



SUBMITTAL SUMMARY REPORT 31051

PLAN NAME: MARO 111 - PUD MASTER PLAN

LOCATION:

APPLICATION DATE: 01/17/2024

PARCEL: 35770-055-05

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.2	06/11/2026	06/18/2026	06/23/2026	Approved
OCE: Plan Review Revision (DR) v.1	05/13/2026	05/28/2026	06/02/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	10/16/2024	10/23/2024	11/26/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.12.8 - Project boundary clearly defined YES 2.12.9 - All existing and proposed roads are represented and show connectivity YES 2.12.20 - All phases clearly marked YES 2.12.28 - Existing roads marked with official 9-1-1 road names YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	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)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant Fire Department water supply to be provided on the site improvement plan N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Fire Department access road measurements to be provided on the site improvement plan N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? N/A 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? YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Minimum density is 445 dwelling units at a minimum of 4 dwelling units per acre. MP shows 406 units. N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Portions of the property are in flood zone and Flood Prone Areas. Please list acreage of floodplain. YES 2.12.4.L(7)/4.2.6.A - Proposed PUD Uses are consistent with surrounding Land Use/Designations? YES 2.12.4.L(7)/4.2.6.C(5 & 6) - Proposed Mixed Use PUD Non-residential uses (if permitted) internally located and accessed within PUD? N/A 3.3.2.C(1) - ECSD Open Space provided? N/A 3.3.2.C(3)(a) - ECSD Buildable Area compact/clustered? N/A 3.3.2.C(3)(b) - ECSD Internal/External Accessibility provided?			

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N/A 3.3.2.C(3)(c) - ECSD Non-ag Development Internalized?
N/A 3.3.2.C(3)(d) - ECSD Hotel/retail/office parcels <60% acreage?
N/A 3.3.2.C(3)(e) - ECSD Water & Sewer provided?
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
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? Defer to MCU.
YES 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 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 Provided?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks 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?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

YES 2.12.4.C -Owner and applicants name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21 - Land use and zoning on project and on adjacent properties shown Minimum density is 445 dwelling units at a minimum of 4 dwelling units per acre. MP shows 406 units.
YES 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed 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
YES 2.12.6/4.1.4.1 - Location of water and sewer
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.
YES 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 Please provide parking breakdown for amenities
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. Will there be subdivision signs? Please submit with label of sign plan. Do not submit signs under documents or attached to another type of use such as amenities.

10/26/2024- Sign to meet LDC requirements per sheet10.01
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
YES 2.12.4.L(6) - Acreage of tract
YES 2.12.27 - Show location of outside storage areas
YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
YES Additional Zoning comments The circulation plan does not show the circulation of pedestrians or cyclists.

Landscape (Plans) (Parks and Recreation) 10/23/2024 11/26/2025 Approved

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Landscape (Plans) (Parks and Recreation)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers Complies with BCC approved master plan #19962 N/A 6.9.6 - Completion inspection requirements N/A 5.5.4 B - Permitted uses within Springs Protection Overlay Zone N/A Additional Landscape comments			
OCE Design (Plans) (Office of the County Engineer)		10/23/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC 10/17/24-fee due with resubmittal 7/30/24-fee due with resubmittal 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 2.14.2 - Plan review fee of \$40.00 made payable to Marion County Health Department 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 shall be shown 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 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 & 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 YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to 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, conditions, date of approval 7/30/24-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan YES 6.2.1.C- Standardized sheet size shall be 24" x 36" INFO 6.2.1.F - North arrow, graphic drawing, & written scale 7/30/24-Please include graphic drawing scale N/A 6.2.1.B - Plans shall be legible and meet typical industry standards INFO 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.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/23/2024	11/26/2025	Approved
<i>Comments</i>				
<p>INFO Master Plan Verified owner with Sunbiz and check project list. HR 7.30.24</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.2.I Show connections to other phases.</p> <p>Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Required Right of Way Dedication (select as appropriate)</p> <p>Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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."</p> <p>Sec. 6.3.1.D.(1)(b)3. 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]."</p> <p>Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:</p> <p>1. "[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."</p> <p>2. "[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."</p> <p>Sec. 6.3.1.D.(1)(d)1.2.3. Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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 dedicated 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."</p> <p>Sec. 6.3.1.D.(1)(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]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/23/2024	11/26/2025	Approved
<i>Comments</i>				
<p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.19 - Existing Drainage Improvements</p> <p>INFO 2.12.19 - Proposed Drainage Improvements Proposed stormwater management system will be reviewed as part of the Improvement Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>INFO 2.12.32 - Stormwater Analysis Map Please note that pre- and post-development drainage maps will be required with the Improvement Plans.</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.</p> <p>INFO 6.10 - Karst Topography and High Recharge Areas Please provide a Karst Analysis with the Improvement Plans/ Major Site Plans</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.</p>				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/23/2024	11/26/2025	Approved
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
YES 2.12.30 - Route plan				
YES 2.12.38 - Maintenance of improvements				
YES 2.18.2.1 - Connections to other phases				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
YES 6.11.4 - Access management 11/18/24 - The existing easement shown on Sheet 07.01 is not on the Maro 111 property and does not address the original comment. A new easement needs to be created along the main entrance road that connects the Maro 111 development to SR 200. Show this proposed easement on Sheet 07.01.				
9/3/24 - The entrance road to SR 200 will require a public easement across it to allow for access by the adjacent parcels. Please show this on the master plan.				
YES 6.11.5 - Driveway access				
YES 6.11.9.A - Traffic signals 9/3/24 - The need for any traffic signal modifications will be determined by traffic study.				
YES 6.12.2 - Right-of-way 9/3/24 - The right-of-way is required to be 50' wide with 5' easements on each side.				
YES 6.12.9 - Subdivision roads and related infrastructure				
YES 6.12.10 - Intersection layout				
YES 6.12.11 - Turn lanes 9/3/24 - Turn lanes are required on SR 200 at the project entrance and on SW 80th Avenue at SW 100th Street. These turn lanes are access improvements and must be constructed with the initial phase of development.				
YES 6.12.12 - Sidewalks				
YES Additional Traffic comments 9/3/24 - The traffic study indicated the need for multiple offsite improvements including signal timing adjustments on SR 200, reconfiguration of the northbound approach movements at 103rd Street Road, intersection upgrade at SW 80th Avenue and SW 103rd Street Road, and eastbound left turn lane at SW 80th Avenue and SW 100th Street. These improvements need to be constructed with the initial phase of development unless a phased analysis is provided and an agreement for future construction is provided.				

Utilities (OCE Plans) (Utilities)	10/23/2024	11/26/2025	Approved
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<i>Comments</i>				
N/A 6.14.2 - Connection Requirements				
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)				
N/A 6.14.5 - Submittal Requirements				
N/A 6.14.6 - Design Criteria				
N/A 6.14.9 - Transfer of Facilities to Marion County Utilities				
N/A 6.15.2 - Decentralized Systems				
N/A 6.15.3 - Fire Protection				
N/A 6.15.4 - Water Distribution System				
N/A 6.15.5 - Water Services and Connections				
N/A 6.15.6 - Water Metering				
N/A 6.15.7 - Cross Connection Control and Backflow Prevention				
N/A 6.15.8 - Water Well Standards				
N/A 6.15.9 - Wellfields and Water Supply				
N/A 6.15.10 - Water Treatment Plants				
N/A 6.16.2 - Decentralized Systems				
N/A 6.16.4 - Wastewater Collection Systems				
N/A 6.16.5 - Wastewater Pump Stations				
N/A 6.16.6 - Water Reclamation Facilities				
N/A 6.17.4 - Design Standards				
N/A 6.17.5 - Reclaimed Water Metering				
N/A 6.17.6 - Non-Residential Irrigation Wells				
N/A 6.17.7 - On-Site Storage				
N/A 7.2.2 - Minimum Requirements				
N/A 7.2.5 - Trenchless Pipe Installation				
N/A 7.2.6 - General Construction Requirements				
N/A 7.2.7 - Pressure Pipe Restraint				
N/A 7.2.8 - Valves and Valve Boxes				
N/A 7.2.9 - System Connection				
N/A 7.2.10 - Grease Interceptors				
N/A 7.2.11 - Industrial Pretreatment				
N/A 7.2.12 - Security				
N/A 7.2.13 - Water Distribution				
N/A 7.2.14 - Water Wells				
N/A 7.2.15 - Wastewater Collection System				
N/A 7.2.16 - Lift Stations				
N/A 7.2.17 - Reclaimed Water Systems				
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities Marion County Utilities service area with available sewer force main and water main available for offsite connection. Onsite water & sewer mains required to serve at developer's expense. Determination of main ownership, main connections and services to be reviewed and finalized during the Improvement Plan process. Make no assumptions on approvals based on this plan for utility connections or systems required. No fee for this review.				
N/A Project is located within other private or municipal utility service area.				
N/A Additional Utilities comments				

OCE: Plan Review Revision (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/18/2026	06/18/2026	Informational
<i>Corrections</i>				
Additional 911 Comments (Resolved) - Corrective Action: Sheets 06.01, 07.01, 08.01, 09.01, 10.01, & 11.01 have SW 77th Avenue Rd incorrectly labeled as SW 75th Avenue Rd. - Additional Comments:				

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911 Management (DR) (911 Management)	Jamie Waldron	06/18/2026	06/18/2026	Informational
<i>Comments</i>	Sheets 06.01, 07.01, 08.01, 09.01, 10.01, & 11.01 have SW 77th Avenue Rd incorrectly labeled as SW 75th Avenue Rd.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/18/2026	06/15/2026	Approved
<i>Comments</i>	Proposed swimming pool will require an operating permit through the Department of Health in Marion County. Please submit plans and application to Evan.Searcy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Amanda Ramage	06/18/2026	06/12/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/18/2026	06/19/2026	Informational
<i>Corrections</i>	2.12/6.11.7 - Loading area (Resolved) - [INFO] Not applicable as no commercial development is proposed at this time			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - [INFO] 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.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - [6/18/26] Updated. [INITIAL] See mark-up on sheet 06.01. Please include all FLU designations for subject property			
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - [6/18/26] Applicant has recognized no commercial is being proposed on this Master Plan in response to initial comments in Review Summary. [INITIAL] Please indicate maximum allowable and proposed commercial FAR/SF on cover/master plan sheets			
<i>Corrections</i>	2.12/6.11.8 - Parking (Resolved) - [INFO] Please see LDC Sec. 6.11.8 for parking standards. A one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line. A two-car garage or carport and driveway combination shall count as four off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage or carport.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [INFO] No outdoor storage			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [6/18/26] Master sign plan updated. [INITIAL] See mark-ups on master sign plan sheet and update sheet accordingly: (1) 2 signs proposed at each entrance and details below seems to imply that each sign is double-faced (totaling 256 SF of sign area per entrance). Per LDC Sec. 4.4.4.C(5), sign at entrance may be a single sign with two faces of equal size OR may be a single face sign located on each side of the entrance. Please clarify. (2) Signs on other property, even if constructed upon easement, are considered off-site signs and cannot be permitted as on-site signs. Please update/correct/remove.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - [INFO] Per DRC meeting on 6/18/26 with Ken O, master plan can proceed with existing submitted EALS. Please note that the applicant/licensed profession is still required to visit site for listed species and will need to provide written EALS meeting requirements in LDC Sec. 6.5.4 or EALS exemption request indicating criteria in LDC Sec. 6.5.3 has been met prior to approval of pre-plat and other future development review stages. If any listed species located within subject site, please contact FWC and apply for necessary permits. [INITIAL] Previously accepted EALS seems to be dated to July 2023. Pursuant to LDC Sec. 6.5.6, an approved EALS/EALS-ER shall be valid for only two years. Please provide updated Environmental Assessment of Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4 or submit EALS Exemption Request from professional certifying criteria in LDC Sec. 6.5.3			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [INFO] Reference to continuous hedge on buffer detail was removed and now only indicates trees. Applicant should be aware that this does not absolve from shrub/groundcover requirements in future development review stages, as indicated in provided buffer description. [INITIAL] Please note Buffer drawing and description seem to not completely align. Please update buffer detail/description consistent with approved PUD plan/conditions.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding any improvements based on traffic impact analysis			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - [6/18/26] Updated. [INITIAL] Please see mark-ups on zoning sheet. Please indicate parcel number and delineate parcel boundaries/ROW on zoning sheet for clarity			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X, AE; (2) Secondary Springs Protection Zone; (3) No ESOZ			
<i>Corrections</i>	Additional Growth Services comments (Resolved) - [6/18/26] (1) Sheet 11.01 updated. (2) Staff acknowledges that provided SFR lot type is same as previously-approved PUD master plan. [INITIAL] (1) Per PUD condition 3, parallel access connection shall be obtained and established as a minimum subdivision improvement for the project OR first phase. Please update call-out on phasing plan accordingly. (2) Please confirm Typical 50' lot type is being utilized for entire project instead of "Villas" lot types			
<i>Corrections</i>	2.12/6.11.6 - Construction access (Resolved) - [INFO] Defer review to OCE			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Resolved) - [6/18/26] 20% open space indicated. [INITIAL] Provided open space figures seem to be below 20% thresholds. Where is additional open space originating from? Please correct master plan to provide at least 20% open space.			
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - [INFO] Minimum 294 DU; Maximum 499 DU (per PUD condition)			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - [6/18/26] Removed reference to master plan on deferral statement. [INITIAL] See mark-up on cover sheet for minor revision			
<i>Comments</i>	Please see Resolved comments for full list of informational planning/zoning comments. If you have any questions, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/18/2026	06/17/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/18/2026	06/18/2026	Approved

SUBMITTAL SUMMARY REPORT (31051)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/18/2026	06/18/2026	Informational
<p><i>Comments</i></p> <p>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]." - DR 6/18/26</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/18/2026	06/12/2026	Informational
<p><i>Comments</i></p> <p>Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/18/2026	06/16/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/18/2026	06/19/2026	Approved
<p><i>Corrections</i></p> <p>2.12.30 - Construction entrance (Resolved) - Corrective Action: Provide a construction entrance and route plan including a note prohibiting construction vehicles from using SW 100th Street - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.</p> <p><i>Corrections</i></p> <p>Additional Traffic Comments (Resolved) - Corrective Action: The approved traffic study identified several improvements that are needed to support this development which are either entirely or partially the responsibility of this development. These improvements needs to be constructed by this development with a proportionate share agreement identifying the County's proportionate share. - Additional Traffic Comments</p> <p><i>Corrections</i></p> <p>6.12.9 - Subdivision roads (Resolved) - Corrective Action: All dead ends are required to have a cul-de-sac. Staff supports a waiver allowing streets that are 150' or less in length to have a paved hammerhead turnaround. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.</p> <p><i>Corrections</i></p> <p>6.12.2 - Right-of-way (Resolved) - Corrective Action: Subdivision streets are required to have a minimum 50' right-of-way with 5' easements on each side. Staff supports a waiver to allow the 40' cross section subject to review and approval by the Utilities Department. - 6.12.2 - Right-of-way: Show the right-of-way width.</p> <p><i>Corrections</i></p> <p>6.12.12 - Sidewalks (Resolved) - Corrective Action: The typical section for the 65' right-of-way shows teh sidewalk outside the right-of-way and not within an easement. There is sufficient room to locate the sidewalk within the right-of-way. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.</p>				
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/18/2026	06/18/2026	Informational
<p><i>Comments</i></p> <p>Marion County Utilities will review the utility connections, extensions, and proposed lift stations during the improvement plan stage.</p>				

eREVIEW SESSION FILES: Maro III - PUD Master Plan.pdf
Response Letter 2026.06.11.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:51	AMMaro III - PUD Master Plan.pdf	7
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:52	AMMaro III - PUD Master Plan.pdf	7
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:53	AMMaro III - PUD Master Plan.pdf	7

SUBMITTAL SUMMARY REPORT (31051)

eREVIEW SESSION FILES: Maro III - PUD Master Plan.pdf
Response Letter 2026.06.11.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:53	AMMaro III - PUD Master Plan.pdf	7
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:55	AMMaro III - PUD Master Plan.pdf	8
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:56	AMMaro III - PUD Master Plan.pdf	8
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:56	AMMaro III - PUD Master Plan.pdf	8
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 9:57	AMMaro III - PUD Master Plan.pdf	8
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Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:03	AMMaro III - PUD Master Plan.pdf	9
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Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:10	AMMaro III - PUD Master Plan.pdf	10
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:11	AMMaro III - PUD Master Plan.pdf	10
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:15	AMMaro III - PUD Master Plan.pdf	11
Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:15	AMMaro III - PUD Master Plan.pdf	11
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Jamie Waldron	CORRECT ROAD NAME IS SW 77TH AVENUE RD	06/15/2026 10:21	AMMaro III - PUD Master Plan.pdf	12
Jamie Waldron	911 REQUIRES RESUBMIT	06/15/2026 10:22	AMMaro III - PUD Master Plan.pdf	1

OCE: Plan Review Revision (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/28/2026	05/18/2026	Approved
<i>Comments</i>	Please note, new road names have been assigned/labeled on Sheet 06.01. Be sure the road names are added to all future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/28/2026	05/29/2026	Approved
<i>Comments</i>	Proposed swimming pool will require an operating permit through the Department of Health in Marion County. Please submit plans and application to Evan.Searcy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Anthony Marino	05/28/2026	05/13/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/28/2026	05/29/2026	Requires Re-submit
<i>Corrections</i>	2.12/6.11.7 - Loading area (Resolved) - [INFO] Not applicable as no commercial development is proposed at this time			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - Please see mark-ups on zoning sheet. Please indicate parcel number and delineate parcel boundaries/ROW on zoning sheet for clarity			
<i>Corrections</i>	2.12/6.11.6 - Construction access (Not Resolved) - Please indicate construction access. Defer review to OCE			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Not Resolved) - See mark-up on sheet 06.01. Please include all FLU designations for subject property			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - [INFO] 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.			
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Not Resolved) - [INFO] Minimum 294 DU; Maximum 499 DU (per PUD condition)			
<i>Corrections</i>	Additional Growth Services comments (Not Resolved) - (1) Per PUD condition 3, parallel access connection shall be obtained and established as a minimum subdivision improvement for the project OR first phase. Please update call-out on phasing plan accordingly. (2) Please confirm Typical 50' lot type is being utilized for entire project instead of "Villas" lot types			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - See mark-up on cover sheet for minor revision			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Not Resolved) - [INFO] (1) FEMA Flood Zone X, AE; (2) Secondary Springs Protection Zone; (3) No ESOZ			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - See mark-ups on master sign plan sheet and update sheet accordingly: (1) 2 signs proposed at each entrance and details below seems to imply that each sign is double-faced (totaling 256 SF of sign area per entrance). Per LDC Sec. 4.4.4.C(5), sign at entrance may be a single sign with two faces of equal size OR may be a single face sign located on each side of the entrance. Please clarify. (2) Signs on other property, even if constructed upon easement, are considered off-site signs and cannot be permitted as on-site signs. Please update/correct/remove.			
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Not Resolved) - Please indicate maximum allowable and proposed commercial FAR/SF on cover/master plan sheets			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - [INFO] Please coordinate with OCE regarding any improvements based on traffic impact analysis			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Provided open space figures seem to be below 20% thresholds. Where is additional open space originating from? Please correct master plan to provide at least 20% open space.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Buffer drawing and description seem to not completely align. Please update buffer detail/description consistent with approved PUD plan/conditions.			

SUBMITTAL SUMMARY REPORT (31051)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/28/2026	05/29/2026	Requires Re-submit
<i>Corrections</i>	2.12/6.11.8 - Parking (Not Resolved) - [INFO] Please see LDC Sec. 6.11.8 for parking standards. A one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line. A two-car garage or carport and driveway combination shall count as four off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage or carport.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - [INFO] No outdoor storage			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - Previously accepted EALS seems to be dated to July 2023. Pursuant to LDC Sec. 6.5.6, an approved EALS/EALS-ER shall be valid for only two years. Please provide updated Environmental Assessment of Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4 or submit EALS Exemption Request from professional certifying criteria in LDC Sec. 6.5.3			
<i>Comments</i>	For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/28/2026	05/27/2026	Requires Re-submit
<i>Comments</i>	Trees in Details E & F on the survey appear to be within the 30' buffer area. How will these trees be preserved? 2. Mod Type C buffer description and detail shall match, no mention of continuous hedge in description			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/28/2026	05/27/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/28/2026	05/28/2026	Informational
<i>Comments</i>	<p>Checked map/Sunbiz - Good.</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p> <p>- DR 5/28/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/28/2026	05/13/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/28/2026	05/19/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/28/2026	05/25/2026	Requires Re-submit
<i>Corrections</i>	2.12.30 - Construction entrance (Not Resolved) - Corrective Action: Provide a construction entrance and route plan including a note prohibiting construction vehicles from using SW 100th Street - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.			

SUBMITTAL SUMMARY REPORT (31051)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/28/2026	05/25/2026	Requires Re-submit
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - Corrective Action: The typical section for the 65' right-of-way shows teh sidewalk outside the right-of-way and not within an easement. There is sufficient room to locate the sidewalk within the right-of-way. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: Subdivision streets are required to have a minimum 50' right-of-way with 5' easements on each side. Staff supports a waiver to allow the 40' cross section subject to review and approval by the Utilities Department. - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Corrective Action: The approved traffic study identified several improvements that are needed to support this development which are either entirely oar partially the responsibility of this development. These improvements needs to be constructed by this development with a proportionate share agreement identifying the County's proportionate share. - Additional Traffic Comments			
<i>Corrections</i>	6.12.9 - Subdivision roads (Resolved) - Corrective Action: All dead ends are required to have a cul-de-sac. Staff supports a waiver allowing streets that are 150' or less in length to have a paved hammerhead turnaround. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/28/2026	05/26/2026	Informational
<i>Comments</i>	Please see plan comments.			

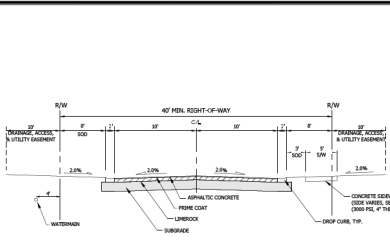
eREVIEW SESSION FILES: 170405Z approval letter.pdf
Intro Letter.pdf
Maro III - PUD Master Plan.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Janet W	SW 77TH TER	05/18/2026 3:03	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH TER	05/18/2026 3:03	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH CT	05/18/2026 3:04	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH CT	05/18/2026 3:04	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH CT	05/18/2026 3:04	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 78TH TERRACE RD	05/18/2026 3:06	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 78TH TERRACE RD	05/18/2026 3:06	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH AVENUE RD	05/18/2026 3:07	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH AVENUE RD	05/18/2026 3:09	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH AVENUE	05/18/2026 3:09	PMMar0 III - PUD Master Plan.pdf	7
Janet W	RD	05/18/2026 3:09	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 77TH AVENUE RD	05/18/2026 3:09	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 95TH LN	05/18/2026 3:10	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 78TH	05/18/2026 3:10	PMMar0 III - PUD Master Plan.pdf	7
Janet W	TERRACE RD	05/18/2026 3:11	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 75TH TER	05/18/2026 3:11	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 75TH AVE	05/18/2026 3:12	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 99TH PL	05/18/2026 3:12	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 98TH PL	05/18/2026 3:12	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 97TH ST	05/18/2026 3:13	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 97TH ST	05/18/2026 3:13	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 99TH LANE RD	05/18/2026 3:13	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 99TH ST	05/18/2026 3:14	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 98TH LN	05/18/2026 3:14	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 98TH ST	05/18/2026 3:14	PMMar0 III - PUD Master Plan.pdf	7
Janet W	SW 97TH PL	05/18/2026 3:14	PMMar0 III - PUD Master Plan.pdf	7
jrivers	PID 35695-019-03 has B-2 zoning	05/21/2026 7:06	PMMar0 III - PUD Master Plan.pdf	6
jrivers	ROW. Please label road for clarity	05/21/2026 7:08	PMMar0 III - PUD Master Plan.pdf	6
jrivers	ROW. Please label road for clarity	05/21/2026 7:08	PMMar0 III - PUD Master Plan.pdf	6
jrivers	& MR	05/21/2026 7:11	PMMar0 III - PUD Master Plan.pdf	7
jrivers	Not applicable to this PUD project. Please correct.	05/21/2026 7:20	PMMar0 III - PUD Master Plan.pdf	1
jrivers	Townhomes? Please correct.	05/21/2026 7:34	PMMar0 III - PUD Master Plan.pdf	12
jrivers	Timing of improvements to be consistent with PUD Condition #3	05/21/2026 8:53	PMMar0 III - PUD Master Plan.pdf	12
Heather Proctor	This is not an existing lift station?	05/26/2026 8:38	PMMar0 III - PUD Master Plan.pdf	9
Heather Proctor	Will this development own this parcel too?	05/26/2026 8:38	PMMar0 III - PUD Master Plan.pdf	9
Heather Proctor	Needs to be on a minimum of 50x50 tract and have access for a VAC truck.	05/26/2026 8:39	PMMar0 III - PUD Master Plan.pdf	9
Heather Proctor	Need two points of connection for water. This roadway is dependent on the Westpoint PUD? Will need to connect through here or just South of the lift station off SW 100th st.	05/26/2026 8:40	PMMar0 III - PUD Master Plan.pdf	9
Heather Proctor	Phasing plan doesnt work with sewer design.	05/26/2026 8:43	PMMar0 III - PUD Master Plan.pdf	12
Heather Proctor	Recommend creating plan and lay out where you have one public lift station.	05/26/2026 8:45	PMMar0 III - PUD Master Plan.pdf	9

SUBMITTAL SUMMARY REPORT (31051)

eREVIEW SESSION FILES: 170405Z approval letter.pdf
Intro Letter.pdf
Maro III - PUD Master Plan.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	if you keep the "existing" lift station, you will need this easement for phase 1, to complete the utility construction.	05/26/2026 8:46	PMMaro III - PUD Master Plan.pdf	12
Heather Proctor	Utility plan shows sewer stopping in the middle of phase 2? Feeding to the proposed lift station to the North	05/26/2026 8:47	PMMaro III - PUD Master Plan.pdf	12
jrivera	Where is additional open space originating from?	05/28/2026 8:55	PMMaro III - PUD Master Plan.pdf	7
jrivera	2 signs proposed at each entrance and details below seems to imply that each sign is double-faced (totaling 256 SF of sign area per entrance). Per LDC Sec. 4.4.4.C(5), sign at entrance may be a single sign with 2 faces of equal size OR may be a SINGLE face sign located on each side of the entrance. Please provide correct	05/29/2026 1:16	PMMaro III - PUD Master Plan.pdf	11
jrivera	These signs are considered off-site signs and cannot be permitted as on-site signs. Please remove.	05/29/2026 8:59	PMMaro III - PUD Master Plan.pdf	11

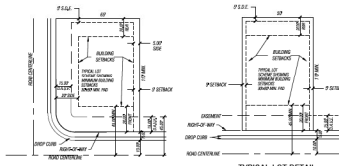


40' MIN. PRIVATE RIGHT-OF-WAY ROADWAY SECTION

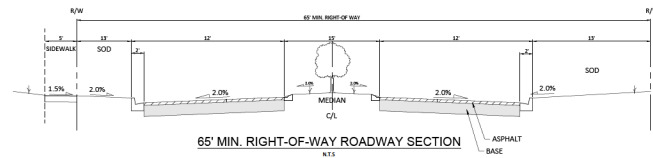
ARCHITECTURAL STYLES



NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



LEGEND:
S.D.E. - SIDE DEVELOPMENT EASEMENT
D.A.U.E. - DRAINAGE, ACCESS & UTILITY EASEMENT

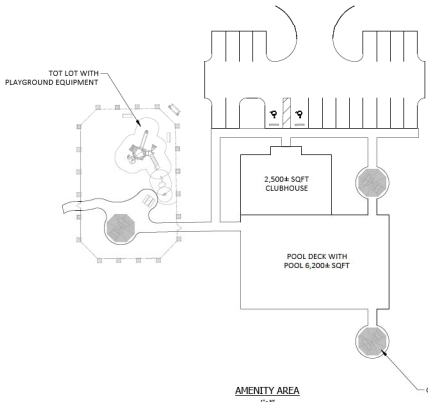


65' MIN. RIGHT-OF-WAY ROADWAY SECTION

TABLE 6. PROPOSED PROJECT DESIGN & DEVELOPMENT STANDARDS

TYPE	MINIMUM		MINIMUM SETBACKS			HEIGHT
	WIDTH	AREA	FRONT	REAR	SIDE	
SFR	50'-0"	5,500 SF	20'-0"	20'-0"	5'-0"	40'-0"
ACCESSORY STRUCTURE	N/A	N/A	20'-0"	5'-0"	5'-0"	20'-0"

ALL USES AS ALLOWED IN R-1 ZONING



- NARRATIVE**
- THIS PUD MASTER PLAN SHALL COMBINE PREVIOUS NORTH AND SOUTH PUD'S THAT WERE PREVIOUSLY APPROVED.
 - THE PROJECT SITE IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
 - SIDE WALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CLUBHOUSE AS WELL AS 50' TO R.O.W.
 - ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
 - EXISTING WELLS TO BE ABANDONED BY LICENSED WELL CONTRACTOR.
 - REGULATORY AGENCIES 5' MIN. R.O.W., 1:0.2 P.F., 5:0:1.
 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A TOTAL NUMBER OF 383 ALLOWABLE UNITS (NOT TO EXCEED 499 UNITS).

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10th Ave, Bldg 10A, Ocala, FL 34471
OFFICE: (352) 387-4546 Fax: (352) 387-4545

REVISIONS

NO.	DATE	DESCRIPTION

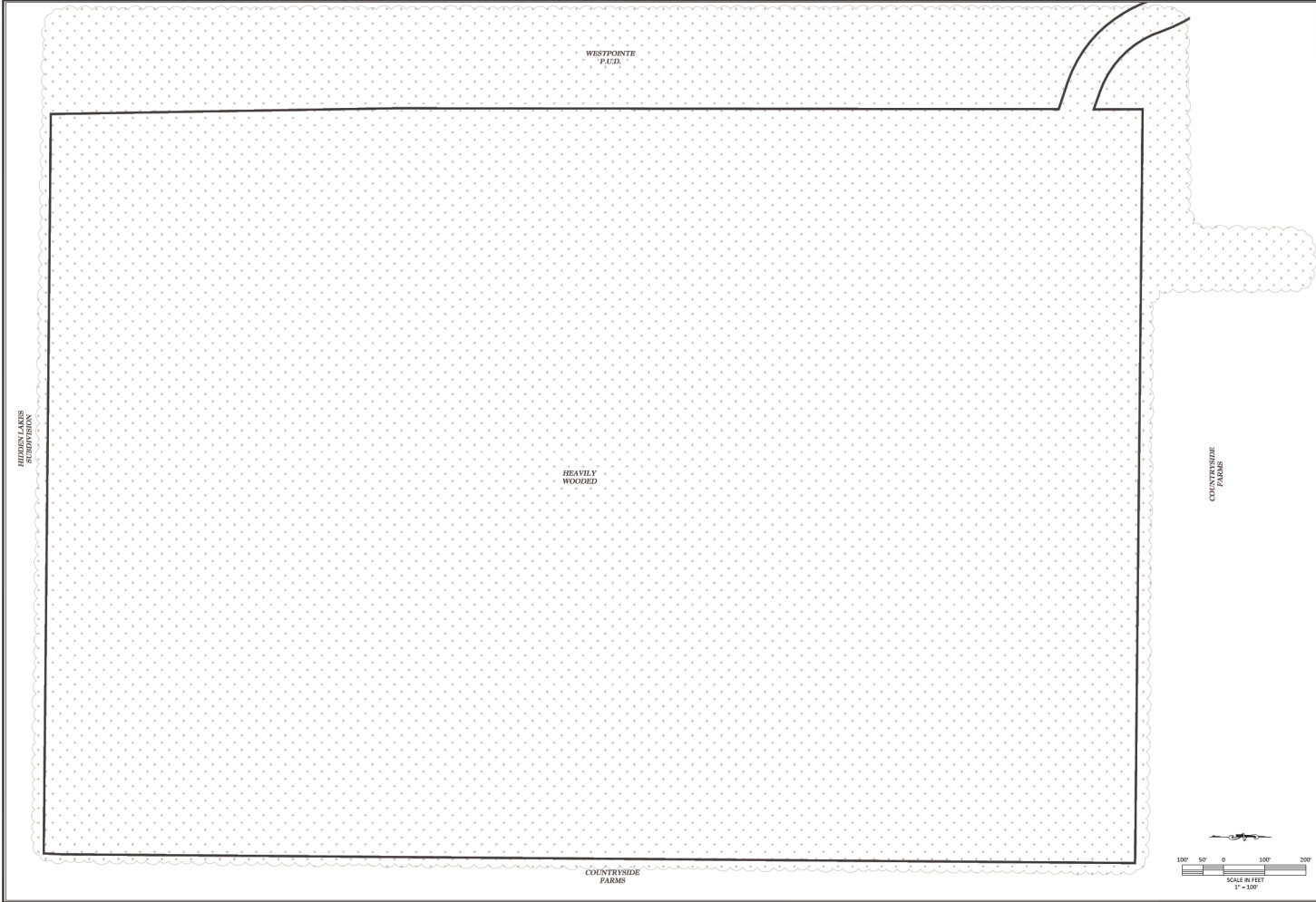
MARCO J.P. REIS, REGISTERED PROFESSIONAL ENGINEER
MARION COUNTY, FLORIDA

DEVELOPMENT STANDARDS

DATE: 07-09-20
DRAWN BY: JIB
CHECKED BY: JEM
JOB NO.: 22-8061

DATE: 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



HIDDEN LAKE SUBDIVISION

Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 16th Ave, Bldg 10A, Ocala, FL 34471
OFFICE: (352) 367-4594 Fax: (352) 387-4595

DATE	08-08-26
DRAWN BY	JTB
CHECKED BY	JDM
JOB NO.	22-8861

DATE: 08/08/26
DRAWN BY: JTB
CHECKED BY: JDM
JOB NO.: 22-8861

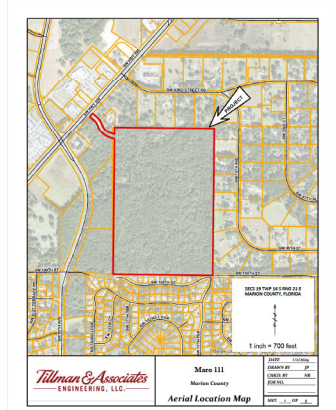
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO.: _____

MARSHALL REID MARSHALL, P.E.
MARION COUNTY, FLORIDA

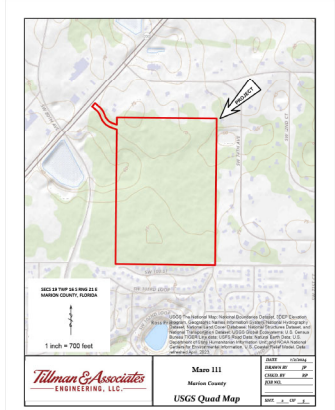
EXISTING CONDITIONS

SHEET: 04_01

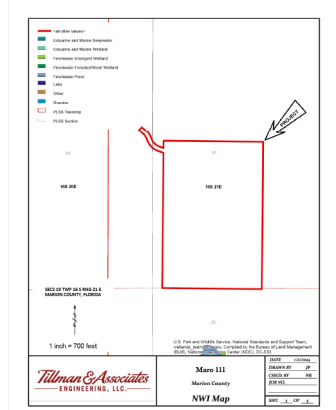
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



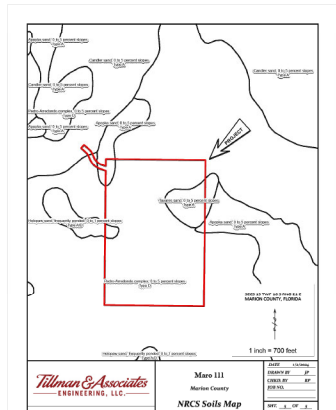
AERIAL
NOT TO SCALE



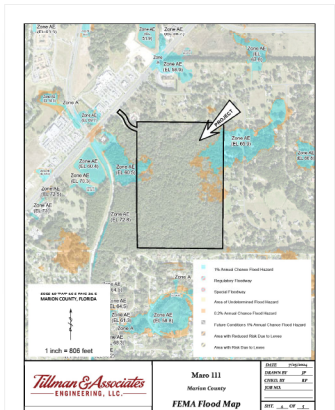
QUAD
NOT TO SCALE



NATIONAL WETLAND INVENTORY
NOT TO SCALE



SOILS
NOT TO SCALE



FEMA FLOODPLAINS
NOT TO SCALE

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10th Ave. Bldg 10A, Ocala, FL 34471
OFFICE: (352) 387-4566 FAX: (352) 387-4565

REVISIONS

DATE

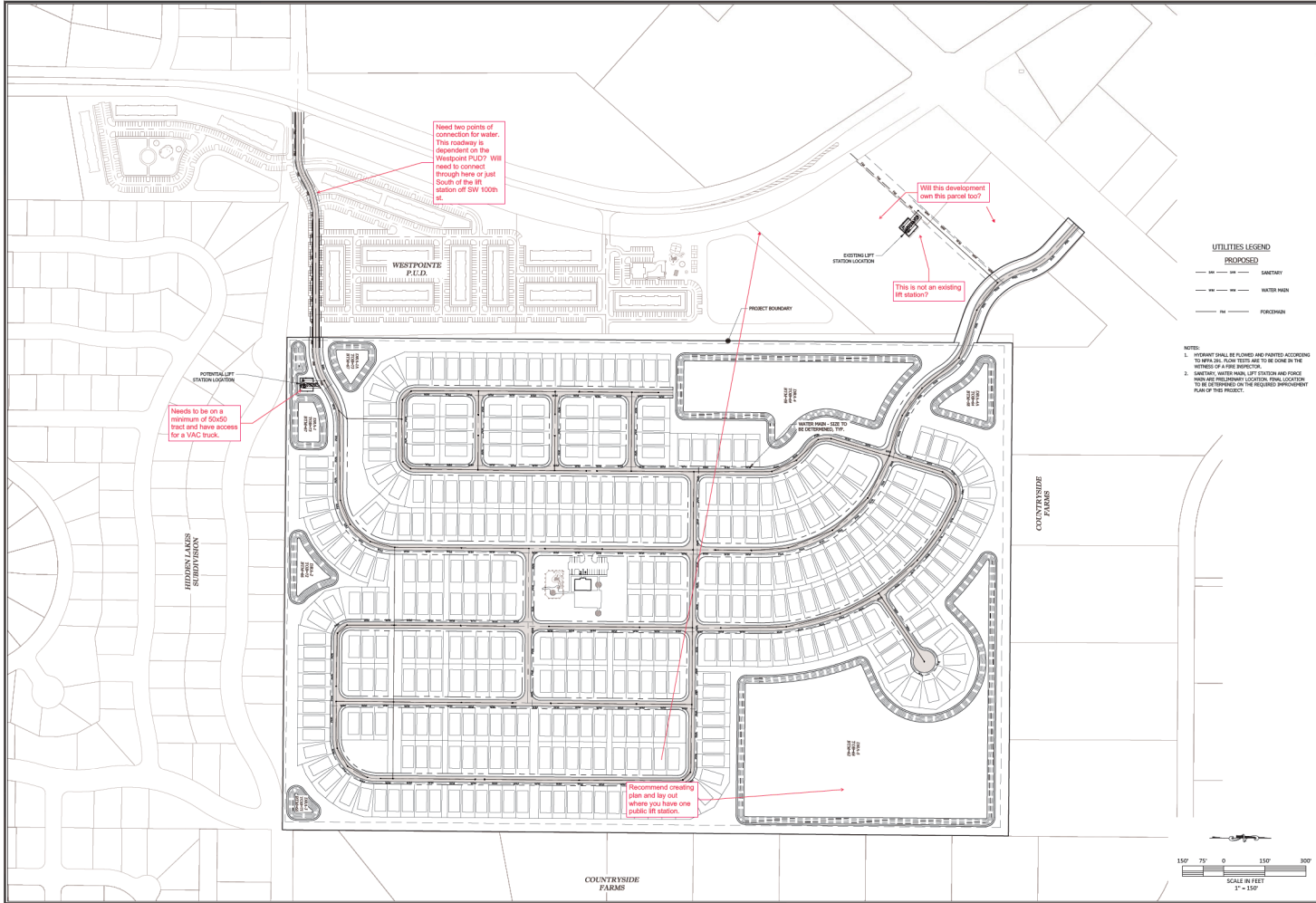
MARION PLD MAPPING AND
MARION COUNTY, FLORIDA

EXISTING CONDITIONS

DATE: 03-09-20
DRAWN BY: JHB
CHECKED BY: JHM
JOB NO.: 22-5651

DATE: 04.02

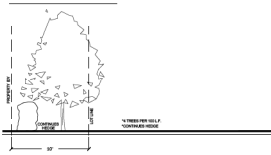
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



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ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 10A, Ocala, FL 34471
OFFICE: (352) 367-4596 Fax: (352) 387-6565

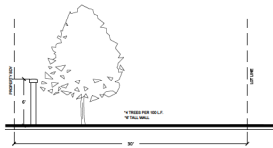
REVISIONS	
DATE	
MASTER UTILITY PLAN	
MARION P.U.D. WESTPOINTE P.U.D. MARION COUNTY, FLORIDA	
DATE: 08-08-26	DRAWN BY: JIB
CHECKED BY: JIM	FORNO: 22-8661
SHEET: 08_01	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



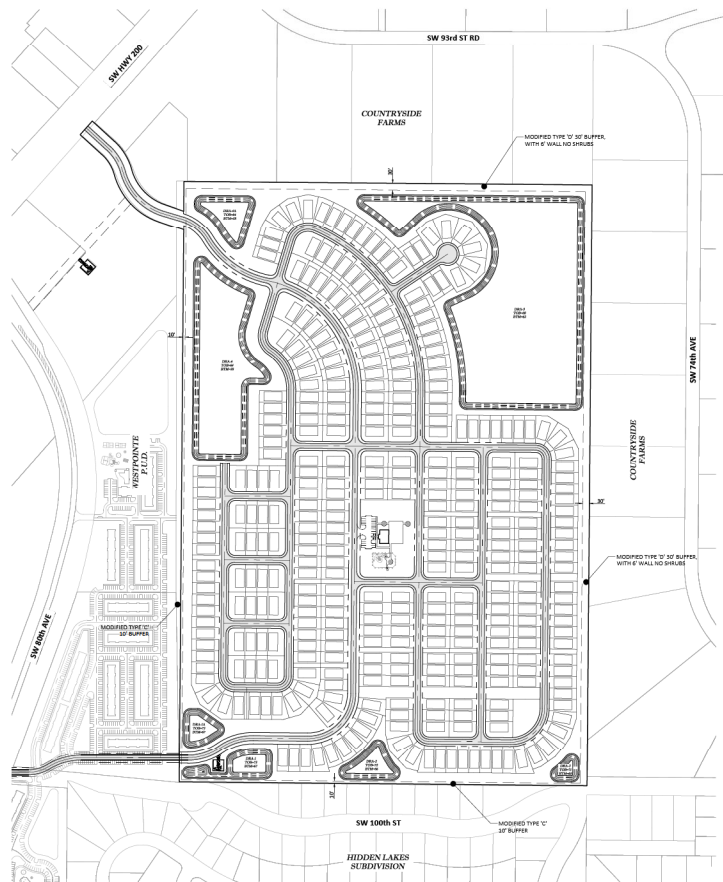
MODIFIED TYPE 'C' BUFFER (ALONG EXISTING MULTI-FAMILY)

REF TO SCALE
 MODIFIED TYPE 'C' BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A 6' BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR TREES FOR EVERY 100 LINEAL FEET OF FRONTAL FOOT THEREBY, SHRUBS AND GROUNDCOVERS, INCLUDING PERENNIALS, WITH A MINIMUM HEIGHT OF 6 FEET TO PROVIDE THE REQUIRED BUFFER AND FORM A LABORED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



MODIFIED TYPE 'D' BUFFER

REF TO SCALE
 MODIFIED TYPE 'D' BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR TREES FOR EVERY 100 LINEAL FEET OF FRONTAL FOOT THEREBY.



MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 22.03, MARION FRIENDLY LANDSCAPE AREA (MFLA) LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SCALE

THE MFLA FRIENDLY LANDSCAPE AREA (MFLA) THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPLICABLE DEVELOPMENT FRAME DOCUMENTS, AND CDD, RESTRICTIONS, IS DEDICATED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPE AND SHALL BE USED FOR TREE PRESERVATION, RECREATION, TRAVEL, AND OTHER RECREATIONAL, PAVEMENTS AND UTILITIES ON THE MFLA IS PROHIBITED.

OUTSIDE MFLA SPREADS PROTECTION ZONE = 10% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

TREE PRESERVATION

A TREE PRESERVATION PLAN, A SURVEY OF SPECIES TREES, AND A TREE SURVEY OF A FUTURE DEVELOPMENT SHALL BE PROVIDED ALONG WITH THE MFLA FRIENDLY LANDSCAPE AREA. THE SPECIES SHALL BE IDENTIFIED AND THE TREE SURVEY SHALL BE DETERMINED AND ON THE FINAL SITE LAYOUT AND GRADING PLAN. TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MARION COUNTY CODE.

Timman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - LANSING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 10A, Ocala, FL 34471
 OFFICE: (352) 367-5566 Fax: (352) 381-5676

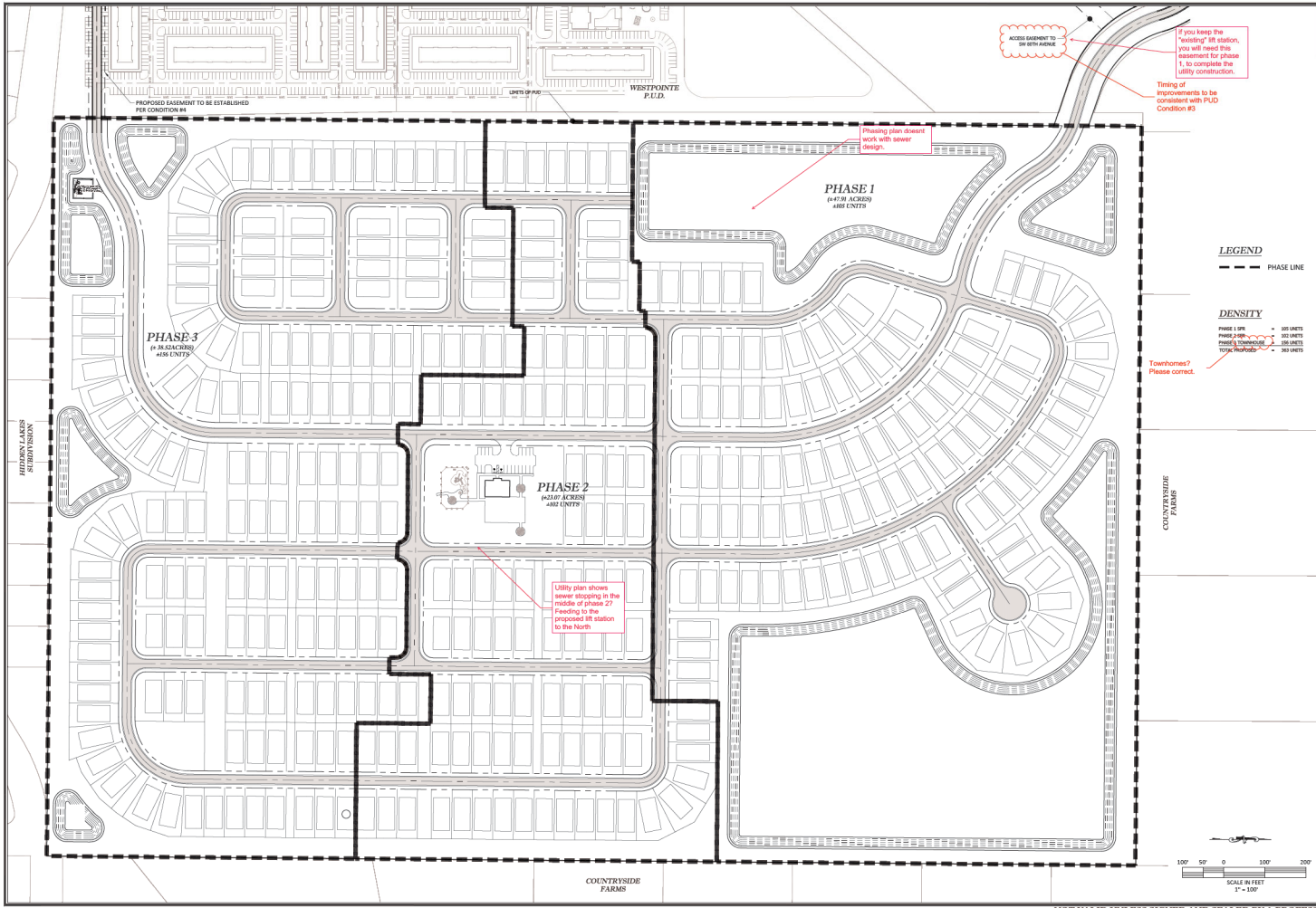
DATE:	02-09-20
DRAWN BY:	JHB
CHECKED BY:	JMB
JOB NO.:	22-8061

MARION FRIENDLY LANDSCAPE AREA (MFLA) BUFFER & TREE PRESERVATION PLAN

DATE: 02-09-20
 DRAWN BY: JHB
 CHECKED BY: JMB
 JOB NO.: 22-8061

DATE: 02-09-20

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Timmon & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 10A, Ocala, FL 34471
 OFFICE: (352) 367-4594 Fax: (352) 387-0505

REVISIONS	
DATE	

MARION H. PUD MASTER PLAN
 MARION COUNTY, FLORIDA

PHASING PLAN

DATE: 08-08-26
 DRAWN BY: JIB
 CHECKED BY: JIM
 JOB NO.: 22-8051

SHEET: 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

