



SUBMITTAL SUMMARY REPORT 33543

PLAN NAME: CALESA TOWNSHIP - CHESTNUT GROVE (REVISION TO AR #32356) **LOCATION:** 5575 SW 67TH AVENUE RD OCALA,

APPLICATION DATE: 10/24/2025 **PARCEL:** 35300-000-14

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUEDUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/29/2025	11/19/2025	12/23/2025	Requires Re-submit
OCE: Plan Review (DR) v.	02/02/2026	02/09/2026	02/10/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Evan Searcy	11/19/2025	11/12/2025	Approved

Comments

N/A 2.14.1.A - Master Plan submitted (for phased subdivisions)
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
YES 2.12.28 - Correct road names supplied
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) Evan Searcy 11/19/2025 12/23/2025 Approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning) Kenneth Odom 11/19/2025 11/20/2025 Approved

Landscape (Plans) (Parks and Recreation) 11/19/2025 11/12/2025 Approved

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
YES 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers
INFO Additional Landscape comments Revision does not change buffer type or dimension of previously approved preliminary plan

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUEDUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/19/2025	11/12/2025	Approved
Comments	YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 10/29/25-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 2.17.2.B - 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 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan 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 10/30/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan N/A 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile. YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers) YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.) YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow, graphic drawing, & written scale N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/19/2025	11/26/2025	Informational
Comments	<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>			
Comments	<p>EMW 11.26.2025</p> <p>OCE Stormwater (Permits & Plans) (Office of the County Engineer)</p> <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 preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals.</p> <p>YES 2.12.13/14/15 - General Exhibits submitted with 32356</p> <p>INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.</p> <p>INFO 2.12.19 - Proposed Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan. LDC section on easements widths was recently updated. Required easements for this plan and future plat will be based on the revised code.</p> <p>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>INFO 2.12.22 - Stormwater Tract/Right-of-Way The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.</p> <p>INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.</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 Karst Analysis Identified an area requiring remediation (K-1). Details regarding the remediation to be included with the improvement plan.</p> <p>INFO Additional Stormwater comments 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.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/19/2025	11/12/2025	Requires Re-submit
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide. YES 6.4.3.B - Provide lot and tract areas and dimensions YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management) YES 6.4.3.E - Locate and identify all easements PEND 6.4.3.F - The location of the existing one percent (100-year) flood plain YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS NO 6.4.3.H - Provide a current topographic survey Please provide. YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply NO 6.4.3.J - Metes and bounds description legal description Please provide. NO 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted Please provide. YES 6.4.3.L - Show all apparent means of access on site to adjoining properties N/A 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities N/A Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/19/2025	11/21/2025	Approved
Utilities (OCE Plans) (Utilities)		11/19/2025	12/08/2025	Approved
Comments	Parcel 35300-000-14 will be served by the Bay Laurel Center Community Development District (CDD).			
	A utilities letter was previously received from the utility provider confirming adequate capacity and availability to serve this project.			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/09/2026	02/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/09/2026	02/06/2026	Approved
Growth Services Planning & Zoning (DR) (Growth Services Planning and Zoning)	Kenneth Odom	02/09/2026	02/10/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/09/2026	02/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/09/2026	02/09/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU ^E	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/09/2026	02/04/2026	Informational
Comments	<p>Comments</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>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/09/2026	02/03/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/09/2026	02/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/09/2026	02/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/09/2026	02/05/2026	Approved
Comments	Comments			
	Previously approved: Parcel 35300-000-14 will be served by the Bay Laurel Center Community Development District (CDD). A utilities letter was previously received from the utility provider confirming adequate capacity and availability to serve this project.			



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

33543

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/23/2025

A. PROJECT INFORMATION:

Project Name: Calesa Township - Chestnut Grove

Parcel Number(s): 35300-000-14

Section 5&6, Township 16S, Range 21E Land Use DRI High Res Zoning Classification PUD

Commercial Residential Industrial Institutional Mixed Use Other

Type of Plan: **PRELIMINARY PLAT**

Property Acreage 102.2 Number of Lots 272 Miles of Roads 3.19

Location of Property with Crossroads SW corner of SW 52nd Street and SW 67th Avenue Road

Additional information regarding this submittal: Revision to AR# 32356

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: Tillman and 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 Alternate Phone #

Email(s) for contact via ePlans: Permits@tillmaneng.com

Surveyor:

Firm Name: JCH Consulting Group, Inc Contact Name: Christopher J. Howson

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # 352-405-1482 Alternate Phone #

Email(s) for contact via ePlans: Chris@jchcg.com

Property Owner:

Owner: Colen Built Development. L.L.C. Contact Name: Kenneth D. Colen

Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481

Phone # 352-387-7480 Alternate Phone #

Email address: LD_Permits@colenbuilt.net

Developer:

Developer: same as above Contact Name:

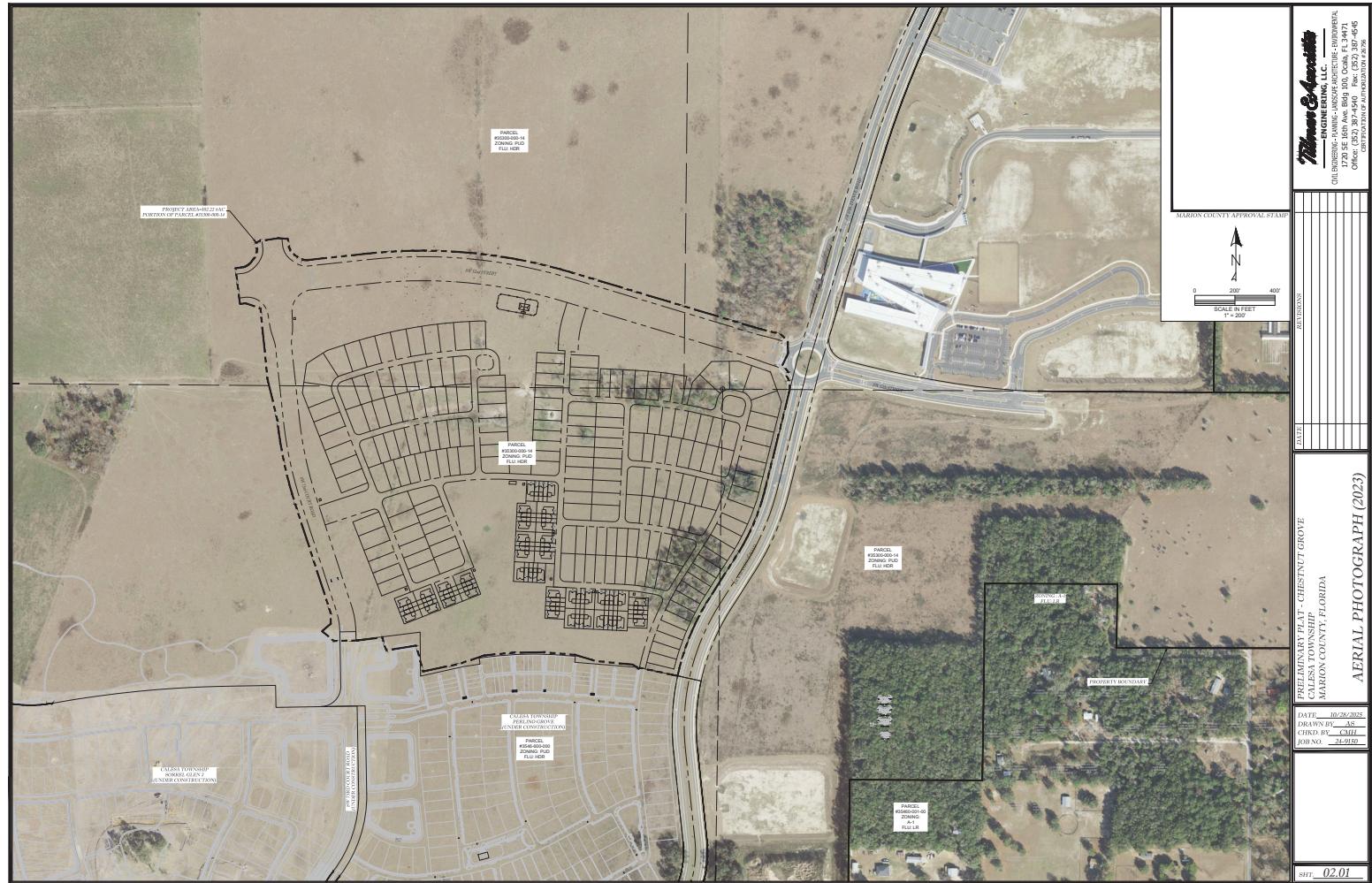
Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

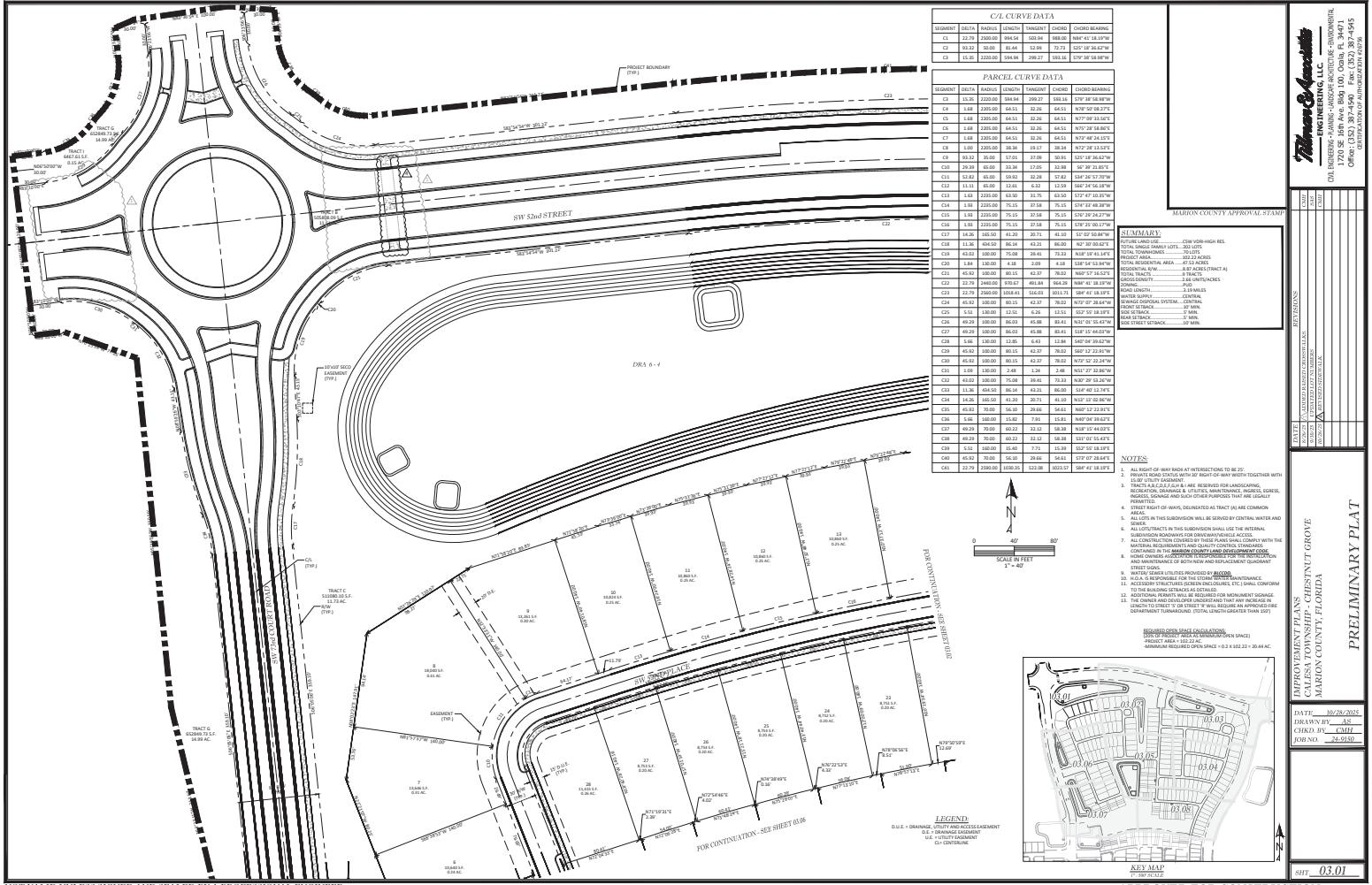
Email address: _____

CLEAR FORM

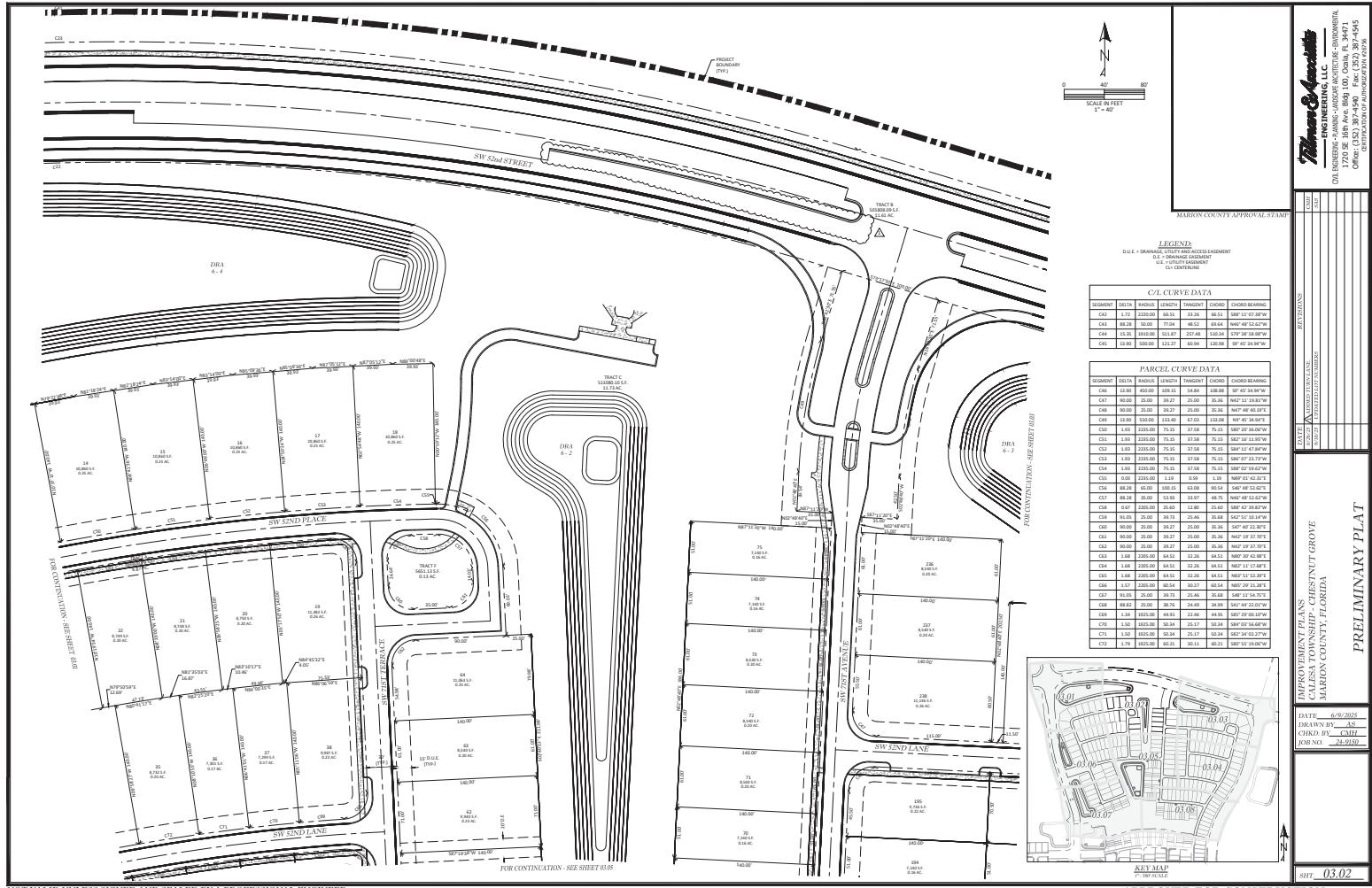
Revised 6/2021



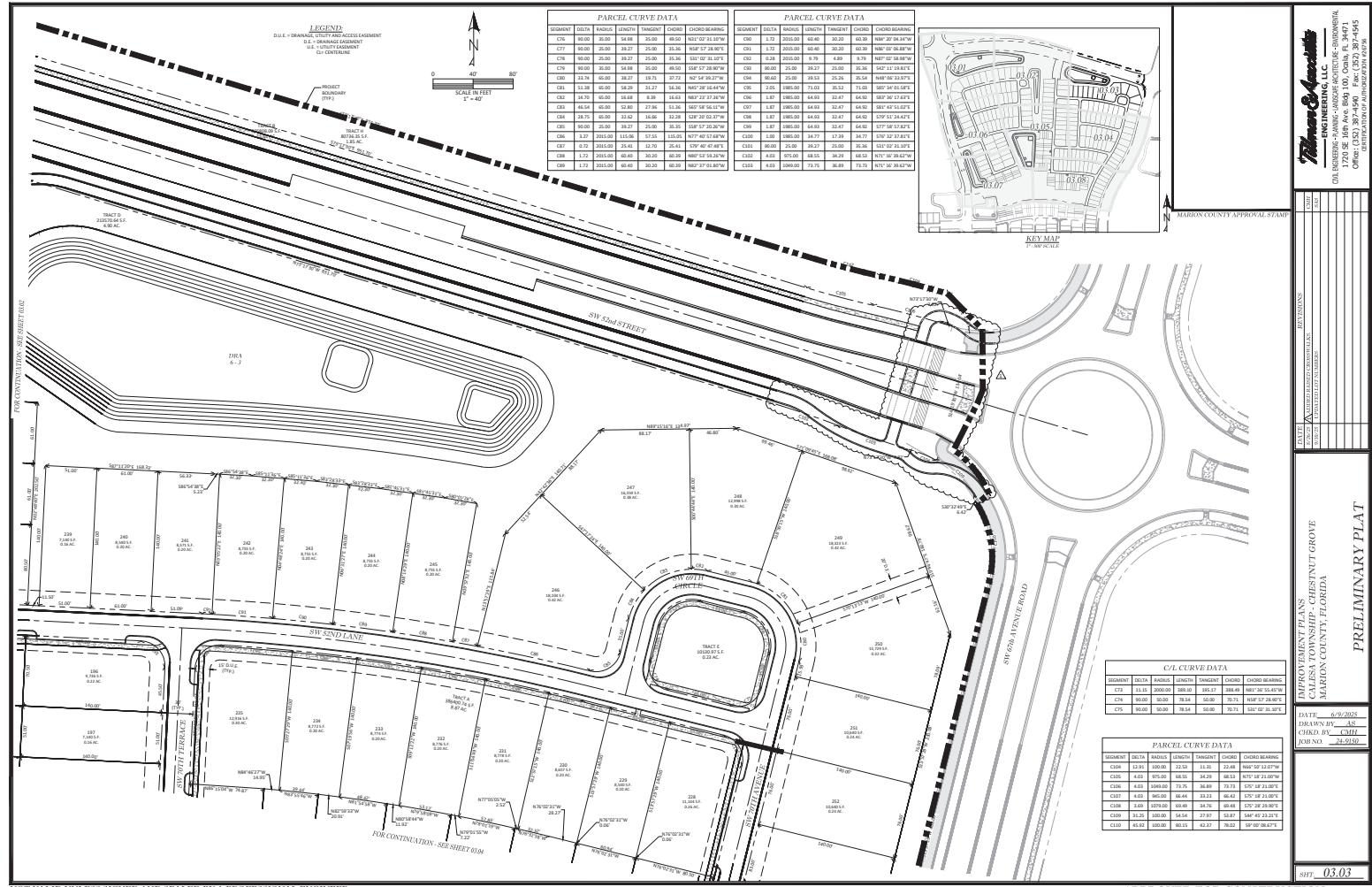
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



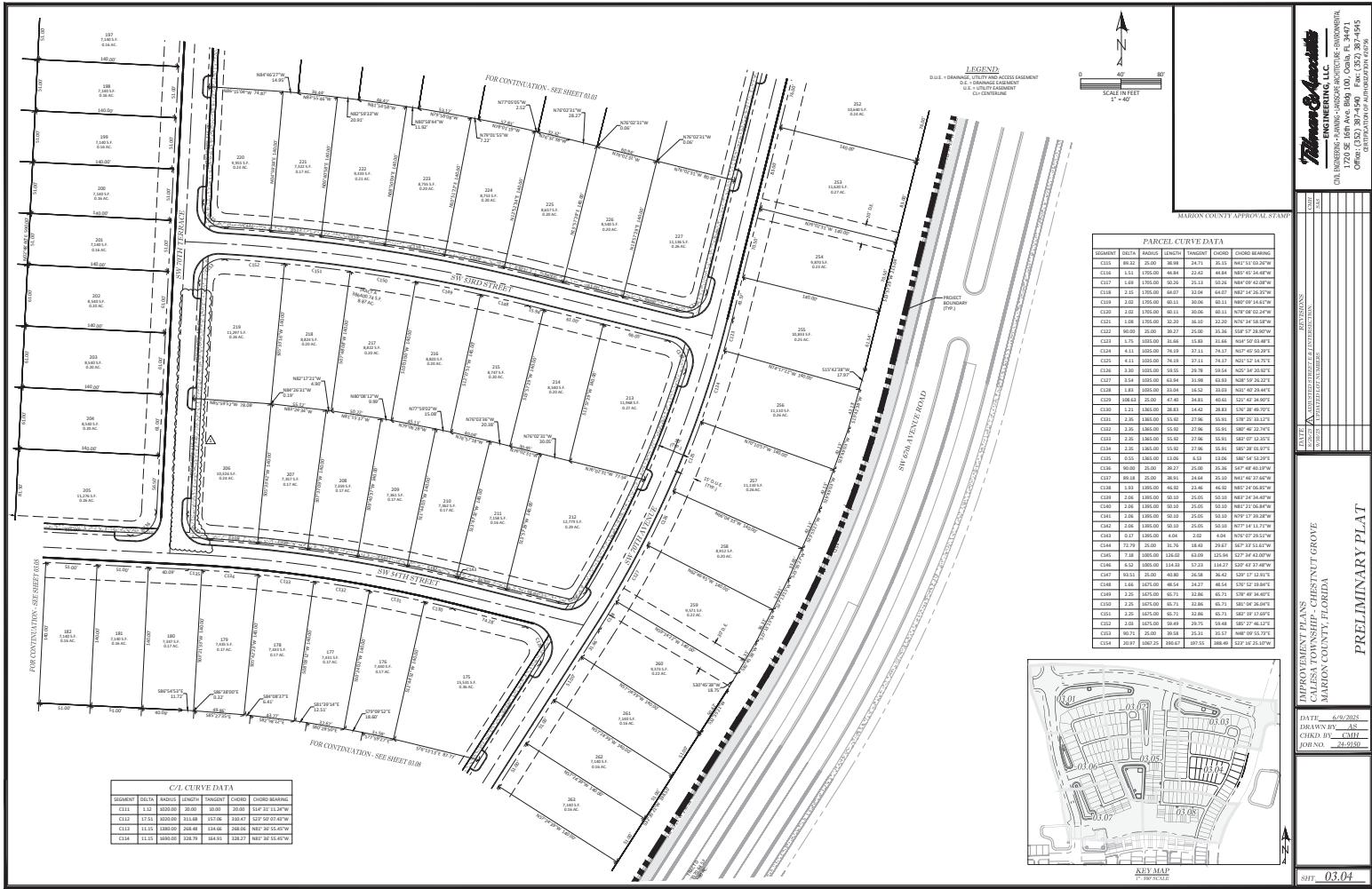
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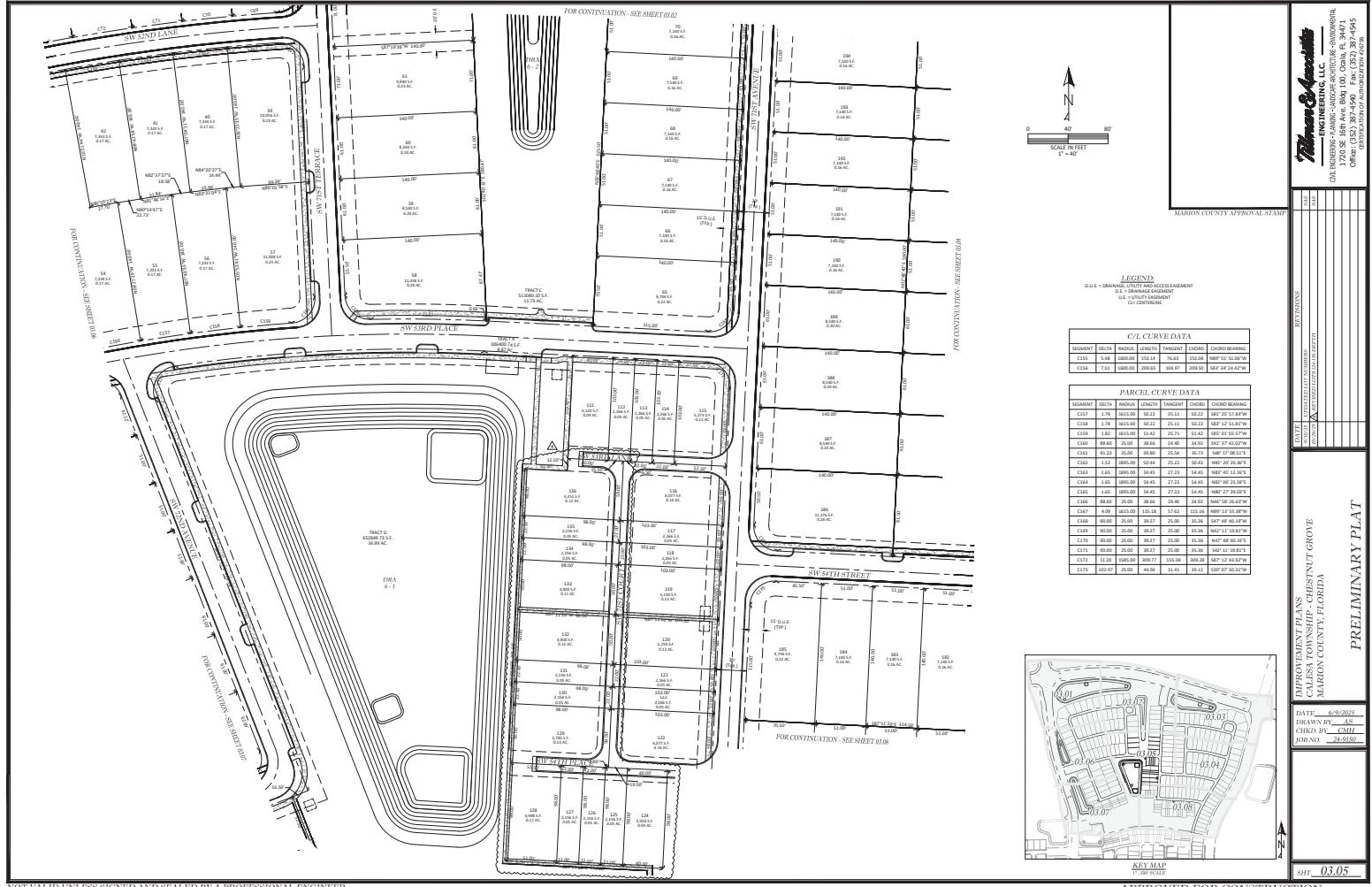
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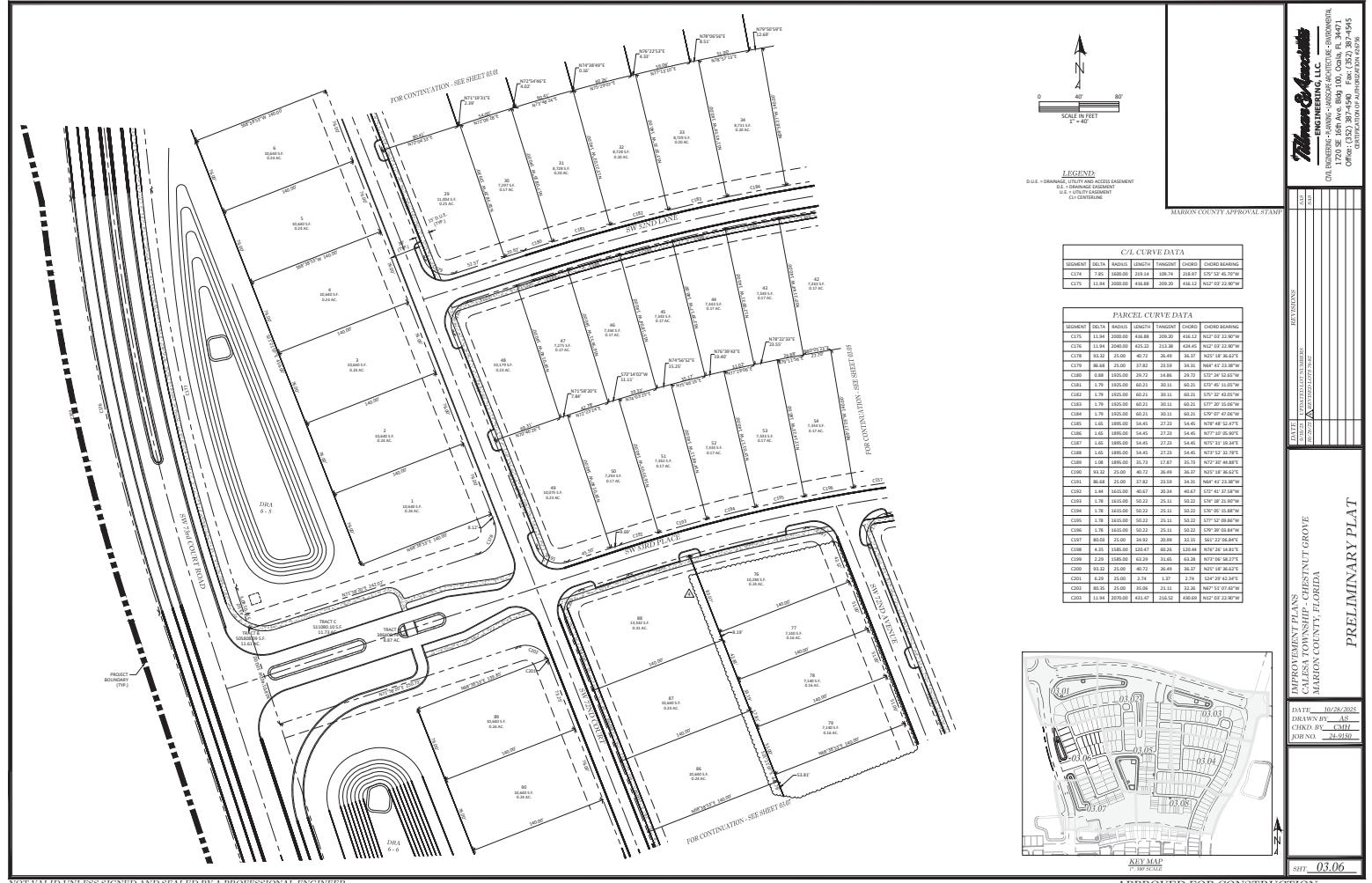
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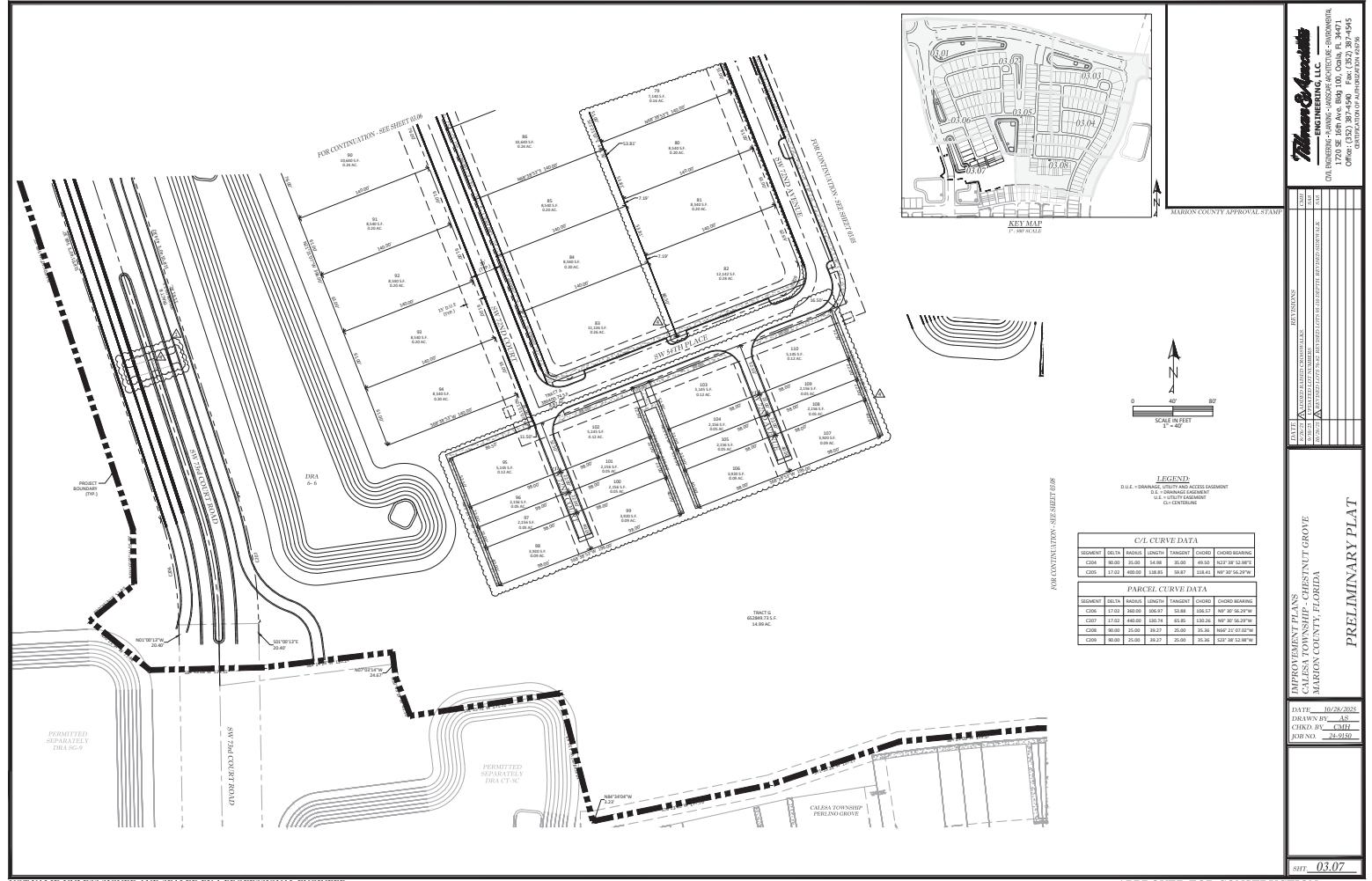
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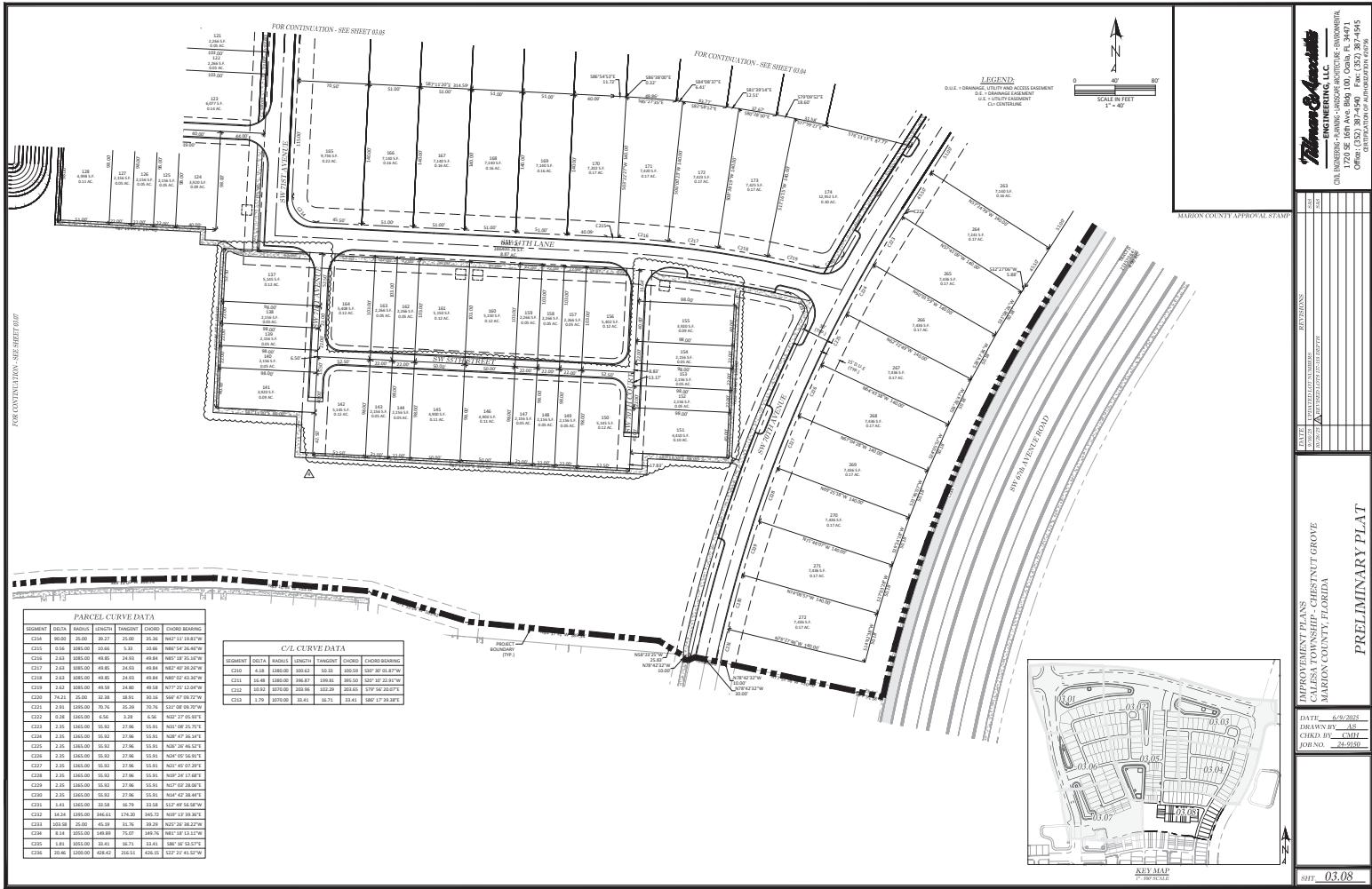


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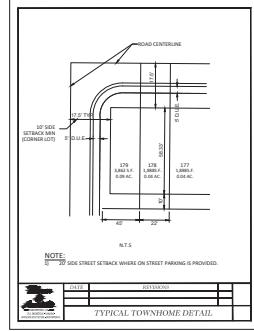
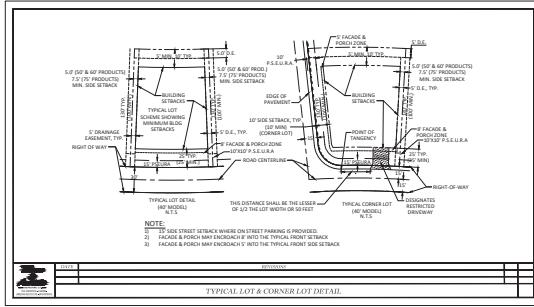


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp

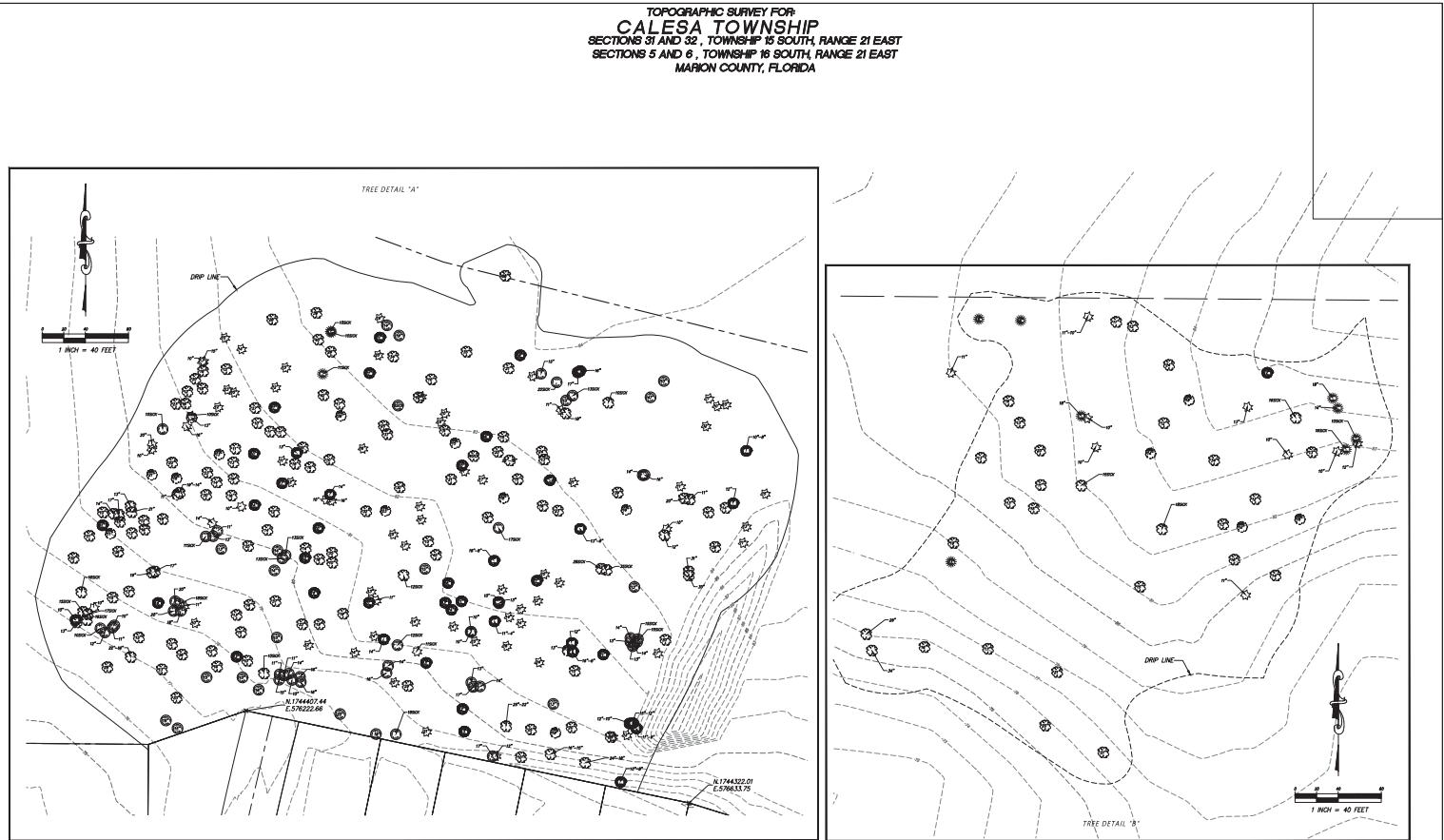
PRELIMINARY PLAT - CHESTNUT GROVE
CALUSA TOWNSHIP
MARION COUNTY, FLORIDA

GEOMETRY & GENERAL DETAILS

DATE:	10/26/2023
DRAWN BY:	AS
CHECK BY:	CMH
JOB NO.:	34-5630
SHUT.	04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

TOPOGRAPHIC SURVEY FOR:
CALESA TOWNSHIP
SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
—	07/10/2025	MA	UPDATE TOPOGRAPHIC SURVEY	CJH
—	01/13/2026	MA	UPDATE TOPOGRAPHIC SURVEY	CJH

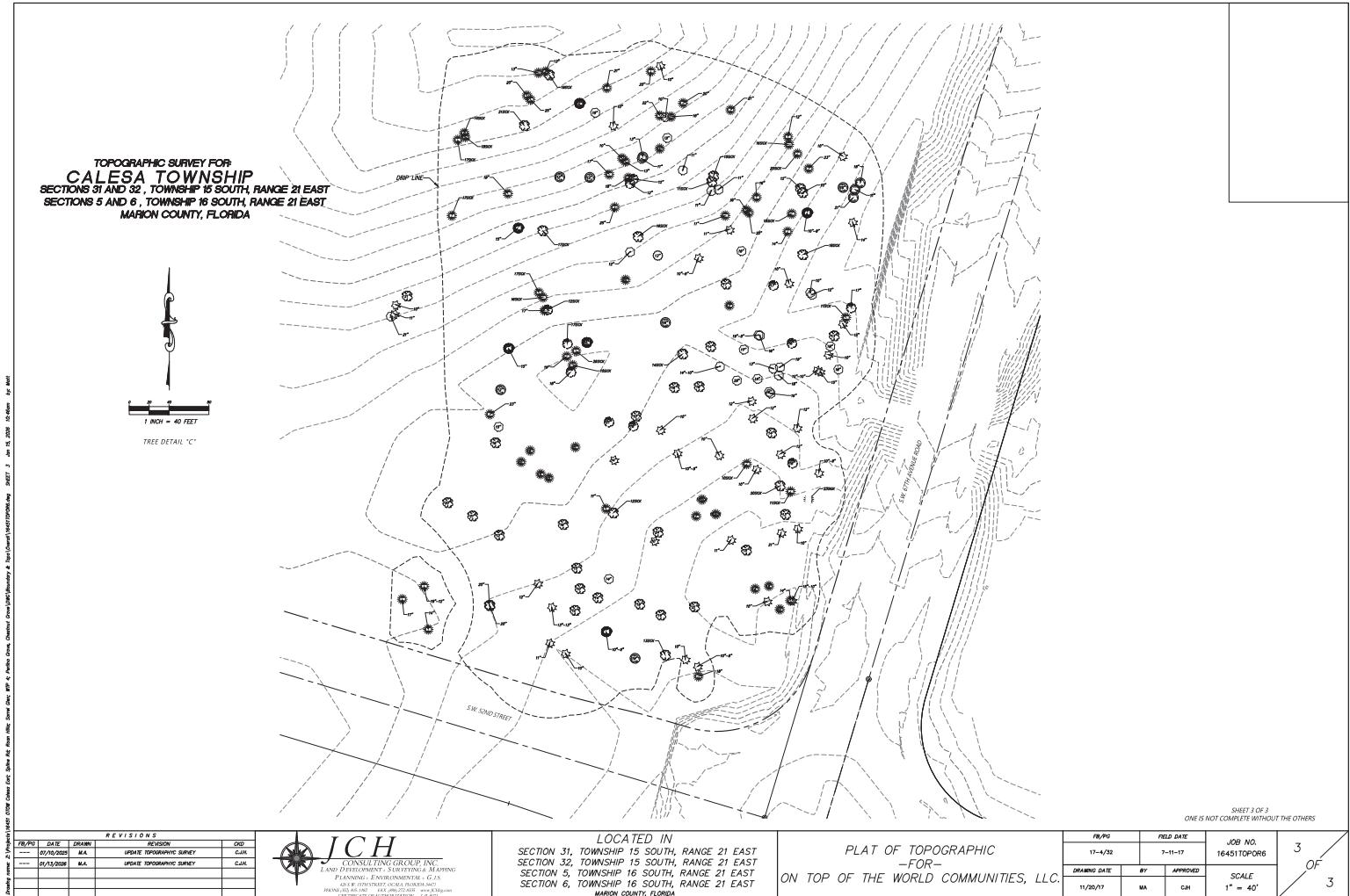


JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.J.S.
425 S.W. 17TH STREET, OCALA, FLORIDA 34471

LOCATED IN
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC
-FOR-
ON TOP OF THE WORLD COMMUNITIES, LLC

ONE IS NOT COMPLETE WITHOUT THE OTHERS			
FB/PG	FIELD DATE		JOB NO.
17-4/32	7-11-17		16451TOP06
DRAWING DATE	BY	APPROVED	SCALE
11/20/17	MA	CJH	1" = 40'



REVISIONS			
FB/PG	DATE	DRAWN	REVISION
---	07/10/2025	MA	UPDATE TOPOGRAPHIC SURVEY
---	07/13/2026	MA	UPDATE TOPOGRAPHIC SURVEY



LOCATED IN
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST

PLAT OF TOPOGRAPHIC
-FOR-
ON TOP OF THE WORLD COMMUNITIES, LLC

FB/PIC	FIELD DATE	JOB NO.		3 OF 3
17-4/32	7-11-17	16451TOP06		
DRAFTER DATE	BY	APPROVED	SCALE	
11/20/17	MA	CJH	1" = 40'	