

July 11, 2025

PROJECT NAME: FREEDOM COMMONS - REVISION TO AR# 27553

PROJECT NUMBER: 2021060029

APPLICATION: MASTER PLAN #32506

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.
- 2 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.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/11/25-Per previously accepted AR#27553 rev sht 03.01
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Revisions to previously approved PUD Master Plan AR 27553. The revisions are for typicals for roadway improvements only.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 6.27.25 - No fee for this review. 3.4.25 - No fee for this review. No changes impacting utility work, per previously approved plan, AR# 27553. Revision is to add additional two sections.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Revision to PUD Master Plan AR27553 - roadway improvements only.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Roadway improvements only

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Master Plan

STATUS OF REVIEW: INFO

REMARKS: 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]."

3/110/25 HR



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 PLAN APPLICATION

Date: 2/18/2025

A. PROJECT INFORMATION:

Project Name: Freedom Commons

Parcel Number(s): 35623-000-00,35623-007-01,35523-000-00,35730-000-00

Section 15 Township 16 Range 21E Land Use Zoning Classification PUD

Commercial ☐ Residential ☐ Industrial ☐ Institutional ☒ Mixed Use ☐ Other ☐

Type of Plan: MASTER PLAN

Property Acreage 333.95 Number of Lots Miles of Roads

Location of Property with Crossroads SW 49th Ave and SW 80th St

Additional information regarding this submittal: Revision to AR#27553

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*



Engineer:

Firm Name: Tillman & Associate Engineering, LLC Contact Name: Timothy C. Brooker

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@tillmangeng.com



Surveyor:

Firm Name: JCH Consulting Group, Inc Contact Name: Christopher Howson

Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471

Phone # (352) 405-1482 Alternate Phone #

Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:

Owner: Freedom Commons Development LLC Contact Name: Chris Armstrong

Mailing Address: 1415 SW 17th Street City: Ocala State: FL Zip Code: 34471

Phone # (352) 624-0120 Alternate Phone #

Email address: Chris@armstronghomes.net

Developer:

Developer: same as above Contact Name:

Mailing Address: City: State: Zip Code:

Phone # Alternate Phone #

Email address:

Revised 6/2021

CLEAR FORM

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