



SUBMITTAL SUMMARY REPORT
WaiverSTA-000709-2026

PLAN NAME:	SEASURE LLC	LOCATION:	0
APPLICATION DATE:	04/29/2026	PARCEL:	2003-101-000
DESCRIPTION:	This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application		
	Sec. 2.17.1. - Applicability. Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Natasha Rampersad	JCH
Surveyor	Christopher Howson	JCH Consulting Group, Inc.
Surveyor	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	05/01/2026	05/12/2026	05/19/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/12/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/12/2026	05/01/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/12/2026	05/13/2026	Informational
Comments	Parcel has a hold which reads "Agreement between applicant and Ken Weyrauch, we can move forward with the zoning change. If zoning change is approved applicant is aware they need to do a replat before parcel hold can be removed. No building permits until hold is removed" however, it is unclear what is trying to be achieved, it appears there are missing files.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/12/2026	05/05/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/12/2026	05/11/2026	Approved

SUBMITTAL SUMMARY REPORT (WaiverSTA-000709-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/12/2026	05/08/2026	Not Required
Comments	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]." - DR 5/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/12/2026	05/04/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/12/2026	05/12/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/12/2026	05/04/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/12/2026	05/05/2026	Approved
Comments	Project is within the Marion County Utility service area, currently outside of connection distance. Future utility connections for water and wastewater can be made off HWY 40.			

Marion County Property Appraiser



4/29/2026, 4:47:50 PM

MCPA Parcel Data

Streets



0 45 90 180 ft
0 15 30 60 m

1:1,211



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

2003-101-000

Prime Key: 2384280

[MAP IT+](#)

Current as of 4/29/2026

[Property Information](#)

SEASURE LLC
19614 SW 88TH LOOP
DUNNELLON FL 34432-2663

[Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: .65

[2025 Certified Value](#)

Land Just Value	\$11,900		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$11,900	Impact	
Total Assessed Value	\$3,659	Ex Codes:	(\$8,241)
Exemptions	\$0		
Total Taxable	\$3,659		
School Taxable	\$11,900		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$11,900	\$0	\$0	\$11,900	\$3,659	\$0	\$3,659
2024	\$8,900	\$0	\$0	\$8,900	\$3,326	\$0	\$3,326
2023	\$7,700	\$0	\$0	\$7,700	\$3,024	\$0	\$3,024

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8733/0152	10/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$10,000
3848/0819	10/2004	05 QUIT CLAIM	0	U	V	\$100
2549/1328	04/1998	05 QUIT CLAIM	0	U	V	\$100
2153/1824	07/1995	05 QUIT CLAIM	8 ALLOCATED	U	V	\$392
1987/1382	12/1993	34 TAX	8 ALLOCATED	U	V	\$918

[Property Description](#)

SEC 35 TWP 15 RGE 19
PLAT BOOK G PAGE 034
RAINBOW PARK UNIT 3
BLK 101 PART OF LOT 18 LYING BETWEEN LOTS 3.4. & ST RD 40

Parent Parcel: 2003-000-004

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		150.0	188.0	B4	2.00	LT						

Neighborhood 3995
Mkt: 4 70

[Miscellaneous Improvements](#)

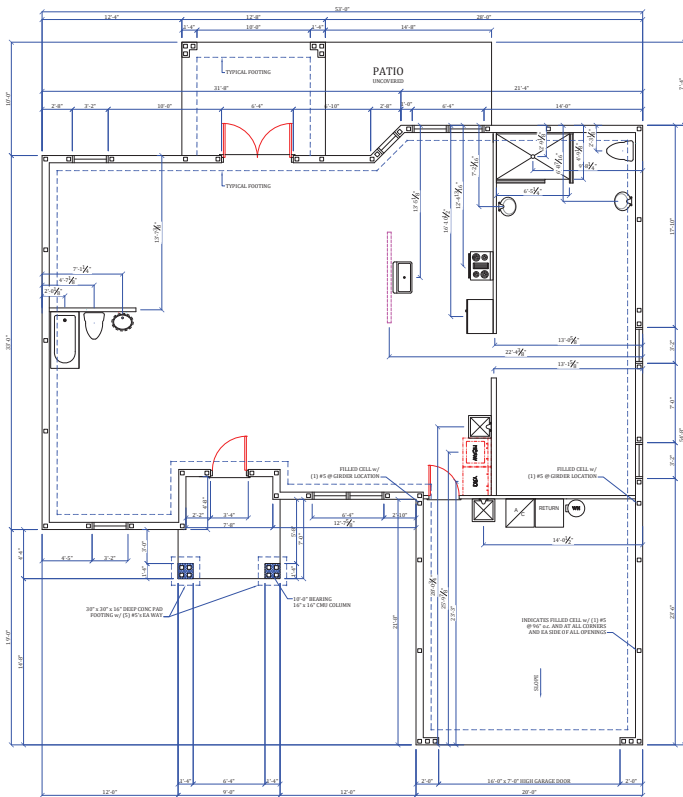
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

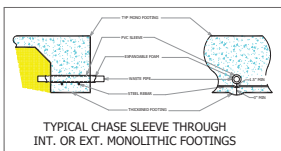
PLAT LAW DIVISION VIOLATION PER ZONING SPOKE TO JL
THE ABOVE NOTE WAS PUT ON HERE IN 2006. LAND USE IS NOT IN COMPLIANCE WITH ZONING BUT NOT SURE
WHAT
THE PLAT LAW VIOLATION WOULD BE. BL 5-25

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------



FOUNDATION PLAN

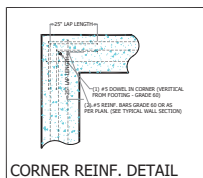


TYPICAL CHASE SLEEVE THROUGH INT. OR EXT. MONOLITHIC FOOTINGS

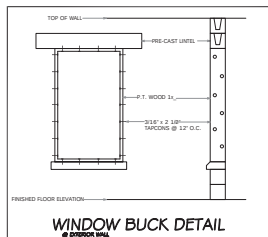
WINDOW SCHEDULE CMU BLOCK WALLS

NO.	SIZE	UNIT	QTY	REMARKS
26/28	7' 0" x 7' 0"	1/4"	1	
29/31	7' 0" x 7' 0"	5/8"	2	
32/34	7' 0" x 7' 0"	5/8"	2	
35	7' 0" x 7' 0"	1/4"	1	
36	7' 0" x 7' 0"	5/8"	2	
37	7' 0" x 7' 0"	5/8"	2	
38	7' 0" x 7' 0"	1/4"	1	
39	7' 0" x 7' 0"	5/8"	2	
40	7' 0" x 7' 0"	5/8"	2	
41	7' 0" x 7' 0"	1/4"	1	
42	7' 0" x 7' 0"	5/8"	2	
43	7' 0" x 7' 0"	5/8"	2	
44	7' 0" x 7' 0"	1/4"	1	
45	7' 0" x 7' 0"	5/8"	2	
46	7' 0" x 7' 0"	5/8"	2	
47	7' 0" x 7' 0"	1/4"	1	
48	7' 0" x 7' 0"	5/8"	2	
49	7' 0" x 7' 0"	5/8"	2	
50	7' 0" x 7' 0"	1/4"	1	

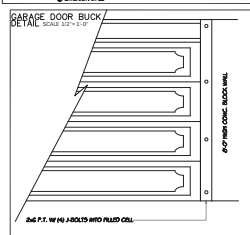
REVIEWED FOR CODE COMPLIANCE BY
WILLIAM ENGINEERING
NOT TO BE CONSIDERED AS A PART OF THE
DESIGN OR CONSTRUCTION OF THE PROJECT
UNLESS SPECIFICALLY NOTED OTHERWISE
7:50:51 AM Feb 16, 2025

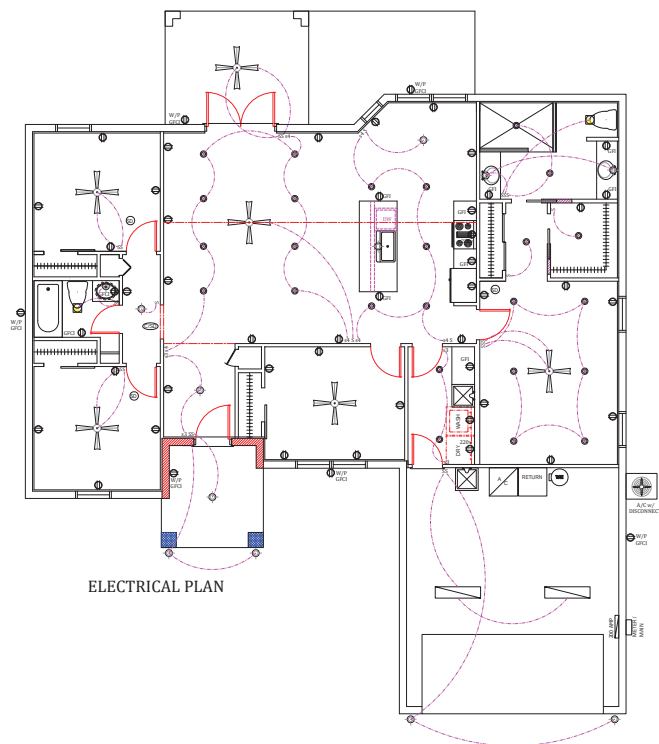


CORNER REIN. DETAIL



WINDOW BUCK DETAIL





ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN / LIGHT
	HEATER / COOLING UNIT
	STANDARD OUTLET
	GFI OUTLET
	GARAGE DOOR OPENER
	220 VOLT OUTLET
	EXHAUST FAN
	RECESSED CAN LIGHT
	LIGHT FIXTURE
	PHONE JACK
	TV JACK
	POTTED LIGHT
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	ELECTRICAL METER
	RECESSED LIGHTING
	WALL SCONCE
	POTTED LIGHT

REVIEWED FOR CODE COMPLIANCE BY:
WILLOAN ENGINEERING

Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.

7:50:52 AM Feb 16, 2026