

May 5, 2025

PROJECT NAME: MONTGOMERY SMATT

PROJECT NUMBER: 2025030034

APPLICATION: DRC WAIVER REQUEST #32734

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: Parcel 1362-002-020 is located within the Marion County Utility service area but lies outside the standard connection distance. The nearest water and sewer mains are approximately 6,400 feet away. Marion County Utilities has no comment regarding the waiver request for modification of the buildable area. The parcel is situated within the Secondary Springs Protection Zone and the Urban Growth Boundary.

2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: no comments

3 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: INFO

REMARKS: Stormwater has no objections. This site will be subject to a waiver to a Major Site Plan when its existing and proposed impervious coverage exceeds 8,000 SF per the Hunterdon Hamlet Unit 2 improvement plan.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: NO

REMARKS: Rotating the "buildable area" will require a replat of the subject parcel and the applicant must demonstrate that there will no significant impacts to the rest of the Hamlet based on the proposed actions.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 6.4.6 - Replats

STATUS OF REVIEW: NO

REMARKS: Rotating the "buildable area" will require a replat of the subject parcel and the applicant must demonstrate that there will no significant impacts to the rest of the Hamlet based on the proposed actions.



**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 #32734**

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 4-10-25 Parcel Number(s): 1362-002-020 Permit Number: 2025030577

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

Project Name: Montgomery Smatt Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Hunterdon Hamlet  
Unit 2 Block B Lot 20 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): MONTGOMERY SMATT  
Signature: [Signature]  
Mailing Address: 1825 N PINE AVE City: OCALA  
State: FL Zip Code: 34475 Phone # 352-572-9149  
Email address: MONTY7210@AOL.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): KINSELL CUSTOM HOMES LLC Contact Name: STACI BIONDINI  
Mailing Address: PO BOX 667 City: OCALA  
State: FL Zip Code: 34478 Phone # 352-351-3405  
Email address: SBIONDINI@ARHOMES.COM

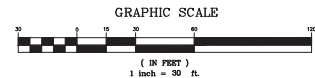
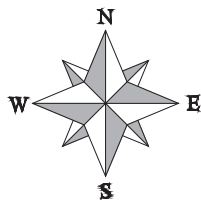
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.4.6 Replats  
Reason/Justification for Request (be specific):  
Would like to rotate buildable area of this hamlet 90 degrees.

**DEVELOPMENT REVIEW USE:**

Received By: Email 4/10/25 Date Processed: 4/14/25 CF Project # 2025030034 AR # 32734

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



N.W. HIGHWAY 25A

LOT 21, BLOCK B

LOT 19, BLOCK B

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 7786, PAGE 710, PUBLIC RECORDS, MARION COUNTY, FLORIDA)

LOT 20, BLOCK B OF HUNTERDON HAMLET UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 146, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH RIGHT OF WAY LINE OF N.W. 54TH LOOP, TO BEAR N.89°58'16"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. THE LANDS DEPICTED HEREON ARE SUBJECT TO UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
7. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
8. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
10. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
11. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 2083C-0001-E, EFFECTIVE APRIL 19, 2017.
12. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJONERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

## SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

DATE \_\_\_\_\_

GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: JANUARY 9, 2025

DRAWN:	J.R.C.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	ADD PROPOSED BUILDABLE AREA	J.R.C.	4/9/25
F.B.	PAGES			
121	53			
FILE INFO:				
HUNTERDON HAMLET				
UNIT 2				
SCALE: 1" = 30'	COPYRIGHT © 2025	JOB ORDER # 24-157 (R)		

BOUNDARY SURVEY  
FOR:  
MONTGOMERY SMATT



STATE CERTIFIED SURVEY



BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471

(352) 351-0091  
EMAIL: glen@plsn.com

(LICENSED BUSINESS NO. 7389)

(P) = PLAT DIMENSION  
(M) = FIELD MEASUREMENT  
(C) = CALCULATED DIMENSION  
(V) = EXCEPTION DIMENSION  
(A/W) = RIGHT OF WAY LINE  
(CB) = CHORD BEARING  
(O/R) = OFFICIAL RECORDS BOOK  
(P/R) = POINT OF REVERSE CURVATURE  
(P/C) = POINT OF CURVATURE  
(L/B) = LICENSED BUSINESS  
(P/S) = PROFESSIONAL SURVEYOR & MAPPER  
(F/E) = FINISHED FLOOR ELEVATION  
(T/B) = TELEPHONE RISER BOX  
(W/P) = WOOD POWER POLE  
(C/P) = CONCRETE POWER POLE  
(M/P) = METAL POWER POLE

(TBM) = TEMPORARY BENCHMARK  
(RCP) = REINFORCED CONCRETE PIPE  
(CMP) = CORRUGATED METAL PIPE  
(VCP) = VITRIFIED CLAY PIPE  
(PVC) = POLYVINYL CHLORIDE  
(HDP) = HIGH DENSITY POLYETHYLENE  
(OU) = OVERHEAD UTILITY(IES)  
(F/S) = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BPT) = BATTERY POWERED  
(A/C) = AIR CONDITIONER  
(F/C) = FREE OPTIC CABLE WARMER  
(PRM) = PERMANENT REFERENCE MONUMENT  
(PSM) = PERMANENT SURVEYING POINT  
(P/S) = PROFESSIONAL SURVEYOR & MAPPER  
(P/S) = PROFESSIONAL LAND SURVEYOR  
(L/S) = LICENSED LAND SURVEYOR  
(ID) = IDENTIFICATION  
(NO) = NUMBER

(W) = WELL  
(T/C) = TRAFFIC CONTROL BOX  
(W/M) = WATER METER  
(T/R) = TELEPHONE RISER BOX  
(E/B) = ELECTRIC BOX  
(C/B) = CABLE TO RISER BOX  
(W/C) = WOOD POWER POLE  
(C/P) = CONCRETE POWER POLE  
(M/P) = METAL POWER POLE  
(F/H) = FIRE HYDRANT  
(F/C) = FIRE DEPARTMENT CONNECTION  
(S/V) = SENDER VALVE  
(W/V) = WATER VALVE  
(S/R) = SET 5/8" IRON ROD & CAP - LB 7389  
(S/R) = SET 5/8" IRON ROD & CAP  
(S/R) = SET 5/8" CONCRETE MONUMENT - LB 7389  
(S/R) = SET 4"x4" CONCRETE MONUMENT - LB 7389  
(S/R) = FOUND 8" OCTAGONAL CONCRETE MONUMENT

(H) = HOSE BIBB  
(B) = BURIED CABLE MARKER  
(G/T) = GREASE TRAP  
(S/M) = SANITARY MANHOLE  
(S/D) = STORM DRAINAGE MANHOLE  
(T/M) = TELEPHONE MANHOLE  
(S/I) = STORM INLET  
(C/L) = CENTERLINE  
(M/W) = MONITORING WELL  
(L/P) = LIGHT POLE  
(S/P) = SIGN POST  
(W/B) = WALDOX  
(S/C) = SANITARY CLEAN-OUT  
(B/L) = BROKEN LINE: NOT DRAWN TO SCALE  
(D/C) = DEPICTS CONCRETE