



## SUBMITTAL SUMMARY REPORT WaiverSTA-000066-2025

**PLAN NAME:** Cypress RD Industrial Park **LOCATION:** 475 OAK RD OCALA,  
**APPLICATION DATE:** 11/21/2025 **PARCEL:** 9029-0722-34  
**DESCRIPTION:** Waiver request for existing vegetation. See Waiver Request form for more information.

<b>CONTACTS</b>	<b>NAME</b>	<b>COMPANY</b>
Applicant	DUSTIN CULVER	CULVER ENGINEERING, LLC
Owner	John Steyl	A3CM LLC

<b>SUBMITTAL</b>	<b>STARTED</b>	<b>DUUE</b>	<b>COMPLETE</b>	<b>STATUS</b>
OCE: Waiver Request to Major Site Plan v.	11/25/2025	12/08/2025	12/23/2025	Approved

### SUBMITTAL DETAILS

#### OCE: Waiver Request to Major Site Plan v.1

<b>ITEM REVIEW NAME (DEPARTMENT)</b>	<b>ASSIGNED TO</b>	<b>DUUE</b>	<b>COMPLETE</b>	<b>STATUS</b>
Fire Marshal (Plans) (Fire)	Anthony Marino	12/08/2025	11/25/2025	Approved

Growth Services Planning & Zoning (DR) (GS) Jared Rivera 12/08/2025 12/02/2025 Informational  
Planning and Zoning

**Comments**  
1. Please clarify width of existing vegetation along south/north/west.  
2. Please provide professional evaluation of existing tree conditions, including impact of proposed retaining wall on existing tree roots.  
Please provide cross section of existing trees/wall/pavement.  
3. Staff is not opposed to alternative to Type C buffer along southern property boundary, provided dead material is cleaned along Cypress Road and augmented landscaping along parking lot is provided where gaps in vegetation exist.

**Corrections**  
6.8.6 - Buffers (Resolved) - 6.8.6 - Buffers: Comply with Buffer Requirements

OCE Stormwater (Permits & Plans) (Office of the County Engineer) Alexander Turnipseed 12/08/2025 11/25/2025 Informational

**Comments**  
Defer to Landscape

OCE Traffic (Permits & Plans) (Office of the County Engineer) 12/08/2025 11/25/2025 Not Required

Utilities (OCE Plans) (Utilities) Heather Proctor 12/08/2025 12/22/2025 Approved

**Comments**  
Parcel 9029-0722-34 is located within the Marion County Utilities (MCU) service area and will be served by MCU water and wastewater. Marion County Utilities will provide comments regarding utility connections during the site plan review under Project 33205. Utilities has no comments on the waiver for buffers.

The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.



## 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: 11/11/2025 Parcel Number(s): 9029-0722-34 Permit Number: 33205

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

Project Name: Cypress Road Industrial Park Commercial  Residential   
Subdivision Name (if applicable): Silver Springs Shores  
Unit 29 Block 722 Lot 23-38 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): John Steyl - A3CM, LLC   
Signature: \_\_\_\_\_  
Mailing Address: 14330 Eastside Street City: Groveland  
State: FL Zip Code: 34736 Phone # 352-536-5206  
Email address: john@steelworxusa.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): Culver Engineering, LLC Contact Name: Dustin Culver  
Mailing Address: 2064 Farnham Drive City: Ocoee  
State: FL Zip Code: 34761 Phone # 407-576-2065  
Email address: dustin@culvereng.com

#### D. WAIVER INFORMATION:

Section & Title of Code (be specific): Buffers 6.8.6  
Reason/Justification for Request (be specific): South buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, and groundcovers) for the Type 'C' buffer. The existing vegetation is full and thick and was left primarily for this purpose during site clearing (which was approved by Marion County on 4/21)

#### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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



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### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Buffers 6.8.6 Buffers 6.8.6

Reason/Justification for Request (be specific): West buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, groundcover, and buffer wall) for the Type 'B' buffer. The existing vegetation is full and thick and was left primarily for this purpose during site clearing (which was approved by Marion County 4/21). There property to the west is/was a sand mine and has been extensively excavated

Section & Title of Code (be specific) Buffers 6.8.6 Buffers 6.8.6

Reason/Justification for Request (be specific): North buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, groundcover, and buffer wall) for the Type 'B' buffer. The existing vegetation is full and thick and was left primarily for this purpose during site clearing (which was approved by Marion County 4/21). There is an additional minimum 25' vegetative buffer on the adjacent property. This property is railroad r.o.w. and buffer is likely to remain

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific):  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific):  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific):  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific):  
\_\_\_\_\_  
\_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

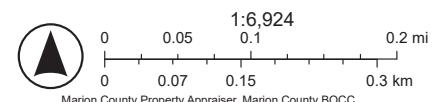
Reason/Justification for Request (be specific):  
\_\_\_\_\_  
\_\_\_\_\_

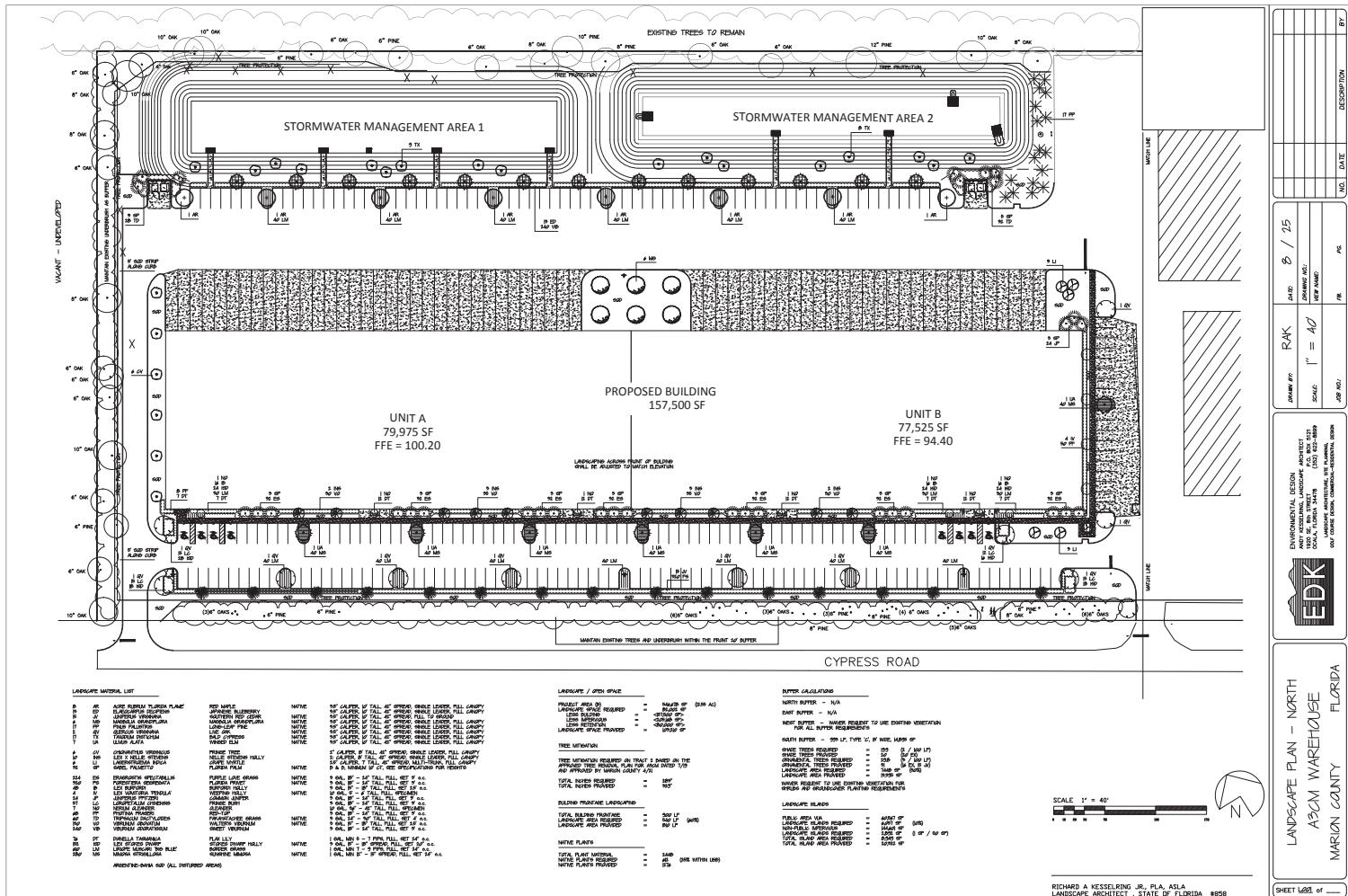
## ArcGIS Web Map



2/4/2026, 3:49:45 PM

- Marion County
- Streets
- Parcels
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1







## SUBMITTAL SUMMARY REPORT 33205

PLAN NAME: CYPRESS RD INDUSTRIAL PARK LOCATION: 475 OAK RD  
OCALA,  
APPLICATION DATE: 08/15/2025 PARCEL: 9029-0722-34

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	DUSTIN CULVER	CULVER ENGINEERING, LLC
Engineer of Record	DUSTIN CULVER	CULVER ENGINEERING, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	12/08/2025	Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	09/02/2025	09/16/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/04/2025	12/11/2025	12/30/2025	Requires Re-submit

### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/16/2025	11/09/2025	Requires Re-submit
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied NO 6.2.1.F - North arrow and graphic drawing and written scale On Sheets SM-1.0 & TR-1.0, the North Arrow is not pointing North. NO Additional 911 comments Sheet C-1.0 Needs Section 21 added as this project is in Sections 21 & 22.			
Environmental Health (Plans) (Environmental Health)		09/16/2025	11/09/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			

Fire Marshal (Plans) (Fire)	09/16/2025	11/09/2025	Requires Re-submit
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area INFO 6.18.5 - Access Control Box Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000. NO 6.18.2.D - Fire Department Connections If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and 1/2 times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1). Please show its location on the Utility page.		

INFO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000.

NO 6.18.2.G - Painting and Marking of Fire Hydrants Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.  
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
N/A Additional Fire comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	09/16/2025	11/09/2025	Requires Re-submit
Comments	LAND USE-REJECT		

# SUBMITTAL SUMMARY REPORT (33205)

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?  
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?  
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
NO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Please provide floodplain information and if any wetlands are present.  
N/A 3.3.2.C - Complies with Approved ECSD PUD?  
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?  
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?  
NO 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] Please provide if this is in a flood zone or environmentally sensitive overlay zone.  
NO 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] Parcel located within primary springs protection zone. Please include this information on the cover page.  
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?  
N/A 4.1.4.J - [Greenway Setback Provided?]  
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Assessment provided is expired, please provide a current environmental assessment.  
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species found on-site, preservation/mitigation will be required through FWC.  
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]  
N/A 6.12.2.A - [Local Road right-of-Way Provided?]  
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]  
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?  
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]  
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?  
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]  
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]  
N/A 6.11.4.E - [Sight Triangle Provided?]  
N/A 6.11.5 - [Driveways Separated/Coordinated?]  
N/A 6.12.12 - [Sidewalks Internal/External Provided?]  
NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Please provide.  
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?  
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Note on concurrency must be included on cover page.  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]  
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]  
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

## ZONING-REJECT

YES 2.12.4.C - Owner and applicant name Included  
YES 2.12.4.L(1) - Parcel number Included  
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate FLU designation for subject property. Please indicate zoning/FLU designation to the north/west/east/south of subject property on a master aerial site plan showing all adjacent parcels  
NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please clearly label required side/rear/front setbacks on dimension plan. Front/side setbacks on sheet C2 are incorrect for M-2 zoning classification. Please correct.  
Per LDC Sec. 2.12.4.L, the cover sheet should also contain a data block listing all applicable Zoning requirements (lot area, width, setbacks, building height, parking calculations, etc.).  
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements (1) Please indicate/identify SF of all proposed AND existing improvements on site plans. Only proposed improvements are included in dimension plan.  
(2) Staff notes a driveway along Oak Road will be removed. Please indicate total impervious surface area on entire parcel.  
(3) Front/side setbacks on sheet C2 are incorrect for M-2 zoning classification. Please correct and show on dimension plan.  
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [NO] Staff notes driveway along Oak Rd will be removed according to landscaping sheet. please indicate the required buffer type that will be provided and show on dimension plan sheet. Please indicate required buffer types along railroad and future MFR development to west (PID 9029-0723-00, PUD 220508Z).  
If wall is utilized, please provide detail drawing of garbage collection area meeting screening requirements in LDC Sec. 6.8.9.A  
[INFO] Pursuant to LDC Sec. 6.8.9, loading/unloading areas shall be screened as follows:  
(1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or  
(2) Buffer fencing with a minimum height of three feet.  
Please clarify how this is performed and indicate on dimension plan/landscaping sheet.  
NO 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Please indicate/identify SF of all proposed AND existing buildings in site plans.  
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU.  
INFO 2.12.9 - Show adjacent streets serving development Please provide master aerial site plan of entire parcel and indicate Oak Rd, a collector road.  
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X  
NO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Gopher tortoise permit has expired. This item will remain NO until the Applicant completes one of two options: (1) Submit an explicit environmental assessment for listed species (EALS) consistent with  
Marion County Land Development Code Sec. 6.5.4; or (2) Submit an EALS exemption request consistent with Sec. 6.5.3.C.  
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route (1) Please indicate number of required handicap parking.  
(2) Please identify entire loading area on dimension plan/landscaping sheet. Pursuant to LDC Sec. 6.11.7, the engineer shall state or show on the plans the proposed loading and unloading arrangement.  
(3) Will space between removed driveway be used for additional parking? Please indicate on dimension plan and other applicable

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sheets. Update parking figures accordingly.

INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any signs? If so, indicate in dimension plan. All signs will require separate sign permit.

NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks (1) Please indicate/identify SF of all proposed AND existing improvements on site plans. Only proposed improvements are included in dimension plan.

(2) Staff notes driveway along front will be removed. Please indicate total impervious surface area on entire parcel.

(3) Front/side setbacks on sheet C2 are incorrect for M-2 zoning classification. Please correct and show on dimension plan.

INFO 2.12.27 - Show location of outside storage areas Will there any outdoor storage areas? If so, please identify areas and provide screening meeting requirements in LDC Sec. 4.2.28.F

INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Within Primary Springs Protection Zone and subject to restrictions in uses as provided LDC Sec. 5.4.4. Please acknowledge on cover sheet.

Also in:

FEMA Flood Zone X

No ESOZ

INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

----- 09/16/2025 ----- 11/09/2025 ----- Requires Re-submit -----

Landscape (Plans) (Parks and Recreation) Comments

YES 2.12.18 - All trees 10" DBH and larger

N/A 2.12.25 - Marion Friendly Landscape Areas

YES 6.7.3 - Tree protection

NO 6.7.4 - Shade tree requirements 1. Provide shade tree calculations 2. 182 shade trees req (546,678/3,000=182) 94 Proposed, 65 existing = 159 shown. How will deficit be addressed? 3 All shade trees shall be 3.5" caliper at installation

NO 6.7.6 - Tree removal submittal requirements Will any trees be removed?

NO 6.7.8 - Protected tree replacement requirements Pending response to 6.7.6.

PEND 6.7.9 - Replacement trees; general requirements Pending response to 6.7.6.

NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Please revise plant specs to better reflect nursery standards, ie not all trees will be 10' tall or have a 42" spread.

YES 6.8.3 - Landscape design standards

YES 6.8.4 - Landscape area requirements for non-residential development

N/A 6.8.5 - Landscape area requirements for residential and mixed use developments

NO 6.8.6 - Buffers 1. It appears DRA construction will necessitate removal of adjacent trees, root plates will be heavily impacted by construction. How will these trees be mitigated for? 2. Waiver required to use existing vegetation in lieu of east buffer planting, staff supports. 3. West buffer shows only shrubs, please show required groundcover 4. All invasive plant material shall be removed from site, including areas where existing vegetation is remaining.

YES 6.8.7 - Parking areas and vehicular use areas

YES 6.8.8 - Building landscaping

YES 6.8.9 - Service and equipment areas

N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities

N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities

INFO 6.8.10 - General planting requirements (specifications) Any volcano mulching at inspection will cause site to be failed

YES 6.8.11 - Landscape installation

YES 6.8.12 - Landscape completion inspection requirements

INFO 6.9.2 - Irrigation plan requirements (details, legend, notes) 1. Clarify why irrigation mainline is crossing the driveway.

YES 6.9.3 - Irrigation design standards

YES 6.9.5 - Irrigation system installation

YES 6.9.6 - Completion inspection requirements

NO 6.19.3 - Outdoor lighting plan requirements Will there be outdoor lighting? If so, please submit a signed and sealed photometric plan for review

PEND 6.19.4 - Exterior lighting design standards

N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone

NO Additional Landscape comments Irrigation plan shall be signed and sealed at submittal per 6.9.2.C

----- 09/16/2025 ----- 11/09/2025 ----- Approved -----

OCE Design (Plans) (Office of the County  
Engineer)

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUEDUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/16/2025	11/09/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/9/25-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodolgoy fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval YES 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. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 10/9/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments 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. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/16/2025	11/09/2025	Requires Re-submit
Comments	NO Major Site Plan Plan Lacking Owner's Certification on Cover Sheet. Project map checked. -EMW 9.23.25			
	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]."			

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/16/2025	11/09/2025	Requires Re-submit
<b>Comments</b>				
INFO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.				
INFO 2.12.8 - Topographical Contours LDC requires a current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys shall be less than 12 months old.				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements				
NO 2.12.13/14/15 - General Exhibits Please provide a National Wetland Inventory map.				
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing				
NO 2.12.38 - Stormwater Maintenance Entity The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".				
YES 6.13.2.C - Geotechnical Investigation Report				
NO 6.13.7 - Geotechnical Criteria Each DRA requires minimum of 2 borings				
YES 6.13.2.A(1)/(2) - Contributing Basins/Tc				
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations				
YES 6.13.2.A(4) - Stormwater Features & Connective Elements				
NO 6.13.2.A(3) - Retention/Detention Area Design Parameters (1) Maximum pond depth is 6 ft. Staff may support a waiver depending on soil borings (2) Pond bottom needs to be sodded				
NO 6.13.3 - Type of Stormwater Facility Criteria See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"				
NO 6.13.4 - Stormwater Quantity Criteria See Comment under "6.13.7 - Geotechnical Criteria"				
NO 6.13.2.B(4) - Hydrologic Analysis See Comment under "6.13.7 - Geotechnical Criteria"				
NO 6.13.4.C - Discharge Conditions See Comment under "6.13.7 - Geotechnical Criteria"				
NO 6.13.2.B(6) - Freeboard See Comment under "6.13.7 - Geotechnical Criteria"				
NO 6.13.4.D - Recovery Analysis See Comment under "6.13.7 - Geotechnical Criteria"				
YES 6.13.5 - Flood Plain & Protection				
YES 6.13.2.A(8) - Finish Floor Elevation Criteria				
NO 6.13.6 - Stormwater Quality Criteria See Comment under "6.13.7 - Geotechnical Criteria"				
N/A 6.12.6 - Roadway Flooding Level of Service				
N/A 6.13.6.B - Alternative Treatment Techniques				
NO 6.13.6.C - Best Management Practices Please provide a karst repair detail				
NO 6.13.8 - Stormwater Conveyance Criteria Please provide conveyance calculations				
NO 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.8 - Stormwater Conveyance Criteria"				
N/A 6.13.8.B(3) - Lane Spread Calculations				
YES 6.13.2.A(9) - Access Accommodates Stormwater				
YES 6.13.8.B(7) - Minimum Pipe Size				
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures				
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes				
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales				
YES 6.13.9 - Grading Criteria				
YES 6.13.2.A(11)(a) - Construction Entrance				
YES 6.13.2.A(11)(b) - Erosion Control				
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References				
INFO 6.13.2.B(8) - Calculation & Plan Consistency This item will be reviewed during resubmittal				
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.				
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.				
YES 6.10 - Karst Topography and High Recharge Areas				
NO 7.1.3 - Drainage Construction Specifications (1) We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." (2) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback. The Storm Pipe Material note will need to be updated to reflect this or otherwise removed.				
NO 6.13.12 - Operation and Maintenance An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.				
NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.				
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.				

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/16/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 &amp; 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 &amp; 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>NO 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site Please provide.</p> <p>NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide.</p> <p>NO 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values Please provide.</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide updated survey.</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide overlay of Plan Sheet C-2.0 on an aerial of site.</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/16/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>YES 2.12.20 - Phases of development</p> <p>N/A 2.12.30 - Route Plan</p> <p>YES 2.12.38 - Maintenance of improvements</p> <p>YES 6.2.1.E - Drawing legend</p> <p>YES 6.11.3 - Traffic Impact Analysis</p> <p>N/A 6.11.4.B - Cross access</p> <p>N/A 6.11.4.E - Sight triangle</p> <p>NO 6.11.5 - Driveway access 10/5/25 - 1. The standard commercial driveway design requirements are insufficient for an industrial development with significant truck traffic. Provide truck turning movement diagrams at the driveways to justify the driveway widths and radii. 2. The existing driveway will need to be upgraded to ensure it is large enough for the increased truck traffic.</p> <p>NO 6.11.6 - Construction route 10/5/25 - Provide a note stating that construction vehicles shall utilize Oak Road east of Cypress Road to Maricamp Road and that use of Oak Road west of Cypress Road, Emerald Road, or Cypress Road south of Oak Road is prohibited.</p> <p>N/A 6.11.9.A - Traffic signals</p> <p>YES 6.11.9.B - Traffic signs</p> <p>YES 6.11.9.C - Pavement marking</p> <p>N/A 6.12.1.A - Transportation Facilities - Purpose and Intent</p> <p>N/A 6.12.2 - Right-of-way</p> <p>N/A 6.12.11 - Turn lanes</p> <p>YES 6.12.12 - Sidewalks</p> <p>N/A 6.12.13 - Utility position in right-of-way</p> <p>NO Additional Traffic comments 10/5/25 - The paving of cypress road to the northern property line is required to be submitted as a separate offsite improvement plan approved concurrently with the site plan. The improvements to Cypress Road also need to include resurfacing of the existing section of roadway all the way to Oak Road which is significantly deteriorated and can't sustain the heavy truck traffic from this industrial development. The traditional pavement design for a subdivision street is not suitable for this roadway due to the significant heavy truck traffic. A pavement design shall be submitted with the offsite improvement plan to show that the pavement design will address the heavy truck traffic.</p>			
Utilities (OCE Plans) (Utilities)		09/16/2025	11/09/2025	Requires Re-submit

# SUBMITTAL SUMMARY REPORT (33205)

## Comments

YES Marion County Utilities Contact Information Correct on cover  
YES Parcel numbers identified in project match proposed site plan layout 9029-0722-34  
YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities  
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities  
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider  
YES 6.14.2.A - Water Connection Requirements Connecting to 10" water main.  
YES 6.14.2.A - Sewer Connection Requirements Connecting to Manhole on 8" sanitary sewer.  
INFO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Is a great trap required? New and existing non-residential site developments which include cooking or food preparation on site may discharge into the system providing the food preparation wastewater is pretreated and monitored. Review the Marion Land Development Code - Section 6.14.2(C)  
INFO 6.14.2.C - Industrial Pretreatment Is pre-treatment required? New and existing site developments which include the use of petroleum based products which may discharge into the system shall pretreat the wastewater. Review the Marion Land Development Code - Section 6.14.2(C)  
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan  
INFO 6.14.3.B - Springs Protection Zone Located within the Primary Springs Protection Zone - Should be notated on cover page.  
INFO 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.  
INFO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply.  
INFO 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.  
INFO 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections C-5.0 Plan and Profile is inverted. Can you revise to show typical view.  
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections  
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules  
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas  
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system  
NO 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system C-4.0 Add clean out / manhole at property line, which will be the end of county maintenance. (2) Contractor to confirm location of existing sanitary sewer and manhole.  
PEND 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements  
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version ALL Detail pages for Utilities need to be updated to the 4/2023 version. Updated details can be found on MCU's website, the Marion County Land Development Code, or requested from the MCU Development Review Officer.  
INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications, including the Marion County Building permit and any issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting.  
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU  
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer  
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU  
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer  
INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)  
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU  
NO 6.14.7 - Construction Inspection - PLAN NOTE: Must be added to Utility Plan - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org  
INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process.  
N/A 6.14.9.A - Developer's Agreement  
INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: This project will require all new utility infrastructure located outside the property line to be transferred to Marion County Utilities through a Bill of Sale  
INFO 6.14.9.B - Bill of Sale A Bill of Sale will be required before any DEP clearances are signed out by MCU. The Bill of Sale documents are provided during the Pre-Construction meeting, and can also be requested at any time from the MCU - Development Review Officer.  
N/A 6.15.1 - Potable Water Distribution System  
N/A 6.15.2 - Decentralized Water System (WTP)  
INFO 6.15.3 - Fire Protection/Fire Flow Capacity C-4.0 All private fire hydrants to be painted yellow (TYP) (2) Fire Line will remain in owner's name since it is shared.  
NO 6.15.4 - Water Main Piping Installation C-4.0 Extend water main the length of the parcel on Cypress Road.  
NO 6.15.5 - Water Service and Connection C-4.0 Show water connection in detail view. (2) How is the connection going from a 4" to 2" on the water connection?  
YES 6.15.6.A - Potable Water Metering - individual/banked, size 2" shown on C-4.0  
N/A 6.15.6.B - Irrigation Water Metering - size Irrigation well - see previous comment.  
N/A 6.15.6.C - Sewer service only (water meter required/shown)  
INFO 6.15.6.D - Meter Location Meters are to be located in the Right-of-way.  
N/A 6.15.6.E - Meter Easements  
YES 6.15.6.F - Meter Boxes  
INFO 6.15.6.G & H - Meter Sizing EOR is required to size all meters appropriately. Meters shall be provided by MCU and paid for by the Builder/Developer. Meters 2" or less, and will be installed by Marion County Utilities.  
INFO 6.15.7 - Cross Connection Control and Backflow Prevention A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released.  
N/A 6.15.8 - Public Water Well Standards  
N/A 6.15.9 - Wellfield and Water Supply

# SUBMITTAL SUMMARY REPORT (33205)

N/A 6.15.10 - Water Treatment Plants (WTP)  
 N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)  
 N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design  
 N/A 6.16.5.A & B - Private Wastewater Pump Stations Sanitary Sewer  
 N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)  
 N/A 6.17 - Water Reclamation/Reuse Facilities

YES Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33205

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

NO Additional Utilities comments C-1.0 - The electric company is wrong. Duke Energy is shown as the provider for this area.  
 INFO Additional Utilities comments What is the proposed / intended use of the building?  
 NO Additional Utilities comments C-4.0 Add "End of County Maintenance" Notes to the water and sewer at the property line.  
 NO Additional Utilities comments General Note Revisions: Page GN-1.1 Utility Note M: Asbestos Cement is not permitted for utilities. Utility Note T: 3 feet is the minimum cover allowed. (2) GN - 1.0 Utility note 4.F - No physical connection between new and existing water main until FDEP Clearance is received by MCU. A jumper meter with RPZ is required. Utility Note: 1.G All pressure tests and subsequent repairs are to be witnessed by an MCU construction inspector. Utility Note 8.A - Contractor to verify the depth and size of all existing utilities. Note 9: Add pre-construction plan note from MCU here as well.  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments  
 N/A Additional Utilities comments

## OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/11/2025	12/05/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/11/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/11/2025	12/05/2025	Approved
Comments	Corrections made and approved.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/11/2025	12/09/2025	Requires Re-submit
Comments	See corrections for Planning/Zoning comments.			
Corrections	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			
Corrections	2.12 - Lot area & lot width (Not Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
Corrections	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Corrections	2.12.6 - Location of water and sewer (Resolved) - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Not Resolved) - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
Corrections	2.12.4/6.11.8 - Parking (Not Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	2.12/4.2 - Lot setback (Not Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Corrections	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Corrections	2.12/4.2 - Building height (Not Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12.4/6.11.6 - Construction access (Not Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.,			

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/11/2025	12/09/2025	Requires Re-submit
Corrections	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Corrections	2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/11/2025	12/04/2025	Requires Re-submit
Comments	Revised version of landscape plans not submitted - submitted version is dated 8/25 and does not reflect revision as stated in the response to comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/11/2025	12/30/2025	Requires Re-submit
Corrections	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/11/2025	12/16/2025	Requires Re-submit
Comments	<p>Plan Lacking Owner's Certification on Cover Sheet. Project map checked. -EMW 9.23.25//12.16.25</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/11/2025	12/08/2025	Requires Re-submit
Corrections	<p>6.13.7 - Geotechnical Criteria (Not Resolved) - 6.13.7 - Geotechnical Criteria: Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.</p> <p>Additional Stormwater comments (Not Resolved) - Additional Stormwater comments</p> <p>2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.</p>			
Corrections	<p>6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.</p> <p>6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.</p> <p>6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.</p>			
Corrections				

# SUBMITTAL SUMMARY REPORT (33205)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU <sup>E</sup>	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/11/2025	12/08/2025	Requires Re-submit
Corrections	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
Corrections	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
Corrections	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/11/2025	12/04/2025	Requires Re-submit
Corrections	Additional Survey Comments (Not Resolved) - Additional Survey Comments			
Corrections	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/11/2025	12/05/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/11/2025	12/11/2025	Requires Re-submit
Comments	Project will be served by MCU for water and sewer service. See rejection comment.			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			

# CYPRESS ROAD INDUSTRIAL PARK

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## SITE CONSTRUCTION PLANS

LEGAL DESCRIPTION

(PARENT TRACT)

LOT 23 THROUGH 38, INCLUSIVE, BLOCK 722, SILVER  
THEREOF, AS RECORDED IN PLAT BOOK J, PAGES  
111-112, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
(TRACT 1)  
LOT 32 THROUGH 38, INCLUSIVE, BLOCK 722, SILVER SHORES UNIT 29, ACCORDING TO THE MAP OR PLAT

LOT 32 THROUGH 38, INCLUSIVE, BLOCK 722, SILVER SHORES UNIT 29, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 227 THROUGH UNIT 231, ACCORDING INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PUBLIC RECORDS OF MARION COUNTY, FLORIDA

LOT 23 THROUGH 31, INCLUSIVE, BLOCK 722, SILVER  
THEREOF, AS RECORDED IN PLAT BOOK J, PAGES

PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
SUBJECT TO ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.

## SITE LOCATION



PARCEL ID # 9029-0722-34  
SECTION 22, TOWNSHIP 16, RANGE 2  
475 OAK ROAD  
OCALA, FLORIDA 34472

## INDEX OF DRAWINGS

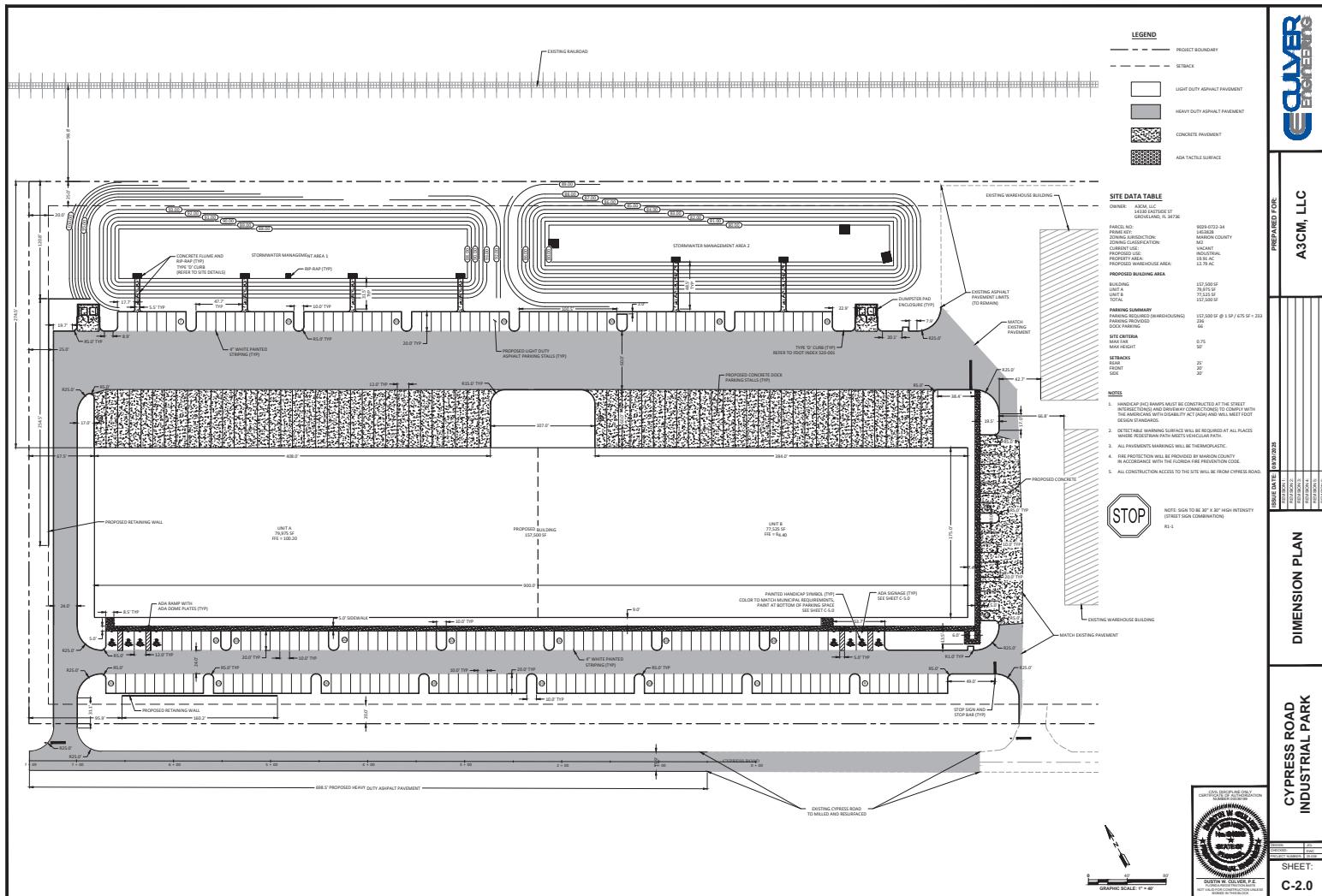
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GENERAL NOTES	GN-1.0 - GN-1.1
BOUNDARY SURVEY	1 OF 1
EROSION CONTROL PLAN	EC-1.0
SMS OPERATION & MAINTENANCE PLAN	SM-1.0
DIMENSION PLAN	C-2.0
PAVING, GRADING & DRAINAGE PLAN	C-3.0
UTILITY PLAN	C-4.0
PLAN & PROFILE - CYPRESS ROAD	C-5.0
SITE DETAILS	C-6.0
UTILITY DETAILS	C-7.0
FIRE TRUCK PLAN	TR-1.0
LANDSCAPE PLANS	LA-1.0
ISSUE DATE	2023-01-01
REVISION 1	2023-01-01
REVISION 2	2023-01-01
REVISION 3	2023-01-01
REVISION 4	2023-01-01
REVISION 5	2023-01-01
	SHEET 1 OF 1
	C-1.0

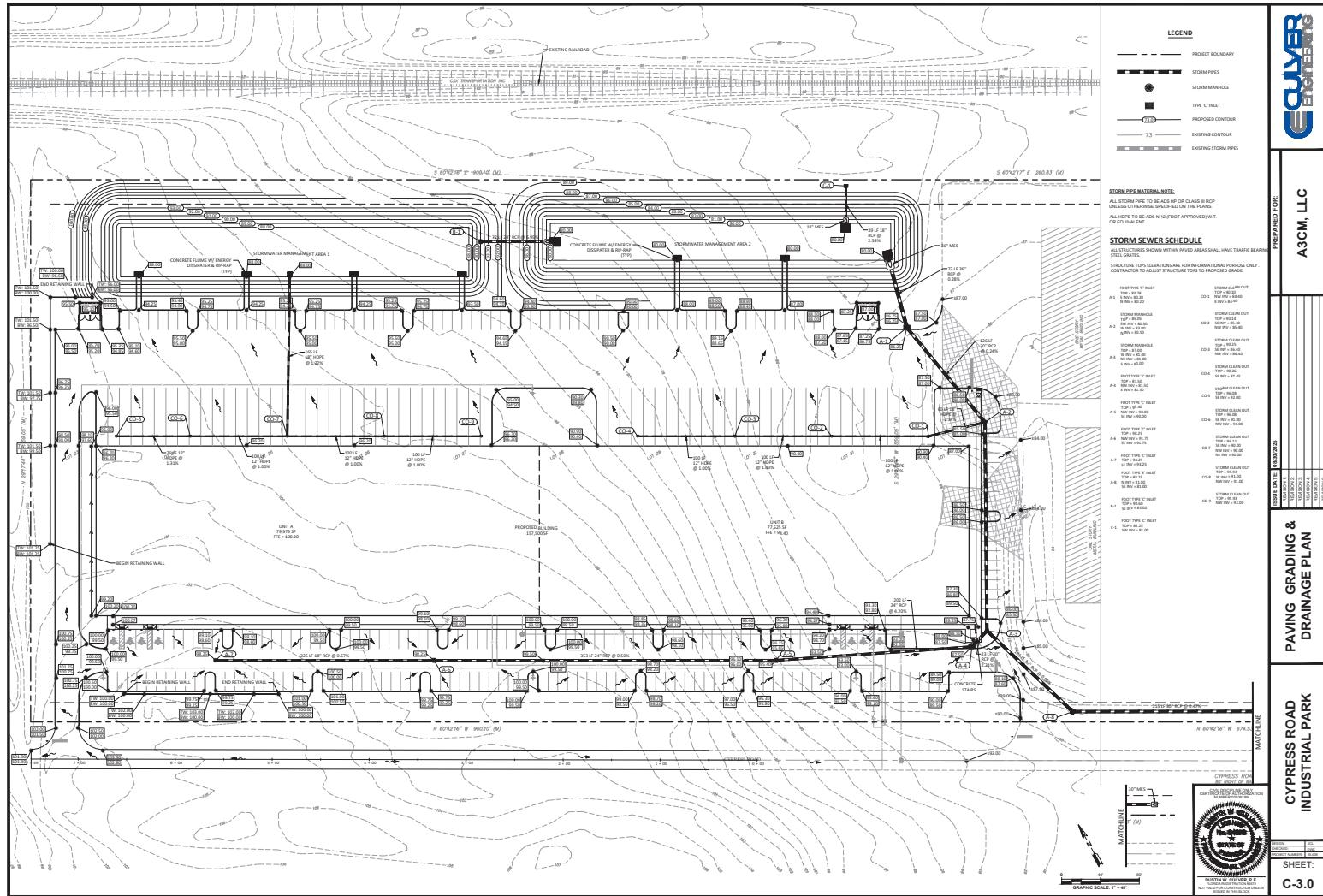
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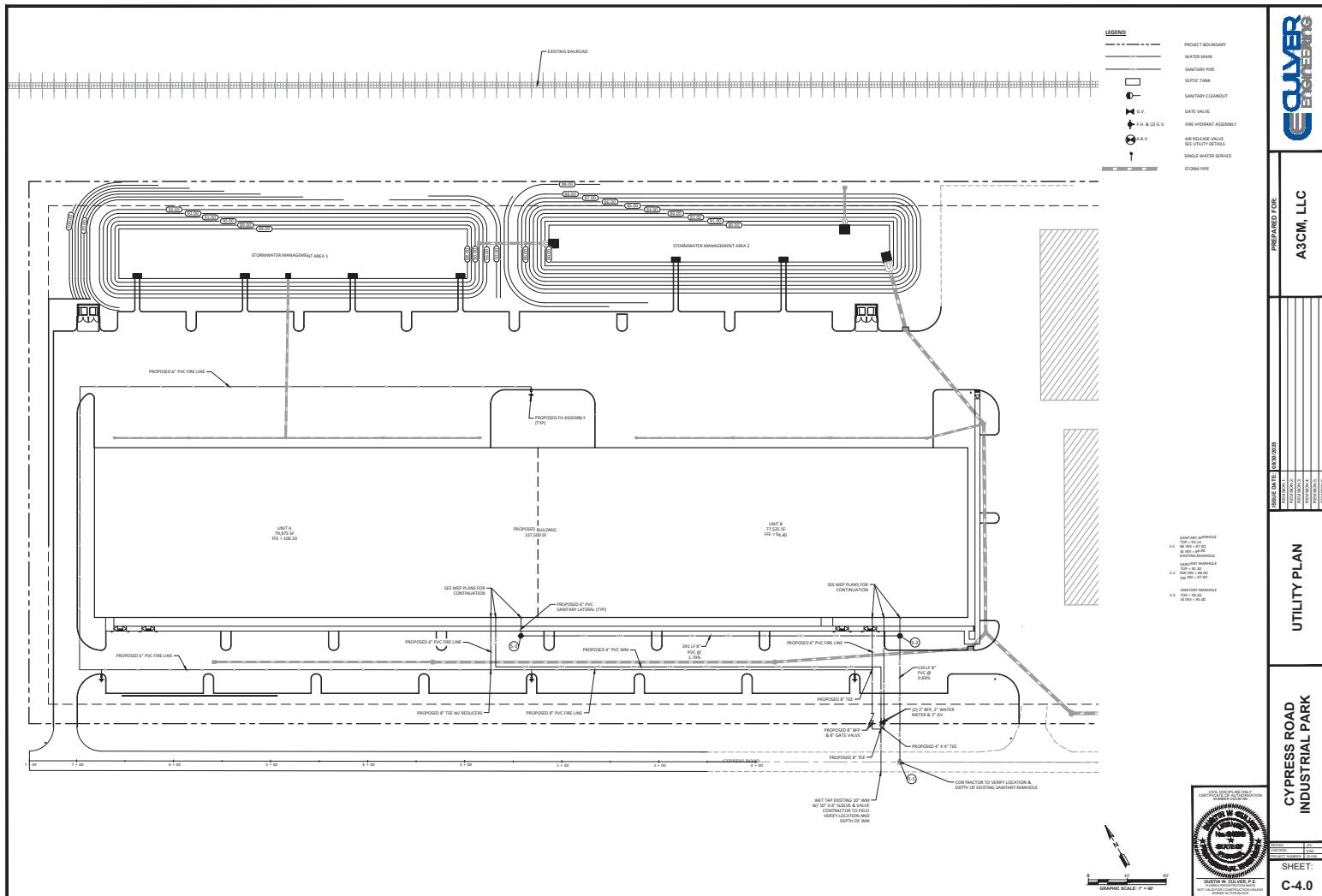
A3CM, LLC

PREPARED BY

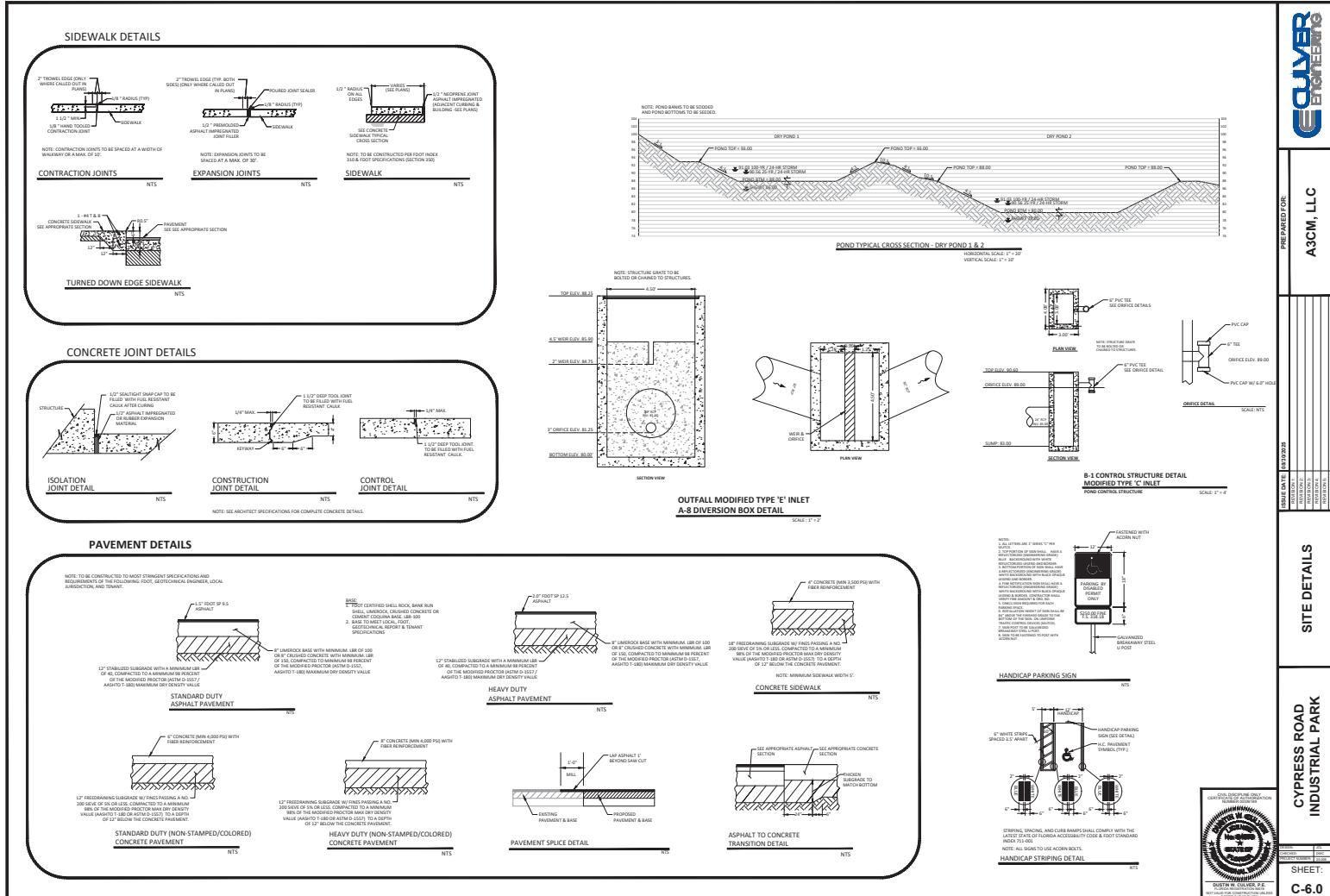
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ENGINEERING

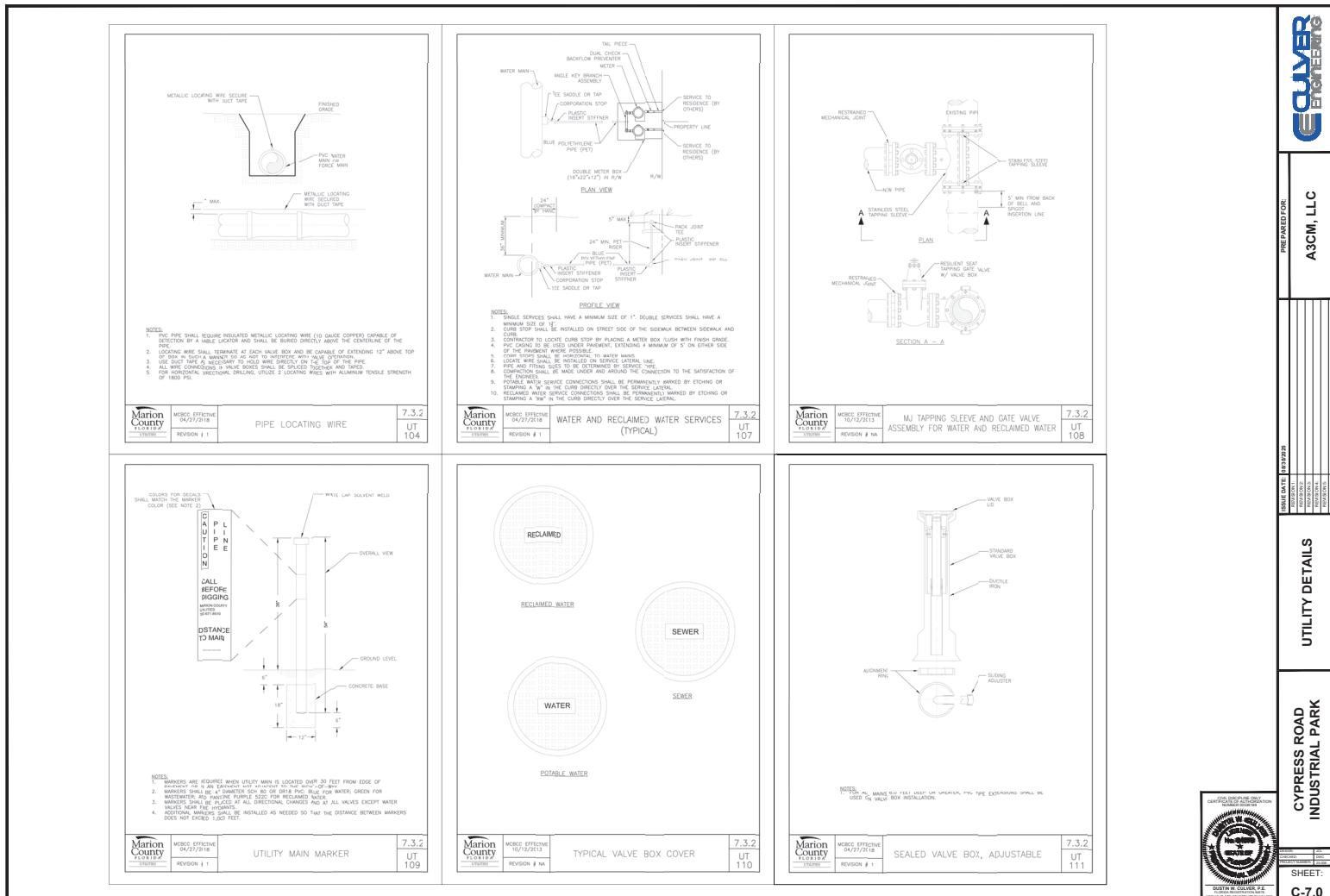


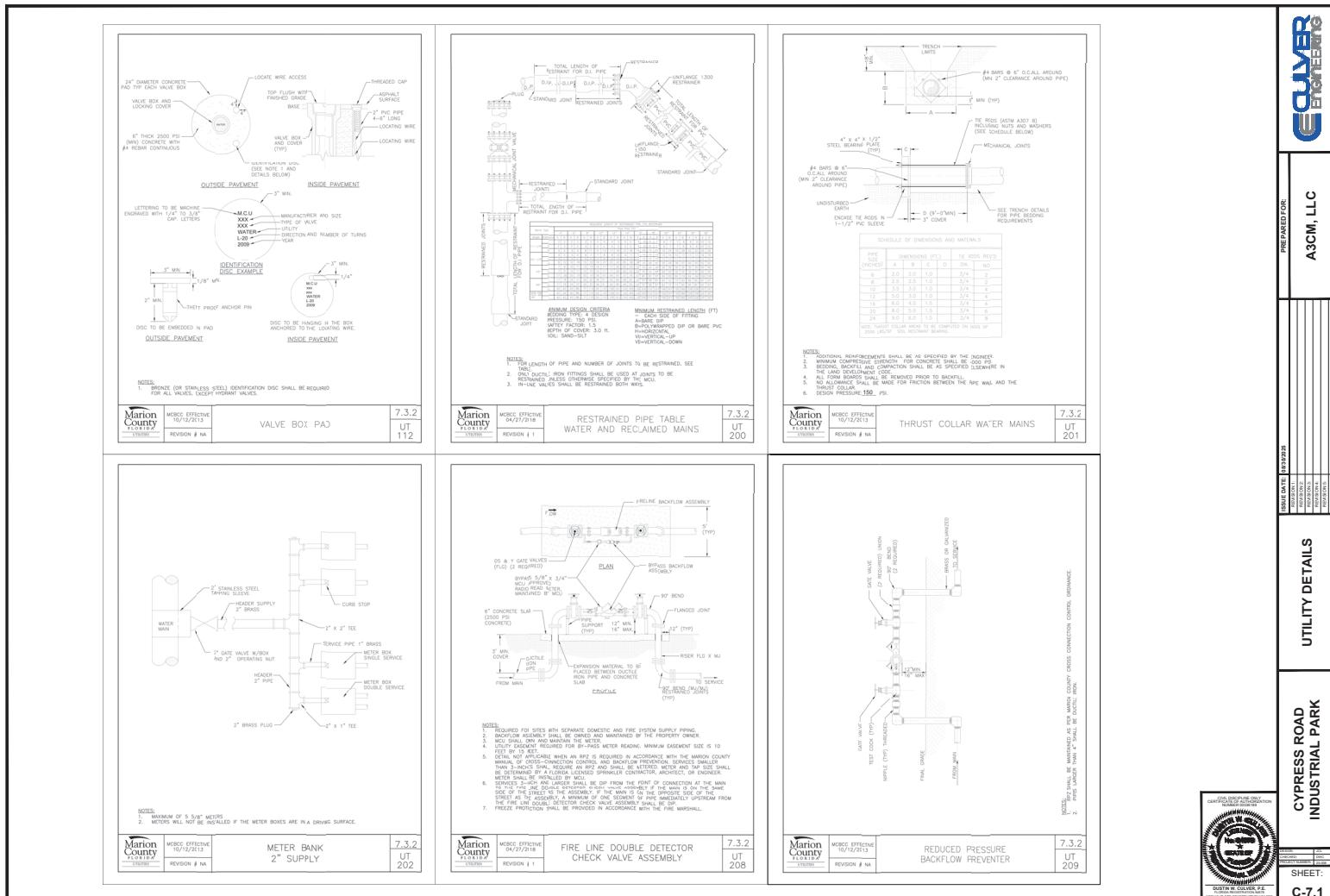


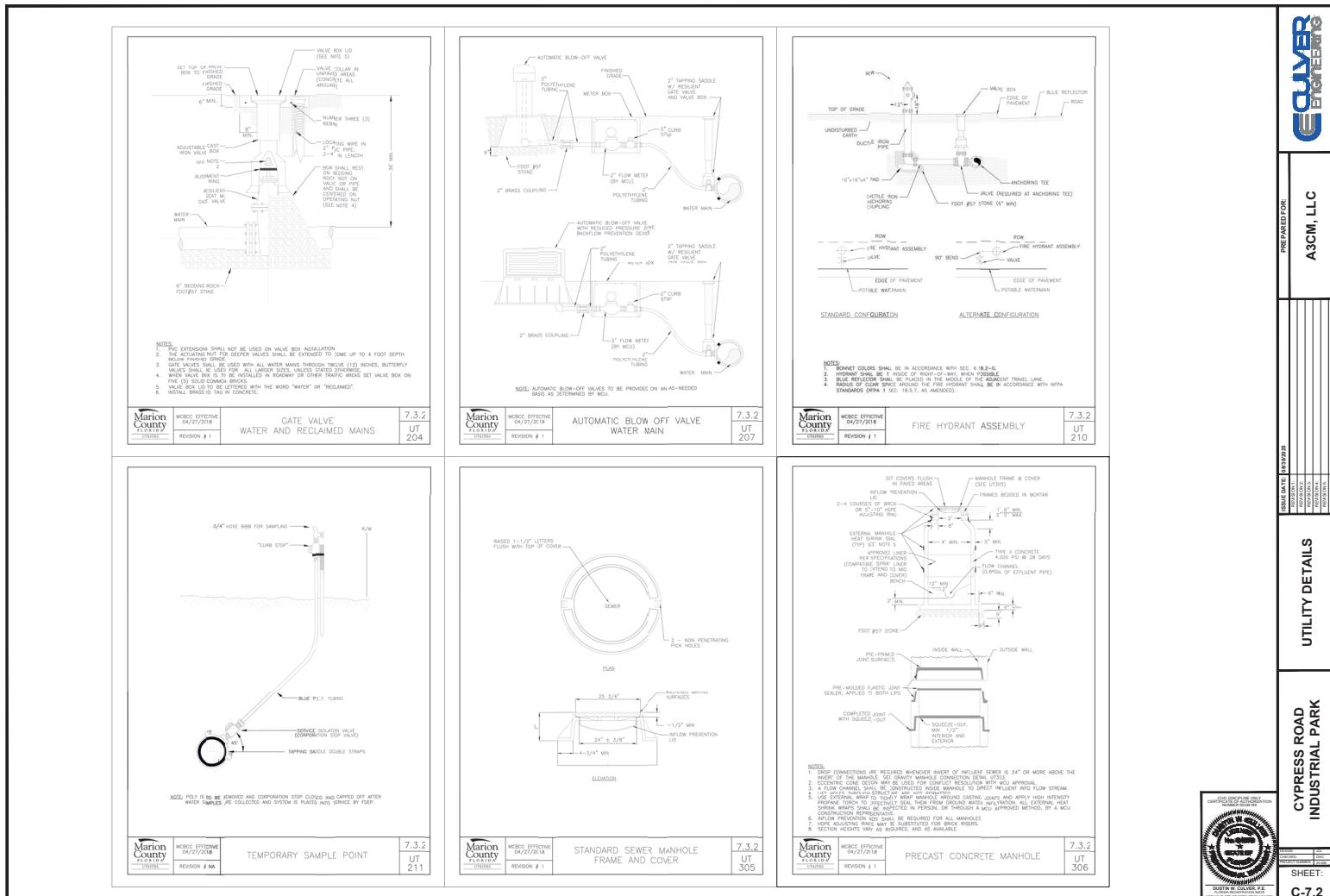


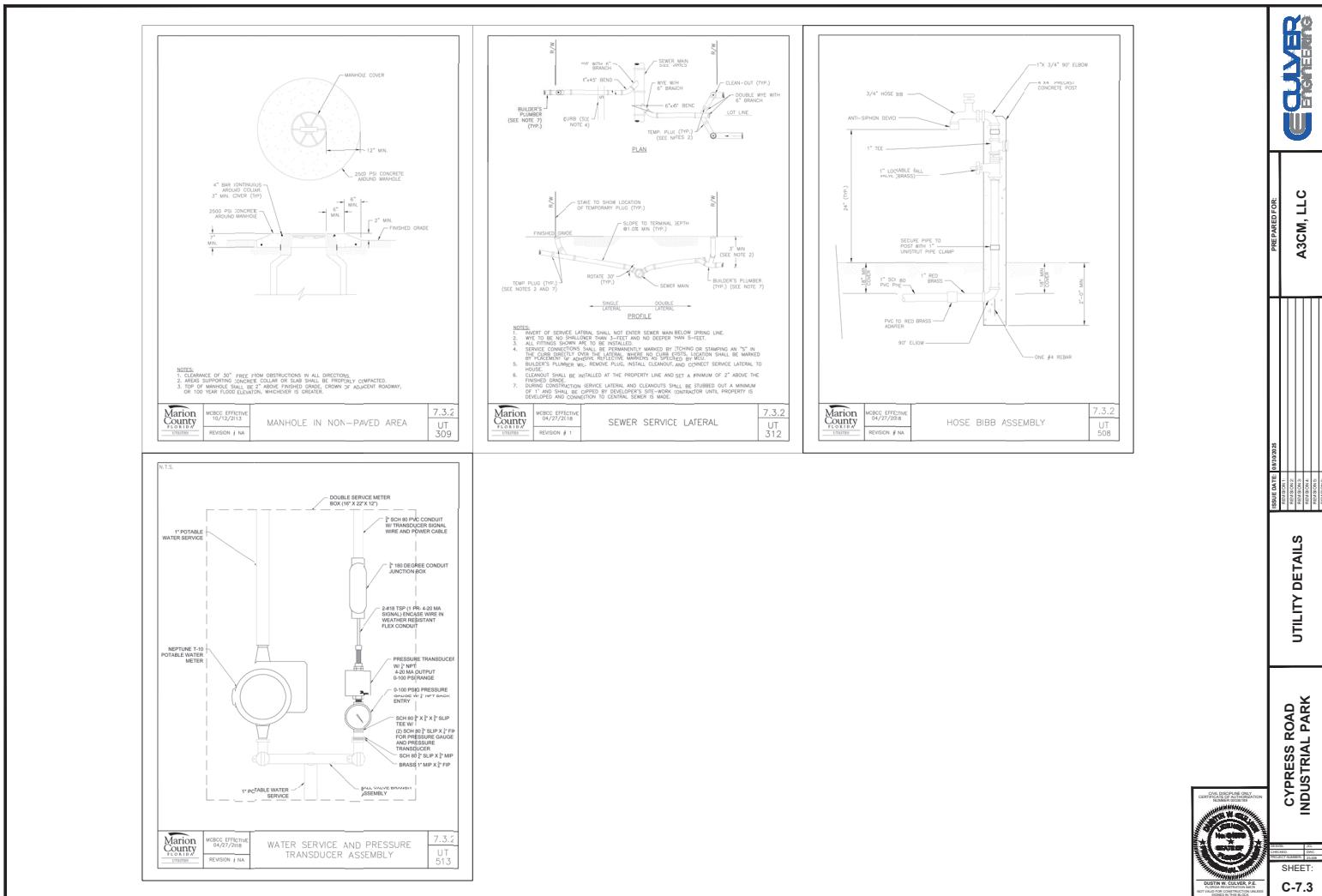














**GENERAL NOTE**

**PAVING, GRADING, AND DRAINAGE NOTES (CONT.)**

**PAVING, GRADING, AND DRAINAGE NOTES (CONT.)**

#### UTILITY NOTES (CO)

**EDIVER** ENGINEERING

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GENERAL NOTES



