



SUBMITTAL SUMMARY REPORT 33287

PLAN NAME: HOMESTEAD VILLAS - MASTER PLAN

LOCATION:

APPLICATION DATE: 08/22/2025

PARCEL:

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	09/24/2025	10/15/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/09/2025	12/16/2025	02/02/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/13/2026	02/20/2026	03/12/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.8 - Project boundary clearly defined YES 2.12.9 - All existing and proposed roads are represented and show connectivity N/A 2.12.20 - All phases clearly marked NO 2.12.28 - Existing roads marked with official 9-1-1 road names Sheets HV – Existing Conditions and HV – Proposed Conditions have NW 72nd Terrace incorrectly labeled as NW 2nd Terrace. Use Prelim for Addressing. Added new road names to Sheet C02. Be sure they are added to all future submittals. YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/15/2025	11/11/2025	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required 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 Sewer/Central Water			
Fire Marshal (Plans) (Fire)		10/15/2025	11/11/2025	Approved
<i>Comments</i>	INFO 6.18.2 - Fire Flow/Fire Hydrant Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft. (2) The maximum distance between fire hydrants shall not exceed 800 ft N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength INFO 6.18.2.G - Painting and Marking of Fire Hydrants Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. INFO NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck. N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/15/2025	11/11/2025	Requires Re-submit

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Comments

Land Use - Approved - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
YES 2.12.4.L(7)/4.2.6.A - Proposed PUD Uses are consistent with surrounding Land Use/Designations?
N/A 2.12.4.L(7)/4.2.6.C(5 & 6) - Proposed Mixed Use PUD Non-residential uses (if permitted) internally located and accessed within PUD?
YES 3.3.2.C(1) - ECSD Open Space provided?
YES 3.3.2.C(3)(a) - ECSD Buildable Area compact/clustered?
YES 3.3.2.C(3)(b) - ECSD Internal/External Accessibility provided?
YES 3.3.2.C(3)(c) - ECSD Non-ag Development Internalized?
YES 3.3.2.C(3)(d) - ECSD Hotel/retail/office parcels <60% acreage?
YES 3.3.2.C(3)(e) - ECSD Water & Sewer provided?
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
YES 6.12.2.A - [Local Road right-of-Way Provided?]
YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
YES 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
YES 6.12.12 - [Sidewalks Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning - Rejected - YES 2.12.4.C -Owner and applicants name Included
YES 2.12.4.L(1) - Parcel number PID 23204-002-00, 23303-002-00 & 23303-000-04
YES 2.12.21 - Land use and zoning on project and on adjacent properties shown Included
NO 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. Please label front/side/rear on typical lot diagram. Please specify 100' lot length/94' lot width is MINIMUM for entire duplex building lot.

NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] 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.
[NO] Master plan indicates Planted/Natural buffer types? Please indicate required modified buffer types on master plan, pursuant to condition 2 of Resolution 25-R-354. Update buffer table accordingly.
YES 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 Included for buffer/neighborhood park area, pond area
INFO 2.12.6/4.1.4.1 - Location of water and sewer To be served by City of Ocala.
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
NO 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Please submit transect map with EALS, consistent with LDC Sec. 6.5.4.E(6)
NO 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 [INFO] Garages are indicated on duplexes. Please note that a one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line.
[NO] Please provide required parking calculations on cover/master plan sheet. If applicable, please include handicap parking figures.

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INFO 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. Will there be any signs? If so, where? Please note signs will require a separate sign permit.
 INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X
 Secondary Springs Protection Zone
 No ESOZ
 YES 2.12.4.L(6) - Acreage of tract Included
 INFO 2.12.27 - Show location of outside storage areas No outdoor storage
 NO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Side/rear easement lines are indicated on certain residential lots in master plan sheet. Please clarify on typical lot drawing.
 INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

 Landscape (Plans) (Parks and Recreation) 10/15/2025 11/11/2025 Requires Re-submit

Comments
 N/A 2.12.18 - All trees 10" DBH and larger
 NO 2.12.25 - Marion Friendly Landscape Areas Provide MFLA calculations or note that they will be provided with Improvement Plans
 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 6.8.4 - Landscape area requirements for non-residential development
 N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
 NO 6.8.6 - Buffers Buffers shall comply with Resolution 25-R-354
 N/A 6.9.6 - Completion inspection requirements
 N/A 5.5.4 B - Permitted uses within Springs Protection Overlay Zone
 N/A Additional Landscape comments

 OCE Design (Plans) (Office of the County Engineer) 10/15/2025 11/11/2025 Requires Re-submit

Comments
 YES 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC 10/9/25-fee due with resubmittal
 N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
 N/A 2.14.2 - Plan review fee of \$40.00 made payable to Marion County Health Department
 N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC
 N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC
 N/A 2.1.3 - Order of plan approval
 NO 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/9/25-Missing: (Master Plan) Title block shall be shown on ALL sheets denoting type of application;
 YES 2.12.4.A - Type of application
 YES 2.12.4.B - Project name centered at top of front page
 YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
 YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
 YES 2.12.4.E & 6.2.1.A -The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
 YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
 YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
 YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
 NO 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 10/9/25-need to move state outline.
 YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
 INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/9/25-add waivers if requested in future
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.7 - Digital version of plan
 YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
 YES 6.2.1.F - North arrow, graphic drawing, & written scale
 YES 6.2.1.B - Plans shall be legible and meet typical industry standards
 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.

 OCE Property Management (Plans) (Office of the County Engineer) 10/15/2025 11/11/2025 Requires Re-submit

SUBMITTAL SUMMARY REPORT (33287)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
NO Master Plan Parcel 23303-002-00 and 23303-000-04 do not reflect the property owner.				
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]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.8 - Topographical Contours				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements Please label the proposed drainage easements				
YES 2.12.13/14/15 - General Exhibits				
YES 2.12.19 - Existing Drainage Improvements				
INFO 2.12.19 - Proposed Drainage Improvements Proposed stormwater management system will be reviewed as part of the Improvement Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.				
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing				
INFO 2.12.32 - Stormwater Analysis Map Please note that pre- and post-development drainage maps will be required with the Improvement Plans.				
NO 2.12.38 - Stormwater Maintenance Entity The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".				
INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.				
INFO 6.10 - Karst Topography and High Recharge Areas Please provide a Karst Analysis with the Improvement Plans/ Major Site Plans				
INFO Additional Stormwater comments 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.				

SUBMITTAL SUMMARY REPORT (33287)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
NO 2.12.30 - Route plan 9/26/25 - Add a note stating that all construction vehicle access must use NW 73rd Terrace and not NW 71st Avenue or NW 5th Lane.				
YES 2.12.38 - Maintenance of improvements				
YES 2.18.2.1 - Connections to other phases				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
YES 6.11.4 - Access management				
YES 6.11.5 - Driveway access				
N/A 6.11.9.A - Traffic signals				
YES 6.12.2 - Right-of-way				
NO 6.12.9 - Subdivision roads and related infrastructure 9/26/25 - All dead end streets must have a cul-de-sac.				
YES 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
YES 6.12.12 - Sidewalks				
YES Additional Traffic comments				

Utilities (OCE Plans) (Utilities)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
INFO 6.14.2 - Connection Requirements Development will be served by the City of Ocala for both water and wastewater services.				
PEND 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)				
NO 6.14.5 - Submittal Requirements Parcel(s) are within the Marion County Utility (MCU) service area but are permitted to connect to the City of Ocala water and wastewater infrastructure due to the proximity of the City s mains. MCU requires acknowledgment from the City of Ocala confirming that they have reviewed the master plan and are satisfied with the proposed onsite and offsite infrastructure.				
PEND 6.14.6 - Design Criteria				
PEND 6.14.9 - Transfer of Facilities to Marion County Utilities				
PEND 6.15.2 - Decentralized Systems				
PEND 6.15.3 - Fire Protection				
PEND 6.15.4 - Water Distribution System				
PEND 6.15.5 - Water Services and Connections				
PEND 6.15.6 - Water Metering				
PEND 6.15.7 - Cross Connection Control and Backflow Prevention				
PEND 6.15.8 - Water Well Standards				
PEND 6.15.9 -Wellfields and Water Supply				
PEND 6.15.10 -Water Treatment Plants				
PEND 6.16.2 - Decentralized Systems				
PEND 6.16.4 - Wastewater Collection Systems				
PEND 6.16.5 - Wastewater Pump Stations				
PEND 6.16.6 - Water Reclamation Facilities				
PEND 6.17.4 - Design Standards				
PEND 6.17.5 - Reclaimed Water Metering				
PEND 6.17.6 - Non-Residential Irrigation Wells				
PEND 6.17.7 - On-Site Storage				
PEND 7.2.2 - Minimum Requirements				
PEND 7.2.5 - Trenchless Pipe Installation				
PEND 7.2.6 - General Construction Requirements				
PEND 7.2.7 - Pressure Pipe Restraint				
PEND 7.2.8 - Valves and Valve Boxes				
PEND 7.2.9 - System Connection				
PEND 7.2.10 - Grease Interceptors				
PEND 7.2.11 - Industrial Pretreatment				
PEND 7.2.12 - Security				
PEND 7.2.13 - Water Distribution				
PEND 7.2.14 Water Wells				
PEND 7.2.15 - Wastewater Collection System				
PEND 7.2.16 - Lift Stations				
PEND 7.2.17 - Reclaimed Water Systems				
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities No fee for this review.				
N/A Project is located within other private or municipal utility service area.				
INFO Additional Utilities comments 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.				

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/16/2025	12/16/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/16/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/16/2025	12/09/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/16/2025	02/02/2026	Requires Re-submit
<i>Corrections</i> Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/16/2025	12/10/2025	Approved

SUBMITTAL SUMMARY REPORT (33287)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/16/2025	01/15/2026	Approved
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.12.32 - Stormwater Analysis Map (Resolved) - 2.12.32 - Stormwater Analysis Map : Provide site analysis map depicting existing and proposed drainage basins and drainage features.			

OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/16/2025	12/17/2025	Informational
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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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/16/2025	12/09/2025	Informational
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Comments Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.

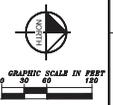
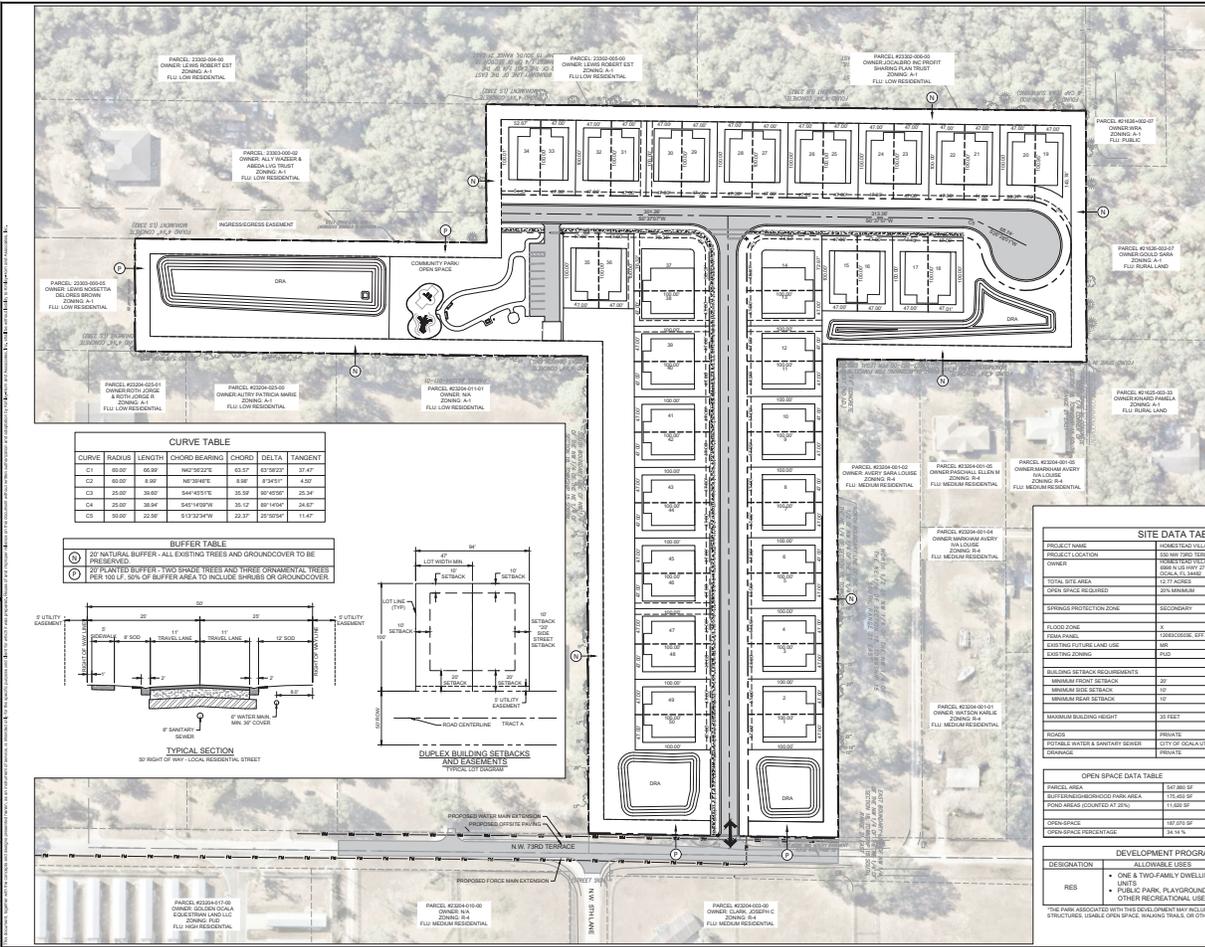
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/16/2025	02/01/2026	Approved
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Utilities (OCE Plans) (Utilities)	Heather Proctor	12/16/2025	12/22/2025	Approved
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Comments The project will be served by the City of Ocala Utilities. A letter from the utility provider has been received confirming availability and capacity.

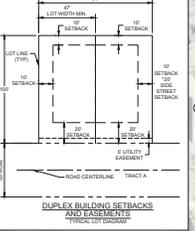
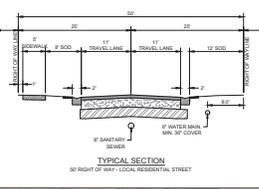
OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	02/20/2026	03/05/2026	Approved
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	60.00'	66.89'	N49°32'22"E	65.57'	29°59'23"	37.47'
C2	60.00'	8.99'	N6°39'45"E	8.86'	3°34'51"	4.50'
C3	25.00'	38.80'	S44°42'51"E	35.59'	39°49'59"	25.34'
C4	25.00'	38.84'	S47°14'30"W	35.52'	39°49'59"	25.47'
C5	50.00'	22.59'	S14°32'34"W	22.37'	28°59'54"	14.47'

TYPE	MINIMUM BUFFER WIDTH
1	20' NATURAL BUFFER - ALL EXISTING TREES AND GROUND COVER TO BE PRESERVED.
2	20' PLANTING BUFFER - TWO (2) SHrub TREES AND THREE (3) ORNAMENTAL TREES PER 100 LF. 50% OF BUFFER AREA TO INCLUDE SHRUBS OR GROUND COVER.



PROJECT NAME	HOMESTEAD VILLAS
PROJECT LOCATION	200 NW 73rd Terrace, Ocala, FL 34476
OWNER	PREPARED FOR HOMESTEAD VILLAS, LLC
TOTAL SITE AREA	177,445 SF
OPEN SPACE REQUIRED	37% MINIMUM
SPRINGS PROTECTION ZONE	SECONDARY
FLOOD ZONE	1
DEVELOPMENT	RESIDENTIAL
EXISTING ZONING	PLD
EXISTING ZONING	PLD
BUILDING SETBACK REQUIREMENTS	10'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35 FEET
ROADS	PRIVATE
POSSIBLE WATER & SANITARY SERVICES	UTILITY OF Ocala UTILITIES
SEWERAGE	PRIVATE

PAREL AREA	167,860 SF
BUFFERED/BROODHOOD PAREL AREA	175,445 SF
OPEN SPACE COUNTERPART ZONE	11,585 SF
OPEN SPACE	167,275 SF
OPEN SPACE PERCENTAGE	34.14%

DESIGNATION	ALLOWABLE USES	DENSITY
RES	ONE & TWO-FAMILY DWELLING UNITS * PUBLIC PARK, PLAYGROUND OR OTHER RECREATIONAL USES*	MAXIMUM DENSITY OF 50 DWELLING UNITS

*THE PARK ASSOCIATED WITH THIS DEVELOPMENT MAY INCLUDE A DOG PARK, PLAYGROUND STRUCTURES, USABLE OPEN SPACE, BIKING TRAILS, OR OTHER OUTDOOR RECREATIONAL AMENITIES

DATE: _____
REVISION: _____

Kimley-Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1000 N. GULF BLVD., SUITE 1000
ORLANDO, FL 32837
PH: 407.321.1100
WWW.KIMLEY-HORN.COM

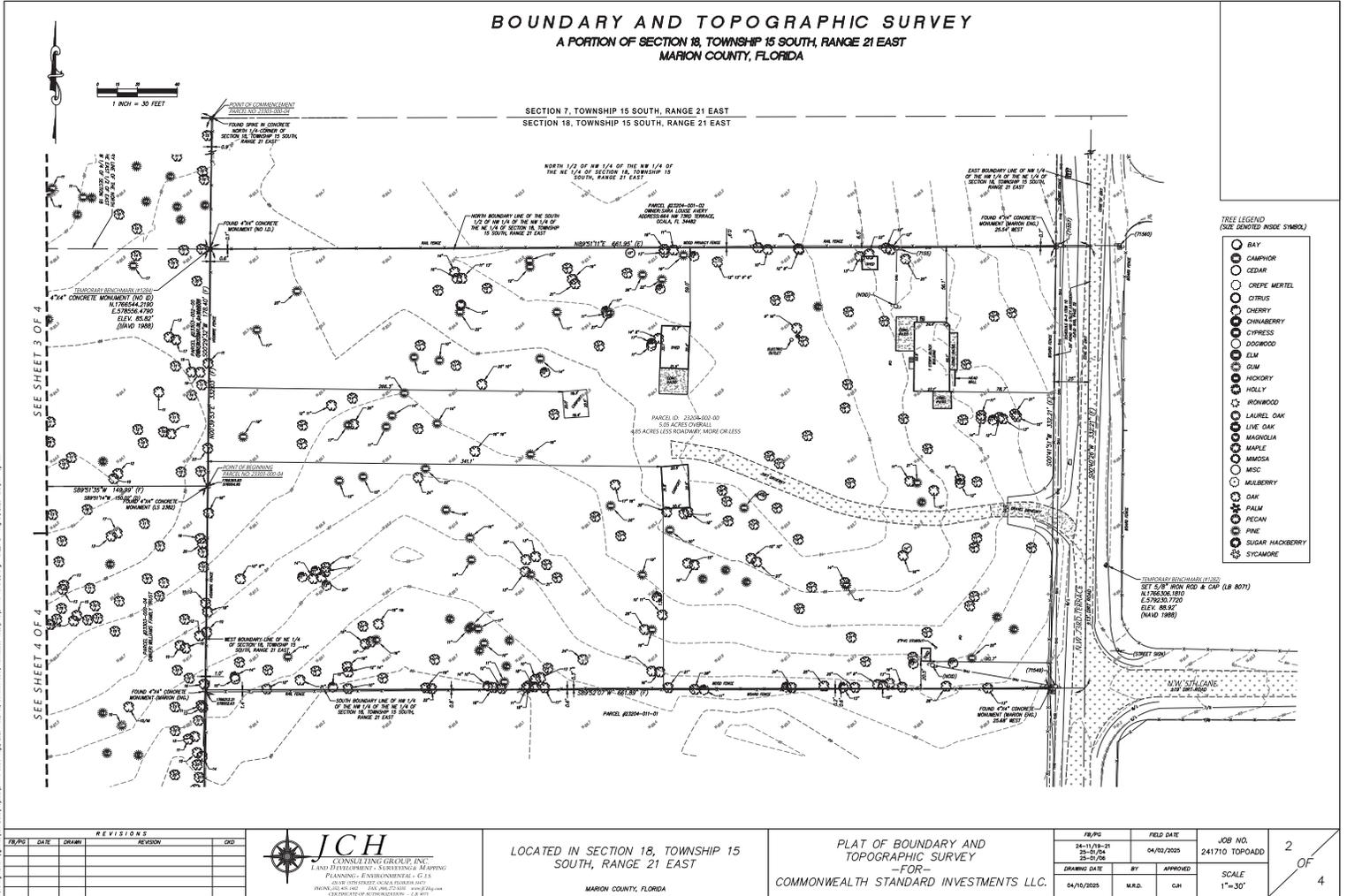
PROJECT: HOMESTEAD VILLAS
OWNER: HOMESTEAD VILLAS, LLC
PROJECT NO: 18-001
SHEET NO: C02

MASTER PLAN

HOMESTEAD VILLAS
PREPARED FOR
HOMESTEAD VILLAS, LLC

FLORIDA
HOMESTEAD VILLAS, LLC
C02

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



TREE LEGEND
(SIZE INDICATED INSIDE SYMBOL)

○	BAY
○	CAMPBELL
○	CEDAR
○	CREPE MYRTLE
○	CITRUS
○	CHERRY
○	CHINA BERRY
○	CYPRESS
○	DOGWOOD
○	ELM
○	GUM
○	HICKORY
○	HOLLY
○	IRONWOOD
○	LAUREL OAK
○	LINE OAK
○	MASC
○	MANGROVE
○	MAPLE
○	MIMOSA
○	MISC
○	HALIBERRY
○	OAK
○	PALM
○	PECAN
○	PINE
○	SUGAR HACKBERRY
○	SYCAMORE

REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MEASURING
 PLANNING & ENVIRONMENTAL - C.S.A.
 10000 SPYGLASS CIRCLE, SUITE 200
 MARION COUNTY, FLORIDA 32003-1000
 PHONE: 352-246-1100 FAX: 352-246-1101
 WWW.JCHCONSULTING.COM

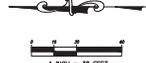
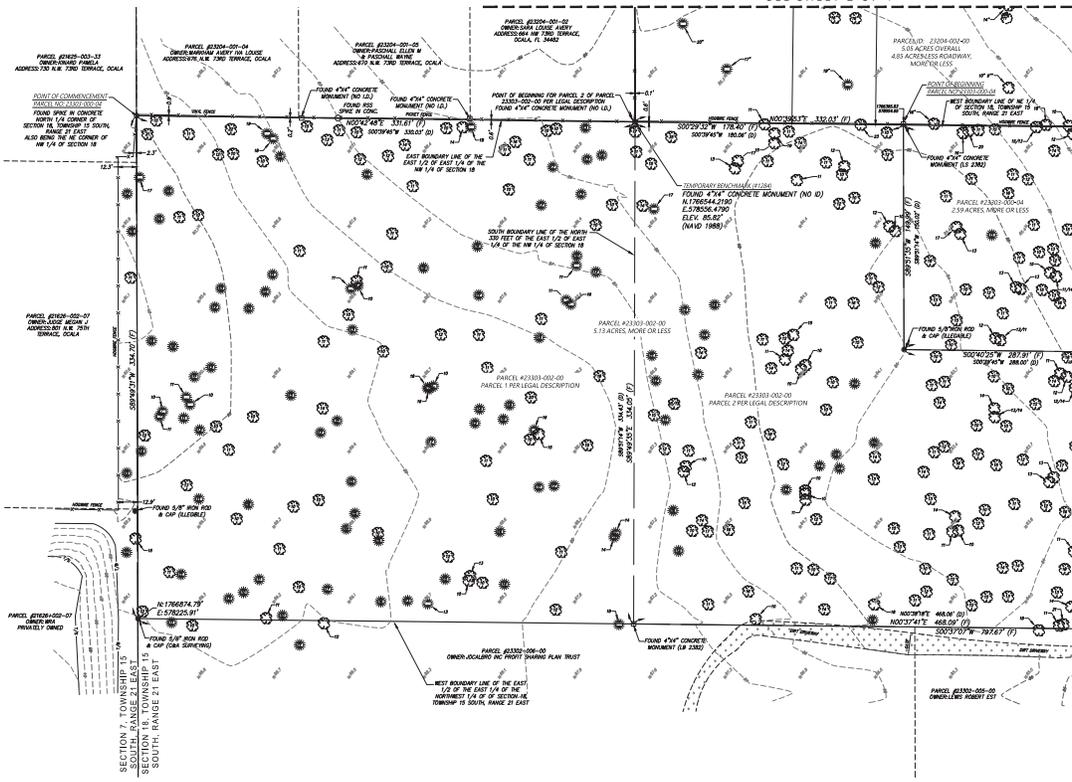
LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

**PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY**
 -FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	2 OF 4
24-1179-21 20-0104 25-0108	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE
04/05/2025	M.R.D.	GA	1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

SEE SHEET 2 OF 4



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- BAY
- CAMPHOR
- CEDAR
- CREPE MYRTLE
- CITRUS
- CHERRY
- CHINA BERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- IRONWOOD
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC.
- MULBERRY
- OAK
- PALM
- PINE
- PECAN
- SUGAR HACKBERRY
- SYCAMORE

Drawing made by JCH on 04/15/2025. JCH is not responsible for any errors or omissions. The user assumes all liability for any use of this drawing. SHEET 3 OF 4

REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.

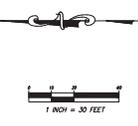
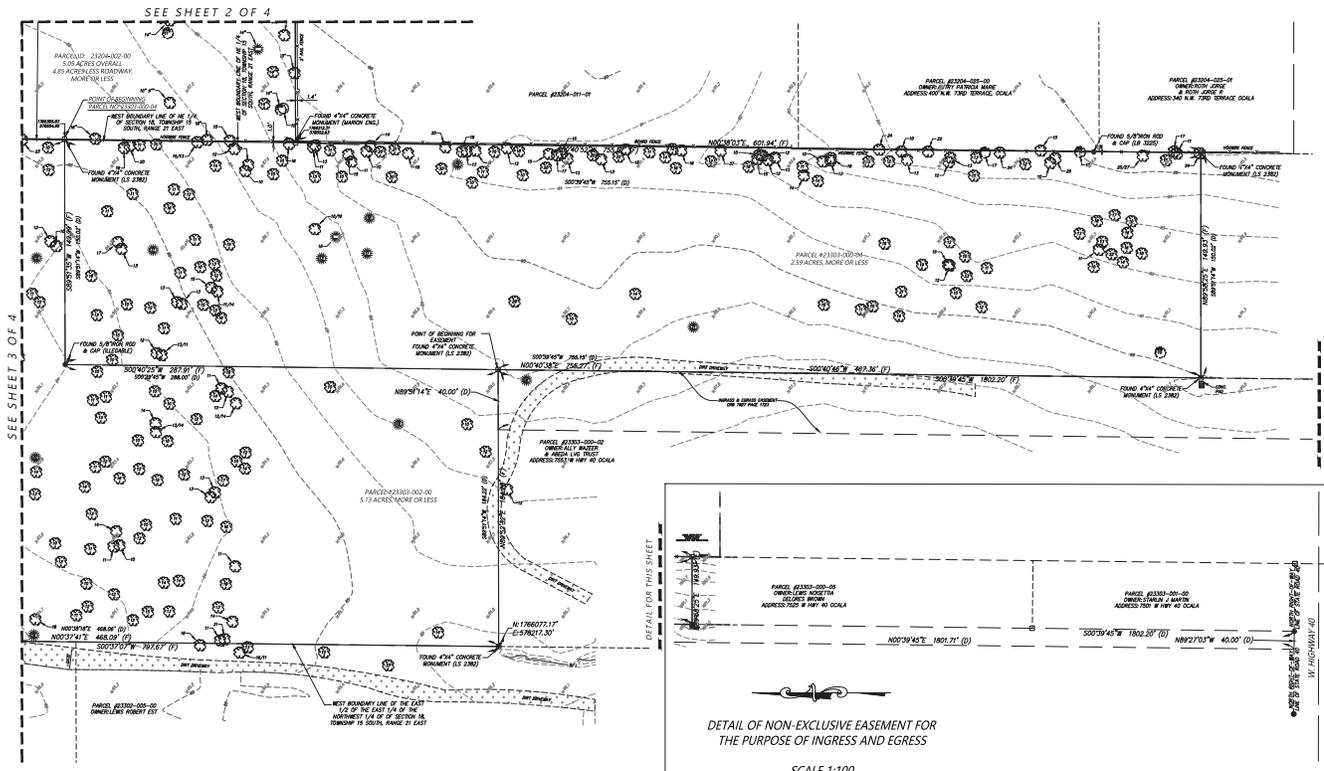

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MEASURING
 PLANNING & ENVIRONMENTAL CONSULTANTS
 10000 STATE STREET, SUITE 100, FORT LAUDERDALE, FL 33304
 PHONE: 954-875-1100 FAX: 954-875-1101 WWW.JCH.COM

LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

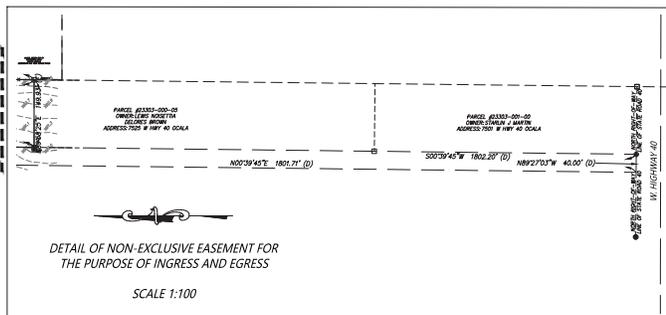
PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY
 -FOR-
 COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	3 OF 4
24-1179-21 25-0104 25-0106	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE
04/05/2025	M.R.D.	C.H.	1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- BAY
 - CAMPHOR
 - CEDAR
 - CREPE MYRTLE
 - CITRUS
 - CHERRY
 - CHINA BERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HACKBERRY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - NYSSA
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - SYCAMORE



REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.


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 CONSULTING GROUP, INC.
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 10000 SPYGLASS CIRCLE, SUITE 100
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 WWW.JCHCONSULTING.COM

LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
 -FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	4 OF 4
24-1170-21 20-0104 20-0106	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE
04/09/2025	M.R.D.	GAH	1"=30'