



SUBMITTAL SUMMARY REPORT 32922

PLAN NAME: MINOR SITE PLAN FOR THE CHURCH OF THE RISEN SAVIOR **LOCATION:** 13830 SW 36TH AVENUE RD
OCALA,
APPLICATION DATE: 05/29/2025 **PARCEL:** 8002-0244-03
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Ed Abshier	ABSHIER ENGINEERING INC.
Owner	glenroy reid	Church of the Risen Savior Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	06/01/2026	06/15/2026	06/16/2026	Requires Re-submit
GS Development Review Depts Reviews v.1	01/14/2026	01/29/2026	01/30/2026	Requires Re-submit
GS Development Review Depts Reviews v.3				Not Received

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/15/2026	06/03/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/15/2026	06/05/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	06/15/2026	06/02/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/15/2026	06/16/2026	Requires Re-submit

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - [INFO] No additional signs proposed by applicant. [INITIAL] Indicate if sign(s) is proposed on site. If so, show the proposed sign's location and design.

Corrections 2.12/6.11.6 - Construction access (**Resolved**) - [INFO] No construction access from alleyway will be allowed.

Corrections 2.12 & Article 5 - Overlay zones: Provide a statem (**Resolved**) - [6/3/26] Initial comment corrected. See following planning/zoning information: (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ. [INITIAL] Secondary Springs* Protection Zone, Correct on plan.

Corrections 2.12.19 - Dimension & location of site improvement (**Not Resolved**) - To be able to confirm existing building SF, please indicate dimensions of existing building on site plan.

Corrections 2.12/4.2 - Lot setback (**Resolved**) - [INFO] All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, only eaves, roof overhangs or pilasters may protrude two feet into a required setback. Staff notes that existing canopy on church was located within 40' of front property line. If existing church building is destroyed and replaced, the building will need to be moved to be outside 40' front setback.

Corrections 2.12 - Waivers (Requested & Approved) (**Not Resolved**) - [INFO] Please include list of proposed/approved waivers on cover/plan sheet, including approval date and conditions, as found necessary during development review process

Corrections 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (**Resolved**) - [INFO] Up to one (1) dwelling unit for business/property owner allowed

Corrections 2.12/6.11.8 - Parking (**Resolved**) - [INFO] Adequate parking provided. Please note that no paving seems to be indicated for driving aisles, as permitted by code for places of worship. Defer to Fire and Stormwater regarding implications of stabilized aisles on impervious surface amounts.

Corrections 2.12.4.L - DRI/FQD Compliance Note? (**Not Resolved**) - Revise the plan to add the following advisory note:
"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."

Corrections Additional Growth Services Comments (**Not Resolved**) - [6/3/26] Staff was unable to identify min. lot width/area on site plan. Please indicate on site data table at least. Please note that maximum building height is 50'. [INITIAL] Provide required setback and proposed setback, floor area ratios, and lot width in the site data table and show them on the plan.

Corrections 2.12 - Owner and applicant name (**Resolved**) - [6/3/26] Owner name included. [INITIAL] Owner name is missing. Please correct on the cover sheet.

Corrections 2.12 - Land Use Designation-adjacent properties (**Resolved**) - [6/3/26] Included in site plan. [INITIAL] Land use designation of adjacent parcel is missing. Zoning classification of adjacent parcel is missing. Please correct.

Corrections 2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage allowed

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Not Resolved**) - [INFO] Please coordinate with OCE regarding any improvements to be constructed based on required traffic impact analysis

Corrections 3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Resolved**) - [INFO] Maximum FAR of 1.0

SUBMITTAL SUMMARY REPORT (32922)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/15/2026	06/16/2026	Requires Re-submit
Corrections	2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - [6/3/26] Response letter makes reference to "attached signed and sealed letter" but no separate document was located. A full EALS will not be required; however, a EALS exemption request as separate document by licensed professional explicitly certifying/listing all criteria in LDC Sec. 6.5.3 must still be submitted. Please note that this is known Gopher Tortoise area and scrub jay bird area (see Marion County Interactive Map for scrub jay bird area). [INITIAL] (ZONING) Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5. (LAND USE) Full environmental assessment is not required. However, this is a known Gopher Tortoise area. Please have a certified biologist or environmental scientist conduct a transect analysis to verify that the area contains no active burrows.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [6/3/26] No buffers required by code for project. [INITIAL] Proposed buffers are missing. Please provide all required descriptions and illustrations for each proposed buffer.			
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - [INFO] Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits.			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - Please indicate following on cover/plan sheet, or in a separate sworn and notarized affidavit: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Comments	For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/15/2026	06/15/2026	Requires Re-submit
Comments	Please submit waiver to not provide landscape or irrigation			
OCE Property Management (Plans) (Office of the County Engineer)		06/15/2026	06/15/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H - Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." - DR 6/15/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/15/2026	06/01/2026	Informational
Comments	The applicant is proposing to add 2,130 sf of impervious area to the 0.92 -acre parcel (8002-0244-03) and there is approximately 3,344 sf existing impervious area on-site. The total existing and proposed impervious area is 7,074 sf. The site will be 1,926 sf under 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/15/2026	06/03/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/15/2026	06/02/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (Plans) (Utilities)	Heather Proctor	06/15/2026	06/15/2026	Approved
<i>Comments</i> Connected to MCU water and sewer. No additional flows.				
GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/29/2026	01/27/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/29/2026	01/20/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/29/2026	01/14/2026	Requires Re-submit
<i>Comments</i> 1. Additional information will need to be provided on the plans. It appears that the location is utilizing grass as the parking lot area. The parking lot will need to be stabilized to support the weight of emergency vehicles. Please add the following notes to the plans. The stabilized road will need to have a 3rd party engineer certify the ground compaction is sufficient to support the weight of 78,000 Lbs for MCFR services to access the structure. – This document is to be submitted to the Marion County Fire Marshal for review and approval. Signage will need to be in place in or a form of delineation for emergency personnel to maintain driving on the stabilized roadway.				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	01/29/2026	01/27/2026	Requires Re-submit
<i>Comments</i> Files in Review File folder seems to indicate conversion from EPlans to EPL; no updated files have been provided for review. Please refer to 1st round Land Use/Zoning comments. Please note that no paving seems to be indicated for driving aisles, as permitted by code. Defer to Fire and Stormwater regarding implications of stabilized aisles on impervious surface amounts. If paving is planned, please indicate on site plan. For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/29/2026	01/16/2026	Requires Re-submit
<i>Comments</i> Per comment of 7/10/25, please submit Tree Preservation, signed and sealed Landscape , Irrigation and (if applicable) photometric plans				
OCE Property Management (Plans) (Office of the County Engineer)		01/29/2026	01/30/2026	Informational
<i>Comments</i> 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]."				
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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/29/2026	01/20/2026	Requires Re-submit
Comments	A revised site plan was not submitted for review, and no response to comments was provided.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/29/2026	01/14/2026	Requires Re-submit
Comments	A new updated site plan was not submitted for review nor was there a response to comments.			
Utilities (Plans) (Utilities)	Heather Proctor	01/29/2026	01/27/2026	Requires Re-submit
Comments	A revised site plan was not submitted for review, and no response to comments was provided.			



**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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

Division 8 Landscaping

Section Details from Code:

The Church is requesting not to add any additional landscaping with the addition to the Church.

Reason/Justification for Request:

Other than handicap parking the parking spaces are grass. The addition is to the rear and side of of the church.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

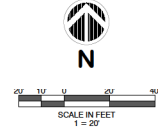
DESCRIPTION:

Lots 2 & 3, Block 244, MARION OAKS UNIT 2,
according to the plat thereof recorded in Plat
Book 0, Page 19-35, of the Public Records
of Marion County, Florida.

L1
S.37°56'05"W. 8.05'(ftm)

L2
S.38°06'21"W. 100.02'(ftm)

TRAFFIC STATEMENT:
USING THE CODE 560 CHURCH RISE THIS SITE IS PROJECTED
TO GENERATE 35 DAILY TRIPS AND 4 PEAK HOUR TRIPS.



LANDSCAPE CALCS:

TREE CALCULATION:
TOTAL AREA = 39,991 SF (39.99 AC)
IN-HS TREE REQUIRED = 13 (1 / 3000 SF)
EX-TREE REQUIRED = 31
TOTAL TREES REQUIRED = 44
TREE PRESENTATION:
EX-TREE REQUIRED = 304' (221' / 40)
IN-TREE REQUIRED = 0

SITE DATA

1. LOT AREA = 40.02 ACRES (39,991 S.F.)
2. PARCEL # = 2012-0012-03
3. ZONING = R-100 - RESIDENTIAL
4. PROJECT ADDRESS = 13830 SW 36TH AVENUE ROAD
(ADDRESS) (Hwy 17)
5. OWNER = CHURCH OF THE RISEN SAVIOR, INC.
(LEGAL) (Hwy 17)
6. REQUIRED PARKING = 30 SPACES (38 SEATS) = 1 SPACE / 3 SEATS
EXISTING BUILDING AREA = 2,529 SF
OTHER EXISTING BLDG AREA = 815 SF
PROPOSED BUILDING AREA = 2,588 SF
TOTAL EXISTING BLDG AREA = 3,344 SF
TOTAL PROPOSED BLDG AREA = 5,932 SF (144)
TOTAL AREA = 34,517 SF (888)
Per = 0.11
7. THE SITE IS IN THE SECONDARY SPRINGS PLATE TOWN CORE
8. THE SITE IS IN A R-100 ZONING OR FUTURE FUTURE PLANNED
9. INTENDED USE FOR BUILDING - CHURCH

ABSHIER ENGINEERING, INC.
3441 E. LITTLE BLVD. SUITE 100
P.O. BOX 2770
BELLVIEW, FL 34432-2770
PHONE: (352) 246-8892
FAX: (352) 246-8897

MINOR SITE PLAN
CHURCH OF THE RISEN SAVIOR INC.
OCALA, FLORIDA

TOWARD ABSHIER, JR., P.E. #38861
DATE: MAY 26, 2020