

March 13, 2025

PROJECT NAME: FREEDOM CROSSINGS NORTH

PROJECT NUMBER: 2025030010 APPLICATION: DRC WAIVER REQUEST #32567

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE Storm Water
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area. Water and Sewer available. MCU will address utility requests and connections through each parcel when major/ minor site plan is submitted through Development Review.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: See the previous comment - Please contact Heather.Proctor@marionfl.org with additional questions regarding Marion County Utilities.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: To be provided with individual lot development
- 7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: To be provided with individual lot development
- 8 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: APPROVED

- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: N/A
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: N/A
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: No objections
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: INFO
REMARKS: No objections
- 14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.17.1 - Applicability
STATUS OF REVIEW: NO
REMARKS: 3/11/25 – 1) A traffic study that analyzes the potential development and impacts from all 14 lots must be submitted, reviewed, and approved prior to approval of any future lot division. A previous traffic study for the Freedom Crossings Residential development analyzed some amount of commercial development on these lots. However, this study is outdated. It assumed a 2024 ultimate buildout year, which has already passed. It also assumed general office land use, which is a lower trip generator than the recently proposed coffee shop with drive through. The new traffic study should assume a mix of commercial/office land uses with both high and low trip generation rates. Prior to submitting the traffic study, a traffic methodology needs to be submitted for review and approval. 2) Cross-access connections to SW 60th Ave and SW 95th St as shown do not meet minimum commercial driveway spacing requirements and do not align with existing aprons. Access plan and offsite improvement requirements will be reviewed following an approved traffic study.
- 15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.18.1 - Applicability
STATUS OF REVIEW: NO
REMARKS: 3/11/25 – 1) A traffic study that analyzes the potential development and impacts from all 14 lots must be submitted, reviewed, and approved prior to approval of any future lot division. A previous traffic study for the Freedom Crossings Residential development analyzed some amount of commercial development on these lots. However, this study is outdated. It assumed a 2024 ultimate buildout year, which has already passed. It also assumed general office land use, which is a lower trip generator than the recently proposed coffee shop with drive through. The new traffic study should assume a mix of commercial/office land uses with both high and low trip generation rates. Prior to submitting the traffic study, a traffic methodology needs to be submitted for review and approval. 2) Cross-access connections to SW 60th Ave and SW 95th St as shown do not meet minimum commercial driveway spacing requirements and do not align with existing aprons. Access plan and offsite improvement requirements will be reviewed following an approved traffic study.



**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: 02/07/2025 Parcel Number(s): 35699-006-03 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: FREEDOM CROSSINGS NORTH Commercial ☒ or Residential ☐
Subdivision Name (if applicable): FREEDOM CROSSINGS NORTH (PROPOSED)
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): FREEDOM CROSSINGS LAND LLC, ET AL
Property Owner's Signature: _____
Property Owner's Mailing Address: 2441 NE 3RD ST STE 201
City: OCALA State: FL Zip Code: 34470 Phone # _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): R.M.BARRINEAU AND ASSOC, INC. Contact Name: TRAVIS BARRINEAU
Mailing Address: 1309 SE 25th LOOP, #103 City: OCALA State: FL Zip Code: 34471
Phone # 352-622-3133 Alternate Phone # 352-427-5527
Email address: travis@rmbarrineau.com

D. WAIVER INFORMATION:

Section & Title of Code: SEC 2.17.1 PRELIMINARY PLAT
Reason/Justification for Waiver Request: THERE IS NO PLANNED INFRASTRUCTURE FOR THIS PROPOSED COMMERCIAL SUBDIVISION. EACH LOT WILL BE REQUIRED TO SUBMIT A MARION COUNTY DRAINAGE PLAN FOR DESIGN AND STORMWATER DRAINAGE. ACCESS TO EACH LOT WILL BE BY A CROSS PARALLEL ACCESS EASEMENT.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 7/2017



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: SEC 2.18.1 IMPROVEMENT PLANS
Reason/Justification for Waiver Request: THE REASON FOR THE REQUEST FOR WAIVER OF
THE IMPROVEMENT PLANS IS THE SAME AS THE PRELIMINARY PLAT. EACH LOT IS
RESPONSIBLE FOR STORMWATER MANAGEMENT AND ACCESS THROUGH SITE DESIGN
PERMITTING.

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

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Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
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Reason/Justification for Waiver Request: _____

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Reason/Justification for Waiver Request: _____

Revised 7/2017

Empowering Marion for Success

www.marioncountyfl.org

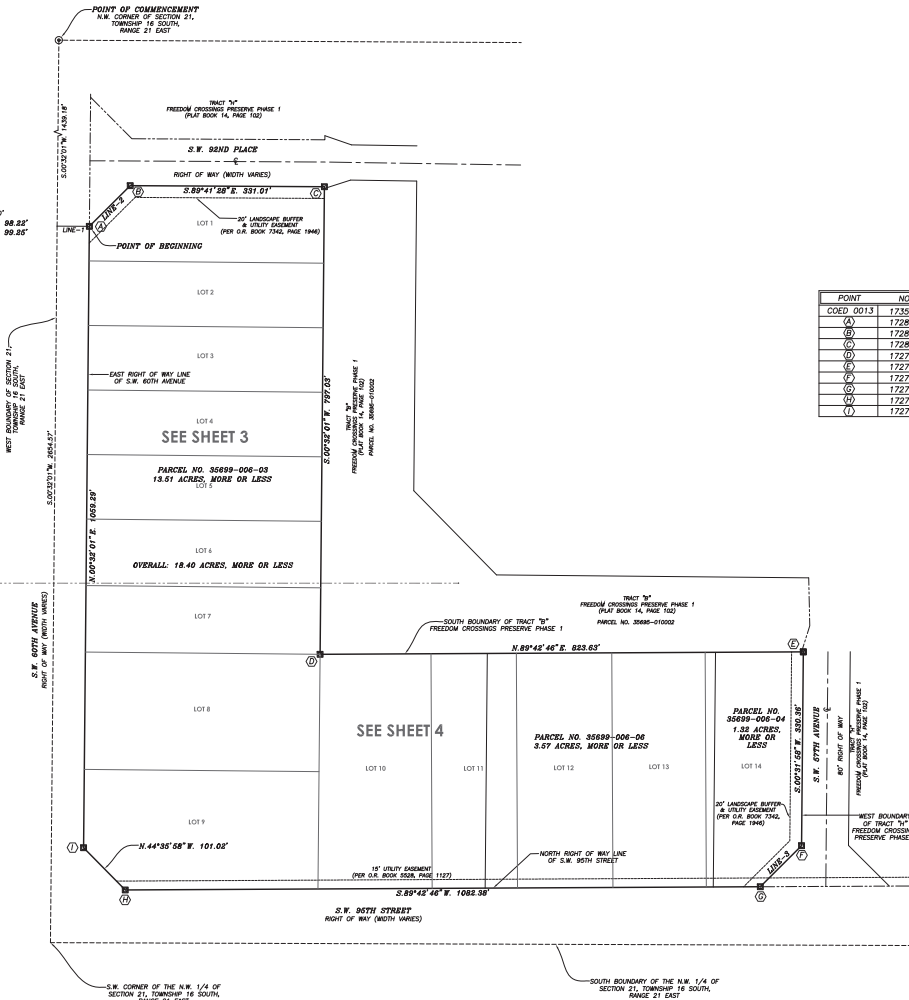
FREEDOM CROSSINGS COMMERCIAL PHASE 1

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA,

PLAT BOOK ____, PAGE
SHEET 2 OF 4



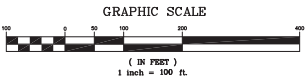
LINE-1 S. 89°41'28"E. 55.00'
LINE-2 N. 45°08'59"E. 98.25'
LINE-3 S. 48°07'24"W. 99.25'



STATE PLANE COORDINATES:			
POINT	NORTHING	EASTING	SCALE FACTOR
CODED (013)	1728050.441	586972.398	0.999944551
(A)	1728369.025	586395.024	0.99994675
(B)	1728437.853	586464.812	0.99994674
(C)	1728436.512	586795.663	0.99994669
(D)	1727639.516	586788.240	0.99994669
(E)	1727643.646	587611.856	0.99994656
(F)	1727313.168	587609.240	0.99994663
(G)	1727243.273	587536.452	0.99994657
(H)	1727237.402	586456.565	0.99994674
(I)	1727309.777	586385.158	0.99994675

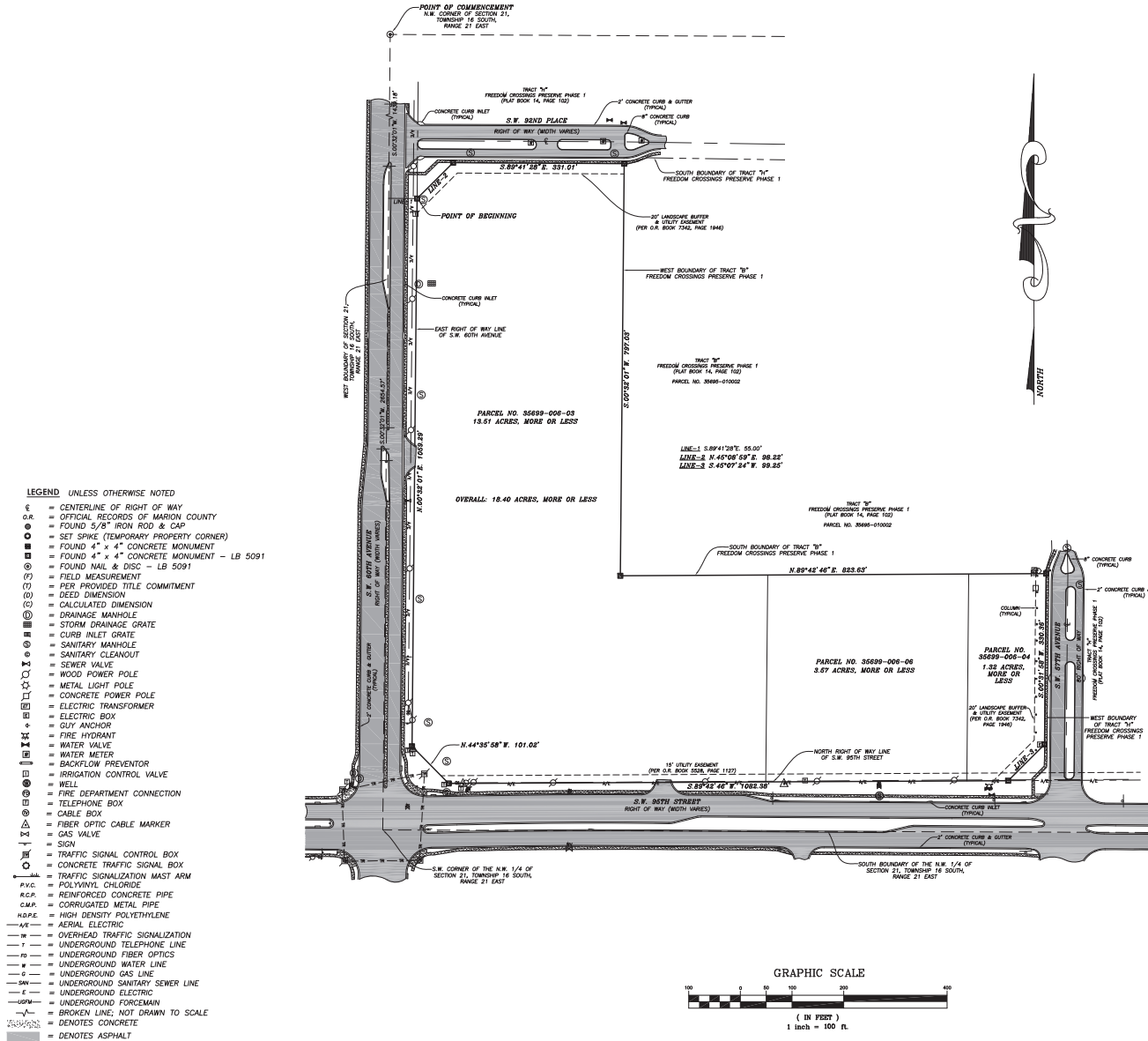
SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY:
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC., 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



DESCRIPTION: (AS SURVEYED)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W, A DISTANCE OF 1439.18 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'28"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF TRACT H OF FREEDOM CROSSINGS PRESERVE PHASE 1 AS RECORDED IN PLAT BOOK 14, PAGE 102 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.45°08'59"E, A DISTANCE OF 98.22 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°41'28"E, A DISTANCE OF 331.01 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT B OF SAID FREEDOM CROSSINGS PRESERVE PHASE 1; THENCE DEPARTING THE WEST BOUNDARY OF SAID TRACT B, ALONG THE SOUTH BOUNDARY OF SAID TRACT B, N.89°42'46"W, A DISTANCE OF 823.63 FEET TO A POINT ON THE WEST BOUNDARY OF SAID TRACT B, S.00°32'01"W, A DISTANCE OF 797.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT B; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID TRACT B, ALONG THE SOUTH BOUNDARY OF SAID TRACT B, S.00°32'01"W, A DISTANCE OF 330.36 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.45°07'24"W, A DISTANCE OF 99.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE WEST BOUNDARY OF TRACT H, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET, S.89°42'46"W, A DISTANCE OF 1082.38 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET, ALONG THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, N.44°35'58"W, A DISTANCE OF 101.02 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N.00°32'01"E, A DISTANCE OF 1059.29 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.40 ACRES, MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY: AUGUST 1, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST AS BEING S.00°32'01"W.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE
TRAVIS P. BARRINEAU, P.S.M. - LB 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAID SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	BY	DATE

SCALE: 1" = 100'	APPROVED:	T.F.B.	NO.

R.M. BARRINEAU & ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSE NO. 6897
ADDRESS: 1000 S.W. 10TH STREET, SUITE 100, OPAUCHA, FL 33455
PHONE: (407) 881-1111 FAX: (407) 881-1112
WWW.RMBARRINEAU.COM

**BOUNDARY SURVEY FOR:
FREEDOM CROSSINGS LAND, LLC**

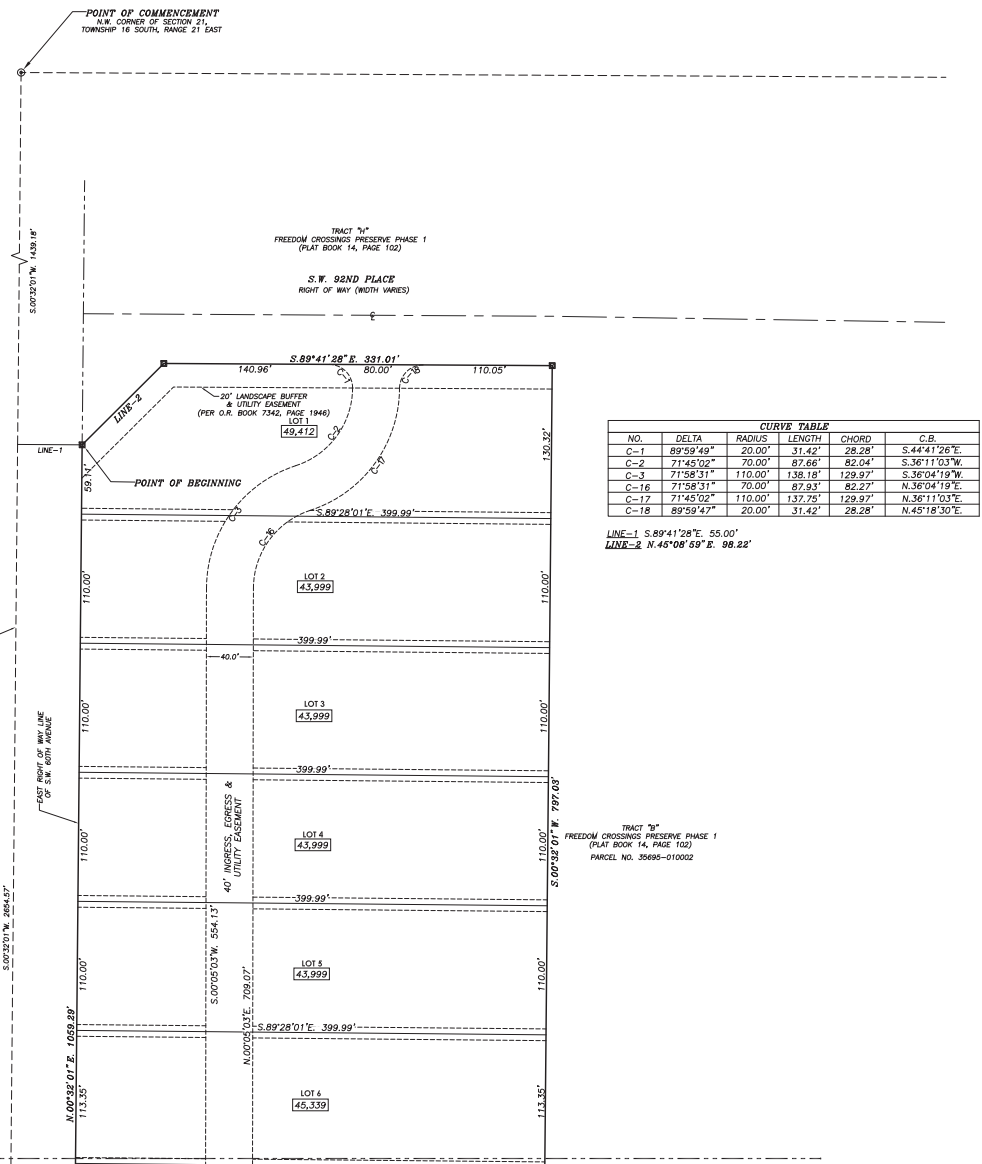
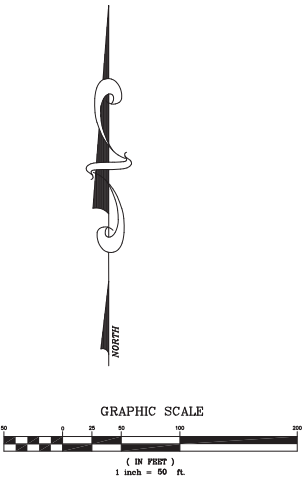
REFERENCES:
FLORIDA STATUTES
FLORIDA ADMINISTRATIVE CODE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
P.L. 859, PG. 61

J.O.# 18179
DWG.# 18179COM.BND
SHT 1 OF 1

FREEDOM CROSSINGS COMMERCIAL PHASE 1

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA,

PLAT BOOK ____, PAGE
SHEET 3 OF 4



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C-1	89°59'49"	20.00'	31.42'	28.28'
C-2	71°45'02"	70.00'	87.66'	82.04'
C-3	71°58'31"	110.00'	138.18'	129.97'
C-16	71°58'31"	70.00'	87.93'	82.27'
C-17	71°45'02"	110.00'	137.75'	129.97'
C-18	89°59'47"	20.00'	31.42'	28.28'

LINE-1 S.89°41'28"E. 55.00'
LINE-2 N.45°08'59"E. 98.22'

- LEGEND:**
- Ⓢ = STATE PLANE COORDINATE
 - Ⓡ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - 7,000 = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT
 - = FOUND 4" x 4" CONCRETE MONUMENT - LB 5091
 - = PERMANENT REFERENCE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - ⊙ = FOUND NAIL & DISC - LB 5091

SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCOA, FLORIDA 34471

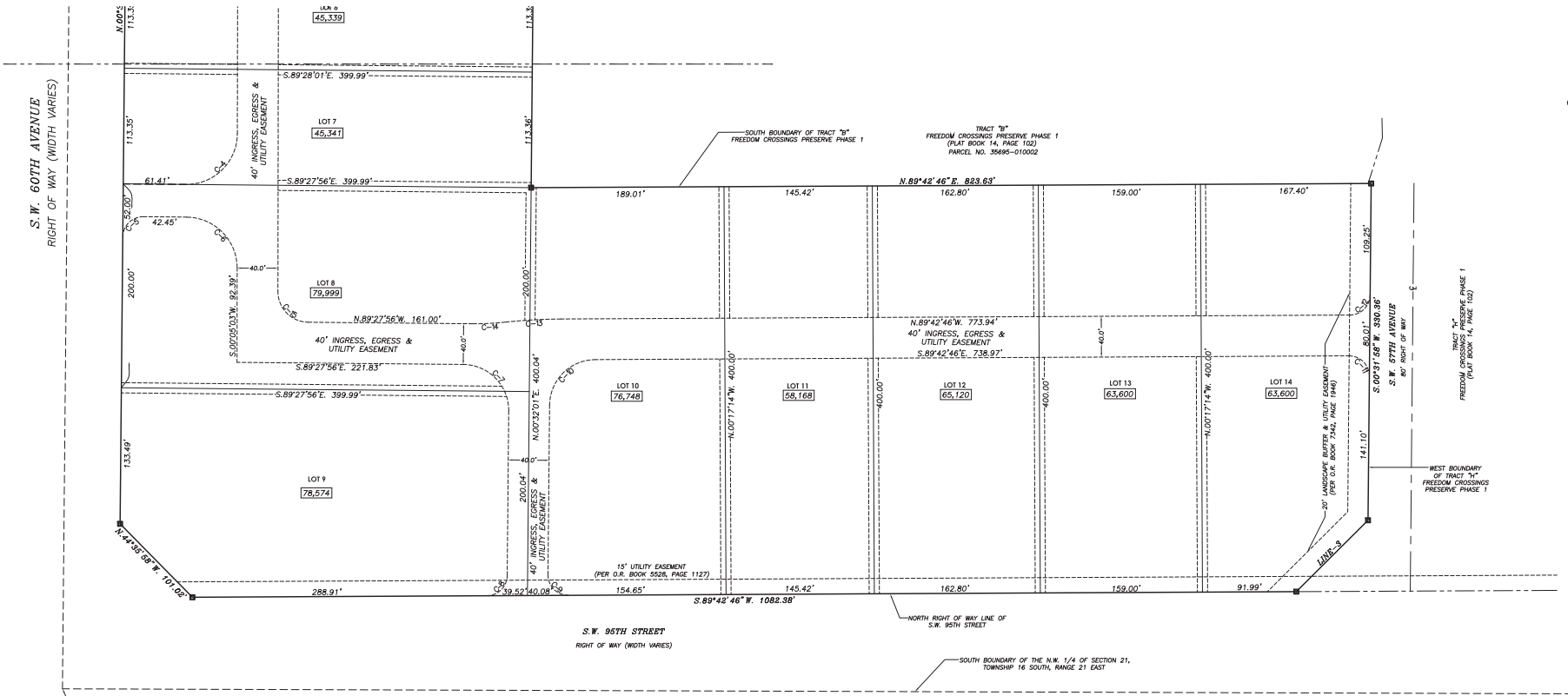
R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
SCHOOL OF PROFESSIONAL PRACTICE • 1309 S.E. 25TH LOOP, SUITE 103, OCOA, FLORIDA 34471
PHONE: (352) 625-1155 • FAX: (352) 385-0771 • www.rmbarrineau.com

RENEAILED R.M. BARRINEAU, P.S.M. & ASSOCIATES, INC. • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. & ASSOCIATES, INC.

FREEDOM CROSSINGS COMMERCIAL PHASE 1

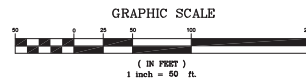
SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA,

PLAT BOOK ___, PAGE
SHEET 4 OF 4



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C-4	90°26'44"	50.00'	78.93'	70.98'
C-5	90°01'12"	20.00'	31.42'	28.28'
C-6	89°33'02"	50.00'	78.15'	70.43'
C-7	90°00'00"	45.00'	70.69'	63.64'
C-8	88°37'16"	20.00'	30.93'	27.94'
C-9	90°49'15"	20.00'	31.70'	28.49'
C-10	89°10'45"	45.00'	70.04'	63.18'
C-11	90°47'43"	20.00'	31.70'	28.49'
C-12	89°09'28"	20.00'	31.13'	28.08'
C-13	05°54'36"	520.00'	53.64'	53.61'
C-14	06°44'04"	280.00'	32.91'	32.89'
C-15	89°33'02"	30.00'	46.89'	42.26'

LINE-3 S.45°07'24" W. 99.25'



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PHONE (352) 626-1155 • FAX (352) 386-0771 • www.rmbarri.com
RENEALD E. BARRINEAU, REGISTRAR • CERTIFICATE OF AUTHORIZATION NO. LB 5091
MARION P. BARRINEAU, P.S.M. (LS-6897)