

March 6, 2025

PROJECT NAME: PUBLIX DIAMOND A SHOPPING CENTER PRE PLAT

PROJECT NUMBER: 2024080096

APPLICATION: PRELIMINARY PLAT #31953

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: INFO
REMARKS: It was decided on the McGinley North Commercial Phase 1 Prelim to assign a quadrant designation to the road running north/south on the west side of this project. Labeled that road as SW 53rd Avenue on Sheet 03.01.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 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.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 8 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: INFO
REMARKS: 12/13/24-Phone number added; Signature due prior to final approval
10/15/24- Missing phone number; Signature due prior to final approval

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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
STATUS OF REVIEW: INFO
REMARKS: 10/15/24-Signature due prior to final approval
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
STATUS OF REVIEW: INFO
REMARKS: 10/15/24-Signature due prior to final approval
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 10/15/24-add waivers if requested in future
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: This area has been historically used as farmland. No EALS is required.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: This area has been historically used as farmland. No EALS is required.
- 15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: NO
REMARKS: 12/19/24 - Cross access easements as shown must be recorded prior to final approval of preliminary plat.
10/18/24 - A 24' paved public cross-access easement is required parallel to SW HWY 484 and parallel SW 49th Court Rd from property line to property line and / or project boundary in both the north-south direction and east-west direction. Contact Cheryl Weaver in the Right-of-Way Office at 352-671-8679 to obtain the appropriate template for public ingress / egress and for recording the easement which must be executed prior to final plan approval.
- 16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 2/25/25 - 1) Insufficient right-of-way dedication shown. A minimum dedication of 9' is required the entire length of the property boundaries adjoining SW HWY 484. 2) Public sidewalk must be included within the right-of-way dedication. Sidewalks may only be routed beyond the right-of-way through easement and only if approved by DRC.

12/20/24 - At least 9' of right of way dedication is required for most of the sidewalk; anywhere the sidewalk is constructed beyond the right of way dedication (e.g. possibly at end of the turn lane), an easement would be required which must be recorded prior to final approval of preliminary plat.

10/18/24 - Right of Way dedication is required for sidewalks at right turn lanes along CR484.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: PUD Master Plan is not approved yet. This item will remain as No until the Master Plan is approved by DRC. Or submit a waiver for approval.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: 12/24/2024 - Plan shows no buffering along the North and West sides of the property. You are requesting a 5' sidewalk instead of the required 8' sidewalk (LDC Sec.5.8.5 (B) 3. You'll need to apply for a waiver for the above.

02/25/25 - Sidewalk issue has been acknowledged by applicant. According to McGinley - Commerce Park North PUD, internal buffers must comply with LDC at time of development; however, internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Please add all waivers (in-process and approved) to your cover page.

02/25/25 - Please include PUD rezoning approval number on cover sheet 01.01. This item will remain as NO until the PUD Master Plan is approved by DRC. A waiver approval may also be pursued at the applicant's risk.

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: NO

REMARKS: As of 2/28/25, we still do not have the ingress/egress documents for review. HR

Please provide public ingress / egress and for recording the easement which must be executed prior to final plan approval. 12/17/24 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]."



**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 31953

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 03/04/2025 Parcel Number(s): 41200-056-04; 41200-056-12 and portion Permit Number: AR# 31953 (Pre-plot)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Publix Diamond "A" Shopping Center 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): AAW, LLC. & John Alvarez Investment Group LLC
Signature: _____
Mailing Address: PO BOX 772169 City: Ocala
State: FL Zip Code: 34471 Phone # 352-875-6519
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 and Associates Engineering LL (Contact Name: Jeffrey McPherson)
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: Permits@tillmaneng.com

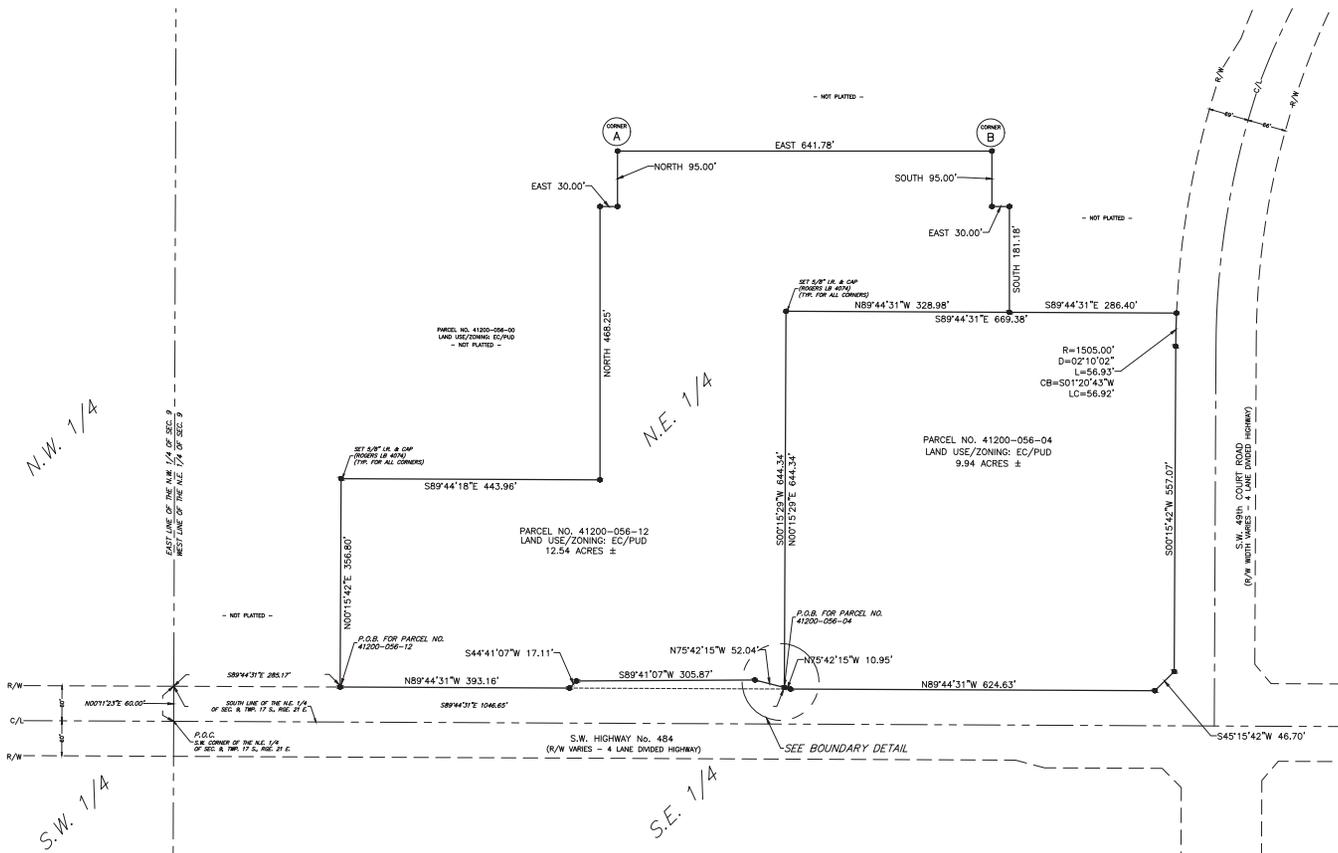
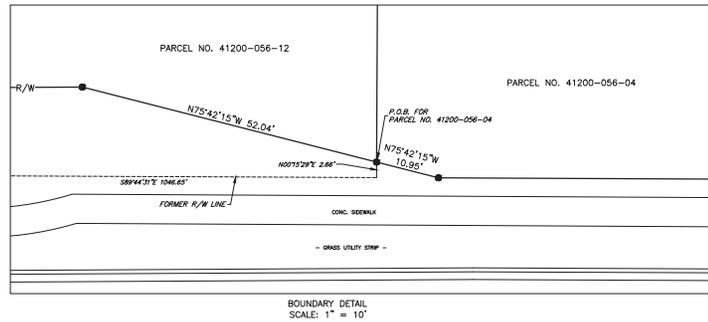
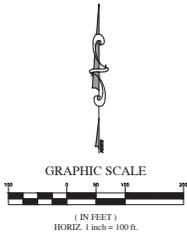
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.2 Right of Way
Reason/Justification for Request (be specific): applicant is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 4'

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 3/6/25 BM Project # 2024080096 AR # 31953
3/4/25

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): _____



STATE PLANE COORDINATES
 SET 5/8" I.R. & CAP
 (ROGERS LB 4074)
 NORTHING Y = 1706822.07
 EASTING X = 589513.33

SET 5/8" I.R. & CAP
 (ROGERS LB 4074)
 NORTHING Y = 1706822.07
 EASTING X = 590152.11

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

DATE	REVISION

RODNEY K. ROGERS, P.E.
 REGISTRATION NO. 5274
 RODNEY K. ROGERS, P.S.M.
 REGISTRATION NO. 6274
 MARIANNE M. BOYD, P.S.M.
 REGISTRATION NO. 5274
 ROGERS ENGINEERING, LLC
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 JOHN ALVAREZ INVESTMENT GROUP, LLC.

JOB No. 24-41200-056-04	DATE 3-19-2024
SCALE 1" = 100'	SHEET 2 OF 3

