

### **Marion County**

# Development Review Committee Meeting Agenda

Monday, December 22, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. ADOPT THE FOLLOWING MINUTES:
  - 3.1. December 15, 2025
- 4. PUBLIC COMMENT
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL
  - 5.1. The Guest House Phase 2D (Revision to AR#29935) Major Site Plan 3250 NE 54th Cir Unit 9 Silver Springs
    Project #2025090014 #33345 Parcel #24105-000-00
    Tillman & Associates Engineering
- 6. SCHEDULED ITEMS:

6.1. Neighborhood Storage Center Expansion - Maricamp - Major Site Plan - Waiver to Major Site Plan in Review
4701 SE Maricamp Rd
Project #2004120051 #33194 Parcel #31394-000-00
Kimley-Horn & Associates

#### LDC 2.12.8 - Topographic Contours

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> request - Per conversations with staff, this is a wavier request to allow for one-foot contours 50 ft beyond the project boundary instead of 100 feet beyond.

#### LDC 2.12.24 Landscape requirements & 6.8.6. Buffers

CODE states Show location and dimensions of required land use buffering. J. Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. **APPLICANT** request - Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel as existing landscape and buffer meet all requirements.

### 6.2. SW Hwy 484 Super Center - Major Site Plan - Waiver to Major Site Plan in Review

Project #2024110040 #33171 Parcel #41200-056-03 Kimley-Horn and Associates

#### LDC 6.8.6 - Buffers

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

<u>APPLICANT</u> request - Per conversations with staff, we are requesting a wavier for a consolidated buffer on a single piece of property in lieu of multiple buffers along the northern property line.

6.3. 80th Street Tower Storage-Major Site Plan - Major Site Plan - Waiver to Major Site Plan in Review 6145 SW 80th St Ocala Project #2024070078 #31825 Parcel #35505-000-00 Mastroserio Engineering, Inc.

#### **LDC 6.12.12 - Sidewalks**

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

<u>APPLICANT</u> requests a waiver to not construct sidewalks along SW 80th St. This road is not proposed to be widened or maintained by the county and for public use. There are no sidewalks in the area, and the sidewalk will serve no purpose.

6.4. Fawn Lake PUD
Parcel #9027-0000-02 #33487
Tillman & Associates Engineering

Review the item to consider the conditions and vote to transmit to Planning & Zoning.

6.5. Guest Services - Rainbow Springs - Build 5 Decks - Major Site Plan - Waiver to Major Site Plan in Review 18101 SW 94th St Dunnellon Project #2025080066 #33319 Parcel #34575-001-00 Lee Smith Engineering Services Group, LLC

#### LDC Section 2.21.1.D Applicability

CODE states Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.

<u>APPLICANT</u> requests waiver of the submission of The Major Site Plan The work is minor and located within the approx. 1500 acre Rainbow Springs State Park, a large wooded parcel. Work is limited to the construction of 20" high free standing wooden decks on the existing impervious surfaces of the park campground. No new stormwater runoff is created nor any impact to adjacent areas. See attached for details.

6.6. Hiltbrand - Waiver to Major Site Plan Parcel #3555-003-001 STA000006-2025 Radcliffe Engineering

#### LDC 2.21.1 Applicability

<u>CODE</u> states A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

<u>APPLICANT</u> requests waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for improvements exceeding allowable impervious area. Approximately 1,183 sf of impervious area is over the 9,000 sf limit.

- 7. CONCEPTUAL REVIEW ITEMS: NONE
- 8. DISCUSSION ITEMS:
  - 8.1. April 26th Staff Meeting will need to be moved or cancelled due to Citizens Academy
  - 8.2. Review of P&Z Case Conditions
- 9. OTHER ITEMS:
- 10. ADJOURN:



### **Marion County**

### **Development Review Committee**

### Agenda Item

File No.: 2025-21629 Agenda Date: 12/22/2025 Agenda No.: 3.1.

**SUBJECT:** 

**December 15, 2025** 



### **Marion County**

# Development Review Committee Meeting Minutes

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

Monday, December 15, 2025

9:00 AM

Office of the County Engineer

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#### 1. ROLL CALL

#### **MEMBERS PRESENT:**

Michael Savage Chairman (Building Safety Director) Ken McCann, Vice Chairman (Fire Marshal) Steven Cohoon (County Engineer) Chuck Varadin (Growth Services Director) Tony Cunningham (Utilities Director)

#### **OTHERS PRESENT:**)

Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Michelle Sanders (911 Management)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ADOPT THE FOLLOWING MINUTES:

3.1. December 8, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Keny McCann Motion carried 5-0

#### 4. PUBLIC COMMENT

Kevin Vickers – support road closing (Item 6.5.)

- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL
- 6. SCHEDULED ITEMS:
  - 6.1. El Faro Duplexes Major Site Plan- Waiver to Major Site Plan in Review Project #2025080063 #33316 Parcel #13396-000-00 Michael W. Radcliffe Engineering, Inc.

#### LDC 2.12.8 Current boundary and topographic survey

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> requests waiver to use existing survey. Nothing has changed on vacant property with no improvements. Topo is still accurate.

#### Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

#### LDC 6.13.8.B(7) Stormwater conveyance criteria

<u>CODE</u> states (7) Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

<u>APPLICANT</u> requests a waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

#### **Applicant withdrew**

#### LDC 6.13.7 Geotechnical criteria

<u>CODE</u> states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.(1)Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the

depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aguifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling.(2)The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

<u>APPLICANT</u> request waiver to allow one boring to extend only 9' below DRA bottom. Two borings were taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up. Soils are sandy on this site.

### Motion by Steven Cohoon to approve, seconded by Tony Cunningham Motion carried 5-0

#### LDC 6.11.5.B, D Driveway width

CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways

accessing a roadway with posted speeds of 40 mph or greater.

<u>APPLICANT</u> request - due to length of driveway and small property size, a 20' driveway is requested from NW Gainesville Road to the parking spaces where a 24" drive aisle is provided. The 20' width is adequate (local roads are 20" wide) while creating less impervious area and displacement in the FEMA zone.

Motion by Steven Cohoon to approve subject to meeting requirements for everything in the right-of-way (ROW) to limit off-tracking in the ROW, seconded by Ken McCann

Motion carried 5-0

#### LDC 6.8.6 Buffers

<u>CODE</u> states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requests waiver allow a 10' wide modified B buffer with opaque fence and same density of plantings on north and west per Landscape plan by EDK/Ander Kesserling. Property to west is undeveloped. Property to north is zoned M-2 but has a single family residence more than 100' away. No buffer is required to the south. Along with the Type C buffer along the Gainesville Highway frontage this will provide adequate buffering for this small project.

Motion by Chuck Varadin to approve subject to staff comments to the precast slide in walls on the buffers and the compressed 10-foot buffer on the north, west and south, seconded by Steven Cohoon

Motion carried 4-0

## <u>LDC 6.14.2.A & 6.14.2(C)(1)(a) Water connection requirement -</u> Decentralized water system

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.(2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

<u>APPLICANT</u> request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water system, a type of decentralized system, is regulated by Dept. of Health and will provide sufficient supply and service. The project will tie into central water when available.

### Motion by Tony Cunningham to deny, seconded by Chuck Varadin Motion carried 5-0

### LDC 6.14.2A & 6.14.2(C)(1)(a) Sewer connection requirement - Decentralized Sewer System

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

**APPLICANT** requests to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System. an enhanced septic drainfield system; now regulated by FDEP will provide adequate treatment and permittable service. The project will tie into central sewer when available.

### Motion by Tony Cunningham to deny, seconded by Chuck Varadin

Motion carried 5-0

6.2. SW 92nd Court Road Guard House - Waiver to Minor Site Plan in Review
SW 92nd Court Rd Ocala
Project #2025050052 #32869 Parcel #3530-0000-15
Kimley-Horn And Associates, Inc.

#### LDC 2.20.1.A Applicability

<u>CODE</u> states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.(2)The combined driveway trip generation is less than 50 peak hour vehicle trips.(3)The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5.(4)The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

<u>APPLICANT</u> request - This project proposes a new turn lane that the impervious area was previously accounted for under project number 2020030101.

### Motion by Steven Cohoon to approve, seconded by Tony Cunningham Motion carried 5-0

6.3. Family Subdivision - Miller - Family Division Waiver Request 19500 NE 79th Court Rd Citra Project #000003 Parcel # 04650-010-00 Daniel & Robin Miller

#### LDC 2.16.1.B(10) - Family Division

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

<u>APPLICANT</u> request - this division is intended to separate the above referenced property into two individual tracts: one tract containing approximately 1.15 acres and the other containing approximately 6.45 acres. The 6.45± acre tract will be conveyed

from Daniel & Robin miller (parents to) Josh Miller (son). Both parcels will be accessed via NE 79th Court Rd.

### Motion by Chuck Varadin to approve subject to the 40 foot recorded easement from NE 79<sup>th</sup> Court Rd to the flag lot, seconded by Tony Cunningham

Motion carried 3-2

6.4. Plat Vacation #9064-1739+05 (portion of) & 9064-1799+01 - Plat Vacation 9925SE 58th Ave Belleview Project #000019 Parcel #9064-1739+05 (portion of) & 9064-1799+01 Fred Roberts, Jr., Esq

The applicant is requesting partial plat vacation to vacate one platted ORA and a portion of another. Property is to be subject to application for PUO Rezoning and subsequent replatting. Portions of property subject to vacating are to be replaced by facilities elsewhere within the replat.

#### Motion by Chuck Varadin to approve, seconded by Ken McCann

Motion carried 4-1

6.5. Conservation and Future ROW Easement (Tract A sketch) - Road Closing

1891 SE 85th Street Road Ocala Project #000017 Parcel #36669-000-01 Willie B. Hayter III and Karla S. Hayter

Petitioner request - Track A has remained unused since its creation when Carriage Trail was first platted. It remains in its natural state, and we hope to keep all of it that way for future generations.

#### Motion by Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

6.6. River Crest (fka River Run) - Preliminary Plat
Project #2025080058 #33308 Parcel #3296-000-001
Rogers Engineering, LLC

#### LDC 2.12.32 - Stormwater Analysis Map

<u>CODE</u> states Provide site analysis map depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

<u>APPLICANT</u> requests - The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly.

#### **Applicant withdrew**

#### LDC 6.11.4 - Access management

CODE states - A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details. C. Access to adjacent lands.(1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary. (2) Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary. (3) Gated subdivisions or internal residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

<u>APPLICANT</u> request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

### Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

#### LDC 6.11.5.D - Residential driveway requirements

<u>CODE</u> states D. Residential Driveway Requirements. (1) All developments with residential uses shall prohibit direct access onto a Major Local, Collector, or Arterial roadway. Individual lots shall be accessed through the use of an internal roadway network. (2) Driveways shall not access Major Local, Collector, or Arterial roads if alternate access is available. (3) Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway. (4) No driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway

restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section. (5) All residential driveways shall make every effort possible to meet FDOT sight distance requirements. This may include relocating driveway, removing structures such as fences, and removing vegetation from the driveway owner's parcel.(6)The driveway radius shall be a minimum of 5 feet for Subdivision Local or Minor Local road and a minimum of 10 feet on a Major Local, Collector, or Arterial road. An equivalent flare to the specified radius will be acceptable. (7) The maximum allowed residential driveway grade is 28 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

#### Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

#### LDC 6.12.12 - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

**APPLICANT** request - The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

#### Motion by Steven Cohoon to deny, seconded by Tony Cunningham

Motion carried 4-0

#### LDC 6.8.6 - Buffers

<u>CODE</u> states A.I t is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an

individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.(2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a lavered landscape screen with a minimum height of three feet achieved within one year. (4)D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100

lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer. L. Buffer walls, buffer fences, and berms. (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall:(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation;(b)Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall. (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each are used, they shall be constructed to:(a) Ensure that historic and/or proposed water flow patterns are accommodated;(b) Not interfere with or obstruct any stormwater facilities; and (c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper arrangement to limit visibility into the proposed development.(3) If planted berms are used, the top of the berm shall have a four-foot wide maintainable area. The maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees or shrubs on the very top of a berm is discouraged. M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth. N. Buffer areas shall be continually maintained and kept free of all trash and debris.

<u>APPLICANT</u> request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

#### Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

#### 2.12.24 - Land use buffering

<u>CODE</u> states Show location and dimensions of required land use buffering.

<u>APPLICANT</u> request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

#### Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

#### **LDC 2.12.19 - Existing site improvements**

<u>CODE</u> states - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains.

APPLICANT request - Discussion for the record that the existing DRA is intended to

be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

#### **Applicant withdrew**

#### LDC 2.12.5 - Project concurrency information & 1.8.2.A - Applicability

<u>CODE</u> states - Project Concurrency information shall be provided per Division 1.8.

**APPLICANT** request - The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

#### **Applicant withdrew**

# LDC 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized special district

<u>CODE</u> states - A copy of the documents demonstrating either: a The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements;

<u>APPLICANT</u> request - A HOA already exists for this subdivision and the existing roadway is being maintained by the County.

#### **Applicant withdrew**

6.7. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review Project #2025100049 #33518 Parcel #13326-001-00 Clymer Farner Barley, Inc.

#### **LDC 6.12.12.(D) Sidewalks**

<u>CODE</u> states D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

<u>APPLICANT</u> request - Per 11/4/25 Initial Comments Letter, "Sidewalk is required on US 441. Staff supports the payment of a fee in lieu of construction. If approved by the DRC, the fee comes out to \$12,004.50. and must be paid prior to plan approval."

#### Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

#### LDC 6.8.6 Buffers

CODE states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

**APPLICANT** requests a waiver to provide PVC fencing in lieu of the required buffer

wall within the Type B landscape buffer along the northern property boundary. There is a dense tree line between our proposed project and the adjacent northern parcels and the closest development within the existing RV park (commercial zoning classification) to the north is ~500 feet away. The majority of the existing trees are located on the northern parcels.

#### Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

#### 7. CONCEPTUAL REVIEW ITEMS:

7.1. Jumbolair Hangar Complex Phase 2 - Conceptual Review 8851 West Anthony Rd All Units Ocala Project #2024050073 #31602 Parcel #14105-000-00 Rogers Engineering, LLC

## Motion by Steven Cohoon to approve subject to moving the road inside the parcel, seconded by Chuck Varadin

Motion carried 5-0

7.2. Heartland Dental - Conceptual Review Project #2025110004 #33581 Parcel #37491-003-09 & 37491-003-10 Clymer Farner Barley, Inc.

### Motion by Tony Cunningham to approve subject to staff comments, seconded by Ken McCann

Motion carried 5-0

#### 8. DISCUSSION ITEMS:

Will there be a DRC meeting on 12/29/25? Yes.

#### 9. OTHER ITEMS:

Aaron Pool – EPL review and staff missing items in first review and then addressing on second or third round.

### Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion carried 5-0

10. ADJOURN: 11:28 AM	
	Michael Savage, Chairman
Attest:	
Brittney Murphy Customer Service Specialist	



### **Marion County**

### **Development Review Committee**

### Agenda Item

File No.: 2025-21631 Agenda Date: 12/22/2025 Agenda No.: 5.1.

#### **SUBJECT:**

The Guest House Phase 2D (Revision to AR#29935) - Major Site Plan 3250 NE 54th Cir Unit 9 Silver Springs
Project #2025090014 #33345 Parcel #24105-000-00
Tillman & Associates Engineering



### SUBMITTAL SUMMARY REPORT 33345

PLAN NAME: THE GUEST HOUSE PHASE 2D (REVISION TO AR#29935) LOCATION: 3250 NE 54TH CIR UNIT 9

SILVER SPRINGS,

**APPLICATION DATE:** 09/05/2025 **PARCEL:** 24105-000-00

**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
 DUE
 COMPLETE
 STATUS

 OCE: Plan Review (DR) v.
 11/04/2025
 11/12/2025
 12/16/2025
 Approved

#### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1
ITEM REVIEW NAME (DEPARTMENT) ASSIGNED TO

ITEM REVIEW NAME (DEPARTMENT)ASSIGNED TODUECOMPLETESTATUS911 Management (DR) (911 Management)Caroline Dennison11/12/202512/16/2025Approved

Comments YES 2.12.8 - Legal description matches boundary on plan

YES 2.12.28 - Correct road names supplied

YES 6.2.1.F - North arrow and graphic drawing and written scale

N/A Additional 911 comments

Environmental Health (Plans) (Environmental 11/12/2025 12/16/2025 Approved

Health)

Comments YES Central Sewer Central Sewer

N/A Lot Size N/A Total Flow N/A Available Area

YES DEP Water Approval Central Water

INFO Operating Permit Required Please provide any updated information to the Department of Health in regards to capacity

changes, floor plans, and site plans for the property. 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 Water/Central Sewer

Please provide updated capacity changes, floor plans, and site plans for the property to the Department of Health in Marion County.

Send to Rebecca.Roy@FLHealth.gov

Fire Marshal (Plans) (Fire)

Jonathan Kenning

11/12/2025

Approved

Comments Previously Approved

Growth Services Planning & Zoning (DR) (GS Kathleen Brugnoli 11/12/2025 12/15/2025 Approved

Planning and Zoning)

#### **SUBMITTAL SUMMARY REPORT (33345)**

ITEM REVIEW NAME (DEPARTMENT) **ASSIGNED TO** DUE **COMPLETE STATUS** Landscape (Plans) (Parks and Recreation) 11/12/2025 12/16/2025 Approved N/A 2.12.18 - All trees 10" DBH and larger Comments 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 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards 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 N/A 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas N/A 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities N/A 6.8.10 - General planting requirements (specifications) N/A 6.8.11 - Landscape installation N/A 6.8.12 - Landscape completion inspection requirements N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) N/A 6.9.3 - Irrigation design standards N/A 6.9.5 - Irrigation system installation N/A 6.9.6 - Completion inspection requirements N/A 6.19.3 - Outdoor lighting plan requirements N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments interior site improvements only, no additional landscape required OCE Design (Plans) (Office of the County Approved Engineer) Comments YES 2.21.2.B - Major Site Plan fee of \$1,000..00 + (\$10.00 x total site acreage) 11/5/25-fee due with resubmittal 10/24/25-fee due with resubmittal 9/25/25-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodolgy 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 2.1.6.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 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 on front page 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 - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after 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, their conditions, and the date of approval 9/25/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 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 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 and graphic drawing and written scale N/A Legal Documents 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. 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.

#### **SUBMITTAL SUMMARY REPORT (33345)**

 ITEM REVIEW NAME (DEPARTMENT)
 ASSIGNED TO
 DUE
 COMPLETE
 STATUS

 OCE Property Management (Plans) (Office of the County Engineer)
 Elizabeth Woods
 11/12/2025
 11/26/2025
 Informational

Comments

REMARKS: This plan abuts the NE 35th St PH 4 (including NE 55th Ave) project. SunBiz matched. -EMW 9.19.25 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 accordin	gly]."			
OCE Stormwater (Permits the County Engineer)	& Plans) (Office of	Kevin Vickers	11/12/2025	<u>12/01/2025</u>	Approved
Recommendations	If you have question kevin.vickers@ma		s the stormwater review	comments, pleas	se contact Kevin Vickers, PE at 352-671-8695 or
OCE Survey (Plans) (Office Engineer)	e of the County		11/12/2025	12/16/2025	Approved
Comments	each plan sheet. YES 6.2.1.E - Pro YES 6.2.1.F - Pro YES 6.4.7.A(1) - S YES 6.4.7.A(2 & 3 YES 6.4.7.B(2) - I YES 6.4.7.B(4) - F YES 6.4.7.B(4) - C Engineer for review YES 6.4.7.D - The vertical datum note YES 6.4.7.E - Line YES 6.4.7.F - All YES 2.12.4.F (2) YES 2.12.4.F - SI YES 2.12.9 - Pro YES 2.12.10 - Sh YES 2.12.11 - Pro	vide drawing legend vide north arrow and grap Show a minimum of two be 3) - Bench mark informatio 3) - One copy of the vertica Show a minimum of two independent of the copy of the horizontal control points of the copy of the horizontal of the copy of the existing of the copy of the copy of the existing of the copy of	hic drawing and written sench marks per site in shown I control field notes shall tervisible horizontal control le detailing horizontal dacontrol notes along with the percent (100-year) flowstruction plans detailing shown on the sheet to we clearly defined in the leftification map topographic survey less no fall rights-of-way seproposed easement or lesite with a layout of the construction of the constru	be submitted to a rol points per site of referenced to the sturn, adjustment, reduction reports and plain as showing source and survinich they apply egend  than one year old strong the project and reservation development	e Florida State Plane Coordinate System and coordinate values shall be submitted to the Office of the County on on FEMA FIRM, with zone, elevation, and vey field methods used to obtain and delineate
OCE Traffic (Permits & Pla County Engineer)	ns) (Office of the	Chris Zeigler	11/12/2025	<u>12/01/2025</u>	Approved
OCE Utilities (Plans) (Utiliti	ies) — — — —	Heather Proctor	11/12/2025	12/02/2025	Approved
Comments	Previous approved	I. Site is served by MCU w	ater and sewer. This pro	piect is behind the	e meters and will be all private work completed.

### APPROVED WAIVERS SECTION 5.112. SIEMMAN Where the its indicate of absorbat and using an 56th store and Where the its indicate of absorbat and using an 56th store and transmitted corner and additional phase uses to. SECTION 5.412. SIEMMAN Annual and 55th are realized as the second of the second o THE GUEST HOUSE OCALA PHASE 2D SECTION 6.13.2.2493 - ACCESS ACCOMMODATES STORMWATER (APPROVED) 07.24.2407 SECTION 6.8.6 - APPROVED BUFFERS ALONG THE ROADS AS DISCUSSED 07.24.2407

PARCEL 24105-000-00
ZONING: PUD
LAND USE: MR / HR
SITE ADDRESS:
3230 NE 54TH CIR
SILVER SPRINGS, FL 34488

EXISTING IMPERVIOUS: 103,808 SF (2.38 AC) PROPOSED IMPERVIOUS: 3,673 SF (0.08 AC) TOTAL IMPERVIOUS: 107,481 SF (2.47 AC)

VICINITY MAP

#### INDEX OF SHEETS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY (PREPARED BY PREECE LAND SURVEYING, INC.)

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

#### OWNER CERTIFICATION

 $1\,HEREBY\,CERTIFY\,THAT\,I,\,MY\,SUCCESSORS, AND\,ASSIGNS\,SHALL\,PERPETUALLY\,MAINTAIN\,THE\,IMPROVEMENTS\,AS\,SHOWN\,WITHIN\,THESE\,PLANS.$ 

CRANE PROPERTY HOLDINGS, LLC RICHARD J. FUNGAROLI

#### ENGINEER CERTIFICATION

THE BRAINGE PACILITIES INCORPORATED INTO THIS PLAN ARE SUPPLIEST IN SIZE AND LOCATION TO ACCOMMODITE THE ROWNEY GROWN THE PROPERTY OF THE PROP

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVICIONENT. ALL ROAD INTERSECTIONS IN THIS DEVELOPMENT MEET OR EXCEED THE DESIGN REQUIREMENTS FOR SIGHT DISTANCE AS ESTABLISHED BY AASHTO POLICIES AND FLOOT. SITE BIRACT HANDROOK.

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.

#### SECTION 01, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTLIFY MANICAL AS APPLICABLE. A PERMIT MUST BE OBTAINED FROM MARION COUNTY TRANSPORTATION DEPARTMENT (ROW DIVISION) PRIOR TO COMMENCAMENT OF ANY WORK IN THE COUNTY ROW.

THIS PROBECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES FUTURE RIGHTS TO DEVICED THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FEMAL APPROVAL TO DEVICED THE PROPERTY HAS NOT BEEN DOTATIONED. THE COMPLETIC OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BIEND REFERRED TO LATER DEVILOPMENT REVIEW STAGES, SUCHAS RICH TOOL LIGHTED TO, GUILDEN FEDRIT REVIEW.

- THIS SITE IS LOCATED <u>WITHIN</u> THE PRIMARY SPRINGS PROTECTION OVERLAY ZONE (SPOZ), AND <u>OUTSIDE</u> THE ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ) FOR SILVER SPRINGS. 5. NO CHANGE TO WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNT! ENGINEER.
- 6. FIRE PROTECTION WILL BE PROVIDED BY CENTRAL WATER SYSTEM.

 $\underline{SECTION\,2.12\,8-CURRENT\,BOUNDARY\,AND\,TOPOGRAPHIC\,SURVEY} \qquad \underline{16-20-202S}$ 

- DOMESTIC WATER TO BE PROVIDED BY CENTRAL WATER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.

  DOMESTIC SEWER SERVICE TO BE PROVIDED BY CENTRAL SEWER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
- 9. ALL PROPOSED ROADS AND STORMWATER FACILITIES WILL BE PRIVATELY MAINTAINED.

APPROVED WAIVERS

HORIZONTAL DATUM

#### FLORIDA STATE PL/

THE PROPERTY DISCRIBED HEREON LIES IN 20NE "X" (AN AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEAU) FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY PANEL NUMBER 1388/CSMR AND IMMOSCURE, FEDERAL IDEAS (FIRM) FOR COMMUNITY PANEL NUMBER 1388/CSMR AND IMMOSCURE, FEDERAL IDEAS (FIRM).

OWNER/DEVELOPER: CRAME PROPERTY HOLDINGS, LLC JUDITH CRAME, RICHARD FUNGAROLI 4602 SE 15th ST OCALA, FL 34471 PHONE: (352) 857-9553

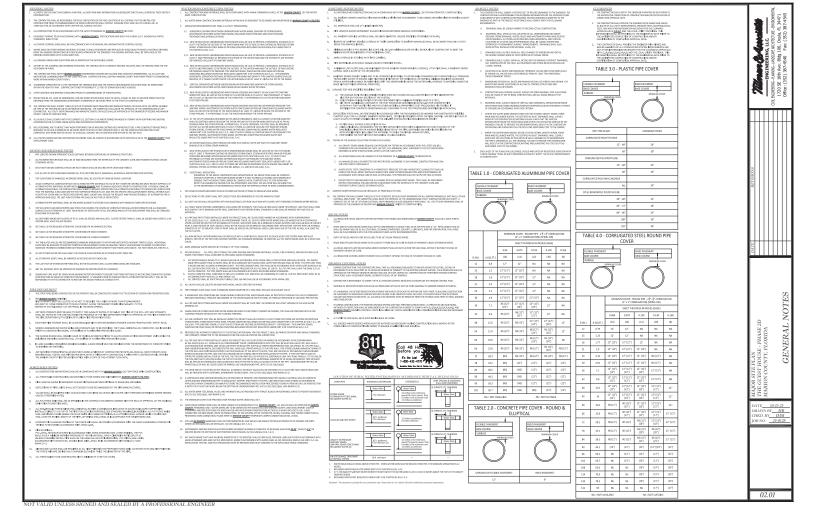
SURVEYOR: PREECE LAND SURVEYING, INC GLEN H. PREECE JR., P.S.M. 2201 S.E. 30th AVENUE, SUITE 102 OCALA, FLORIDA 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093

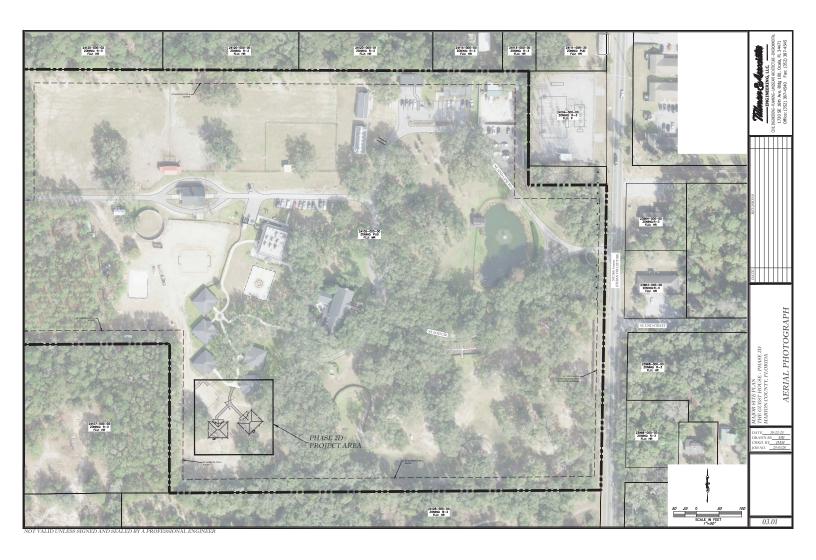


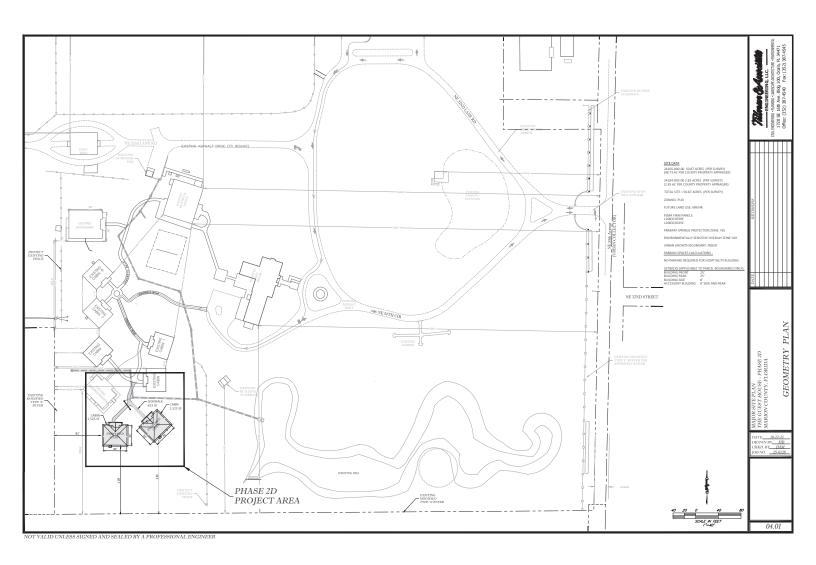


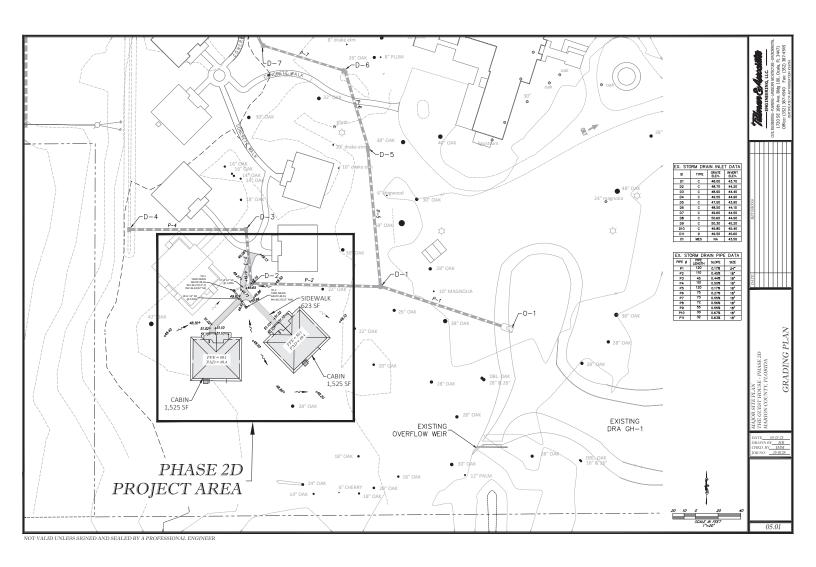
CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
CONTACT; EEGHY WILCOX, P.E.
1720 SEI 6th AVE. BLDG. 100
COCLAL, FLORIDA 34471
PHONE, 6523 387-4540
FAX: (323) 387-4545

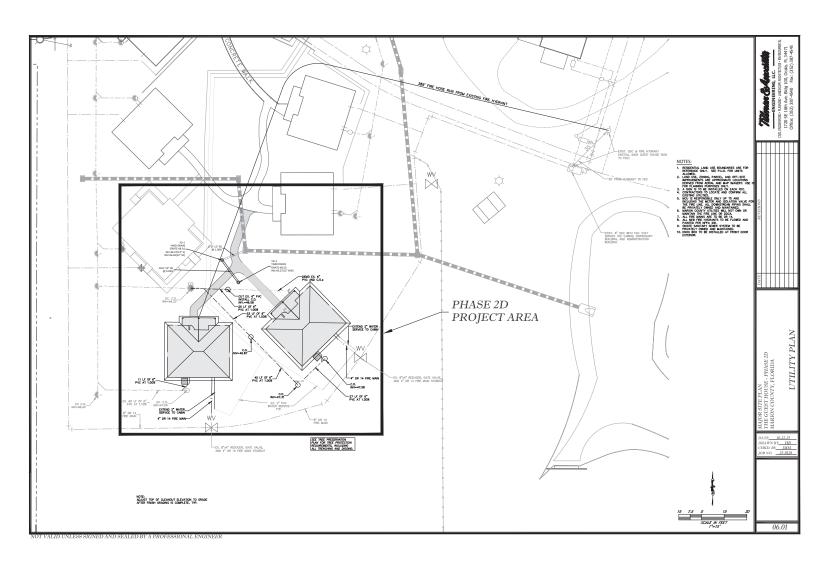
TAJOK SZIJE FLANY THE GUEST HOUSE - PHASE 2D JARION COUNTY, FLORIDA

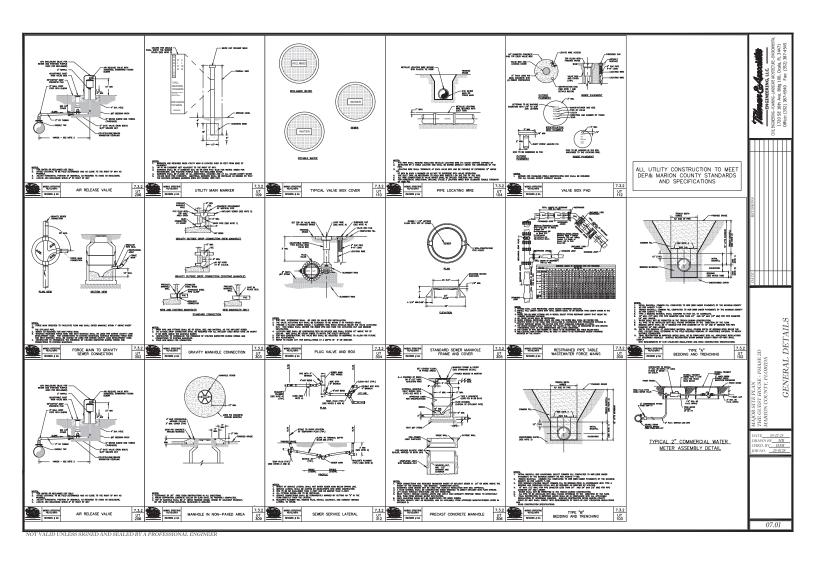


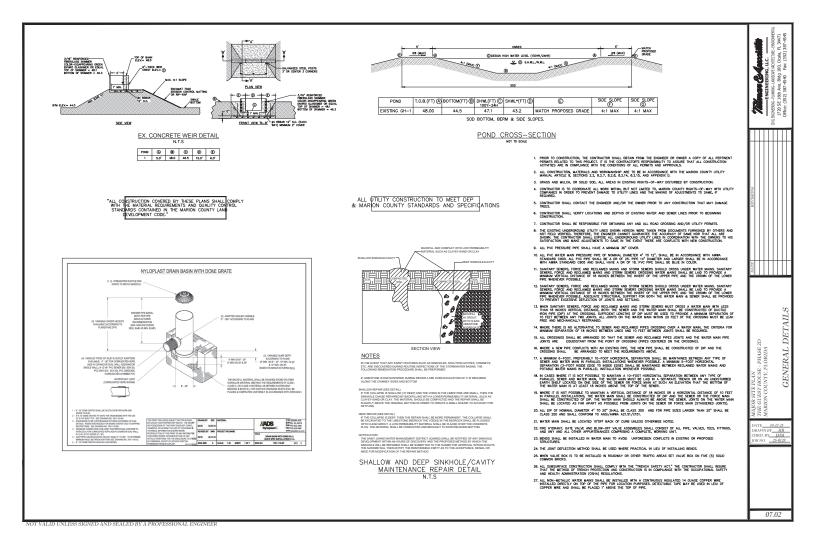


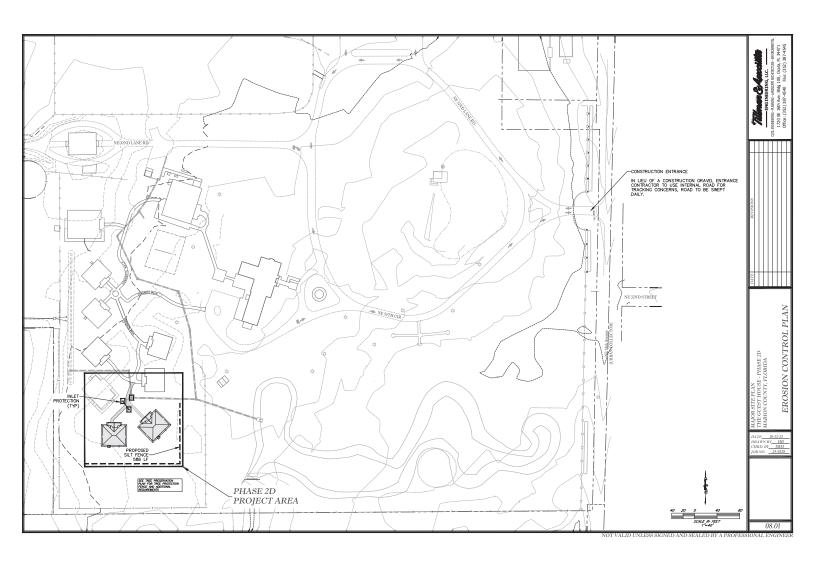


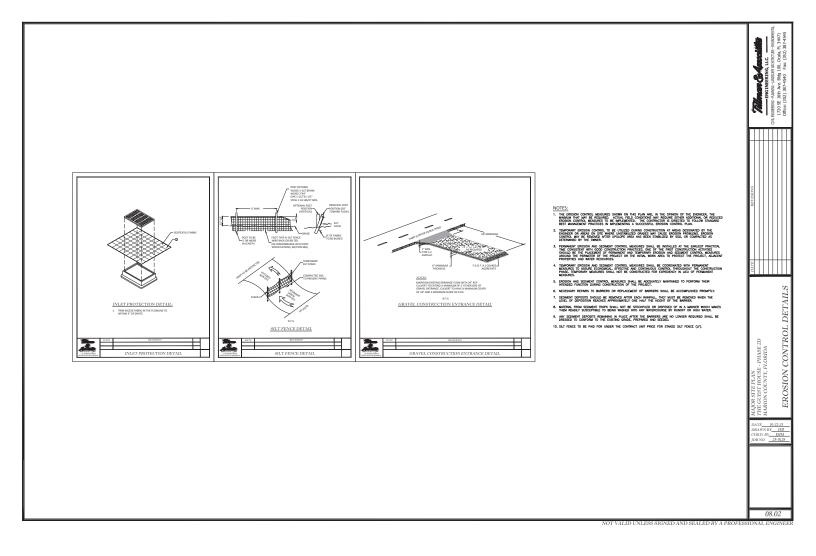














# **Marion County Board of County Commissioners**

33345

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: 9/3/2023							
A. PROJECT INFORMATION:							
Project Name: The Guest House Phase 2D							
Parcel Number(s): 24105-000-00							
Section 1 Township 15S Range 22E Land Use MR Zoning Classification PUD							
Commercial Residential Industrial I	nstitutional Mixed Use	Other					
Type of Plan: MAJOR SITE PLAN							
Property Acreage 50.87 Number	r of Lots N/A	Miles of Ro	ads N/A				
Location of Property with Crossroads West of Intersection of NE 55th Ave and NE 32nd St							
Additional information regarding this submittal: Revision to AR# 29935. Addition of two (2) cabins. 1,525 sf each.							
6 6		,	,				
B. CONTACT INFORMATION (Check the to receive correspondence during this plan review.)	appropriate box indicating the	point for contact	for this project. Add <u>all</u> emails				
Engineer:							
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, 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@tillma	neng.com						
Surveyor:	$C \rightarrow A$	Clan Dragge					
Firm Name: Preece Land Surveying, Inc.	Contact Nam	e: Gleff Preece	7' C 1 24471				
Mailing Address: 2201 SE 30th Ave Ste 102	City: Ocala	State: rL	Zip Code: 34471				
Phone # 352-351-0091 Email(s) for contact via ePlans: Glen@plsinc.us	_Afternate Phone #						
Email(s) for contact via ePlans: Gien@pisinc.us	5						
Property Owner:							
Owner: Crane Property Holdings, LLC	Contact Nam	e: Judith Crane a	ınd Rick Fungaroli				
Mailing Address: 4602 SE 15th St							
Phone # <u>352-857-9553</u>							
Email address:							
· · · · · · · · · · · · · · · · · · ·							
Developer:							
Developer: same as above	Contact Nam	e:					
Mailing Address:	City:	State:	Zip Code:				

Revised 6/2021

Email address:

CLEAR FORM

Phone #\_\_\_\_\_Alternate Phone #\_\_\_\_



## **Marion County**

## **Development Review Committee**

## Agenda Item

File No.: 2025-21630 Agenda Date: 12/22/2025 Agenda No.: 6.1.

#### SUBJECT:

Neighborhood Storage Center Expansion - Maricamp - Major Site Plan - Waiver to Major Site Plan in Review
4701 SE Maricamp Rd
Project #2004120051 #33194 Parcel #31394-000-00
Kimley-Horn & Associates

## LDC 2.12.8 - Topographic Contours

<u>CODE</u> states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

<u>APPLICANT</u> request - Per conversations with staff, this is a wavier request to allow for one-foot contours 50 ft beyond the project boundary instead of 100 feet beyond.

### LDC 2.12.24 Landscape requirements & 6.8.6. Buffers

CODE states Show location and dimensions of required land use buffering.

J. Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.(2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations:(a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4)Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT request - Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel as existing landscape and buffer meet all requirements.



# 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

October 23, 2025

KIMLEY-HORN & ASSOCIATES GRACE E. ERGLE, P.E. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: NEIGHBORHOOD STORAGE CENTER EXPANSION - MARICAMP

PROJECT #2004120051

APPLICATION: MAJOR SITE PLAN #33194

Dear Ms. Ergle:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at <a href="DevelopmentReview@marionfl.org">DevelopmentReview@marionfl.org</a>. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency

STATUS OF REVIEW: INFO

REMARKS: This criteria to be reviewed with resubmittal.

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.

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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

**REVIEW ITEM: Additional Stormwater comments** 

STATUS OF REVIEW: INFO

REMARKS: (1) 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. (2) Proposed modifications that impact the FDOT drainage systems need to be coordinated directly with FDOT.

**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: 8/28/25-add waivers if requested in future

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.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities - Existing customer.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 – No flows are proposed for the building expansion. If additional flows are added with

future revisions, sewer service must be extended to the new building.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW,

misc)

STATUS OF REVIEW: INFO

REMARKS: Copies of all related permit applications and issued permits shall be submitted to the Development

Reviewer for Marion County Utilities Department.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 C06.01 - Utility note #12 - change the contact to Marion County Utilities Construction

Division at (352) 307-6000 ex. 5.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts

STATUS OF REVIEW: INFO

REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if

applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been

received.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size

STATUS OF REVIEW: INFO

REMARKS: See previous comment. 6.14.4

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: INFO

REMARKS: TBD with resubmittal. MCU to provide comment.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.6.E - Meter Easements

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 – MCU will require an easement with ingress/egress rights to service and maintain the meters within the property boundary, as well as the connecting mains. MCU must be provided with either a private gate near the meter locations or a hard code at the main entrance to the facility, similar to emergency services access. Easements will need to be recorded with the County Clerk.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.6.F - Meter Boxes

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 – Sheet C06.01 will need to show meter locations and size(s) on the plans.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention

STATUS OF REVIEW: INFO

REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development

Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33194

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: 9/15/25 – Per meeting with the EOR and Utilities Deputy Director, water will not be required to be

extended to the farthest property line by the developer. Reference: LDC 6.14.2(A)(3).

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

**REVIEW ITEM:** Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: INFO

REMARKS: Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please ensure the gate for the property is equipped with siren activation. This shall be a item required for certificate of occupancy.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.5 - Access Control Box

STATUS OF REVIEW: INFO

REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: INFO

REMARKS: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000.

DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: Sheet C04.01 - Please add existing building numbers to this sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. Defer to MCU

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 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.

STATUS OF REVIEW: INFO

REMARKS: Signs are noted. Please note all new signs will require separate sign permits.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage area? Please indicate on site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: INFO REMARKS: FEMA Flood Zone X

No ESOZ

Primary Springs Protection Zone

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /

JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: INFO

REMARKS: SunBiz Checked. Please provide documentation showing Jarrod Yates as an authorized signor for

the company.

Project Map checked and cleared. -EMW 9.4.25

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]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please provide documentation that Jarrod Yates has authority to sign on behalf of Public Storage Operating Company.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: The LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. There only appears to be one test performed for the DRA being constructed.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) DRA typical section appears to suggest that overexcavation and material replacement is to take place. Is that the plan? (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. Maintenance path/berm not depicted on grading plan. Pond typical detail also doesn't have berm width dimensioned.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) Please provide drainage basin maps that include the offsite drainage coming through this site. There appears to be offsite area coming to this site that is not considered in the analysis. (2) DRA-1 is discharging to the FDOT pond during the 100-year 24-hour storm. Please provide calculations demonstrating that the post development discharge volume and rate being routed to the FDOT drainage pond are not greater than predevelopment conditions.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis". Tailwater condition may need to be

updated.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

### DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

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

DEPARTMENT: ENGTRF - TRAFFIC REVIEW REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - Traffic statement needed, to include new usage and existing usage.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 8/29/25 - 24' wide, paved cross-access with public easement required from driveway entry to southern property boundary closest to SE Maricamp Rd.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 8/28/25-missing phone number

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

STATUS OF REVIEW: NO

REMARKS: 9/15/25 How will the site be irrigated? If by private well, show approximate location on Utility

Plan.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: 9/15/25 C10.01 Update detail UT 200 - With revision, it is now UT116 A & UT116B.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: NO

REMARKS: 9/15/25 - If hydrants are to stay on the MCU line, hydrants will be public and easements for

service will be required to be shown on the plans and recorded with the County Clerk's Office.

Info: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.4 - Water Main Piping Installation

STATUS OF REVIEW: NO

REMARKS: 9/15/25 Water mains owned by MCU located under asphalt must be shown as ductile iron and

labeled accordingly on the plans.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.5 - Water Service and Connection

STATUS OF REVIEW: NO

REMARKS: 9/15/25 New water service will be required to connect all buildings with flows and potable water

in accordance with LDC 6.14.2.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size

STATUS OF REVIEW: NO

REMARKS: 9/15/25 - C06.01 Will need to show meter locations and size(s) on plans.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

**REVIEW ITEM:** Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: 9/15/25 – Plan Note: Sheet C06.01 must show and label "End of County Maintenance" at the

appropriate sewer and water locations.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: NO

REMARKS: Hydrants shall be located not less than 40 ft (12 m) from the buildings or structures to be

protected. (NFPA 24, 7.2.3). Both hydrants proposed are too close to the building.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW REVIEW ITEM: 6.18.2.D - Fire Department Connections

STATUS OF REVIEW: NO

REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1). The height of the building is not listed and is unknown if the FDC is outside the collapse zone. The FDC detail is called out as a 4 inch Storz connection. These are not an approved connection for Marion County. Please update the detail to provide a 2.5 inch siamese connection.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please provide assessment or exemption letter.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

**REMARKS:** 

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Please provide updated numbers including the expansion.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Please provide note on concurrency on cover page.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheet C04.01 - Please add SE Maricamp Rd to this sheet and updated on all future submittals.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.4 - Shade tree requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.3 - Landscape design standards

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3.C(5) - Landscaping of public stormwater management facilities

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.13.3.D(4) - Landscaping of private stormwater management facilities

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.11 - Landscape installation

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.3 - Irrigation design standards

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.5 - Irrigation system installation

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.6 - Completion inspection requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.4 - Exterior lighting design standards

STATUS OF REVIEW: NO

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

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

**REVIEW ITEM:** Additional Landscape comments

STATUS OF REVIEW: NO

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

DEPARTMENT: ZONE - ZONING DEPARTMENT

 $REVIEW\ ITEM:\ 2.12.4.L(4)\ -\ Zoning\ requirements:\ lot\ width,\ area\ ,\ setbacks\ ,\ coverage\ (floor\ area\ ratios)\ and$ 

parking

STATUS OF REVIEW: NO

REMARKS: Please provide above zoning information (proposed/required) on cover sheet. Please indicate

PROPOSED setbacks, building height, and FAR on site plan sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Please provide LDC-required buffer (types/width) along SE Maricamp Road and WRA parcel, or

submit waiver for buffer requirement(s).

Will there be any garbage collection areas? If so, please provide detail drawing indicating compliance with

screening requirements pursuant to LDC Sec. 6.8.9

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS

Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Please provide Environmental Assessment for Listed Species meeting all requirements in LDC

Sec. 6.5.4, OR provide EALS exemption request (ER) explicitly indicating criteria in LDC Sec. 6.5.3 have been

met.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Please provide parking calculations for ALL uses (office, storage, etc.) and indicate required parking on site plan sheet (including for office). Where applicable, please provide written narrative of business operations and indicate WHERE parking spaces can be properly supplemented by proposed aisles. Where parking is provided, please indicate screening/landscaping requirements for parking areas are met, per LDC Sec. Sec. 6.8.7. Please indicate ADA accessible parking.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <a href="mailto:DevelopmentReview@marionfl.org">DevelopmentReview@marionfl.org</a> should you have questions.

Sincerely,

Your Development Review Team Office of the County Engineer

### CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



## 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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 12-08-2	: 12-08-2025 Parcel Number(s): 31394-000-00				Permit Number: 33194			
Α.	PROJECT II	NFORM <i>A</i>	ATION: Fill in b	elow as appli	icable:				
	Project Name	: Neighbo	rhood Storage C	enter Expans	sion - M	aricamp	Comme	ercial 🗸	Residential
	Subdivision N	Name (if a	pplicable):						
	Unit	_Block	pplicable): Lot	Tract_		_			
<b>B.</b> 1		lf for this	waiver request.						icant to act on the from the property
	Name (print):	PS Florid	la One, LLC						
	Signature:	·ess· 701 \	Western Ave. Sui	ite 200			City	<sub>z</sub> . Glendale	
	State: CA	7i1	Code: 91201	Phone #	± 352-38	7-7480			
	Email address	S: apreales	Western Ave, Su code: 91201 state@publicstora	1 none π age.com	002 00	1 1 400			
	all correspond	lence.	ole): <u>PS Florida O</u> Vestern Ave, Suit			_			ss and will receiv
	Mailing Addr	ess: 701 V	Vestern Ave, Suit	te 200			City	r: <u>Glendale</u>	
	State: <u>CA</u> Email address	Ziړ s: apreales	c Code: 91201 state@publicstora	Phone # age.com	± 352-38	7-7480			
D.	WAIVER IN Section & Tit Reason/Justif	NFORMA tle of Code ication for	TION: e (be specific): r Request (be spe	cific): Per convers	sations with stai	2.12.8 - Topo	ographic Conto	<b>DUTS</b> It beyond the project be	oundary instead of 100 feet beyond.
DE			ew noe						
Rec	EVELOPMEN ceived By:	I KEVII	LW USE:Date Processe	ed:		Project #			AR #
<b>ZO</b> Zor	ONING USE:	Parcel of _ESOZ:_	record: Yes D 1 P.O.M. Verified by	No □ Lar	nd Use:	Eligible to app	lv for Family	Division:	Yes □ No □

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## Marion County Board of County Commissioners

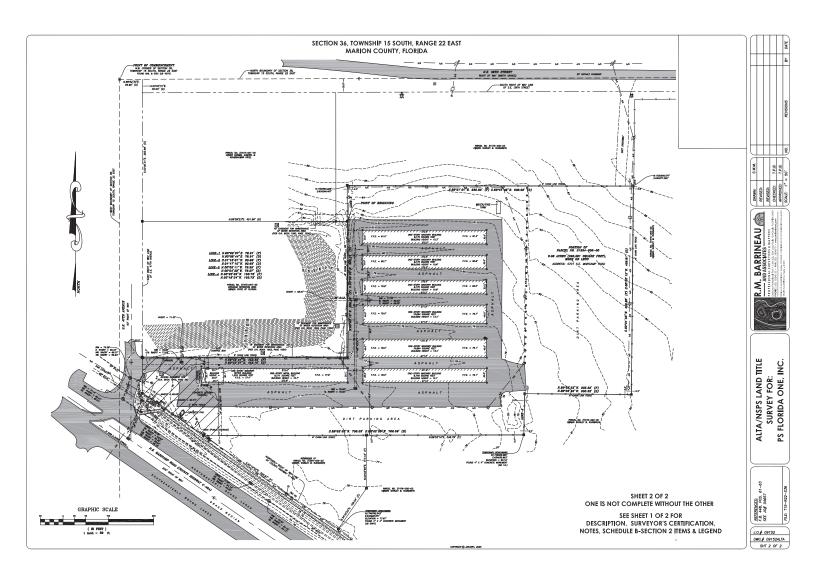
Office of the County Engineer

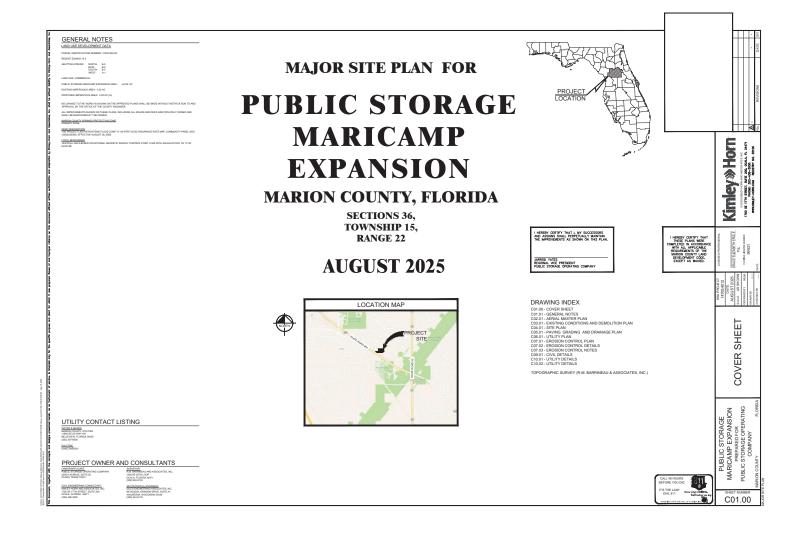
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

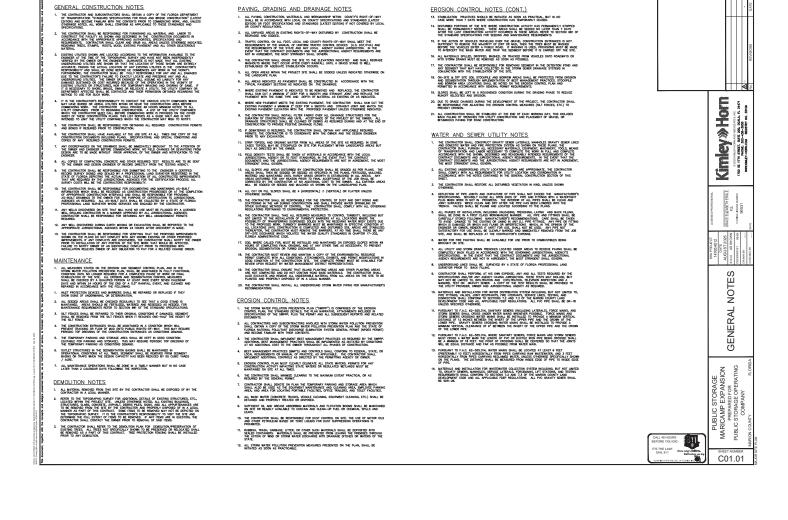
## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

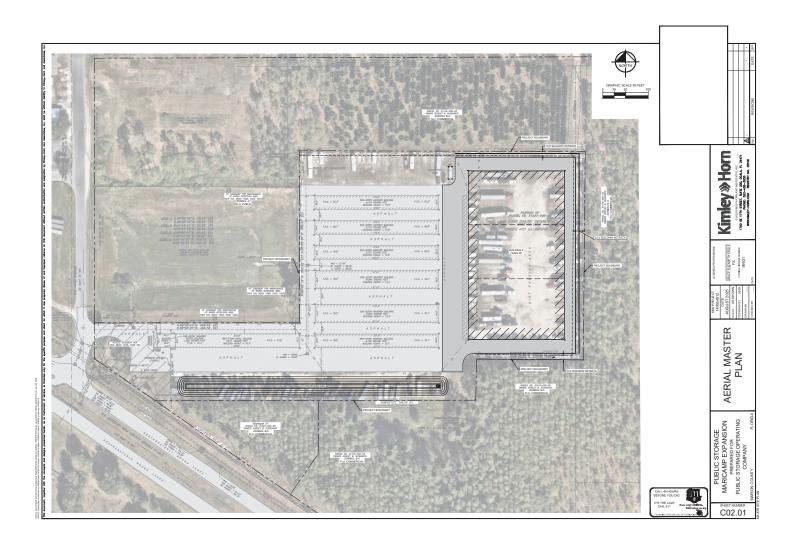
Section & Title of Code (be specific)
Reason/Justification for Request (be specific):
Waiver to request a paved cross-access easement not be required due to the
topography and existing utilities located in the area.
Section & Title of Code (he amorific)
Section & Title of Code (be specific)  Reason/Justification for Request (be specific): Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel
as existing landscape and buffer meet all requirements
as existing randscape and burier meet an requirements
Section & Title of Code (be specific)  Page on (Justification for Page of the specific):
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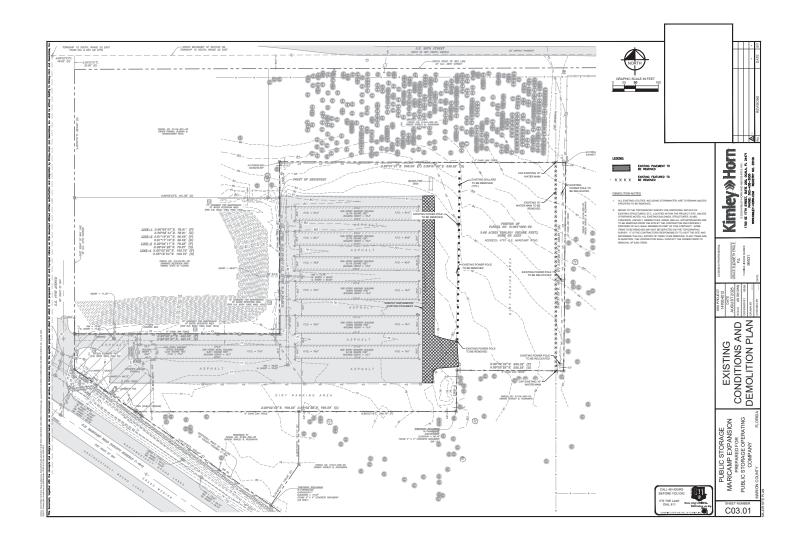
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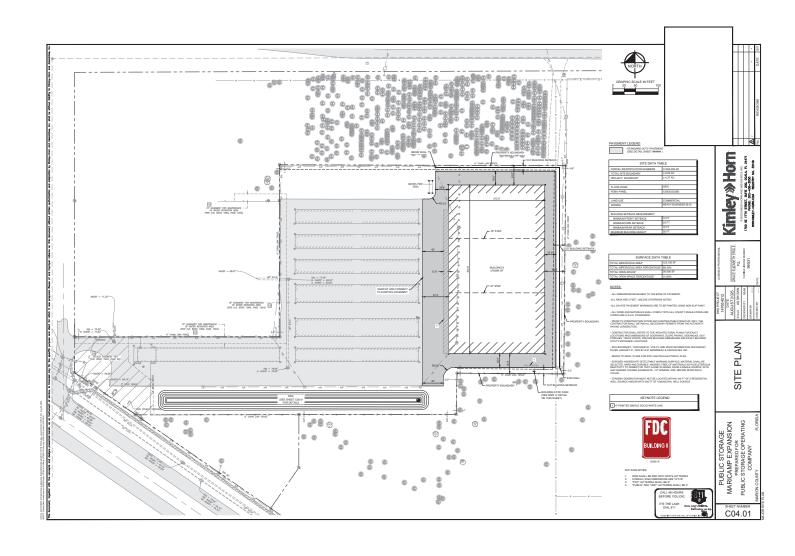


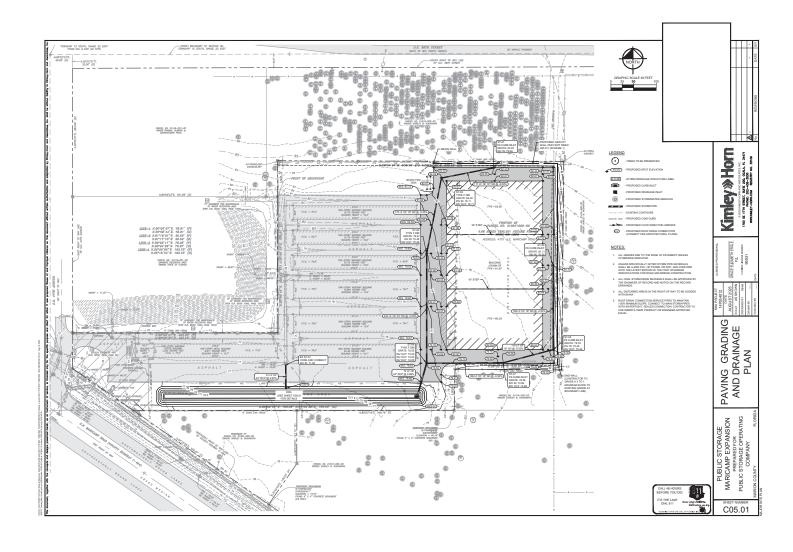


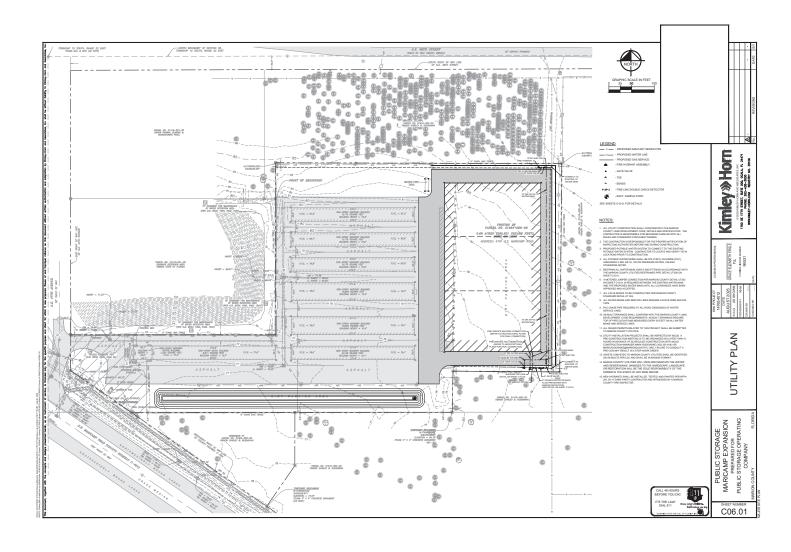


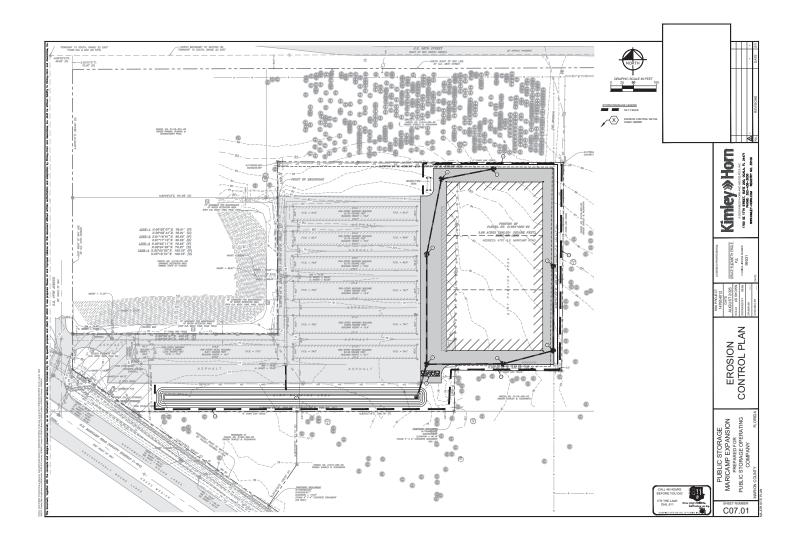


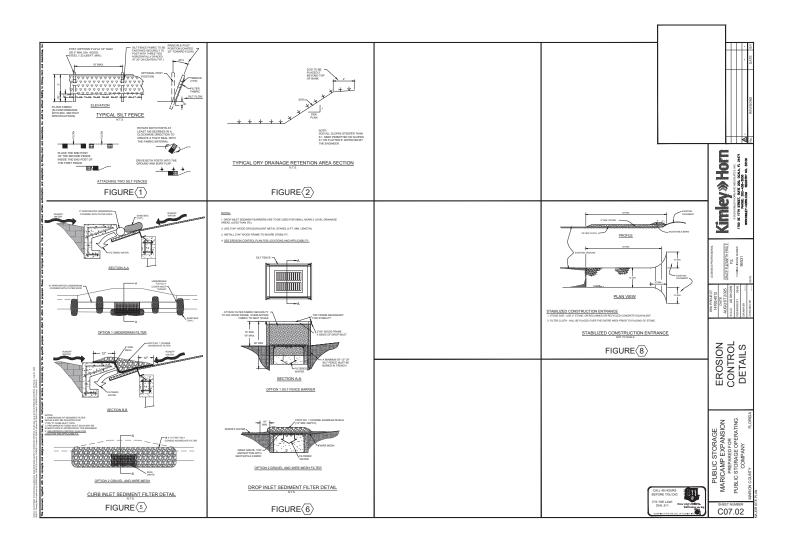












TIMING OF SEDIMENT - CONTROL PRACTICES: SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH- DISTURBING

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE STRAT OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STRAILEZED.

#### STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

CONSTRUCTION.

CONSTRUCTION.

DENUGED AREAS SHALL HAVE SOIL STABLIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTH-FIVE DAYS. PERMANENT OR TEMPORARY OF STREAMED WITHIN FOURTEEN DAYS OF THE PROPERTY OF

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

#### MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

#### PERMANENT VEGETATION:

#### CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

### INSPECTION SCHEDULE:

- DIVERSION SWALE AND STRUCTURAL PROTECTION INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
- INLET PROTECTION INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURBING CONTINUED RAINFALL REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.

#### CONSTRUCTION SEQUENCE:

with might million and an experience of the company of the company

PERFORM DEMOLITION ACTIVITIES.
 STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.

4. PERFORM IRRIGATION AND UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.

5. CONSTRUCT NEW TRAILS AND INSTALL LANDSCAPING.

6. PERFORM FINAL GRADING.

NOTE: THE SECUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTERNED TO CONVEY THE GENERAL CONCEPTS OF THE ERIGION CONTINUE, DESIGN AND INTERNED TO CONVEY THE GENERAL CONCEPTS OF THE ERIGION CONTINUE, DESIGN AND INTERNED TO CONVEY THE CO

#### DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMANING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE. WITH THE FOLLOWING ADDITION. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNDEF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT INTY ARBINISH.

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FEMCE, POST SPACING SHALL NOT EXCEED FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- ALUNG THE LINE OF PUSIS AND DISCUSSED FROM THE BARRHOR.

  WHEN STANDARD STRENGTH THETE PRAPTIC IS USED, A WIRE MESH SUPPORT FENCE
  SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY
  WIRE STREAMS AT LEAST LAND LONG, TE WIRES OF HOO PRIOS. THE WIRE SHALL
  EXTEND WITO THE TREACH A MINIMAM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN
  3 INCHES AROVE THE ORIGINAL REQUIDS USEPPORT.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-NOVES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 8 IN-DIFFS BADOW THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

#### MAINTENANCE

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY. THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SECOED.

#### ADDITIONAL MEASURES:

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#### EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER: KIMLEY-HORN AND ASSOCIATES INC. 1700 SE 177H STREET, SUITE 200 OCALA, FLORIDA 34471 PHONE: (382) 438-3000

PUBLIC STORAGE OPERATING COMPANY 2200 K AVENUE, SUITE 200 PLANKO, TEXAS 75074 (352) 387-7480

EROSION EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF CONTROL SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED. MEASURE:

#### POLLUTION PREVENTION:

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA.

- CONTRIBUTES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); ANDIOR
- 2. DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LANGE COMMON PLAN OF DEVELOPMENT OR SALE THAT THIS MEET OR EXCEED A ONE WILL BE REQUIRED TO SUBHILL A NOTICE OF INTENT HON, JAN PERENER & STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLANS WIST FORFOWN WEISHER AT WWW.DEP STATE LANGEWATERSTORMANTERNORES.

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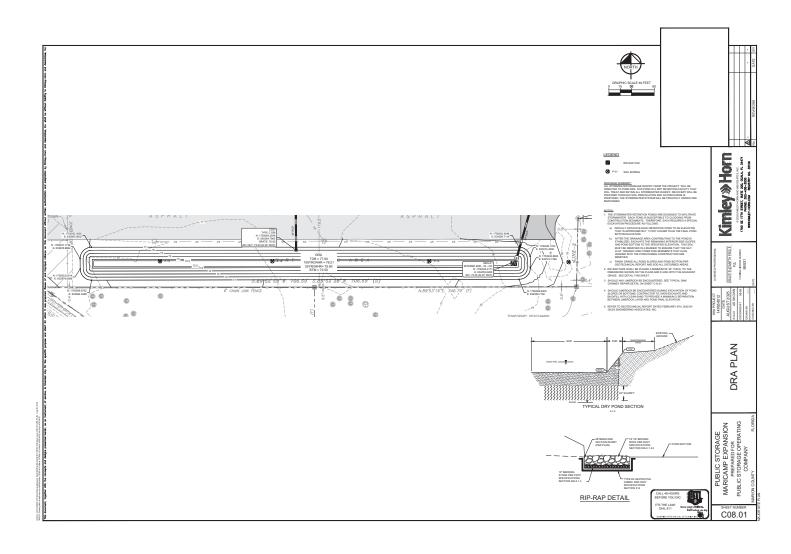
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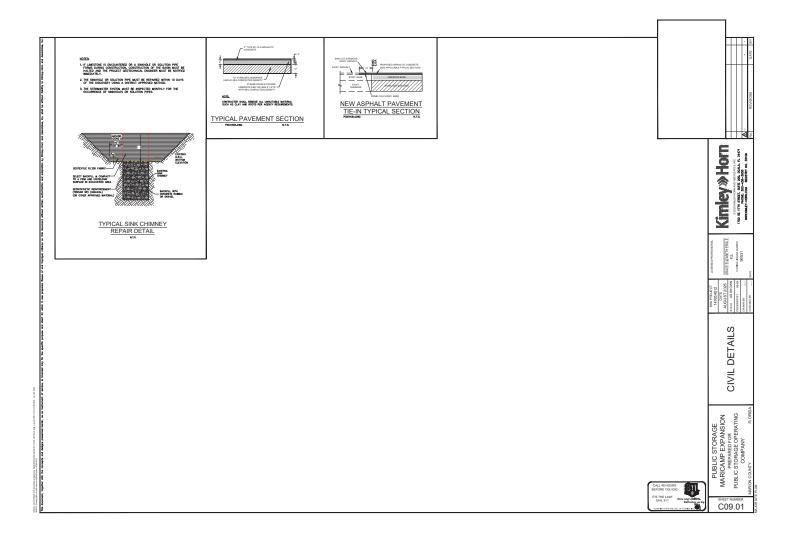
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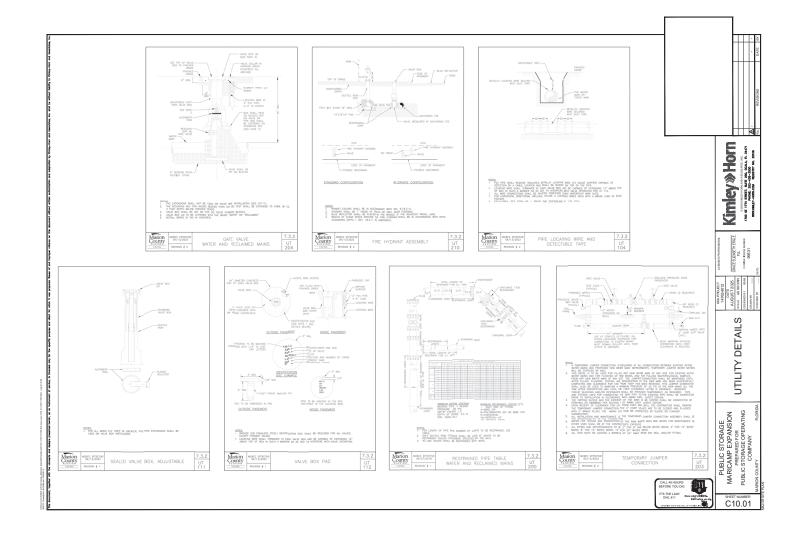
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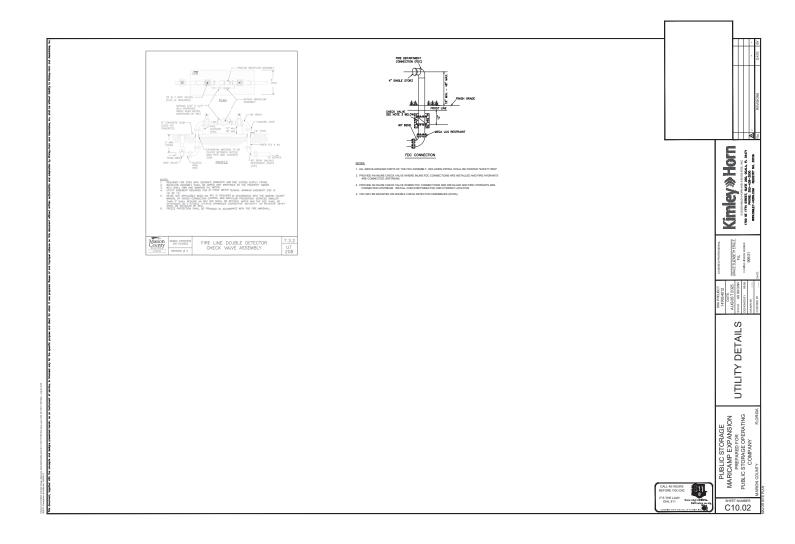
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## **Marion County**

## **Development Review Committee**

## Agenda Item

File No.: 2025-21632 Agenda Date: 12/22/2025 Agenda No.: 6.2.

#### SUBJECT:

SW Hwy 484 Super Center - Major Site Plan - Waiver to Major Site Plan in Review Project #2024110040 #33171 Parcel #41200-056-03

**Kimley-Horn and Associates** 

### LDC 6.8.6 - Buffers

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

<u>APPLICANT</u> request - Per conversations with staff, we are requesting a wavier for a consolidated buffer on a single piece of property in lieu of multiple buffers along the northern property line.

#### September 22, 2025

PROJECT NAME: SW HWY 484 SUPER CENTER

PROJECT NUMBER: 2024110040

APPLICATION: MAJOR SITE PLAN #33171

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.

1 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.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.B - Traffic signs

STATUS OF REVIEW: INFO

REMARKS: 8/28/25 - Sheet 6225: Label (stop) sign north of the crosswalk for the truck route return lane where it intersects the main drive aisle.

where it intersects the main drive aisie.

1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.11 - Turn lanes

STATUS OF REVIEW: INFO

REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy:

- 1) INT 2 Extend WB right turn lane to 200'.
- 2) INT 2 Construct SB left turn lane of 360'.
- 3) RD 2 WB right turn lane of 200'.

1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: INFO

REMARKS: 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: INT 2 - Construct median to allow for dual SB left turn lanes in future and shared thru right.

1 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: 8/18/25-add waivers if requested in future

1 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.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout

STATUS OF REVIEW: INFO

REMARKS: Please include parcel number on cover page.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to

calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified

STATUS OF REVIEW: INFO

REMARKS: Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT,

ROW, misc)

STATUS OF REVIEW: INFO

REMARKS: Copies of all related permit applications and issued permits shall be submitted to Marion

County Utilities Department, prior to or at the Pre-Construction Meeting.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

STATUS OF REVIEW: INFO

REMARKS: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: 8/25/25 MCU is currently reviewing the PWS Calculations provided with Submittal 1 and will

provide comments, if any to the EOR.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 8/25/25 - Add to Utility Plan - MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be

halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or

MCUconstruction@marionfl.org

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts

STATUS OF REVIEW: INFO

REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit,

if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9.B - Bill of Sale

STATUS OF REVIEW: INFO

REMARKS: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention

STATUS OF REVIEW: INFO

REMARKS: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org

before the final hold can be released.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion

County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$510.00 Fee(s) can be paid by calling 352-671-8686 or visiting the

Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33171

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities recommends a meeting to review plans prior to the next submittal. Please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

STATUS OF REVIEW: INFO REMARKS: None on-site.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: Please see Zoning comments relating to EALS

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO

REMARKS: "Notes" box on cover page references notifying Pasco County if listed species found on-site.

Was this note left in error?

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: 1. Please clarify how AR#33206 relates to this project. 2. Provide landscape and irrigation plans for fuel station, if part of this project 3. Outparcels along CR484 to have similar plant palette to eastern commercial property to provide a cohesive buffer aesthetic 4. \*\*\*Please note\*\* the PUD master plan (AR 27373) that includes this parcel is still in resubmit status and has not been formally completed. This will need to be completed before Landscape can approve a major site plan. 5. Landscape and Irrigation plans to be signed and sealed at submittal

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. Defer to MCU.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage areas? If so, outdoor storage area shall be indicated on site plan and shall meet screening requirements pursuant to LDC Sec. 4.2.20.F

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Submitted survey lacks topographic contours. LDC requires that one-foot contours extend 100 feet beyond the project boundary.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: (1) Proposed improvement plan appears to rely on a plat to establish outparcels. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please submit documentation establishing that Tim Goyette can sign on behalf of The Phillips

Edison Group, LLC.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: Please show boring locations on the plans.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) Please add DRA cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484. Impacts from the additional impervious will need to be analyzed for the existing roadway DRA and conveyance system.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater that 4' deep require the bottom to be sodded in addition to the side slopes.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: Conveyance system calculations need to utilize the tailwater conditions as required by LDC

section 6.13.8.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.A(9) - Access Accommodates Stormwater"

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater

STATUS OF REVIEW: NO

REMARKS: The site plan appears to show a turn lane that does not exist at the entrance from CR 484.

Please provide details for these improvements and the accompanying drainage modifications.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels,

soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. (2) Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please submit a signed O&M Manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

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

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.C - Pavement marking

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - Sheet 6225: Stop bar needed (next to a stop sign) just north of the crosswalk for the truck route return lane where it intersects the main drive aisle.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location,

county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 8/18/25-Title block on ALL sheets missing type of application; (6

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front

sheet

STATUS OF REVIEW: NO

REMARKS: 8/18/25-missing Owner/Applicant phone number

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO REMARKS: 8/18/25-missing

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO REMARKS: 8/18/25-missing

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6000 Cover Page. Replace Carrie Hyde with Customer Service for the Marion

County Utilities contact.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6355 Why run a parallel main instead of taping main separately for the Outparcels? (2) If water main feeding Outparcels are to be public, MCU does not want the main under asphalt. If it must stay under asphalt, it needs to be ductile iron.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6355 No connections into manholes.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6355 Called out on plans. What size grease trap? Will need signed and sealed

calculations.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6355 Utility Connection Detail, U & V are labeled backwards.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: NO

REMARKS: 8/25/25 - 6355 Confirm meters are in the ROW and or in the property line within a dedicated

Utility Easement.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: Delineate the End of County Maintenance for water and sewer directly on the plan sheet 6355

and 6350.

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.5 - Access Control Box

STATUS OF REVIEW: NO

REMARKS: Please note on the utility plan page a Knox box will be installed near the front door 6 feet from

floor level and 2 feet left of the door.

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.D - Fire Department Connections

STATUS OF REVIEW: NO

REMARKS: Plans reference a wall mounted Stortz connection. Marion County Fire Rescue does not approve the use of a stortz connection. Please update the plans to a 2 ½ connection. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

I DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: NO

REMARKS: Please note on the utility page. Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal.

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: NO

REMARKS: Please note on the utility page the additional notes.

- a. All fire hydrants on private water mains shall have the body painted yellow.
- b. All flow tests shall be tested per NFPA 291 by a third party contractor and witnessed by a Marion County Fire Inspector.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire comments

STATUS OF REVIEW: NO

REMARKS: Plans will need to show signage for No parking fire lane per the Florida Fire Prevention Code Chapter 18.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please see Zoning comments relating to EALS

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO REMARKS: Please provide

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Please provide note on concurrency on cover page.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: NO

REMARKS: Sheet 6020 SWPPP Sequence and Limits of Work and Sheet 6490 Photometric Plan are

missing the North Arrow and Scale.

1 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site

STATUS OF REVIEW: NO REMARKS: Please provide.

1 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown

STATUS OF REVIEW: NO REMARKS: Please provide.

1 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site

STATUS OF REVIEW: NO REMARKS: Please provide.

1 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida

State Plane Coordinate System STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development

STATUS OF REVIEW: NO

REMARKS: Please provide overlay of Site Map 6040 on an aerial of location.

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.4 - Shade tree requirements

STATUS OF REVIEW: NO

REMARKS: Required shade trees - 369, provided 351. How will deficit of 18 trees be addressed?

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Provide native status for each plant on plant schedule

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Various parking islands are missing trees. 2. Parking areas exceed the 10 spaces / island limit 3. Some islands show understory trees, show conflict or provide canopy trees. 4. Islands at the end of parking rows should consider sight distances with the selection of canopy trees.

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: 1. Provide planting and installation specifications 2. Provide native percentage showing requirements are met

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Provide note from this section of Code

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.6 - Completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Provide note from this section of Code

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: Photometric plan shall be signed and sealed by design professional

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.4 - Exterior lighting design standards

STATUS OF REVIEW: NO

REMARKS: 6.19.6.E.(4) - mounting heights shall not exceed 30 feet, plan shows 39 feet.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.C - Owner and applicant name

STATUS OF REVIEW: NO

REMARKS: Please explicitly indicate property owner on cover sheet.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Please indicate parcel number on cover sheet.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate zoning/FLU designation of subject property on cover sheet. Please specify PUD case number. Please indicate adjacent zoning/FLU designation on overall site plan (sheet 6210).

#### 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios)

and parking

STATUS OF REVIEW: NO

REMARKS: Please provide table of zoning standards on cover sheet, including required/proposed setbacks, building height, FAR, etc. Please indicate front/side/rear setbacks on site plan (sheets 6220/6225). Please indicate standards for gas station on site (even if provided in future).

#### 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: NO

REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

# 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. Please provide typical detail of all buffer types. Please specify buffers types on all sides of project, including on proposed outparcels (even if provided in future), on sheets 6220/6225. Shared Type A buffer will require waiver, consistent with Table 7A in 191107Z approval letter. Please update site/landscaping plans accordingly. Please provide detail of garbage collection area meeting screening requirements of LDC Sec. 6.8.9.B.

#### 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR-EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Per LDC Sec. 6.5.4, please provide the following in response:

- Acreage of the gross lands held under common ownership including and/or adjoining the project area.
- Exact time(s) of the field assessment
- Name of the individual(s) conducting the field assessment with their qualifications
- A transect map of the field assessment

#### 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Please explicitly indicate total required parking for all buildings in sheet 6220/6225 based on uses from LDC Table 6.11-5. Rows of 11+ parking spaces are provided on sheets. Per LDC Sec. 6.8.7.C, a parking island shall be required every 10 spaces. Update all sheets, including parking figures, accordingly. Please indicate OPD parking width on sheets 6220/6225.

#### 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: [INFO] Per condition 5 of PUD 191107Z, all project signs shall comply with LDC Division

5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal. All signs shall be permitted separately. [NO] Sheet 6210 indicates two multi-tenant signs. The proposed signs on this sheet are not consistent with types indicated by current Master Plan (AR 27373; currently under review). Please correct.

# 1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please indicate general length/width of proposed buildings on site plan sheets. See zoning requirement comments on setbacks

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: NO

REMARKS: Please indicate on cover sheet:

FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: [INFO] Please note that the creation of commercial outparcels and residential subdivision (to the north) will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat. Master Plan (AR #27373) must be approved before Preliminary Plat, Improvement Plan and Final Plat, unless the Applicant receives approved waiver to Sec. 2.1.3 Order of Plan.

Staff notes the gas station is excluded from Major Site Plan. A separate Major Site Plan will be required prior to a building permit approval of the gas station.

[NO] Public access R/W is not consistent with current Master Plan submittal (AR 27373; currently under review). Please note changes to this R/W shall require PUD amendment.

# 1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: NO

REMARKS: Please add Parcel ID Number and Signature line for owner to coversheet of site plan. -EMW

8.19.25

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

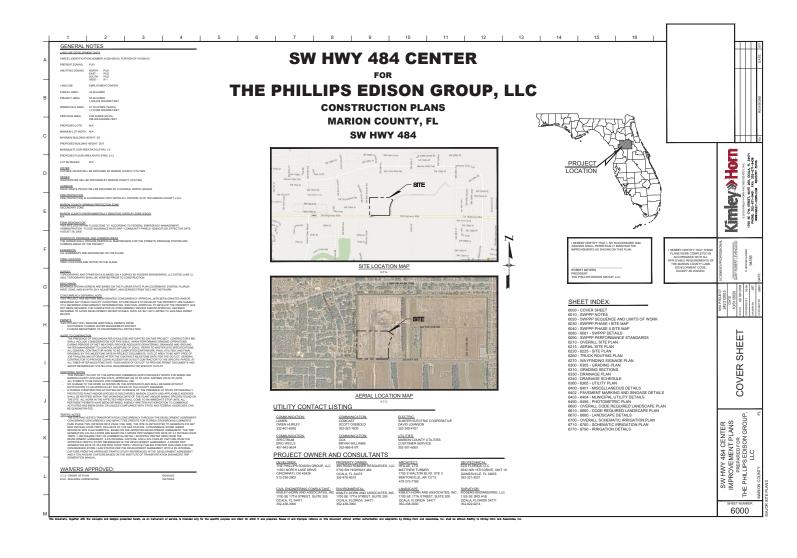
Office of the County Engineer

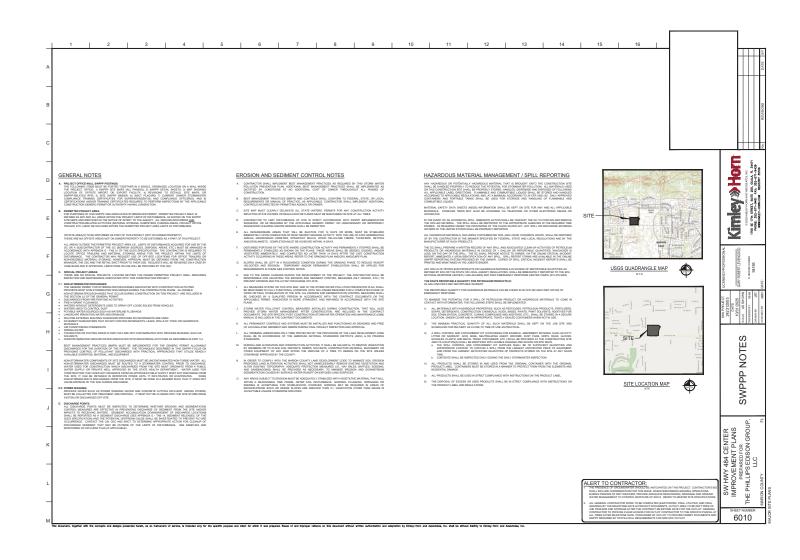
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

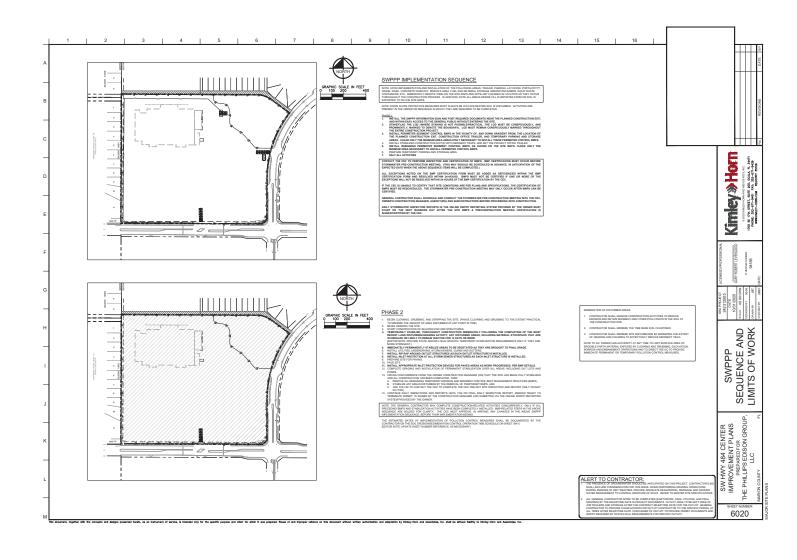
# DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

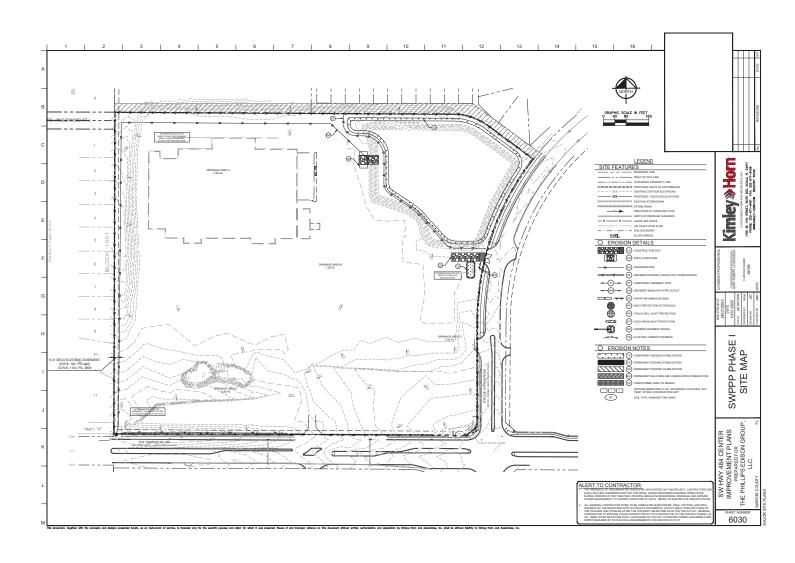
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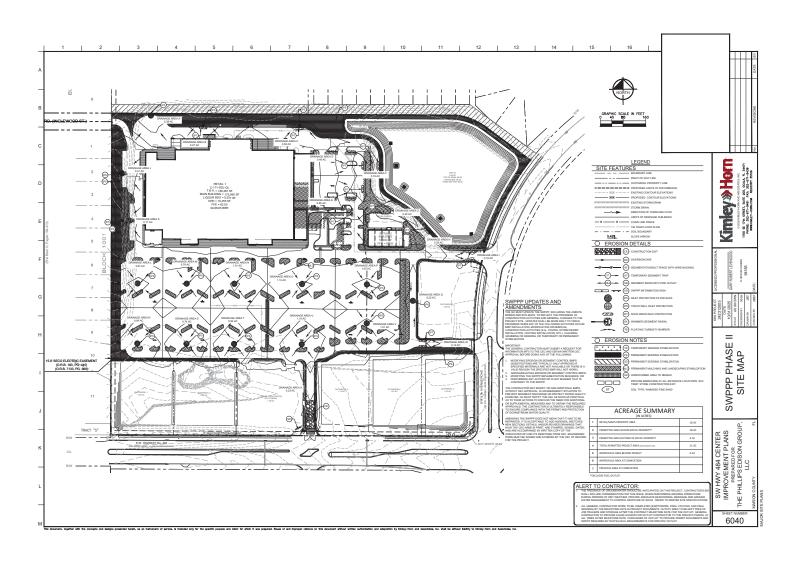
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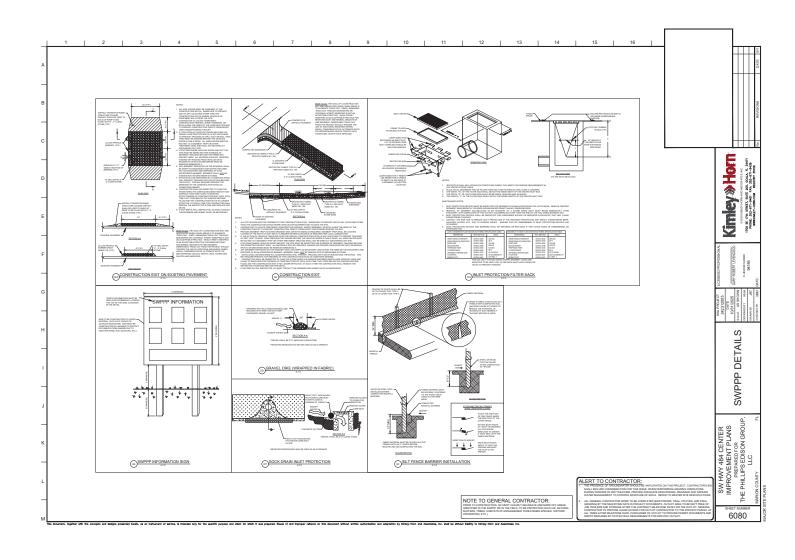


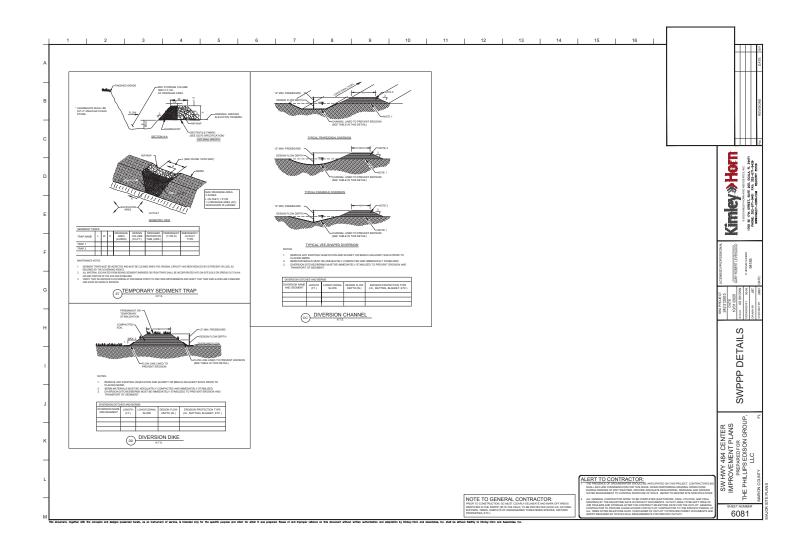


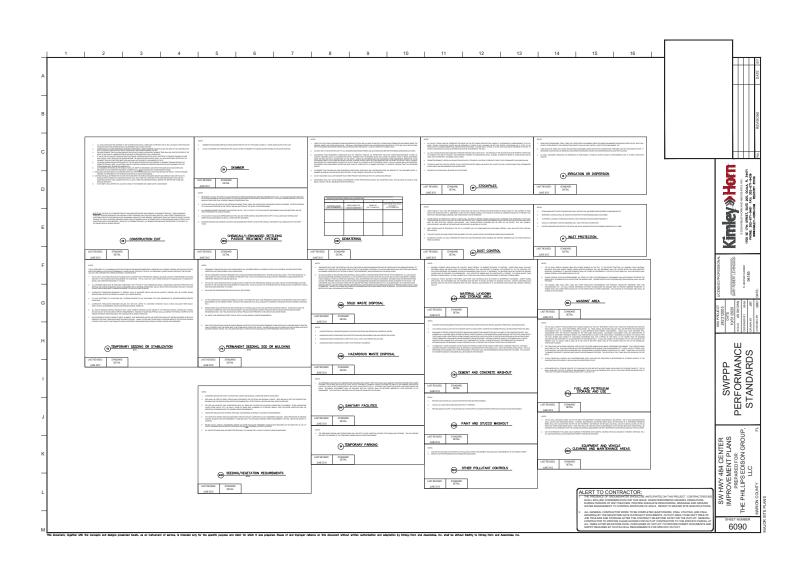


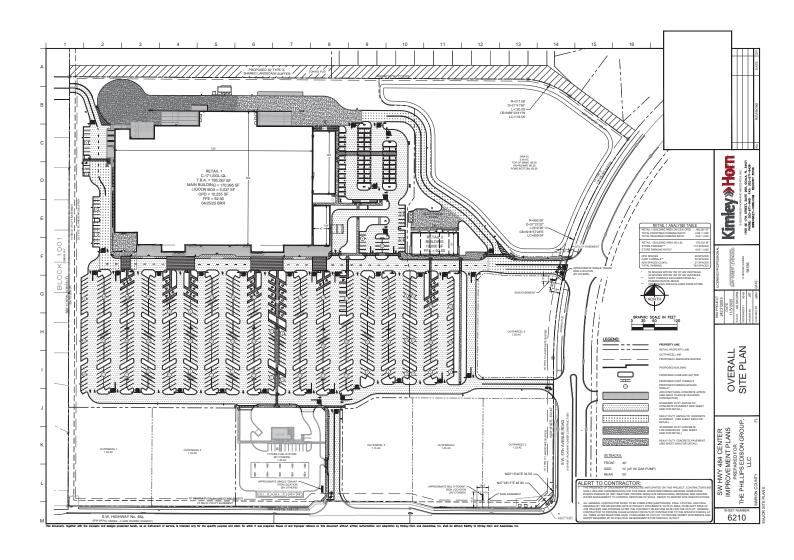


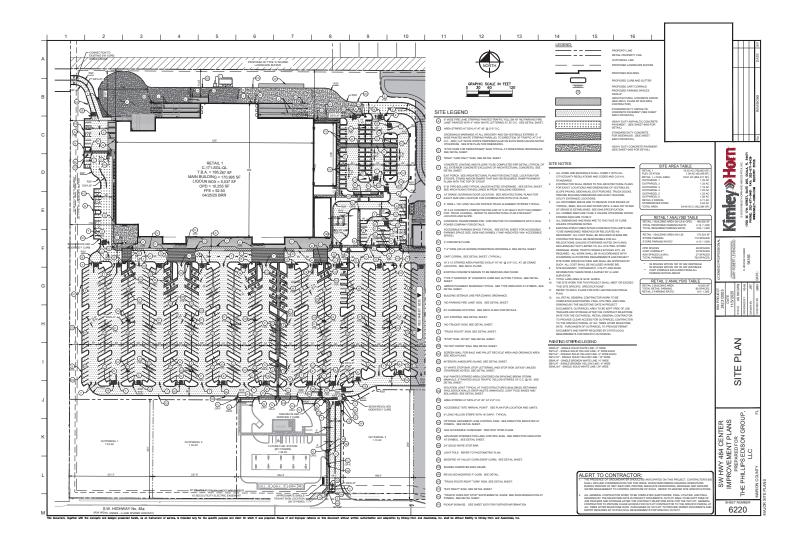


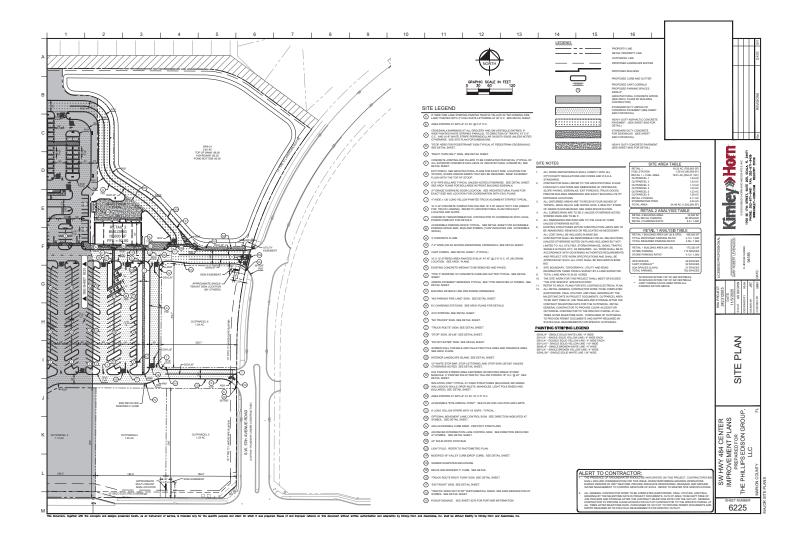


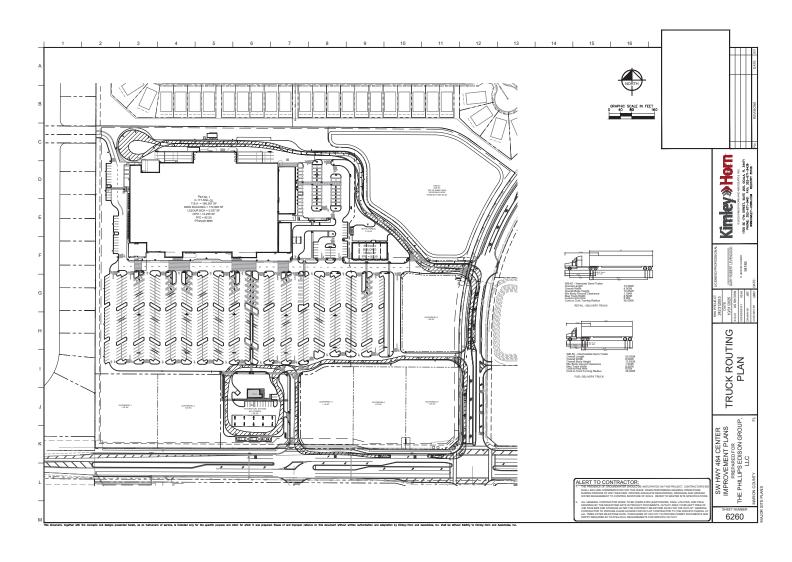


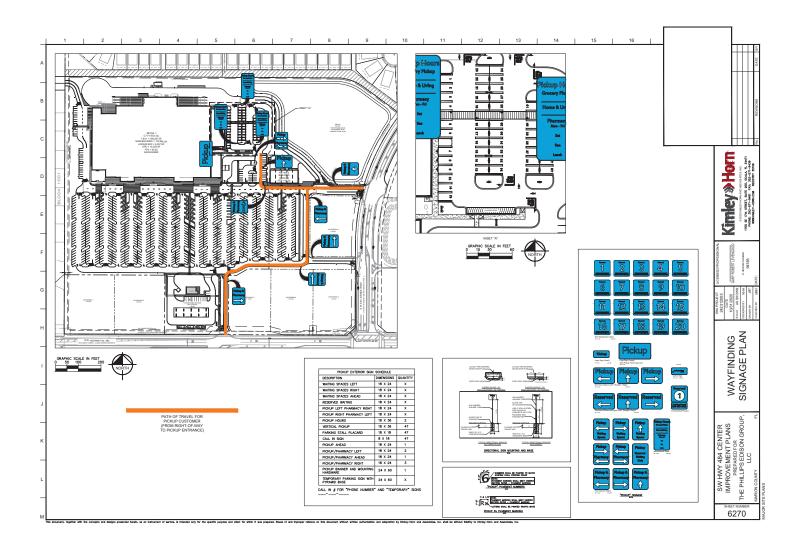


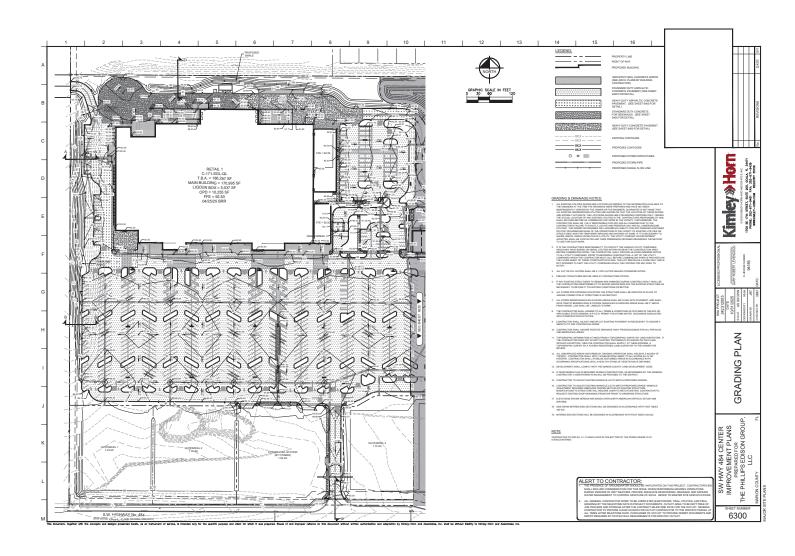


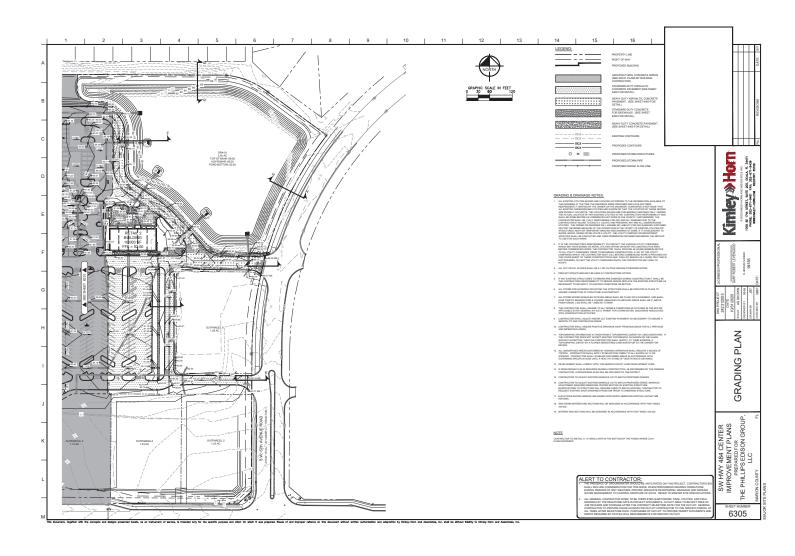


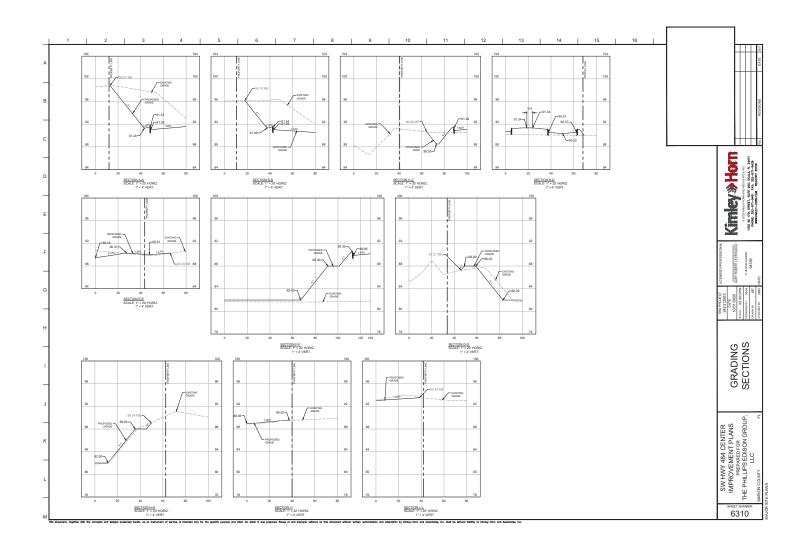


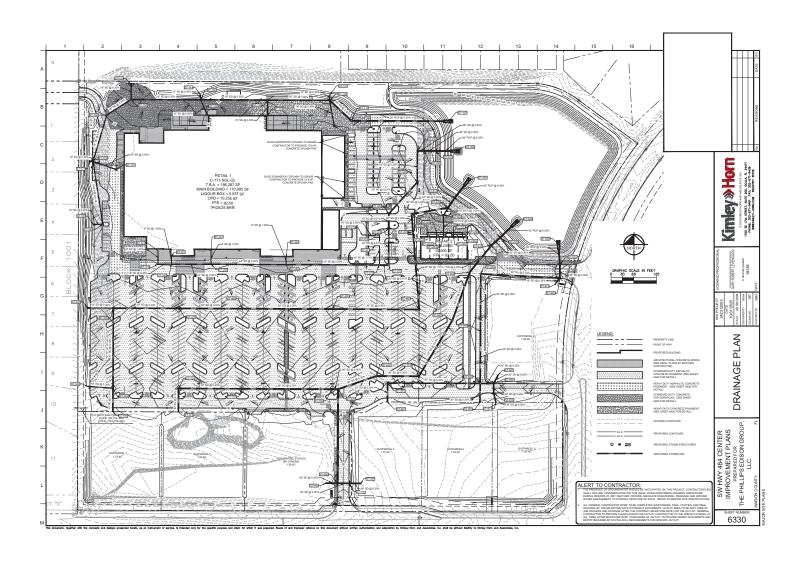




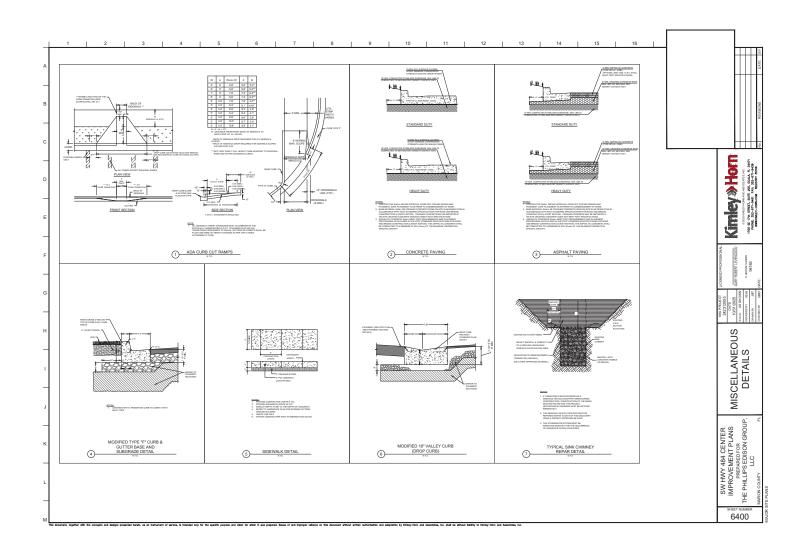


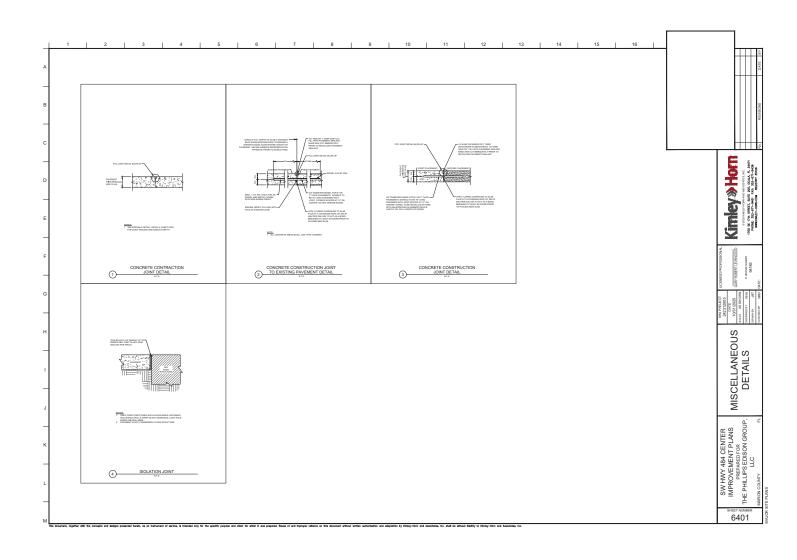


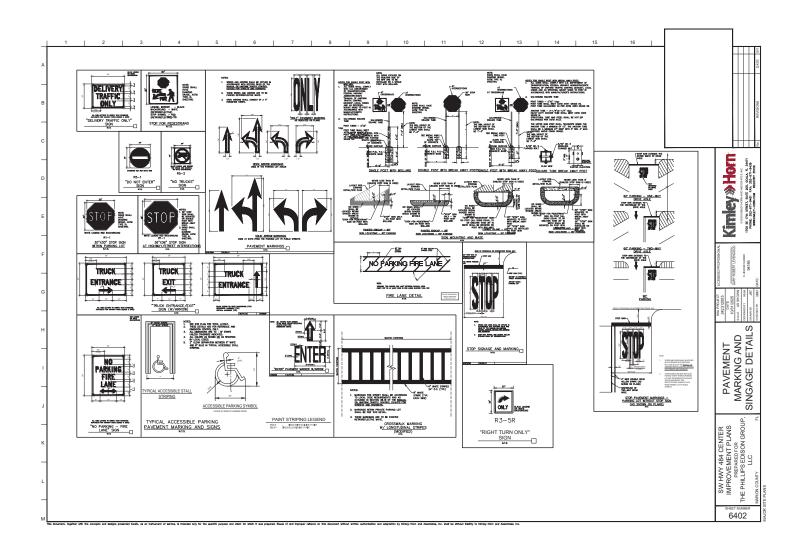


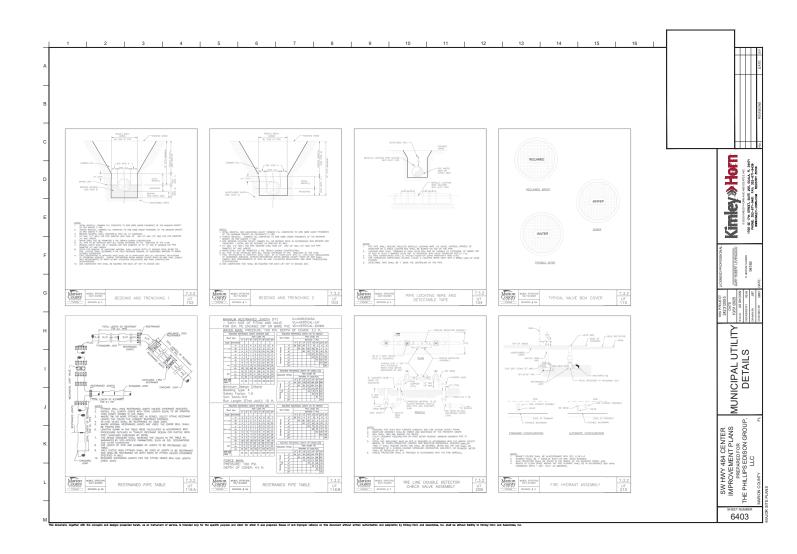


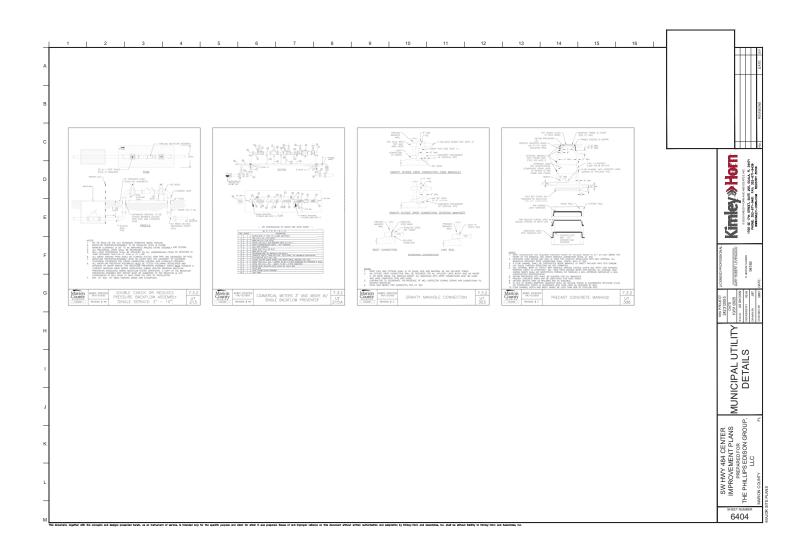
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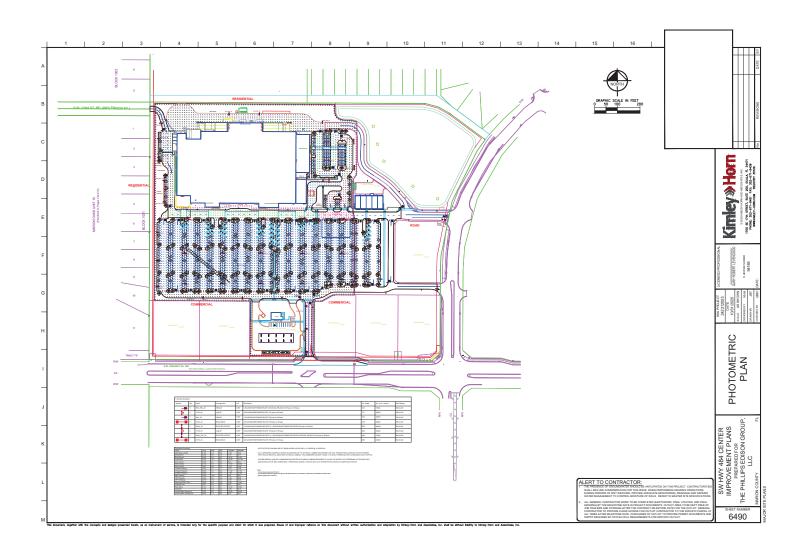


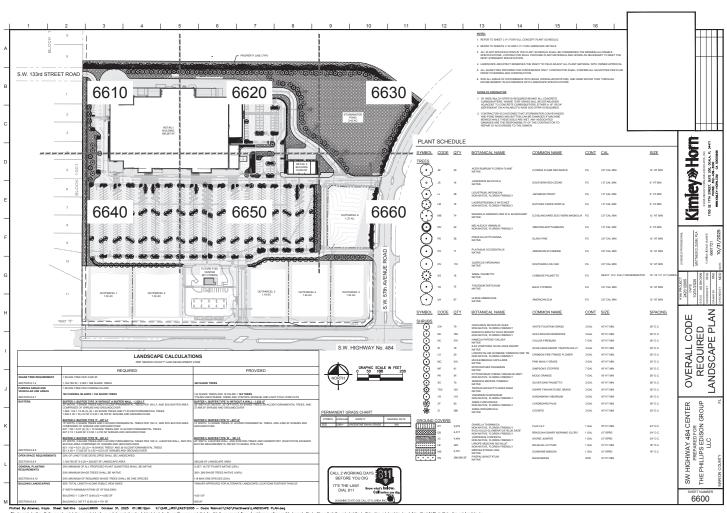


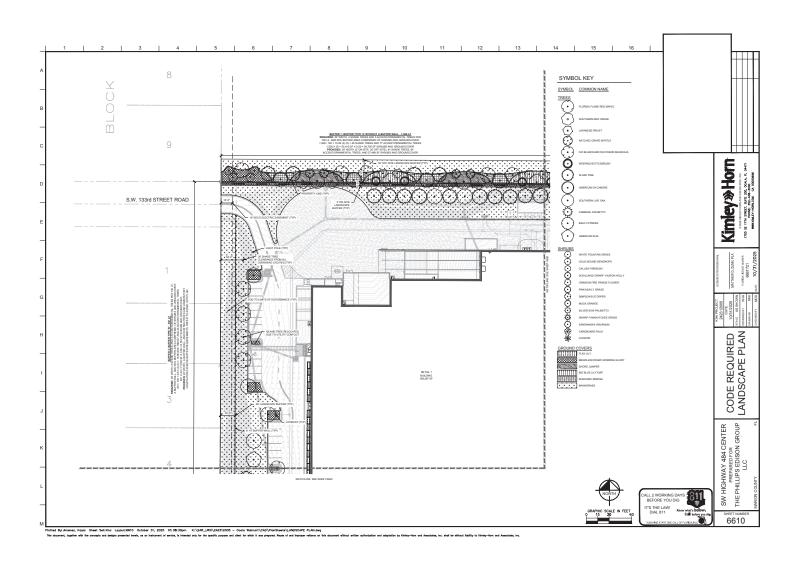


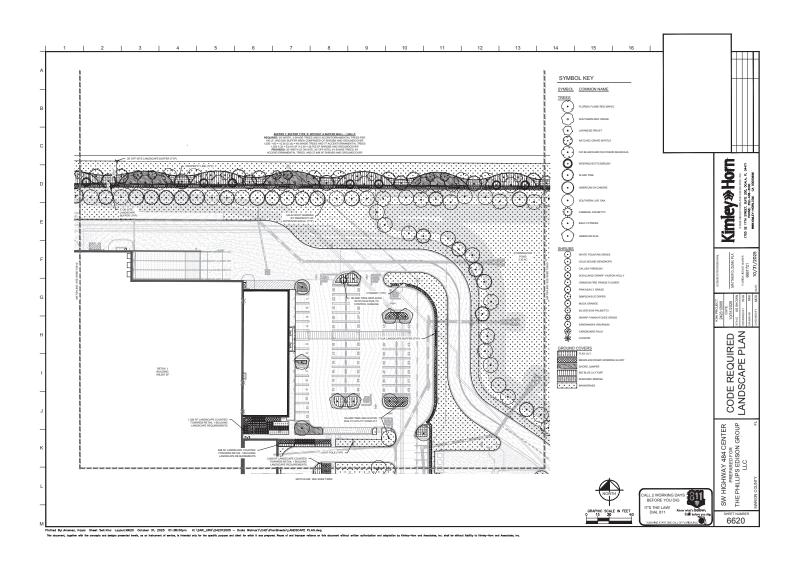


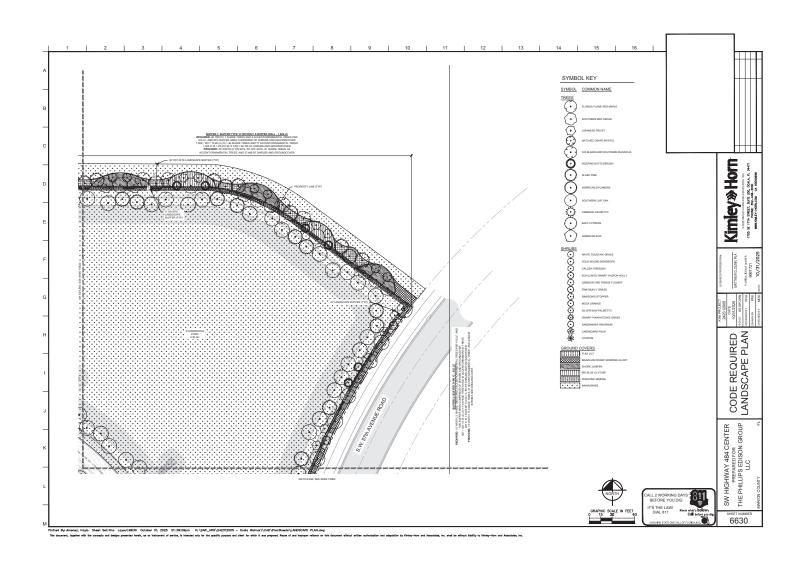


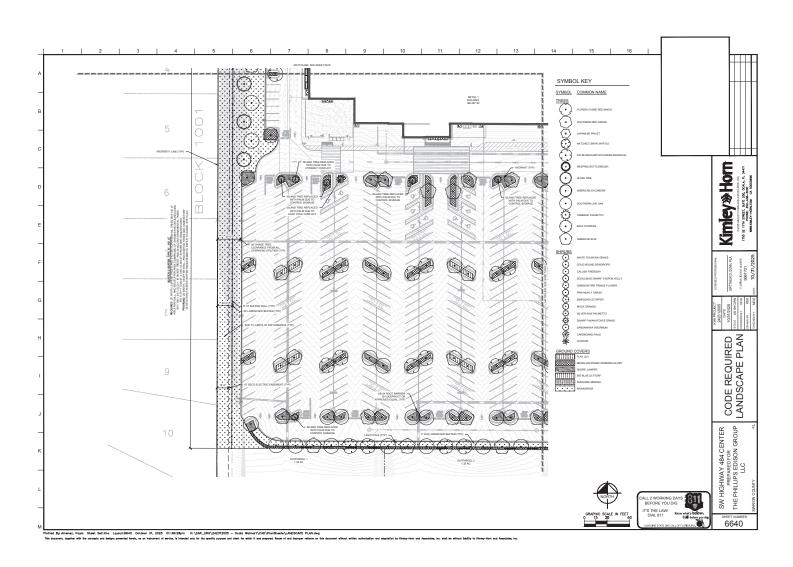


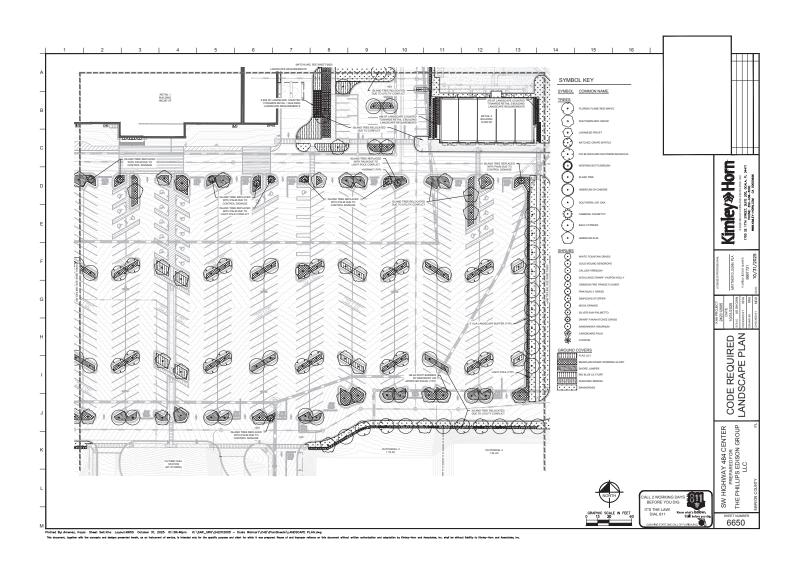


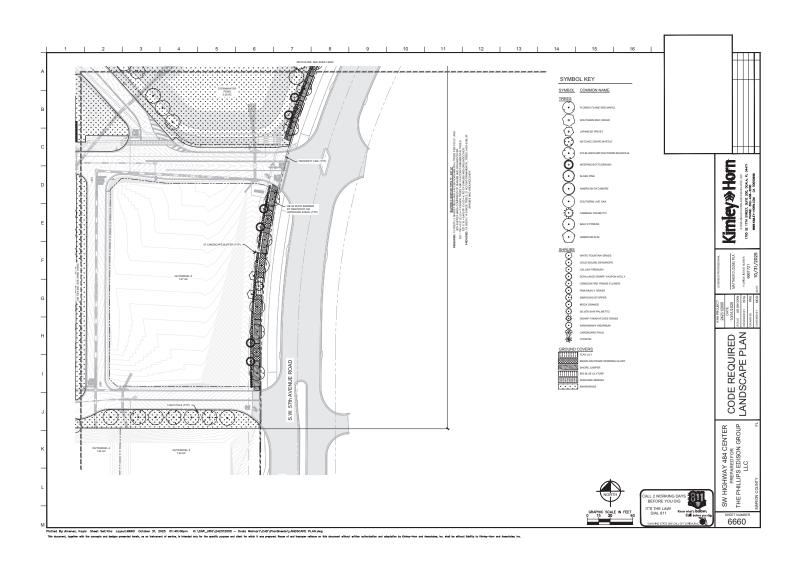














## **Marion County**

### **Development Review Committee**

#### Agenda Item

File No.: 2025-21633 Agenda No.: 6.3. **Agenda Date: 12/22/2025** 

#### SUBJECT:

80th Street Tower Storage-Major Site Plan - Major Site Plan - Waiver to Major Site Plan in

6145 SW 80th St Ocala Project #2024070078

Parcel #35505-000-00

Mastroserio Engineering, Inc.

#31825

#### LDC 6.12.12 - Sidewalks

<u>CODE</u> states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests a waiver to not construct sidewalks along SW 80th St. This road is not proposed to be widened or maintained by the county and for public use. There are no sidewalks in the area, and the sidewalk will serve no purpose.



#### Office of the County Engineer

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

October 6, 2025

MASTROSERIO ENGINEERING INC PAOLO MASTROSERIO 170 SE 32ND PLACE OCALA, FL 34471

SUBJECT: DRC INFORMATIONAL LETTER

PROJECT NAME: 80TH STREET TOWER STORAGE-MAJOR SITE PLAN

PROJECT NUMBER: 2024070078

APPLICATION: MAJOR SITE PLAN #31825

#### Dear MASTROSERIO ENGINEERING INC:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. Your plan will be scheduled for review by the Development Review Committee on October 6, 2025. This will be a scheduled item on the agenda. Please be here by 9:00 a.m.

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.

1 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.

1 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: 1/13/25-add waivers if requested in future

1 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

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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.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: 9/9/25 There is a 12" water main available for connection if additional flow is needed.

Previous comment: 1. tapping 2" and reducing to 3/4" then up-sizing to 1" onsite? Will the connection be

under pavement? 2. Lift station needs a water service

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: 9/9/2025 - RPZ not allowed for fire line backflow. Must be RPDA or DDC. DDC preferred. (2) Fire hydrant note - to be painted yellow. Standard comment: defer to MCFR - will be served by MCU public water

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: INFO

REMARKS: 9/9/2025 Confirm meters are located in easement or ROW.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: Total Fee(s) of \$355.00 can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 31825

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: 9/11/2025 There is a 12" abandoned water line on the east side of the property. Close to where

the utility easement is shown.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central water/Central Sewer

Protect existing well during all phases of demolition and construction.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: INFO

REMARKS: The EALS provided has been transmitted for agency review; agency comments received, if

any, will be forwarded to the applicant via separate cover.

PRIOR COMMENT: EALS or exemption must be provided.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger

STATUS OF REVIEW: INFO

REMARKS: 32" Pine at south fence should be Oak - please confirm

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: INFO

REMARKS: Trees to be preserved shall have protective fencing per the Land Development Code

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Any preserved trees that are negatively impacted by construction and die or decline as a result will be required to be replaced as per Land Development Code requirements

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios)

and parking

STATUS OF REVIEW: INFO

REMARKS: Please indicate required building height in cover sheet and site plan sheet. Please indicate

proposed height for office and covered/enclosed spaces.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. Defer to MCU

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: INFO

REMARKS: Staff notes no parking calculations for actual storage use, only office. Please provide written narrative of business operations and identify WHERE parking spaces can be properly supplemented by proposed aisles.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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.

STATUS OF REVIEW: INFO

REMARKS: Initial - Please show the dimensions and setback of the proposed sign

9/5/2025 - Indicated on site sheet. Please note proposed sign(s) will require separate sign permit.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Please specify SUP Case No. 231204SU

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Consistent with Condition 5 of approved SUP, SW 80th St will need to be resurfaced and widened to a minimum 20' wide from just west of the project entrance to the end of the existing widening to the east (+/- 520')

1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 9/2/25 - During 1/27/25 DRC Meeting, applicant successfully argued SW 80th Street should not be categorized as "offsite" which means it is an internal street. Code requires sidewalks on one side of the internal street irrespective of road maintenance entity.

1/14/25 - Sidewalk construction will be required on one side of the road fronting the development site. Note: Comment added due to waiver being sought for offsite improvement plan.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 9/2/25 - Careful review reveals that SW 80th Street is shaded as "standard duty asphalt" while the "typical roadway section" provided indicates see "heavy duty asphalt" for paving specifications. Therefore, the following changes are needed: 1) Shading for SW 80th St must be updated as needed, 2) typical roadway section must be reworded, "Typical SW 80th St Section", and 3) sidewalk on one side of the street must be shown on typical section.

1/14/25 - Additional roadway details are needed if the intended waiver of an offsite improvement plan is approved: 1) Provide a legend for what type of areas receive what type of pavement. Note: Roadways are not eligible for "standard duty asphalt" design proposed on sheet C3 of 7. 2) Roadway typical section is required and must include sidewalk (or future construction thereof) on one side of the road. 3) Show proposed sidewalk continuity along road and connecting to existing sidewalk at project terminating intersection. 4) Show utility pole locations within roadway improvement plan.

8/12/24 - Site plan shows a proposed offsite road widening plan. This requires submittal of a separate off-site improvement plan. The road widening cannot be reviewed or approved as part of the major site plan.

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: NO

REMARKS: 9/9/2025 - Do they make a 316SS tapping sleeve oriented on a 45' degree angle? (2) Plug

valve needs to be a 2" 316SS

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations

STATUS OF REVIEW: NO

REMARKS: 9/9/2025 Flow meter needs to be located closer to the property line, where MCU can access it without fencing. Easement may be needed. 1/29/25 Lift station must have flow meter to monitor wastewater from dump station not tracked by water consumption. Must be MCU-approved with remote read capability with Neptune reading software due to private boundary limited access of lift station by MCU.

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: NO

REMARKS: 9/5/25: Staff notes that the most recent site plan lists structures on the east side as now being enclosed. There is a small open area between the southern and northern buildings along the eastern boundary line that must be screened with opaque fencing matching the height of the buildings to buffer view from the residential use contiguous to the east and create a continuous buffer along the boundary line.

2/28/25 - Staff understands the site received SUP approval for outdoor storage subject to conditions - Resolution No. 23-R-681. The SUP notes the required buffers, and enables using walls from the covered storage in lieu of a buffer wall. The plan notes "enclosed spaces" along a number of boundaries as needed; however, along the east boundary to the adjoining residences, storage structure walls are required or a buffer wall must be provided – but no such feature is indicated except for the provision of "10 LF 6' TALL WALL" – the east side of the 8 covered spaces and north and east sides of the 26 covered spaces along the east boundary need to identify how the wall requirement is being satisfied. The proposed project does not fully comply with the approved SUP or the LDC regarding buffers.

PRIOR COMMENT: All storage to be fully enclosed - COM B-2

1 DEPARTMENT: 911 - 911 MANAGEMENT REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: On new Sheet C007 the SEC TWP RGE is listed incorrectly as SEC 25, TWP 14, RGE 21 it should be SEC 8, TWP 16, RGE 21.

1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: NO

REMARKS: 1. Type B and D buffers require a wall - please wall height and type on Landscape plan. Wall shall be for entire length of buffer, unless waiver is approved for alternate design

I DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: 1/23/25: Needing approved waiver letter for opaque fencing in lieu of wall in order to sign off on this item.

Type B Type Buffer required on western boundary and boundaries surrounding the New Apostolic Church to the southwest and the residence on the eastern boundary. Type D buffer required along the northern boundary. Back of the building is allowed to be used as the wall, however, waiver is required to use opaque fence to fill the gaps in the wall.

7/30/25: Buffer waiver was denied.

9/5/25: [INFO] Please indicate garbage collection area meets criteria in LDC Sec. 6.8.9.B and indicate side/rear of areas used for storage of vehicles is screened at least 8' pursuant to LDC Sec. 4.2.18.F(2). Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for SUP approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

[NO] Sheet L001 indicates several "covered" spaces that are indicated to be "enclosed" spaces in the site plan sheet. Please clarify. Please note COVERED space adjacent to PID 35504-002-00 in sheet L001 cannot be used in lieu of wall, only fully enclosed spaces.

Feel free to contact us at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> with questions.

Sincerely,

Your Development Review Team Office of the County Engineer



Office of the County Engineer

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

### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 12-11-2025	Parcel Number(s): <u>35505-00</u>	0-00	_Permit Number: 2024	4070078
A. PROJECT INFO	<b>PRMATION:</b> Fill in below as a	pplicable:		
Project Name: 80	TH STREET TOWER STORAG	iE	Commercial 🗸	Residential
Subdivision Name	e (if applicable):		<u> </u>	
UnitBlo	e (if applicable): cckLotTr	act		
B. PROPERTY OW	NER'S AUTHORIZATION:	The property owner's signatu	are authorizes the appl	icant to act on the
owner's behalf fo	or this waiver request. The sign	ature may be obtained by em	ail, fax, scan, a letter	from the property
owner, or original	signature below.			
Name (print): NE	WCO HOMES OF OCALA, INC			
Signature:	3002 NW 10TH ST. PO BOX 4 Zip Code: 34478 Pho			
Mailing Address:	3002 NW 101H ST. PO BOX 4	1201	City: OCALA	
State: FL	Zip Code: <u>34478</u> Pho	ne # <u>352-266-2890</u>		
Email address: BL	DLOUHY@OUTLOOK.COM			
Firm Name (if ap	plicable): MASTROSERIO ENG	GINEERING,INC Contact Na	me: PAOLO MASTRO	SERIO
State: Fl	170 SE 32ND PLACE  Zip Code: 34471 Pho	ne #352-433-2185	City. <u>OO/\L/\</u>	
Fmail address: PA	OLO@MASTROSERIOENG.C	COM		
Eman address.				
D. WAIVER INFO	RMATION:			
Section & Title of	f Code (be specific):	6.12.12 - SI	DEWALKS	
Reason/Justificati	on for Request (be specific): A	WAIVER IS REQUESTED TO	O NOT CONSTRUCT	SIDEWALKS
<b>ALONG SW 80TI</b>	H ST. THIS ROAD IS NOT PRO	POSED TO BE WIDENED C	OR MAINTAINED BY T	HE COUNTY
	PUBLIC USE. THERE ARE NO	SIDEWALKS IN THE AREA	AND THE SIDEWALK	WILL SERVE
NO PURPOSE.				
DEVEL ODMENT D	EVIEW LICE.			
DEVELOPMENT R	Date Processed:	Project #		ΔP #
Received by	Date 110ccsscu.	1 10JCCι π		1 11 π
Zoned: ES	cel of record: Yes \( \Bar{\chi}\) No \( \Bar{\chi}\) OZ:\( \_{\chi}\) P.O.M.\( \_{\chi}\)	Land Use: Plat	for Family Division: Vacation Required:	Yes □ No □ Yes □ No □
Date Reviewed:	Verified by (print &	initial):		

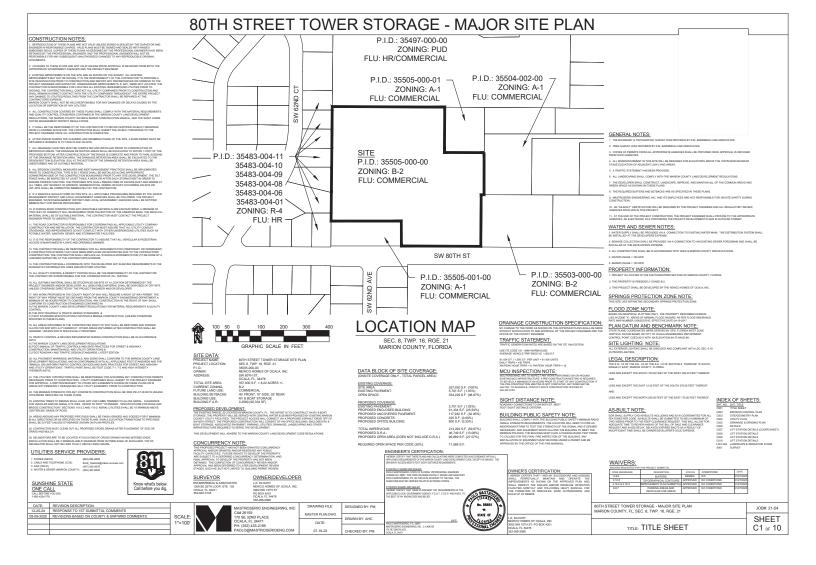


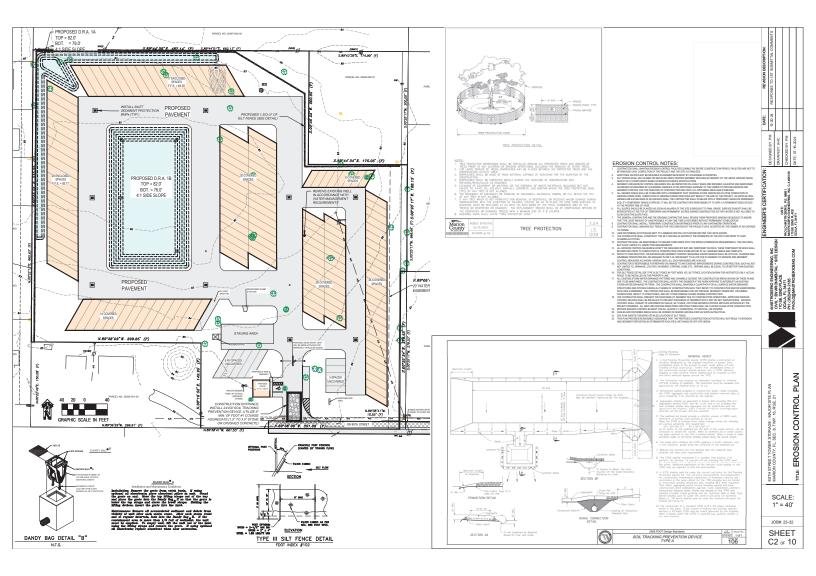
Office of the County Engineer

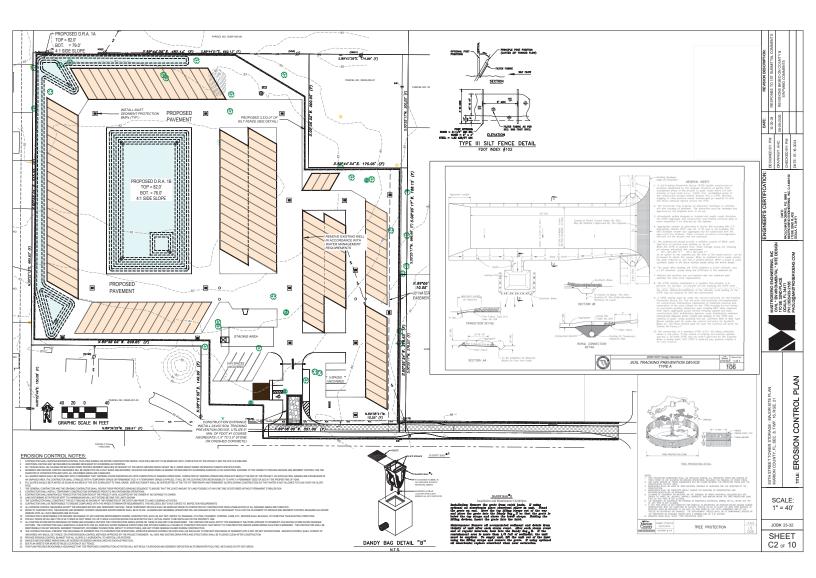
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

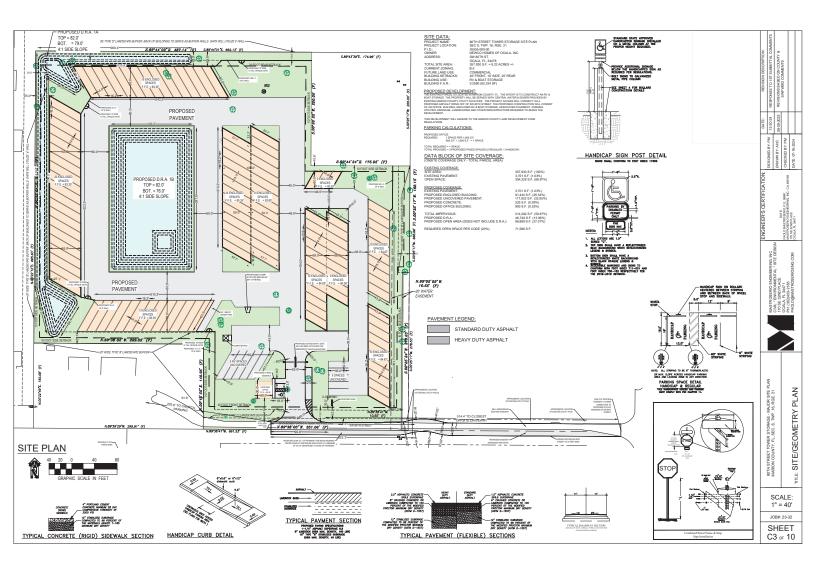
### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

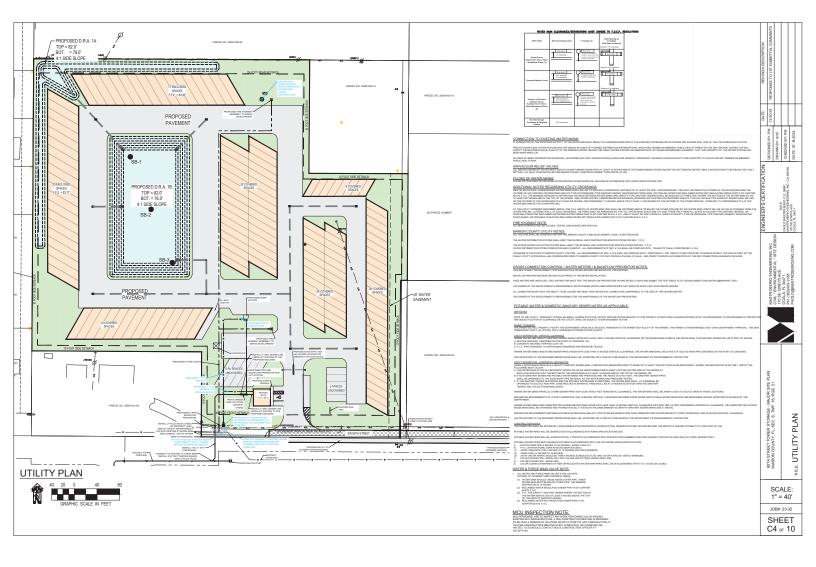
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Office of the County Engineer

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

### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 12-11-	-2025 Parcel Numbe	er(s): <u>35505-000-00</u>		Permit Number: 2024	070078
A. PROJECT	INFORMATION: Fi	ll in below as applica	ıble:		
Project Nam	ne: 80TH STREET TO	WER STORAGE		Commercial 🗸	Residential
Subdivision	Name (if applicable):				
Unit	_BlockLo	tTract			
owner's beh		uest. The signature	property owner's signatu may be obtained by ema		
Name (print	:): NEWCO HOMES O	F OCALA, INC.			
Signature: Mailing Add	dress: 3002 NW 10TH	ST_PO BOX 4201	52-266-2890	City: OCALA	
State: Fl	Zin Code: 344	178 Phone #3	52-266-2890	Oity. <u></u>	
Email addre	ess: BDLOUHY@OUTL	OOK.COM	02 200 2000		
Firm Name Mailing Add	(if applicable): MASTI	ROSERIO ENGINEE	RING,INC Contact Nar 52-433-2185	ne: PAOLO MASTRO: City: OCALA	SERIO
State: FL Email addre	Zip Code: <u>342</u> ess: PAOLO@MASTRO	Phone # <u>.3</u> DSERIOENG.COM	<u> </u>		
Section & T Reason/Just ALONG SW	ification for Request ( / 80TH ST. THIS ROA FOR PUBLIC USE. TH	be specific): <u>A WAI\</u> D IS NOT PROPOS	6.12.12 - SII 'ER IS REQUESTED TO ED TO BE WIDENED OI WALKS IN THE AREA A	NOT CONSTRUCTS R MAINTAINED BY T	HE COUNTY
DEVEL OPME	NT REVIEW USE:				
Received By:	Date Pr	ocessed:	Project #		AR #
Zoned:	: Parcel of record: Ye ESOZ: P Verifi	O.MLand	Eligible to apply f Use:Plat	or Family Division: Y Vacation Required: Y	Yes □ No □ Yes □ No □



Office of the County Engineer

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

### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific)	
Reason/Justification for Request (be specific):	
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# **Marion County**

## **Development Review Committee**

## Agenda Item

File No.: 2025-21634 **Agenda Date:** 12/22/2025 Agenda No.: 6.4.

**SUBJECT:** Fawn Lake PUD Parcel #9027-0000-02 #33487 **Tillman & Associates Engineering** 

Review the item to consider the conditions and vote to transmit to Planning & Zoning.



Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

FICE USE ONLY

PARCEL ACCOUNT NUMBERS: 9027-0000-	02
APPLICATION FOR PUD REZ	ONING or PUD AMENDMENT
With: Concept Plan	X Master Plan
The undersigned hereby requests a zoning change per	Marion County Land Development Code (LDC), Article 4,
Zoning, on the below described property and area, to I	PUD (PLANNED UNIT DEVELOPMENT) from:
A-1 (General Agriculture) to develop a residentia	al subdivision.
Property Address: No known address assigned	
Legal Description: Attach a copy of the deed(s) with	property legal description and demonstrating ownership.
Required Documents: Attach a copy of the required	PUD Documents listed in the checklist on the reverse side of
this application as required by LDC Section 4.2.31.F(2	and LDC Division 2.13.
Total PUD Acreage: 110.04 +/ > Maximi	um Proposed Residential Units: 329 (# SFR 329 # MF )
Maximum Non-Residential (Commercial or Industr	rial) Acreage: None
The property owner must sign this application <b>unless</b> written a	authorization naming the listed applicant/agent to act on his/her
behalf is attached.	agent to det on morner
Midway 65 LLC.	Tillman & Associates Engineering, LLC.
Property Owner name ( <u>please print</u> )	Applicant/Agent Name (please print)
277 Midway Road	1720 SE 16th Avenue, Bldg 100
Mailing Address	Mailing Address
Ocala, FL 34472	Ocala, FL 34471
City, State, Zip Code	City, State, Zip Code
352-689-0155 352-266-7408	352-347-4540
Phone Number (include area code)	Phone Number (include area code)
thawk1068@gmail.com	Permits@tillmaneng.com
E-Mail Address (include complete address)	E-Mail Address (include complete address)
To for	Month
Signature*	Signature
*By signing this application, applicant hereby authorizes Growth Services to en deems necessary, for the purposes of assessing this application and inspecting for	ter onto, inspect, and traverse the property indicated above, to the extent Growth Service compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

			STAFF	OFFICE USE O	ONLY	
Project No.:	C	ode Cas	e No.:		Application No.:	
Rcvd by:	Rcvd Date:	/	/	FLUM:	AR No.:	Rev: 12/21/23

#### A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND	BASE FEE: \$150.00 AND
<b>PLUS</b> \$5.00 X maximum number of potential residential dwelling units (DU) ( <i>IF ANY</i> ) <b>AND</b>	<b>PLUS</b> \$5.00 X maximum number of potential residential dwelling units (DU) ( <i>IF ANY</i> ) <b>AND</b>
<b>PLUS</b> \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) ( <i>IF ANY</i> ).	<b>PLUS</b> \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) ( <i>IF ANY</i> ).
Fee Calculation Method Example:	
(Base Fee - \$1,000 or \$150.00) + (\$1,645.00 X Max DUs) + (	NA X Max Non-Res AC) = \$ 2,645.00 Total Fee

- B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:
- The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
- 2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
- 3. Drawing of the boundaries of the property showing dimensions of all sides.
- 4. Provide the acreage of the subject property along with a legal description of the property.
- 5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
- 6. Identify existing site improvements on the site.
- 7. A list of the uses proposed for the development.
- 8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
- 9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
- 10. Identify proposed phasing on the plan.
- 11. Identify proposed buffers.
- 12. Identify access to the site.
- 13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. (*This information must address all possible principle and accessory structures for all uses.*)
- 14. Preliminary sidewalk locations.
- 15. Proposed parallel access locations.
- 16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
- 17. Show 100 year floodplain on the site.
- 18. Show any proposed land or right of way dedication.
- 19. Identify any proposed parks or open spaces.
- 20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
- 21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
- 22. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).



October 1, 2025

Mr. Chuck Varadin, Director Growth Services 2710 E Silver Springs Blvd Ocala, FL 34471

RE: Submittal of Fawn Lake PUD application

Mr. Varadin,

Our office is submitting a PUD application for 329 detached single family residential homes. At the direction of your office, we are submitting a waiver to request a "step down" in land use on a portion of this project from High Residential to Medium Residential. The purpose of this waiver request is to lower the minimum density requirements of this project as allowed in policy 2.1.2. of the Comprehensive Plan. Enclosed are the following items:

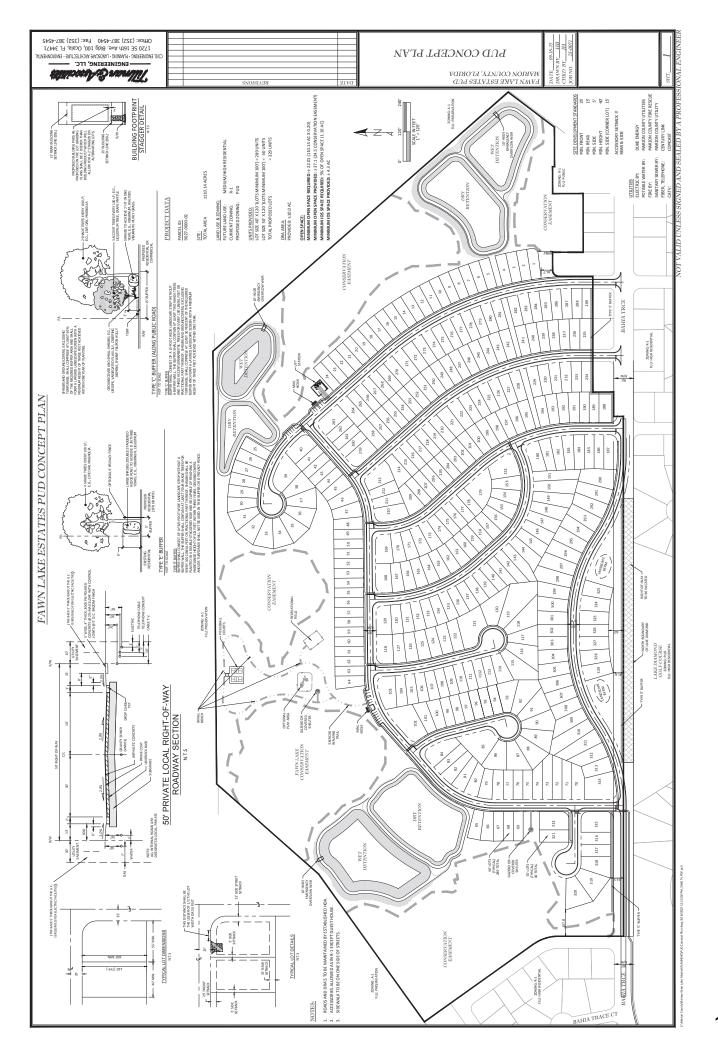
- Executed Rezoning application to PUD
- Deed as proof of ownership
- Sunbiz Detail
- MCPA card for parcel9027-0000-02
- Approval letter for Traffic Methodology
- Plan Set (including concept plan)
- Waiver application packet submittal (copy submitted to DRC)

I believe this meets the minimum requirements to submit the PUD application for consideration. We reserve the opportunity to provide additional documentation as needed or requested. Should your office need further information, please contact our office.

Sincerely,

Tillman and Associates Engineering, LLC

Phone: 352.387.4540 Fax: 352.387.4545 Email: mail@tillmaneng.com Web: www.tillmaneng.com





Prepared by Debora Phillips, an employee of First American Title Insurance Company 1808 East Silver Springs Blvd Ocala, Florida 34470 (352)690-1787

Return to: Grantee

File No.: 142032620065 Consideration: \$882,320.00

#### SPECIAL WARRANTY DEED

State of Florida

County of Marion

THIS SPECIAL WARRANTY DEED is made on December 12, 2019, between

Crystal Lake Properties, LLC, a Florida limited liability company

having a business address at: 2500 Weston Road #311, Weston, FL 33331 ("Grantor"). and

Midway 65, LLC, a Florida limited liability company

having a mailing address of: , ("Grantee"),

277 midway Rol Ocala Pt 33472

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Marion**, State of **Florida**, to-wit:

The following described lands in Marion County, Florida:

Lots 1 through 19, Block 1858;

Lots 1 through 26, Block 1859;

Lots 1 through 19, Block 1862;

Lots 1 through 12, and Tract B-F, Block 1863;

Lots 1 through 19, Block 1864;

Lots 1 through 26, Block 1865;

Lots 1 through 37, Block 1866;

Lots 1 through 35, Block 1867;

Lots 1 through 18, Block 1868;

Lots 1 through 20, Block 1869;

Lots 1 through 13, Block 1870;

Lots 2 through 13, Block 1871;

Lots 1 through 19, Block 1872;

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Lots 1 through 9, Block 1873;
Lots 1 through 7, Block 1874;
Lots 1 through 4, Block 1874A;
Lots 1 through 8, Block 1875;
Lots 8 and 9, Block 1876;
```

All being in SILVER SPRINGS SHORES UNIT NO. 27, as per plat thereof recorded in Plat Book J, Pages 233 through 252, inclusive of the Public Records of Marion County, Florida.

Lots 1 and 2 of Biock 1876A as shown on the plat of A REPLAT OF A PORTION OF BLOCKS 1841, 1876, 1880, 1886A and 1887, SILVER SPRINGS SHORES, Unit NO. 27, recorded in Plat Book 3, Pages 106 through 108, inclusive, of the Public Records of Marion County, Florida.

## BEING MORE PARTICULARLY DESCRIBED BY A RECENT SURVEY AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALSO BEING DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, FROM SAID POINT OF BEGINNING CONTINUE N00°00'00"E, A DISTANCE OF 201.61 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA OF 35°26'31" AND A CHORD BEARING AND DISTANCE OF N17°43'15"W, 106.53 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.25 FEET TO THE POINT OF TANGENCY ON THE AFOREMENTIONED BOUNDARY, FROM SAID POINT OF TANGENCY CONTINUE ALONG SAID BOUNDARY N35°26'31"W, A DISTANCE OF 548.09 FEET TO PERMANENT REFERENCE MARKER NO. 564 ON THE EXTERIOR BOUNDARY OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.27, THENCE RUN ALONG SAID EXTERIOR BOUNDARY N54°26'37"E, A DISTANCE OF 741.23 FEET, THENCE CONTINUING ALONG SAID BOUNDARY N41°31'22"E, A DISTANCE OF 559.40 FEET TO PERMANENT REFERENCE MARKER NO. 566, THENCE CONTINUING ALONG SAID EXTERIOR BOUNDARY RUN N89°31'44"E, A DISTANCE OF 1770.38 FEET TO PERMANENT REFERENCE MARKER NO. 568 OF SAID PLAT, THENCE REMAINING ON SAID EXTERIOR BOUNDARY RUN S41°14′54″E, A DISTANCE OF 1606.50 FEET TO PERMANENT REFERENCE MARKER NO. 570 OF SAID PLAT, THENCE RUN S37°16'13"W, A DISTANCE OF 237.30 FEET TO THE INTERSECTION OF THE EXTERIOR BOUNDARY OF THE AFORMENTIONED PLAT AND THE NORTH LINE OF A WATER RETENTION AREA TRACT IN BLOCK 1874 OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO.27, FROM SAID POINT RUN ALONG THE NORTH BOUNDARY OF SAID WATER RETENTION AREA TRACT N90°00'00"W, A DISTANCE OF 161.21 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT "A" OF THE REPLAT OF A PORTION OF BLOCK 1876, SILVER SPRINGS SHORES UNIT NO.27, RECORDED IN PLAT BOOK "3", PAGES 106 THOUGH 108, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FROM SAID POINT RUN NO0°00'00"E, A DISTANCE OF 7.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A", THENCE N90°00'00'W ALONG THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", THENCE S00°00'00"E ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 250.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAHIA TRACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT OF SILVER SPRINGS

> Page 2 of 4 14203 2620065

SHORES UNIT NO.27, AS RECORDED IN PLAT BOOK "3", PAGES 106 THOUGH 108, FROM SAID POINT RUN N90°00'00"W, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT, THENCE RUN N00°00'00"E ALONG THE WEST BOUNDARY OF SAID REPLAT, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1876A, DEPARTING FROM THE AFOREMENTIONED WEST BOUNDARY OF SAID REPLAT RUN N90°00'00"W, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1876 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.27, AS RECORDED ON PLAT BOOK "J" AT PAGES 233 THOUGH 252, THENCE NO0°00'00"E ALONG THE EAST LINE OF SAID LOT 7, BLOCK 1876 A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 73.20 FEET TO A POINT OF CURVE, SAIS CURVE HAVING A RADIUS OF 25 FEET, A DELTA OF 90° AND A CHORD BEARING AND DISTANCE OF S45°00'00"W, 35.36 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF BLOCK 1876 OF THE AFOREMENTIONED PLAT, DEPARTING FROM SAID CURVE RUN 500°00'00"E ALONG SAID WEST LINE, A DISTANCE OF 140.00 FEET, THENCE DEPARTING FROM SAID BLOCK 1876 RUN N90°00'00'W, A DISTANCE OF 475.00 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK1870 OF THE AFOREMENTIONED PLAT, THENCE RUN 500°00'00"E, A DISTANCE OF 85.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE N90°00'00"E ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A POINT ON SAID RIGHT-OF-WAY 25 FEET WEST OF THE SOUTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY OF BAHIA TRACE COURSE, THENCE S00°00'00"E A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF THAT PORTION OF BAHIA TRACE VACATED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, THENCE RUN N90°00'00'W ALONG THE CENTERLINE OF THAT VACATED PORTION OF BAHIA TRACE DESCRIBED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, A DISTANCE OF 2025.00 FEET BACK TO A POINT ON THE PREVIOUSLY MENTIONED WEST BOUNDARY OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO.27, FROM SAID POINT RUN N00°00'00"E ALONG SAID WEST BOUNDARY A DISTANE OF 65.00 FEET BACK TO THE POINT OF BEGINNING.

Tax Parcel Identification Number: 9027-0000-02

**SUBJECT,** however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to self and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2019**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof,** the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Crystal Lake Properties, LLC, a Florida limited liability company

Page 3 of 4 14203 2620065

By: Executive Land Development, a Florida limited liability company  By:  Name: Steven P. Fischer  Title: MGR	
Signed, sealed and delivered in our presence: Witness Signature	Witness Signature
Print Name: Daviel Martin	Print Name: Tved Sacloff
State of Florida	
County of Broward	
the foregoing instrument was acknowled by Steven P. Fischer, as MGR of Executive Land Decompany, MGR, on behalf of Crystal Lake Proper company, existing under the laws of the State of Florithas/have produced a valid driver's license as identification.  Notary Public	ties, LLC, a Florida limited Liability
Daniel Martin (Printed Name)  My Commission expires:02/28/2026	Daniel Alejandro Martin Commission #FF964168 Expires: February 28, 2020 Bonded thru Aaron Notary

(Notorial Seal)



Department of State / Division of Corporations / Search Records / Search by Entity Name /

### **Detail by Entity Name**

Florida Limited Liability Company

MIDWAY 65 LLC

**Filing Information** 

Document Number L19000294848

FEI/EIN Number N/A

**Date Filed** 12/02/2019

State FL

Status ACTIVE

Principal Address 277 Midway Rd Ocala, FL 34472

Changed: 04/02/2020

Mailing Address

277 Midway Rd Ocala, FL 34472

Changed: 04/02/2020

**Registered Agent Name & Address** 

Hawkins, Troy 277 Midway Road Ocala, FL 34472

Name Changed: 01/13/2023

Address Changed: 01/13/2023

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

HAWKINS, TROY 277 Midway Rd Ocala, FL 34472

**Annual Reports** 

Report Year	Filed Date	
2022	02/25/2022	2
2023	01/13/2023	3
2024	01/23/2024	1
Document Images		
_	REPORT	View image in PDF format
01/23/2024 ANNUAL F		View image in PDF format
_		View image in PDF format  View image in PDF format  View image in PDF format

View image in PDF format

View image in PDF format

View image in PDF format

04/15/2021 -- ANNUAL REPORT

04/02/2020 -- ANNUAL REPORT

12/02/2019 -- Florida Limited Liability

Florida Department of State, Division of Corporations

#### Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

### 2025 Property Record Card

### Real Estate

9027-0000-02

**Property Information** 

 MIDWAY 65 LLC
 Taxes / Assessments:
 PC: 57

 277 MIDWAY RD
 Map ID: 252
 Acres: 107.84

OCALA FL 34472-4223 <u>Millage:</u> 7011 - UNINCORPORATED

#### 2024 Certified Value

Land Just Value Buildings Miscellaneous Total Just Value Total Assessed Value Exemptions Total Taxable	\$833,904 \$0 \$21,568 \$855,472 \$36,300 \$0 \$36,300	Impact Land Class Value Total Class Value <u>Ex Codes:</u> 08	(\$819,172) \$14,732 \$36,300
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#### History of Assessed Values

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	<b>Assessed Val</b>	<b>Exemptions</b>	Taxable Val
2024	\$833,904	\$0	\$21,568	\$855,472	\$36,300	\$0	\$36,300
2023	\$667,304	\$0	\$21,568	\$688,872	\$36,716	\$0	\$36,716
2022	\$667,304	\$0	\$21,568	\$688,872	\$33,718	\$0	\$33,718

#### **Property Transfer History**

Date	Instrument	Code	Q/U	V/I	Price
12/2019	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$882,400
01/2008	09 EASEMNT	0	U	V	\$100
11/2005	07 WARRANTY	8 ALLOCATED	U	V	\$673,700
07/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$1,950,000
01/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$900,000
01/1997	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	V	\$337,230
	12/2019 01/2008 11/2005 07/2005 01/1999	12/2019 06 SPECIAL WARRANTY 01/2008 09 EASEMNT 11/2005 07 WARRANTY 07/2005 07 WARRANTY 01/1999 07 WARRANTY	12/2019       06 SPECIAL WARRANTY       8 ALLOCATED         01/2008       09 EASEMNT       0         11/2005       07 WARRANTY       8 ALLOCATED         07/2005       07 WARRANTY       2 V-SALES VERIFICATION         01/1999       07 WARRANTY       2 V-SALES VERIFICATION	12/2019       06 SPECIAL WARRANTY       8 ALLOCATED       Q         01/2008       09 EASEMNT       0       U         11/2005       07 WARRANTY       8 ALLOCATED       U         07/2005       07 WARRANTY       2 V-SALES VERIFICATION       Q         01/1999       07 WARRANTY       2 V-SALES VERIFICATION       Q	12/2019       06 SPECIAL WARRANTY       8 ALLOCATED       Q       V         01/2008       09 EASEMNT       0       U       V         11/2005       07 WARRANTY       8 ALLOCATED       U       V         07/2005       07 WARRANTY       2 V-SALES VERIFICATION       Q       V         01/1999       07 WARRANTY       2 V-SALES VERIFICATION       Q       V

#### **Property Description**

SEC 33 TWP 15 RGE 23 PLAT BOOK J PAGE 233 SILVER SPRINGS SHORES UNIT 27 BLK 1858 LOTS 1-19 BLK 1859 LOTS 1-26 BLK 1862 LOTS 1-19 BLK 1863 LOTS 1-12 BLK 1864 LOTS 1-19 BLK 1865 LOTS 1-26 BLK 1866 LOTS 1-37 BLK 1867 LOTS 1-35 BLK 1868 LOTS 1-18 BLK 1869 LOTS 1-20 BLK 1870 LOTS 1-13 BLK 1871 LOTS 2-13 BLK 1872 LOTS 1-19 BLK 1873 LOTS 1-9 BLK 1874 LOTS 1-7 BLK 1874A LOTS 1-4 BLK 1875 LOTS 1-8 BLK 1876 LOTS 8.9

TRACT B-F &

WRA BETWEEN LOTS 7 & 8 &

WRA N OF LOT 12 &

WRA SW OF LOT 1 &

WRA SELY OF LOT 18 BLK 1868 &

PLAT BOOK 3 PAGE 106

SILVER SPRINGS SHORES UNIT 27 A REPLAT

BLK 1876A LOT 1 &

ALL REVERSIONARY INT IN ALL NON PAVED ROADS-WRAS WITHIN

THESE BDYS

Parent Parcel: 9027-0000-00

#### <u>Land Data - Warning: Verify Zoning</u>

Use	CUse	Front	Depth	Zoning	<b>Units Type</b>	Rate Loc Shp Phy	Class Value	Just Value
5721		.0	.0	R1	83.30 AC			
9902		.0	.0	R1	7.71 AC			
9510		.0	.0	R1	6.10 AC			
9902		.0	.0	R1	2.93 AC			
9902		.0	.0	R1	5.76 AC			
9902		.0	.0	R1	2.04 AC			
9480		.0	.0	R1	1.00 UT			
9994		.0	.0	A1	1.00 UT			

Neighborhood 2027 - CRYSTAL LAKES ADD U27 SSS

Mkt: 6 70

#### Miscellaneous Improvements

Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
268 PLAT ENGINER	107.84	AC	99	1974	3	0.0	0.0

#### Appraiser Notes

### Planning and Building \*\* Permit Search \*\*

Permit Number Date Issued Date Completed Description

### FAWN LAKE ESTATES P.U.D. CONCEPT PLAN

SECTION 33, TOWNSHIP 15, RANGE 23 MARION COUNTY, FLORIDA

PARCEL #: 9027-0000-02

 $PROJECT\ AREA:\ 110.14 \pm ACRES$ 

EXISTING LAND USE: MEDIUM/HIGH RESIDENTIAL

EXISTING ZONING: R-1

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

#### **GENERAL NOTES:**

- 1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS AS NEEDED. PAY FEE IN LEU OF MAY BE UTILIZED AT DEVELOPERS OPTION.
- 3. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
- 4. PROJECT IS WITHIN FLOODZONE "X, A" ACCORDING TO FIRM PANEL #12083C0545D, EFFECTIVE ON 08/28/2008.
- 5. DEVELOPER HAS THE OPTION TO PLAT UNITS IN DEVELOPMENT.
- 6. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
- 7. ALL LOTS WITH NUMBER IN CIRCLE 50 FEET WIDE, WITHOUT CIRCLE 40 FEET WIDE.
- 8. PORTION OF THIS PROPERTY IS IN THE ENVIRONMENTAL SENSITIVE OVERLAY ZONE.
- 9. THIS PROPERTY IS IN THE PRIMARY SPRINGS PROTECTION ZONE.



—ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545

 $FAWN\,LAKE\,ESTATES\\ MARION\,COUNTY,\,FLORIDA$ 

COVER SHEET

S\Marion County\Rainey Fawn Lake Estates\PLANNING\SUBMITTAL\MUNICIPALITY\SUBMIT DATE\PLANS\01 - Cover Sheet.dwg, 9/26/2025 11:58:44 A

#### **INDEX OF SHEETS**

01.01	COVER SHEET
02.01	LIST OF REQUIREMENTS
03.01	PUD CONCEPT PLAN
04.01	OVERALL RENDERING (TO BE PROVIDED AT LATER DATE)
05.01 - 05.06	SITE DATA
06.01	TYPICAL
07.01	CROSS SECTION
08.01 - 08.02	BUFFER DETAILS
09.01	BUFFER RENDERING
10.01 - 10.08	HOUSE RENDERING
11.01	OPEN SPACE MAP & CALCULATIONS

12.01 - 12.04 AMENITY RENDERING

13.01 SIGNAGE RENDERING

#### LIST OF REQUIREMENTS

- THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET. "SEE
- VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. "SEE 2.
- DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. "SEE SHEET 03.01". 3.
- PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. "SEE SHEET 4. 05.03".
- IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING 5. ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. "SEE SHEET 05.04 -05.05".
- IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. "NO EXISTING IMPROVEMENT ON SITE". 6.
- A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. "SINGLE FAMILY RESIDENCE AND AMENITIES". 7.
- A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE. "SEE SHEET 06.01, 07.01".
- PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) "SEE SHEET 06.01". 9.
- 10. IDENTIFY PROPOSED BUFFERS. "SEE SHEET 03.01, 08.01, 08.02, 09.01".
- 11. IDENTIFY ACCESS TO THE SITE. "SEE SHEET 03.01".
- 12. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PERKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) "SEE SHEET 06.01".
- PRELIMINARY SIDEWALK LOCATIONS. "SEE SHEET 03.01, 05.02". 13.
- REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. "TO BE PROVIDED 14. PRAIRIE BCC MEETING".
- 15. SHOW 100 YEAR FLOODPLAIN ON THE SITE. "SEE SHEET 05.06".
- 16. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION.
- IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. "SEE SHEET 11.01, 12.01 12.04". 17
- 18. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. "SEE SHEET 05.02, NOTE 14".
- ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. 19. "SEE SHEET 10.01 - 10.08, 12.01 - 12.04".
- 20. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE FOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION).



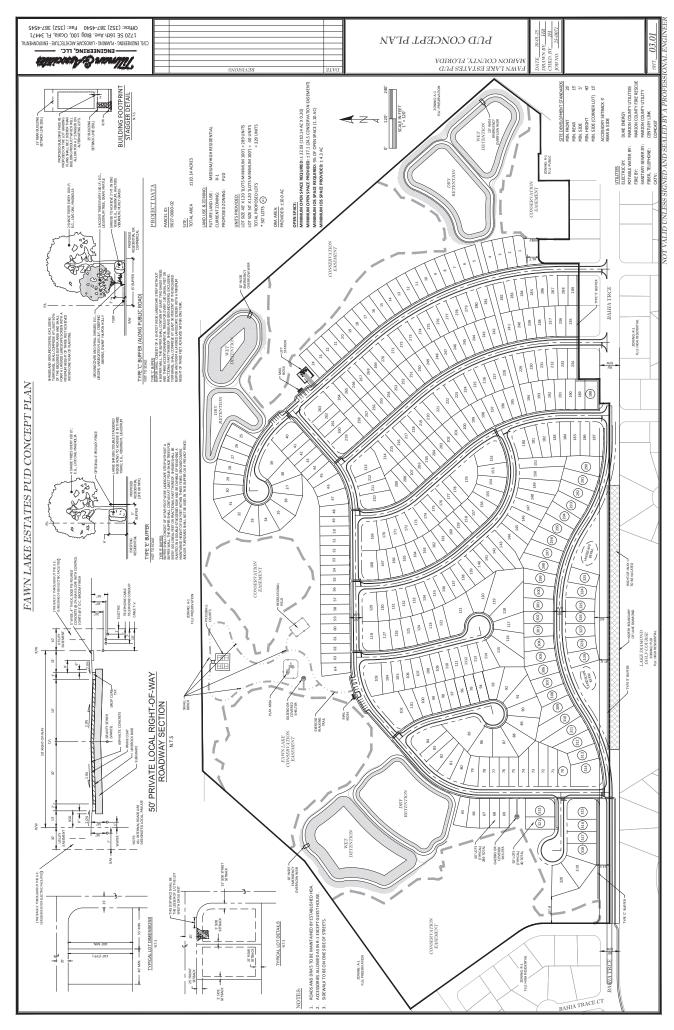
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545

FAWN LAKE ESTATES MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 10/01/25 DRAWN BY\_ CHKD. BY\_ IHJOB NO. <u>25-0073</u> sht. 02.01

S:\Marion County\Rainey Fawn Lake Estates\PLANNING\SUBMITTAL\MUNICIPALITY\SUBMIT\_DATE\PLANS\02 - List Of Requirements.dwg, 10/1/2025 8:51:01 AM



S:\Marion County\Rainey Fawn Lake Estates\PLANNING\PUD Concept Plan.dwg, 10/1/2025 8:21:32 AM

#### PROJECT DATA

**PARCELS** 

9027-0000-02

LAND USE:

MEDIUM RESIDENTIAL: 46.82 ±ACRES HIGH RESIDENTIAL: 63.32 ±ACRES

SITE

TOTAL AREA 110.14 ±ACRES

LAND USE & ZONING

FUTURE LAND USE MEDIUM/HIGH RESIDENTIAL

CURRENT ZONING R-1
PROPOSED ZONING PUD

ALLOWABLE DENSITY (MEDIUM RESIDENTIAL: 46.82 ±ACRES)

MINIMUM 1 UNITS PER ACRE = 47 UNITS

MAXIMUM 4 UNITS PER ACRE = 187 UNITS

ALLOWABLE DENSITY (HIGH RESIDENTIAL: 63.32 ±ACRES)

MINIMUM 4 UNITS PER ACRE = 253 UNITS
MAXIMUM 8 UNITS PER ACRE = 506 UNITS

**UNITS PROVIDED** 

LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 289 UNITS LOT SIZE 50' X 120' (LOTS MINIMUM 100') = 40 UNITS TOTAL PROPOSED LOTS = 329 UNITS

DRA AREA

PROVIDED 10.00 AC (9.09%)

**UTILITIES** 

ELECTRIC BY DUKE ENERGY

POTABLE WATER BY MARION COUNTY UTILITIES
FIRE BY MARION COUNTY FIRE RESCUE
SANITARY SEWER BY MARION COUNTY UTILITY

FIBER, TELEPHONE CENTURY LINK
CATV COMCAST

SITE DEVELOPMENT STANDARDS

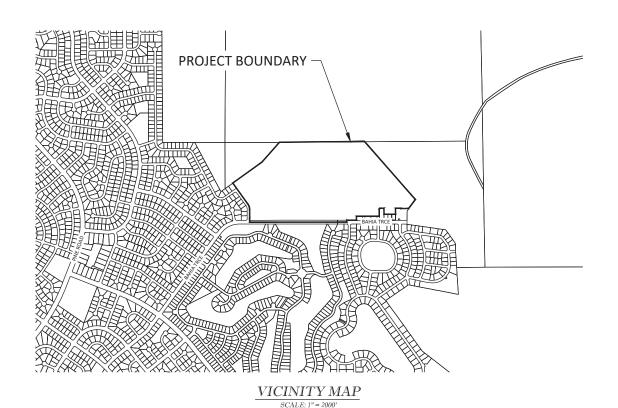
MIN. FRONT 25'

 MIN. REAR
 20'
 ACCESSORY 5'

 MIN. SIDE
 5'
 ACCESSORY 5'

 MIN. HEIGHT
 40'
 ACCESSORY 20'

MIN. SIDE (CORNER LOT) 15'



### Tillman & Associates

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

SITE DATA

#### SIDE DATA NOTES:

- 1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
- 2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
- 3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
- 4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
- 5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
- 6. PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
- 7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- 8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
- 9. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
- 10. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
- 11. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.
- 12. ACCESSORY USES ALLOWED AS PERMITTED WITHIN AN R-1 ZONE, EXCEPT GUEST COTTAGE.
- 13. SIDEWALKS TO BE PROVIDED ON ONE SIDE OF ROADS OR PAY FEE IN LIEU OF AS AN OPTION.
- 14. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

Tillman & Associates
——ENGINEERING, LLC. ——

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

> SITE DATA NOTES

# $\frac{ACREAGE\ OF\ PROPERTY:}{110.14 \pm ACREAS}$

#### LEGAL DESCRIPTION:

PARCEL 9027-0000-02

SEC 33 TWP 15 RGE 23

PLAT BOOK J PAGE 233

SILVER SPRINGS SHORES UNIT 27

BLK 1858 LOTS 1-19

BLK 1859 LOTS 1-26

BLK 1862 LOTS 1-19

BLK 1863 LOTS 1-12

BLK 1864 LOTS 1-19

BLK 1865 LOTS 1-26

BLK 1866 LOTS 1-37

BLK 1867 LOTS 1-35

BLK 1868 LOTS 1-18

BLK 1869 LOTS 1-20

BLK 1870 LOTS 1-13

BLK 1871 LOTS 2-13

BLK 1872 LOTS 1-19

BLK 1873 LOTS 1-9

BLK 1874 LOTS 1-7

BLK 1874A LOTS 1-4

BLK 1875 LOTS 1-8

BLK 1876 LOTS 8.9

TRACT B-F &

WRA BETWEEN LOTS 7 & 8 &

WRA N OF LOT 12 &

WRA SW OF LOT 1 &

WRA SELY OF LOT 18 BLK 1868 &

PLAT BOOK 3 PAGE 106

SILVER SPRINGS SHORES UNIT 27 A REPLAT

BLK 1876A LOT 1 &

ALL REVERSIONARY INT IN ALL NON PAVED ROADS-WRAS WITHIN

THESE BDYS

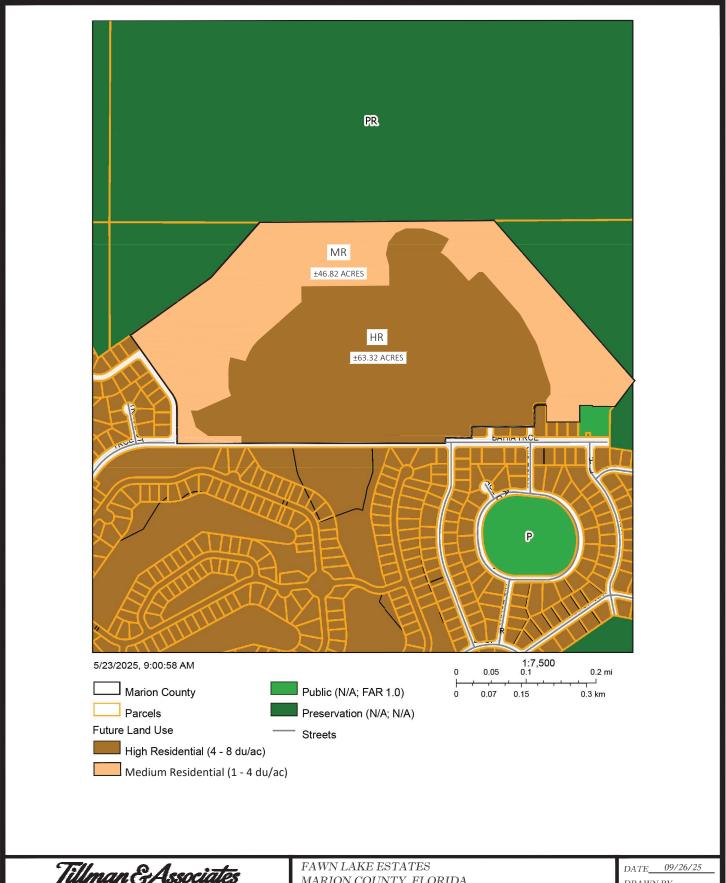
### Tillman & Associates

—ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545  $FAWN\,LAKE\,ESTATES\\MARION\,COUNTY,\,FLORIDA$ 

ACREAGE OF PROPERTY AND LEGAL DESCRIPTION

 $_{SHT.}$  05.03



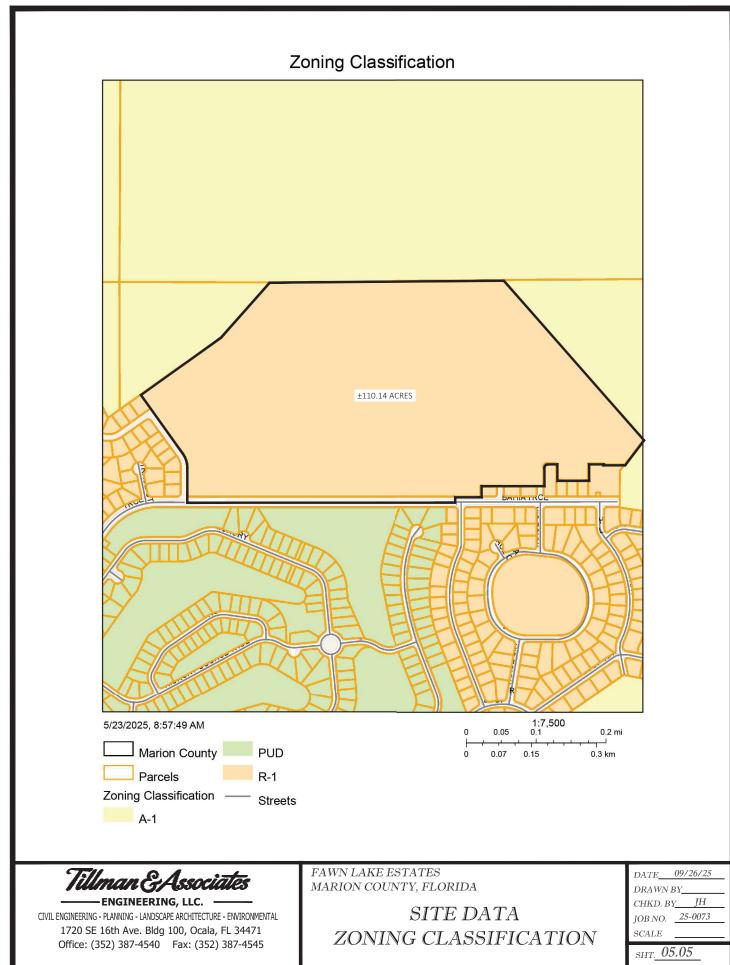
### Tillman & Associates ENGINEERING, LLC.

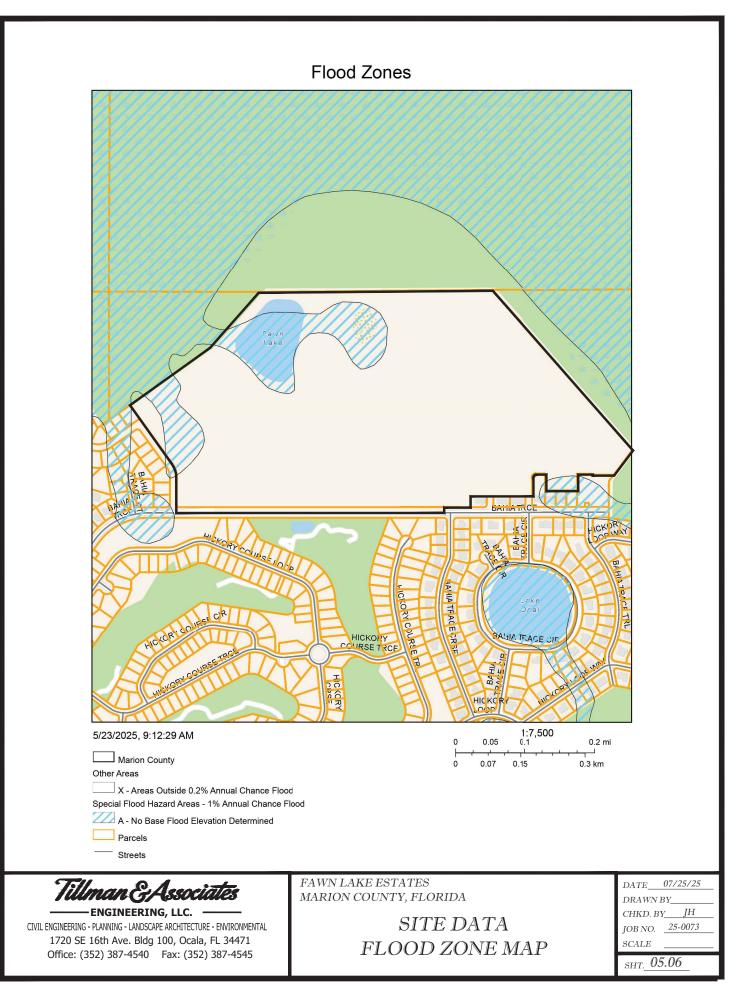
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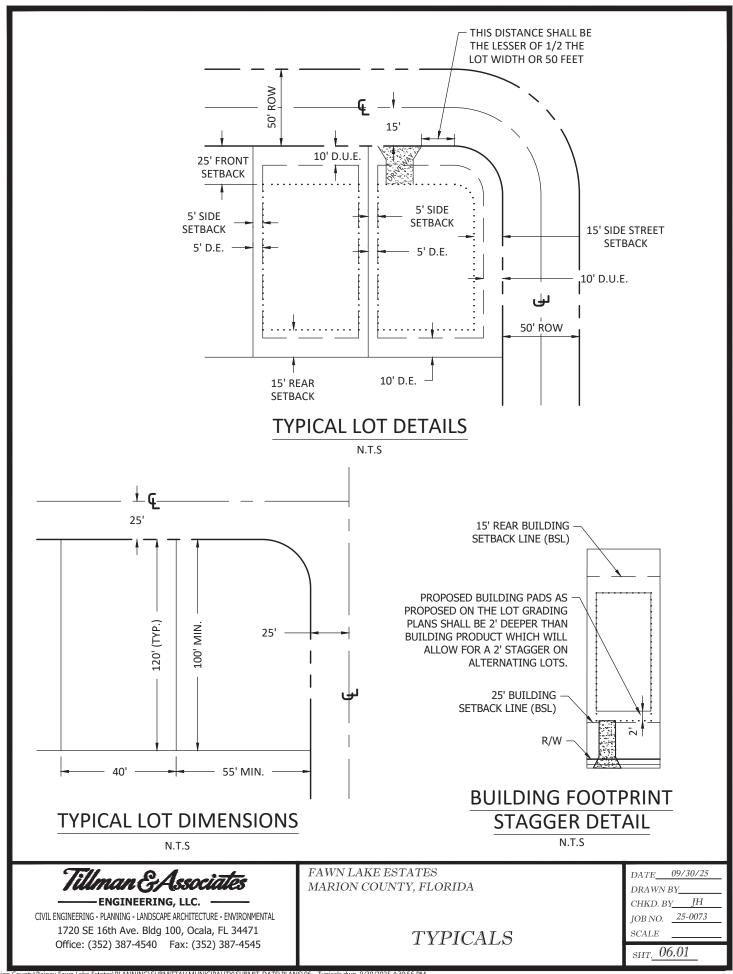
MARION COUNTY, FLORIDA

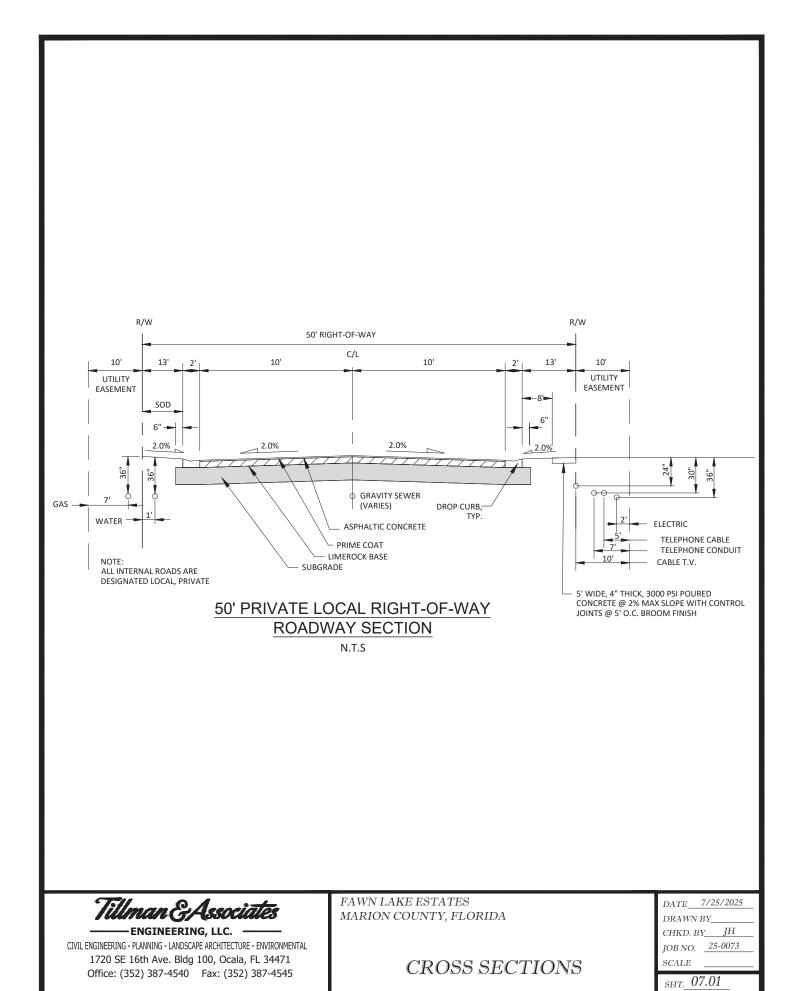
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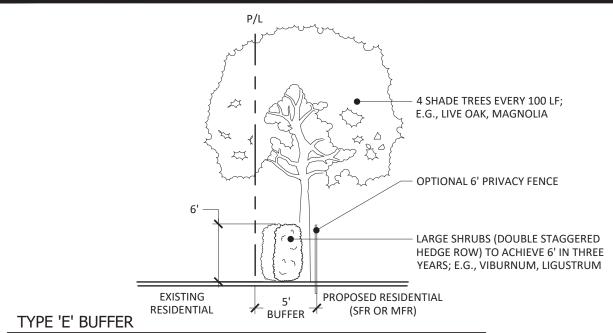
SHT. 05.04







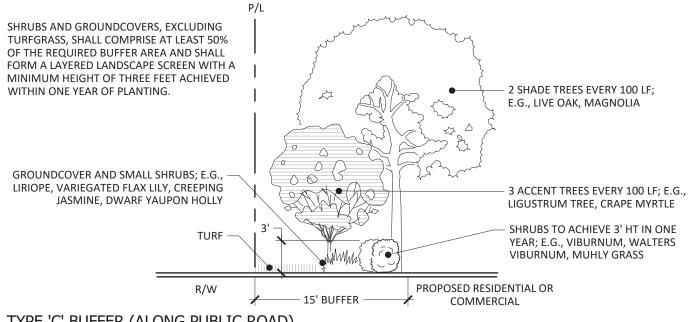




**NOT TO SCALE** 

#### TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER OR 6' PRIVACY FENCE.



#### TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

TYPE 'C' BUFFER

BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF, SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

**ENGINEERING, LLC.** 

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE\_ 07/25/25 DRAWN BY\_ CHKD. BY\_ IOB NO. 25-0073 SCALE  $_{SHT.} 08.01$ 



PLEASE NOTE EXISTING VEGETATION MAY BE UTILIZED TO MEET THE BUFFER REQUIREMENTS.

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**BUFFER DETAILS** 

SHT. 08.02



100'

#### TYPE 'E' BUFFER



100'

#### TYPE 'C' BUFFER

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BUFFER RENDERING





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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

> HOUSE RENDERING 40' WIDE LOTS

SHT. 10.01





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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

> HOUSE RENDERING 40' WIDE LOTS

shт. 10.02





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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

> HOUSE RENDERING 40' WIDE LOTS

<sub>SHT.</sub> 10.03



#### ARCHITECTURAL STYLE

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

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> HOUSE RENDERING 40' WIDE LOTS

<sub>SHT.</sub> 10.04





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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

HOUSE RENDERING 50' WIDE LOTS

SHT. 10.05





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HOUSE RENDERING 50' WIDE LOTS

SHT. 10.06





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HOUSE RENDERING 50' WIDE LOTS

<sub>SHT.</sub> 10.07



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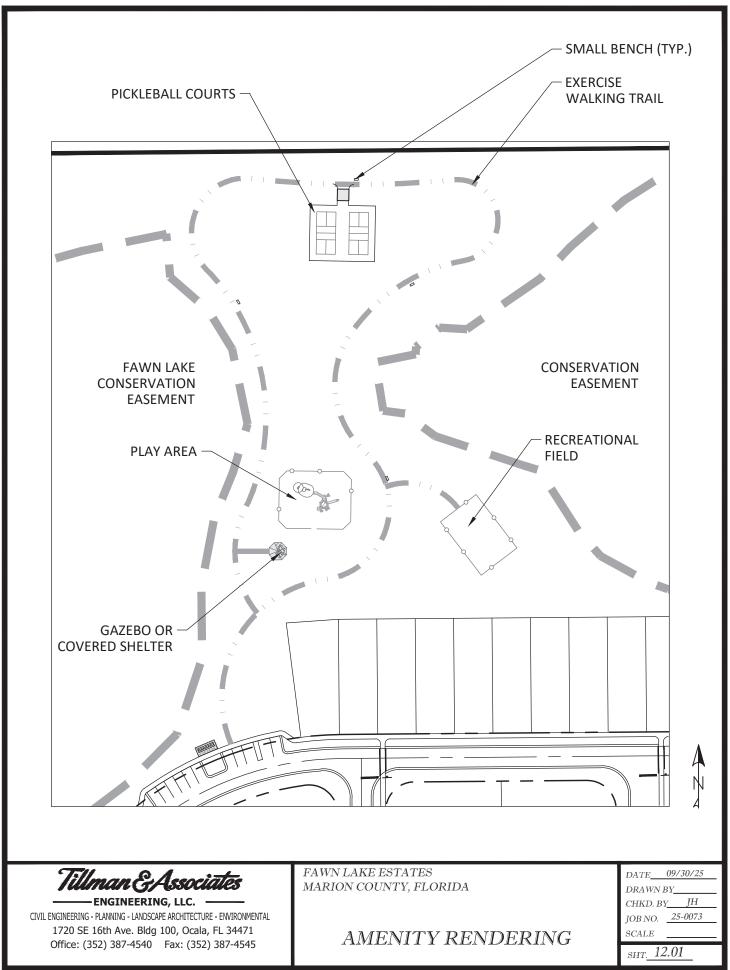
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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

HOUSE RENDERING 50' WIDE LOTS

SHT. 10.08







PLAYGROUND



**SWINGSET** 

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

> AMENITY RENDERING PLAY AREA

DATE 09/30/25	
DRAWN BY	
CHKD. BY JH	
JOB NO. 25-0073	
SCALE	

SHT. 12.02



PICKLEBALL COURT

—ENGINEERING, LLC.

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

AMENITY RENDERING PICKLEBALL COURTS

DATE 07/25/25

DRAWN BY JH

JOB NO. 25-0073

SCALE

SHT. 12.03



COVERED SHELTER



WALKING TRAIL

PLEASE NOTE THAT MATERIAL FOR DELINEATING THE WALKING TRAIL MAY BE MADE UP OF OTHER MATERIAL. THE SIZE MAY VARY IN WIDTH.

# Tillman & Associates ——ENGINEERING, LLC.

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

AMENITY RENDERING WALKING TRAIL & SHELTER DATE 09/30/25

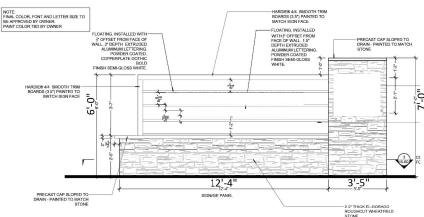
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JOB NO. 25-0073

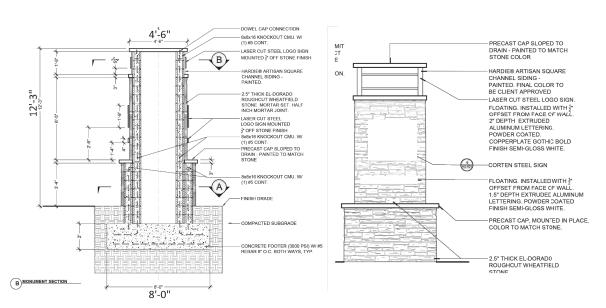
SCALE

SHT. 12.04









PLEASE NOTE THAT EITHER SIGN MAY BE PLACED AT ALL ENTRANCE LOCATIONS. ALL OTHER SIGNAGE TO CONFORM WITH LDC STANDARDS.

### Tillman & Associates

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SIGNAGE RENDERING

DATE 07/29/25

DRAWN BY \_\_\_\_\_

CHKD. BY \_\_\_\_\_
JH \_\_\_\_
JOB NO. 25-0073

SCALE \_\_\_\_\_

SHT. 13.01



# 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

August 21, 2025

KITTELSON & ASSOCIATES EMMANUEL MASINDOKI 225 E. ROBINSON STREET, #355 ORLANDO, FL 32801

SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER

PROJECT NAME: FAWN LAKE PUD

PROJECT #2025060057 APPLICATION: #32989 PARCEL #9027-0000-02

Dear Emmanuel,

The Traffic Methodology dated August 12, 2025 for the above referenced project was approved by Marion County on August 21, 2025. Please submit the Traffic Study in accordance with this approved Methodology. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



### **Marion County**

### **Development Review Committee**

#### Agenda Item

File No.: 2025-21635 Agenda No.: 6.5. **Agenda Date: 12/22/2025** 

#### SUBJECT:

Guest Services - Rainbow Springs - Build 5 Decks - Major Site Plan - Waiver to Major Site Plan 18101 SW 94th St Dunnellon Project #2025080066 #33319 Parcel #34575-001-00 Lee Smith Engineering Services Group, LLC

#### LDC Section 2.21.1.D Applicability

CODE states Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.

**APPLICANT** requests waiver of the submission of The Major Site Plan The work is minor and located within the approx. 1500 acre Rainbow Springs State Park, a large wooded parcel. Work is limited to the construction of 20" high free standing wooden decks on the existing impervious surfaces of the park campground. No new stormwater runoff is created nor any impact to adjacent areas. See attached for details.



# 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

October 21, 2025

LEE SMITH ENGINEERING SERVICES GROUP LLC PLACIDO FREITES 391 W. ALFRED ST. TAVARES, FL 32778

SUBJECT: INITIAL COMMENTS LETTER

PROJECT NAME: GUEST SERVICES - RAINBOW SPRINGS - BUILD 5 DECKS

PROJECT #2025080066

APPLICATION: MAJOR SITE PLAN #33319

#### Dear Placido:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at <a href="DevelopmentReview@marionfl.org">DevelopmentReview@marionfl.org</a>. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

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.

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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

**REVIEW ITEM: Additional Stormwater comments** 

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

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: 10/13/25-add waivers if requested in future

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.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: INFO

REMARKS: No utility provider information is displayed.

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

**REMARKS: FGUA Service Territory** 

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

**REMARKS: FGUA Service Territory** 

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

**REMARKS: Primary** 

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development

Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size STATUS OF REVIEW: INFO

REMARKS: Ensure proposed decks do not decrease the total required lot space for RV spaces.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

**REVIEW ITEM: Additional Health comments** 

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the proposed plans to Rebecca. Roy@FLHealth.gov to attach to the

permit for the campground.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

**REVIEW ITEM: Additional Fire comments** 

STATUS OF REVIEW: INFO

REMARKS: This property is under the Jurisdiction of the Office of the Florida State Fire Marshals office.

Please contact them for plan review and inspections.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 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 STATUS OF REVIEW: INFO

REMARKS: Please indicate proposed/total impervious surface area within project area. Please indicate

dimensions of lots, etc.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Within FGUA/Dunnellon service area

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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.

STATUS OF REVIEW: INFO

REMARKS: Will there be any signs? If so, please indicate on site plan.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outdoor storage area? If so, please indicate on site plan.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: INFO

REMARKS: FEMA Flood Zone AE and X-0.2%

Primary Springs Protection Zone

Rainbow River Environmentally Sensitive Overlay Zone (ESOZ)

DEPARTMENT: ZONE - ZONING DEPARTMENT

**REVIEW ITEM: Additional Zoning comments** 

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /

JARED.RIVERA@MARIONFL.ORG

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious &

pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Please provide a survey that is no older than 12 months

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please provide the following maps: NRCS soils map, National Wetland Inventory map, FEMA

flood map, USGS Quadrangle Map for the sites.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: The cover sheet needs an owner's certification thats states: "I hereby certify that I, my successors,

and assigns shall perpetually maintain the improvements as shown on this plan".

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(4) - Stormwater Features & Connective Elements

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.5 - Flood Plain & Protection

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.9 - Grading Criteria

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.A(11)(a) - Construction Entrance"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control

STATUS OF REVIEW: NO

REMARKS: Please provided an erosion control plan

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

STATUS OF REVIEW: NO

REMARKS: See Comment under "6.13.2.B(8) - Calculation & Plan Consistency"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency

STATUS OF REVIEW: NO

REMARKS: Please provide a site plan and supporting stormwater & geotechnical reports

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please provided a signed and sealed karst analysis

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing: Title block on ALL sheets denoting type of application; (Major Site Plan)

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application on front page

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing: Type of application on front page: (Major Site Plan)

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.B - Project name centered at top of front page

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Not Centered

**DEPARTMENT: ENGIN - DEVELOPMENT REVIEW** 

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing owner and applicant on front sheet

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Owner's certification on front sheet:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO REMARKS: 10/13/25-Not found

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

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

app) from provider

STATUS OF REVIEW: NO

REMARKS: Marion County Utilities is unable to confirm whether public water and sewer service are provided to this parcel. Please provide a letter from FGUA confirming service availability. Although no additional flows are proposed, MCU must ensure that FGUA is aware of the development and that the proposed improvements will not impede any existing water or wastewater infrastructure.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

STATUS OF REVIEW: NO

REMARKS: Floodplain details are required to be listed on all plan sets.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]

STATUS OF REVIEW: NO

REMARKS: The subject parcel lies within the Environmental Sensitivity Overlay Zone. This needs to be identified and an ESOZ plan udpate will need to be provided.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: NO

REMARKS: The subject parcel lies within the Primary Springs Protection Zone. This is required to be identified on all plan sets.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW REVIEW ITEM: 6.2.1.E - Provide drawing legend

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State

Plane Coordinate System STATUS OF REVIEW: NO

REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and

coordinate values

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA

FIRM, with zone, elevation, and vertical datum noted

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.D - A note shall appear on the construction plans detailing source and survey field

methods used to obtain and delineate the flood plain line shown

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.E - Line and curve table must be shown on the sheet to which they apply

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.7.F - All abbreviations used shall be clearly defined in the legend

STATUS OF REVIEW: NO REMARKS: Please provide.

**DEPARTMENT: ENGSUR - SURVEY REVIEW** 

REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification

STATUS OF REVIEW: NO REMARKS: Please provide.

**DEPARTMENT: ENGSUR - SURVEY REVIEW** 

REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project

STATUS OF REVIEW: NO REMARKS: Please provide.

**DEPARTMENT: ENGSUR - SURVEY REVIEW** 

REVIEW ITEM: 2.12.10 - Show any known existing or proposed easement or land reservation

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain

STATUS OF REVIEW: NO REMARKS: Please provide.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree preservation, Landscape and Irrigation plans for review, or request a waiver if

not applicable

DEPARTMENT: ZONE - ZONING DEPARTMENT REVIEW ITEM: 2.12.4.C - Owner and applicant name

STATUS OF REVIEW: NO

REMARKS: Please indicate owner/applicant on cover sheet.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Please indicate parcel ID on cover sheet.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate zoning/FLU designation for subject property and adjacent properties on separate

"master" aerial map.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and

parking

STATUS OF REVIEW: NO

REMARKS: Recognized as Preservation land owned by State. We need confirmation that the proposed recreational/RV use is allowed by the property's respective unit management plan. Please submit copy of land management plan/land use plan as required for State Lands, referenced in F.S. 253 and 259.

DEPARTMENT: ZONE - ZONING DEPARTMENT REVIEW ITEM: 2.12.32 - Show 100yr flood zone

CE - FILE OF DELIVERY NO

STATUS OF REVIEW: NO

REMARKS: Please indicate FEMA Flood Zones on subject property.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Please provide Environmental Assessment for Listed Species (EALS) meeting requirements in

LDC Sec. 6.5.4.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: NO

REMARKS: Please add owner certification/signature to cover page -EMW 10.03.25

#### 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]."

Feel free to contact the Office of the County Engineer at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> should you have questions.

Sincerely,

Your Development Review Team Office of the County Engineer

### CONTACT INFORMATION FOR PLAN REVIEWERS

<b>Department / Division</b>	Phone Number
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSUR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



## 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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date:	Parcel	Number(s):345	575-001-00 F	Prime Key 810134	Permit Number: 333	319
Α.	PROJECT I	NFORMATI	<b>ON:</b> Fill in bel	ow as applic	able:		
	Project Name	e: <u>Rainbow Sp</u>	rings Decks			Commercial 🗸	Residential
	Subdivision 1	Name (if appl	icable):				
	Unit	_Block	Lot	Tract			
В.	owner's beha		iver request. T			nature authorizes the appenail, fax, scan, a lette	
	Name (print)	:Guest Servic	es				
		•					
	Mailing Add	ress: 3055 Pro	sperity Ave			City:Fairfax	
	State:VA	Zip Co	ode:22031	Phone #		City: <u>Fairfax</u>	
	Email addres	<u>s:</u> Laura Sherr	nan@guestser	vices.com			
	all correspond	dence. if applicable):	DA Construction	· on	Contact	t during this waiver prod Name:Laiany Munoz	
	Mailing Add	ress: <u>1025 Bay</u>	' Rd			City:Mt. Dora	1
	State:FL	Zip Co	ode: <u>32757</u>	Phone # <u>3</u>	52-602-4385	City:Mt. Dora	
	Email addres	s: <u>lmunoz@</u> da	builds.net				
D.		tle of Code (b	e specific):			(per our application date	
						mission of The Major Si	
						gs State Park, a large w	
						on the existing imperviou	
	park campgro	ound. No new	<i>i</i> stormwater ru	noff is create	ed nor any impact to a	adjacent areas. See atta	ched for details.
DE	EVELOPMEN	T DEVIEW	LICE.				
Re	ceived By:	VI KEVIEW	Date Processed	·	Project #		_ AR #
<b>Z</b> C Zo: Da	ONING USE: ned:	Parcel of rec_ESOZ:	ord: Yes □ No P.O.M _Verified by (	o □ Land print & initia	Eligible to app l Use:P	oly for Family Division lat Vacation Required	: Yes □ No □ : Yes □ No □

Revised 6/2021 3



November 11, 2025

Marion County Board of County Commissioners
Office of the County Engineer
412 SE 25<sup>th</sup> Ave.
Ocala, Fl. 34471

Subject: Initial Comments Letter Application for Waiver

Project Name: Guest Services - Rainbow Springs - Build 5 Decks

Project # 2025080066

Application: Major Site Plan #33319

To; Development Review Team, Office of The County Engineer

In response to the Initial Comments letter dated October 21, 2025, we'd like to formally request a waiver for the Major Site Plan, the requirements contained within the Major Site Plan, and many of the comments listed in the Initial Comments Letter. The justification for this waiver request generally is the work is located within the existing nearly 1,500 acre Rainbow Springs State park which is a very large woodland parcel and does not create any new stormwater runoff, impervious area, new water service, or new sewer service. Furthermore, no new grading or paving of any kind are to be constructed. New work is minor and limited only to the construction of five, 20" high, free standing wooden decks on existing impervious RV/tent campsites and are to only provide a stable surface for the future installation of camping tents.

Specific code justification for the waiver request is as follows:

- 1. Division 21 -Major Site Plan, Section 2.21.1.D (in effect on our permit application date)— Applicability states "large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead be subject to stormwater compliance as follows."
  - a. Demonstrate to the Office of the County Engineer that the proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems.
  - b. Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.
  - c. Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.

- 2. Per the code section above, the new work is to be constructed within the approx. 1,500 acre Rainbow Springs State Park and therefore qualifies as a large parcel. While the exact square footage of existing impervious surface is undermined, it is greater than the 9,000 sf threshold but only a small fraction of the 35% total area. The decks specifically will be approx. 20" tall, freestanding, and constructed on top of the existing impervious surfaces which constitute site numbers 46, 47, 48, 49, and 51 of the existing Rainbow Springs State Park Campground. Stormwater compliance is as follows:
  - a. The decks are to be constructed solely on previously developed existing impervious campsites in the Rainbow Springs State Park Campground. No portion of the decks will extend to pervious surfaces therefore no new stormwater runoff is created. Attached are the proposed site plan, park map, areal images, and ground images to support.
  - b. Temporary erosion control can be installed around each affected site if required, however as stated above no new impervious surfaces are to be constructed nor will there be any grading or soil disturbance of any kind
  - c. Two copies of a park map sketch are attached showing adjacent structures and existing stormwater controls.

The following documents are attached to support this waiver request:

- 1. The Rainbow Springs State Park Campground map showing the sites to receive the new decks.
- 2. Proposed site plan from the submittal documents
- 3. Photograph of each existing retention pond.
- 4. Photograph of each specific site showing the impervious surface on which the decks are to be constructed.
- 5. Areal image of the campground with the specific sites indicated.
- 6. Two copies of the FDEP map showing the park boundaries, campground location, existing improvements and buildings, roadways, parking lots, and adjacent stormwater control locations.

In summary, the proposed improvements are very minor and do not impact adjacent areas nor do they create any new stormwater runoff. Furthermore, the requirements of the major site plan such as boundary surveys, Karst investigations, and endangered species surveys to name a few would be onerous and would far exceed the cost of construction (\$125,000.00) and cause the project to be no longer viable. Therefore, a major site plan waiver is requested.

Thank you for your attention to this request, and we look forward to your response.

Sincerely,

Gary L. VanHouten
Pre-Construction Director



— To Tubing Area

# RAINBOW SPRINGS State Park Campground

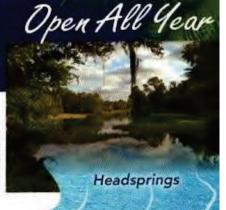
18185 S.W. 94th Street • Dunnellon, Florida 34432 • Marion County

Park Office: (352) 465-8550 • Fax: (352) 465-8560 Website: www.floridastateparks.org/rainbowsprings

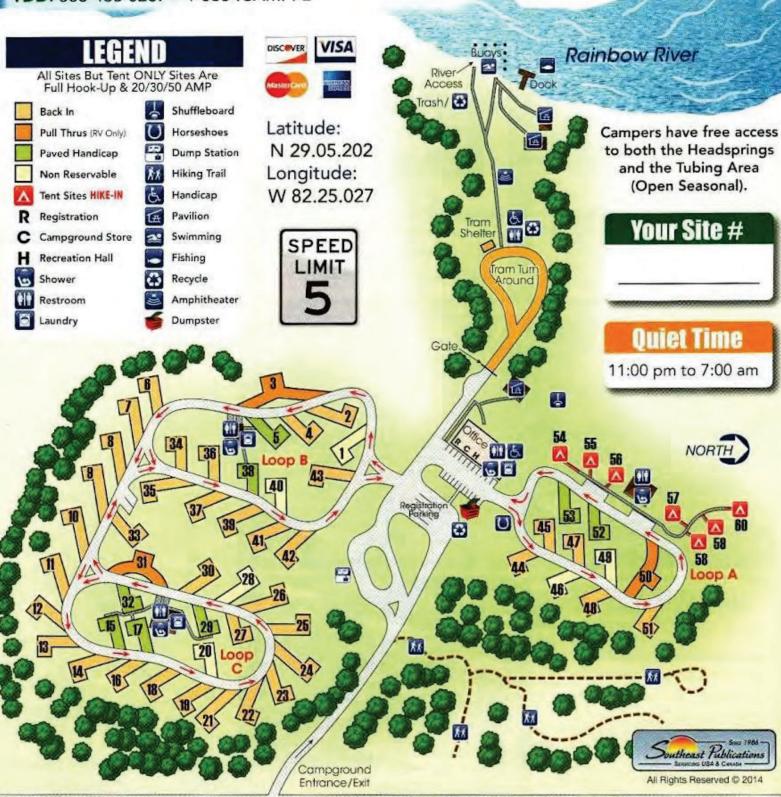
Reservations: 1-800-326-3521 • www.reserveamerica.com

TDD: 888-433-0287 • 1-866-ICAMPFL

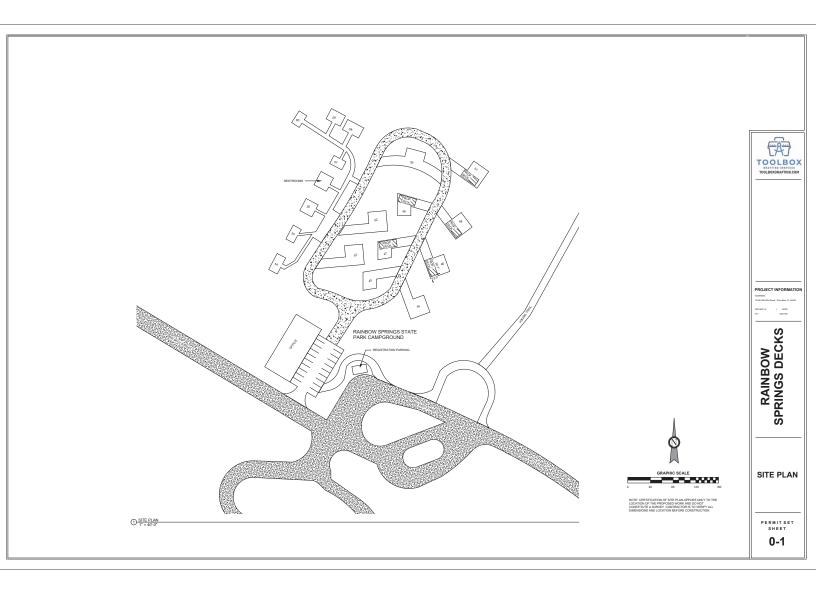




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S.W. 180th Avenue Rd.





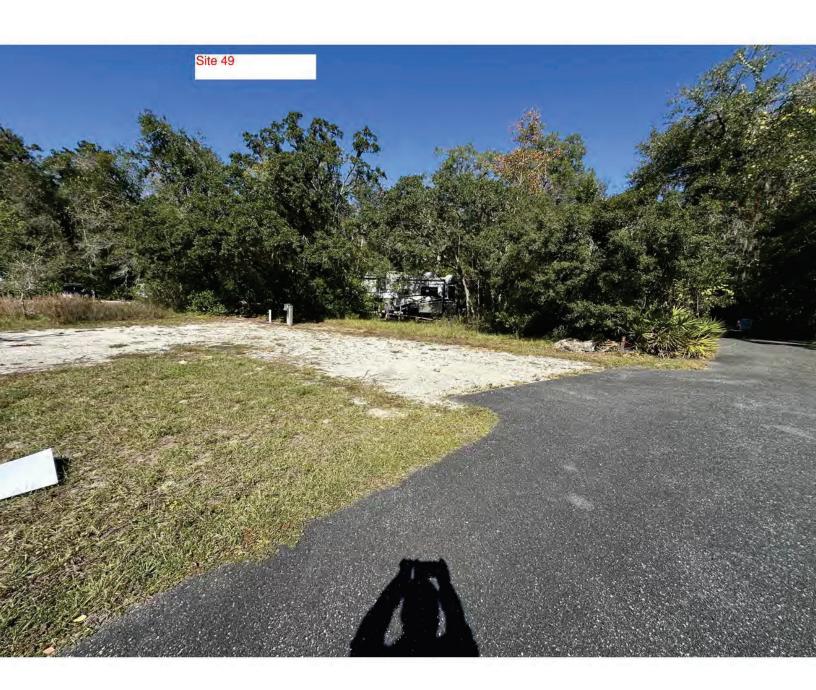


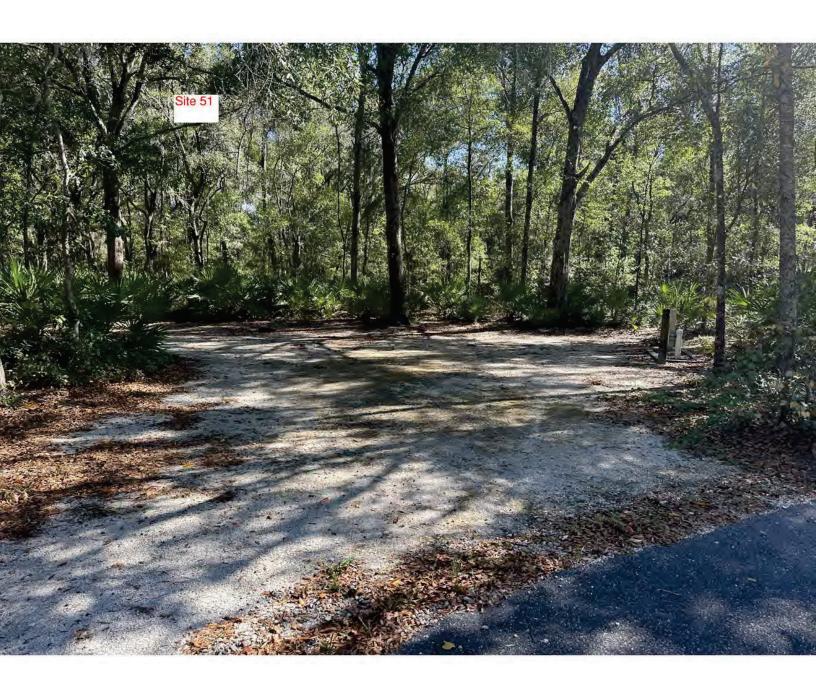


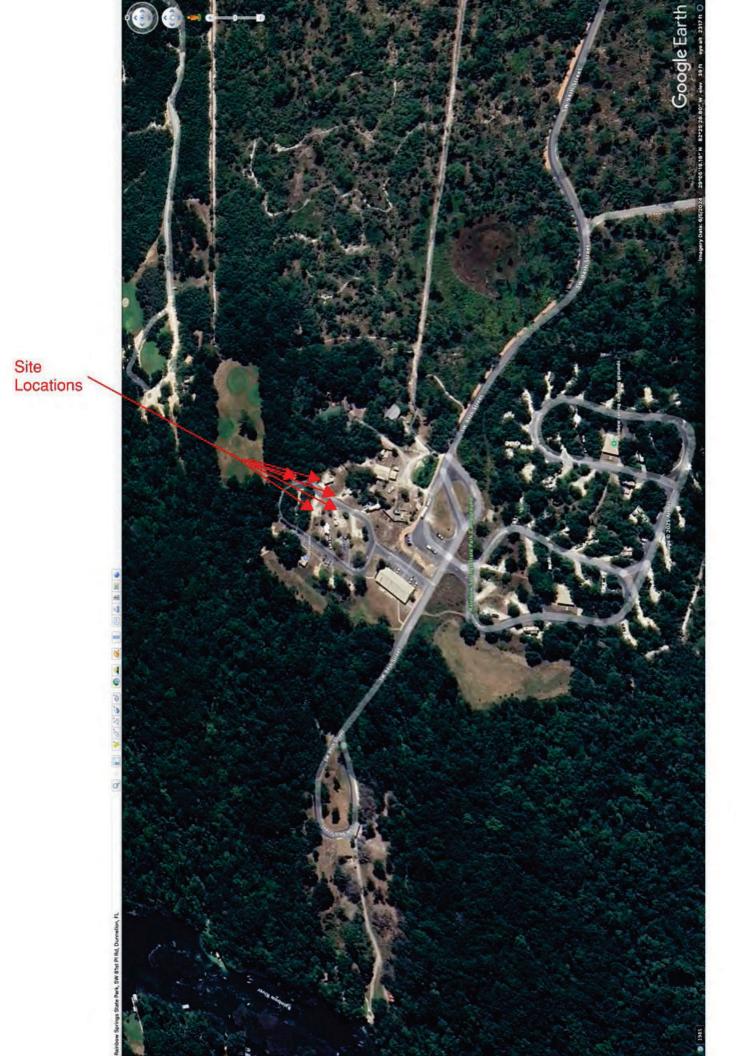


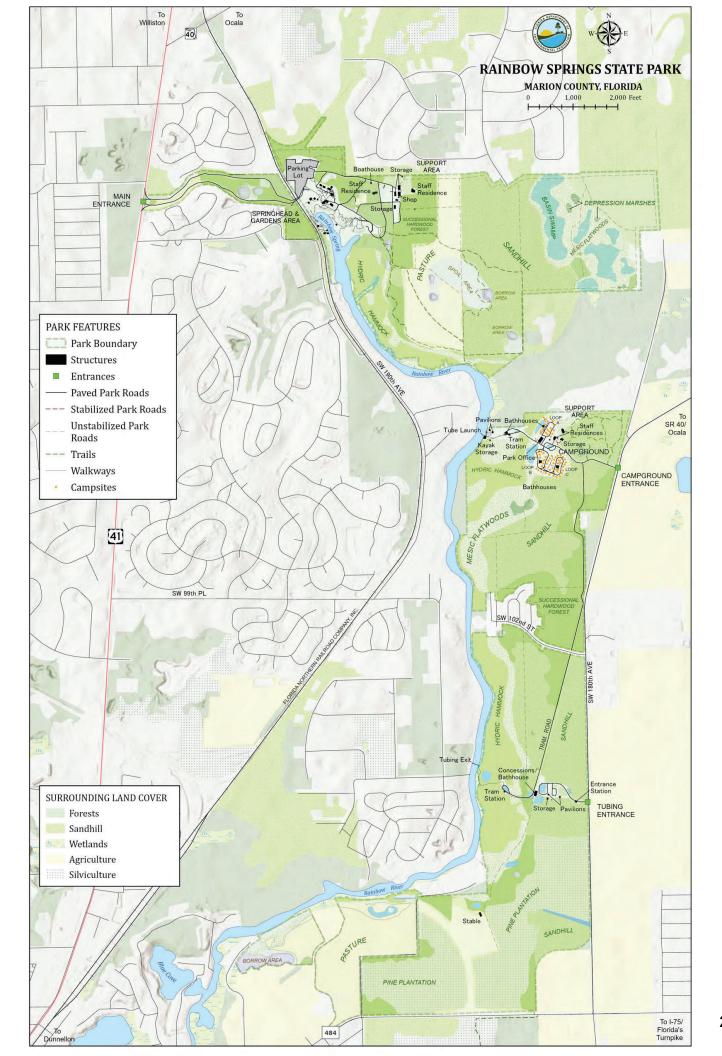


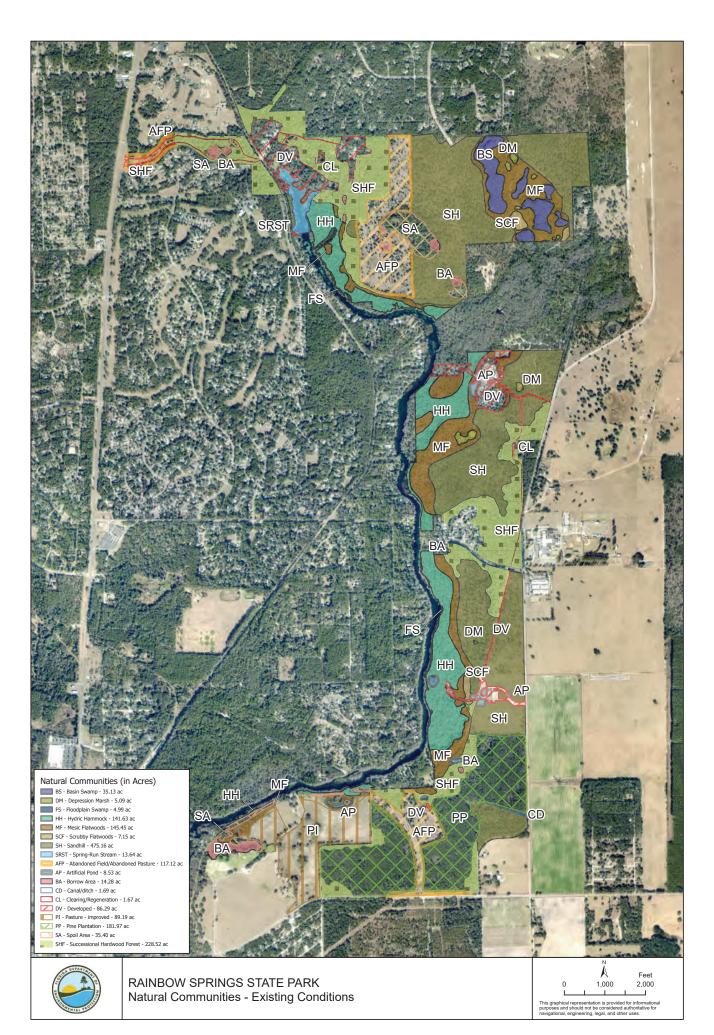


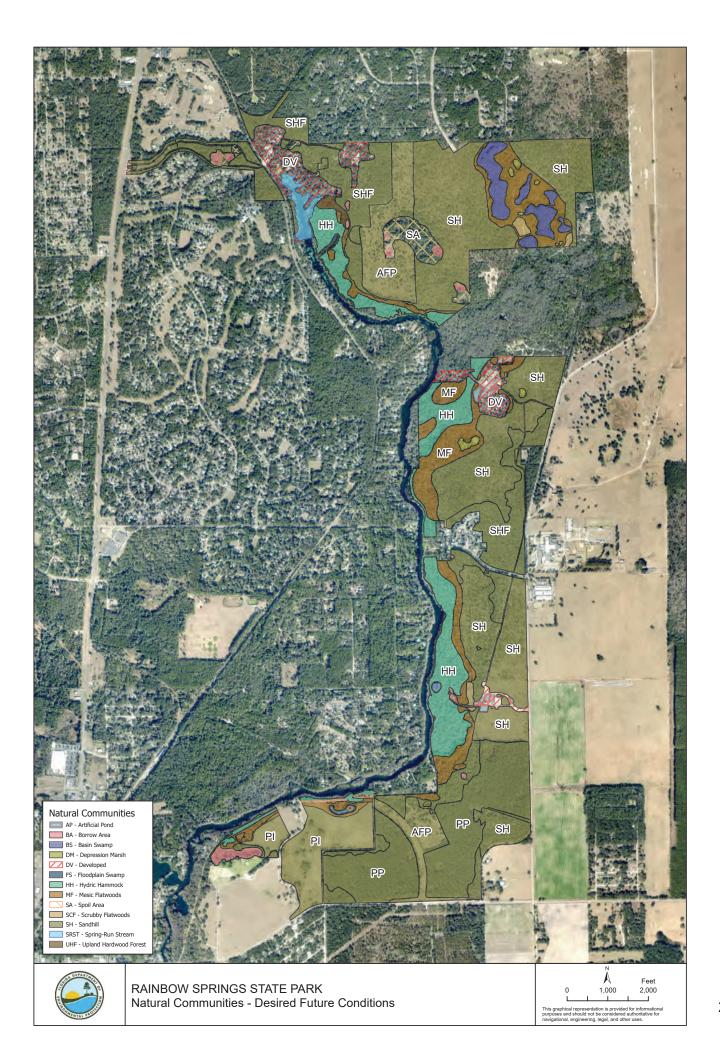


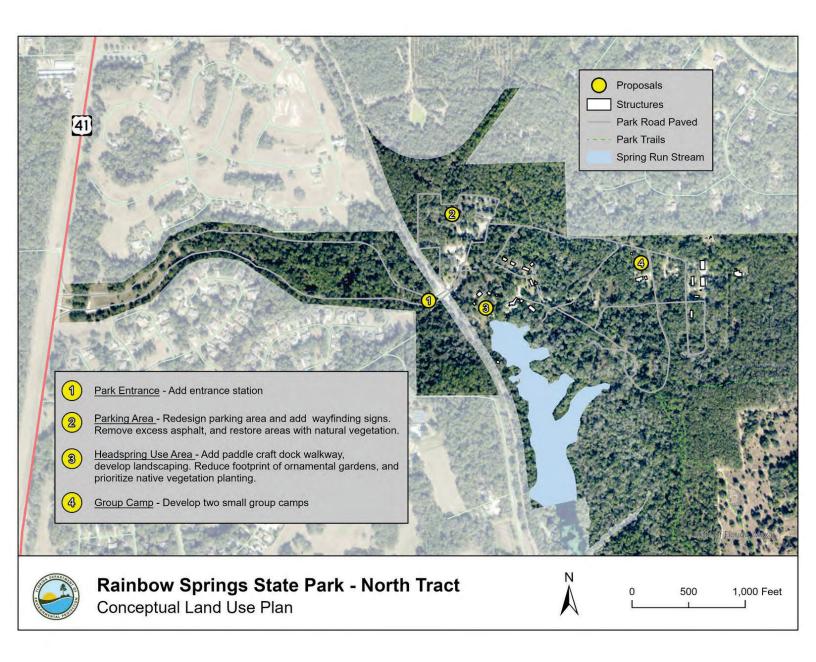


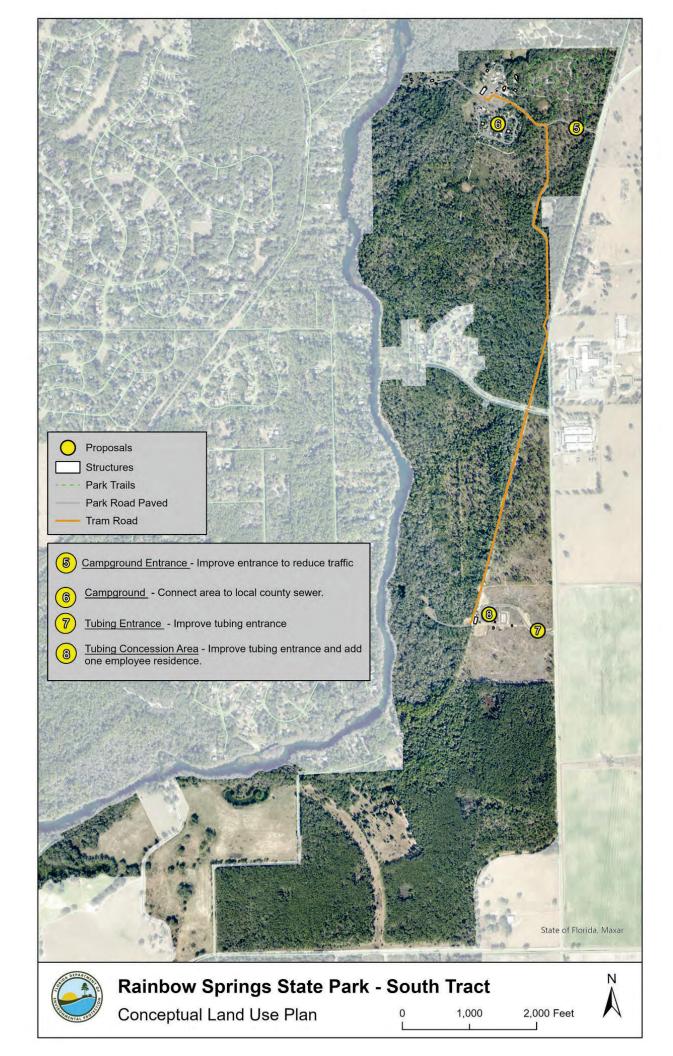


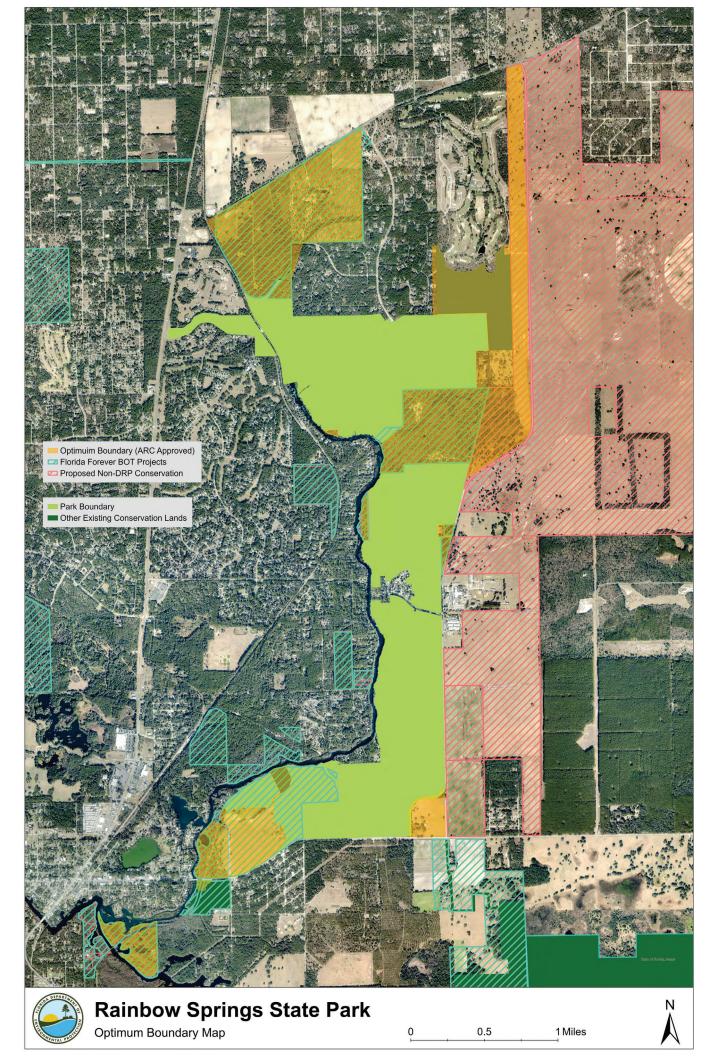








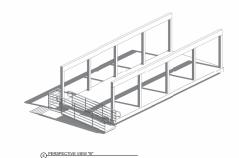




# **RAINBOW SPRINGS DECKS**

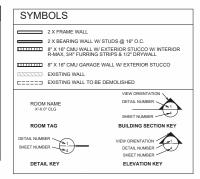
18185 SW 94th Street., Dunnellon, FL 34432





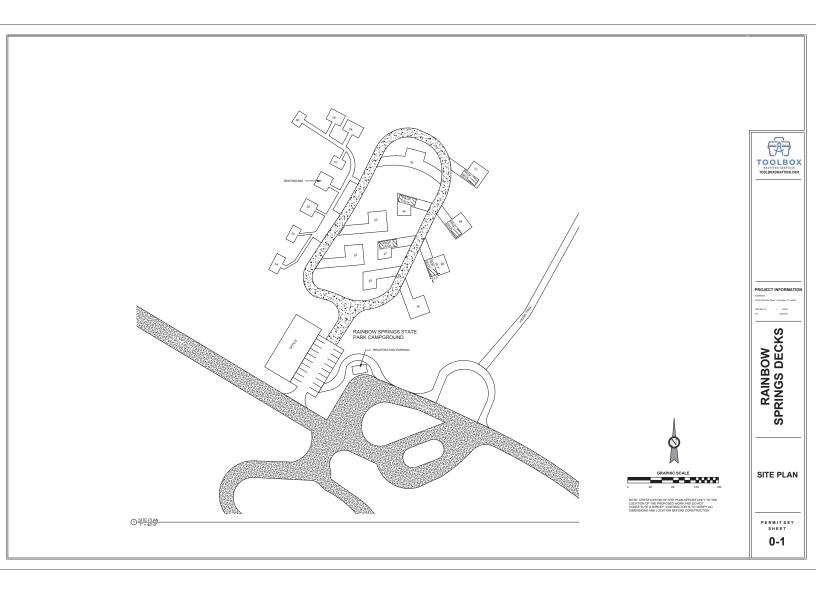
SCOPE OF WORK					
PROPOSED DECKS FOR CAMPING. NO ROOF STRUCTURE INTENDED					
Sheet List					
Sheet Number Sheet Name					
0-0	COVER SHEET				
0-1	SITE PLAN				
LS-1	LIFE SAFETY PLAN				
SD-1	STRUCTURAL DETAILS				
SN	STANDARD NOTES				

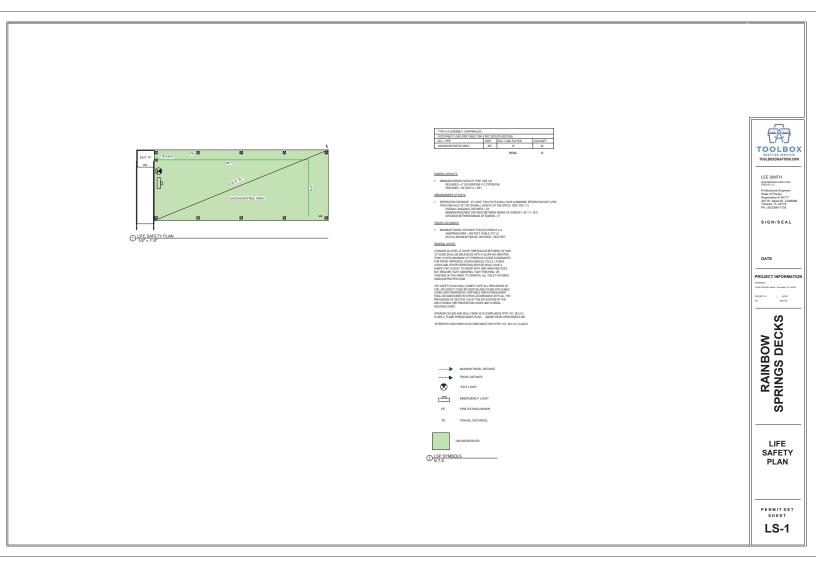
MATERIAL INDEX		
	EARTH	
A 100 E	SAND/MORTAR	
525	CONCRETE	
	BRICK	
	METAL	
	WOOD	
	INSULATION	
4. 4. 4.	CONCRETE MASONRY	
	GYPSUM BOARD	
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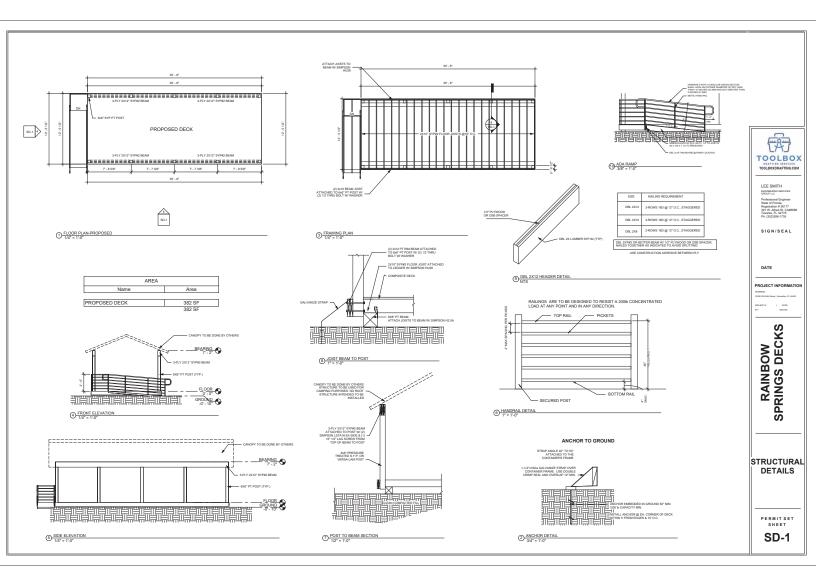


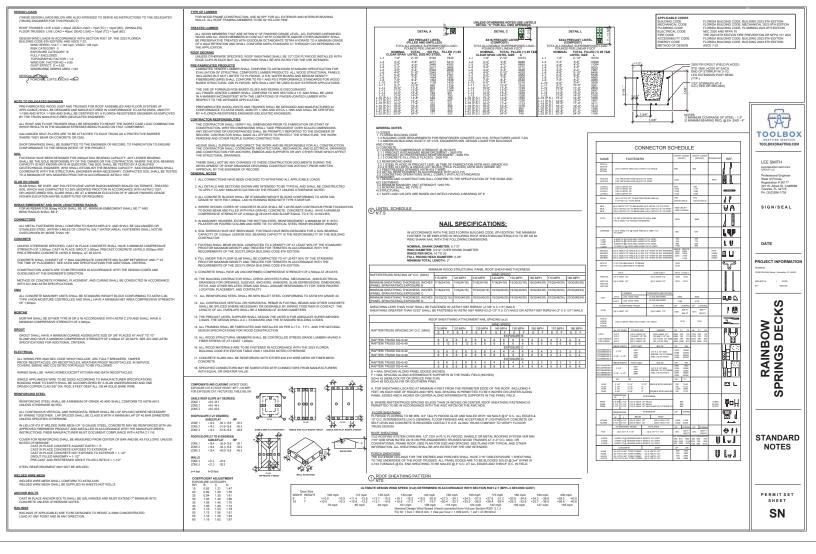
# NOTICE OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOUBLEWTATION IN DETAIL. IT SHALL BE THE FARM, RESPONDEDLY OF THE DOUBLEWTATION IN DETAIL. IT SHALL BE THE FARM, RESPONDEDLY OF THE DOUBLEWTATION IN DETAIL OF THE PARK RESPONDED OF THE PARK COMPANY WITH ALL YARD SETRICK THE PARK RESPONDED OF TH

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## **Marion County**

## **Development Review Committee**

## Agenda Item

File No.: 2025-21640 Agenda No.: 6.6. **Agenda Date: 12/22/2025** 

SUBJECT:

Hiltbrand - Waiver to Major Site Plan Parcel #3555-003-001 STA000006-2025 Radcliffe Engineering

## LDC 2.21.1 Applicability

CODE states A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

**APPLICANT** requests waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for improvements exceeding allowable impervious area. Approximately 1,183 sf of impervious area is over the 9,000 sf limit.



# SUBMITTAL SUMMARY REPORT WaiverSTA-000006-2025

PLAN NAME: Hiltbrand Stormwater Control Plan LOCATION:

**APPLICATION DATE:** 11/12/2025 **PARCEL:** 3555-003-001

**DESCRIPTION:** Request waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for

improvements exceeding allowable impervious area.

Approximately 1,183 sf of impervious area is over the 9,000 sf limit.

CONTACTS NAME COMPANY

Applicant Radcliffe Engineering Michael W. Radcliffe Engineering, Inc.

# CONDITIONDESCRIPTIONCREATED BYCREATED ONCOMMENTSSATISFIED?Conditional Comment(s)CONDITIONAL APPROVAL subject to Alexander Turnipseed11/26/2025The applicant owns a 1.84 -acre parcelNo

working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious

Impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater

controls.

OCE: Waiver Request to Major Site Plan v.1

The applicant owns a 1.84 -acre parcel (3555-003-001) and according to the MCPA, there is approximately 8,318 sf existing impervious area on-site. The applicant is proposing to add 1,865 sf for a building. The total existing and proposed impervious area is 10,183 sf. The site will be approximately 1,183 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

SUBMITTALSTARTEDDUECOMPLETESTATUSOCE: Waiver Request to Major Site Plan v.11/25/202512/08/202512/18/2025Approved

#### **SUBMITTAL DETAILS**

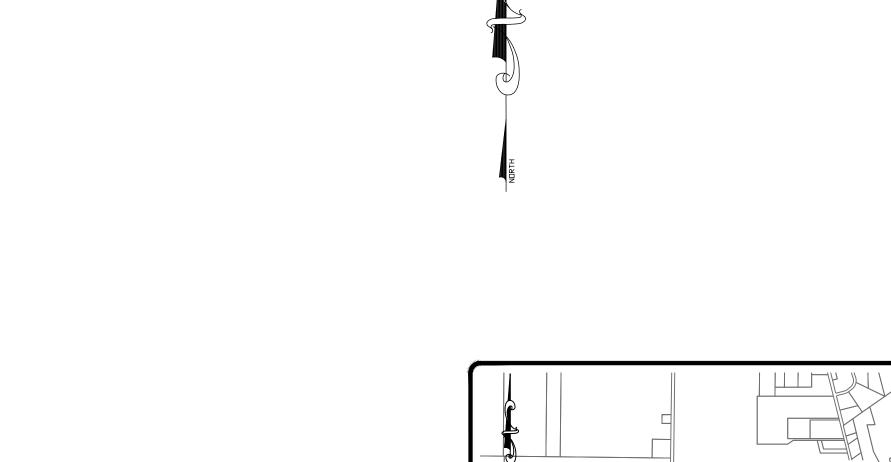
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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/08/2025	11/25/2025	Approved	
Growth Services Planning & Zoning (DR) (G Planning and Zoning)	S Xinyi Chen	12/08/2025	12/09/2025	Informational	
Comments Staff recommends conditional approval. Defer to Stormwater.					
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	of Alexander Turnipseed	12/08/2025	12/02/2025	Informational	
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/08/2025	11/25/2025	Approved	
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/11/2025	Approved	

Comments Parcel 3555-003-001 is within the Marion County Utilities service area but is currently outside of connection distance to public water

and wastewater. The nearest connectable MCU infrastructure is more than four miles away.

MCU has no concerns or comments regarding this waiver request.

The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.



LOCATION MAP SCALE: 1" = 2000' MARION COUNTY, FLORIDA SECTION 12, TOWNSHIP 16 SOUTH, RANGE 22 EAST

HILTBRAND STORMWATER CONTROLS 3555-003-001 2400 SW 80TH ST OCALA, FL

GREGORY HILTBRAND DEENA HILTBRAND 80,150.4 sf (1.84 ac)

Sheet No. C001 C001



Project Name: 2025-33 Hiltbrand Stormwater Controls

Aerial Map

LL
Scale:
1"=50'
Date:
11-12-25

MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Loke Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com



# **Marion County**

# **Development Review Committee**

## Agenda Item

File No.: 2025-21637 **Agenda Date:** 12/22/2025 Agenda No.: 8.1.

**SUBJECT:** 

April 26th Staff Meeting will need to be moved or cancelled due to Citizens Academy



# **Marion County**

# **Development Review Committee**

# Agenda Item

File No.: 2025-21638 **Agenda Date:** 12/22/2025 Agenda No.: 8.2.

**SUBJECT:** 

**Review of P&Z Case Conditions**