

September 11, 2025

PROJECT NAME: ON TOP OF THE WORLD - SKYE AT CANDLER HILLS WEST

PROJECT NUMBER: 2025070026

APPLICATION: IMPROVEMENT PLAN #33058

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage easements/ROW shall be included on the final plat.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage tracts/ROW shall be included on the final plat.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.5 - Flood Plain & Protection
STATUS OF REVIEW: INFO
REMARKS: Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.
- 4 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.
- 5 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.
- 6 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.
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 8/12/25 - Review items are within context of waivers listed on Sheet 01.01 as being presumed valid; any determination otherwise would require a more detailed review during future resubmittals.

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/24/25-add waivers if requested in future
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Bay Laurel Center Community Development District
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Improvement Plan
STATUS OF REVIEW: INFO
REMARKS: 08/01/2025 RM
Verified owner name with sSunbiz and checked project list.
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]."

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please confirm that the geotechnical engineer's recommendations for further testing and potential remediation of karst features will be pursued. Any remediation required will need to be documented via as-builts and a note will need to be included on the improvement plans.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. 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 and 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.

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.38 - Maintenance of improvements

STATUS OF REVIEW: NO

REMARKS: 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained...

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.C - Pavement marking

STATUS OF REVIEW: NO

REMARKS: 8/11/25 - Parking at the mail kiosks do not conform to LDC Sec. 6.11.8.I, Table 6.11-7. Configuration as currently shown with a 90 degree parking angle requiring a 24' drive aisle which is not provided. Consider leveraging the Florida Greenbook for an acceptable alternative - CH 3 C.7.h.1 provides details regarding efficient designs for parking parallel to the street.

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.1 - Purpose and intent

STATUS OF REVIEW: NO

REMARKS: 8/11/25 - Include "FDOT Greenbook" and "FDOT Design Standard Index" as a generalized design reference standard listed under Sheet 02.01, General Notes # 3.

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 8/12/25 - Sidewalks are required along one side of the street. Staff supports a waiver to the construction of sidewalks which must be reviewed and approved by the DRC.

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

STATUS OF REVIEW: NO

REMARKS: 7/28/25 Parcel is within BLCCDD Service Area. A letter from BLCCDD stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure BLCCDD has seen and approved utility connections, as they are not part of MCU's review process.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat

STATUS OF REVIEW: NO

REMARKS: This item shall remain a NO until the preliminary plat (AR 33059) is approved.

Per zoning comment for AR 33059: Staff was only able to identify Terralea master plan for PUD case no. 061214Z as the most recent update to development standards. Please provide narrative explaining discrepancy in standards, including but not limited to:

- Minimum lot dimensions

- Corner side setback
- Reduced setbacks for accessory structures without solid roof

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.6.5.B - Verify Status of MEAS

STATUS OF REVIEW: NO

REMARKS: If applicable, please provide an Environment Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan.

STATUS OF REVIEW: NO

REMARKS: Please indicate most recent PUD rezoning case/applicable master plan AR numbers on cover sheet.

28 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Road names have been issued and have been labeled on Sheets RN.01 & RN.02. Please label roads accordingly on all future submittals.

29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please provide Tree preservation Plan, and signed and sealed Landscape and Irrigation plans for review



**Marion County
Board of County Commissioners**

33058

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: 9/5/25 Parcel Number(s): 35300-000-00 Permit Number: AR#33058 (IP)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: On Top of the World-Skye at Candler Hills West 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): On Top of the World Communities, L.L.C.
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone #: (352) 854-0805
Email address: Lisa_Lazaro@colenbuilt.net

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: Cameron Hines, 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): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): A sidewalk is not required per the master OTOW cross section.
A sidewalk is not required per the master OTOW cross section.
outside of the residential pods.

DEVELOPMENT REVIEW USE:

Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2025070026 AR # 33058

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): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 2.22.4 Tree Removal

Reason/Justification for Request (be specific): Request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached. Please see "Landscape Submittals" attachment

Section & Title of Code (be specific) Section 6.7.4 & 6.7.8 Shade Trees & Tree Replacement

Reason/Justification for Request (be specific): Request to allow 2" shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see "Landscape Submittals" attachment

Section & Title of Code (be specific) Section 6.8.2 and 6.9.2 Submittal Requirements

Reason/Justification for Request (be specific): Request to allow landscape submittals to be 90 days following improvement plan approval.

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): _____

Waiver for Landscape Submittals (updated 04-12-2023)

Sec. 2.22.4 - Tree Removal

Assessment Methodology for Existing Trees:

Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees.

1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection.
2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following:
 - a. If the area likely has more than 100" per acre pre-development, the landscape shall be designed to replace a minimum of 100" per acre post-development (no survey provided).
 - b. If the area may have more or less than 100" per acre pre-development, the landscape shall be designed to have a minimum 100" per acre post-development (no survey provided).
 - c. If the area likely has much less than 100" per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre.
3. Following construction, the actual remaining protected areas shall be documented on final as-built plans provided to the county.

Sec. 6.7.4 & 6.7.8 - Shade Trees and Tree Replacement Requirements

Required and Provided Trees:

1. The use of 2" shade trees and #7 (5-6' ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites.
2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation.
3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements.
4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees, and updated as needed according to the as-built plans.

Section 6.8.2 & 6.9.2 - Landscape and Irrigation Submittal Requirements

Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA):

Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate "upgrade" planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request.

