



**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: 4/29/2021 Parcel Number(s): 3573-003-018 Permit Number: 2020122792  
mm/dd/yyyy

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

Project Name: EX018C Adams Homes of Northwest Florida PID # 3573-003-018 Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): Oaks at Ocala Crossings South Ph 1  
Unit        Block C Lot 18

**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): Adams Homes of Northwest Florida, Inc.  
Property Owner's Signature: [Signature] PRESIDENT  
Property Owner's Mailing Address: 3000 Gulf Breeze Pkwy.  
City: Gulf Breeze State: FL Zip Code: 32563 Phone # 352-592-7513

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

Firm Name (if applicable): Adams Homes of Northwest Florida Inc. Contact Name: Francine Riale  
Mailing Address: 3000 Gulf Breeze Pkwy City: Gulf Breeze State: FL Zip Code: 32563  
Phone # 352-592-7513 Alternate Phone #         
Email address: shpermits@adamshoomes.com

**D. WAIVER INFORMATION:**

Section & Title of Code:         
Reason/Justification for Waiver Request: 2.21.1.A - Major Site Plan  
Proposed SFR total under roof at 3520sf + concrete driveway at 519sf totals 4039sf.  
Per final plat calculations, maximum per lot for Phase 1 is 3598sf of impervious coverage.

**DEVELOPMENT REVIEW USE:**

Received By: CG Date Processed: 4/30/21 Project # 2021040119 AR # 206661

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned:        ESOZ:        P.O.M.        Must Vacate Plat: Yes ☐ No ☐  
Land Use:        Date:        Verified by:       

Revised 7/2017

May 12, 2021

PROJECT NAME: ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-018 - WAIVER REQUEST

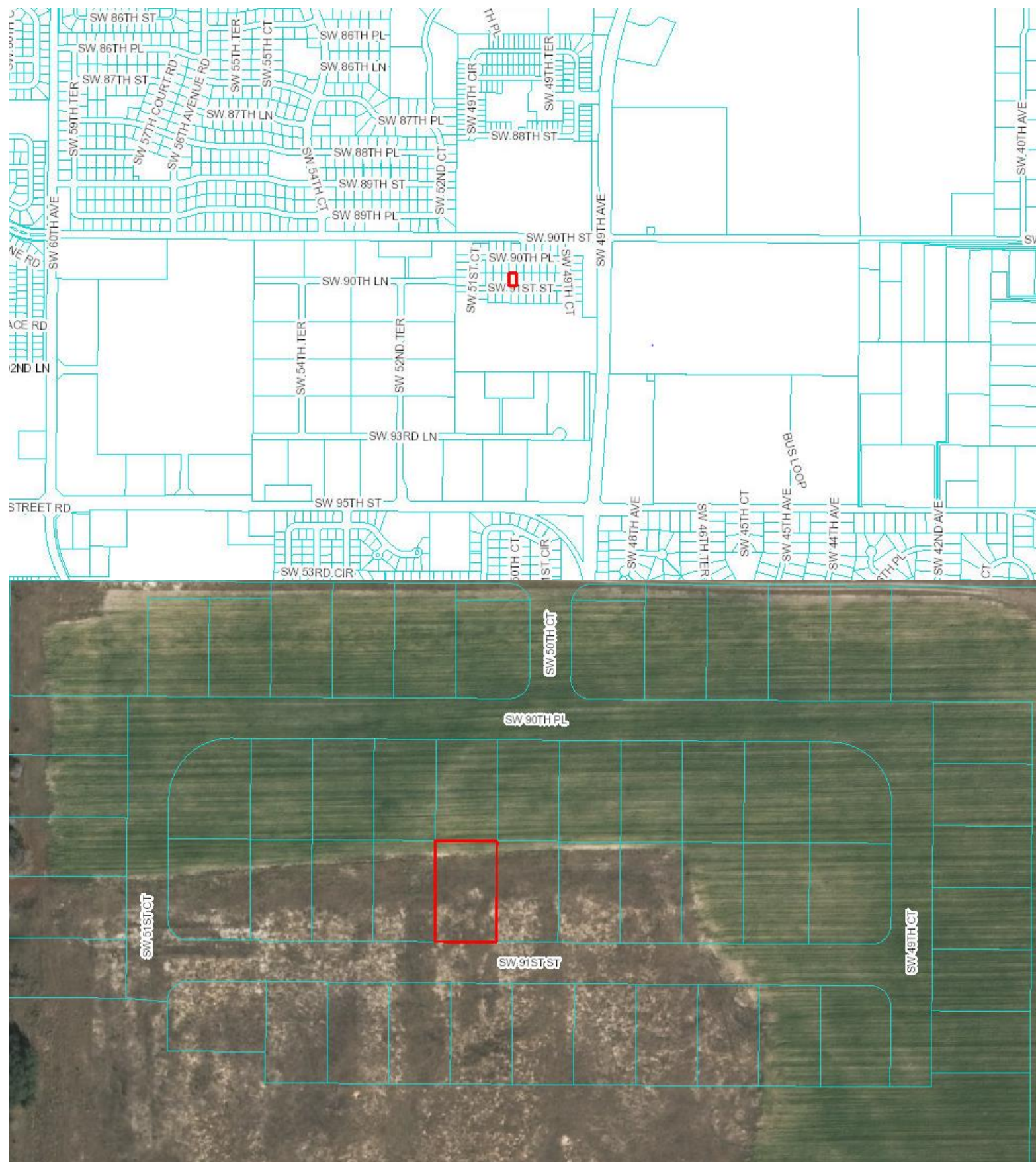
PROJECT NUMBER: 2021040119 APPLICATION: #26661

### **2.21.1.A - MAJOR SITE PLAN**

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REMARKS: **APPROVED** defer to OCE
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REMARKS: Defer to OCE-Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REMARKS: **APPROVED** with setbacks as shown on site plan.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REMARKS: **APPROVED** - will connect to water and sewer service as provided by Marion County Utilities. Not in any primary springs protection zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REMARKS: N/A
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REMARKS: **CONDITIONAL APPROVAL**. Staff recommends approval subject to the following conditions: 1) a. The applicant must provide the Acknowledgement And Acceptance of Additional Stormwater letter from the Developer (O&M Entity) for the 820 sf impervious in excess of 3,600 sf on the lot., OR b. The applicant must provide on-site stormwater control for the additional runoff from the impervious areas in excess of 3,600 square feet, and a letter of no-objection from the Developer. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

Note: The subject parcel is a 0.21-acre parcel (PID 3573-003-018) in the Oaks at Ocala Crossings South Phase 1 subdivision (private roads and private drainage). The proposed impervious coverage is 4,420sf based on the site plan measurements. The Improvement Plans (AR# 22884) assume 3,600 sf impervious coverage per lot. Staff recommends approval with conditions.

## ADAMS HOMES OF NORTHWEST FLORIDA



**ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-018 - WAIVER REQUEST  
OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLOCK C LOT 18  
5069 SW 91ST ST OCALA  
Project #2021040119 #26661 Parcel #3573-003-018 Permit #2020122792  
ADAMS HOMES OF NORTHWEST FLORIDA**

***PLOT PLAN FOR***











**ADAMS HOMES**




**LEGAL DESCRIPTION:** ( AS FURNISHED )

LOT 18 BLOCK "C" OAKS AT  
OCALA CROSSINGS SOUTH  
PHASE ONE. AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 14 PAGES 12-13  
OF THE PUBLIC RECORDS  
OF MARION COUNTY,  
FLORIDA.

SPECIAL NOTE: THE ABOVE DESCRIBED APPEARS TO BE  
IN ZONE "X" (NOT PRONE TO FLOODING) ACCORDING TO  
FEMA FLOOD MAP 12083C0507D

**LEGEND:**

	FOUND CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	FOUND REBAR AND CAP
	SET REBAR AND CAP
	FOUND NAIL AND TAB
	SET NAIL AND TAB
	POLE
	WELL
	WATER METER
	UTILITY BOX
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
— X —	WIRE FENCE
ASPH	ASPHALT
BLK	BLOCK
BDY	BOUNDARY
CONC	CONCRETE
EL	ELEVATION
FM	FIELD MEASURED
PCP	PERMANENT CONTROL POINT
TBM	TEMPORARY BENCHMARK
P—	PROPOSED ELEVATION
— — — — —	EASEMENT

	FIRE HYDRANT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRO	PROPOSED
RGE	RANGE
RES	RESIDENCE
R/W	RIGHT OF WAY
SEC	SECTION
ST	SEPTIC TANK
TWP	TOWNSHIP
Typ	TYPICAL
U/C	UNDER CONSTRUCTION
UE	UTILITY EASEMENT
UDE	UTILITY/DRAINAGE EASEMENT
CL	CENTERLINE
	GUY WIRE OR ANCHOR
DRA	DRAINAGE RETENTION AREA
	ELECTRIC BOX
WPF	WOOD PRIVACY FENCE
OHL	OVERHEAD LINES
E-	EXISTING ELEVATION

**SILVESTRE & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**

CERTIFICATE OF AUTHORIZATION No. LB 6506

177 ALMOND ROAD

OCALA, FLORIDA 34472

352-694-5233 694-7110 FAX 694-2288

[illegible]

## PROPOSED CONSTRUCTION PLAN

NO FIELD WORK DONE TO SUPPORT THIS PLOT PLAN. SURVEY  
DATE SHOWN ABOVE IS DATE SILVERMASTER WAS GENERATED.

CARLOS SILVESTRE JR.  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. LS 4265

01/22/2021  
Signature Date

COPYRIGHT ©

THIS IS NOT A BOUNDARY SURVEY. THIS IS A PLOT PLAN BASED ON PLATTED LOT DIMENSIONS. THIS PLOT PLAN GENERATED FOR USE SOLELY AS A VISUAL AID FOR SALES OR PERMITTING PURPOSES ONLY ANY USE OTHER THAN THAT SPECIFIED IS UNWARRANTED BY THIS COMPANY. ACTUAL LOT DIMENSIONS CAN ONLY BE DETERMINED AFTER COMPLETION OF AN ACCURATE BOUNDARY SURVEY. CONTRACTOR/BUILDER MUST DETERMINE AND COMPLY WITH ALL BUILDING SETBACK REQUIREMENTS.

TO: SW 49TH COURT



Jimmy H. C  
Marion County

ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-018 - WAIVER REQUEST  
OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLOCK C LOT 18  
5069 SW 91ST ST OCALA  
Project #2021040119 #26661 Parcel #3573-003-018 Permit #2020122792  
ADAMS HOMES OF NORTHWEST FLORIDA

ing Application  
t Updated: 04/05/2021



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

# OAKS AT OCALA CROSSINGS SOUTH PHASE ONE

PLAT BOOK 14 PAGE 12

SHEET 1 OF 2

## A PLANNED UNIT DEVELOPMENT AND

A PORTION OF SECTIONS 21 & 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA

NOTICE  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL  
IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER  
GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL  
RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY  
BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### DESCRIPTION

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°29'02"W, ALONG THE EAST BOUNDARY OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1743-1747 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NE CORNER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°29'02"W, ALONG THE EAST BOUNDARY OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1743-1747 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S89°26'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 45.02 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S75°08'01"E, 12.36 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S30°09'45"E, 25.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1733-1742 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°29'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 714.79 FEET; THENCE N89°38'04"W, 144.22 FEET; THENCE N00°21'56"E, 150.00 FEET; THENCE N89°38'04"W, 120.00 FEET; THENCE S00°21'56"W, 17.50 FEET; THENCE N89°38'04"W, 810.00 FEET; THENCE N00°21'56"E, 37.50 FEET; THENCE N89°38'04"W, 120.00 FEET; THENCE N00°21'56"E, 60.00 FEET; THENCE N85°03'38"W, 50.16 FEET; THENCE N89°38'04"W, 145.83 FEET TO A POINT ON THE EASTERLY PLAT BOUNDARY OF "BRADFORD FARMS" AS RECORDED IN PLAT BOOK 7, PAGES 193-194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N00°29'45"E, ALONG SAID EASTERLY PLAT BOUNDARY, 506.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SW 90TH STREET; THENCE S89°38'04"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1320.62 FEET TO THE POINT OF BEGINNING.

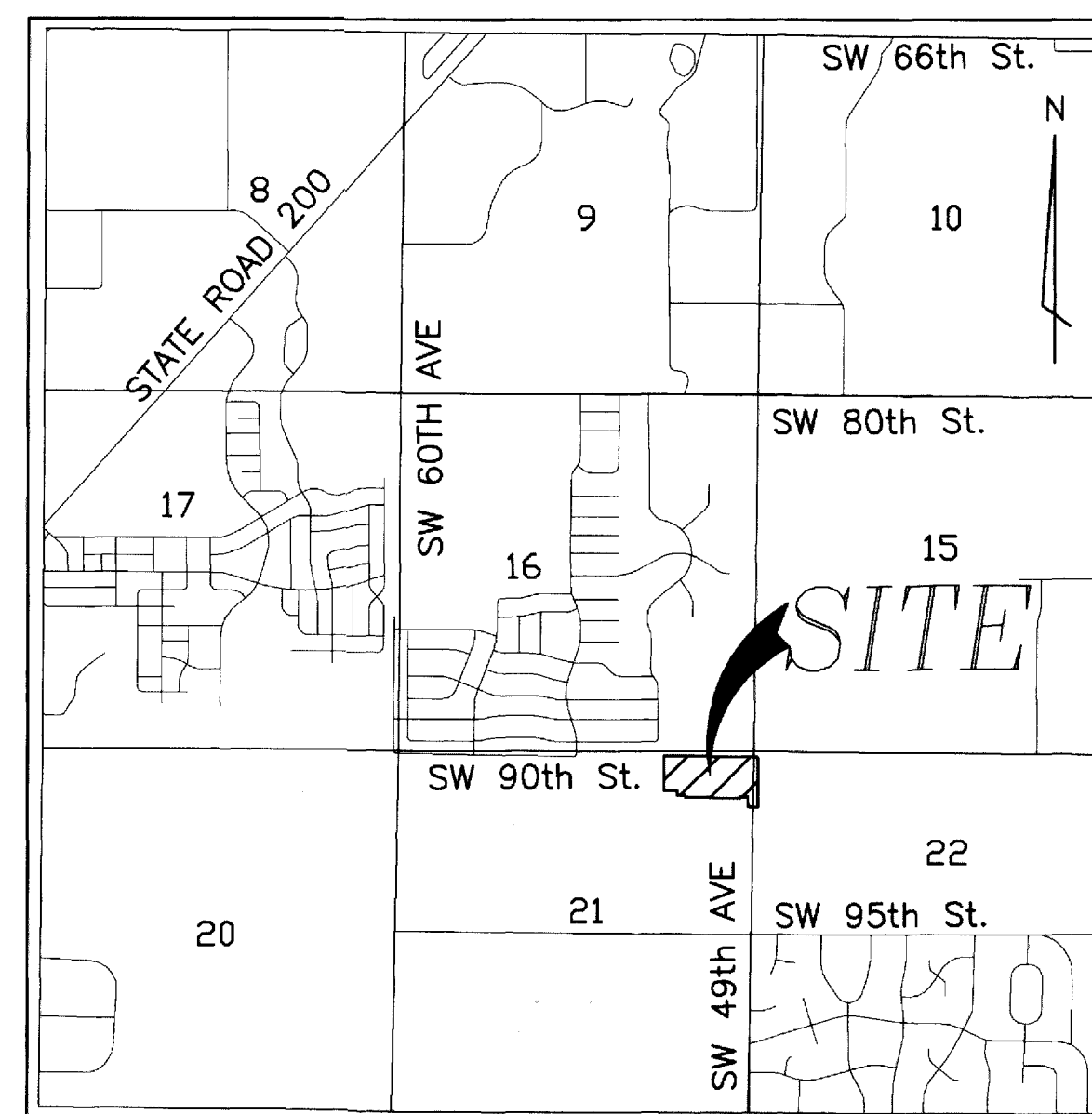
CONTAINING 19.22 ACRES, MORE OR LESS.

### WAIVERS:

- |                         |                               |
|-------------------------|-------------------------------|
| 1. SECTION 6.11.3       | TRAFFIC ANALYSIS              |
| 2. SECTION 6.11.4       | ACCESS MANAGEMENT             |
| 3. SECTION 6.12.9.k     | CENTERLINE RADI               |
| 4. SECTION 2.12.8       | OFFSITE IMPROVEMENT PLAN      |
| 5. SECTION 6.13.3.D (1) | DRA SIDE SLOPE AND BERM WIDTH |
| 6. SECTION 6.12.8       | SOIL DATA                     |
| 7. SECTION 6.12.8       | SOIL DATA                     |
| 8. SECTION 6.4.4.C      | FILE CCR                      |
| 9. SECTION 6.3.1.F (1)  | MSBU                          |

### DATE APPROVED:

- |            |
|------------|
| 09-10-2018 |
| 09-10-2018 |
| 09-10-2018 |
| 06-03-2019 |
| 06-03-2019 |
| 06-03-2019 |
| 06-17-2019 |
| 03-02-2020 |
| 03-02-2020 |



### VICINITY MAP

SCALE: 1" = 1/2 mile

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY [Signature] COUNTY ENGINEERING  
BY [Signature] COUNTY FIRE SERVICES  
BY [Signature] COUNTY GROWTH SERVICES  
BY [Signature] COUNTY SURVEYOR  
BY [Signature] COUNTY UTILITIES  
BY [Signature] COUNTY BUILDING SAFETY

### DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OCALA CROSSINGS DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS OAKS AT OCALA CROSSINGS SOUTH PHASE ONE, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO OAKS AT OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC., 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. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS, 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. (E) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 25 DAY OF March 2020.

### WITNESSES:

[Signature]  
SIGNATURE  
Fred Sadoff  
PRINT NAME  
[Signature]  
SIGNATURE  
Daniel Martin  
PRINT NAME  
BY: [Signature]  
STEVEN FISCHER AS MANAGER

OCALA CROSSINGS DEVELOPMENT, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: EXECUTIVE REAL ESTATE HOLDINGS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER  
BY: S & S FISCHER HOLDINGS, L.P.,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP ITS MANAGER  
BY: S&S FISCHER HOLDINGS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

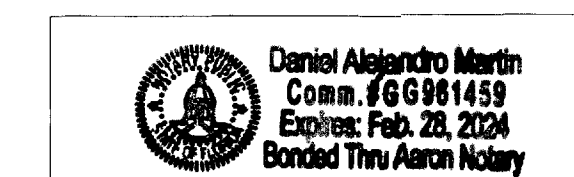
STATE OF Florida  
COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☒ PHYSICAL PRESENCE ☐ ONLINE NOTARIZATION THIS 25 DAY OF March 2020,  
BY STEVEN FISCHER, AS MANAGER OF S&S FISCHER HOLDINGS, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING  
☒ PERSONALLY KNOWN OR  
☐ PRODUCED IDENTIFICATION  
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF Florida

[Signature]  
Daniel Martin  
NOTARY PUBLIC PRINTED NAME  
COMMISSION NUMBER 66461459  
COMMISSION EXPIRES 02/28/2024



NOTARY SEAL/STAMP

### CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OAKS AT OCALA CROSSINGS SOUTH PHASE ONE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS 5 DAY OF May 2020, AT 1:25 PM, AND RECORDED ON PAGE 12 OF PLAT BOOK 14 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: [Signature]  
DAVID R. ELLSPERMAN  
CLERK OF THE CIRCUIT COURT

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 5 DAY OF May 2020 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: [Signature]  
KATHY BRYANT  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: [Signature] 1:25 PM 5.5.2020  
DAVID R. ELLSPERMAN  
CLERK OF THE CIRCUIT COURT

### SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF OAKS AT OCALA CROSSINGS SOUTH PHASE ONE, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLEIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 4TH DAY OF FEBRUARY, 2020, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

[Signature]  
ANDRUS M. GAUDET P.S.M. #5316  
A.M. GAUDET & ASSOCIATES INC. L.B. #7158  
PROJECT SURVEYOR

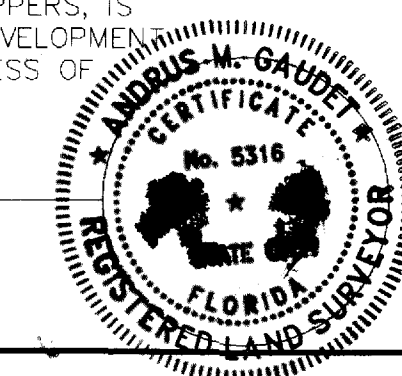
### NOTES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL AND PUD RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0704E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE AND SW 90TH STREET IS PROHIBITED.
- THIS PLAT CONTAINS 55 RESIDENTIAL LOTS AND 0.52 MILES OF ROAD.
- BEARINGS BASED ON GRID NORTH WITH THE NORTH BOUNDARY OF THE NE 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING S89°38'04"E.
- HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH THE MARION COUNTY AND SAID REPLAT COMPLEIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SURVEY.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED FEBRUARY 4TH, 2020 OF THE HEREON DESCRIBED LANDS.
- COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENT RECORDED IN OR BOOK 7186, PAGE 1816, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 5' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE AND REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING SITE, EASEMENTS ALONG COMMON LOT LINES SHALL BE REMOVED UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN.
- TRACTS 'B' & 'C' ARE FOR LANDSCAPING AND SIGN USE AND INCLUDES A BLANKET UTILITY AND DRAINAGE EASEMENT, BUT ARE NOT DEDICATED FOR, OR LIMITED TO, SUCH USES.
- TRACT A & D ARE DESIGNATED FOR DRAINAGE RETENTION AND INCLUDE A BLANKET UTILITY AND DRAINAGE EASEMENT.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE 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, BUILDING PERMIT REVIEW.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
- SIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERRECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE.
- DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 300, PUBLIC RECORD OF MARION COUNTY FLORIDA.
- A 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST BOUNDARY AND A 15' LANDSCAPE BUFFER EXIST ALONG THE NORTH BOUNDARY OF THIS SUBDIVISION.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7071, PAGE 1849 PUBLIC RECORDS OF MARION COUNTY, FLORIDA SPECIFICALLY STATES THAT "THIS NOTICE IS NOT AN ENCUMBRANCE".
- TRACTS A,B,C,D, AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING OAKS AT OCALA CROSSINGS SOUTH PHASE ONE TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATIONS ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.

PREPARED BY

A.M. GAUDET & ASSOCIATES INC.

LAND SURVEYING - LAND PLANNING  
4709 SE 102nd PLACE, SUITE 3, BELLEVUE, FLORIDA 34420  
PHONE: (352) 245-2708 FAX: (352) 245-2883



I HEREBY CERTIFY THAT I HAVE REVIEWED  
THIS PLAT FOR CONFORMITY WITH THE  
REQUIREMENTS OF CHAPTER 177, FLORIDA  
STATUTES AS A PROFESSIONAL SURVEYOR  
AND MAPPER EMPLOYED BY MARION COUNTY.  
JOHN R. ARCHER JR. P.S.M. 5551  
4/26/2020

# OAKS AT OCALA CROSSINGS SOUTH PHASE ONE

PLAT BOOK 14 PAGE 13

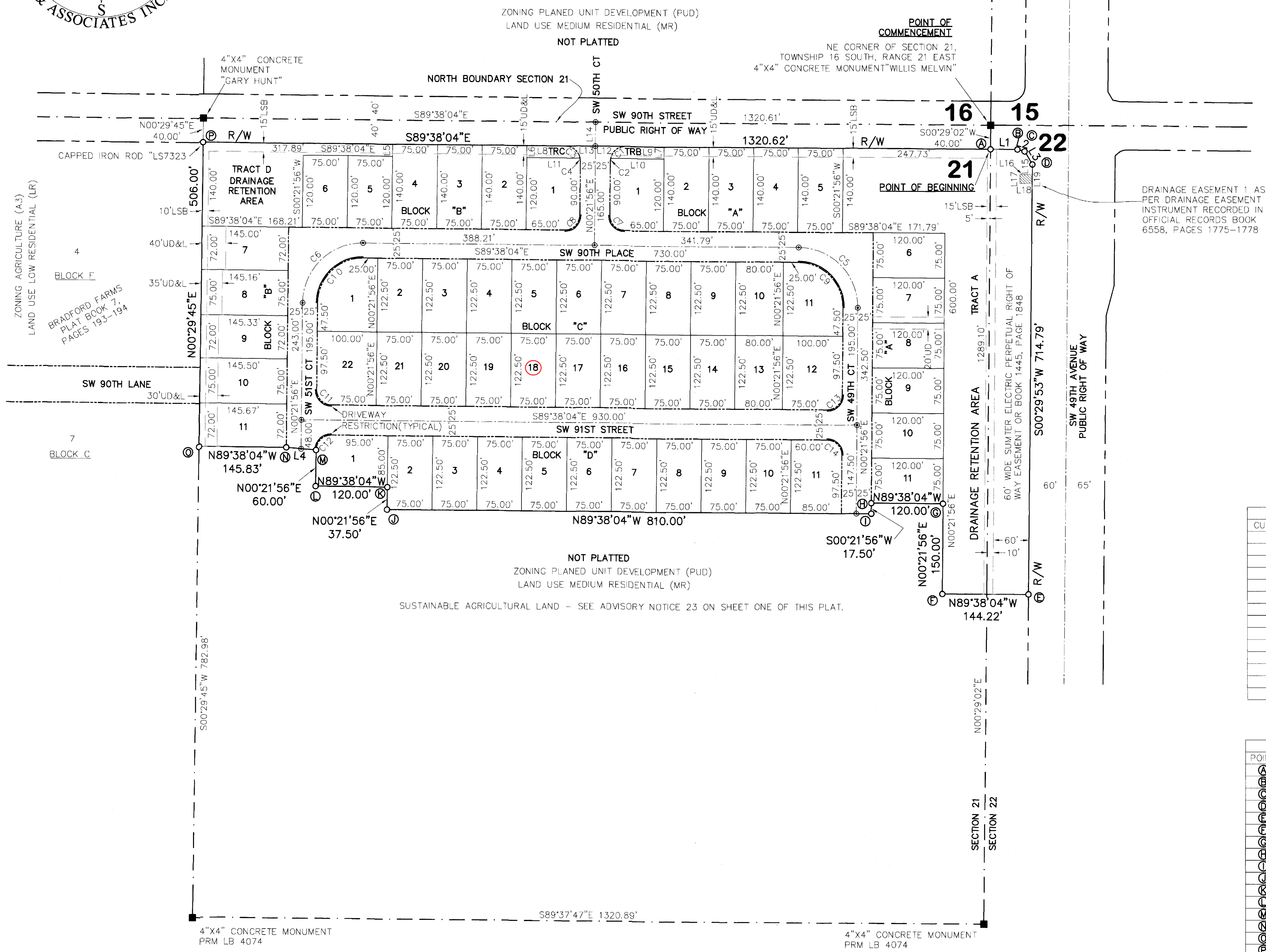
SHEET 2 OF 2



A PLANNED UNIT DEVELOPMENT  
AND  
A PORTION OF SECTIONS 21 & 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA

## LEGEND:

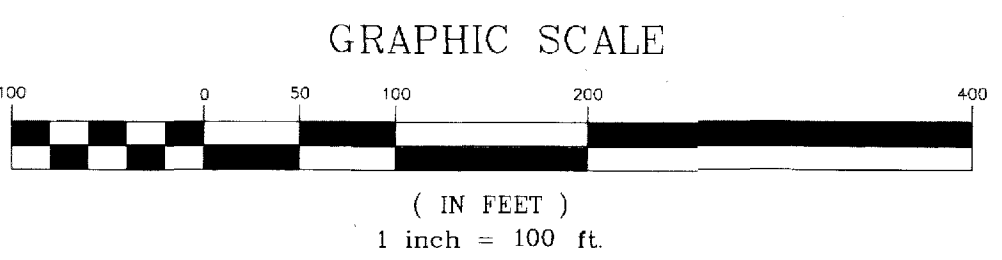
- = FOUND 4"x 4" CONCRETE MONUMENT AS NOTED
- = SET NAIL WITH DISK "LS 5316 PCP" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
- UD&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- UD = UTILITY AND DRAINAGE EASEMENT.
- LSB = LANDSCAPE BUFFER - SEE NOTE 19
- TR = TRACT
- R/W = RIGHT OF WAY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	34.23	25.00	78°27'13"	20.41	S51°08'19"W	31.62
C2	5.04	25.00	11°32'47"	2.53	S06°08'19"W	5.03
C3	34.23	25.00	78°27'13"	20.41	N50°24'28"W	31.62
C4	5.04	25.00	11°32'47"	2.53	N05°24'28"W	5.03
C5	157.08	100.00	90°00'00"	100.00	N44°38'04"W	141.42
C6	157.08	100.00	90°00'00"	100.00	S45°21'56"W	141.42
C7	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.36
C8	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.36
C9	117.81	75.00	90°00'00"	75.00	N44°38'04"W	106.07
C10	117.81	75.00	90°00'00"	75.00	S45°21'56"W	106.07
C11	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.36
C12	39.27	25.00	90°00'00"	25.00	S45°21'56"W	35.36
C13	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.36
C14	39.27	25.00	90°00'00"	25.00	N44°38'04"W	35.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.02	S89°26'40"E
L2	12.36	S75°08'01"E
L3	25.50	S30°09'45"E
L4	50.16	N85°03'38"W
L5	20.00	S00°21'56"W
L6	20.00	S00°21'56"W
L7	20.00	S00°21'56"W
L8	65.00	N89°38'04"W
L9	65.00	N89°38'04"W
L10	89.49	S89°38'04"E
L11	89.49	S89°38'04"E
L12	50.00	N89°38'04"W
L13	50.00	N89°38'04"W
L14	40.00	S00°21'56"W
L15	16.70	S00°29'53"W
L16	20.50	N89°30'07"W
L17	15.01	S00°29'53"W
L18	20.50	S89°30'07"E
L19	15.00	N00°29'53"E

STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
1729737.47	591636.22	0.999945949	
1729737.03	591681.23	0.999945942	
1729733.85	591693.17	0.999945940	
1729711.81	591705.98	0.999945938	
1728997.08	591699.69	0.999945939	
1728998.02	591555.49	0.999945961	
1729148.01	591556.46	0.999945960	
1729148.78	591436.47	0.999945978	
1729131.29	591436.36	0.999945978	
1729136.54	590626.42	0.999946099	
1729174.03	590626.66	0.999946099	
1729174.81	590506.67	0.999946117	
1729234.81	590507.06	0.999946117	
1729239.13	590457.09	0.999946125	
1729240.08	590311.27	0.999946147	
1729746.03	590315.70	0.999946146	



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