

April 25, 2025

PROJECT NAME: RAINBOW SPRINGS CLUB

PROJECT NUMBER: 2025030039

APPLICATION: CONCEPTUAL REVIEW #32612

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems. Must be on central water/central sewer
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes development of 24 additional lots located on a 214.89 ac parcel (PID 3296-000-001) that is currently zoned B-2 & R-1. The plan currently proposes to use the existing stormwater management system. Per the MCPA, the existing impervious coverage is 127,968 SF. The total proposed impervious area has not been identified. A Major Site Plan submittal will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is no FEMA Special Flood Hazard Areas or County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: 3/31/25 – Sidewalks are required along SW 90th Lane Road and SW 196th Avenue Road. In lieu of construction along roadway, staff supports rerouting existing pedestrian pathway where needed due to proposed lot placement, at the full length currently provided, with a southern termination at a right-of-way location.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no comment
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Proposed 24 new homes on Conceptual Plan. No utility connections shown, but all homes are within the FGUA service area of Rainbow Springs Club.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Parcel 3296-000-001, is within FGUA Service Area. A letter from FGUA stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure FGUA has seen and approved connections to proposed development, as they are not part of MCU's review process.

- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: NFPA 1 Chapter 18.5.2 Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following:
(1)The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2)The maximum distance between fire hydrants shall not exceed 800 ft (244 m).
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Per LDC Sec. 4.2.9. - Single Family Dwelling (R-1) classification: (1) the minimum lot area for single-family is 10,000/7,700* square feet; (2) the minimum lot width for single-family is 85/70* feet; (3) and the minimum front/rear/side setbacks are 25/25/8 or 20*/20*/8 feet.
*Less restrictive lot/setback standards apply for new residential subdivision development where central water AND sewer are utilized
Several lots shown on the concept plan to not satisfy R-1 zoning requirements if on-site wells and septic were to be used. Approval of a plat based on this concept plan would be contingent on proof of availability to hook up to FGUA's utilities (see Marion County Utility's comment).
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: No designation provided.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: Is this ESOZ? Flood plain?
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: INFO
REMARKS: What Springs protection zone is this?

- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Please provide.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Must be included with plat submittal.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Required if species found on-site.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Depending on number of peak hour trips generated, a traffic impact analysis will be needed.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: To be provided on cover page.
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.13.1.C – A conceptual layout of the project.
Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.
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]." HR 3/18/25



**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 32612

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 03.13.25

A. PROJECT INFORMATION:

Project Name: RAINBOW SPRINGS CLUB

Parcel Number(s): 3296-000-001

Section 12 Township 16 Range 18 Land Use PUB GOLF Zoning Classification R1

Commercial ☐ Residential ☐ Industrial ☐ Institutional ☒ Mixed Use ☐ Other ☐

Type of Plan: CONCEPTUAL PLAN

Property Acreage _____ Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads _____

Additional information regarding this submittal: CONCEPTUAL REVIEW FOR RE-PLAT OF A PORTION OF RAINBOW SPRINGS FOR DEVELOPMENT OF RESIDENTIAL LOTS UTILIZING VESTED DENSITY.

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)



Engineer:

Firm Name: DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS L. DINKINS, P.E.

Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA State: FL Zip Code: 34470

Phone # 352.854.5961 Alternate Phone # _____

Email(s) for contact via ePlans: davis@dinkinsengineering.com



Surveyor:

Firm Name: ROGERS ENGINEERING Contact Name: RODNEY ROGERS

Mailing Address: 1105 SE 3RD AVE City: OCALA State: FL Zip Code: 34471

Phone # 352.622.9214 Alternate Phone # _____

Email(s) for contact via ePlans: RKRogers@rogerseng.com

Property Owner:

Owner: RAINBOW SPRINGS CLUB LLC Contact Name: GEOFF GOETZ

Mailing Address: 2820 MARQUESAS CT City: WINDERMERE State: FL Zip Code: 32836

Phone # _____ Alternate Phone # _____

Email address: ggoetz1@live.com

Developer:

Developer: SAME AS PROPERTY OWNER Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

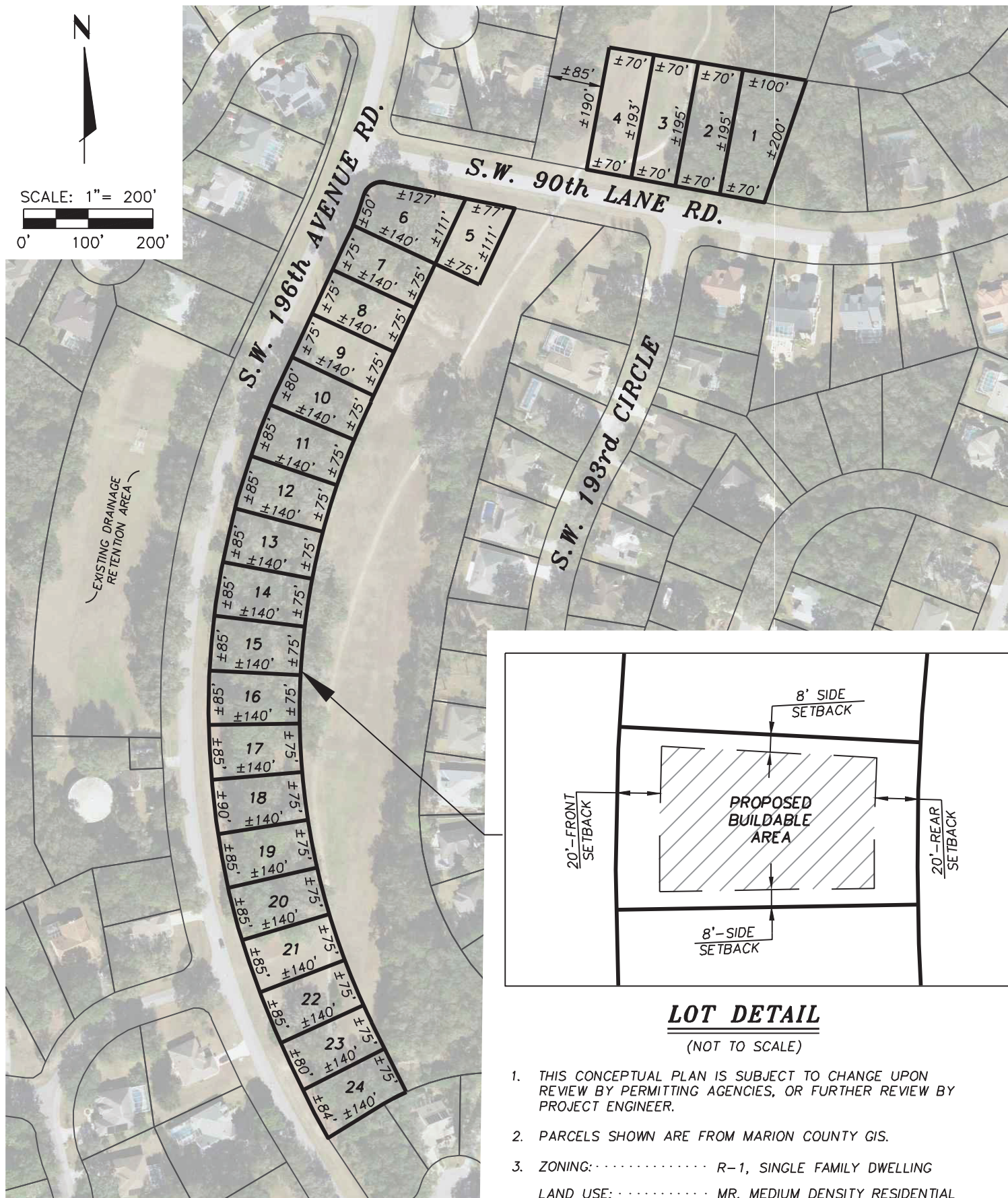
Revised 6/2021



SCALE: 1" = 200'



0' 100' 200'



LOT DETAIL

(NOT TO SCALE)

1. THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON REVIEW BY PERMITTING AGENCIES, OR FURTHER REVIEW BY PROJECT ENGINEER.
2. PARCELS SHOWN ARE FROM MARION COUNTY GIS.
3. ZONING: R-1, SINGLE FAMILY DWELLING
LAND USE: MR, MEDIUM DENSITY RESIDENTIAL

DATE: 02-25-25

PRE PLAT CONCEPTUAL #3a

RAINBOW SPRINGS CLUB

MARION COUNTY, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470

PHONE: (352) 854-5961