

July 30, 2025

PROJECT NAME: PINE VILLAGE MANUFACTURED HOME PARK

PROJECT NUMBER: 1999005123

APPLICATION: MAJOR SITE PLAN #32898

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(4) - Stormwater Features & Connective Elements  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 4 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.
- 5 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.
- 6 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](mailto:kevin.vickers@marionfl.org).
- 7 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: 6/3/25-add waivers if requested in future
- 8 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.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: City of Belleview service area.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: City of Belleview service area.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Water Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: Connecting to City of Belleview existing 8" water main.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: Connecting to City of Belleview existing sanitary sewer.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3.B - Springs Protection Zone  
STATUS OF REVIEW: INFO  
REMARKS: Located within a Primary Springs Protection Zone
- 14 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: Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32907
- 15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Lot Size  
STATUS OF REVIEW: INFO  
REMARKS: Lots are 38' x 68' = 2584sqft  
Lots will only be for singlewide mobile homes.
- 16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Operating Permit Required  
STATUS OF REVIEW: INFO  
REMARKS: Need update to mobile home park permit 42-54-2419258. Need new application with increased spaces. Need site plan, utilities plans, letters from utility approving increase.
- 17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO

REMARKS: Please contact Rebecca.Roy@FLHealth.gov to update your mobile home park permit.  
Protect existing well during all phases of construction and demolition

- 18 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: 4.70-acres at a density of 4-8 du/ac. 36 listed are within max density.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: No flood/wetlands.
- 20 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: Being that this mobile home park has now been assigned a quadrant designation, the addresses will have to change to reflect the new road name once the road is constructed and the street sign is installed.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to the city of Belleview.
- 22 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: INFO  
REMARKS: Environmental assessment forwarded to FWC for review.
- 23 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: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Checked Sunbiz & road project. 6/4/25 HR  
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]."

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please add existing impervious & pervious area in SF, ac, and % to data block on cover page. Please include any offsite drainage to your site in the data block.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. Topo at the north, south and eastern property lines do not appear to meet this criteria.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits



STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

REMARKS: Please provide a table or clear statement in the stormwater report write up identifying the impervious area allocated to each manufactured home. Zoning and stormwater staff need to be able to determine how much impervious is allocated for permitting structures. Please provide the areas in square feet.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross section to include the design high water elevation, estimated seasonal high-water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria  
STATUS OF REVIEW: NO  
REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes.
- 37 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 38 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) Please clarify the intensity utilized in the conveyance system calculations. There are three curves shown in the inputs. Which one was used? Marion County LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. (2) Please include HGL values in the hydraulic model outputs. (3) Please provide culvert calculation for driveway culvert. (4) Conveyance system calculations need to utilize tailwater conditions as required by LDC section 6.13.8.
- 39 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater  
STATUS OF REVIEW: NO  
REMARKS: Per topo, the ROW to the south of this site drains across the proposed driveway. There needs to be a culvert under the proposed driveway.
- 40 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.9 - Grading Criteria  
STATUS OF REVIEW: NO  
REMARKS: Per the existing topography, there is an existing low area onsite that acts as storage and eventually a channel to drain the runoff from the south to the northeast. Existing topo shows this low area having a discharge elevation of about 73.5. In the proposed design, this area will be confined by grading that is at elevation 76. This will lead to impounding water on the south side of this property at a much higher elevation than existing conditions. Please revise grading or proposed drainage structures to accommodate the flow path and stage elevation of the existing site.
- 41 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications  
STATUS OF REVIEW: NO  
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.

- 42 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.12 - Operation and Maintenance  
STATUS OF REVIEW: NO  
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
- 43 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.  
STATUS OF REVIEW: NO  
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4.B - Cross access  
STATUS OF REVIEW: NO  
REMARKS: 6/16/25 - 24' wide paved cross-access is required from approved driveway location to north adjoining property parallel to SE 36th Ave. (Deviation to exempt pavement construction until required will be issued upon approved cross-access easement design with an agreement to pave upon notification of need.)
- 45 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.5 - Driveway access  
STATUS OF REVIEW: NO  
REMARKS: 6/16/25 - Driveway needs to be repositioned to align with Belleview High School entrance.
- 46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: NO  
REMARKS: 6/17/25 - At least 20' right-of-way dedication at property frontage along SE 36th Ave needed for a total of 60' east of roadway centerline.
- 47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.12 - Sidewalks  
STATUS OF REVIEW: NO  
REMARKS: 6/17/25 - Sidewalks are required along SE 36th Ave. Staff does not support a waiver to this requirement.
- 48 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions  
STATUS OF REVIEW: NO  
REMARKS: 6/3/25-Title block on ALL sheets denoting type of application;

- 49 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: 6/3/25-Missing address, phone number, and signature of owner and applicant on front sheet
- 50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 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  
STATUS OF REVIEW: NO  
REMARKS: 6/3/25-Revision block needs to move per instructions:  
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
- 51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider  
STATUS OF REVIEW: NO  
REMARKS: Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.
- 52 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: Note on concurrency to be provided on cover page. Please revise.
- 53 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Correct road names supplied  
STATUS OF REVIEW: NO  
REMARKS: The new road has been assigned a quadrant designation of SE 102nd Loop. Added road name to Sheet 05. Be sure to add it to all applicable sheets.
- 54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger  
STATUS OF REVIEW: NO  
REMARKS: Provide symbol key and tree species report with plan
- 55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.3 - Tree protection  
STATUS OF REVIEW: NO  
REMARKS: Show tree protection for remaining trees on plan and in detail
- 56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements  
STATUS OF REVIEW: NO  
REMARKS: Provide tree list showing size, species and total existing tree inches on site, tree inches to remain and tree inches to be removed. Any trees over 30" DBH will need to be assessed for condition and mitigated for accordingly

- 57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements  
STATUS OF REVIEW: NO  
REMARKS: Revise if necessary
- 58 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements  
STATUS OF REVIEW: NO  
REMARKS: Plan indicates payment into the Tree Mitigation fund. Please submit a letter (e-mail) from the owner or agent to our office (susan.heyen@marionfl.org) to request a Tree Mitigation Payment Form to be filled out. A completed form will start the approval process, this process will not delay plan approval.
- 59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO  
REMARKS: 1. Waiver required to reduce buffer width. 2. Waiver required to place landscape on property side of fence, not public view side. 3. Pine Trees in West buffer will not provide year round screening intent when mature, please provide other canopy trees
- 60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements  
STATUS OF REVIEW: NO  
REMARKS: 1. Light at entry appears to have light spillage onto adjacent street, please adjust to reduce glare and spillage. (6.19.6.A)
- 61 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: NO  
REMARKS: Land use designation and zoning of adjacent parcels is missing/incorrect. Please correct.
- 62 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking  
STATUS OF REVIEW: NO  
REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing Zoning requirements including lot area, width, setbacks, and building height.
- 63 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: NO  
REMARKS: Proposed buffers are missing/incorrect/not compliant to LDC Please provide all required descriptions and illustrations for each proposed buffer. Parcel abutting ROW requires Type C buffer with 15-foot-wide landscape strip. Northern parcel abutting single-family residence requires type D buffer, a 15-foot-wide landscape strip with a buffer wall. Southern and Eastern portions of parcel abutting A-1 require type E buffer, a 5-foot-wide landscape buffer. Please add to site plan and label accordingly.
- 64 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 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  
STATUS OF REVIEW: NO  
REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing number of

required and provided parking spaces. Per Sec. 6.11.6 For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction.

65 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Existing and/or proposed dimensions of site improvements are missing/incorrect. Please show on the plan.

~~Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.~~

~~Sincerely,~~

~~*Your Development Review Team*~~

**Office of the County Engineer**



**Marion County  
Board of County Commissioners**

Office of the County Engineer

32898

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7-29-25 Parcel Number(s): 3726-011-001 Permit Number: \_\_\_\_\_

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

Project Name: Pine Village Manufactured Home Park Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Beckett Plantation  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 11 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): Mark Martin LLC  
Signature: [Signature]  
Mailing Address: 10195 SE 36th Ave #1 City: Bellevue  
State: FL Zip Code: 34420 Phone # 352-203-0058  
Email address: markmartinpinevillage@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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.11.4.B Cross Access (Parallel Access)  
Reason/Justification for Request (be specific): Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads"  
Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family

**DEVELOPMENT REVIEW USE:**

Received By: email 7/29/2025 Date Processed: 7/30/2025 Project # 1999005123 AR # 32898

**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): \_\_\_\_\_





**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**

Section & Title of Code (be specific) 6.11.5 Driveway Access

Reason/Justification for Request (be specific): The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance has also existed in its current location for at least the same duration. Belleview High starts at 8:30 am & ends at 3 pm.

Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only 7 trips and PM peak hour trips increased by 13 trips. Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

Section & Title of Code (be specific) 6.12.12 Sidewalks

Reason/Justification for Request (be specific): Per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

Section & Title of Code (be specific) 6.12.2 Right-of-way

Reason/Justification for Request (be specific): We would like to request providing 10' ROW dedication, rather than the 20' code minimum, due to the precedent set by adjacent projects.

Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 36th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15' required Type C landscape buffer, rather than the 25' code minimum.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_



AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY		5/30/2025	
CITY OF BELLEVUE UTILITIES		5/30/2025	
FDEP 10/2 GENERAL		5/30/2025	
FDEP WATER		5/30/2025	
FDEP SEWER		5/30/2025	

DATE	REVISIONS	BY

# MAJOR SITE PLAN

## FOR

# PINE VILLAGE

# MANUFACTURED HOME PARK

### SITE DATA

- PROJECT AREA = 4.753 AC. (206,162 SQ. FT.)
- ZONING: MANUFACTURED HOUSING PARK (PMH)
- LAND USE: HIGH RESIDENTIAL (RH)
- PARCEL ID: 3726-011-001
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED ASPHALT	= 27,220 SQ. FT. (0.62 AC.) 13.11%
PROPOSED CONCRETE	= 34,807 SQ. FT. (0.77 AC.) 12.65%
PROPOSED BUILDINGS	= 27,144 SQ. FT. (0.62 AC.) 13.11%
TOTAL PROPOSED IMPERVIOUS AREA	= 79,969 SQ. FT. (1.81 AC.) 38.27%
OPEN AREA	= 127,193 SQ. FT. (0.89 AC.) 61.73%
PROPERTY AREA	= 206,162 SQ. FT. (4.75 AC.) 100%
- PER FRM MAP 1-2085C/1090, DATED 08-28-2009, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
- ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.
- THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE

### NOTE:

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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

### 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.

X

### OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

X

### PROJECT TEAM

OWNER / APPLICANT  
MARK A. MARTIN, PRESIDENT  
MARK MARTIN LLC

ENGINEER  
CLYMER FARNER BARLEY, INC.  
406 E. SILVER SPRINGS BLDG, STE 200  
OCALA, FLORIDA 34470  
BEAU CLYMER, PE  
FL LIC. NO. 06053  
(352) 748-3126

### LANDSCAPE ARCHITECT

MICHAEL PAPE & ASSOCIATES  
2351 SE 17TH STREET  
OCALA, FLORIDA 34471  
SUZANNE STANCIL  
(352) 351-9300

### SURVEYOR

CLYMER FARNER BARLEY SURVEYING, LLC  
7413 ALFORD AVENUE  
MIDDLETON, FL 34762  
JAMES H. BLAIR  
FL LIC. NO. 6917  
(352) 913-2360

### UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES  
MARION COUNTY UTILITIES  
11800 SE U.S. HIGHWAY 441  
BELLEVUE, FL 34402  
(352) 307-6000

SOLID WASTE COLLECTION  
MARION COUNTY APPROVED FRANCHISE

### ELECTRIC POWER UTILITIES

SUMTER ELECTRIC  
COOPERATIVE, INC. (SECO)  
P.O. BOX 301  
SUMTERVILLE, FL 33085  
(352) 762-3801; EXT. 1330



SECTION 26; TOWNSHIP 16 SOUTH; RANGE 22 EAST  
MARION COUNTY, FLORIDA  
VERTICAL DATUM - NAVD 1988

### TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
MOBILE HOME PARK	36 UNITS	330	34	9	25	36	22	14

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).

MOBILE HOME PARK (ITE LUC 2.40)

INDEPENDENT VARIABLE X = NUMBER OF UNITS  
L<sub>h</sub>(T) = 0.75 L<sub>h</sub>(X) + 5.11  
T = 0.29(X) + 23.84 (65% IN, 75% OUT)  
PM PEAK HOUR GENERATOR T = 0.52(X) + 17.09 (61% IN, 39% OUT)

### Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
07	DRAINAGE PLAN
08	POND PV-1 SECTION AND DETAIL
09	WATER DISTRIBUTION PLAN
10	SANITARY SEWER PLAN
11	UTILITY DETAILS
12	UTILITY DETAILS
13	EROSION CONTROL PLAN



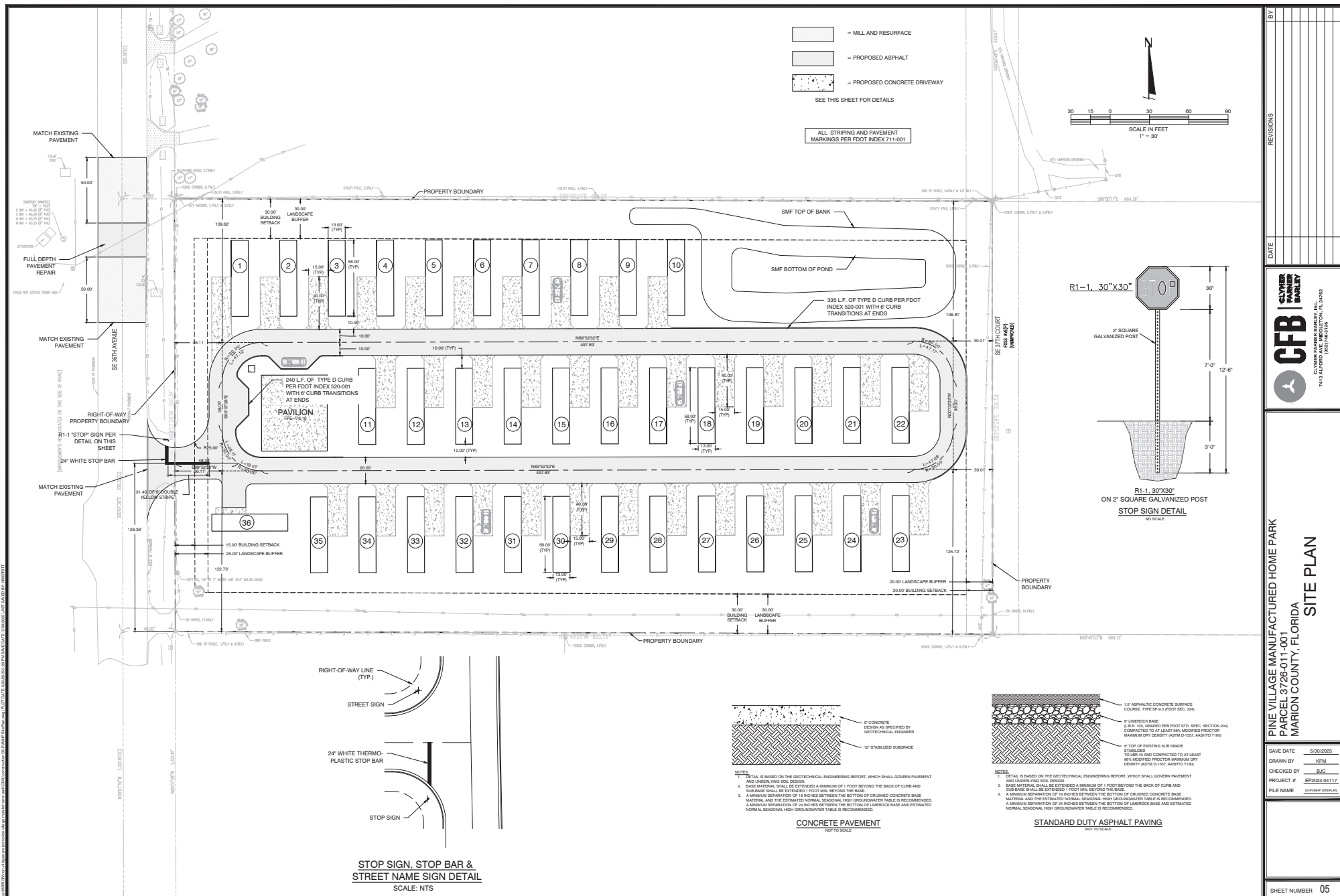


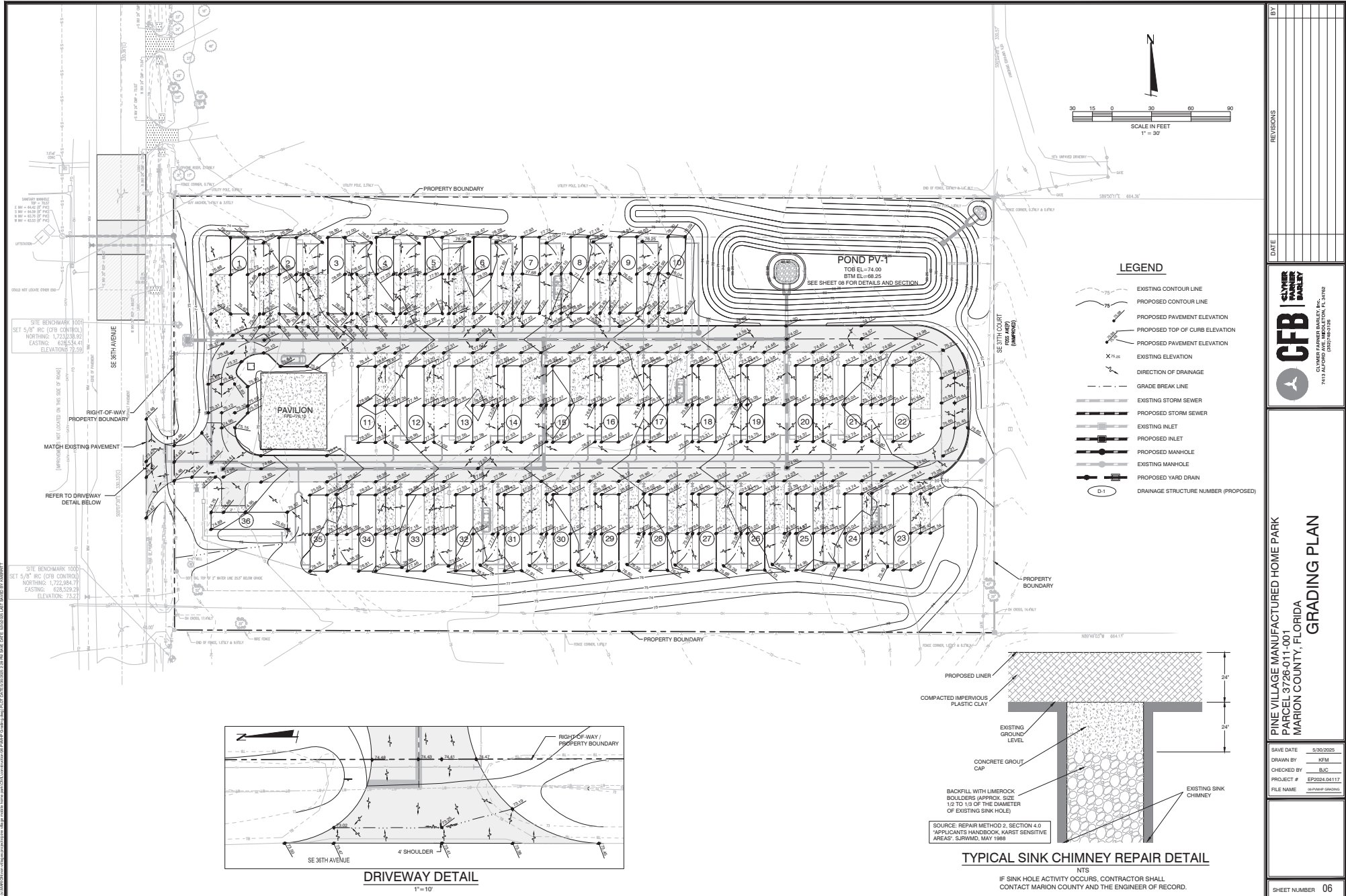








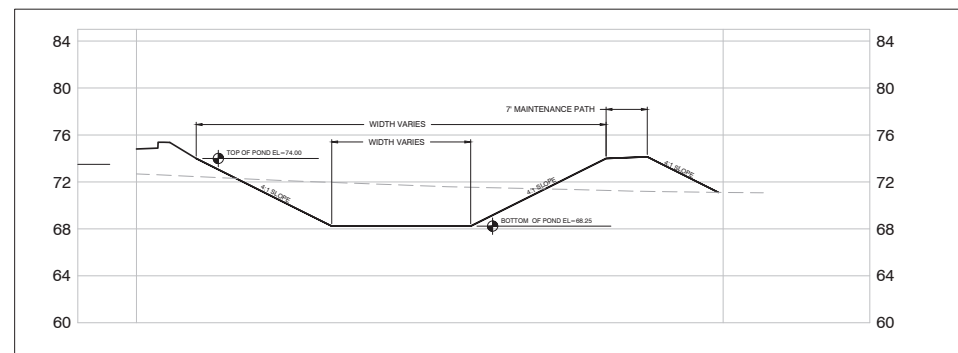
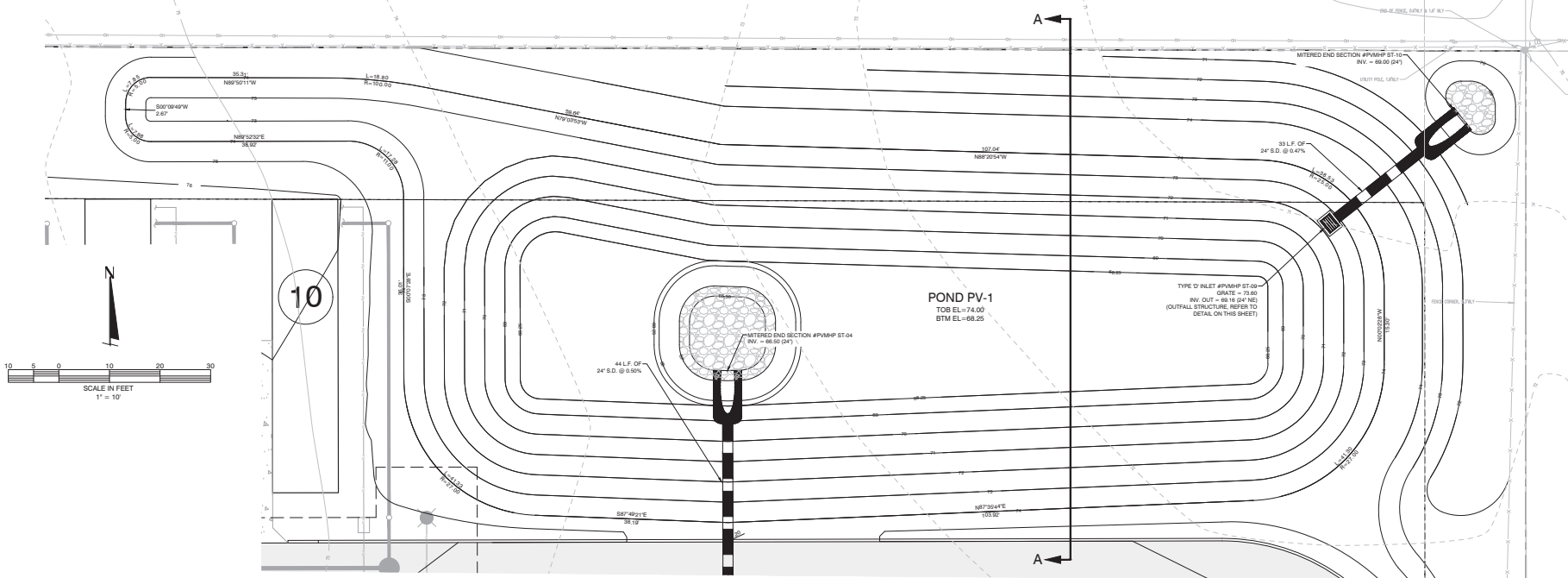




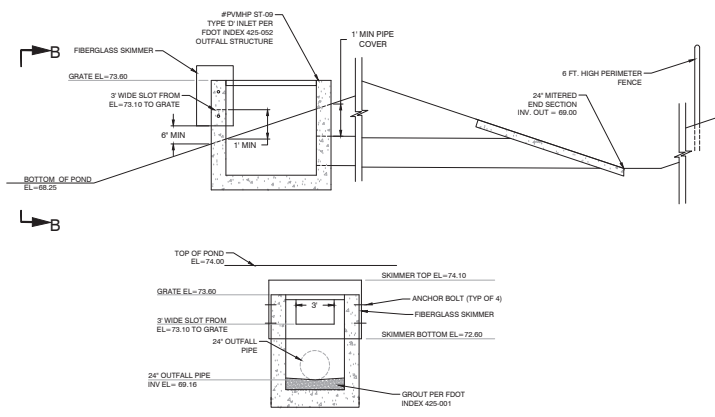
BY	
REVISIONS	
DATE	
CFB	CLYMER FARMER MARLEY, INC. 7413 ALFORD AVENUE, SUITE 100 MARIETTA, GA 30067
PINE VILLAGE MANUFACTURED HOME PARK PARCEL 3726-011-001 MARION COUNTY, FLORIDA	GRADING PLAN
SAVE DATE: 5/30/2025 DRAWN BY: KPM CHECKED BY: JMC PROJECT #: 202504.04117 FILE NAME: 202504.04117.dwg	SHEET NUMBER: 06







STORMWATER MANAGEMENT FACILITY  
SECTION A-A  
H: 1"=10'  
V: 1"=10'



FRONT VIEW B-B  
POND PV-1  
OVERFLOW DETAIL

BASIN NAME	POND BOTTOM (FT.)	100YR.24 HR STAGE ELEVATION (FT.)	POND TOP (FT.)
PV-1	68.25	73.40	74.00

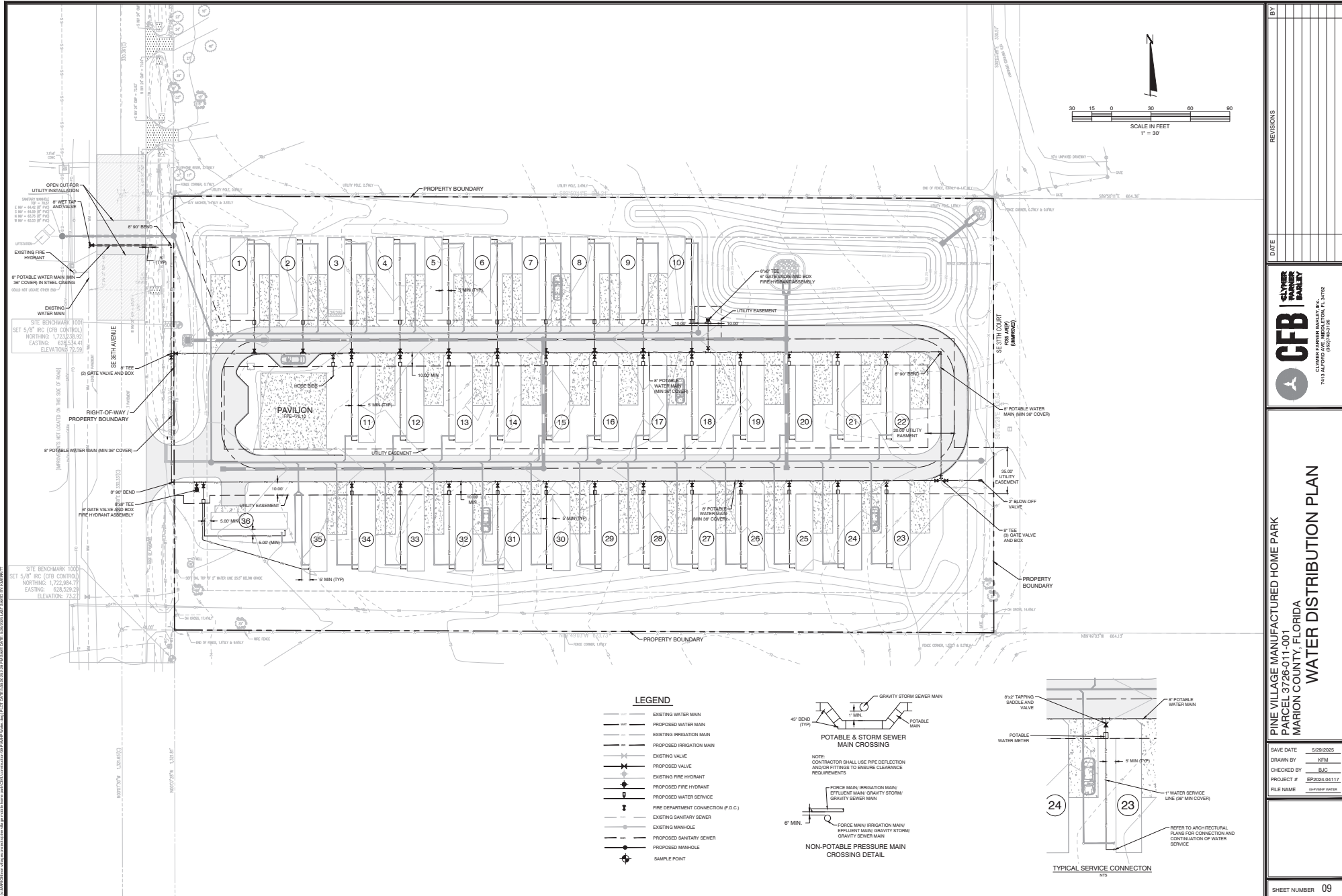
REVISIONS	DATE	BY

**CFB**  
CLYMER FARMER BARTLEY  
7413 ALFORD AVENUE, SUITE 100  
FORT MYERS, FL 33907  
(888) 888-8888

PINE VILLAGE MANUFACTURED HOME PARK  
PARCEL 3726-011-001  
MARION COUNTY, FLORIDA  
**POND PV-1 SECTION AND DETAIL**

SAVE DATE	5/30/2025
DRAWN BY	KPM
CHECKED BY	HC
PROJECT #	EP2024.04117
FILE NAME	10000000.dwg





BY

REVISIONS

DATE

CLYMER FARMER PAVILION

CFB

CLYMER FARMER PAVILION, INC.

7413 ALCHORD ROAD, MIAMI, FL 33152

800.333.3333

PINE VILLAGE MANUFACTURED HOME PARK

PARCEL 37265-011-001

MARION COUNTY, FLORIDA

WATER DISTRIBUTION PLAN

SAVE DATE

5/28/2025

DRAWN BY

SPM

CHECKED BY

HC

PROJECT #

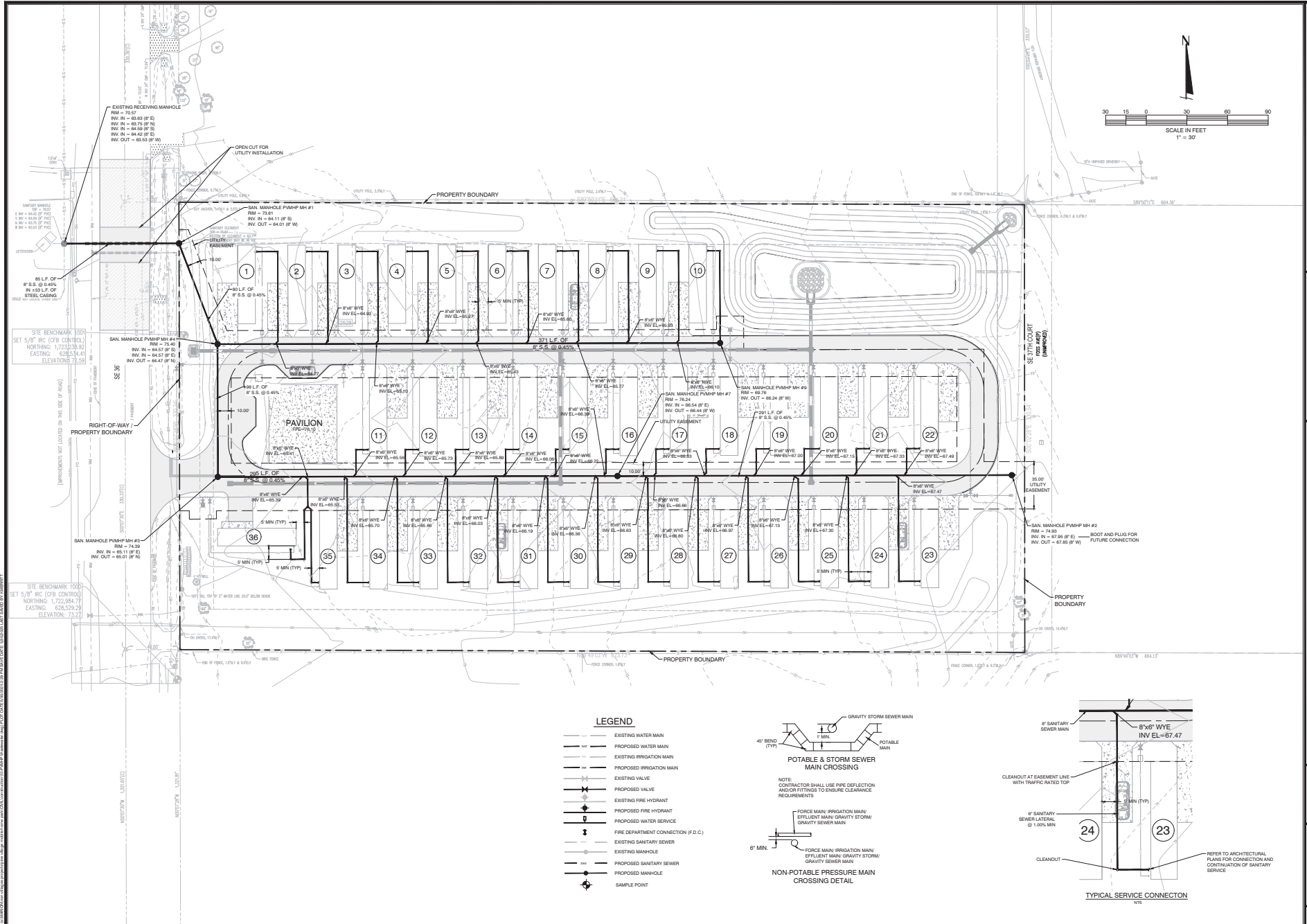
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FILE NAME

24P100P-WATER

SHEET NUMBER

09



BY

REVISIONS

DATE

CLAYMER FARMER SANITARY FACILITY

CFB

CLAYMER FARMER SANITARY FACILITY  
7413 ALFORD AVE. SUITE 100  
MARIETTA, GA 30067

SAVE DATE

5/30/2025

DRAWN BY

RFM

CHECKED BY

HC

PROJECT #

EP2025.04.117

FILE NAME

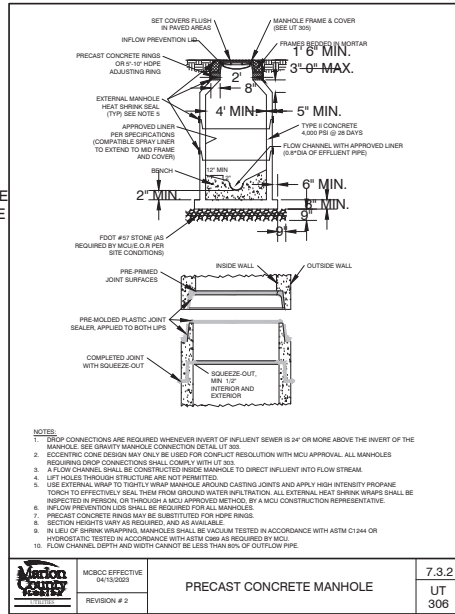
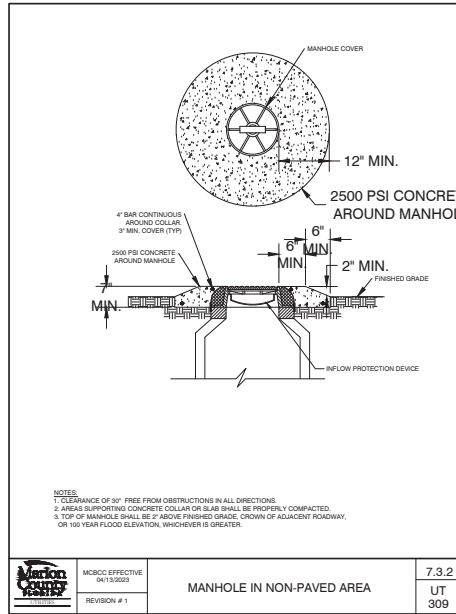
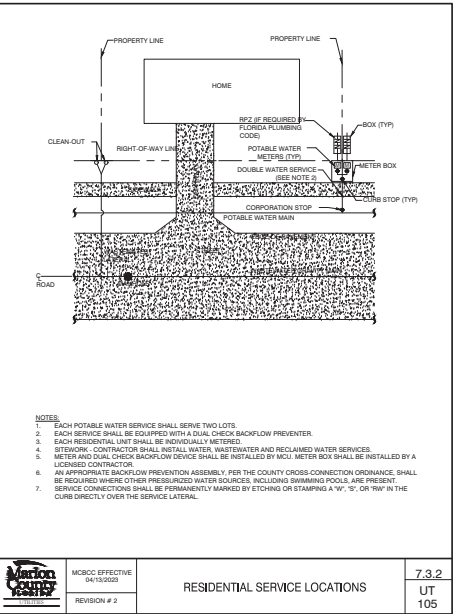
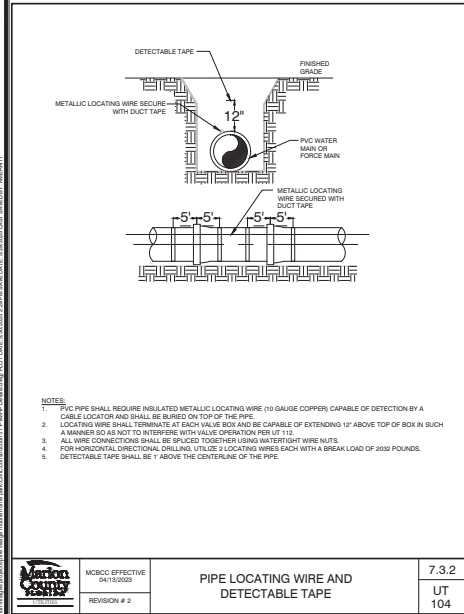
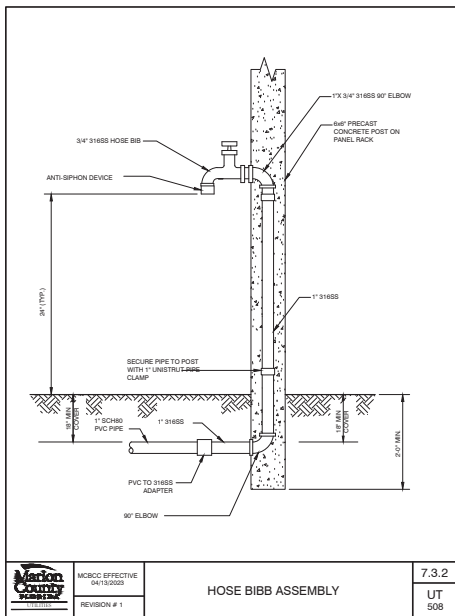
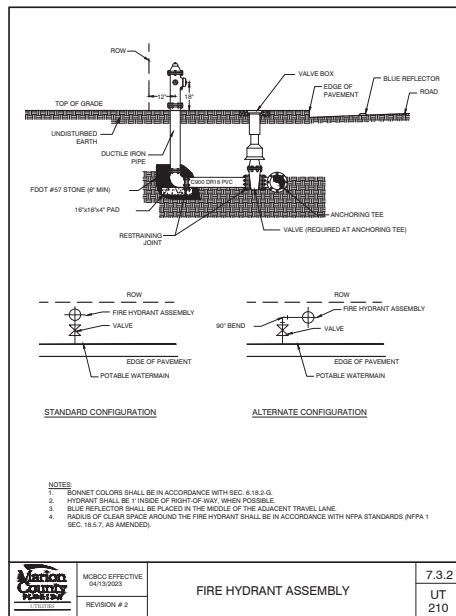
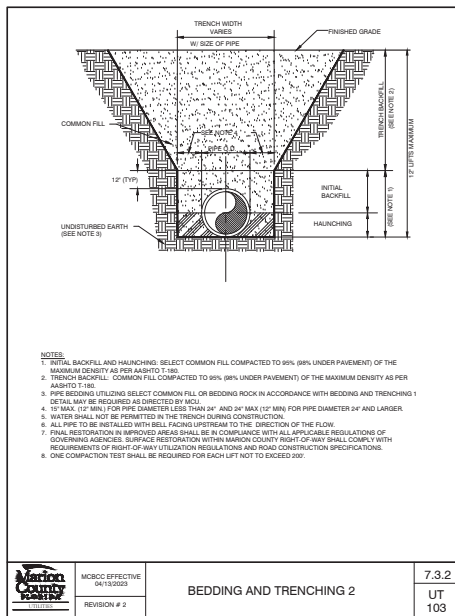
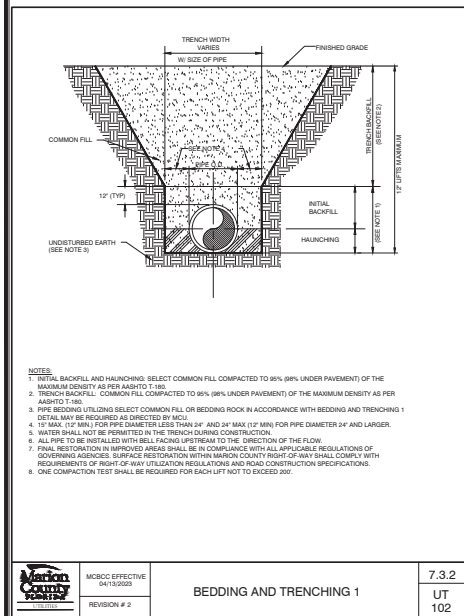
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PINE VILLAGE MANUFACTURED HOME PARK  
PARCEL 3726-011-001  
MARION COUNTY, FLORIDA

**SANITARY SEWER PLAN**

SHEET NUMBER

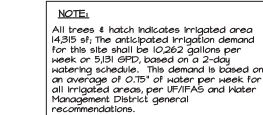
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Sec. 6.9.5. - Irrigation system installation.

- A. Irrigation systems may only be installed by irrigation professionals meeting the licensing requirements under Section 6-110. Irrigation systems may be constructed by property owners on their own property meeting the above-occupied areas.
- B. Irrigation systems may be constructed by licensed contractors under the Florida Irrigation Society (FIS) Standards and Specifications, which may be updated.
- Sec. 6-116. - Completion inspection requirements.
- The irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
1. The irrigation professional, contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a cover and slope/as-built diagram which shall include the following:
- a. A copy of all material submitted for permit review;
  - b. Location of all remote control valves;
  - c. Meter demand area, zone in depth, and;
  - d. The irrigation installation professional's signature.
2. The irrigation installation professional shall also provide to the owner:
- a. A copy of the irrigation controller owner's manual;
  - b. Irrigation system maintenance schedule which includes:
  - i. Instructions for seasonal adjustments of controller and sensors;
  - ii. Instructions covering flow and when to shut valves;
  - iii. A schedule for checking outages of controller and sensors;
  - c. A schedule for proper irrigation distribution coverage.
3. Within 10 days after the completion of the irrigation installation, the irrigation professional shall be held to the applicable irrigation schedule set forth in their code.
4. The irrigation professional shall obtain the installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and the irrigation contractor.

Sec. 6.9.B. - Irrigation system operation and maintenance.

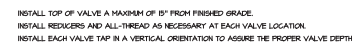
- A. An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and document the device or switch in proper operating condition before completing other work on the system. (137862 PS Water Conservation).
- B. All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Irrigation of Landscapes, available at <http://www.floridafriendly.com>.
- C. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.
- D. Each irrigation system, including any retrofit device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.

Sec. 6.9.9. - Landscape Irrigation schedule.

- A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
  - (1) No landscape landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m. on any day.
  - (2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- B. When Daylight Savings Time is not in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
  - (1) No landscape landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m. on any day.
  - (2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
- C. Exceptions to landscape irrigation schedules included in Section 6.4.1A, above include:
  - (1) Irrigation for the purpose of watering micro-plants.
  - (2) Irrigation of new landscapes is allowed at any time of day for the first 90 days and every other day for the remainder of the first year for the following reasons:
    - (a) Irrigation of newly installed trees, shrubs, and plants.
    - (b) Irrigation of newly installed mulches, pesticides, fertilizers, herbicides, and herbicides when required by law.
    - (c) Irrigation of newly installed irrigation systems.
    - (d) Irrigation of newly installed irrigation systems.
  - (3) Irrigation of newly installed irrigation systems is allowed anytime within 24 hours of application, watering in of chemicals is allowed, and/or water per application except as otherwise required by law, the manufacturer, or best management practices.
  - (4) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
  - (5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-and-nozzle system is not considered an exception to the irrigation schedule.
  - (6) Discharge of water from a water-to-air conditioning unit or other water-dependent cooling system is not limited.
  - (7) Water used for the purpose of watering micro-plants is not limited.
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  - (100) Water used for the purpose of watering micro-plants is not limited.

Sec. 6.9.10. - Licensing and certification.

- [illegible]



**ZONE VALVE**



DATE	BY	REVISIONS
------	----	-----------

**MPA** Michael Pape  
& Associates, PA  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
23351 SE 17th Street • Ocala, FL 352.351.3500 • [www.MPA-LA.com](http://www.MPA-LA.com)

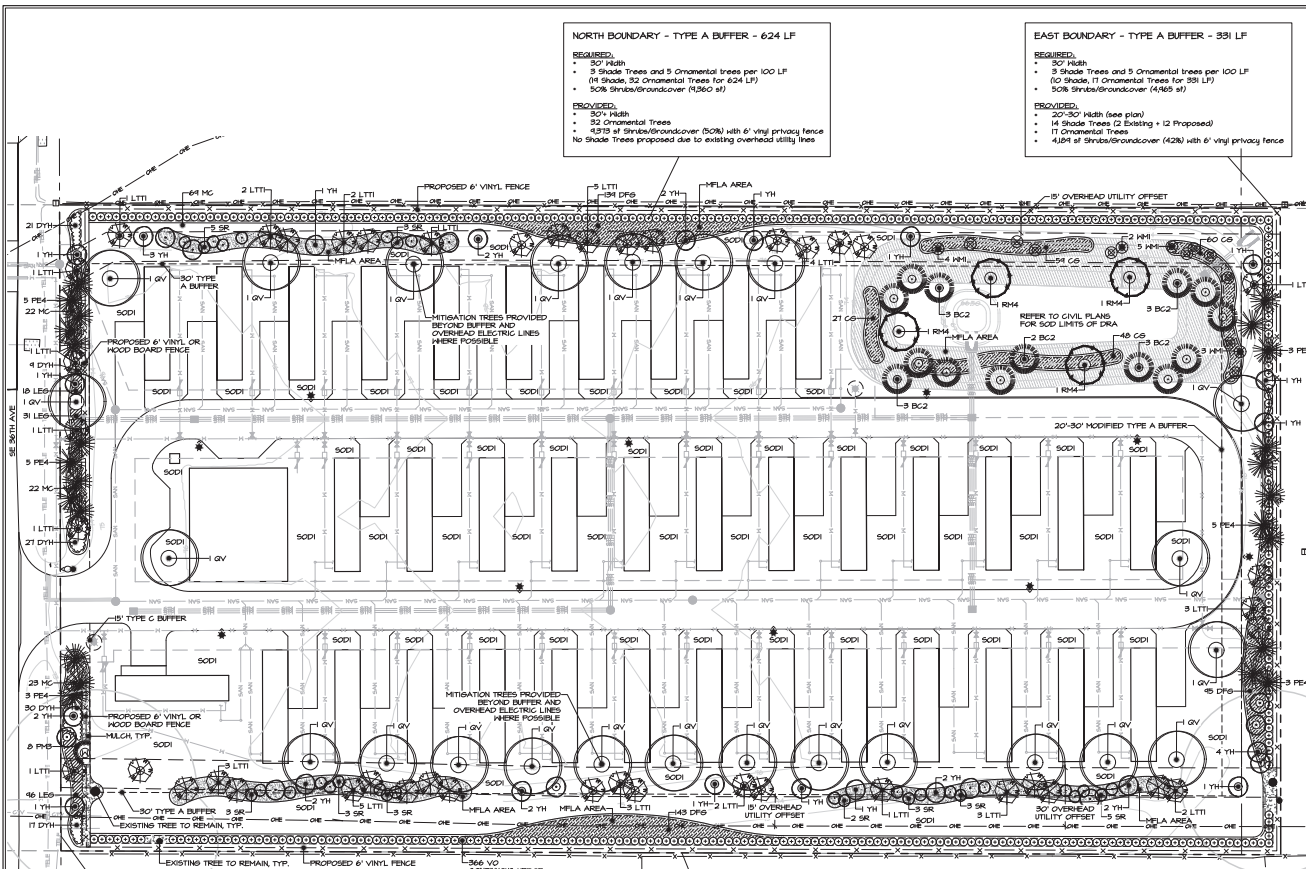


PINE VILLAGES MANUFACTURED HOME PARK  
 MARION COUNTY, FLORIDA  
 IRRIGATION PLAN

DATE 05-30-25  
DWN. BY RAZ  
CHKD. BY SMS

SHEET 1 OF 1

17-



## NORTH BOUNDARY - TYPE A BUFFER - 624 LF

## REQUIRED:

- 30' Hish
- 3 Shade Trees and 5 Ornamental trees per 100 LF
- 17 Hish, 32 Ornamental Trees for 624 LF
- 16 Shade, 32 Ornamental Trees for 624 LF
- 50% Shrubs/groundcover (4,608 sf)

## PROVIDED:

- 30' Hish
- 32 Ornamental Trees
- 4,608 sf Shrubs/groundcover (50%) with 6' vinyl privacy fence
- No Shade Trees proposed due to existing overhead utility lines

## EAST BOUNDARY - TYPE A BUFFER - 331 LF

## REQUIRED:

- 30' Hish
- 3 Shade Trees and 5 Ornamental trees per 100 LF
- 10 Shade, 17 Ornamental Trees for 331 LF
- 50% Shrubs/groundcover (4,608 sf)

## PROVIDED:

- 30' Hish (see plan)
- 14 Shade Trees (2 Existing + 12 Proposed)
- 17 Ornamental Trees
- 4,608 sf Shrubs/groundcover (42%) with 6' vinyl privacy fence

## LANDSCAPE CALCULATIONS

LAND USE HIGH RESIDENTIAL

SITE/PROJECT AREA - REFER TO CIVIL PLANS - 4.175 AC (206,832 SF)

LANDSCAPE AREA - 21/24 AC (92,064 SF) (62%) SEE CHAIRMAN SHEET L-1

THIS SITE IS LOCATED WITHIN THE URBAN GROWTH BOUNDARY

THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

## TREE REMOVAL/PRESERVATION

Based on Site Survey &amp; Environmental Permit Narrative provided by Clymer Farmer Boyles

TOTAL EXISTING DBH PREDEVELOPMENT = 1,268" (212' PER ACRE)

TOTAL DBH TO BE REMOVED = 1,006"

## REQUIRED MITIGATION:

- Existing Trees 10-14" = 20 trees (413 inches) = 14' Mitigation
- Existing Trees 15-19" = 20 trees (460 inches) = 845' Mitigation
- Existing Trees 20-24" = 26 trees (460 inches) = 845' Mitigation
- Existing Trees 25-29" = 17 trees (481 inches) = 845' Mitigation
- Existing Trees 30" + = 6 trees (181") = 181' Mitigation

## TOTAL MITIGATION REQUIRED:

617' reduced to 475' (Moved out at 100' per acre)

## MITIGATION PROVIDED:

66 Shade Trees x 4' cal = 264'

The remaining 204' required mitigation inches shall be paid into the Tree Mitigation Fund.

## OTHER CALCULATIONS

HFLA: REQUIRED: 10.54 SF (5% OF TOTAL LANDSCAPE AREA)

PROVIDED: 20,710 SF (66%)

## PROPOSED SHADE TREES:

NATIVE = 66 (100%)

P. FRIENDLY = 66 (100%)

## PROPOSED UNDERSTORY/ORNAMENTAL TREES:

NATIVE = 66 (100%)

P. FRIENDLY = 66 (100%)

## TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS):

66 (100%)

## LANDSCAPE BUFFER REQUIREMENTS

## NORTH BOUNDARY - 30' TYPE A BUFFER REQUIRED

## EAST BOUNDARY - 30' TYPE A BUFFER REQUIRED

## WEST BOUNDARY - 30' TYPE A BUFFER REQUIRED

## SOUTH BOUNDARY - 30' TYPE A BUFFER REQUIRED

## SEE PLAN FOR BUFFER DETAILS

## HAWKER REQUEST: A HAWKER IS REQUESTED TO REDUCE 100' LF OF THE REQUIRED 30' HAWKER BUFFER TO 20' (SEE 6.8.2) DUE TO PROPOSED INTERNAL DRIVE. THE WIDTH REDUCTION IS MITIGATED BY A PROPOSED 6' VINYL PRIVACY FENCE IN ADDITION TO REQUIRED LANDSCAPE.

## MARION COUNTY LANDSCAPE REQUIREMENTS:

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy per Section 6.8.2 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.3 of LDR:

- All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries (UF/IFAS and FDEP).
- Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
- Trees or palms which are girdled or braced shall have such girdling or bracing removed once sufficient root growth has enveloped the tree or palm to support itself. Damaging trees with girdling devices shall be considered a violation of the code. Damaged trees shall be replaced at the expense of the owner.
- The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The replacement of damaged landscape shall be replaced with the same species and size of plant material, or replacing dying or diseased plants with similar plant material is excluded.
- Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.3 of the LDR.

A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.

B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current 60-DHP Certificate of Completion.

C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

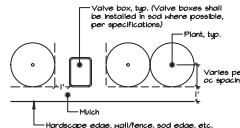
4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary shall comply with the design standards of the Marion County Land Development Code Division 4, Sec 6.4, and all other state and local statutes that apply. Irrigation design and plans by others.

## PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
NATIVE BC2	14	Bald Cypress	Cont./B&B, 14'-16' H x 6'-8' spr; 4' cal min	Allow natural growth; prune only dead wood
NATIVE GB	14	Trident cypress (BC2)	4' cal min	Allow natural growth; "bagpack" if required; remove dead and frost damaged foliage annually
NATIVE DF8	971	Dwarf Fraxinifolia cypress	4' cal min	Allow natural growth; maintain informally
NATIVE DYH	104	Dwarf Yucca Holly	4' cal min	Allow natural growth; maintain informally
LE6	149	Emerald cypress	4' cal min	Allow natural growth; maintain informally
LTH	49	Ligustrum, tree-type	4' cal min	Allow natural growth; 6'-8' open below; prune informally; do not shear
NATIVE KC	136	Holly shrub	4' cal min	Allow natural growth; remove seeds; cut back after last frost annually
NATIVE FE4	24	Slack Pine	4' cal min	Allow natural growth; prune dead wood
PH8	24	Japanese Yew	4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE GV	24	Quercus virginiana	4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE RH4	4	Red Maple	4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE SR	30	Sav Poinsettia	4' cal min	Allow natural growth; maintain informally
VO	366	Sweet Viburnum	4' cal min	Allow natural growth; maintain informally
NATIVE HH4	14	Hawthorn	4' cal min	Allow natural growth; prune only for form or dead wood
NATIVE TH	34	Yucca filifolia	4' cal min	Allow natural growth; do not shear; prune only for form or dead wood
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SODI		Argentine Bahia		
		Paspalum notatum		
		Argentine - (SODI)		

SCALE: 1"=30'



As shown on plan, all shrubs and groundcovers adjacent to curbside, walk, or driveway, wall, fence, building foundation, valve box, utility vault, etc. shall be installed with the plant center spaced on an additional 1" from the edge, unless otherwise noted.

Hedge edge, wall/fence, sod edge, etc.

Varies per spacing

OFFSET DETAIL

N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED AREAS INSTALLED AS PART OF THE CONTRACT UNTIL ESTABLISHMENT OR IRRIGATION, WHICHEVER OCCURS EARLIER.

## WEST BOUNDARY - TYPE C BUFFER - 304 LF

## REQUIRED:

- 30' Hish
- 2 Shade Trees and 3 Ornamental trees per 100 LF
- 17 Shade, 10 Ornamental Trees for 304 LF
- 50% Shrubs/groundcover (2,280 sf)

## PROVIDED:

- 30' Hish
- 14 Shade Trees
- 10 Ornamental Trees
- 2,448 sf Shrubs/groundcover (50%)
- 6' Hood Board / Vinyl Privacy Fence (to be determined)

## SOUTH BOUNDARY - TYPE A BUFFER - 624 LF

## REQUIRED:

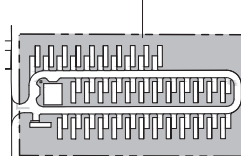
- 30' Hish
- 3 Shade Trees and 5 Ornamental trees per 100 LF
- 17 Shade, 32 Ornamental Trees for 624 LF
- 50% Shrubs/groundcover (4,608 sf)

## PROVIDED:

- 30' Hish
- 2 Existing Shade Trees
- 32 Ornamental Trees
- 4,608 sf Shrubs/groundcover (50%) with 6' vinyl privacy fence
- No Shade Trees proposed due to existing overhead utility lines

## LANDSCAPE AREA TYP.

(21,244 SF (62%))



## LANDSCAPE AREA DIAGRAM

NOT TO SCALE

## REVISIONS

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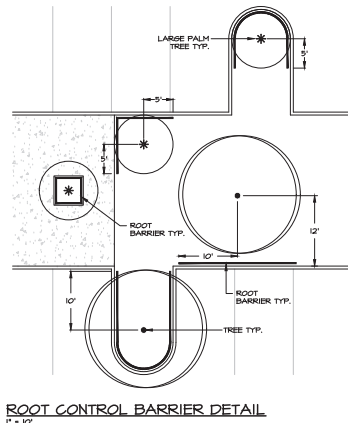
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**LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)**

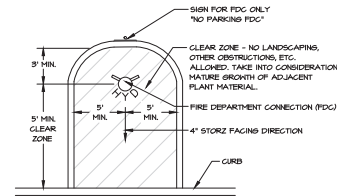
- I. The Landscape Contract shall generally include the following work:
  - A. Finish grading 4" in all areas of the work.
  - B. Root pinning existing tree critical root zones prior to permanent irrigation installation, including off-site trees along perimeter boundary of site.
  - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
  - D. Supplying of plant material of the specified type, size, and quality.
  - E. Proper location, layout, and orientation of trees and planting beds.
  - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
  - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
  - H. Installing and maintaining all plantings per the specified requirements until final completion and acceptance.
  - I. Observing and following any special requirements beyond the specifications as noted on the plans.
  - J. Removing above ground tree staking within one year of installation. Underground rootball ties shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
  - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
  - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
  - C. Providing competent supervision of the work at all times.
  - D. Reporting and repairing any damage caused by his work or actions.
  - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
  - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
  - G. Coordination with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
  - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
  - I. Following all administrative and technical requirements of the bid documents.

Michael Pope & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection and replacement by the contractor at his own cost.

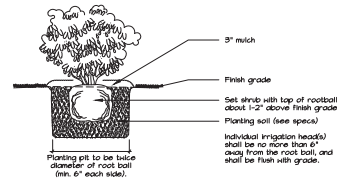
REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



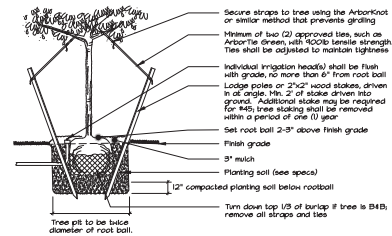
**ROOT CONTROL BARRIER DETAIL**  
1" = 10'



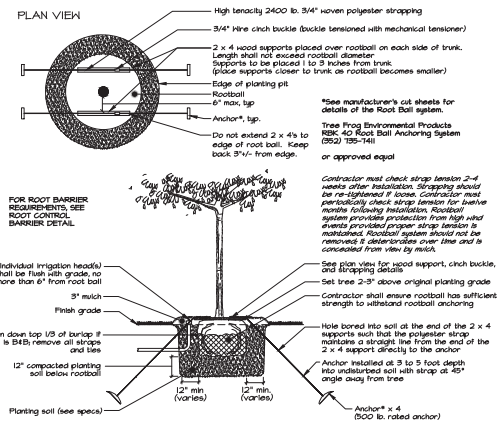
**FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL**  
N.T.S.



**SHRUB INSTALLATION DETAIL**



**TREE INSTALLATION DETAIL**  
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL. OR CONTAINER TREES UP TO 48 GAL.



**TREE INSTALLATION DETAIL**  
FOR 3-4" CAL., 65-100 GAL. TREES OR 8-10" CAL. TREES UP TO 40" DIAMETER ROOTBALL.

REVISIONS

DATE BY

**MPA** Michael Pope & Associates, P.A.  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2351 SE 17th Street, Ocala, FL 32135-3500 • www.mpa-la.com



**PINE VILLAGES MANUFACTURED HOME PARK**  
MARION COUNTY, FLORIDA  
**LANDSCAPE PLAN - DETAILS**

DATE: 05-24-25

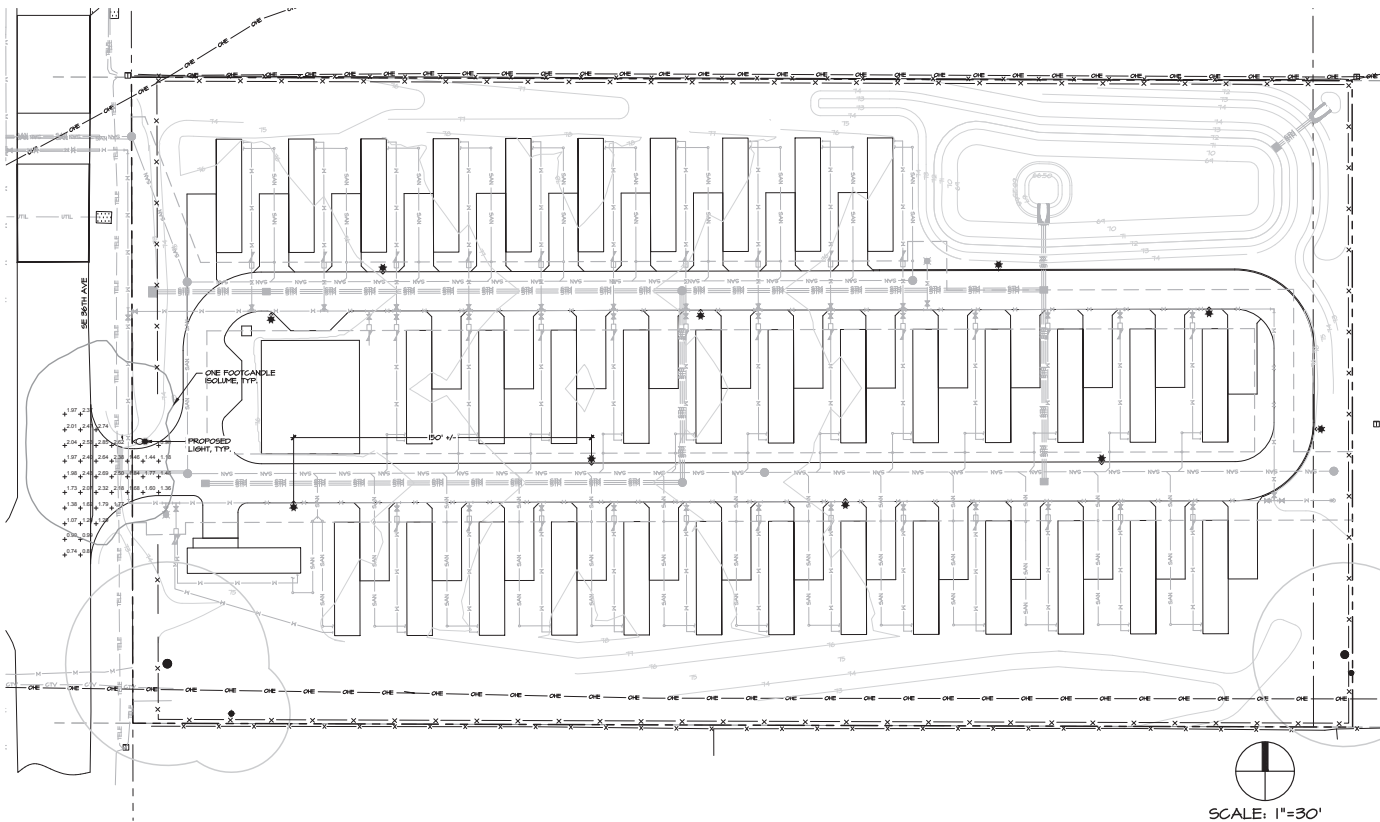
DWN BY: JET

CHD. BY: SJS

SHEET 2 OF 2

L-2





### Statistics

#### Entry

Min. 0.74 to (paved surfaces)  
Avg/Min. 2.3 to (paved surfaces)

### LIGHTING LEGEND

- COOPER LIGHTING, LEXINGTON SERIES LED, LXP-PAL-40-730-U-SHQ-SC-10MSP-S-BC-RET-10X-10MSP, 3000K, SHD DISTRIBUTION, 20' MOUNTING HT, ROAD, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
  - SHADEBOX LIGHT, CURRENT DOUBLESINGLE EVOLVE EALS SERIES LED, EALS-03-0-KA-AH-730-NA-A-G-BLUG-L-T-VAIL, 3000K, 14 DISTRIBUTION, 24' MOUNTING HT, ROAD, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- CONFIRM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND FULL PRODUCT CODE NUMBERS.  
LIGHTS ARE AVAILABLE FOR LEASE THROUGH UTILITY COMPANY, OR PRIVATE OWNERSHIP.

### Notes:

- This lighting layout was designed to provide general and thematic light throughout the neighborhood. Fixtures have been located at intersections and along streets to provide minimal light for this rural residential use. Care has been taken to avoid excessive light that would create light pollution and become a distraction for homeowners.
- All lights shall be located between the curb and sidewalk. Install a minimum of 2' from back of curb.
- Install lights at the intersection of lot lines or intersections, as shown.
- This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the Postal building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
- Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
- Changes to the plan or specifications may cause light levels to drop below acceptable levels.
- Fixtures and Arms shall be oriented as shown on plan.
- Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.
- All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.

DATE BY

Michael Pape  
MPA & Associates, PA  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2331 SE 17th Street, Ocala, FL 33423-3513500 • www.MPA-LA.com



PINE VILLAGES MANUFACTURED HOME PARK  
MARION COUNTY, FLORIDA  
PHOTOMETRIC PLAN

DATE 05-30-25  
DWN BY RAZ  
CHKD BY SWS

SHEET 1 OF 1

LTG-1

Streetworks

Product Features

- Decorative Post Top Luminaire
- Product Features
- Product Certifications

Quick Facts

- Replaces up to 400W equivalent LED
- Asymmetric & Symmetric distribution
- 0-150 degree throw standard
- UL 1609/ETL safety protection available

Interactive Menu

- Ordering Information
- Product Specifications
- Energy and Performance Data

Bi-directional Details

LXT

LXT

LXT - Tall Square

LXT - Tall Triangular

Streetworks

SECO CAT NUMBER: LXF-F41-40-730-U-SHQ-8K-10MSP-S-BC-PR7-10X-111157

Ordering Information

Item	Description	Quantity	Unit Price	Total Price
1	LXF-F41-40-730-U-SHQ-8K-10MSP-S-BC-PR7-10X-111157	1	\$1,111.57	\$1,111.57

Product Specifications

- Lighting fixture with 10' mounting height
- Asymmetric & Symmetric distribution
- 0-150 degree throw standard
- UL 1609/ETL safety protection available

EVOLVE

SECO

Ordering Information

Item	Description	Quantity	Unit Price	Total Price
1	EALS-03-0-KA-AH-730-NA-A-C1-BL	1	\$1,111.57	\$1,111.57

Product Specifications

- Lighting fixture with 10' mounting height
- Asymmetric & Symmetric distribution
- 0-150 degree throw standard
- UL 1609/ETL safety protection available

EVOLVE

SECO

Ordering Information

Item	Description	Quantity	Unit Price	Total Price
1	EALS-03-0-KA-AH-730-NA-A-C1-BL	1	\$1,111.57	\$1,111.57

Product Specifications

- Lighting fixture with 10' mounting height
- Asymmetric & Symmetric distribution
- 0-150 degree throw standard
- UL 1609/ETL safety protection available

