

April 19, 2024

PROJECT NAME: HARMONY ESTATES

PROJECT NUMBER: 2023120043

APPLICATION: PRELIMINARY PLAT #30947

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: The purpose of this preliminary plat is to split PIDs 47659-000-01 and 47659-000-02 into 6 lots. Improvements are not proposed.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/5/24-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:
- 6 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:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: MCU service area; outside connection distance for 6 lots on this plat; defer to DOH for onsite water & wastewater.

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: 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]."

- 10 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.H - Provide a current topographic survey
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 11 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
STATUS OF REVIEW: NO
REMARKS:
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot)
STATUS OF REVIEW: NO
REMARKS: 4/5/24-fee due with resubmittal
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
STATUS OF REVIEW: NO
REMARKS:
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
STATUS OF REVIEW: NO
REMARKS:
- 15 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:



**Marion County
Board of County Commissioners**

AR 30947

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: _____ Parcel Number(s): 47659-000-01 & 47659-000-02 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Harmony Estates Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ 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): Ronald D. Brown
Signature: *Ronald D. Brown*
Mailing Address: 15595 SE 80th Avenue City: Summerfield
State: Florida Zip Code: 34491 Phone # 352-245-7101
Email address: ron@characteroaksrealestate.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: Rodney K. Rogers
Mailing Address: 1105 SE 3rd Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-9214
Email address: mclemmons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Table 2.11.1 Application Requirements
Reason/Justification for Request (be specific): (Topographic Survey, Environmental Assessment, Karst & Geologic Assessment, Trees, Traffic Impact Analysis, Drainage analysis and natural features and Maintenance/Management Statement.)
This project proposes no site improvements or disturbances to the existing site conditions.

DEVELOPMENT REVIEW USE:

Received By: Email 4/3/24 Date Processed: 4/4/24 BM Project # 2023120043 AR # 30947

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): _____

Revised 6/2021

Empowering Marion for Success

marionfl.org

A PRELIMINARY PLAT

for

HARMONY ESTATES

MARION COUNTY, FLORIDA

PROPERTY INFORMATION:

OWNER: RONALD D. BROWN CLASS ACT TREES, LLC
 15595 SE 80th AVENUE
 SUMMERFIELD, FL 34491

RONALD D. BROWN CHARACTER TREE COMPANY
 15595 SE 80th AVENUE
 SUMMERFIELD, FL 34491

CONTACT PERSON: RON BROWN

TELEPHONE NUMBER: (352) 245-7101

PARCEL AREA: 72.76 Acres ±

PARCEL NUMBER: 47659-000-01 & 47659-000-02

CURRENT LAND USE/ZONING: RURAL LANDS/A-1
 PROPOSED LAND USE/ZONING: RURAL LANDS/A-1

PROPOSED USE: SINGLE FAMILY RESIDENTIAL & AGRICULTURAL

WATER & SEWER SERVICE: INDIVIDUAL WELL & SEPTIC

FEMA FLOOD ZONE DESIGNATION: ZONE 'X', ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0885, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

PROPOSED SETBACKS: 25' MINIMUM FOR SIDE AND REAR LOT LINES; FRONT SETBACK T.B.D. BY FORTHCOMING DECLARATION OF EASEMENTS AND RESTRICTIONS.

MARION FRIENDLY LANDSCAPE AREAS:

ALL LOTS SHALL BE REQUIRED TO PROVIDE MARION FRIENDLY LANDSCAPE AREAS OVER THAT PORTION OF EACH LOT LYING WEST OF THE EAST LINE OF THE EXISTING 170 ft. WIDE ELECTRIC EASEMENT.

PROPOSED MFLA AREA: 32% = 23.39 Acres

LIST OF UTILITY PROVIDERS:

ELECTRIC: SECO ENERGY

CABLE: SPECTRUM

TELECOMMUNICATION: CENTURYLINK

TRAFFIC STATEMENT:

PROPOSED USE: SINGLE FAMILY DETACHED HOUSING

TRIP GENERATION MANUAL 11th EDITION
 LAND USE: 210
 SINGLE-FAMILY DETACHED HOUSING: 6 DWELLING UNITS

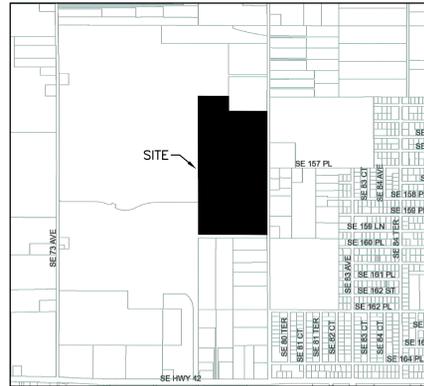
WEEKDAY:
 9.44 TRIPS/DWELLING UNITS
 6 X 9.44 = 56.64 TRIPS/DAY
 AM PEAK HOUR: 0.76 X 6 = 5 TRIPS
 PM PEAK HOUR: 1.00 X 6 = 6 TRIPS

SATURDAY:
 9.54 TRIPS/DWELLING UNIT
 6 X 9.54 = 57 TRIPS/DAY

SUNDAY:
 8.55 TRIPS/DWELLING UNIT
 6 X 8.55 = 51 TRIPS/DAY

LEGEND

R/W RIGHT OF WAY
 E/P EDGE OF PAVEMENT
 C/L CENTERLINE
 SEC. SECTION
 TWP. TOWNSHIP
 RGE. RANGE



SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST
LOCATION MAP
 N.T.S.

INDEX

SHEET NO.	CONTENTS
C001	TITLE SHEET
C002	PROPOSED PLAT

LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
 LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST;
 THENCE S00°08'29"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 275.75 FEET; THENCE N89°56'06"W, 749.00 FEET;
 THENCE N00°04'03"W, 276.07 FEET TO THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE S89°55'01"E, 748.28 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
 LESS AND EXCEPT THE SOUTH 66 FEET THEREOF

AND

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
 LESS AND EXCEPT THE SOUTH 66 FEET THEREOF.

NOTES:

- THIS PROPOSED SUBDIVISION CONTAINS 6 LOTS AND NO (ZERO) MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 72.76 ACRES MORE OR LESS.
- THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.
- THE 50' WIDE ROAD RIGHT-OF-WAY EASEMENT SHOWN HEREON ALONG S.E. 80th AVENUE, SHALL BE GRANTED TO MARION COUNTY BY THE PLAT AND RESERVED FOR FUTURE PUBLIC ROADWAY IMPROVEMENTS.
- THERE SHALL BE A 20 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO S.E. 80th AVENUE, AND A 5 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES. ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED PRIVATELY TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY PUBLIC OR PRIVATE UTILITY PROVIDER.
- PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE STATE PLANE COORDINATES, IN ACCORDANCE WITH MARION COUNTY L.D.C. AND CHAPTER 177, FLORIDA STATUTES.
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AND DERIVED FROM THE L-NET GIS NETWORK.
- ALL LOTS SHALL USE S.E. 80th AVENUE FOR VEHICLE/DRIVEWAY ACCESS AND UTILITY CONNECTIONS.
- THERE ARE NO STORMWATER AND DRAINAGE EASEMENTS LOCATED WITHIN THIS PLAT.

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'S CERTIFICATE:

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

RONALD D. BROWN _____ DATE _____
 PRESIDENT/DIRECTOR
 CHARACTER TREE COMPANY
 AND
 MANAGER
 CLASS ACT TREES, LLC

SURVEYORS CERTIFICATION:

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 PER CHAPTER 2014-147 SECTION 1. SECTION 472.027, FLORIDA STATUTES.

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

NO.	DATE	REVISION

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

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

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

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A PRELIMINARY PLAT
 FOR
HARMONY ESTATES
 Marion County, FL
Title Sheet

JOB No.
 24_HARMONY ESTATES

DATE
 4/2/2024

SCALE
 N.T.S.

SHEET
 C001

