



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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November 4, 2025

CLYMER FARNER BARLEY, INC.
BEAU CLYMER, P.E.
2100 SE 17TH STREET, STE 202
OCALA, FL 34470

SUBJECT: INITIAL COMMENTS LETTER
PROJECT NAME: SKYWORKS
PROJECT #2025100049
APPLICATION: MAJOR SITE PLAN #33518

Dear Mr. Clymer:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- ❖ Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: Please confirm that calculations for the infrastructure within FDOT's ROW are being provided to FDOT for review and approval.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Copy of District Permit (County Interest)

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: INFO

REMARKS: A pipe material deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: (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.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: INFO

REMARKS: 11/2/25 - Coordinate with FDOT on the driveway and turn lane construction.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval

STATUS OF REVIEW: INFO

REMARKS: 10/17/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. 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.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: To be discussed with EOR and MCU.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: To be discussed with EOR and MCU.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: INFO
REMARKS: Is a grease trap proposed for this site? If so, it must be shown on the Utility Plan sheet. Signed and sealed EOR calculations must be included in the submittal.

Grease traps shall be no larger than 1,250 gallons, unless a multi-chambered unit is proposed. All units must be registered with the appropriate regulatory agencies.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C - Industrial Pretreatment
STATUS OF REVIEW: INFO
REMARKS: What is the intended use of the building? Will it be equipment storage only, or will repair and maintenance work be performed on-site?

If repair activities are proposed, additional pretreatment measures may be required, such as oil-water separators, off-site solvent recycling, and waste oil hauling. Please clarify the proposed use so MCU can determine applicable pretreatment requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: PRIMARY SPRINGS PROTECTION ZONE - Listed on Title Page

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Capital charges and flow rates will need to be calculated during the building permitting stage, prior to permit approval.

The Capacity Charge Worksheet has been uploaded to the supplemental folder. Please complete and return the form to Heather.Proctor@MarionFL.org
or Carrie.Hyde@MarionFL.org

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
STATUS OF REVIEW: INFO
REMARKS: Developer is responsible for confirming tie-in location of main(s). If the main(s) locations were not previously located and verified as shown on this plan, the additional field adjustments are at the developer's sole expense

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules

STATUS OF REVIEW: INFO

REMARKS: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system

STATUS OF REVIEW: INFO

REMARKS: See WM piping comments - To be discussed

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system

STATUS OF REVIEW: INFO

REMARKS: To be discussed

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: INFO

REMARKS: EOR to confirm all required wastewater details are shown. All details are the current LDC 2023 version. The contractor will be required to install the version of the MCU-approved details in effect at the time the plan is approved.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)

STATUS OF REVIEW: INFO

REMARKS: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

STATUS OF REVIEW: INFO

REMARKS: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and Wastewater (WW) permit applications. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - Plan note states private

hydrants to be painted yellow.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.E - Meter Easements

STATUS OF REVIEW: INFO

REMARKS: TBD based on final meter location on Utility Plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.F - Meter Boxes

STATUS OF REVIEW: INFO

REMARKS: Meter boxes shall comply with Sec. 7.2.13.D(7)

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention

STATUS OF REVIEW: INFO

REMARKS: 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.

Building Permit # must be provided before the Pre-construction meeting can be scheduled.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.

Alternatively, all private manholes may be sealed using the WrapidSeal.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 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).

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$605.00 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# 33518

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Utility Plans reference Plumbing Plans for continuation of fire mains. What are the plumbing plans labeled as in the submittal?

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: INFO
REMARKS: Two gates are noted on the property. If these gates are powered they will both need to be siren activated to pass the building final.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: 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.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Preservation or mitigation may be required per FWC

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: kathleen.brugnoli@marionfl.org

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Within Marion County Utilities service area. Defer to MCU

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs? If so, please indicate on site plan/landscaping sheets.

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: If applicable, please indicate outdoor storage areas. Please note such areas must be screened in accordance with LDC Sec. 4.2.28

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ

Primary Springs Protection Zone

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /

JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Checked SunBiz and Project Map. -EMW 10.27.25

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]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Please add eastern berm width to DRA cross sections

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. The parking lot side berm appears to be 4'6". A waiver will be required for the reduction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: Please add a karst repair detail to the plan set.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: On sheet 09, there is a outfall weir with water quality devise detail. Where is this located on the project? It is not shown on the drainage or grading plan sheets. Please clarify.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: Please indicate the location of the construction entrance on the erosion control plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please submit signed O&M manual.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 11/2/25 - The cross access easement must be constructed to the northern and southern property line. Please provide justification for not paving to the property line if a deviation is desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 11/2/25 - Sidewalk is required on US 441. Staff supports the payment of a fee in-lieu of construction. If approved by the Development Review Committee, the fee comes out to \$12,004.50 and must be paid prior to final plan approval.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 10/17/25-Missing phone number of owner and applicant on front sheet

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

STATUS OF REVIEW: NO

REMARKS: Required - Total Irrigated Square Foot to be shown on the irrigation page. See additional comments on Irrigation Meter notes.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: NO

REMARKS: Must be listed on Utility Plan Page - 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

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.4 - Water Main Piping Installation

STATUS OF REVIEW: NO

REMARKS: Show the water main tapping method, including materials, sizes, and all related details, on the Utility Plan sheet. (2) Plan and profile required for water main installation under 441.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.5 - Water Service and Connection

STATUS OF REVIEW: NO

REMARKS: Discussion required - Current plans propose a parallel main in the ROW along HWY 441, after water main tap is completed south of the proposed site meter locations. A sewer force main (SFM) is expected to be extended south of this project parcel in the future. The tap-in location will need to be discussed to determine the appropriate connection point.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size

STATUS OF REVIEW: NO

REMARKS: The proposed meter, backflow preventer, and location must be clearly shown on the utility plans. Shown on irrigation plans currently, as a 1 1/2" meter.

The total irrigated square footage shall also be listed on the Utility Plan sheet.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: NO

REMARKS: Meters are to be installed within the Right-of-Way, or a minimum 10' x 10' utility easement must be shown on the utility plans and dedicated to Marion County Utilities (MCU) for future maintenance.

Meters shall not be installed within private property boundaries if they will not be accessible, such as locations behind fences, walls, or other obstructions.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations

STATUS OF REVIEW: NO

REMARKS: The pressure test on the current system must be completed and the results submitted to Marion County Utilities in accordance with Detail UT 108, Note #1

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: Marion County Utilities requests a meeting with the Engineer of Record (EOR) to discuss the proposed water connection location and the sewer force main extension. Another project located south of this parcel has submitted plans to extend the sewer force main; however, the construction timeline is currently unknown.

Please contact the Utilities Development Review Officer, Heather Proctor, at Heather.Proctor@marionfl.org or (352) 438-2846 to schedule a meeting.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: Label the end of county maintenance for water at DDC and meters. Label for sewer at proposed plug valve.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please include the path walked for wildlife survey on transect map.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Please provide traffic impact analysis based on anticipated traffic generation.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheets 03, 04, 05, 06, 07, 10, 11, 12, 17 are missing the quadrant from the road name, so US Highway 441 should be N US HWY 441.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. waiver required to use fence in lieu of required wall 2. Several plants in north and east buffers not labeled

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: Paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Label enclosure around dumpster

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Confirm all planted areas and trees will receive irrigation, plan is not clear

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate FLU designation of subject property on cover sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: NO

REMARKS: Please indicate required/proposed FAR on cover sheet/site plan sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: (1) Landscaping sheet indicates 6' vinyl fence is proposed instead of required wall for Type B buffer. A buffer waiver request must be approved.

(2) Please specify buffer types on site plan sheet 5, not just landscaping sheet.

(3) Please provide detail drawing of garbage collection area. Please note screening for garbage collection area shall be consistent with LDC Sec. 6.8.9.B

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Site plan sheet 5 indicates 4,020 SF warehouse while parking calculations in cover sheet indicate office space. Please correct site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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)

STATUS OF REVIEW: NO

REMARKS: Please include transect map and specify date(s)/time(s) of field reconnaissance(s) in submitted EALS, pursuant to LDC Sec. 6.5.4

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: (1) Please explicitly identify loading areas on site plan sheet 5 and show that no truck will block/impact the flow of traffic on any adjacent street, consistent with LDC Sec. 6.11.7.

(2) Please call-out fencing and indicate height of fence around proposed paved area. Please note such areas must be screened in accordance with LDC Sec. 6.8.9.A.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



**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: 12/1/2025 Parcel Number(s): 13326-001-00 Permit Number: AR 33518

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Skyworks Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): JM&J Leasing Ocala, LLC, Jerry R. Reinhart, Mgr.

Signature: [Signature]

Mailing Address: 100 Thielman Dr City: Buffalo

State: NY Zip Code: 14206 Phone # _____

Email address: _____

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

Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.

Mailing Address: 2100 SE 17th St, Suite 202 City: Ocala

State: FL Zip Code: 34471 Phone # 352-748-3126

Email address: permitting@cfb-inc.com; bclymer@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.12.12.(D) - Sidewalks

Reason/Justification for Request (be specific): Per 11/4/25 Initial Comments Letter, "Sidewalk is required on US 441.

Staff supports the payment of a fee in-lieu of construction. If approved by the DRC, the fee comes out to \$12,004.50 and must be paid prior to final plan approval.

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) Sec. 6.8.6. - Buffers

Reason/Justification for Request (be specific): Requesting a waiver to provide PVC fencing in lieu of the required buffer wall within the Type B landscape buffer along the northern property boundary. There is a dense existing tree line between our proposed project and the adjacent northern parcels and the closest development within the existing RV park (commercial zoning classification) to the north is ~ 500 feet away. The majority of the existing trees are located on the northern parcels.

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): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

APPROVED WAIVERS	LD CODE	WAIVER CONDITIONS	APPROVAL DATE

SITE DATA

- [illegible]

NOTE:

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.

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.

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

X
JOSEPH A. HENDRICKS

OWNER'S CERTIFICATION:

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

X
JERRY K. DEHNART

PROJECT TEAM

OWNER / APPLICANT
JERRY R. REINHART, MANAGER
JM&J LEASING OCALA, LLC.
100 THIELMAN DRIVE
PO BOX 6041, OCALA, FL 34476

ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34470
904.344.1111, FAX 904.344.1111

LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT
MICHAEL PAPE & ASSOCIATES
2351 SE 17TH STREET
OCALA, FL 34471
SUZANNE STANCL
(352) 351-3500

UTILITY CONTACTS

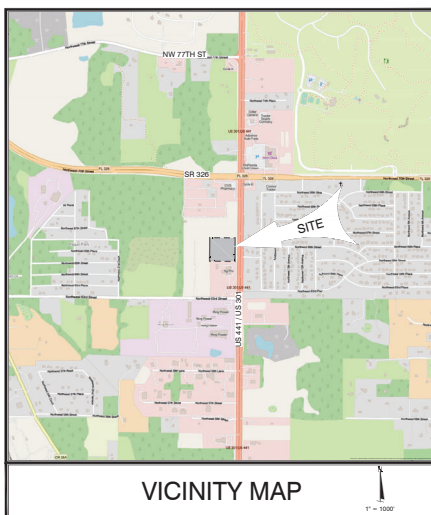
WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVUE, FL 34420

ELECTRIC POWER UTILITIES
DUKE ENERGY
1150 GREENWOOD BLVD
LAKE MARY, FL 32746
(407) 629-1010

SOLID WASTE COLLECTION
MARTIN COUNTY APPROVED FRANCHISE



MAJOR SITE PLAN FOR SKYWORKS



VICINITY MAP

SECTION 24; TOWNSHIP 14 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

DATE	REVISIONS	BY

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
07	DRAINAGE PLAN
08	POND SW 1 PLAN, SECTION, AND DETAILS
09	POND SW 1 OUTFALL DETAIL
10	OVERALL UTILITY PLAN
11	SANITARY SEWER FORCE MAIN PLAN AND PROFILE 01
12	SANITARY SEWER FORCE MAIN PLAN AND PROFILE 02
13	LIFT STATION DETAIL
14	GENERAL DETAILS
15	UTILITY DETAILS
16	UTILITY DETAILS
17	EROSION CONTROL PLAN



