



SUBMITTAL SUMMARY REPORT 32721

PLAN NAME: ORANGE LAKE OVERLOOK RESTORATION

LOCATION: 19865 N US HWY 441
MICANOPY,

APPLICATION DATE: 04/10/2025

PARCEL: 02709-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Jack Charnas	JBPro
Engineer of Record	Jack Charnas	JBPro

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	07/21/2026	07/28/2026	07/21/2026	Approved
OCE: Plan Review (DR) v.2	02/13/2026	02/20/2026	02/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/08/2026	01/23/2026	01/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/29/2025	09/05/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/05/2025	11/09/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied Sheets C1.0, C2.0, C3.0, & C3.1 have N US HWY 441 incorrectly labeled as US HWY 441. The official 911 designation is N US HWY 441. YES 6.2.1.F - North arrow and graphic drawing and written scale INFO Additional 911 comments Sheets 4 - 6 - Please remove label for S US Hwy 441 on any future submittals. I will not reject for this at this time however if any future submittals are done this needs to be removed.			
Environmental Health (Plans) (Environmental Health)		09/05/2025	11/09/2025	Approved
Comments	N/A Central Sewer YES Lot Size 52.99acres N/A Total Flow YES Available Area N/A DEP Water Approval INFO Operating Permit Required Requires limited use water system permit through the Department of Health in Marion County. Although no utility work is being done an operating permit for this well will be required. An application, water system diagram, and water testing will be required. Please reach out to Rebecca.Roy@FLHealth.gov INFO 2.12.6 - Location of septic systems & wells Well must be 100' from septic system, currently they are ~60' away. Variance may be required. N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Limited Use Water System permit required for well.			
Fire Marshal (Plans) (Fire)		09/05/2025	11/09/2025	Approved
Comments	N/A 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants 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)		09/05/2025	11/09/2025	Requires Re-submit
Comments	Zoning: Reject YES 2.12.4.C - Owner and applicant name Included YES 2.12.4.L(1) - Parcel number Included YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate correct zoning designation for property (B-2/A-1). Please indicate zoning/FLU designation of adjacent properties. See additional zoning comments. YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please indicate required and proposed setbacks, FAR, and building height. See additional zoning comments. YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Dimensions included			

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NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please provide required buffer type along ROW, per LDC Sec. 6.8.6. Any garbage collection area shall meet screening requirements, per LDC Sec. 6.8.9

9/2 Show location, dimensions and labels of buffering on plan.

YES 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 Included

INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Indicates use of well/sewer. Defer to MCU/DOH for any needed permits.

YES 2.12.9 - Show adjacent streets serving development Included

NO 2.12.32 - Show 100yr flood zone Please indicate FEMA flood zone or flood prone areas

9/2 Include flood zone designation (X) on cover sheet.

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) Please provide Environmental Assessment for Listed Species (EALS) or EALS exemption application, per LDC Sec. 6.5

9/2 Requested exemption contingent on approval.

YES 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 Please indicate a landscaped parking lot island every 10 parking spaces. Landscaped area will be required around parking meter. See LDC Sec. 6.8.7

YES 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 new signs? All new signs will require a separate sign permit.

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Dimensions included

YES 2.12.27 - Show location of outside storage areas Will there be any storage areas? If so, areas zoned for B-2 shall follow requirements in LDC Sec. 4.2.18. No outdoor storage is allowed.

INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Within property boundaries: ESOZ

Secondary Springs Protection Zone

FEMA Flood Zones X/AE

9/2 Please indicate on cover sheet.

NO Additional Zoning comments Commercial B-2 zoning in agricultural Rural Lands. Property needs to obtain recognition as existing non-residential use per Comprehensive Plan Policy 10.1.5, which indicates that:

"The County shall insure that conforming commercial and industrial uses existing as of April 7, 1994, the initial adoption date of the plan, shall be considered conforming uses.

1. Proof of Development: Property owners shall be required to provide sufficient documentation to the County to obtain a conformity letter for such existing development.

2. Permitted Use(s): The pre-existing use(s) may expand onto any property with the same ownership, properly zoned and contiguous to the existing commercial or industrial use as of the referenced date. The pre-existing use shall be limited to the number of use(s) on the site and was developed in conformity with the Zoning classification at that time. The recognized pre-existing use may change as long as the use is allowable within the Zoning classification.

3. Subdivision of Property with Pre-Existing Use(s): Should the property which includes a pre-existing use recognized under this policy be legally subdivided, then the conforming use letter shall apply only to the portion of the property which historically included the majority of the pre-existing use with primary consideration for the hard improvements such as structures, public water and sewer, driveway and parking supporting the recognized use.

4. Property Compliance: If a property with a vested letter obtains a Comprehensive Plan amendment and Zoning Change for consistency purposes, then the vested letter shall be void and the property shall comply with all applicable Comprehensive Plan, Zoning, and LDC requirements.

5. Appeals: The County shall implement an appeal procedure as further defined in the LDC."

To request a conformity letter, please contact the Growth Services director at Chuck.Varadin@marionfl.org.

9/2 This item will remain no until policy 120 letter has been approved.

Land Use: Rejected

NO 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? [09/18/2025] see comments below:

1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.

2. Please describe what the specific uses and programs are on site.

[original comments] The property is located within B-2 zoning classification and Rural Land land use designation. B-2 is not compatible with RL land use designation. Policy 120 letter is required. Please see Additional Planning Comments below.

NO 2.12.4.L(3) - All applicable Developer's Agreements listed? [09/18/2025] Policy 120 request letter is submitted and noted on the cover sheet. However, the request letter is not approved yet. Please see other Land Use review comments.

[original comments] When Policy 120 letter is approved, please add a note indicating Policy 120 letter on the Cover Sheet.

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? [09/18/2025] Portions of the parcel on the east side are located within Flood Zone. Please provide information as commented below.

[original comment] Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage.

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?

N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

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?] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]

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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)?]
N/A 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 to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? [09/18/2025] Noted on the cover sheet.
[original comments] Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: [09/18/2025] See comments below:
1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.
2. Please describe what the specific uses and programs are on site.
[original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal.

Landscape (Plans) (Parks and Recreation)	09/05/2025	11/09/2025	Requires Re-submit
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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 Provide shade tree calculations 1/3,000sf of project site
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
NO 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations showing 20% is met
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Confirm Oak trees and winged elm trees along US 441 are a minimum of 30' from OHW, evergreen understory trees would be allowed at a 1:1 basis if a conflict exists
NO 6.8.7 - Parking areas and vehicular use areas Terminus parking islands shall have a canopy tree
YES 6.8.8 - Building landscaping
NO 6.8.9 - Service and equipment areas Will there be a dumpster? if so, show screening

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
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of plans
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
NO 6.9.6 - Completion inspection requirements Provide note from this section of plans
NO 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so please provide a signed and sealed photometric plan
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Pending FDOT determination for site access will determine buffering requirements

OCE Design (Plans) (Office of the County Engineer)	09/05/2025	11/09/2025	Approved
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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/29/25-fee due with resubmittal 4/17/25-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 / methodology 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 8/29/25-Corrected 4/17/25-Missing type of application (Major Site Plan) location YES 2.12.4.A - Type of application on front page 8/29/25-Corrected 4/17/25-Missing type of application (Major Site Plan) YES 2.12.4.B - Project name centered at top of front page 4/17/25-Missing YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 4/29/25-Corrected 4/17/25-Missing address 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 8/29/25-Corrected 4/17/25-Missing Owner,s certification 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. 8/29/25-Corrected 4/17/25-Missing Certification 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 8/29/25-Corrected 4/17/25-Missing space for a County approval stamp as delineated 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 4/17/25-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.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Requires Re-submit
Comments	NO Major Site Plan Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025 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 (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Requires Re-submit
Comments	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits N/A 2.12.20 - Stormwater Infrastructure Supports Phasing YES 2.12.38 - Stormwater Maintenance Entity INFO 6.13.2.C - Geotechnical Investigation Report See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.7 - Geotechnical Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.2.A(1)/(2) - Contributing Basins/Tc See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations See comment under "6.13.2.B(4) - Hydrologic Analysis" N/A 6.13.2.A(4) - Stormwater Features & Connective Elements INFO 6.13.2.A(3) - Retention/Detention Area Design Parameters See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.3 - Type of Stormwater Facility Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis" NO 6.13.2.B(4) - Hydrologic Analysis After further review, this project should probably have been routed as a minor site plan. The original amount of impervious triggered the need for the major site plan. The proposed amount of impervious falls below the threshold and would qualify for the minor site plan. Because the project was routed as a major site plan, it is subject to the requirements of a major site plan. The only way to be relieved of the requirements of a major site plan is to seek a waiver to the requirements. Please contact the reviewer to discuss pursuing the waiver. INFO 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis" N/A 6.13.5 - Flood Plain & Protection N/A 6.13.2.A(8) - Finish Floor Elevation Criteria INFO 6.13.6 - Stormwater Quality Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis" N/A 6.12.6 - Roadway Flooding Level of Service N/A 6.13.6.B - Alternative Treatment Techniques INFO 6.13.6.C - Best Management Practices See comment under "6.13.2.B(4) - Hydrologic Analysis" N/A 6.13.8 - Stormwater Conveyance Criteria N/A 6.13.2.B(5) - Hydraulic Analysis N/A 6.13.8.B(3) - Lane Spread Calculations YES 6.13.2.A(9) - Access Accommodates Stormwater N/A 6.13.8.B(7) - Minimum Pipe Size N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes N/A 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 INFO 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 6.13.2.B(8) - Calculation & Plan Consistency See comment under "6.13.2.B(4) - Hydrologic Analysis" 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. INFO 6.10 - Karst Topography and High Recharge Areas See comment under "6.13.2.B(4) - Hydrologic Analysis" NO 7.1.3 - Drainage Construction Specifications Please add the following note to the cover page: "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." The note is required to be on the cover sheet. INFO 6.13.12 - Operation and Maintenance See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO 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. See comment under "6.13.2.B(4) - Hydrologic Analysis" INFO Additional Stormwater comments (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Approved
<i>Comments</i>				
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.				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Show a minimum of two bench marks per site				
YES 6.4.7.A(2 & 3) - Bench mark information shown				
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site				
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values				
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				
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				
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				
N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply				
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend				
YES 2.12.4.F.(2) - Surveyor and Mapper certification				
YES 2.12.4.G - Show a location or vicinity map				
YES 2.12.8 - Provide current boundary and topographic survey less than one year old Topographic survey without current boundary survey accepted per Marion County Surveyor.				
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project				
N/A 2.12.10 - Show any known existing or proposed easement or land reservation				
YES 2.12.11 - Provide an aerial map of the site with a layout of the development				
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain				
N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/05/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
N/A 2.12.30 - Route Plan				
N/A 2.12.38 - Maintenance of improvements				
YES 6.2.1.E - Drawing legend				
NO 6.11.3 - Traffic Impact Analysis 8/29/25 - Using the latest version of the ITE Trip Generation Manual, provide the number of weekday daily trips and maximum peak HR trips on the cover sheet under a section labeled "Traffic Statement".				
4/28/25 - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions.				
N/A 6.11.4.B - Cross access				
N/A 6.11.4.E - Sight triangle				
INFO 6.11.5 - Driveway access 4/28/25 - Driveway access and related pavement markings and signage must be permitted by FDOT in consultation with OCE Traffic.				
N/A 6.11.6 - Construction route				
N/A 6.11.9.A - Traffic signals				
N/A 6.11.9.B - Traffic signs				
YES 6.11.9.C - Pavement marking				
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent				
N/A 6.12.2 - Right-of-way				
N/A 6.12.11 - Turn lanes				
N/A 6.12.12 - Sidewalks				
N/A 6.12.13 - Utility position in right-of-way				
N/A Additional Traffic comments				

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		09/05/2025	11/09/2025	Approved
Comments	N/A Marion County Utilities Contact Information MCU Service area. Not connecting to utilities. Restoration of existing concrete and parking areas only. YES Parcel numbers identified in project match proposed site plan layout Yes. 02709-000-00 YES 6.14.2.A(1) - Public water service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed. YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed. N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider N/A 6.14.2.A - Water Connection Requirements N/A 6.14.2.A - Sewer Connection Requirements N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet N/A 6.14.2.C - Industrial Pretreatment N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan N/A 6.14.3.B - Springs Protection Zone N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate PEND 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections N/A 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 N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) N/A 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 N/A 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 N/A 6.14.5.D - Hydraulic Analysis N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU N/A 6.14.7 - Construction Inspection - PLAN NOTE: N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts N/A 6.14.9.A - Developer's Agreement N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: N/A 6.14.9.B - Bill of Sale N/A 6.15.1 - Potable Water Distribution System N/A 6.15.2 - Decentralized Water System (WTP) N/A 6.15.3 - Fire Protection/Fire Flow Capacity N/A 6.15.4 - Water Main Piping Installation N/A 6.15.5 - Water Service and Connection N/A 6.15.6.A - Potable Water Metering - individual/banked, size N/A 6.15.6.B - Irrigation Water Metering - size N/A 6.15.6.C - Sewer service only (water meter required/shown) N/A 6.15.6.D - Meter Location N/A 6.15.6.E - Meter Easements N/A 6.15.6.F - Meter Boxes N/A 6.15.6.G & H - Meter Sizing N/A 6.15.7 - Cross Connection Control and Backflow Prevention N/A 6.15.8 - Public Water Well Standards N/A 6.15.9 - Wellfield and Water Supply 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 N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards) N/A 6.17 - Water Reclamation/Reuse Facilities N/A Article 7 - Construction Standards - PLAN NOTE: N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities No fee for this review. Plan is for parking lot restoration, concrete and parking area addition. No flows proposed. YES 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) 438-2896. 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 N/A Additional Utilities comments N/A Additional Utilities comments N/A Additional Utilities comments N/A Additional Utilities comments			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		07/28/2026	07/21/2026	Approved
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	2.12.4 - Front page of the plan (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	6.2.1.A - Licensed Professional (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.			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.12.3 - Title block (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			
Comments	approved in last cycle			
OCE Property Management (Plans) (Office of the County Engineer)		07/28/2026	07/21/2026	Approved
Comments	Reviewed by email per Elizabeth Woods, changes were made and review approved			
OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/20/2026	02/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/20/2026	02/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/20/2026	02/13/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/20/2026	02/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/20/2026	02/13/2026	Approved
OCE Design (Plans) (Office of the County Engineer)		02/20/2026	02/13/2026	Pending Assignment
Corrections	2.12.4 - Front page of the plan (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	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	2.12.3 - Title block (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	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	6.2.1.A - Licensed Professional (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.			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/20/2026	02/23/2026	Requires Re-submit
Comments **Repeat comment still lacking on 02.12.2026 upload** Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025//02.23.2026 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]." -----				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/20/2026	02/16/2026	Approved
Recommendations Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. Recommendations 6.13.10.B ☐ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction. Recommendations Additional Stormwater comments - Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/20/2026	02/16/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/20/2026	02/14/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/20/2026	02/18/2026	Approved
Comments Previously approved - Public sewer service area/provider Marion County Utility Service Area. Outside of the connection distance. No flows proposed				

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/23/2026	01/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/23/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/23/2026	01/08/2026	Approved
Comments previously approved				

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	01/23/2026	01/29/2026	Requires Re-submit
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - Corrective Action: Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions. - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions.			
Corrections	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) - Corrective Action: Waivers are being applied for, please provide waiver information on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. **Waivers are being applied for, please provide waiver information on the cover sheet. **			
Corrections	2.12 - Owner and applicant name (Not Resolved) - Corrective Action: Page C0.2 appears to be for a completely different project. Information provided is for a "Ben E. Keith Parking Lot Expansion" in Alachua County. - Page C0.2 appears to be for a completely different project. Information provided is for a "Ben E. Keith Parking Lot Expansion" in Alachua County.			
Corrections	2.12/3.2.3 - Land Use Consistency (Not Resolved) - Corrective Action: 1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal. 2. Please describe what the specific uses and programs are on site. [original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal. - 1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal. 2. Please describe what the specific uses and programs are on site. [original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal.			
Corrections	2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
Corrections	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Corrective Action: Overlay zone information is missing/incorrect. Please provide correct statement on the cover sheet. - 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 (ESOV), 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.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/23/2026	01/14/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/23/2026	01/09/2026	Approved
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.12.3 - Title block (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.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	6.2.1.A. - Licensed Professional (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.			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.4 - Front page of the plan (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	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			

SUBMITTAL SUMMARY REPORT (32721)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/23/2026	01/28/2026	Informational
<i>Comments</i> Cover Sheet update approved -EMW 01.28.2026				
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]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/23/2026	01/09/2026	Approved
<i>Recommendations</i> Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.				
<i>Recommendations</i> 6.13.10.B ☐ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.				
<i>Recommendations</i> Additional Stormwater comments - Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/23/2026	01/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/23/2026	01/08/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/23/2026	01/20/2026	Approved
<i>Comments</i> The project is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. The project does not propose additional flows or impact the potential for future connection.				
The site is located outside both the Primary Springs Protection Zones and the Urban Growth Boundary.				

LOCATION OF PROJECT

THE KEY EXECUTIVE DIRECTOR, MY
 RESPECTFULLY WARDEN THE
 OF PLAN.

ORIGINAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE CLAIMS AND
 IN ACCORDANCE WITH ALL APPLICABLE
 COUNTY LAND DEVELOPMENT CODE, SUBJECT

[illegible]

I, JACK CHARNAS PE, HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	GENERAL NOTES AND EXISTING CONDITIONS
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C3.1	DRIVEWAY PLAN
C4.0	DETAILS

NO.		DATE		DESCRIPTION		DRAWN		DATE	
THIS DRAW HAS BEEN DUSTILY REMOVED FROM ALL BY THE ON THE DATE RELEVANT TO THE SEAL. REPRODUCING COPIES OF THIS DRAWING ARE NOT CONSIDERED SIGNED AND SEALED AND THE DRAWING MUST BE SIGNED ON THE RELEVANT COPIES.									
ENGINEER		NAME		FIRM		STATE		CITY	
		DALE C. CHAMBERS, P.E.		FLORIDA LAKE OVERLOOK, INC.		FLORIDA		GAINESVILLE	
SEAL		DATE		CITY		STATE		COUNTRY	
		10/10/2026		GAINESVILLE		FLORIDA		UNITED STATES OF AMERICA	
PROJECT		NAME		FIRM		STATE		CITY	
		ORANGE LAKE OVERLOOK RESTORATION		MAJOR SITE PLAN		FLORIDA		GAINESVILLE	



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3530 NW 43rd Street | Gainesville, Florida 32606
 4420 US-1, Suite 1 | St. Augustine, Florida 32086

Gainesville (852) 375-6999 | St. Augustine: (904) 789-8999
 Toll Free: (844) (80-JBP) | Email: contact@jbp.com

SHEET TITLE

COVER SHEET

DATE: **JULY 2026**

DRAWING NO.: **0791-04-001**

CLIENT: **ALACHUA CONSERVATION TRUST**
MARION COUNTY, FLORIDA

PROJECT: **ORANGE LAKE OVERLOOK RESTORATION**
MAJOR SITE PLAN

C0.0

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIAL, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND THE LATEST EDITIONS OF THE FOLLOWING:
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEARED AND GRUBBED; SUITABLE TOP SOIL REMAINING (ONCE) MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS. THE CONTRACTOR SHALL FURNISH ALL FILL MATERIALS AND ORIGIN OF ALL FILLING IS SIGNIFICANT MATERIAL ORIGIN IS NOT ACCORDANCE WITH REGULATORY REQUIREMENTS. FILL TO BE USED SHALL BE OBTAINED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.

- WORK WITHIN FDOT RIGHT-OF-WAY

- ### GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES

1. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR POST STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.

NPCDES EROSION AND SEDIMENT CONTROL PERMITTING NOTES

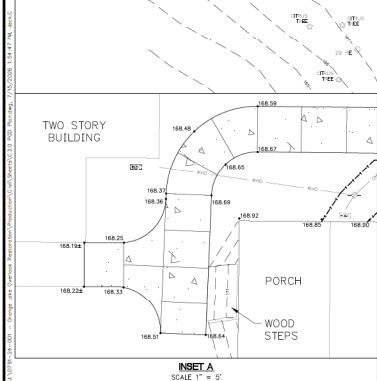
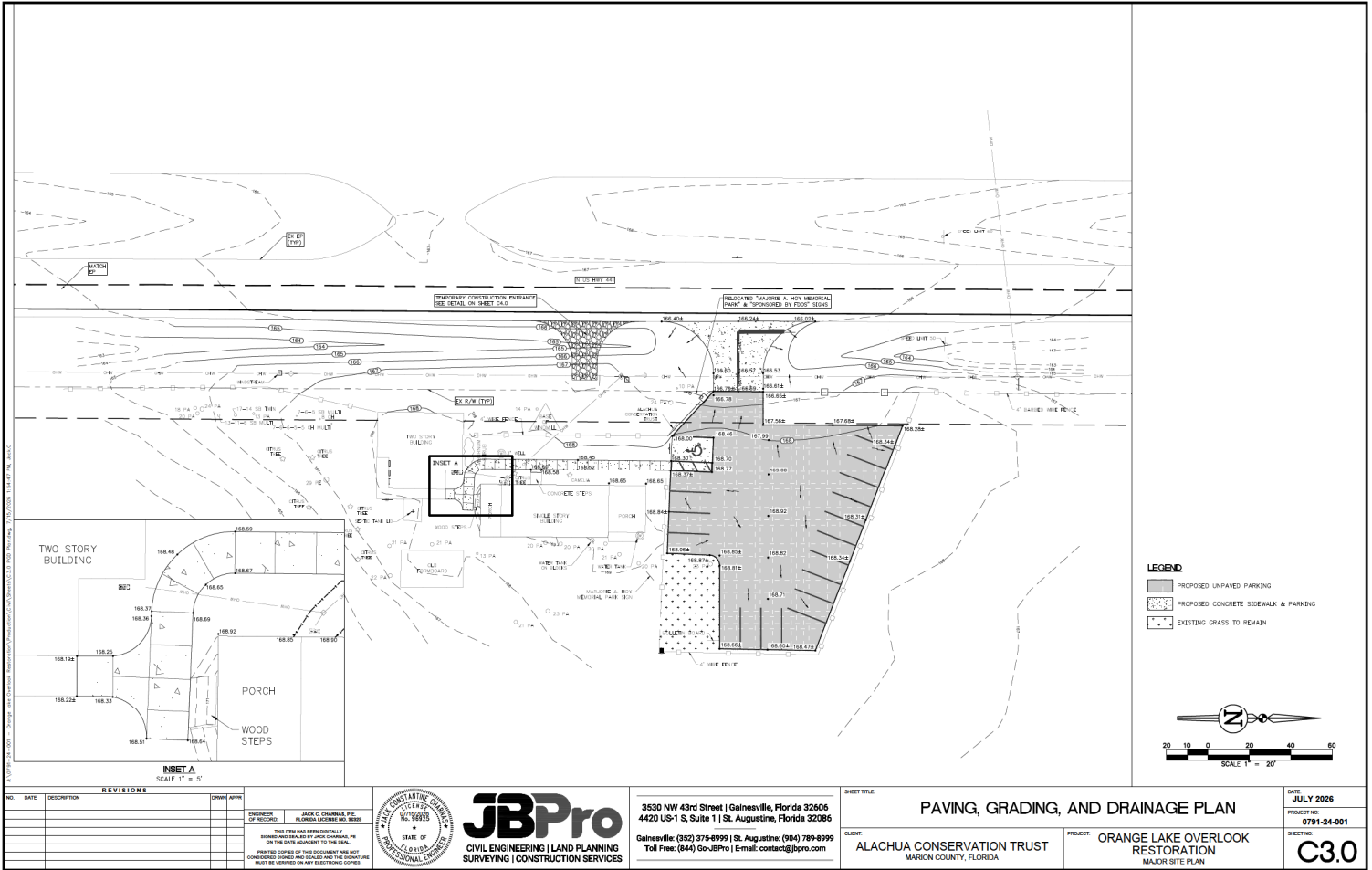
1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERIC PERMIT (CON) FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-301.000(4), F.A.C.). CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE PRIOR TO OBTAINING AN APPROVING/ISSUING LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE. THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY

[illegible]

LEGEND

	EXISTING STONE WORK LINE
	PAVING SURFACES AND FENCES (1:10)
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	12" OAK
	EXISTING TREE TO REMAIN
	PROPOSED CONCRETE PAVEMENT & SIDEWALK
	PROPOSED UNPAVED PAVING
	PROPOSED FINISHED GRADE SIGHT ELEVATION
	PROPOSED SPEEDWAY FLOW ARROW
	PROPOSED SILT FENCE
	PROPOSED TREE BARRICADE FENCE

[illegible]



REVISIONS		
NO.	DATE	DESCRIPTION

ENGINEER: JACK C. CHAMBERLAIN, P.E.
FLORIDA LICENSE NO. 10589

DATE: 07/11/2025

SCALE: 1" = 20'

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER. ANY COPIES NOT SIGNED AND SEALED BY THE ENGINEER ARE NOT VALID.

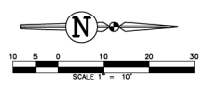
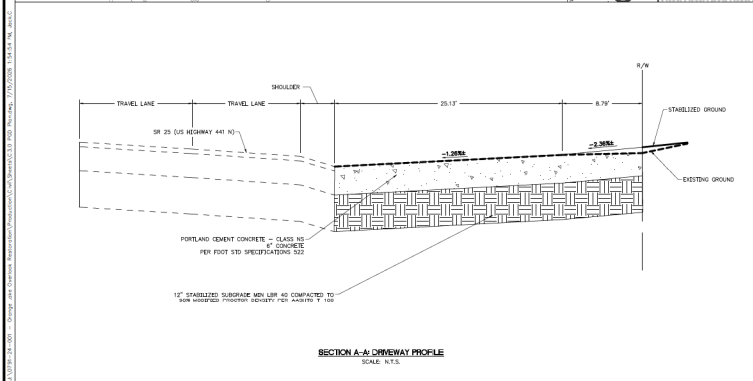
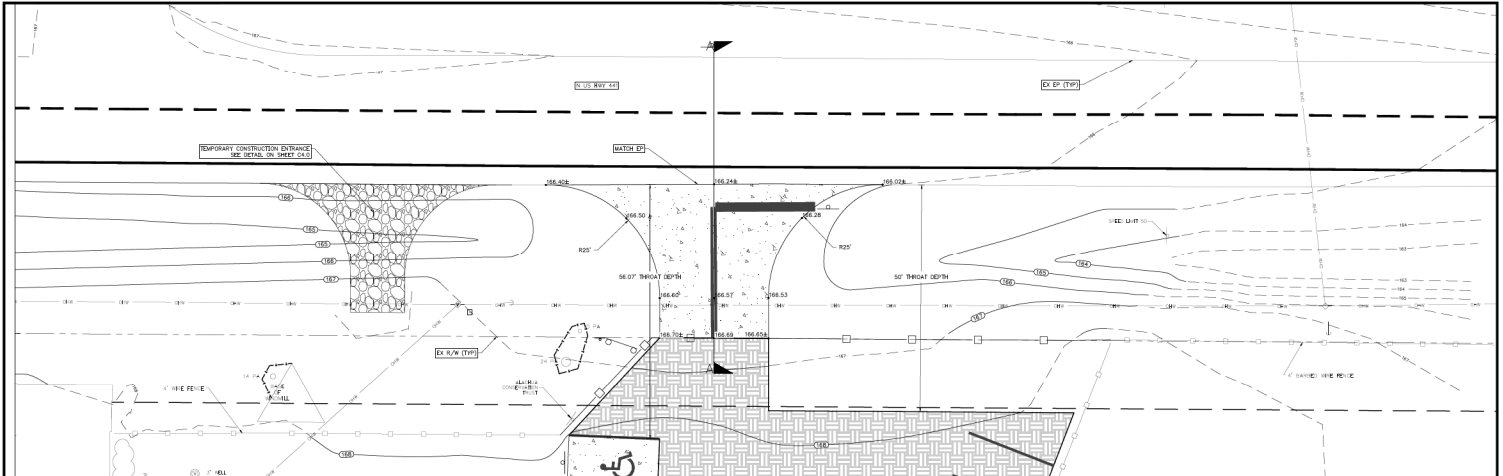
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Toll Free: (844) Go-JBPro | Email: contact@jbpro.com

SHEET TITLE		DATE
PAVING, GRADING, AND DRAINAGE PLAN		JULY 2025
CLIENT:	PROJECT:	PROJECT NO.
ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA	ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN	0791-24-001
		SHEET NO.
		C3.0



REVISIONS			DATE
NO.	DATE	DESCRIPTION	

DESIGNED BY JACK C. CHAMBERLAIN, P.E.
FLORIDA LICENSE NO. 96935
CHECKED BY JACOB J. CHAMBERLAIN, P.E.
FLORIDA LICENSE NO. 96935
SCALE OF 1/8\"/>



3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 375-8999 | St. Augustine (904) 789-8999
Toll Free (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE		DATE
DRIVEWAY PLAN		JULY 2026
CLIENT	PROJECT	SHEET NO.
ALACHUA CONSERVATION TRUST MARION COUNTY, FLORIDA	ORANGE LAKE OVERLOOK RESTORATION MAJOR SITE PLAN	0791-24-001 C3.1

