SUBMITTAL SUMMARY REPORT
WaiverSTA-000004-2025

PLAN NAME: Proposed commercial development at 11180 SE Maricamp Rd

LOCATION:

APPLICATION DATE: 11/12/2025

PARCEL: 3758-030-001

DESCRIPTION: We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side.

In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment.

Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor.

We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.

CONTACTS	NAME	COMPANY
Applicant	James Brock	Twin Rivers Capital
Applicant	Lindsey Klein	Twin Rivers Capital

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/25/2025	12/08/2025	12/24/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/08/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/08/2025	11/25/2025	Not Required
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/08/2025	12/09/2025	Informational
Comments	Staff recommends approval. Defer to Parks and Rec Landscaping.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/08/2025	11/25/2025	Informational
Comments	1. Staff would support waiver request 2. Off site trees should not be included in existing tree count			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/08/2025	12/10/2025	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		12/08/2025	12/09/2025	Informational
Comments	ROW Is not a reviewer on this type of project -EMW 12.09.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/08/2025	11/25/2025	Informational
Comments	Defer to Landscape			
OCE Survey (Plans) (Office of the County Engineer)		12/08/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/08/2025	11/25/2025	Not Required
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/11/2025	Approved
Comments	Parcel 3758-030-001 is within the Marion County Utilities (MCU) service area. MCU has no comment on the landscape waiver. MCU staff will provide water and wastewater comments during Site Plan Review. The parcel is outside the Urban Growth Boundary and within the Primary Springs Protection Zone.			

TREE MITIGATION LEGEND

△ TREE TO BE PRESERVED FOR CONSERVATION CREDT

X TREE TO BE REMOVED

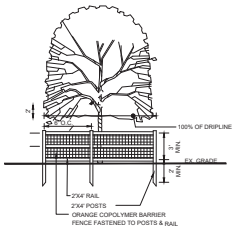
▢ TREE TO REMAIN

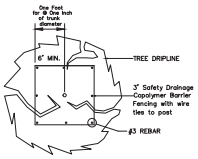
FID	TreeID	Species	DBH	HealthCond	HealthIssues/Comments
1	1	Sabal Palm	12	Dead	bole rot / fungal disease - dead canopy
2	2	Laurel oak	24	Good	Minor broken limbs
3	3	Laurel oak	20	Poor	broken limbs, minor rot
4	4	Laurel oak	47	Poor	Unbalanced canopy, mechanical damage, minor rot
5	5	Laurel oak	40	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot
6	6	Laurel oak	50	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot, split trunk rot in bole
7	7	Laurel oak	38	Very Poor	Unbalanced canopy, epicormic shoots, mechanical damage, rot, split trunk rot in bole
8	8	Sabal Palm	20	Good	
9	9	Laurel oak	26	Poor	mechanical damage, minor rot in bole, broken dying limbs
10	10	Laurel oak	21	Poor	Unbalanced canopy,lean, rot, limb damage
11	11	Laurel oak	29	Fair	Unbalanced canopy, minor rot, minor limb damage
12	12	Laurel oak	26	Poor	Unbalanced canopy, minor rot, limb damage, dying branches
13	13	Laurel oak	30	Very Poor	Very Unbalanced canopy, minor rot, limb damage, dead/dying branches
14	14	Laurel oak	60	Very Poor	Very Unbalanced canopy, rot in bole, includded bark, dead/dying branches
15	15	Sabal Palm	12	Good	Slight lean
16	16	Laurel oak	15	Poor	Slight unbalanced canopy, epicormic shoots, minor rot in bole, damaged limbs
17	17	Laurel oak	17	Poor	Lean, Slight unbalanced canopy, minor rot in bole, damaged limbs
18	18	Laurel oak	13	Good	
19	19	Laurel oak	19	Poor	Unbalanced canopy poor structure epicormic shoots
20	20	Laurel oak	13	Good	
21	21	Laurel oak	10	Fair	Lean, unbalanced canopy
22	22	Laurel oak	13	Good	
23	23	Laurel oak	14	Poor	Has mold on it, lean, minor rot, rot in bole includded bark
24	24	Laurel oak	10	Fair	Lean, unbalanced canopy
25	25	Laurel oak	14	Fair	Lean, unbalanced canopy, minor rot broken limbs
26	26	Laurel oak	11	Fair	Lean, unbalanced canopy, epicormic shoots
27	27	Laurel oak	21	Fair	Lean, unbalanced canopy, minor rot
28	28	Live Oak	30	Poor	minor rot, epicormic shoots, damaged limbs
29	29	Laurel oak	24	Poor	rot, epicormic shoots, damaged rotting limbs
30	30	Laurel oak	17	Poor	Lean, unbalanced canopy, rot, epicormic shoots, damaged rotting limbs
31	31	Laurel oak	18	Fair	Lean, unbalanced canopy, epicormic shoots
32	32	Laurel oak	37	Fair	Lean, unbalanced canopy, epicormic shoots, no main stem
33	33	Laurel oak	11	Very Poor	Lean, unbalanced canopy, epicormic shoots, mechanical damage, rotting limbs
34	34	Laurel oak	32	Poor	epicormic shoots, mechanical damage, moss, dead and dying limbs, rot

SHADE TREES CALCULATIONS

Total DBH inches required:
(100"/1 Acre) 100" x 2.23 acres = 223"

Total DBH inches:	794"	Total required:	223"
Total DBH inches in good condition:	75"	Total preserved:	-50"
Total DBH inches in good condition (ROW):	- 25"	Total needed:	173"
Total DBH inches in good condition to remain:	**50"**	**Total Proposed:**	**180"**

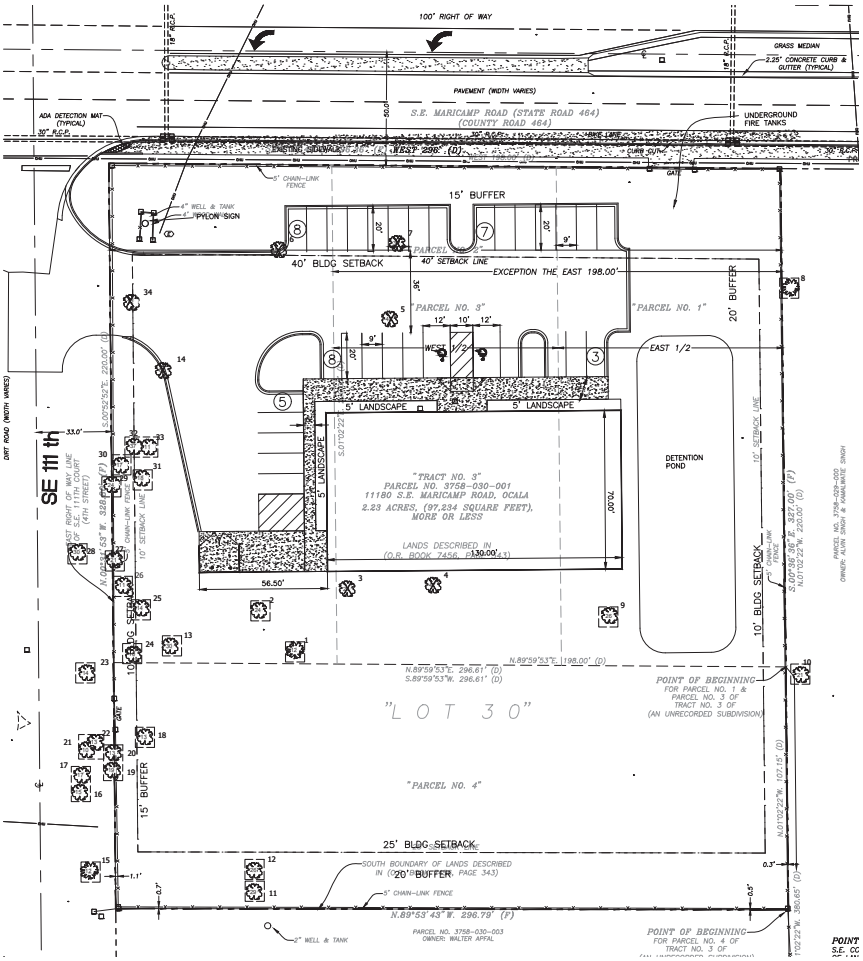




PLAN VIEW N.T.S.

NOTES
1) THIS BARRICADE SHALL BE IN PLACE PRIOR TO LAND CLEARING AND CONSTRUCTION ACTIVITIES.
2) THE PROTECTED TREES TO BE SAVED SHALL BE PROVIDED WITH A PROTECTED TREE BARRICADE FENCE THAT INCLUDES 100% OF DRIP LINE AND NO LESS THAN 50% OF THE AVERAGE RADIUS OF THE DRIPLINE ADJUSTED AS NEEDED. (SJCLDC 4.01.05G.)
3) WHERE EXISTING TREES TO REMAIN ARE BEHIND SILT FENCE, TREE PROTECTION BARRICADE NOT REQUIRED.
4) CONTRACTOR SHALL NOT WORK, STORE MATERIALS, OR DISTURB AREA BEHIND SILT FENCE & TREE PROTECTION BARRICADE.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA



NOT RELEASED FOR CONSTRUCTION

NliteN Design Consulting
318 Moses Circle Blvd, Saint Augustine, FL 32095
Phone (904) 499-9447 Email: Bryan@nliteN.com

11180 SE Maricamp Rd.
Candler, Marion County, FL.

Tree Mitigation Plan

JOB NUMBER:	25-020
DATE:	11-05-25

REVISIONS	DATE
1	00-00-00
2	00-00-00
3	
4	
5	
6	

NORTH

SCALE: 1" = 20'

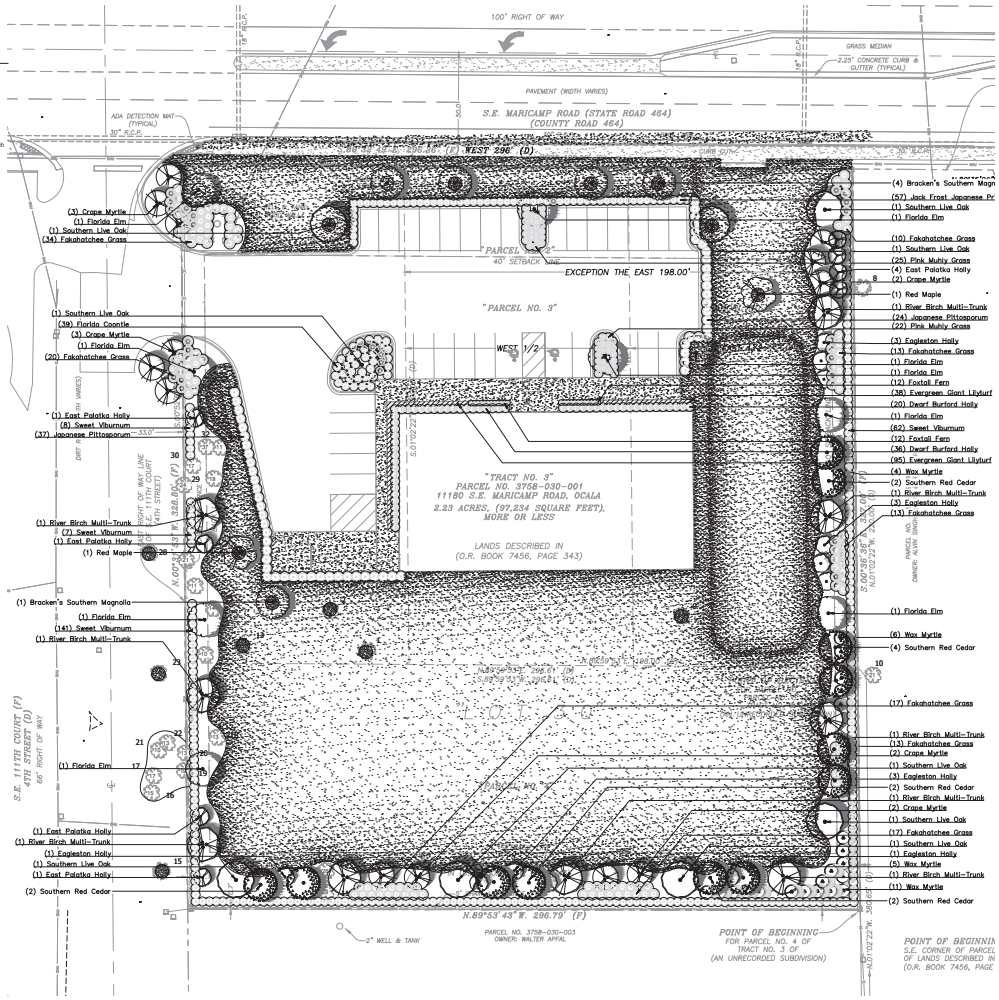
0 20' 40'

L-1.01

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	DETAIL	REMARKS
TREES						
	Bracken's Southern Magnolia	Magnolia grandiflora 'Brackens'	4" Cal.	5		
	Crape Myrtle	Lagerstroemia indica	6" Cal	13		Multi trunk (3) 2" cal each
	Eagleston Holly	Ilex x attenuata 'Eagleston'	2.5" Cal.	11		
	East Palatka Holly	Ilex x attenuata 'East Palatka'	2.5" Cal.	8		
	Florida Elm	Ulmus americana floridana	4" Cal.	9		
	Red Maple	Acer rubrum	4" Cal.	2		
	River Birch Multi-Trunk	Betula nigra	4" Cal.	9		
	Southern Live Oak	Quercus virginiana	4" Cal.	8		
	Southern Red Cedar	Juniperus silicicola	4" Cal.	12		
	Wax Myrtle	Morella cerifera	2.5" Cal.	26		
SHRUBS						
	Dwarf Burford Holly	Ilex comuta 'Dwarf Burford'	3 gal.	56		
	Fakahatchee Grass	Tripsacum dactyloides	3 gal.	137		
	Florida Coontie	Zamia floridana	3 gal.	39		
	Foxtail Fern	Asparagus aethiopicus	3 gal.	24		
	Jack Frost Japanese Privet	Ligustrum japonicum 'Jack Frost'	3 gal.	57		
	Japanese Pittosporum	Pittosporum tobira	3 gal.	61		
	Pink Muhly Grass	Muhlenbergia capillaris	3 gal.	47		
	Sweet Viburnum	Viburnum odoratissimum	7 gal.	256		

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS							
	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	1 gal.	18" o.c.	133		
SOD/SEED							
	Argentine Bahiagrass	Paspalum notatum 'Argentine'	sod		51,432 sf		



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210 Moses Creek Blvd. East Augustine, FL 32086
Phone (904) 499-9447 Email: Nlite@nliteN.com

11180 SE Maricamp Rd.
Candler, Marion County, FL.

Landscape/Planting Plan

JOB NUMBER:	25-020
DATE:	11-05-25

REVISIONS	DATE
1	00-00-00
2	00-00-00
3	
4	
5	
6	

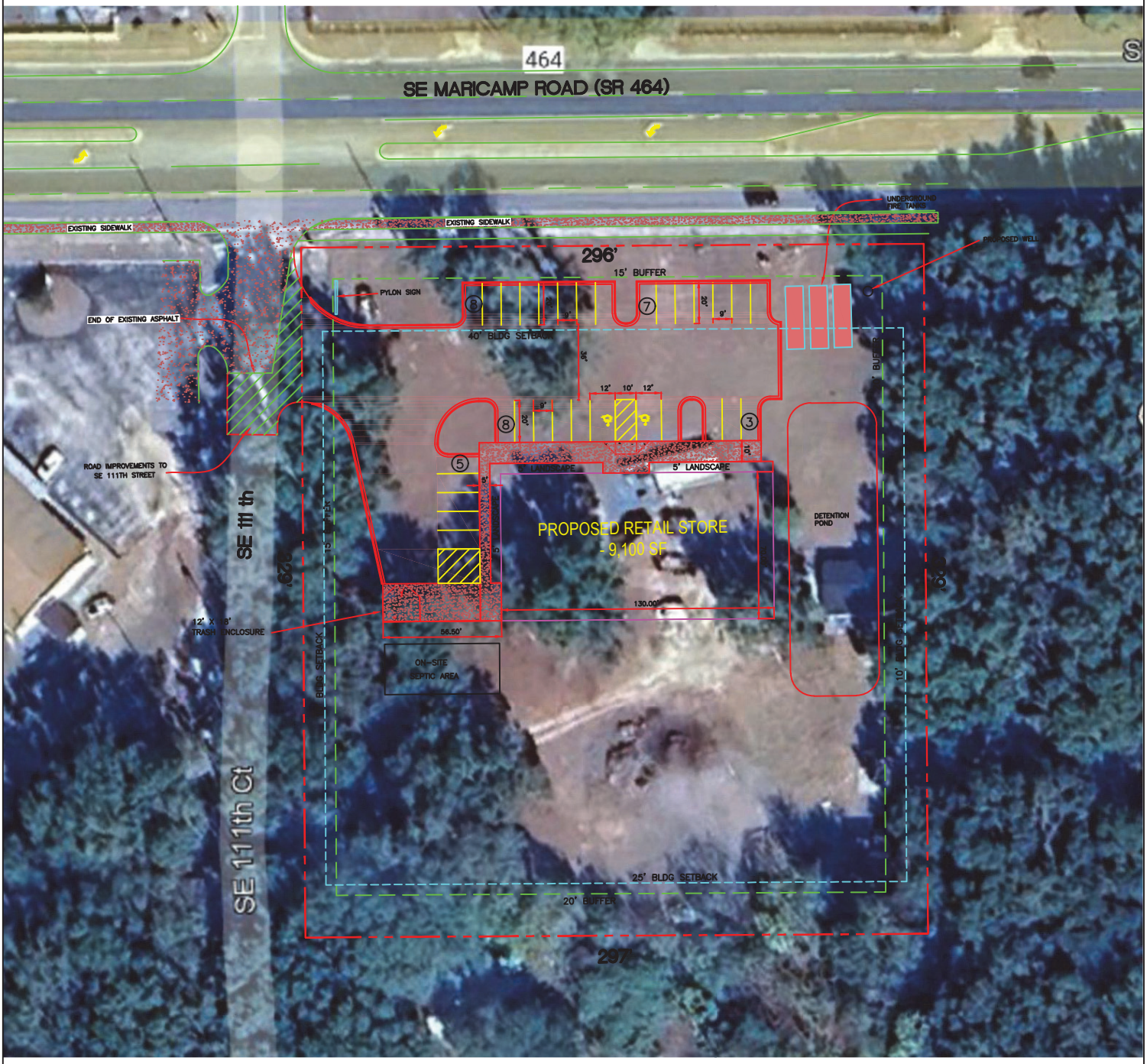
NORTH

SCALE: 1" = 20'

0 20' 40'

L-1.02

SITE PLAN-AERIAL	CITY, STATE - STREET CANDLER, MARION COUNTY, FL. SE MARICAMP ROAD		PARCEL ID: 3758-030-001
PROTOTYPE: D	DEVELOPER	DESIGNER	DATE
BLDG SF: 9,100 / 7,263 SF	COMPANY: TWIN RIVERS CAPITAL, LLC	COMPANY: TIDEWATER ENGINEERING	07/08/25
ACREAGE: 2.2 ± AC	NAME: James Brock	NAME: PETE SCHOENAUER	
PARKING: 31	PHONE: (843) 973-8286	PHONE: (912) 223-6719	



LEGEND

- EXISTING ASPHALT
- PROPOSED HD ASPHALT
- PROPOSED CONCRETE
- PROPOSED LD ASPHALT
- PROPOSED LANDSCAPING

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.

2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.

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W E
S

SCALE: 1" = 70'
(ON 8.5" X 11")