



SUBMITTAL SUMMARY REPORT 33189

PLAN NAME: NEIGHBORHOOD STORAGE PHASE 2 **LOCATION:** 7305 SW 80TH AVE
APPLICATION DATE: 08/12/2025 **PARCEL:** OCALA,
35466-003-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	08/29/2025	09/19/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/08/2025	12/15/2025	01/16/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/19/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.8 - Legal description matches boundary on plan
NO 2.12.28 - Correct road names supplied Sheet 03.01 There is a private drive that is labeled as SW 76th Ave. Please remove label from future submittals.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health) 09/19/2025 11/09/2025 Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Fire Marshal (Plans) (Fire) 09/19/2025 11/09/2025 Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
YES 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
INFO 6.18.5 - Access Control Box Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.
YES 6.18.2.D - Fire Department Connections
INFO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000.
YES 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

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/19/2025	11/09/2025	Requires Re-submit
Comments	ZONING-REJECT			
	YES 2.12.4.C - Owner and applicant name			
	YES 2.12.4.L(1) - Parcel number			
	YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown			
	NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Include in title block zoning requirements for PUD including lot width, area, setbacks, coverage, parking, and building height.			
	NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements label and include setbacks/easements			
	YES 2.12.24 - Landscape requirements/6.8.6 - Buffering			
	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			
	INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to mcu			
	YES 2.12.9 - Show adjacent streets serving development			
	YES 2.12.32 - Show 100yr flood zone			
	YES 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) Submitted to FWC on 9/17/25			
	NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Include parking requirements and construction access/route.			
	INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. include Location, dimensions and setbacks of signage if proposed.			
	YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks			
	INFO 2.12.27 - Show location of outside storage areas Include location, and screening of outside storage/garbage.			
	YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Secondary Springs Protection Zone, Flood Zone X, No ESOZ			
	N/A Additional Zoning comments			
	LAND USE-APPROVED			
	YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?			
	YES 2.12.4.L(3) - All applicable Developer's Agreements listed?			
	N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?			
	N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?			
	YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?			
	YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?			
	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?]			
	YES 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?]			
	N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]			
	N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?			
	YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]			
	YES 6.12.2.A - [Local Road right-of-Way Provided?]			
	YES 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)?			
	YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]			
	YES 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?]			
	YES 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?			
	YES 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?			
	YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]			
	YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]			
	N/A Additional Planning Items:			

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		09/19/2025	11/09/2025	Requires Re-submit
Comments	PEND 2.12.18 - All trees 10" DBH and larger PEND 2.12.25 - Marion Friendly Landscape Areas PEND 6.7.3 - Tree protection PEND 6.7.4 - Shade tree requirements PEND 6.7.6 - Tree removal submittal requirements PEND 6.7.8 - Protected tree replacement requirements PEND 6.7.9 - Replacement trees; general requirements PEND 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) PEND 6.8.3 - Landscape design standards PEND 6.8.4 - Landscape area requirements for non-residential development PEND 6.8.5 - Landscape area requirements for residential and mixed use developments PEND 6.8.6 - Buffers PEND 6.8.7 - Parking areas and vehicular use areas PEND 6.8.8 - Building landscaping PEND 6.8.9 - Service and equipment areas PEND 6.13.3.C(5) - Landscaping of public stormwater management facilities PEND 6.13.3.D(4) - Landscaping of private stormwater management facilities PEND 6.8.10 - General planting requirements (specifications) PEND 6.8.11 - Landscape installation PEND 6.8.12 - Landscape completion inspection requirements PEND 6.9.2 - Irrigation plan requirements (details, legend, notes) PEND 6.9.3 - Irrigation design standards PEND 6.9.5 - Irrigation system installation PEND 6.9.6 - Completion inspection requirements PEND 6.19.3 - Outdoor lighting plan requirements PEND 6.19.4 - Exterior lighting design standards PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone NO Additional Landscape comments Please submit Tree preservation, Landscape and Irrigation plans for review			
OCE Design (Plans) (Office of the County Engineer)	-----	09/19/2025	11/09/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000..00 + (\$10.00 x total site acreage) 10/23/25-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 YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 10/23/25-add waivers if requested in future PEND 2.12.4.L(1) - Parcel number PEND 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer PEND 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 PEND 6.2.1.B - Plans shall be legible and meet typical industry standards PEND 6.2.1.C - Standardized sheet size shall be 24" x 36" PEND 6.2.1.F - North arrow and graphic drawing and written scale PEND Legal Documents PEND Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/19/2025	11/09/2025	Approved

Comments INFO Major Site Plan Sunbiz and Project map checked -EMW 9.4.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/19/2025	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				
N/A 2.12.13/14/15 - General Exhibits				
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing				
NO 2.12.38 - Stormwater Maintenance Entity Please provide documentation establishing that Scott Cunningham can sign on behalf of the applicant/owner.				
N/A 6.13.2.C - Geotechnical Investigation Report				
N/A 6.13.7 - Geotechnical Criteria				
YES 6.13.2.A(1)/(2) - Contributing Basins/Tc				
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations				
YES 6.13.2.A(4) - Stormwater Features & Connective Elements				
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters				
N/A 6.13.3 - Type of Stormwater Facility Criteria				
YES 6.13.4 - Stormwater Quantity Criteria				
YES 6.13.2.B(4) - Hydrologic Analysis				
YES 6.13.4.C - Discharge Conditions				
YES 6.13.2.B(6) - Freeboard				
YES 6.13.4.D - Recovery Analysis				
N/A 6.13.5 - Flood Plain & Protection				
YES 6.13.2.A(8) - Finish Floor Elevation Criteria				
N/A 6.13.6 - Stormwater Quality Criteria				
N/A 6.12.6 - Roadway Flooding Level of Service				
N/A 6.13.6.B - Alternative Treatment Techniques				
YES 6.13.6.C - Best Management Practices				
YES 6.13.8 - Stormwater Conveyance Criteria				
YES 6.13.2.B(5) - Hydraulic Analysis				
N/A 6.13.8.B(3) - Lane Spread Calculations				
N/A 6.13.2.A(9) - Access Accommodates Stormwater				
YES 6.13.8.B(7) - Minimum Pipe Size				
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures				
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes				
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales				
NO 6.13.9 - Grading Criteria Please clarify which direction the roof of Building 'G' will drain (east or west). If is pitched and will drain to the east a swale or roof drains may be necessary to get these flows to the appropriate conveyance system. Based on the hydraulic calculations it appears to be draining to the west. Please clarify.				
YES 6.13.2.A(11)(a) - Construction Entrance				
YES 6.13.2.A(11)(b) - Erosion Control				
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References				
INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.				
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.				
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.				
N/A 6.10 - Karst Topography and High Recharge Areas				
YES 7.1.3 - Drainage Construction Specifications				
NO 6.13.12 - Operation and Maintenance Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets and pipes. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Please have the person signing also print their name for verification.				
Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.				
NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. Please submit signed and sealed drainage report.				
INFO 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.				

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU ^E	COM ^P LETE	ST ^A TUS
OCE Survey (Plans) (Office of the County Engineer)		09/19/2025	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 PEND 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 YES 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 YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 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)		09/19/2025	11/09/2025	Approved
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way YES 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 N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs N/A 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			
Utilities (OCE Plans) (Utilities)		09/19/2025	11/09/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33189)

Comments

YES Marion County Utilities Contact Information Correct on 01.01 Cover Sheet
YES Parcel numbers identified in project match proposed site plan layout Portion of Parcel 35466-003-00
INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities
INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
INFO 6.14.2.A - Water Connection Requirements 05.01 - All utilities shown will remain private - Please note on Utility Plan and as-built.
INFO 6.14.2.A - Sewer Connection Requirements 05.01 - All utilities shown will remain private - Please note on Utility Plan and as-built.
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
YES 6.14.3.B - Springs Protection Zone Secondary Within the Urban Growth Boundary
INFO 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified How will this site be irrigated? Phase 1 AR# 24090 shows irrigation service. If service continues onto phase 2, provide irrigated square footage.
INFO 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 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
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system Connecting to existing stub outs from phase 1 AR# 24090
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system Connecting to existing stub outs from phase 1 AR# 24090
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
INFO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version The contractor will be required to install the version of the MCU-approved details in effect at the time the plan is approved.
INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department. (LDC 6.14.5.C).
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
YES 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
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
INFO 6.14.7 - Construction Inspection - PLAN NOTE: Add to Utilities Plan: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org
INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts All as-builts shall comply with the current Marion County LDC, section 6.14.8
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
INFO 6.14.9.B - Bill of Sale All infrastructure being installed is to remain private. A Bill of Sale will not be required by MCU.
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
INFO 6.15.3 - Fire Protection/Fire Flow Capacity All Hydrants are to be painted Yellow. (2) 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.
"
N/A 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
INFO 6.15.6.B - Irrigation Water Metering - size 2" Proposed meter on Phase 1 - AR#24090.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
N/A 6.15.6.D - Meter Location Meters were installed in Phase 1 - AR# 24090
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
INFO Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).
INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$130.00 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# ENTER AR #

SUBMITTAL SUMMARY REPORT (33189)

INFO Additional Utilities comments Please add the parcel numbers of the surrounding parcels for orientation as this project is only situated on a portion of the parcel listed.

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

NO Additional Utilities comments Revise the General Notes to state: All utility infrastructure will remain private and will be privately maintained

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/15/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/15/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/15/2025	12/08/2025	Approved
Comments	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/15/2025	12/17/2025	Requires Re-submit
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Corrections	2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
Corrections	2.12.22 - Tracts (Not Resolved) - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12.4/6.11.6 - Construction access (Not Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.,			
Corrections	2.12/2.12.21 - Open space and natural areas (Not Resolved) - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas 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.			
Corrections	2.12.4/6.11.7 - Loading area (Not Resolved) - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
Corrections	2.12/4.2 - Lot setback (Not Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12.4/6.11.8 - Parking (Not Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/15/2025	12/09/2025	Requires Re-submit
Comments	See markups on plan			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/15/2025	01/16/2026	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	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	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	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	Legal Documents (Resolved) - Legal Documents			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			

SUBMITTAL SUMMARY REPORT (33189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/15/2025	01/16/2026	Approved
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.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.			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/15/2025	12/16/2025	Informational
Comments	Sunbiz and Project map checked -EMW 9.4.25/12.16.25			
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]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/15/2025	12/15/2025	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 <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
Recommendations	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Small	12/15/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/15/2025	12/10/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/15/2025	12/17/2025	Approved
Comments	Approved with Recommendation comment(s) - Project 33189 will be connecting to Phase 1 of construction, which is connected to Marion County Utility (MCU) water and wastewater.			
Recommendations	Sheet 05.01 - Fix leader showing (2) 8" - 45" BENDS - Its pointed at the proposed fire hydrant currently.			
eREVIEW SESSION FILES:	27477 Ocala FL 8-18-25 dev_Certificate of Secretary.pdf File Category Placeholder.pdf Neighborhood Storage Phase 2 Stormwater Report S&S.pdf O&M Letter Signed.pdf Response Letter 2025.11.24.pdf			
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Waiver required for shade tree reduction	12/09/2025 1:29	PMFile Category Placeholder.pdf	15
Susan Heyen	1. Provide landscape area calculation showing 20% is met2.	12/09/2025 1:31	PMFile Category Placeholder.pdf	15

SUBMITTAL SUMMARY REPORT (33189)

eREVIEW SESSION FILES: 27477 Ocala FL 8-18-25 dev_Certificate of Secretary.pdf
File Category Placeholder.pdf
Neighborhood Storage Phase 2 Stormwater Report S&S.pdf
O&M Letter Signed.pdf
Response Letter 2025.11.24.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	1. Confirm no windows or doors on side of buiding to serve as wall. Waiver required to use building as wall	12/09/2025 1:33	PMFile Category Placeholder.pdf	16
Susan Heyen	1. Is there a dumpster on site? If so, please show screening	12/09/2025 1:34	PMFile Category Placeholder.pdf	16
Susan Heyen	1. Will there be outdoor lighting? If so, please submit a signed and sealed photometric plan	12/09/2025 1:36	PMFile Category Placeholder.pdf	16
Susan Heyen	1. Landscape Plans to be signed and sealed per 6.2.1.2. Please submit signed and sealed Irrigation plans	12/09/2025 1:37	PMFile Category Placeholder.pdf	16



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: 1/26/2026 Parcel Number(s): 35466-003-00 Permit Number: AR#33189

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Neighborhood Storage Phase 2 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): Public Storage
Signature: _____
Mailing Address: 701 Western Ave City: Glendale
State: CA Zip Code: 91201 Phone #: (818) 244-8080
Email address: phart@publicstorage.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): Tillman & Associates Engineering, LLC Contact Name: Tim Brooker, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Section: 6.7.4. – Shade Trees (A) 1/3000 sf (quantity requirement)
Reason/Justification for Request (be specific): Applicant requests a waiver to reduce the post-development tree ratio due to the limited available area for tree placement (0.93 acres), as well as site constraints including existing overhead power, and proposed fencing and storage buildings. Phase 1 was reduced by 50%, and Phase 2 is proposed to be reduced by 49%. A similar waiver was previously approved for the Phase 1 project (AR#24090).

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



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

Section & Title of Code (be specific) _____ Section: 6.8.6. – Buffers (K) (4) D-Type buffer

Reason/Justification for Request (be specific): Applicant requests a waiver to allow the rear elevation of the proposed storage building (with no windows) and a privacy fence where no building is present, to serve in lieu of the required wall. A similar waiver was previously approved for the Phase 1 project (AR#24090).

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) _____

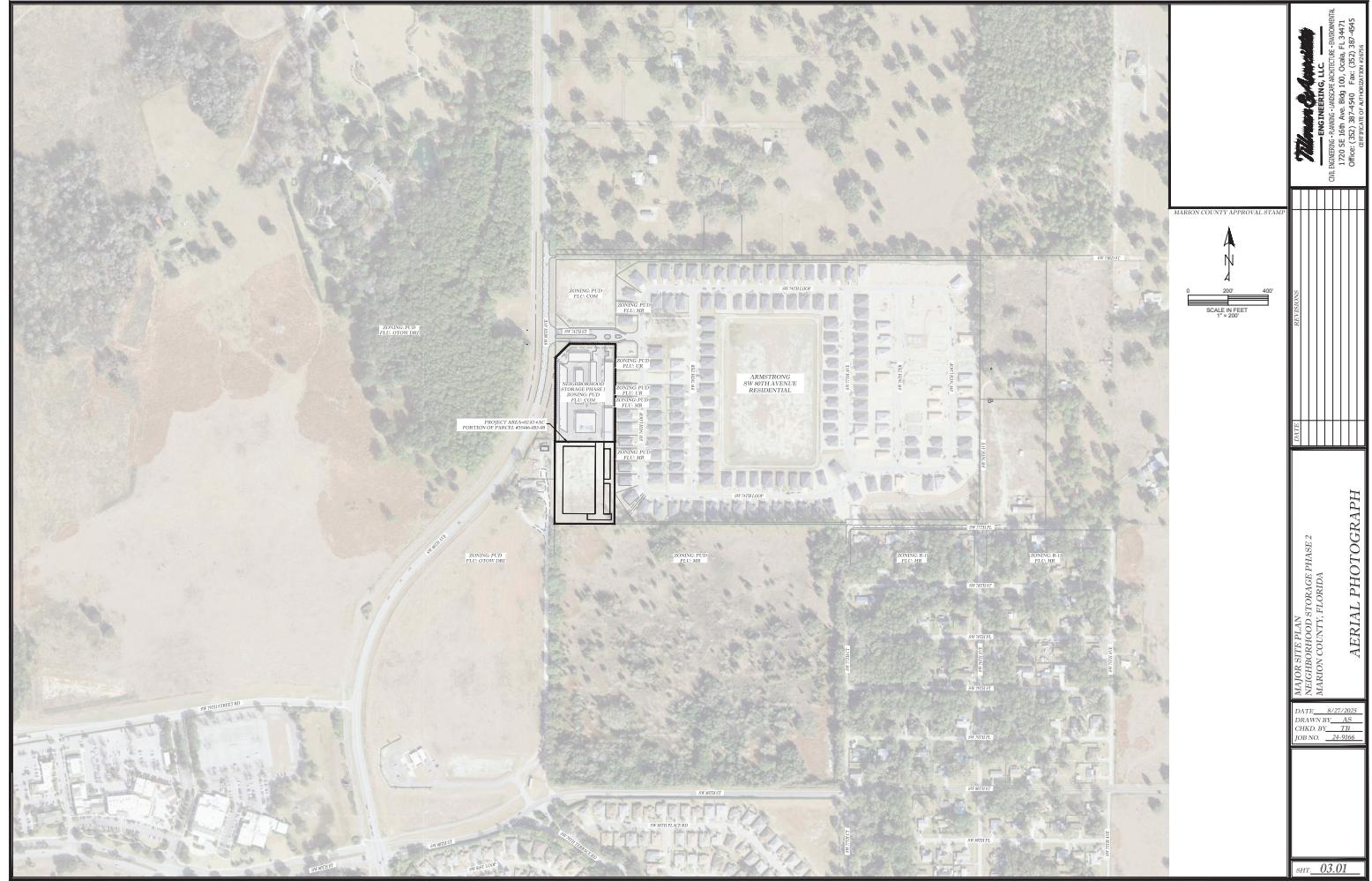
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

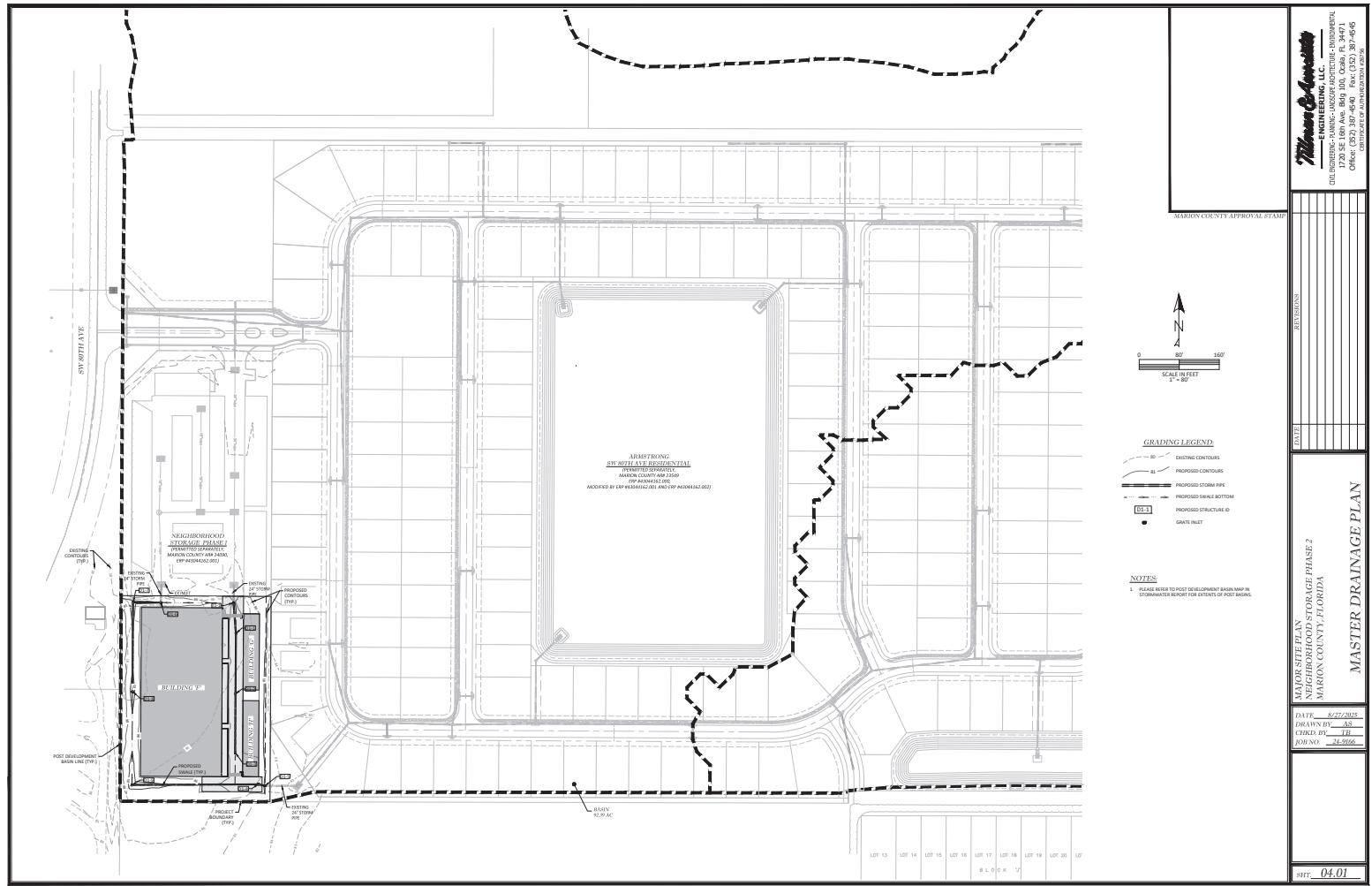
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

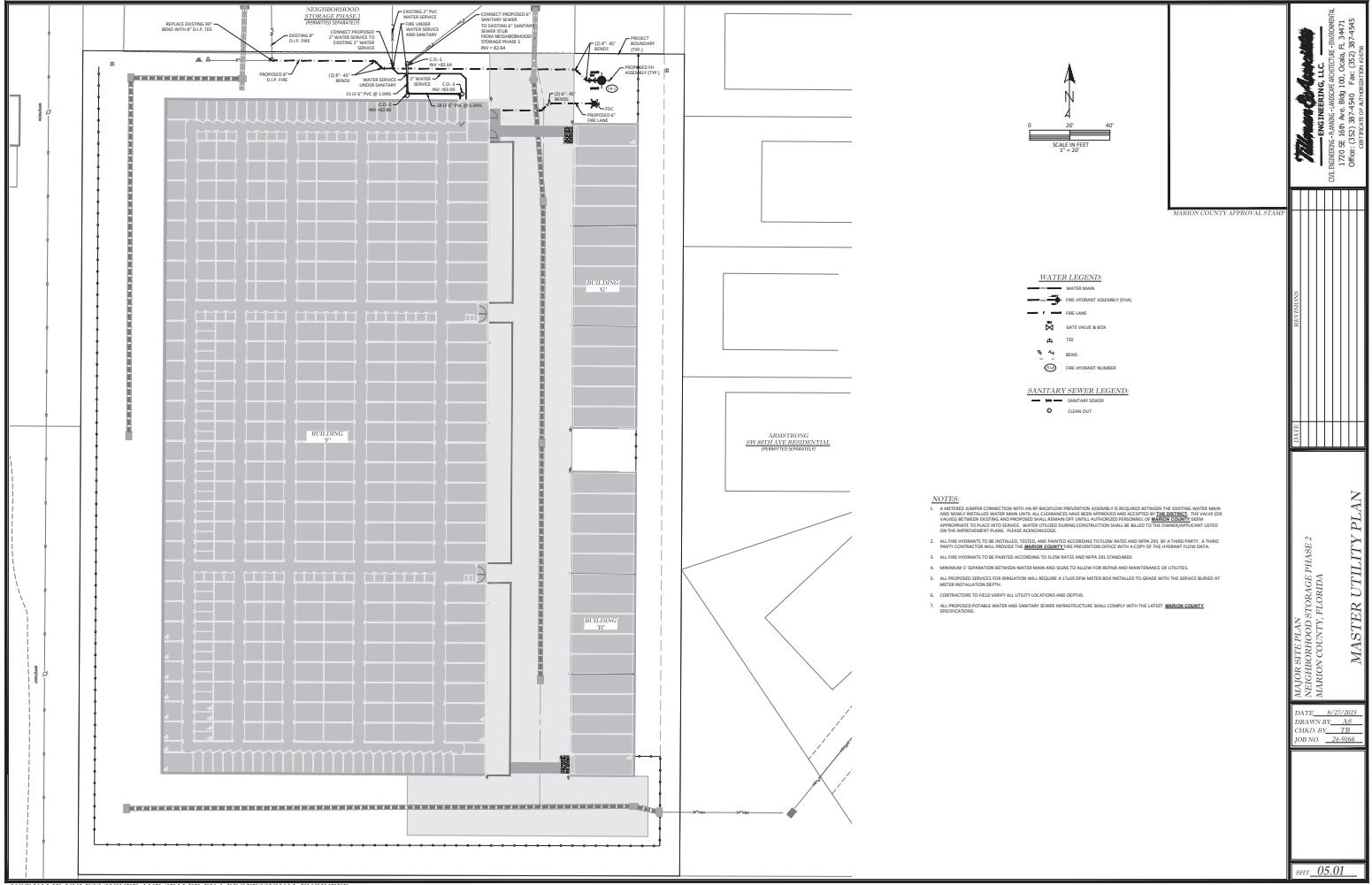
Reason/Justification for Request (be specific): _____



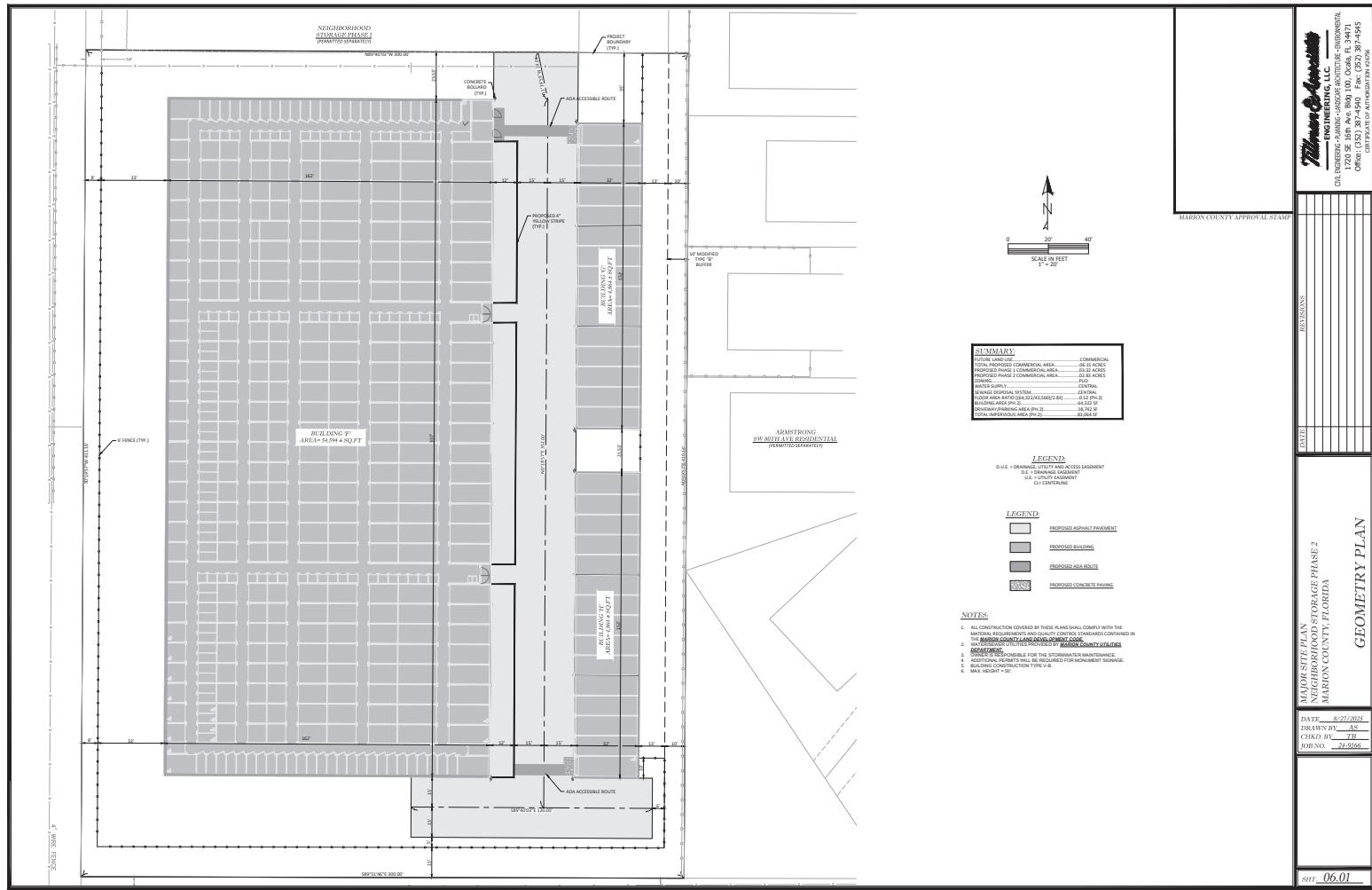
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



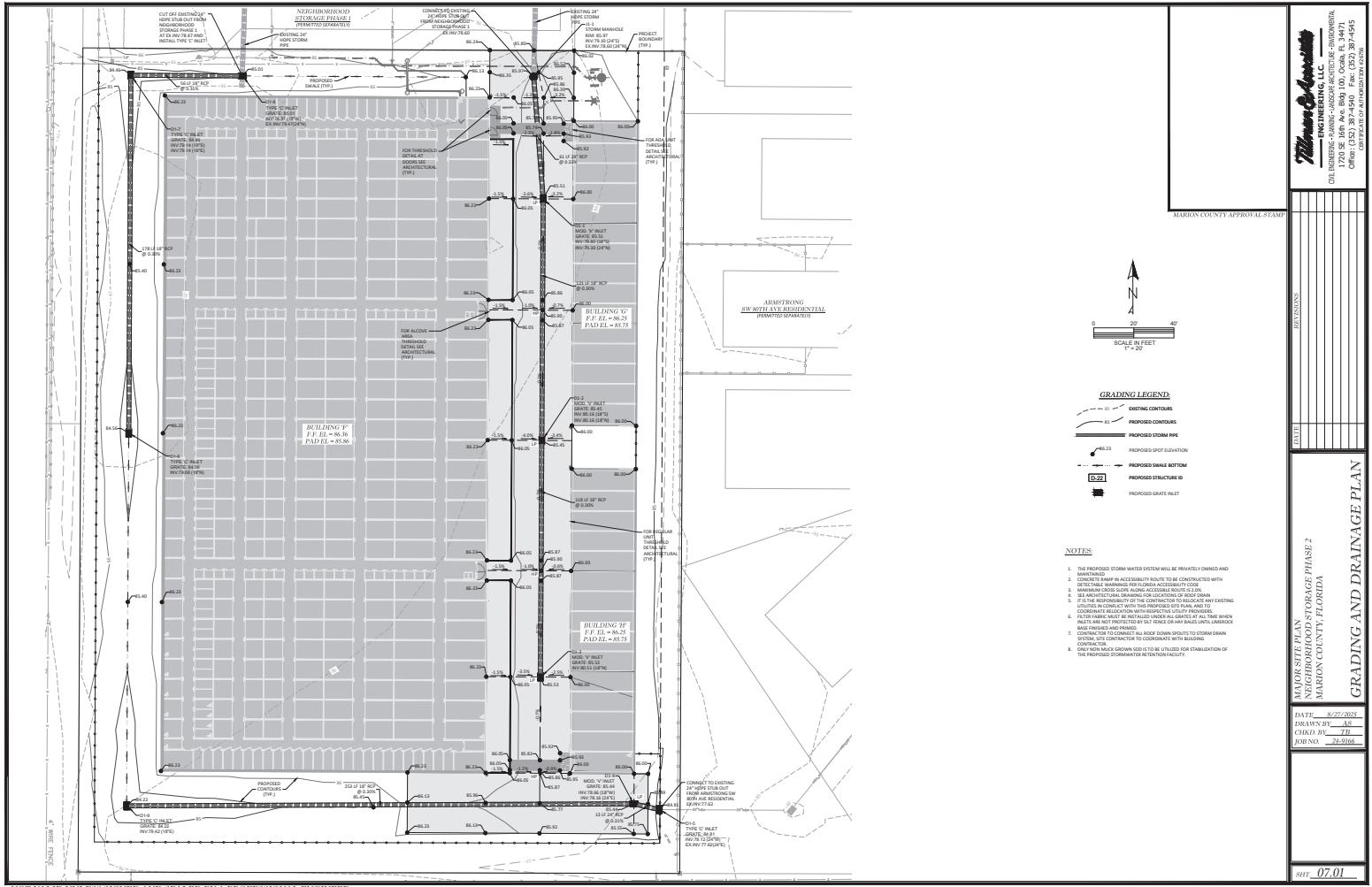
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

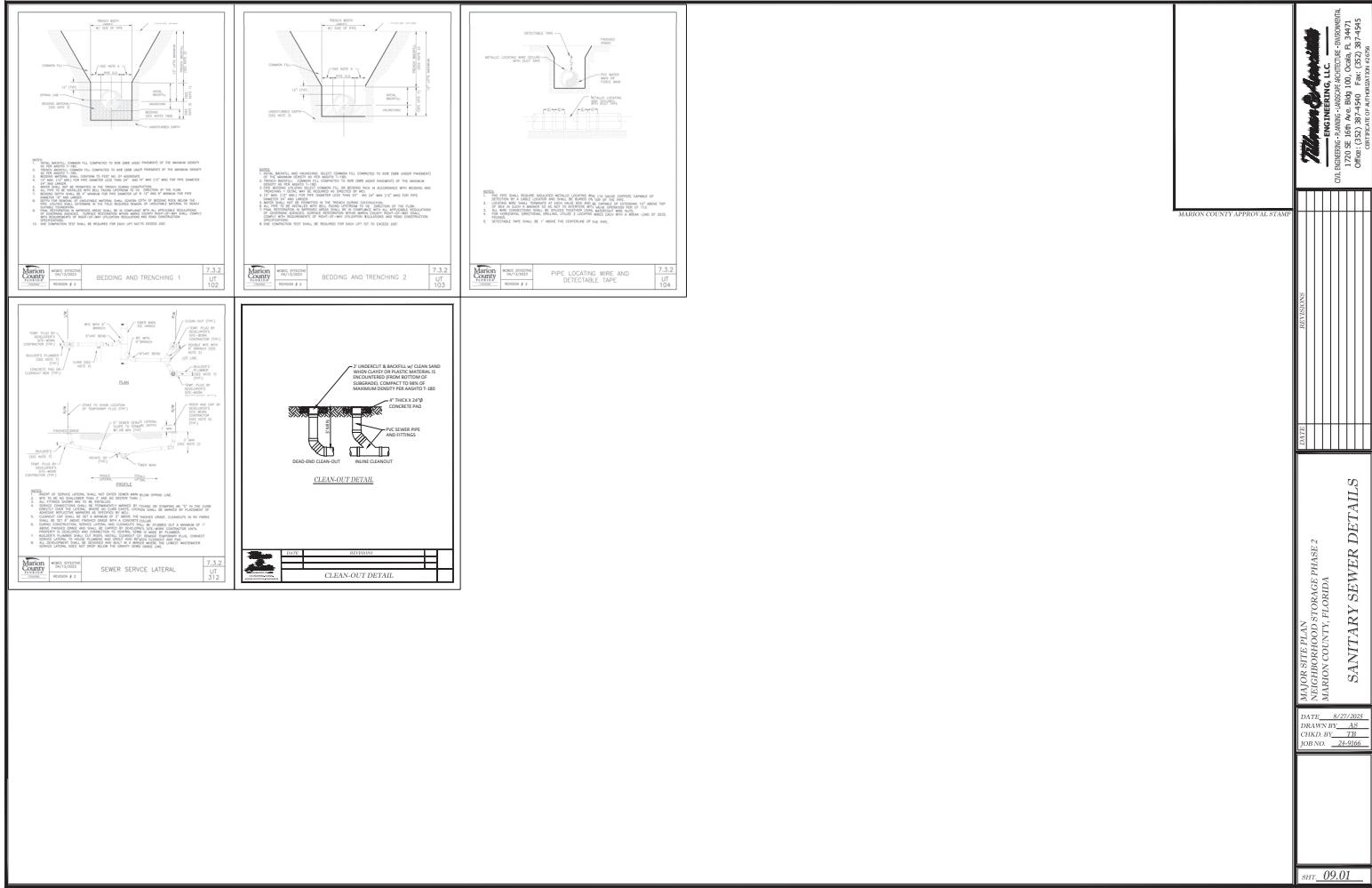


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

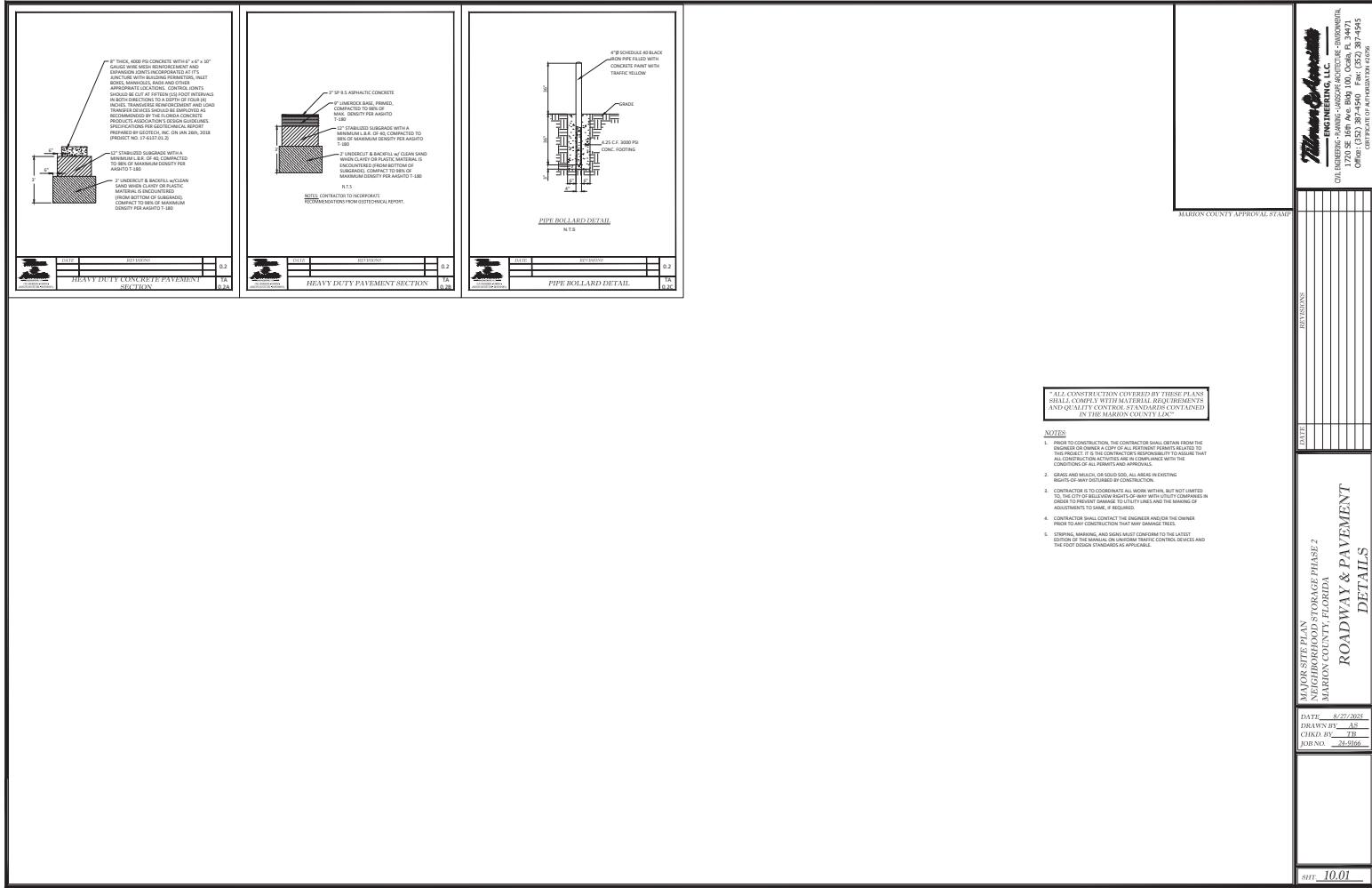


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

