION CONTAINS 24 LOTS, 1 TRACT AND NO (ZERO) MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 6.34 ACRES.
2. THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.
3. UTILITY SERVICES FOR THE LOTS ARE AND SHALL BE FROM THE ADJOINING ROAD RIGHTS-OF-WAY.
4. PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE COORDINATE DATA, BEARINGS, AND DISTANCES, IN ACCORDANCE WITH MARION COUNTY CLASH AND CHAPTER 177, FLORIDA STATUTES.
5. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, ZONES 83, AND 85, DERIVED FROM THE U-NET GCS NETWORK.
6. THERE ARE NO STORMWATER AND DRAINAGE DISEASES LOCATED WITHIN THIS PLAT.
7. LANDS SHOWN AND DESCRIBED HEREIN ARE LOCATED WITHIN TRACTS "8" AND "10", RAINBOW RIDGE SUBDIVISION, PLAT 10,000, RECORD 10, MARION COUNTY, FLORIDA, BEARING RECORD 10,000, PAGES 108 THRU 116, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

### CONCURRENCY DEFERRAL

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY IS 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, SITE/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.

## OWNER:

RAINBOW SPRINGS CLUB LLC  
9259 POINT CYPRESS DRIVE  
ORLANDO, FL 32836

CONTACT PERSON: GEOFF GOETZ  
TELEPHONE NUMBER: (321) 228-

## OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

MANAGER  
RAINBOW SPRINGS CLUB LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

MEKELLE M. BOYER  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA

[illegible]

Robert L. Rogers, PE  
FL Reg. No. 10037  
rlrogers@rogerseng.com

Rodney K. Rogers, PSM  
FL Reg. No. 5274  
rkrogers@rogerseng.com

Melanie M. Boyer, PSM  
FL Reg. No. 7398  
mboyer@rogerseng.com

**ROGERS ENGINEERING  
& Land Surveying**  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bu. #

PRELIMINARY PLAT  
FOR  
RIVER RUN  
Marion County, FL  
*Preliminary Plat Plan*

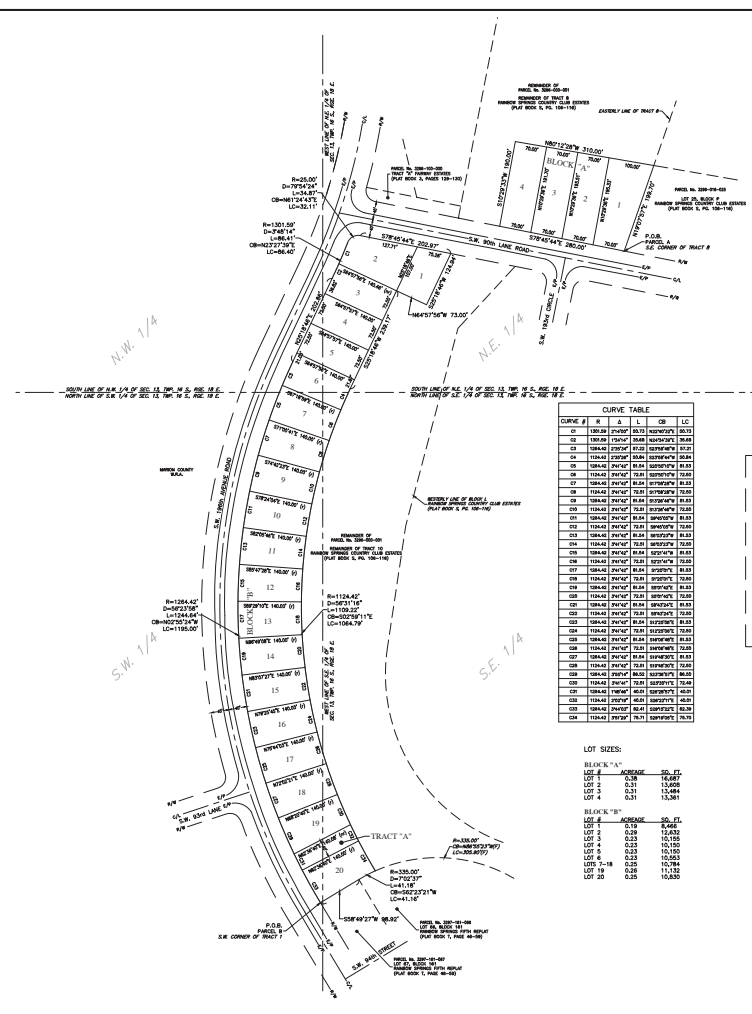
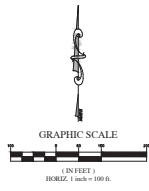
JOB No.  
25. RIVER RUN PRE-PLAT

DATE  
08/28/2025

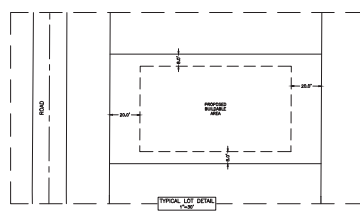
SCALE  
N.T.S.

SHEET  
0001





CURVE TABLE					
CURVE #	B	A	L	CB	LC
01	100.00	100.00	100.00	100.00	100.00
02	100.00	100.00	100.00	100.00	100.00
03	100.00	100.00	100.00	100.00	100.00
04	100.00	100.00	100.00	100.00	100.00
05	100.00	100.00	100.00	100.00	100.00
06	100.00	100.00	100.00	100.00	100.00
07	100.00	100.00	100.00	100.00	100.00
08	100.00	100.00	100.00	100.00	100.00
09	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00



LOT SIZES:		
LOT #	AREA	SQ. FT.
LOT 1	0.31	13,698
LOT 2	0.31	13,698
LOT 3	0.31	13,698
LOT 4	0.31	13,698

BLOCK "A"		
LOT #	AREA	SQ. FT.
LOT 1	0.31	13,698
LOT 2	0.31	13,698
LOT 3	0.31	13,698
LOT 4	0.31	13,698

BLOCK "B"		
LOT #	AREA	SQ. FT.
LOT 1	0.31	13,698
LOT 2	0.31	13,698
LOT 3	0.31	13,698
LOT 4	0.31	13,698

- LEGEND
- P.C.P. PERMANENT CONTROL POINT
  - P.M. PERMANENT MONUMENT
  - C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - N.A. NAIL & DISC
  - E/P. EDGE OF PAVEMENT
  - C/L. CENTERLINE
  - S.E. SECTION
  - T.M. TOWNSHIP
  - R. RANGE
 FIELD MEASUREMENT |  || (P) | PILOT MEASUREMENT |
| (D) | DESCRIPTION MEASUREMENT |
| (R) | RADIUS |
| (A) | ARC LENGTH |
| (C) | CHORD BEARING |
| (L) | LENGTH OF CHORD |
| (O.R.B.) | OFFICIAL RECORDS BOOK |
| (P.C.) | FACE |
| (C.M.) | CONCRETE |
| (U.P.) | UTILITY POLE AND GUY ANCHOR |
| (O.W.) | OVERHEAD WIRE |
| (F.) | FENCE |
| (C.) | CONCRETE |
| (A.) | ASPHALT |
| (P.B.) | POINT OF BEGINNING |
| (P.C.) | POINT OF COMMENCEMENT |
| (D.E.) | DRIVING EASEMENT |
| (T.S.) | THREE (SEE TRAC SCHEDULE) |
| (T.B.M.) | TEMPORARY BENCHMARK |
| (F.F.) | FRESH FLOOR |
| (E.L.) | ELEVATION |
| (I.N.) | INSET |
| (C.M.E.S.) | CONCRETE MITERED END SECTION |
| (T.S.B.) | TRAFFIC SIGNAL BOX |
| (S.M.) | SANITARY MANHOLE |
| (W.M.) | WATER MANHOLE |
| (W.V.) | WATER VALVE |
| (T.S.) | TRAFFIC SIGN |
| (S.S.) | STREET SIGN |
| (G.M.) | GUY MARKER |
| (F.C.M.) | FIBER OPTIC CABLE MARKER |
| (L.P.) | LIGHT POLE |
| (F.H.) | FIRE HYDRANT |
| (T.P.) | TELEPHONE PEDESTAL |
| (E.M.) | ELECTRIC METER |
| (L.D.C.) | LAND DEVELOPMENT CODE |

DATE

REVISION

PROJECT: 1. 1000 S.E. 10th St. Survey  
2. 1000 S.E. 10th St. Survey  
3. 1000 S.E. 10th St. Survey  
4. 1000 S.E. 10th St. Survey  
5. 1000 S.E. 10th St. Survey  
6. 1000 S.E. 10th St. Survey  
7. 1000 S.E. 10th St. Survey  
8. 1000 S.E. 10th St. Survey  
9. 1000 S.E. 10th St. Survey  
10. 1000 S.E. 10th St. Survey

ROGERS ENGINEERING & Land Surveying  
1105 S.E. 10th St. Suite 100 • Ft. Lauderdale, FL 33316 • Phone: 561-487-1474 • Fax: 561-487-1475

A. PRELIMINARY PLAT  
FOR  
RECORD  
MARTIN COUNTY, FL  
Preliminary Plat Plan

JOB NO.  
1000 S.E. 10th St. Survey  
DATE  
10/1/2014  
SCALE  
1" = 100'  
SHEET  
1 OF 1