



Marion County
Board of County Commissioners
Office of the County Engineer

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

RECEIVED

FEB 18 2021

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 02/18/2021 Parcel Number(s): 21664-001-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Arrowhead Campsites and MHP - 1.9 acre RV-Park Expansion Commercial or Residential
Subdivision Name (if applicable): N/A
Unit _____ Block _____ Lot _____

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

Property Owner's Name (print): MHP Ocala Bridge LLC, Denis Ouellete, Park Manager
Property Owner's Signature: *Denis Ouellete, P.O.A.*
Property Owner's Mailing Address: 1720 NW 38th Ave.
City: Ocala State: FL Zip Code: 34482 Phone # (352) 622-5627

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Moorhead Engineering Company Contact Name: Doug Iannarelli, P.E.
Mailing Address: 305 SE 1st Ave. City: Ocala State: FL Zip Code: 34471
Phone # (352) 732-4406 Alternate Phone # _____
FAX Number or Email address: dougi@meco.us

D. WAIVER INFORMATION:

Section & Title of Code: 6.14.2.C(1) - Water Connection (urban commercial)
6.14.2.C(2) - Sanitary Sewer Connection (urban commercial)
LDC Section 6.14.2.C(1) & (2) - Connection Requirements
Reason/Justification for Waiver Request: Arrowhead MHP is already connected to the City of Ocala sanitary sewer system with a lift station and force main. The City of Ocala has agreed to permit Arrowhead MHP connect to the city water system utilizing a master meter.
The Arrowhead MHP will be connected to both a central water & sanitary sewer system, so there is no need to make the extremely costly connections to the county water & sanitary sewer systems. See the attached letter from Sean Lanier, P.E., City Engineer
(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: *LY* Date Processed: 2/23/21 Project # 2021020091 AR # 26307

Zoning Use: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes No Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

DRC 3/8/21

**DEVELOPMENT REVIEW COMMITTEE
WAIVER REQUEST FORM CONTINUED**

Section & Title of Code: 6.15.3.A - Fire Protection
LDC Section 6.15.3 - Fire Protection

Reason/Justification for Waiver Request: The existing water system isn't adequately sized for fire flow or fire hydrants.
Per discussions with Ken McCann, we were advised the 1.9 acre RV expansion project could utilize a 30,000 gallon fire tank and dry hydrant
in lieu of provided a fire main and fire hydrant.

Section & Title of Code: LDC Section 6.11.3 - Traffic Impact Analysis

Reason/Justification for Waiver Request: The proposed 1.9 acre RV expansion project is being created to provide housing to
homeless people and help them transition to a more healthy and productive life. Most of these occupants of these RVs will not own vehicles so
there will be no appreciable increase in the existing vehicle trips from the Arrowhead MHP, so we request the traffic impact analysis
requirement be waived.

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____



February 12, 2021

RE: WATER AND SEWER AVAILABILITY

Parcel ID: 21664-001-00

To whom it may concern,

The City will permit the Arrowhead MHP to connect to the city water system utilizing a master water meter for the RV Park expansion on the two acres of the mobile home park property that is currently undeveloped and not require annexation of the property.

The Arrowhead MHP is currently connected to the City's sanitary sewer system.

Should you have any questions or need further information, please do not hesitate to contact City of Ocala Water Resources Department at (352) 351-6772.

Sincerely,

A handwritten signature in black ink that reads "Sean Lanier".

Sean Lanier, P.E.
City Engineer

March 4, 2021

PROJECT NAME: ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST

PROJECT NUMBER: 2021020091 APPLICATION: #26307

6.14.2.C(1) - WATER CONNECTION

1. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: Defer to Marion County Utilities
2. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to Utilities.
3. DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A. Defer to MCUD.
4. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - City of Ocala Utilities Letter received/can accept all existing & proposed development for water service
5. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
6. DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A
7. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: Defer to Utilities. Stormwater will be reviewed at Major Site Plan submittal.
8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: N/A

March 4, 2021

PROJECT NAME: ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST

PROJECT NUMBER: 2021020091 APPLICATION: #26307

6.14.2.C(2) - SANITARY SEWER CONNECTION

1. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: Defer to Marion County Utilities
2. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to Utilities.
3. DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A. Defer to MCUD.
4. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - City of Ocala Utilities Letter received/has capacity for additional flows based on proposed development (current sewer customer)
5. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
6. DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A
7. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: Defer to Utilities. Stormwater will be reviewed at Major Site Plan submittal.
8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: N/A

March 4, 2021

PROJECT NAME: ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST

PROJECT NUMBER: 2021020091 APPLICATION: #26307

6.15.3.A - FIRE PROTECTION

1. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: Not Required
2. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to Fire Services
3. DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A. Defer to Fire Rescue.
4. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: Defer to MCFR - will not be served by Marion County Utilities
5. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
6. DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A
7. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: Defer to Fire. Stormwater will be reviewed at Major Site Plan submittal
8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: N/A

March 4, 2021

PROJECT NAME: ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST

PROJECT NUMBER: 2021020091 APPLICATION: #26307

6.11.3 - TRAFFIC IMPACT ANALYSIS

1. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A

2. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: **DISCUSSION**/Defer to OCE-Traffic. [While the intent for the RV spaces may be for homeless, there is no obligation for such occupancy. The use may convert to conventional RV occupancy without seeking any approval. While the "plan" shows a number of "spaces," has the final number of spaces been fully determined given stormwater needs, etc.? That information may be relevant for consideration of this requested waiver.]

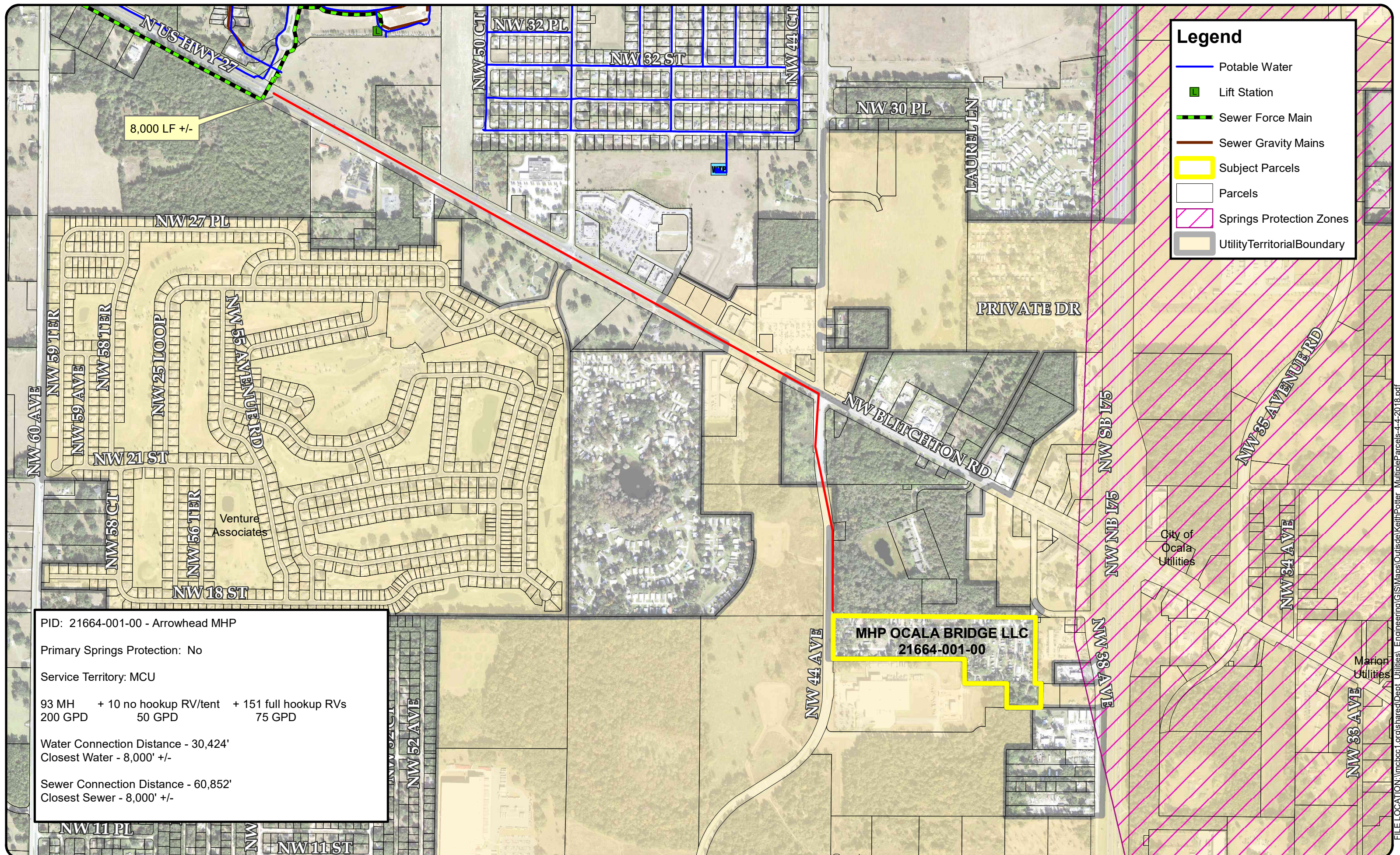
3. DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A. Defer to Traffic.

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

5. DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A

6. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: Defer to Traffic. Stormwater will be reviewed at Major Site Plan submittal.

7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED** - The total trip generation from the site will remain below 100 peak hour trips and the increase in sites represents a minor increase in traffic. A traffic analysis will be required for any other future expansions of this site.



Legend

- Potable Water
- Lift Station
- Sewer Force Main
- Sewer Gravity Mains
- Subject Parcels
- Parcels
- Springs Protection Zones
- Utility Territorial Boundary

PID: 21664-001-00 - Arrowhead MHP

Primary Springs Protection: No

Service Territory: MCU

93 MH + 10 no hookup RV/tent + 151 full hookup RVs
 200 GPD 50 GPD 75 GPD

Water Connection Distance - 30,424'
 Closest Water - 8,000' +/-

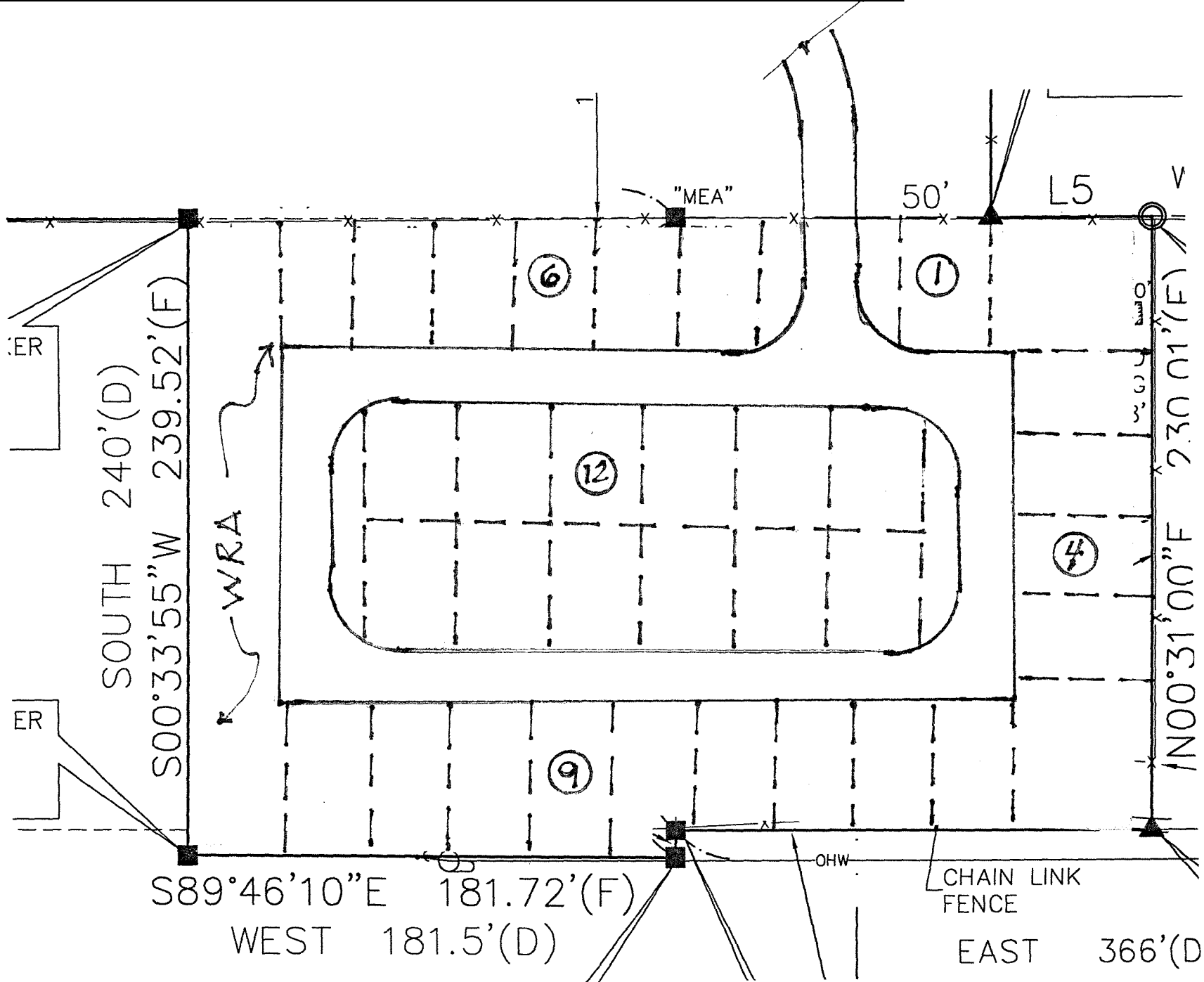
Sewer Connection Distance - 60,852'
 Closest Sewer - 8,000' +/-

MHP OCALA BRIDGE LLC
21664-001-00

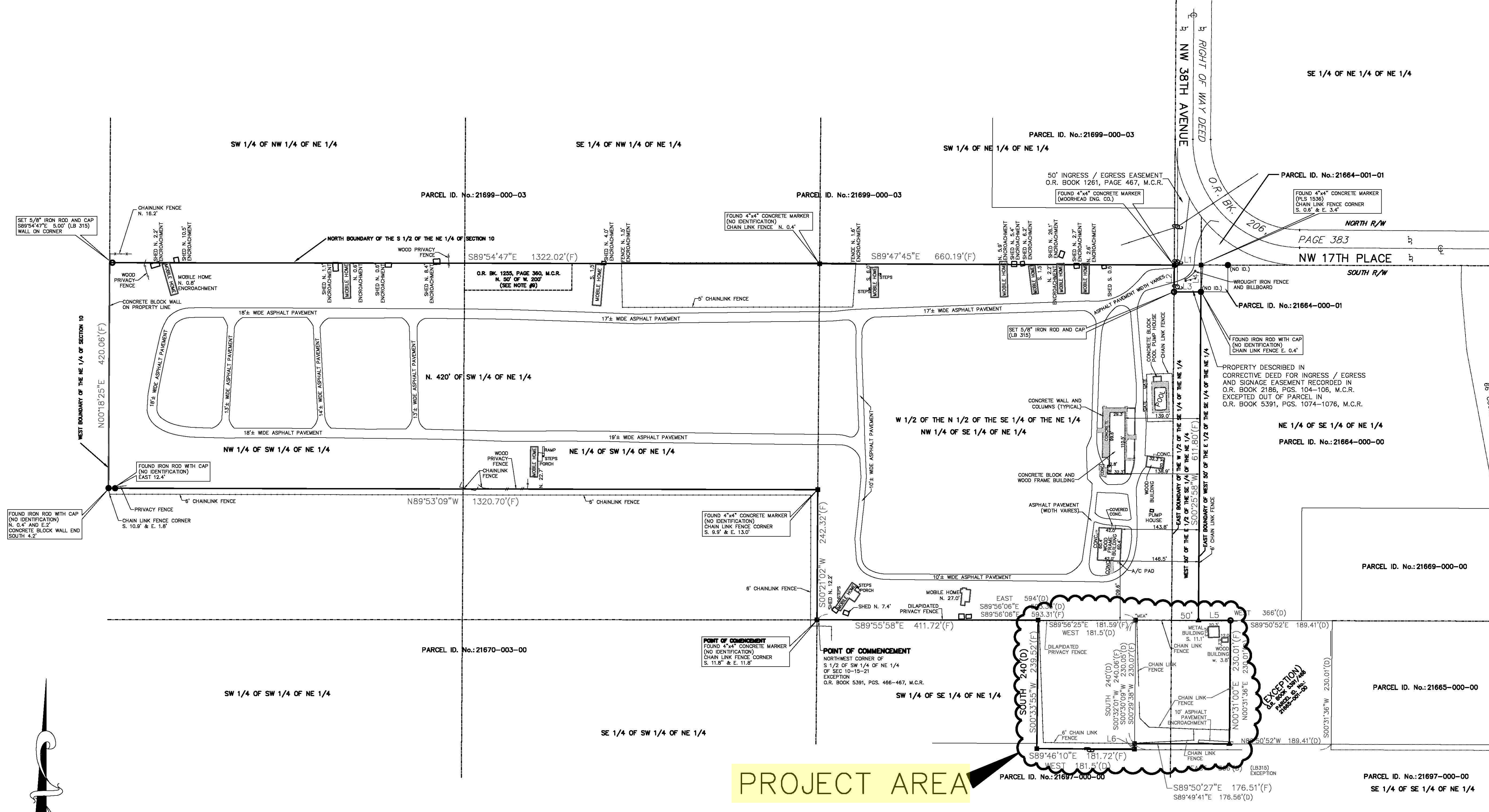


ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST
1720 NW 38TH AVE OCALA
 Project #2021020091 #26307 Parcel #21664-001-00
MOORHEAD ENGINEERING

1" = 50'



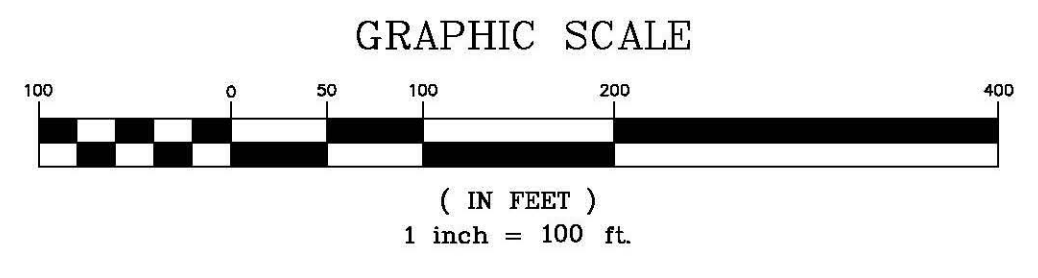
ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION - WAIVER REQUEST
1720 NW 38TH AVE OCALA
Project #2021020091 #26307 Parcel #21664-001-00
MOORHEAD ENGINEERING



1 - 75

FIELD LINE TABLE

LINE	LENGTH	BEARING
L1	50.01'	S89°56'44"E
L2	50.00'	S00°25'59"W
L3	50.00'	S89°58'21"E
L4	49.98'	N00°27'16"E
L5	59.68'	S89°56'49"E
L6	9.99'	S01°26'56"W



- LEGEND**
- = FOUND CONCRETE MARKER (*#*# NUMBER AS NOTED)
 - = FOUND IRON ROD WITH CAP (SIZE AND NUMBER AS NOTED)
 - = SET IRON ROD WITH CAP (WORKHEAD LETTERS)
 - (D) = DESCRIPTION
 - (F) = FIELD MEASUREMENT
 - M.C.R. = MARION COUNTY RECORDS
 - F.N.C. = FENCE CORNER
 - ENCL. = ENCROACHMENT
 - O.R. = OFFICIAL RECORDS BOOK
 - P.C. = PAGE

- NOTES:**
- THE BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH BOUNDARY OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING **S89°54'47"E**.
 - THIS SURVEY IS BASED ON THE RECORDS OF PREVIOUS SURVEYS OF THESE TRACTS BY THIS COMPANY.
 - THE DESCRIPTIONS WERE FURNISHED BY THE CLIENT, AS PER THE TITLE COMMITMENT.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY IS BASED ON THE TITLE COMMITMENT PROVIDED BY THE CLIENT AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 520044 A-1, DATED APRIL 17, 2018 AT 11:00PM.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
 - THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 - ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.
 - EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1255, PAGE 360 SHOWN HEREON APPEARS TO BE IN ERROR.

DESCRIPTION:

THE NORTH 420 FEET OF THE SOUTHWEST 1/4 OF THE NORTH 1/4, AND THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN THE COUNTY OF MARION, STATE OF FLORIDA, TO-WIT: WEST 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 10; AND COMMENCE AT THE NORTHWEST CORNER OF SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 10, THENCE EAST 594 FOR THE POINT OF BEGINNING, THENCE SOUTH 230 FEET, THENCE EAST 366 FEET, THENCE NORTH 230 FEET, THENCE WEST 366 TO POINT OF BEGINNING, ALL IN TOWNSHIP 15 SOUTH, RANGE 21 EAST;

AND WEST 50 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST;

AND THE WEST 181.5 FEET OF THE NORTH 240.00 FEET OF THE EAST 907.5 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST;

LESS AND EXCEPT THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 3409, PAGE 1074, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THAT PROPERTY DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 5391, PAGE 466, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CONTAINING 25.43 ACRES MORE OR LESS

SCHEDULE B-II EXCEPTIONS:

- EASEMENT TO CITY OF OCALA RECORDED IN O.R. BOOK 1037, PAGE 1597, AND PARTIAL RELEASE IN O.R. BOOK 5391, PAGE 937, IS AN ELECTRIC EASEMENT THAT AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- EASEMENT TO CITY OF OCALA RECORDED IN O.R. BOOK 1037, PAGE 1598, IS AN ELECTRIC EASEMENT THAT AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

CERTIFICATION:

FOR THE BENEFIT OF:
MHP OCALA BRIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY;
MHP 27, INC.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
MICHAEL J. COOPER

DATE OF FIELD SURVEY: APRIL 25th 2018

DATE OF SIGNATURE:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MOORHEAD ENGINEERING COMPANY L&P 315
 BRIDGE M. VANHAUSE
 PROFESSIONAL SURVEYOR & MAPPER # 5870
 STATE OF FLORIDA

BOUNDARY SURVEY

MHP OCALA BRIDGE LLC

SECTION 10 - TOWNSHIP 15 SOUTH - RANGE 21 EAST

MOORHEAD ENGINEERING COMPANY
 CONSULTING ENGINEERS - LAND SURVEYORS
 LAND PLANNERS
 P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
 PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 18-044 Drawing: 18044s Scale: 1" = 50'
 Drawn by: EJM Approved by: BMV F.B.2253 Pg.45-71
 Date Finished: Office: 5-15-18 Field: 04-20-18

SHEET NO. 1 OF 1 SHEETS

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