

SUBMITTAL SUMMARY REPORT (PL PUD -000096-2025) FOR MARION COUNTY, FL

PERMIT ADDRESS: 0

PARCEL: 9064-0000-02

APPLICATION DATE: 12/03/2025

SQUARE FEET: 0

DESCRIPTION: 176 SFR detached homes on 40'x120' min lots

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC	1720 SE 16th Avenue BLDG 100 Ocala, FL 34471
	Tillman Associates	Tillman & Associates Engineering, LLC	1720 SE 16th Avenue BLDG 100 Ocala, FL 34471
Owner	James Rainey	Heather Island LLC	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	12/05/2025	12/19/2025	12/23/2025	Requires Re-submit
GS Development Review Depts Reviews v.2				Not Received

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/17/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
<i>Comments</i>	Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	12/19/2025	12/09/2025	Requires Re-submit
<i>Comments</i>	Concept Plan review, but clarifications and/or corrections need to be addressed.			
<i>Corrections</i>	4.2.31.E&F - Building height (Not Resolved) - 4.2.31.E&F - Building height: Show building height (primary and accessory structures) in the site data table. 4.2.31.E&F/6.11.8 - Parking (Not Resolved) - 4.2.31.E&F/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements. 4.2.31.E&F - Open space (Not Resolved) - 4.2.31.E&F - Open space: Open space shall meet 20% requirement (at least 20% of gross development area). Provide list of open space in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan. 4.2.31 - Dimension & location of site improvement (Not Resolved) - 4.2.31 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements. 4.2.31.F - Parcel number (Not Resolved) - 4.2.31.F - Parcel number: Show parcel numbers on the cover sheet. 4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required. 4.2.31.F - Phases of development (Not Resolved) - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion. 4.2.31.E&F - Easement (Not Resolved) - 4.2.31.E&F - Easement: Show existing and proposed easements on plan, and provide description of each easement. 4.2.31.E&F - Existing, proposed & adjacent ROWs (Not Resolved) - 4.2.31.E&F - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan. 4.2.31.E&F - Improved Open space (IOS) (Not Resolved) - 4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan. 4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Not Resolved) - 4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density. 4.2.31.F - Land Use Designation-subject property (Not Resolved) - 4.2.31.F - Land Use Designation-subject property: Show existing land use designation the subject property. 2.12.4 - Waivers (Requested & Approved) (Not Resolved) - 2.12.4 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. 2.12.27 - Location & screening of outside storage (Not Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			

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4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

1.8.2.A - Traffic Capacity Available? (Not Resolved) - 1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: 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]."

4.2.31.F - Lot area & lot width (Not Resolved) - 4.2.31.F - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.

Proposed PUD uses compatible w/ surrounding uses? (Not Resolved) - Proposed PUD uses compatible w/ surrounding uses?: Proposed PUD use shall be compatible with surrounding uses.

4.2.31.E&F - Building lot typicals (Not Resolved) - 4.2.31.E&F - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.

Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments

2.12.4.L & Article 5 - Overlay zones (Not Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESZ), 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.

1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - 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.

2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

4.2.31.E&F - Lot setback (Not Resolved) - 4.2.31.E&F - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

4.2.31.F - Owner and applicant name (Not Resolved) - 4.2.31.F - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.

2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

4.2.31.F - Land Use Consistency (Not Resolved) - 4.2.31.F - 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.

2.12.4.L - DRI/FQD Compliance Note? (Not Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note:

"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS MASTER PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES VESTED DRI DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."

Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/05/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/19/2025	12/22/2025	Not Required
<i>Comments</i>	ROW does not review this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/09/2025	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of parcels 9064-0000-02, 9064-1799+01, & a portion of parcel 9064-1793+05 to PUD for a residential subdivision. Parcels 9064-0000-02, 9064-1799+01, & the affected area of parcel 9064-1793+05 are collectively 33.56 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a FEMA flood zone and County Flood Prone areas on these parcels. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)		12/19/2025	12/17/2025	Not Required

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/16/2025	Informational
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Comments

A traffic study has been submitted and is currently under review. A full review has not been completed, but a cursory review finds the following: The development will generate 1,839 total daily trips and 183 PM Peak Hour trips. The development will have direct impacts to Maricamp Road from Emerald Road (N) to CR 25. There were no road segment deficiencies identified in the traffic study. The study identified intersection deficiencies at SE Maricamp Road and Emerald Road (S) and SE Maricamp Road at Oak Road (S). The study determined that a traffic signal was needed at both these intersections as well as turn lane lengthening at SE Maricamp Road at Oak Road (S). The right-of-way width for the subdivision streets does not meet Land Development Code requirements. Also, there are two dead ends that do not have cul-de-sacs as required by the Land Development Code. The following PUD conditions are recommended. 1. A condition should be added to the PUD requiring the development to construct these improvements subject to the proportionate share requirements of Florida Statutes. 2. The final roadway designed shall be determined during the plan review process. Any deviations from the Marion County Land Development Code subdivision street design requirements will require a waiver from the Development Review Committee.

Utilities (Plans) (Utilities)

Heather Proctor

12/19/2025

12/22/2025

Approved

Comments

The project and the existing DRAs are located within the Marion County Utilities service area. No Marion County Utilities infrastructure will be affected by the proposed changes. MCU has already issued a Letter of No Objection for the vacation of the DRAs.