

July 2, 2024

PROJECT NAME: GOLDEN OCALA WEC - STORAGE/MAINTENANCE BUILDING 2 MODIFICATION  
(REVISION TO AR 30683)

PROJECT NUMBER: 2023090087

APPLICATION: MAJOR SITE PLAN REVISION #31559

- 1 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.
- 2 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.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 6/20/24-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application  
STATUS OF REVIEW: INFO  
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. 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. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: Revision to previously approved AR 30683 - page 04.03 added to include phasing.

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Approved landscape and irrigation per AR#30683

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Verified with sunbiz. 6.20.24 HR

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]."



**Marion County  
Board of County Commissioners**

AR 31559

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 05/15/2024

**A. PROJECT INFORMATION:**

Project Name: Golden Ocala WEC - Storage/Maintenance Building 2 Modification  
Parcel Number(s): 21068-000-01, 21068-001-02, 21087-001-02  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Land Use WEC Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 24 acres Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads SW Corner of NW 14th Street and NW 80th Avenue  
Additional information regarding this submittal: Description of Purpose - Storage/Maintenance Building, Laundry Building, and Manure Building - Modification to AR #30683 to add construction Phasing Plan and reduce DRA-11 size.

**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 & Associates Engineering, LLC Contact Name: George S. Horton, 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: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:** Equestrian Operations, LLC, Arena Horse Shows of Ocala, LLC,  
Owner: & Golden Ocala Equestrian Land, LLC Contact Name: Mary Roberts  
Mailing Address: 600 Gillam Road City: Wilmington State: OH Zip Code: 45177  
Phone # 352-402-4368 Alternate Phone # \_\_\_\_\_  
Email address: dustin.owens@rlcarriers.com, mary@roberts-design.com

**Developer:** Equestrian Operations, LLC, Arena Horse Shows of Ocala, LLC,  
Developer: & Golden Ocala Equestrian Land, LLC Contact Name: Mary Roberts  
Mailing Address: \_\_\_\_\_ City: Wilmington State: OH Zip Code: 45177  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: dustin.owens@rlcarriers.com, mary@roberts-design.com

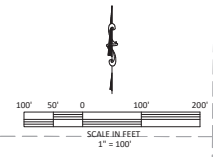
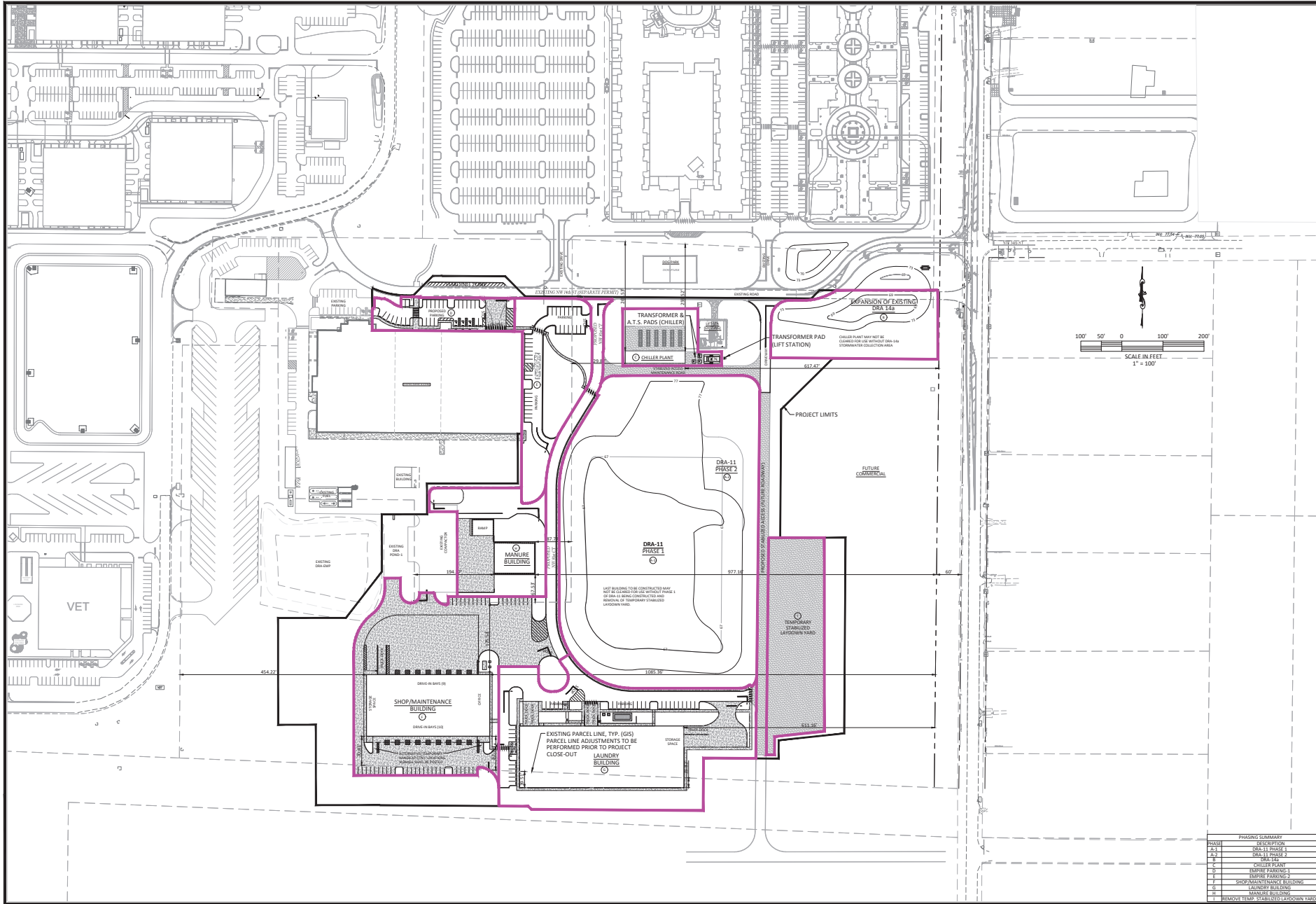
Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org





**Tillman & Associates**  
**ENGINEERS, INC.**  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
 Office: (352) 367-1540 Fax: (352) 367-4545

DATE	REVISIONS

**MAJOR SITE PLAN**  
**GOLDEN OCALA WEC - STRG./MAINT. BLDG. 2 - MOD 1**  
 MARION COUNTY, FLORIDA

**PHASING PLAN\_23-8466**

DATE: 5/15/24  
 DRAWN BY: JHB  
 CHECKED BY: JKO  
 JOB NO.: 23-8466

PHASE	DESCRIPTION
A.1	DRA-11 PHASE 1
A.2	DRA-11 PHASE 2
B	MANURE
C	CHILLER PLANT
D	EXPRESS PARKING-1
E	EXPRESS PARKING-2
F	SHOP/MAINT TENENCE BUILDING
G	LAUNDRY BUILDING
H	MANURE BUILDING
I	REMOVE TEMP. STABILIZED LADDOWN YARD

SHT. 04.03