

August 21, 2024

PROJECT NAME: OCALA PALMS 2024 AMENITY IMPROVEMENTS

PROJECT NUMBER: 2024050072

APPLICATION: MAJOR SITE PLAN #31601

- 1 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.
- 2 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.
- 3 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: 5/30/24-add waivers if requested in future
- 4 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: Also please be aware that new sheet S001 Boundary & Topo Survey has NW 25th Loop incorrectly labeled as NW 25th Place.
- 7 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: INFO  
REMARKS: Please provide this information.

- 8 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: INFO  
REMARKS: 7/23/24 - exemption submitted to Chuck Varadin 7/10/24.  
Environmental assessment or exemption must be provided.
- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: 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]."

- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis  
STATUS OF REVIEW: NO  
REMARKS: Generally the freeboard requirement would still need to be met. Either a waiver to the freeboard requirement or a signed and sealed drainage memo would be acceptable to this item.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(6) - Freeboard  
STATUS OF REVIEW: NO  
REMARKS: Please see comment under Hydrologic Analysis
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.D - Recovery Analysis  
STATUS OF REVIEW: NO  
REMARKS: Please see comment under Hydrologic Analysis
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)  
STATUS OF REVIEW: NO  
REMARKS: 7/25/24-fee due with resubmittal  
5/30/24-fee due with resubmittal
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 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  
STATUS OF REVIEW: NO  
REMARKS: 7/25/24-incorrect type of application - It is a major site plan  
5/30/24-MISSING: type of application, county, and state on title block of subsequent sheets
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.A - Type of application on front page  
STATUS OF REVIEW: NO  
REMARKS: 7/25/24-incorrect type of application - It is a major site plan  
5/30/24-missing type of application
- 16 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Correct road names supplied  
STATUS OF REVIEW: NO  
REMARKS: New Sheet Golf Course Exhibit has NW 25th Loop incorrectly labeled as NW 25th Place.
- 17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: NO  
REMARKS: Waiver required to not provide landscape and to use existing





**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

AR 31601


**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/20/2024 Parcel Number(s): 2151-000-001 Permit Number: AR #31601

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

Project Name: Ocala Palms 2024 Amenity Improvements Commercial  Residential   
Subdivision Name (if applicable): Ocala Palms  
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): Ocala Palms Operations LLC  
Signature:   
Mailing Address: PO Box 68 City: Ocala  
State: FL Zip Code: 34478 Phone # (813) 830-3306  
Email address: czacco@yahoo.com

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

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.  
Mailing Address: 2611 SE Lake Weir Ave City: Ocala  
State: FL Zip Code: 34471 Phone # (352) 629-5500  
Email address: info@radcliffeengineering.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.8.2 - Landscape Plan Requirements  
Reason/Justification for Request (be specific): Request waiver to omit Landscape Plan requirements as existing amenity center is fully landscaped and minimal disruption will occur. Any plantings damaged will be replaced with like kind. See attached four (4) photos of existing landscaping.

**DEVELOPMENT REVIEW USE:**

Received By: Email 8/20/24 Date Processed: 8/20/24 BM Project # 2024050072 AR # 31601

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











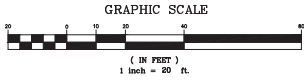






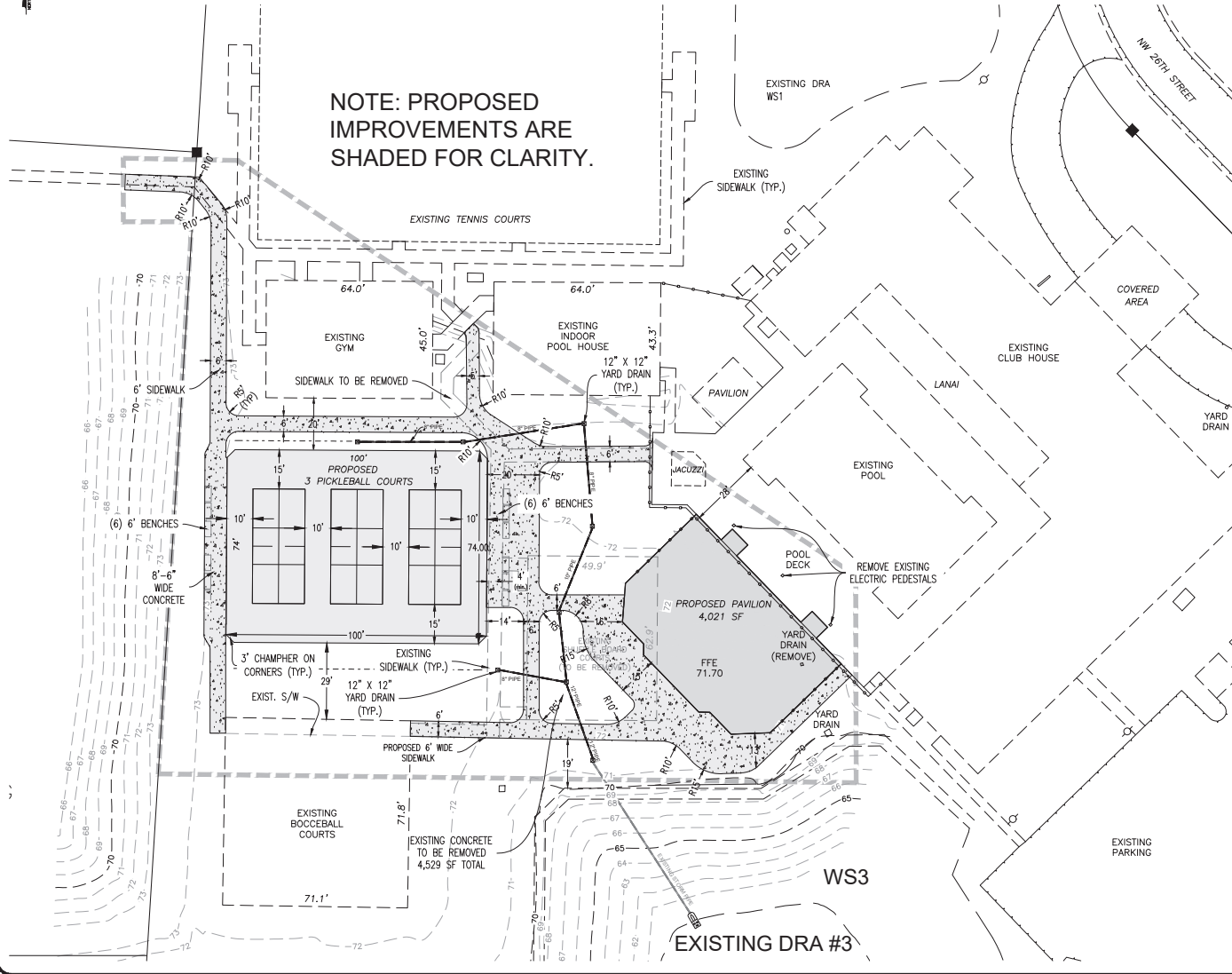


X:\HWY\10317\10317.dwg (2024) - Ocala Palms - 2024 Amenity Improvements - 11/11/2024



# Site Plan Modification for Ocala Palms 2024 Amenity Improvements

**NOTE: PROPOSED IMPROVEMENTS ARE SHADED FOR CLARITY.**



PROPOSED ITEMS	AREA (SF)
PAVILION	4,021
PICKLEBALL	7,380
SIDEWALK	8,012
<b>TOTAL PROPOSED</b>	<b>19,413 SF</b>

REMOVED ITEMS	AREA (SF)
SIDEWALK	1,300
SHUFFLEBOARD	3,139
<b>TOTAL REMOVED</b>	<b>4,529 SF</b>

Net Increase in Impervious Area = 19,413 SF - 4,529 SF = 14,884 SF

### CN CALCULATIONS:

Methodology: TR-55 Urban Hydrology for Small Watersheds

Drainage Basin	Area (sf)	Area (ac)	CN
<b>Total</b>	<b>14,884</b>	<b>0.342</b>	<b>39</b>
<b>Pre</b>			
Type A Soils	14,884	0.342	39
Type D Soils	14,884	0.342	80
Imperv. Conc.			80
Buildings			80
<b>Total</b>	<b>14,884</b>	<b>0.342</b>	<b>80</b>
<b>Post</b>			
Impervious (Asphalt)	14,884	0.342	80
Impervious (Concrete)			80
Imp. (Black Shingles)			80
Imp. (Red Shingles)			100
Type A Soils			39
Type C Soils			74
Type D Soils			80
<b>Pre-developed Weighted CN</b>	<b>39.00</b>		
<b>Post-developed Weighted CN</b>	<b>80.00</b>		
<b>Storm</b>			
100yr/24hr SWFWMD			11.3
<b>Pre-developed Conditions</b>			
Watershed slope (%)			1
Depth of Runoff (in)			2.40
Runoff Volume (cf)			3,478
Time of Conc. (hrs)			0.060
Lag Time (hrs)			0.00
Time of Conc. (min)			3.6
Peak Discharge, Q (cfs)			191.50
<b>Post-developed Conditions</b>			
Watershed slope (%)			1
Depth of Runoff (in)			1.06
Runoff Volume (cf)			13,317
Time of Conc. (hrs)			0.103
Time of Conc. (min)			6.2
Peak Discharge, Q (cfs)			6.05
<b>Post minus Pre Vol. (cf)</b>	<b>10,238</b>		
<b>Storm</b>			
100yr/24hr SWFWMD			0.22

10,238 cf = ADDITIONAL RUNOFF CREATED BY THE 2024 AMENITY IMPROVEMENTS

### Drainage Design Summary:

THIS PROPERTY HAS EXISTING PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. STORM EVENT.

THE FOLLOWING CHART IS AN EXCERPT FROM THE APPROVED OCALA PALMS P.U.D. RECREATION CENTER DRAINAGE REPORT BY MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC. DATED FEBRUARY 1995.

WATERSHED I.D.#	W.S. AREA (AC)	IMPERVIOUS AREA (AC)	WEIGHTED CN	STORM STORAGE (AC-FT)	
				TOTAL REQ'D	PROVIDED
WS1	1.28	0.51	62.48	0.874	416
WS2	1.21	0.87	71.92	0.771	3,091
WS3	4.45	1.72	61.76	2.311	2,818
			<b>TOTAL</b>	<b>3.756</b>	<b>4,964</b>

- FOR THE PROPOSED 2024 AMENITY IMPROVEMENTS PLAN, THE NET IMPERVIOUS AREA WILL INCREASE BY 14,884 SF. THIS WILL GENERATE AN ADDITIONAL 10,238 CF OF RUNOFF.
- REQUIRED DRA STORAGE = (3,756 AC-FT) = 163,611 CF
- PROVIDED DRA STORAGE = (4,064 AC-FT) = 177,027 CF
- EXCESS VOLUME = (0,308 AC-FT) = 13,416 CF
- RUNOFF FROM PROPOSED AMOUNT OF IMPERVIOUS = 10,238 CF (SEE CN SHEET CALCULATION ABOVE)
- 10,238 CF < 13,416 CF (AVAILABLE); THEREFORE OK.

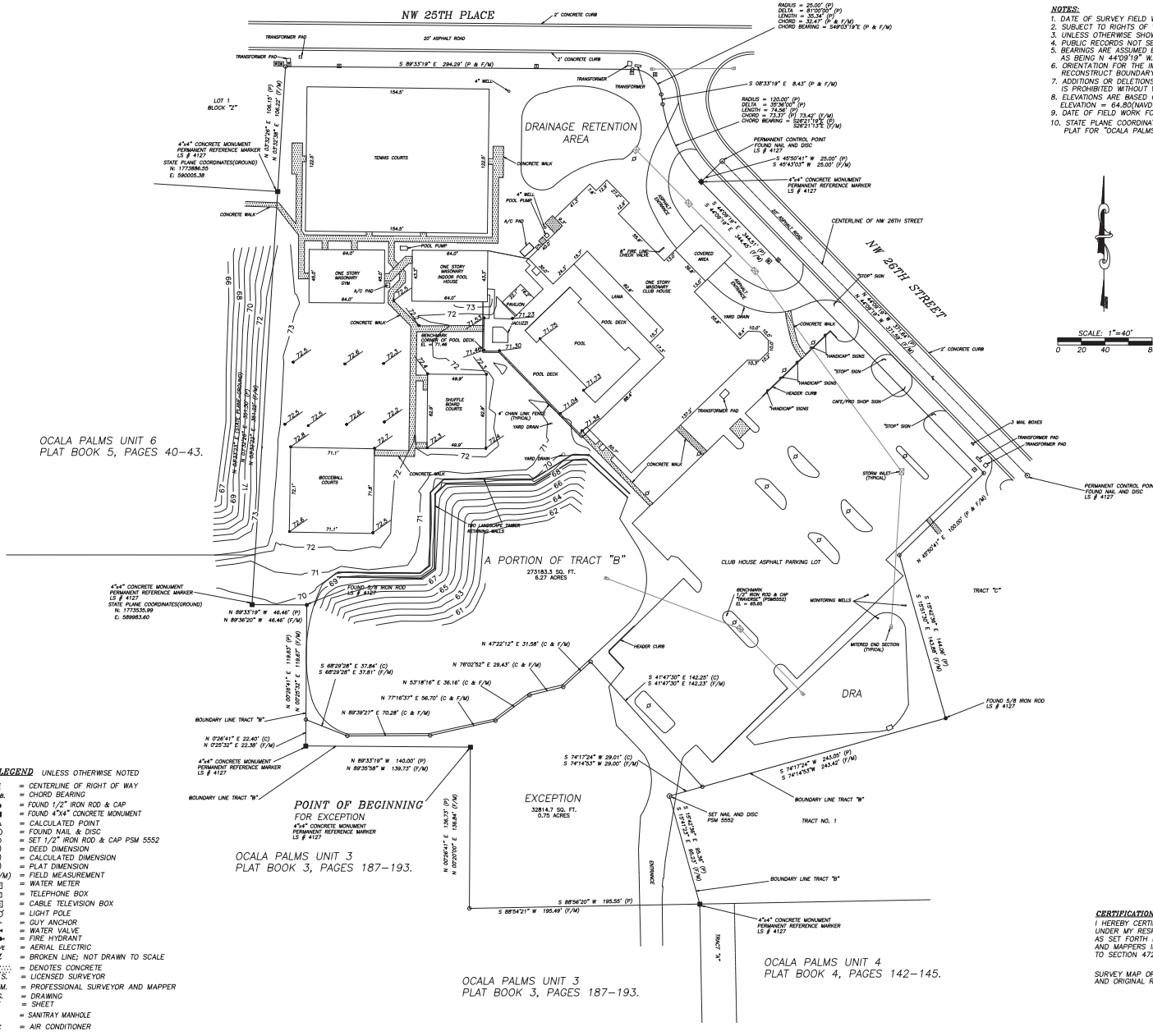
Project No.	10317	Date	11/11/2024	Sheet No.	2 of 3	Revision	1
Client	MWR	Project	2024-25	Drawn	OK	Checked	MWR
Site	Ocala Palms	Issue	5-23-24	Scale	AS SHOWN	Reviewed	MWR
<b>AMERICAN MICHAEL W. RADEFFER ENGINEERING, INC.</b> 1000 N. US HWY 17, SUITE 100, Ocala, FL 34474 Phone: 352.237.1111 Fax: 352.237.1112 <a href="http://www.radefferengineering.com">www.radefferengineering.com</a>							
<b>Site &amp; Drainage Plan</b> For Property Located in Marion County, Florida, U.S.A.							











- LEGEND** UNLESS OTHERWISE NOTED
- ± = CENTERLINE OF RIGHT OF WAY
  - C.B. = CHORD BEARING
  - = FOUND 1/2" IRON ROD & CAP
  - = FOUND 4"x4" CONCRETE MONUMENT
  - △ = CALCULATED POINT
  - = FOUND NAIL & DISC
  - = SET 1/2" IRON ROD & CAP P.S.M. 5552
  - (D) = DEED DIMENSION
  - (C) = CALCULATED DIMENSION
  - (P) = PLAT DIMENSION
  - (F/M) = FIELD MEASUREMENT
  - ☐ = WATER METER
  - ☐ = TELEPHONE BOX
  - ☐ = CABLE TELEVISION BOX
  - ☐ = LIGHT POLE
  - ☐ = GUY ANCHOR
  - ☐ = WATER VALVE
  - ☐ = FIRE HYDRANT
  - ☐ = AERIAL ELECTRIC
  - ☐ = BROKEN LINE; NOT DRAWN TO SCALE
  - ☐ = DENOTES CONCRETE
  - ☐ = LICENSED SURVEYOR
  - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
  - DWG. = DRAWING
  - SHT = SHEET
  - ☐ = SANITARY MANHOLE
  - A/C = AIR CONDITIONER

OCALA PALMS UNIT 6  
PLAT BOOK 5, PAGES 40-43.

OCALA PALMS UNIT 3  
PLAT BOOK 3, PAGES 187-193.

OCALA PALMS UNIT 3  
PLAT BOOK 3, PAGES 187-193.

OCALA PALMS UNIT 4  
PLAT BOOK 4, PAGES 142-145.

- NOTES:**
- DATE OF SURVEY FIELD WORK: MARCH 30, 2013.
  - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
  - UNLESS OTHERWISE SHOWN, UNDERGROUND UTILITIES NOT LOCATED.
  - PUBLIC RECORDS NOT SEARCHED BY THOMAS LA SENNA LAND SURVEYING.
  - BEARINGS ARE ASSUMED BASED ON THE CENTERLINE OF NW 26TH STREET.
  - AS BEING N 44°09'19" W.
  - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ELEVATIONS ARE BASED ON MARION COUNTY BENCHMARK "US27-28" ELEVATION = 64.80(0)±(0-88).
  - DATE OF FIELD WORK FOR TOPOGRAPHIC SURVEY: OCTOBER 11, 2023.
  - STATE PLANE COORDINATE INFORMATION IS BASED ON THE RECORDED PLAT FOR "OCALA PALMS UNIT 1".



**LEGAL DESCRIPTION (PARENT TRACT):**  
TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**LEGAL DESCRIPTION (A PORTION OF TRACT "B"):**  
TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT  
BEGIN AT A PERMANENT REFERENCE MONUMENT LOCATED ON THE SOUTHWESTERLY BOUNDARY LINE OF TRACT "B" OF "OCALA PALMS UNIT 1" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "2", PAGES 183 THROUGH 189, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THENCE ALONG SAID BOUNDARY LINE OF SAID TRACT "B" N 89°33'19" W AT 140.00 FEET TO A PERMANENT REFERENCE MONUMENT; THENCE CONTINUE ALONG THE BOUNDARY OF AFFOREMENTIONED TRACT "B", N 0°26'41" E AT 22.40 FEET; THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "B", S 88°29'28" E AT 37.84 FEET; THENCE N 89°39'27" E AT 70.28 FEET; THENCE N 77°16'37" E AT 56.70 FEET; THENCE N 53°18'16" E AT 36.16 FEET; THENCE N 76°02'52" E AT 28.43 FEET; THENCE N 47°22'12" E AT 31.58 FEET; THENCE S 41°47'30" E AT 142.25 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TRACT "B"; THENCE ALONG SAID BOUNDARY LINE OF TRACT "B", S 74°17'24" W AT 29.01 FEET; THENCE CONTINUE ALONG SAID BOUNDARY LINE, S 15°42'36" E AT 95.36 FEET TO A PERMANENT REFERENCE MONUMENT; THENCE S 88°56'20" W AT 125.55 FEET; THENCE N 0°26'41" E AT 136.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA AND CONTAINS 6.27 ACRES, MORE OR LESS.

- CERTIFIED TO:**
- BANK OF AMERICA, N.A.
  - GREENSPRING MARDER, P.A.
  - OCALA PALMS FINANCE, LLC
  - OCALA PALMS OPERATIONS, LLC
  - FIRST AMERICAN TITLE INSURANCE COMPANY
  - LAW OFFICES OF SHERRY L. HYMAN, PLLC
  - LOWMEDES, DROSSICK, DOSTER, KANTOR & REED, P.A.
  - VENTURE ASSOCIATES CORPORATION

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THOMAS LASENNA, P.S.M.  
FLORIDA CERTIFICATE NO. 5552

DATE	17/03/24
REVISIONS	
BY	
NO.	
SCALE:	1" = 40'
APPROVED BY:	
T.L.	
CHECKED:	
L.R.	
DRAWN:	
THOMAS LA SENNA LAND SURVEYING	
6740 SE 110TH STREET, SUITE 507, BELLEVUE FLORIDA 34420	
(352) 307-0760	
BOUNDARY SURVEY FOR:	
OCALA PALMS OPERATIONS, LLC.	
REFERENCES:	
FIELD BOOK 187.	
JOB.# 130111	
SHT 1 OF 1	