

July 28, 2025

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 5

PROJECT NUMBER: 2024070059

APPLICATION: FINAL PLAT #32865

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads
STATUS OF REVIEW: INFO
REMARKS:
- 9 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

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: 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.

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement

STATUS OF REVIEW: INFO

REMARKS: No contiguous sustainable ag lands to this phase.

13 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org

STATUS OF REVIEW: INFO

REMARKS: If you have not already done so, please email the CAD to Laura.Johnson@marionfl.org.

14 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: PUD Case No. 21036Z

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: The improvement plan shall be approved prior to Final Plat review. This item will remain as NO until the improvement plan is approved.

7/14 - Improvement plan approved on 5/5/25

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS

STATUS OF REVIEW: INFO

REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida

STATUS OF REVIEW: INFO

REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO

REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner

STATUS OF REVIEW: INFO

REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged

STATUS OF REVIEW: INFO

REMARKS:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication

STATUS OF REVIEW: INFO

REMARKS:

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements

STATUS OF REVIEW: INFO

REMARKS:

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements

STATUS OF REVIEW: INFO

REMARKS:

24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities

STATUS OF REVIEW: INFO

REMARKS:

25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement

STATUS OF REVIEW: INFO

REMARKS:

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing

STATUS OF REVIEW: INFO

REMARKS:

27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS

STATUS OF REVIEW: INFO

REMARKS:

28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing

STATUS OF REVIEW: INFO

REMARKS:

29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:

STATUS OF REVIEW: INFO

REMARKS:



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

32865

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 5-19-25

A. PROJECT INFORMATION:

Project Name: Ocala Crossings South Phase 5

Parcel Number(s): 35623-001-01

Section 22 Township 16 Range 21 Land Use MR Zoning Classification PUD

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

Type of Plan: FINAL PLAT

Property Acreage 23.7 Ac Number of Lots 134 Miles of Roads 0.84

Location of Property with Crossroads SE quadrant SW 49th Avenue Road and SW 90th Street

Additional information regarding this submittal:

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: Mastroserio Engineering INC. Contact Name: Paolo Mastroserio PE

Mailing Address: 170 SE 32ND PLACE City: Ocala State: FL Zip Code: 34471

Phone # (352) 433-2185 Alternate Phone # (352) 572-3051

Email(s) for contact via ePlans: paolo@mastroserioeng.com



Surveyor:

Firm Name: A.M. Gaudet & Associates Inc. Contact Name: Andrus Gaudet PSM

Mailing Address: PO Box 4073 City: Bellevue State: FL Zip Code: 34421

Phone # (352) 245-2708 Alternate Phone # (352) 427-1241

Email(s) for contact via ePlans: Andrus@AMGAUDET.COM

Property Owner:

Owner: OCALA CROSSINGS SOUTH LLC Contact Name: Steve Fischer

Mailing Address: 2500 WESTON RD STE 311 City: Weston State: FL Zip Code: 33331-3617

Phone # 954-385-3332, Ext 102 Alternate Phone # (954) 336-1124

Email address: Steve@SadoffandFischerCPA.com

Developer:

Developer: SAME as Owner Contact Name:

Mailing Address: City: State: Zip Code:

Phone # Alternate Phone #

Email address:

Revised 6/2021

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

VICINITY MAP
SCALE: 1" = 1/2 mile

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY _____ COUNTY ENGINEERING

BY _____ COUNTY FIRE SERVICES

BY _____ COUNTY GROWTH SERVICES

BY _____ COUNTY SURVEYOR

BY _____ COUNTY UTILITIES

BY _____ COUNTY BUILDING SAFETY

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 2025 THE FOREGOING PLAT WAS
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON
THIS ____ DAY OF _____, 2025.

SIGNATURE _____

PRINT NAME _____
STATE OF _____
COUNTY OF _____

BY: _____
STEVEN FISCHER AS MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____
 BY STEVEN FISCHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLA.
 LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
 _____ PERSONALLY KNOWN OR
 _____ PRODUCED IDENTIFICATION

 NOTARY PUBLIC, STATE OF _____

IDENTIFICATION PRODUCED _____

NOTARY PUBLIC PRINTED NAME
COMMISSION NUMBER _____

COMMISSION EXPIRES _____

NOTARY SEAL/STAMP

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF OCALA CROSSINGS SOUTH PHASE THREE, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF

CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 22ND OF MAY 2025, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

ANDRUS M. GAUDET P.S.M. #5316
A.M. GAUDET & ASSOCIATES INC. L.B. #715
PROJECT SURVEYOR

SHEET 1 OF 2

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL, AND PUD RESPECTIVELY.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOODING RISK RATING MAP (FIRM) COMMUNITY PANEL #1208300704E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE PLAT HEREON. AN INTEREST IN THE LAND DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.

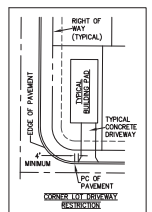
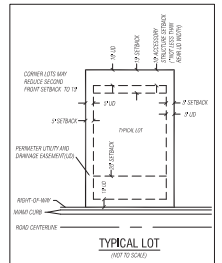
[illegible]

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

SHEET 2 OF 2

LEGEND:

- = FOUND 4" x 4" CONCRETE MONUMENT
 - o = SET NAIL WITH CODE "LS 5316 POP" UNLESS OTHERWISE NOTED
 - o = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
 - o = FOUND 5/8" IRON ROD NO ID
- UD/L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
 UD = UTILITY AND DRAINAGE EASEMENT.
 DE = DRAINAGE EASEMENT.
- R/W = RIGHT OF WAY
- (P) = PLAT DIMENSION
- PCJ = POINT OF CURVE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCUJ = POINT OF CUSP
- ORB = OFFICIAL RECORDS BOOK
- SF = SQUARE FEET
- ② = PERMANENT REFERENCE MONUMENT (P.R.M.)



CURR	LENGTH	FEASIBLE	DELTA	FANGENT	CHORD BEARING	CHORD
C42	39.84	25.00	817346.27	25.88	S474.7374°W	30.8
C43	39.84	25.00	817346.27	25.88	S474.7374°W	30.8
C44	40.06	25.00	817493.17	25.81	S473.7021°W	30.8
C45	39.87	25.00	817500.00	25.80	N452.5264°E	30.8
C46	39.87	25.00	817500.00	25.80	N452.5264°E	30.8
C47	23.21	25.00	833111.88	12.52	S683.7437°W	22.2
C48	23.21	25.00	833111.88	12.52	S683.7437°W	22.2
C49	16.09	25.00	863626.12	8.53	N173.744°E	15.1
C50	16.09	25.00	863626.12	8.53	N173.744°E	15.1
C51	16.09	25.00	863626.12	8.53	N188.286°E	15.1
C52	16.09	25.00	863626.12	8.53	N188.286°E	15.1
C53	16.09	25.00	863626.12	8.53	N173.744°E	15.1
C54	36.27	25.00	903000.00	25.00	S444.387°E	35.3
C55	36.27	25.00	903000.00	25.00	S444.387°E	35.3
C56	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C57	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C58	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C59	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C60	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C61	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C62	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C63	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C64	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C65	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C66	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C67	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C68	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C69	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C70	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C71	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C72	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C73	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C74	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C75	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C76	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C77	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C78	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C79	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C80	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C81	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C82	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C83	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C84	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C85	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C86	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C87	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C88	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C89	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C90	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C91	36.27	25.00	903000.00	25.00	S445.332°W	35.3
C92	36.27	25.00	903000.00	25.00	S445.332°W	35.3

