

June 20, 2024

PROJECT NAME: EMERSON POINTE AMENITY

PROJECT NUMBER: 2024040089

APPLICATION: MAJOR SITE PLAN #31456

- 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.
- 2 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.
- 3 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](mailto:alexander.turnipseed@marionfl.org).
- 4 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: 5/8/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Legal Documents  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 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.
- 7 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: No fee for this review - defer to City of Ocala for all connections as this is/will be served by them. They are not a reviewer in this process; MCU strongly recommends to get their concurrence prior to getting stamped/approved plans from Development Review to avoid post-approval conflicts.

- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Public pool will require pool permit. Submit application and plans to the Department of Health in Marion County.  
Irrigation well will need to be permitted through the Department of Health in Marion County. Protect well during all phases of construction.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
STATUS OF REVIEW: INFO  
REMARKS: Cover states FLU - MR which is correct and two lines down it states FLU - HR, please remove.
- 10 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?
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site 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]."

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

13 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Survey should be no older than 12 months. Staff would be willing to support a waiver

14 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."

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)

STATUS OF REVIEW: NO

REMARKS: 5/8/24-fee due with resubmittal

16 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: 5/8/24-Need phone number

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Environmental assessment or exemption must be provided.

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS:

19 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 on cover page.

- 20 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 update survey.
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: NO  
REMARKS: Please provide Tree Mitigation, Landscape and Irrigation plans for review
- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: NO  
REMARKS: Please provide buffering plans.
- 23 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.



**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

**AR 31456**

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 6/5/2024 Parcel Number(s): A portion of parcel #24286-000-00 Permit Number: 31456

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Emerson Pointe Amenity Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Emerson Pointe Development, LLC  
Signature: \_\_\_\_\_  
Mailing Address: 4349 SE 20th Street City: Ocala  
State: FL Zip Code: 34471 Phone #: \_\_\_\_\_  
Email address: mattpfabian@gmail.com

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

Firm Name (if applicable): 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  
Email address: permits@tillmaneng.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.12.8 - Topographical Contours  
Reason/Justification for Request (be specific): A waiver is requested for survey more than 1 year old. Previous survey was completed by JCH on 6/28/21. Amenity area is within the Phase 1 boundary, which is under active construction. We are using previous survey and design grades for proposed improvements. Updating the survey is not feasible due to the active construction.

**DEVELOPMENT REVIEW USE:**

Received By: Email 6/20/24 Date Processed: 6/20/24 BM Project # 2024040089 AR # 31456

**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



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Ocala, FL 34471  
Phone: 352-671-8686  
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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) LDC 2.18.4.C - Construction, Completion, And Close Out  
Reason/Justification for Request (be specific): CODE states all subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans. APPLICANT request waiver to commence construction and utility Infrastructure prior to improvement plan approval at the developer's risk.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
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Reason/Justification for Request (be specific): \_\_\_\_\_  
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Reason/Justification for Request (be specific): \_\_\_\_\_  
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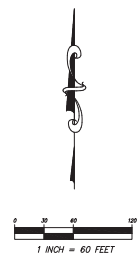
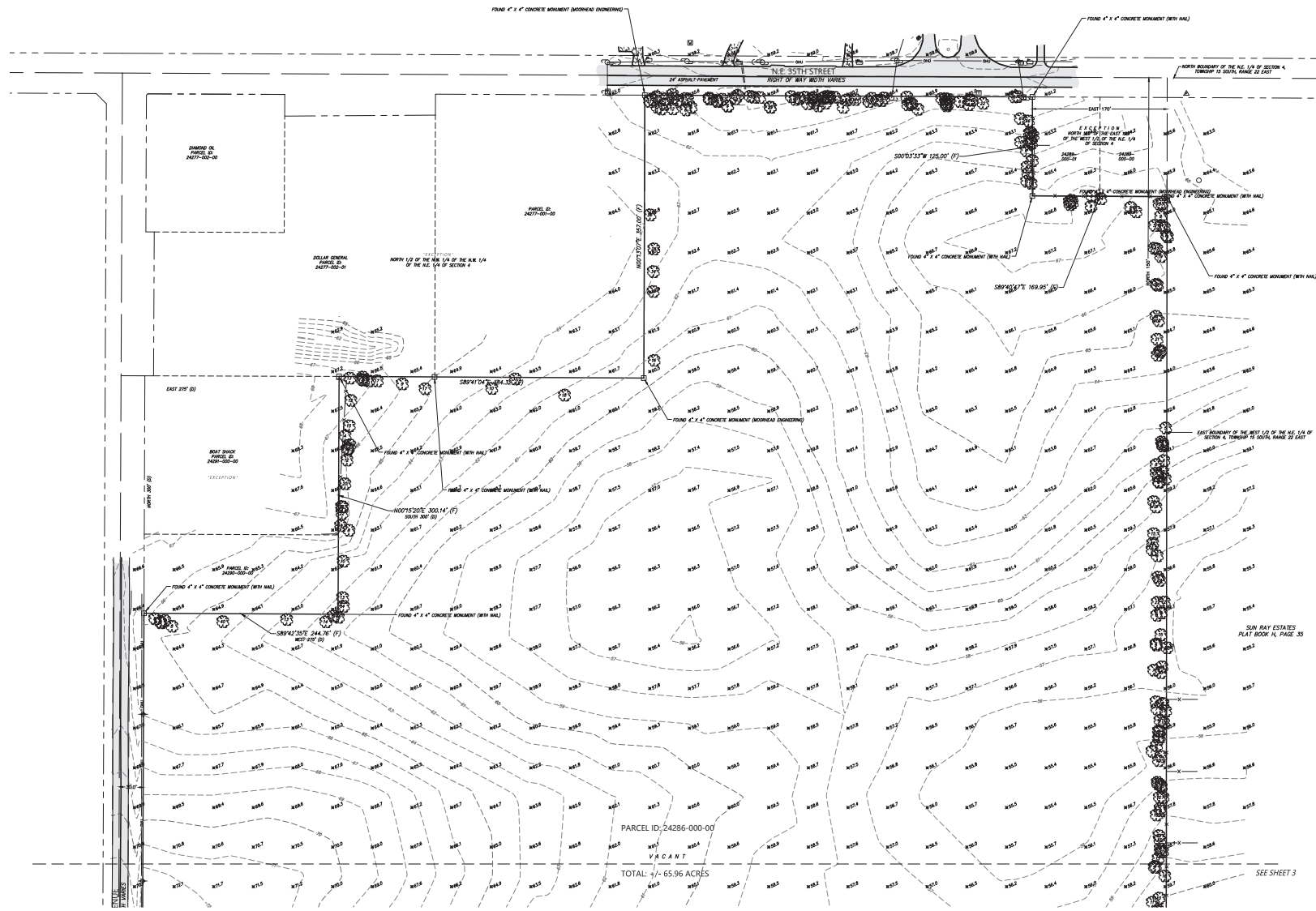








**TOPOGRAPHIC SURVEY**  
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



SHEET 2 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,  
DESCRIPTION, NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, ETC.

Drawing name: P:\Projects\1210834 NE 5th Street, DR Marion\DWG\1210834\_TOPOR.dwg SHEET 2 OF 4 21.05.2021 11:58am by: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
2550 137TH STREET, OCALA, FLORIDA 34771  
PHONE (352) 466-1400 FAX (352) 775-3333 www.jchgroup.com  
4301 ROCKY HILL RD., SUITE 100, OCALA, FL 34771

LOCATED IN SECTION 4, TOWNSHIP 15  
SOUTH, RANGE 22 EAST  
  
MARION COUNTY, FLORIDA

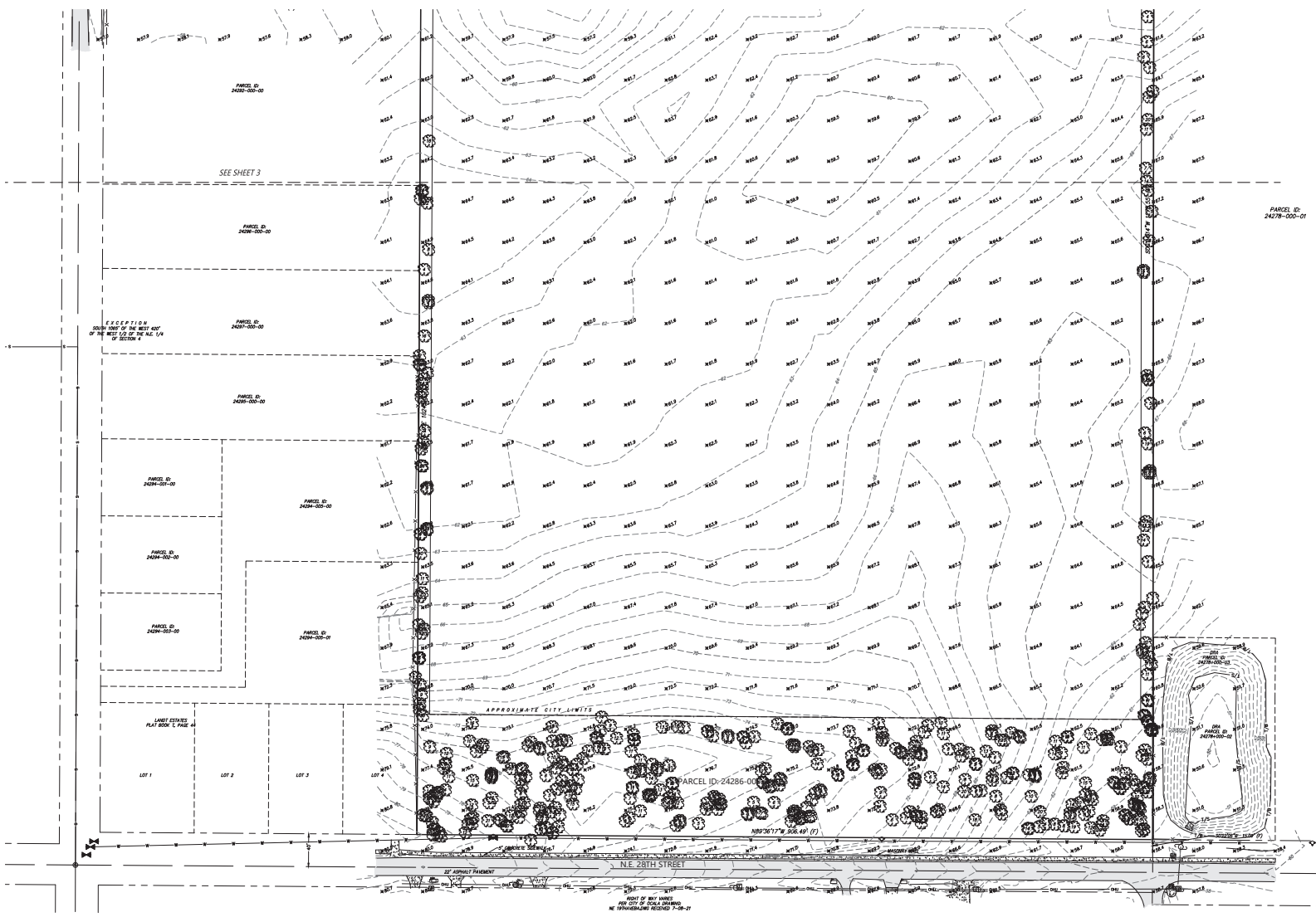
PLAT OF BOUNDARY &  
TOPOGRAPHIC SURVEY  
-FOR-  
D.R. HORTON

FB/PG	FIELD DATE	JOB NO.	
21-6, PGS 8 & 9	06/28/21	210834_TOPOR	
DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 60'

2  
OF  
4



**"TOPOGRAPHIC SURVEY"**  
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



SHEET 4 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,  
DESCRIPTION, NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, ETC.

Drawing name: J:\Projects\1210834 Topo Survey of Marion County\1210834\_TOPOR.dwg SHEET 4 - Oct 21, 2021 7:28pm by: CJH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.A.S.  
2650 137TH STREET, OCALA FLORIDA 34771  
PHONE (352) 466-1400 FAX (352) 775-2333 www.jchgroup.com  
EIN 1806-4322 OR 907000010000 - 18-0001

LOCATED IN SECTION 4, TOWNSHIP 15  
SOUTH, RANGE 22 EAST  
  
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &  
TOPOGRAPHIC SURVEY  
-FOR-  
D.R. HORTON

FB/PG		FIELD DATE		JOB NO.	
21-6, PGS 8 & 9		06/28/21		210834_TOPOR	
DRAWING DATE	BY	APPROVED	SCALE		
07/06/2021	KLJ	CJH	1" = 200'		