

December 30, 2024

PROJECT NAME: DONNA KELLEY SUP MINOR SITE PLAN

PROJECT NUMBER: 2023020099

APPLICATION: MINOR SITE PLAN #30576

- 1 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: The only signs to be allowed per resolution would be temporary and in connection to a special event permit.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/14/23 - add waivers if requested in the future
- 3 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Sheet P-0 has the address as 7020 NE 17th Terrace. That address isn't associated with any structures on the property. The address that was issued to the restrooms/batting cages is 1499 NE 70th Street.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Repair septic system permit 42-SO-2854294
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Plant material shown on approved plan shall be planted unless written approval from Marion County is given per 6.8.13.D
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: with Marion County landscaping department to ensure buffering meets County standards as conditioned. As per the SUP, Growth Services will perform a site inspection on or shortly after July 21st, 2024 to ensure all requirements have been met. A site inspection will be completed after 2 years to inspect buffers and site plan after the release of the final CO.



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 8/28/23

A. PROJECT INFORMATION:

Project Name: Donna Kelley SUP Minor Site Plan
Parcel Number(s): 14848-006-00 & 14848-008-00
Section 21 Township 14 Range 22 Land Use LDR Zoning Classification A-1
Commercial Residential Industrial Institutional Mixed Use Other Special Use Permit
Type of Plan: MINOR SITE PLAN
Property Acreage 15.46 +/- Number of Lots Miles of Roads
Location of Property with Crossroads West of CR 200A on CR 326
Additional information regarding this submittal: This plan is to comply with conditions of SUP 230504SU for a baseball facility as approved by the BCC.

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

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: David Tillman and/or Jon Harvey
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: PERMITS@TILLMANENG.COM

Surveyor:
Firm Name: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: Donna F. Kelley Contact Name: Same as owner
Mailing Address: P.O. Box 4013 City: Ocala State: FL Zip Code: 34478
Phone # 352-266-0037 Alternate Phone #
Email address: dfkelley7@yahoo.com

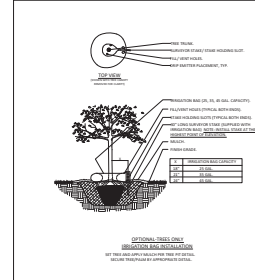
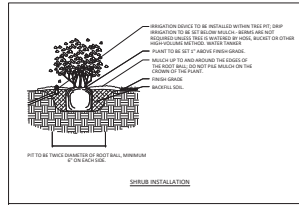
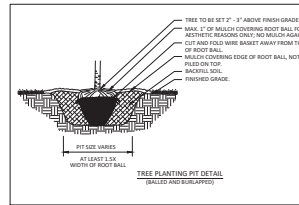
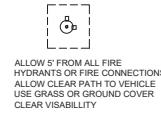
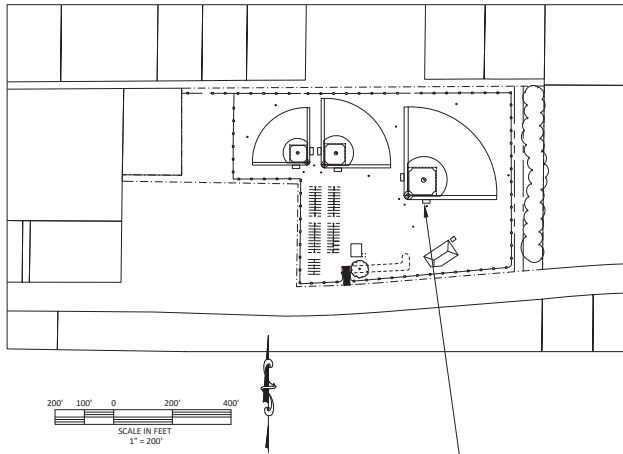
Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org



LANDSCAPE NOTES: (SEE SPECIFICATIONS FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRASSES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WEEDS, PLAG, OBSTACLES, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRIC SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA (800) 451-1234 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERFERENCE OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
9. SOIL PROVIDED SHALL BE FREE OF LIMESTONE, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
10. ALL PLANTING BEDS SHALL RECEIVE A 2" LAYER OF MULCH (1" OVER ROOTBALLS, MEASURED AFTER MULCH HAS SETTLED).
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://fl.flas.usf.edu>
13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH HAWSON COUNTY LOC SEC. 6.8.13.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH HAWSON COUNTY LOC SEC. 6.8.14.
15. ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH HAWSON COUNTY LOC DIV. 3 IRRIGATION.
16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH HAWSON COUNTY LOC SEC. 6.8.15 AND 6.8.16.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO HAWSON COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (HAWSON COUNTY LOC DIV. 3 SEC. 6.8.13).
2. UPON COMPLETION OF THE INSTALLATION AND AT A MINIMUM 72 HOURS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE AS-BUILT INSTALLATION, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MAKE UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (NOTE: PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.))

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONTRIBUTION THAT THE OWNER HAS RECEIVED WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

IRRIGATION COMPLETION INSPECTION REQUIREMENTS

UPON COMPLETION OF THE IRRIGATION SYSTEM AND COMPLETION OF THE AS-BUILT CERTIFICATION PLAN, THE CONTRACTOR SHALL SUBMIT TO THE DESIGN PROFESSIONAL AND THE QUALIFIED PROFESSIONAL AND SHALL BE SUBMITTED TO THE HAWSON COUNTY LANDSCAPE ARCHITECT.

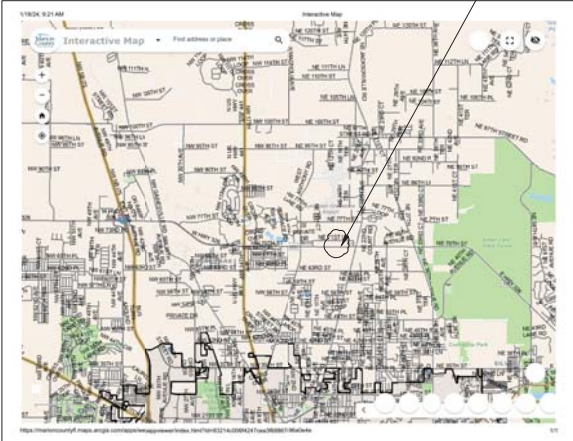
OWNER RESPONSIBILITY

THE OWNER IS RESPONSIBLE FOR CONTINUED SURVIVAL OF THE PLANTS

PER LOC SECTION 6.8.11 - LANDSCAPE INSTALLATION SHALL MEAN SURVIVAL IN PERMANENCY, AND REPLACEMENT IF NECESSARY, OF ALL MATERIALS, DESIGN OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

ADDITIONAL NOTES

1. ALL PLANTS SHALL BE FL1 OR BETTER; PLANTS SHALL MEET OR EXCEED ALL MINIMUM HEIGHT, SPREAD, AND CALIPER SPECIFICATIONS BASED ON PLANT TYPE AS DESCRIBED IN FL GRASSES AND STANDARDS (SEE LANDSCAPE NOTES).
2. ALL TREES SHALL MEET HAWSON COUNTY LOC MINIMUM SIZE REQUIREMENTS: SHADE TREES = 2.5" CAL MIN; LANDSCAPE TREES = 2" CAL MIN; SPREAD: PALMS = 12" CT MIN.
3. SHOULD CONTAINER TREES BE UNAVAILABLE, OBTAIN APPROVAL FROM PROJECT LANDSCAPE ARCHITECT FOR USE OF BBI MATERIAL, THROUGH APPROVED ROOTS PLUS GROWER (RPG).



NOTE:
ALL PLANT MATERIAL SUBJECT TO CHANGE BUT MUST BE FLORIDA #1 - OWNER WILL APPROVE ALL PLANT SPACING PRIOR TO INSTALL ALL TREES AND SHRUBS LAYOUT MAY BE ALTERED IN THE FIELD WITH OWNERS APPROVAL

**PER RESOLUTION 23-R-567
SPECIAL USE PERMIT PETITION 231107SU
PARCEL NUMBER- 14848-006-00 and 14848-0008-00
ADDRESS 7020 NE 17TH TERRACE, OCALA FL 34479**

CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 606 FLEMING ISLAND FL 32066

**CYPRESS MANAGEMENT
AND DESIGN**
P.O. BOX 606 FLEMING ISLAND FL 32066
904-799-9576 --- SITE@CPMFLSOUTHNET

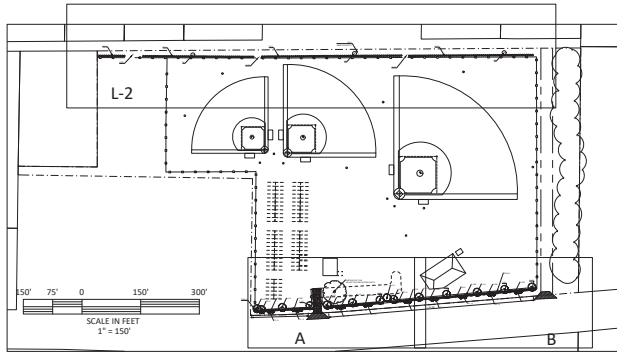
DATE	REVISIONS
2/21/24	XXX

**DONNA KELLEY - BASEBALL FIELDS
HWY - 326
PLANTING PLAN**

DATE 2-21-2024
DRAWN BY _____
CHECK BY _____
JOB NO. _____

KELLY W HARTWIG
LA 1282

SHT. P-0



PER RESOLUTION NO - R -567



14 PROVIDED
LO-LIVE OAK TREE
3- 1/2" caliper trees

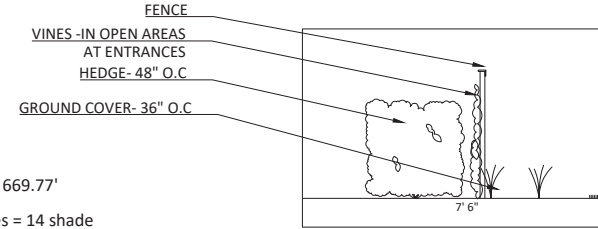


21 PROVIDED
CM-CREPE MYRTLE
6-8' ht- multi stem 42" sp.

$144.79' + 524.98' = 669.77'$

$6.69 \times 2 \text{ shade trees} = 14 \text{ shade}$

$6.69 \times 3 \text{ Ornamental trees} = 21$



ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER

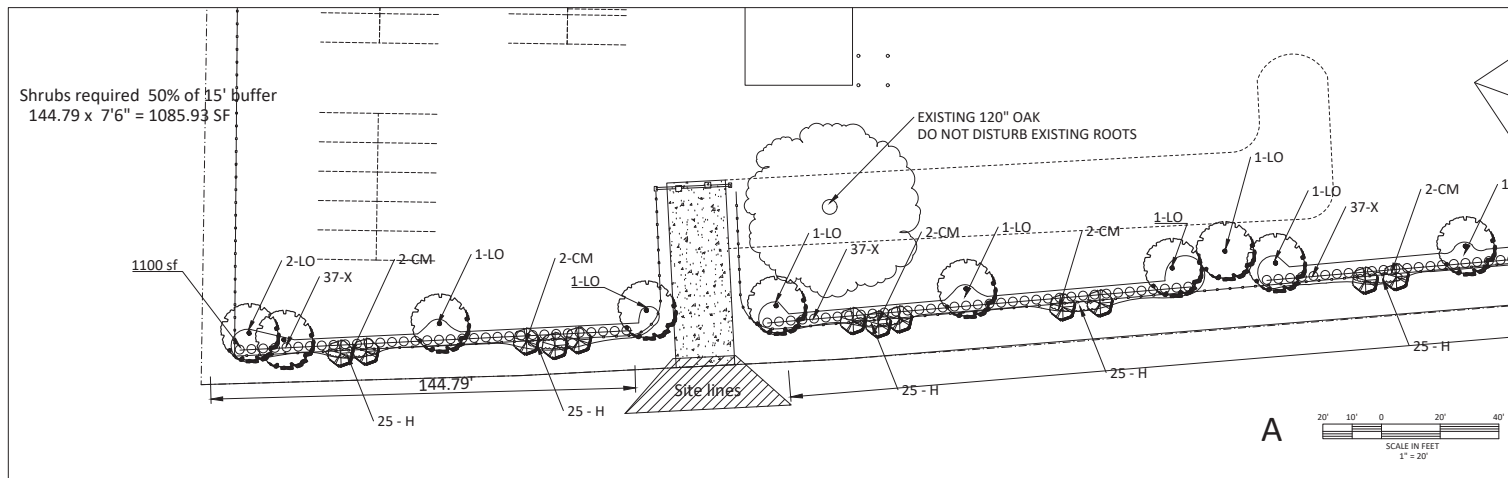
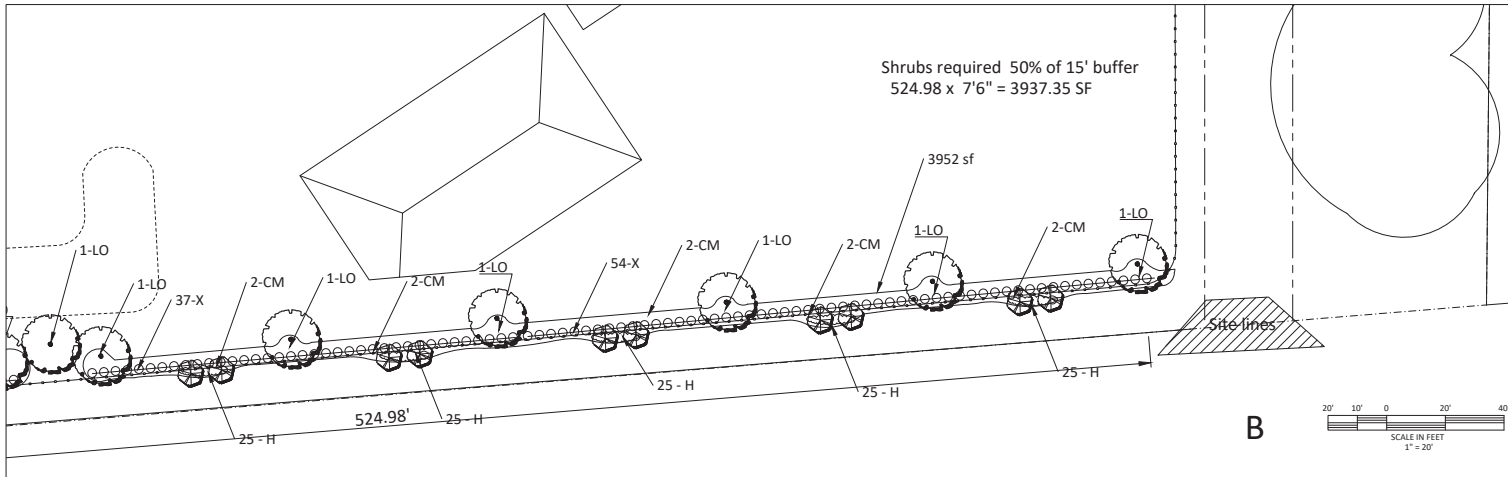
X- HEDGE MATERIAL-OPTIONS-165 TOTAL
LORIPELUUM- 3-GALLON 42" O.C
MULLIE GRASS- 3-GALLON 42" O.C

H- HEMEROCALLIS- DAYLILY'S
225-1 GALLON 28" O.C

THE OWNER SHALL NOT INSTALL ANY PLANT MATERIAL UNTIL WELL IS FULLY ESTABLISHED WITH POWER

IRRIGATION:

THE OWNER SHALL INSTALL A LOW VOLUME DRIP IRRIGATION SYSTEM OR MANUALLY HAND WATER PLANT MATERIAL AND TREES TO INSURE SURVIVAL. THE OWNER SHALL BE RESPONSIBLE FOR INSURING PLANT MATERIAL SURVIVAL PER COUNTY CODES.



CYPRESS MANAGEMENT
AND DESIGN
P.O. BOX 888
LAKE WINDY SAND, FL 32006
904-799-8576 - SITEOPT@BELLOUTLINEET

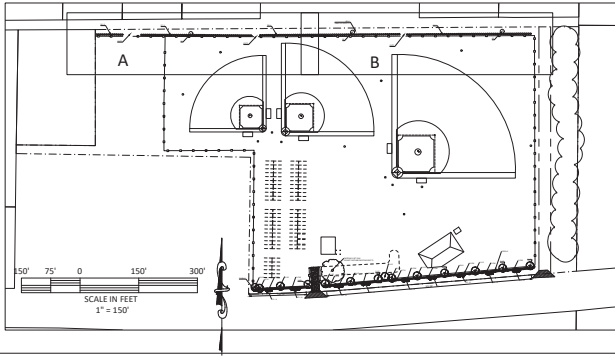
NO.	DATE	DESCRIPTION

DATE: 2-1-2024
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CHKD. BY: _____
JOB NO. _____

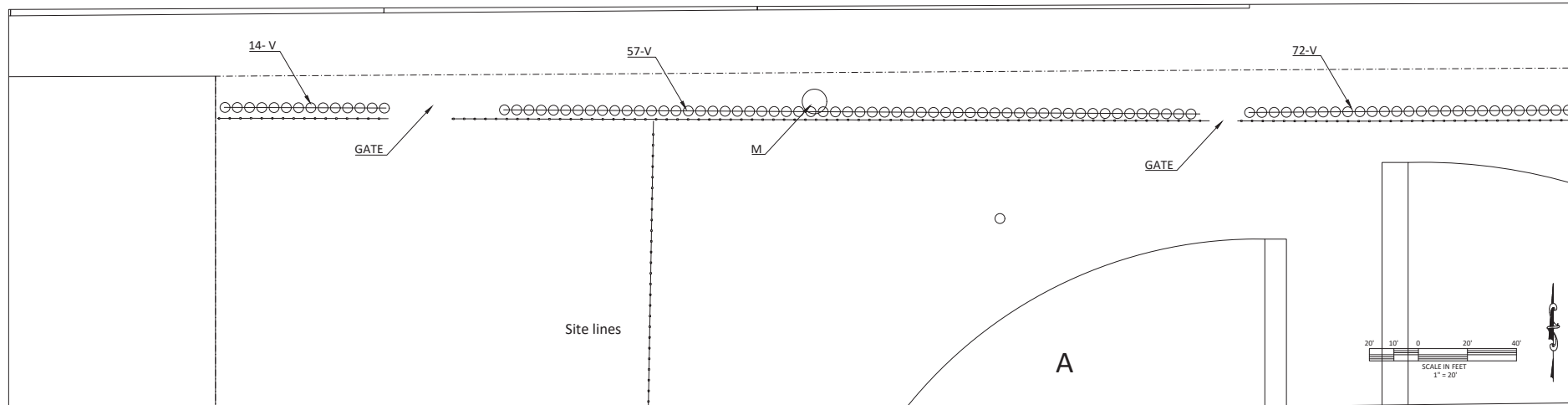
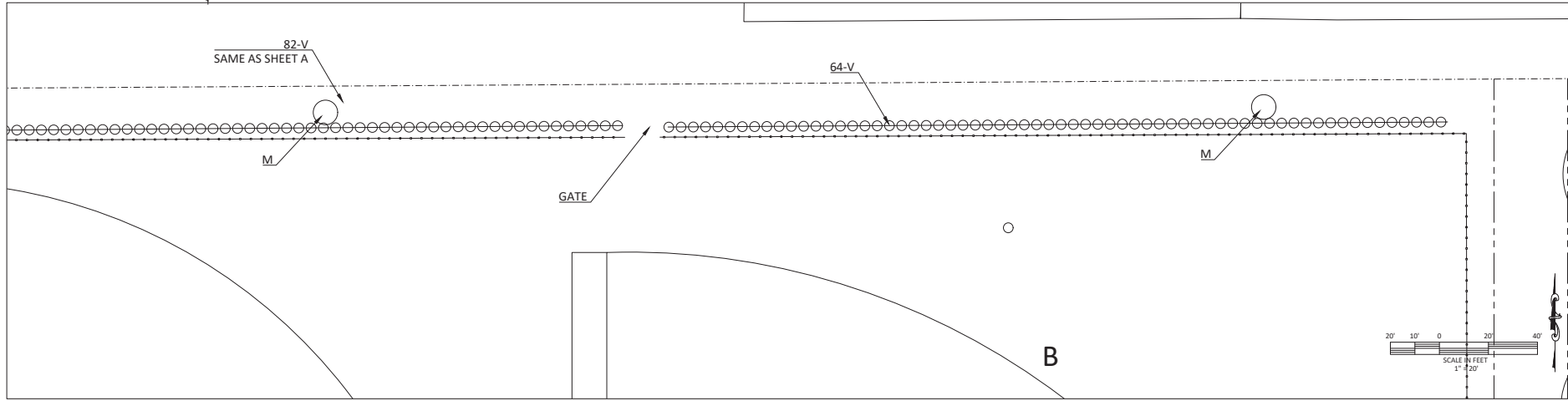
**DONNA KELLEY- BASEBALL FIELDS
HWY- 326
PLANTING PLAN**

DATE: 2-1-2024
DRAWN BY: _____
CHKD. BY: _____
JOB NO. _____

KELLY W HARTWIG
LA 1282



V- VIBURNUM ODORATISSIMUM- 3 GALLON-291 TOTAL
M- MAGNOLIA - D.D. BLANCHARD- 6-8' HT-3



DATE	DESCRIPTION

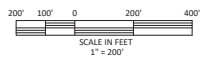
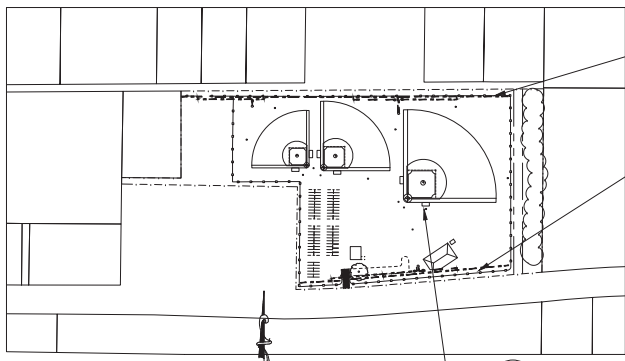
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CHKD. BY: _____
JOB NO.: _____

KELLY W HARTWIS
LA 1282

LANDSCAPE REQUIREMENTS

PER RESOLUTION- 23-R-567
 REAR PROPERTY LINE SHALL HAVE HEDGE AND
 MAGNOLIA TREES- SEE P-2 FOR LAYOUT

PER RESOLUTION- 23-R-567
 FRONT PROPERTY LINE SHALL HAVE TYPE C
 BUFFER SEE P-1 FOR CALCULATIONS ON BUFFER

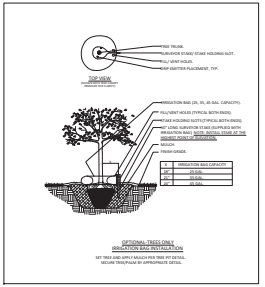
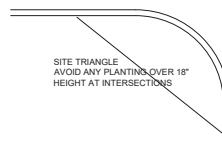
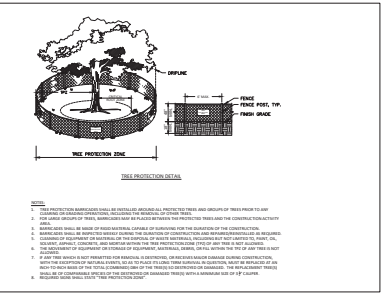
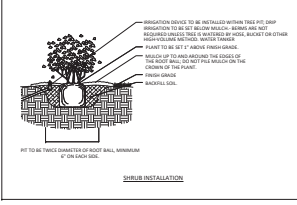
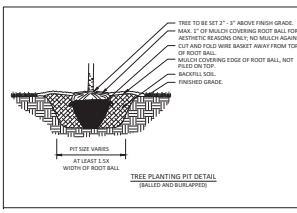
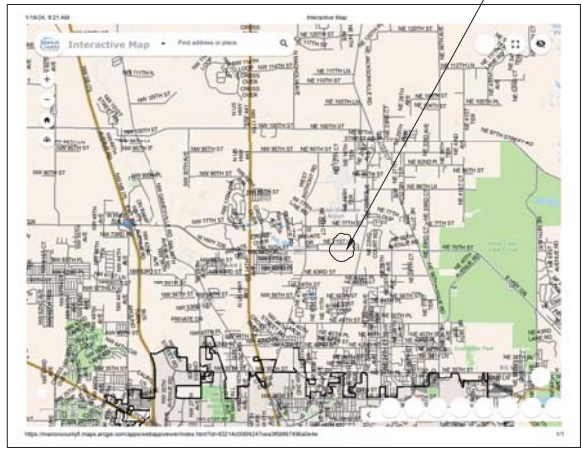


PLANT LIST

- 175- HEDGE PLANTS (DEPENDING ON AVAILABILITY)
 LIGUSTRUM JAPONICA- LIGUSTRUM- 3 GALLON- 18"-24" - 48" O.C.
 OR
 VIBURNUM OBOVATUM-WALTER'S VIBURNUM- 3 GALLON 18-24"- 48" O.C-NATIVE
- 291- VIBURNUM ODORATISSIMUM- SWEET VIBURNUM- 3 GALLON- 20-24" - 48" O.C
- 225- HEMEROCALLIS- COMMON DAYLILY- 1 GALLON- 3-4 BIBB- 28" O.C
- 8- TRACHELOSPERMUM JASMINODES- CONFEDERATE JASMINE- 1 GALLON AS NEEDED
- TREES:
 14- QUERCUS VIRGINIANA-LIVE OAK- 3 1/2" CALIPER- 12-14' HT NATIVE
 21- LAGERSTROMIA INDICA- CREPE MYRTLE- MULTI STEM 1 1/2" PER STEM- 15 GALLON MIN.
 3- MAGNOLIA BLANCHARD- DD BLANCHARD MAGNOLIA- 3 1/2" CALIPER MIN

TOTAL SITE- 680,470 SF - APPROX.
 TOTAL IMPERVIOUS- 15,000 SF - APPROX. - LESS THAN 3%
 GREEN BALL FIELDS- 149,600 SF- 22%
 BALANCE IS GREEN SPACE

SITE LOCATION



LANDSCAPE NOTES: (SEE SPECIFICATIONS FOR COMPLETE REQUIREMENTS)

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
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- ALL LANDSCAPE INSTALLATION MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WEEDS, MUCK, OBSTACLES, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
- THE CONTRACTOR SHALL ACCOUNT HIMSELF WITH THE SITE AND ALL UTILITIES (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA GAS AND AREA UTILITIES NOT LISTED ON THE LOCAL TRUST. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERFERENCE OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPAREABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
- SOIL PROVIDED SHALL BE FREE OF LIMESTONE, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
- ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
- MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA VASES & NEIGHBORHOODS HANDBOOK (http://url.com/ava/140)
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.11
- FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.11
- ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION.
- ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13 AND SEC. 6.8.16.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 9 SEC. 6.8.12).
- UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF 30 DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT CONSIGNMENT THAT ACCURATELY REPRESENTS THE LANDSCAPE AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
- UNLESS ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MAKE UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (SEE THE APPROVAL BY THE DESIGN PROFESSIONAL. IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

OWNER RESPONSIBILITY

THE OWNER IS RESPONSIBLE FOR CONTINUED SURVIVAL OF THE PLANTS

PER LDC SECTION 6.8.11 - LANDSCAPE INSTALLATION SHALL MEAN SURVIVAL. IN PERMANENTITY, AND REPLACEMENT IF NECESSARY, OF ALL MATERIALS. DEAD PLANTS OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

ADDITIONAL NOTES

- ALL PLANTS SHALL BE FL 1 OR BETTER. PLANTS SHALL MEET OR EXCEED ALL MINIMUM HEIGHT, SPREAD, AND CALIPER SPECIFICATIONS BASED ON PLANT TYPE AS DESCRIBED IN FL. GRADES AND STANDARDS (SEE LANDSCAPE NOTES)
- ALL TREES SHALL MEET MARION COUNTY LDC MINIMUM SIZE REQUIREMENTS: SHADE TREES - 3" 1/2" CAL MIN.; UNDERSTORY TREES - 4" 1/2" CAL MIN.; PLANTS - 1 1/2" TO 1 3/4" MIN.
- IF SHOULD CONTAINER TREES BE UNAVAILABLE, OBTAIN APPROVAL FROM PROJECT LANDSCAPE ARCHITECT FOR USE OF BBA MATERIAL THROUGH APPROVED ROOTS PLUS GROWER (RPG).

PER RESOLUTION 23-R-567 SPECIAL USE PERMIT PETITION 231107SU

PARCEL NUMBER- 14848-006-00 and 14848-0008-00
ADDRESS 7020 NE 17TH TERRACE, Ocala FL 34479

NOTE:

ALL PLANT MATERIAL SUBJECT TO CHANGE BUT MUST BE FLORIDA #1 - OWNER WILL APPROVE ALL PLANT SPACING PRIOR TO INSTALL
 ALL TREES AND SHRUBS LAYOUT MAY BE ALTERED IN THE FIELD WITH OWNERS APPROVAL

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8840 ORLANDO FL 32808
 904-759-9576 - STREETS@CYPRESSOUTLINE.COM

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8840 ORLANDO FL 32808
 904-759-9576 - STREETS@CYPRESSOUTLINE.COM

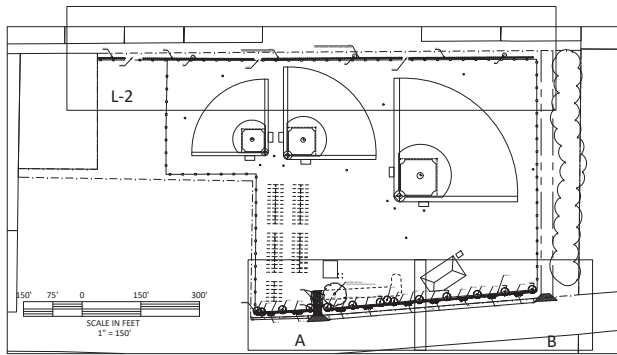
DATE	BY	REVISIONS
3-4-2024	LA	ISSUE
7-11-2024		
8-19-2024		

DONNA KELLEY- BASEBALL FIELDS HWY- 326
PLANTING PLAN

DATE: 2-1-2024
 DRAWN BY: _____
 CHKD BY: _____
 JOB NO: _____

KELLY W HARTWIG
 LA 1185

SHT. **P-0**



PER RESOLUTION NO 23- R -567

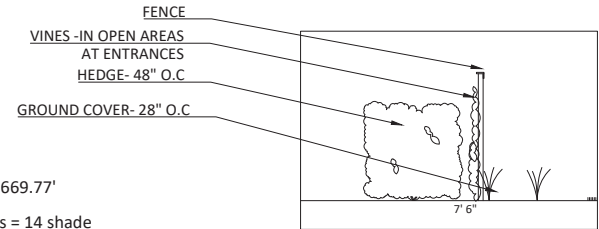
14 PROVIDED
LO-LIVE OAK TREE
3- 1/2" caliper trees

21 PROVIDED
CM-CREPE MYRTLE
6-8' ht- multi stem 42" sp.

$144.79' + 524.98' = 669.77'$

6.69×2 shade trees = 14 shade

6.69×3 Ornamental trees = 21



ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER

X- HEDGE MATERIAL-OPTIONS-175 TOTAL
LIGUSTRUM JAPONICA- 3-GALLON 48" O.C
VIBURNUM WALTER- 3-6 GALLON 48" O.C

H- HEMEROCALLIS- DAYLILY'S
225-1 GALLON 28" O.C

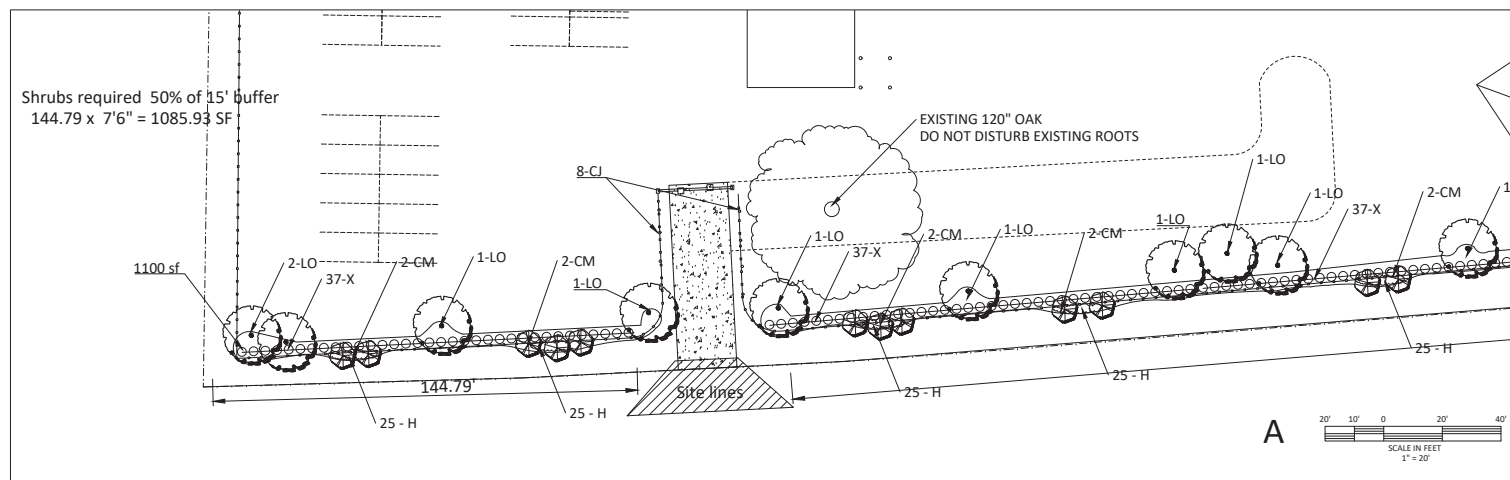
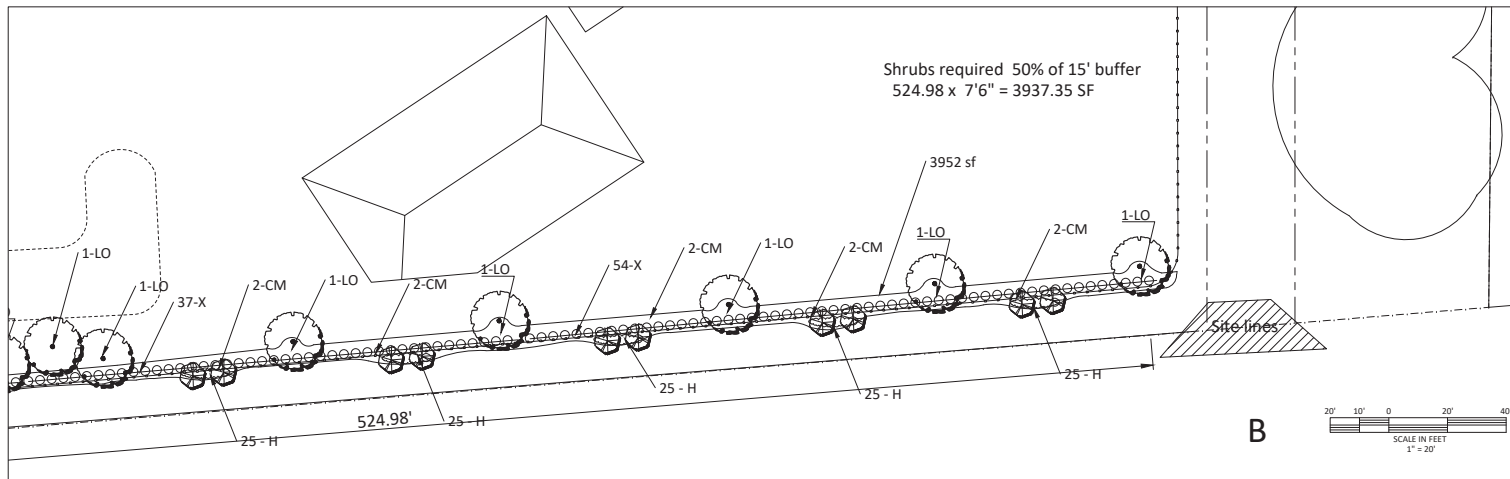
CJ- CONFEDERATE JASMINE
8-1 GALLON 28" O.C

THE OWNER SHALL NOT INSTALL ANY PLANT MATERIAL UNTIL WELL IS FULLY ESTABLISHED WITH POWER

CURRENT OAK TREES IN TYPE C BUFFER ARE 21' FROM PROPERTY LINE CONTRACTOR SHALL SHIFT TREES TO MAINTAIN 30' FROM ANY EXISTING POWER LINE

IRRIGATION:

THE OWNER SHALL INSTALL A LOW VOLUME DRIP IRRIGATION SYSTEM ON TREES AND SHRUBS TO INSURE SURVIVAL. THE OWNER SHALL BE RESPONSIBLE FOR INSURING PLANT MATERIAL SURVIVAL PER COUNTY CODES.



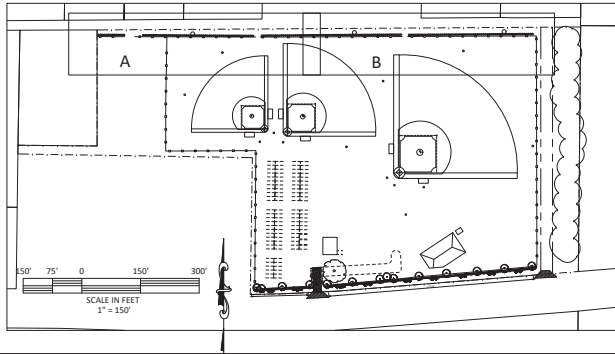
CYPRESS MANAGEMENT AND DESIGN
1007 W. UNIVERSITY BLVD. SUITE 100
TALLAHASSEE, FL 32304
904-759-9276 - SITE@CYPRESSMGT.COM

NO.	DATE	REVISIONS

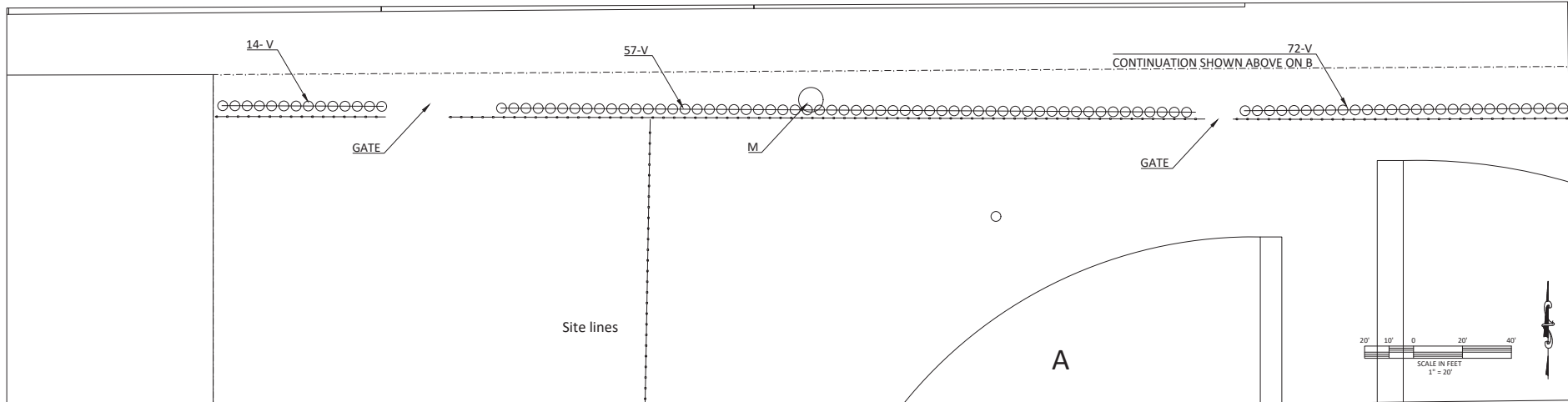
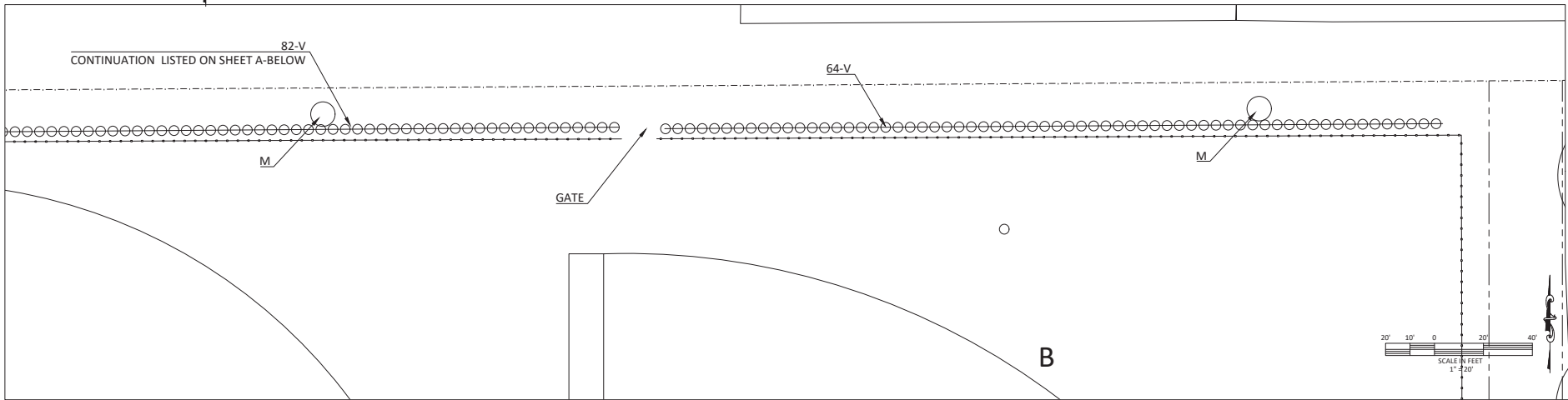
DATE 2-1-2024
DRAWN BY
CHECKED BY
JOB NO.
DONNA KELLEY - BASEBALL FIELDS HWY- 326
PLANTING PLAN

DATE 2-1-2024
DRAWN BY
CHECKED BY
JOB NO.

KELLY W HARTWIS
LA 1282



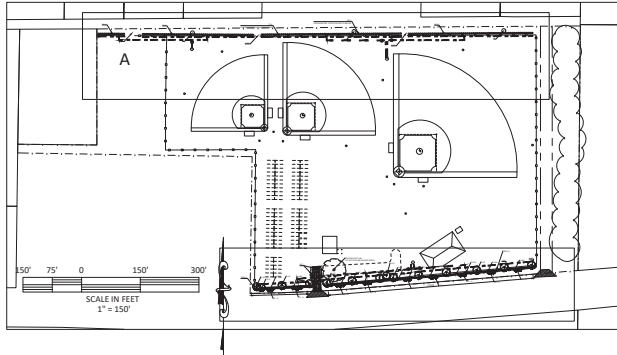
V- VIBURNUM ODORATISSIMUM- 3 GALLON-291 TOTAL
 M- MAGNOLIA - D.D. BLANCHARD- 12' HT- 31/2" CALIPER



NO.	REVISIONS
1	DATE 3-4-2024
2	DATE 7-11-2024
3	DATE 8-13-2024

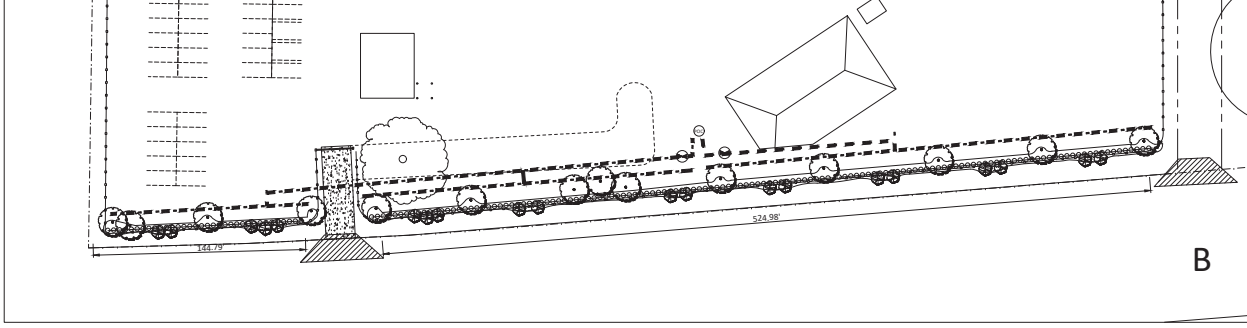
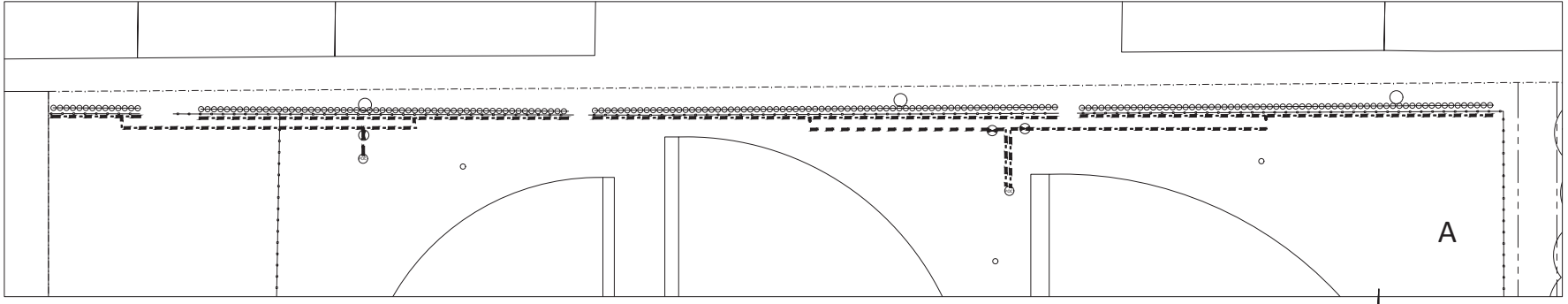
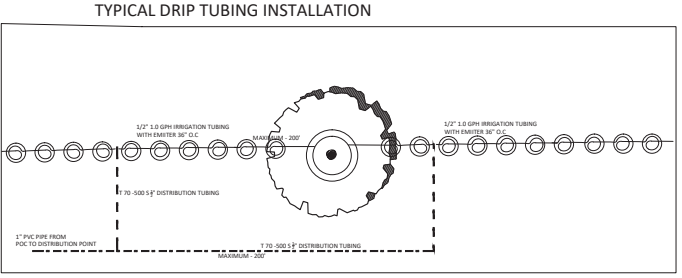
DATE	2-1-2024
DRAWN BY	
CHKD. BY	
JOB NO.	

KELLY W HARTWIG
 LA 1525



POC- EXISTING WELL USED FOR BALL FIELDS- CONNECT TO PVC MAIN LINE-
 MAXIMUM 200' 1/2" TUBING- EMITTER-36" o.c
 EMITTER-1.0 GPH 200/3 = 67/1.0.GPH- 1.05GPM
 WITH WRAP AT EACH PLANT- 200' TUBE SHOULD COVER APPROX. 100' HEDGE-TREE
 1100' REAR PROPERTY LINE PLANTING= 11.5 GPM
 720' FRONT PROPERTY LINE PLANTING= 7.2 GPM

- 1. 1/2" PVC MAIN LINE- 1100' REAR PROPERTY LINE PLANTING= 11.5 GPM
- 2. 1/2" PVC MAIN LINE- 720' FRONT PROPERTY LINE PLANTING= 7.2 GPM
- 3. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 4. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 5. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 6. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 7. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 8. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 9. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 10. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 11. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 12. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 13. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 14. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 15. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 16. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 17. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 18. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 19. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 20. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 21. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 22. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 23. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 24. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 25. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 26. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 27. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 28. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 29. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 30. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 31. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 32. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 33. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 34. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 35. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 36. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 37. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 38. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 39. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 40. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 41. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 42. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 43. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 44. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 45. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 46. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 47. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 48. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 49. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM
- 50. 1/2" PVC MAIN LINE- 100' HEDGE-TREE PLANTING= 1.05 GPM



Site lines

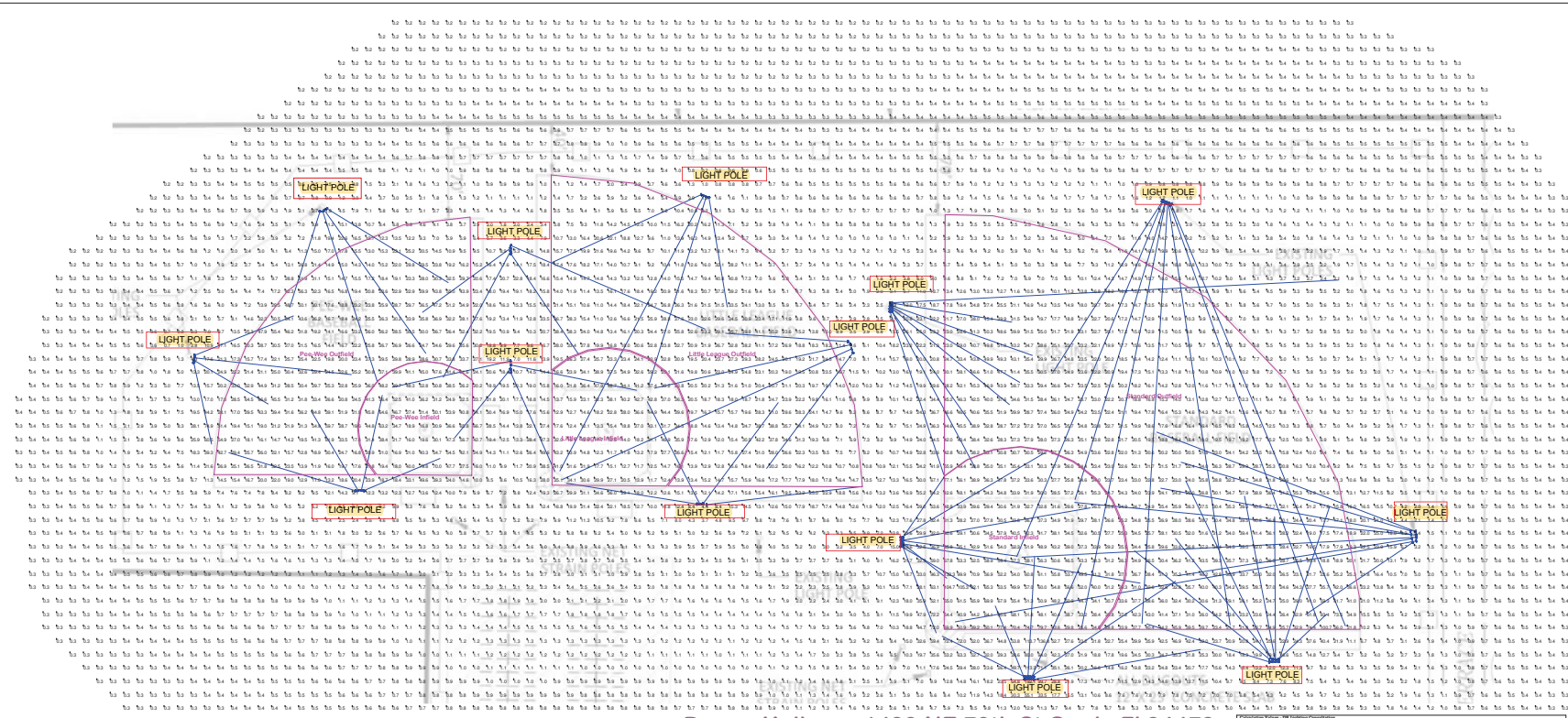
CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 888707 TAMPA FL 33688
 904-759-9576 SITE@CPM@BELLSOUTH.NET

DATE	BY	REVISIONS
1-8-2024	XXX	
2-12-2024	XXX	
8-12-2024	XXX	

DATE 2-1-2024
 DRAWN BY
 CHECKED BY
 JOB NO.
 DONNA KELLEY- BASEBALL FIELDS
 HWY- 326
 IRRIGATION PLAN

DATE 2-1-2024
 DRAWN BY
 CHECKED BY
 JOB NO.

KELLY W HARTWIG
 LA 1282



Donna Kelley - 1499 NE 70th St Ocala FL 34479

Item	Description	Quantity	Unit	Notes
1	Light Pole	10	Each	
2	Light Fixture	10	Each	
3	Wiring	1000	Feet	
4	Conduit	1000	Feet	
5	Valves	10	Each	
6	Fluorescence	10	Each	
7	Fluorescence	10	Each	
8	Fluorescence	10	Each	
9	Fluorescence	10	Each	
10	Fluorescence	10	Each	

Item	Description	Quantity	Unit	Notes
1	Light Pole	10	Each	
2	Light Fixture	10	Each	
3	Wiring	1000	Feet	
4	Conduit	1000	Feet	
5	Valves	10	Each	
6	Fluorescence	10	Each	
7	Fluorescence	10	Each	
8	Fluorescence	10	Each	
9	Fluorescence	10	Each	
10	Fluorescence	10	Each	

Not to Scale
 DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

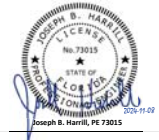
Prepared For: **Mark McQuain**
 Prepared by: **DB Lighting Consultation**
 407-924-4113

CED
CED Raybro Ocala
 1729 NE 8TH ROAD
 Ocala, FL 34470
 (352) 629-7991

Rev	Date	Comments
R1	08/09/23	Values Shown Out to Zero
R2	08/11/23	Fixture Arrang

Revisions

Project Name: **Balfields**
 Project ID Number: **2023-901**
 Date: **06/07/2019**



CONCEPT PLAN

MARION COUNTY, FLORIDA

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

ZONING: A-1
USE: LR

SITE DATA

OWNER: KELLEY DONNA F

PARCELS:
14848-006-00 & 14848-008-00

PROJECT AREA:
14848-006-00 = 13.70 ± AC.
14848-008-00 = 1.76 ± AC.
TOTAL = 15.46 ± AC.

EXISTING BUILDING: 6,000 SF
DUG OUTS: 1,800 SF
GRAVEL DRIVE: 1,134 SF
TOTAL IMPERVIOUS AREA: 8,934 SF

LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR
EXISTING ZONING: A-1

PARKING
PROVIDED: 90 STALLS

- NOTES:
1. OUTSIDE LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTIES.
 2. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 3. SPECIAL EVENT PERMIT MAY BE OBTAINED PROVIDED COMPLIANCE WITH COUNTY CODE OF ORDINANCE.

ZONING: A-1
USE: MR

ZONING: A-1
USE: DRA

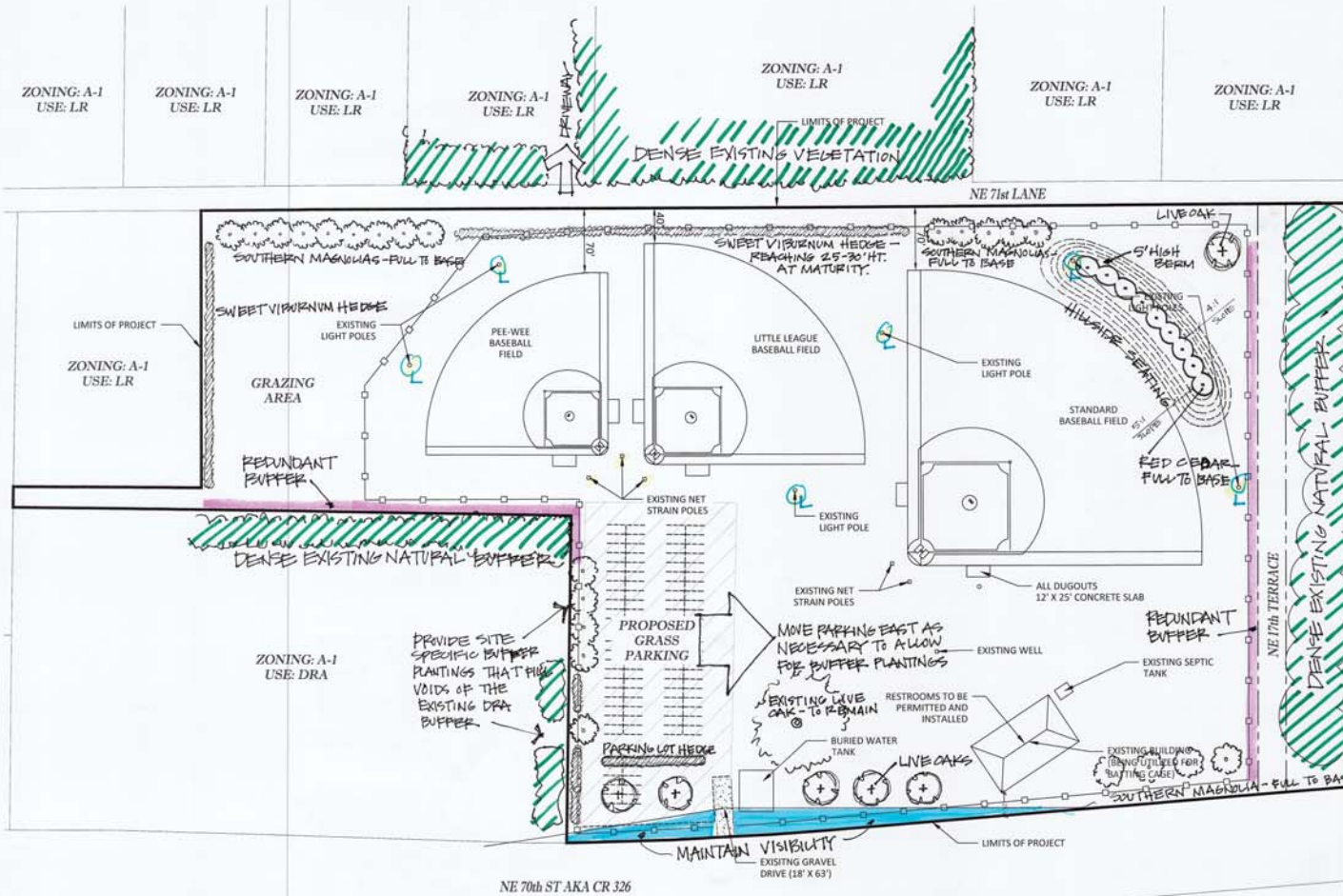
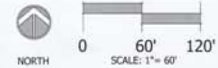
ZONING: A-1
USE: LR

CONCEPTUAL BUFFER PLAN

TILMAN & ASSOCIATES

AUGUST 17, 2023

ZONING: A-1
USE: COM



NE 7th ST AKA CR 326

OWNER'S CERTIFICATION

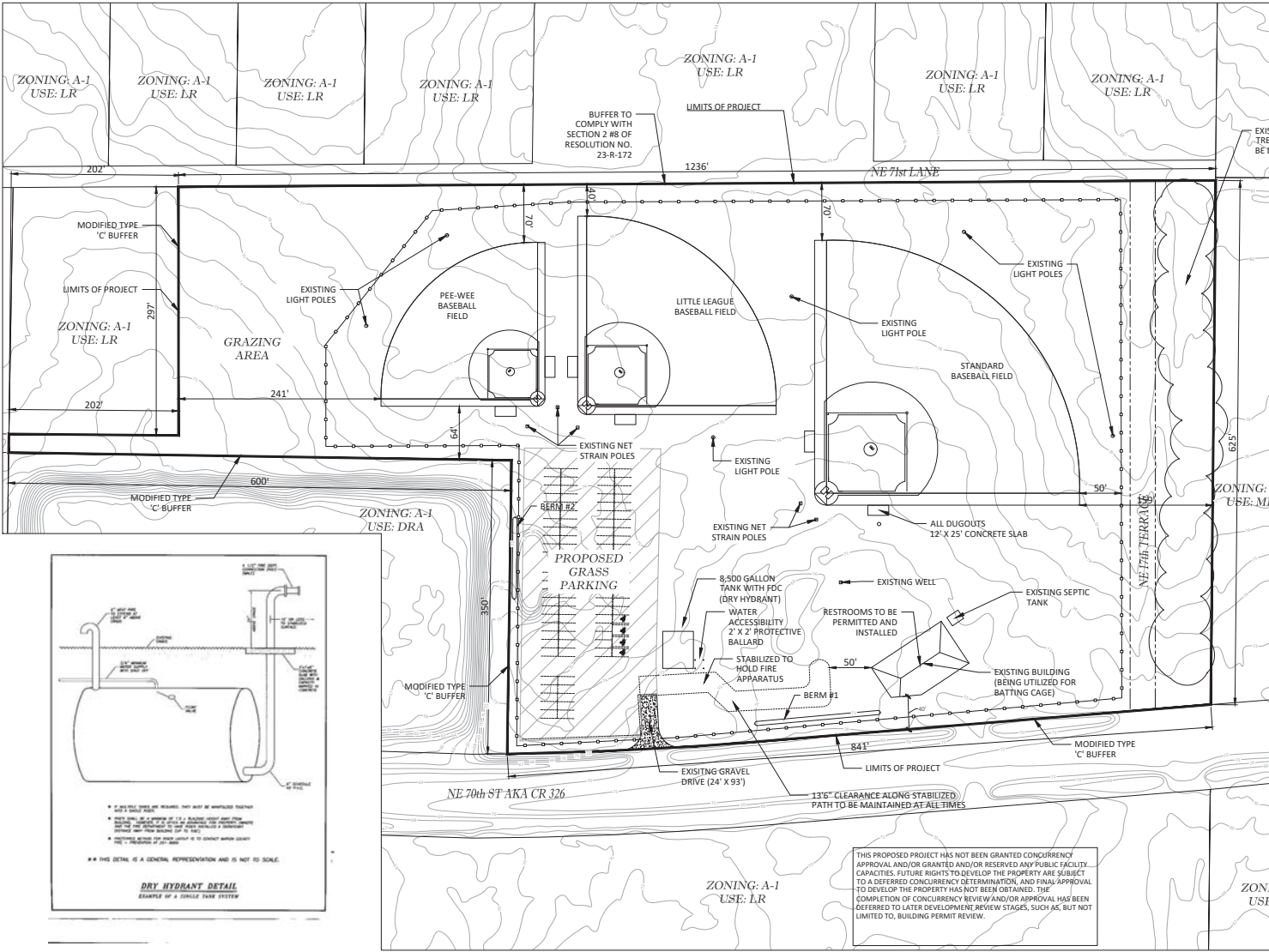
I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan.

DONNA KELLEY, OWNER

SUP - MINOR SITE PLAN

MARION COUNTY, FLORIDA

Tillman & Associates
ENGINEERS, L.L.C.
Civil Engineering & Surveying
1720 SE 16th Ave, Bldg 100, Ocala, FL 32407
Office: (352) 387-1540 Fax: (352) 387-4545



DRAINAGE SUMMARY

	AREA (SQ FT)	COEFFICIENT	RUNOFF (CU FT)	IN	RUNOFF (CU FT)	OUT
RAINFALL						
PERMANENT	27,600	20	2,208	1,267	46	4,905
UTILITY	2,600	20	208	1,000	46	4,100
STANDARD	72,700	30	2,307	17,001	46	24,204
STABILIZED AREA						
GRAVEL	10,000	20	200	1,000	46	4,100
FIRE HYDRANT	1,000	20	200	1,000	46	4,100
OPEN SPACE						
GRAVEL	270,000	20	2,700	114,360	20	2,820
IMPROVEMENTS						
ASPHALT	7,200	20	200	1,000	46	4,100
CONCRETE	1,800	20	200	1,000	46	4,100
GRAVEL	1,200	20	200	1,000	46	4,100
TOTAL	360,000		36,000	150,000		150,000

STORMWATER COMPLIANCE: RETAIN THE POST-MINUS- PRE DIFFERENCE IN RUNOFF VOLUME ON SITE.
 192,023 CF (POST) - 166,040 CF (PRE) = 25,983 CF (REQUIRED)
 PROPOSED STORMWATER CONTROLS:
 INSTALL BERMS ALONG THE SOUTH AND WEST PROPERTY LINES TO CREATE ON-SITE RETENTION OF STORMWATER RUNOFF.
BERM #1 RETENTION AREA (BERM DIMENSIONS: 1' H x 5' W x 150' L)

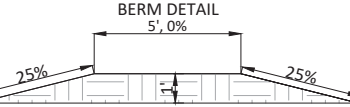
STAGE	AREA	STORAGE
69	2,208	0
70	5,544	3,926
71	32,738	23,067

BERM #2 RETENTION AREA (BERM DIMENSIONS: 1' H x 5' W x 100' L)

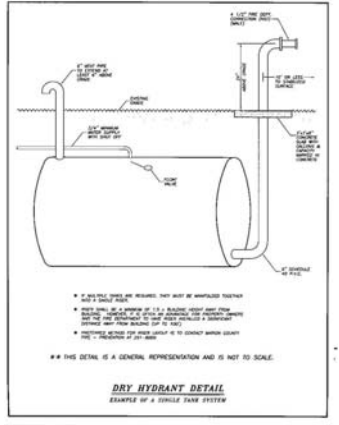
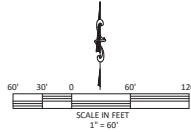
STAGE	AREA	STORAGE
71	4,295	0
72	5,357	4,826

 STORMWATER SUMMARY:
 27,893 CF (PROVIDED) > 25,983 CF (REQUIRED)

FIRE STORAGE TANK WITH FDC (DRY HYDRANT) NFPA 1142 & NFPA 1403
 TOTAL STRUCTURE VOLUME
 MINIMUM WATER SUPPLY (MWS) = OCCUPANCY HAZARD CLASSIFICATION NUMBER X
 CONSTRUCTION CLASS NUMBER
 MWS = 50,855 CF x 0.75 = 5,449 GALLONS
 TOTAL GPM FOR NFPA 1142 - 500 GPM FOR 11 MINUTES (5,449 GAL / 500 GPM)
 TOTAL STORAGE REQUIRED - 5,449 GAL X 1.5 = 8,174 GALLONS
 * TOTAL STORAGE VOLUME = 97.33' L X 55' W X 8' H = 42,825 CF
 ATTIC SPACE = 8,030 CF
 TOTAL VOLUME = 50,855 CF



- NOTES:
- CONSTRUCT BERMS AT THE LOCATIONS SHOWN IN PLAN.
 - ENSURE BERMS ARE SUFFICIENTLY COMPACTED. THE BERMS SHOULD BE FIRM AND UNYIELDING.
 - BERM TOP AND SIDES MUST BE SODED. OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED TO ESTABLISH VEGETATIVE COVER.
 - UPON COMPLETION, AN INSPECTION OF THE STORMWATER CONTROLS MUST BE CONDUCTED BY MARION COUNTY STORMWATER. CALL OFFICE OF THE COUNTY ENGINEER: STORMWATER DEPT. (352-671-8686) TO SCHEDULE AN INSPECTION.
 - IMPORTANT: VEGETATIVE COVER MUST BE ESTABLISHED AT TIME OF INSPECTION.



THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

REVISIONS

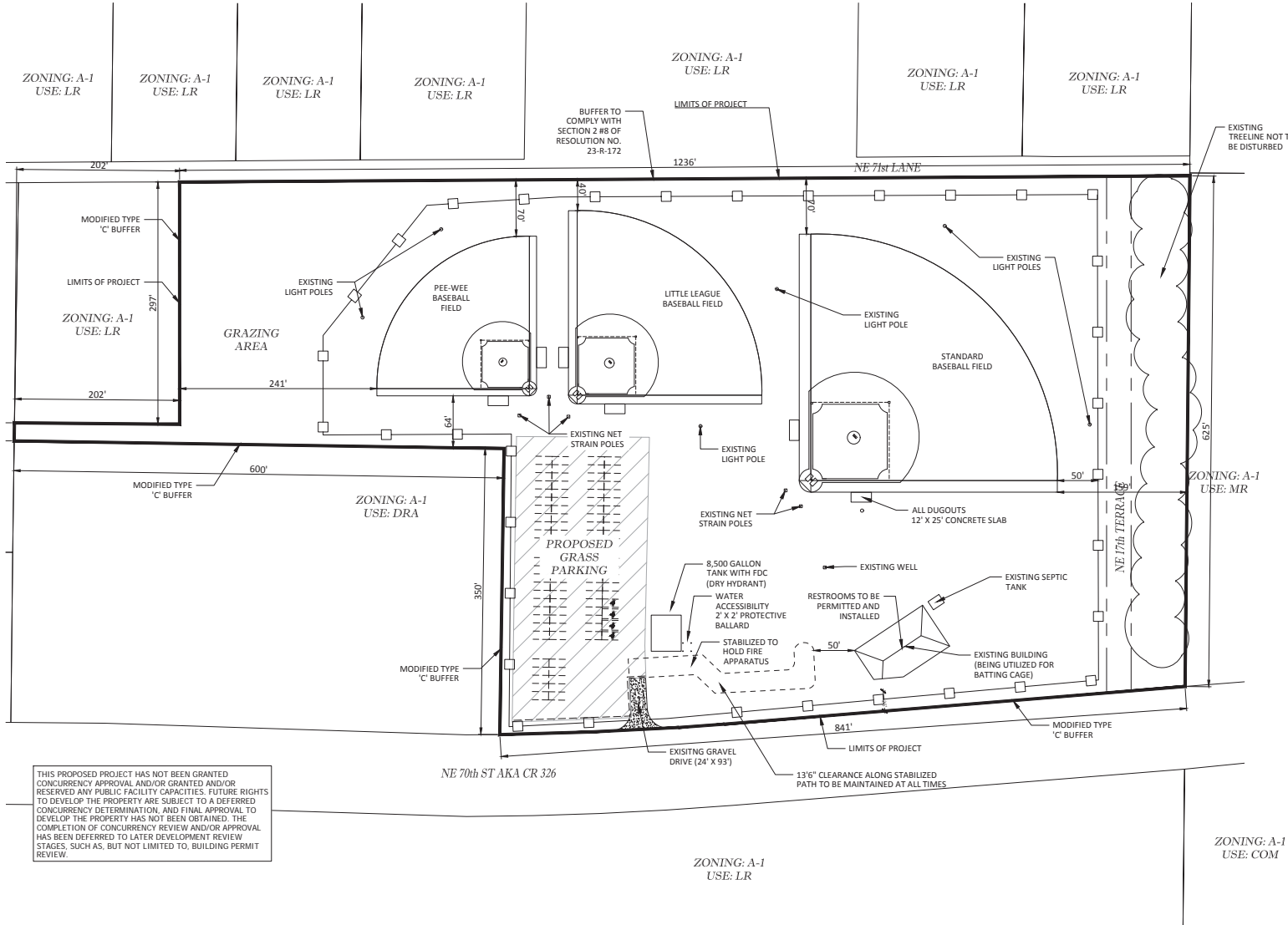
NO.	DATE	DESCRIPTION

DATE: 9/25/24
 DRAWN BY: NR
 CHECKED BY:
 JOB NO: 23-8252

SUP-MINOR SITE PLAN
 MARION COUNTY, FLORIDA
 STORMWATER CONTROLS LAYOUT
MINOR SITE PLAN

SUP - MINOR SITE PLAN

MARION COUNTY, FLORIDA



THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE DATA

OWNER:
DONNA F KELLEY
PO BOX 4013
OCALA FL 34478-4013

PARCELS:
14848-006-00 & 14848-008-00

PROJECT AREA:
14848-006-00 = 13.70 ± AC.
14848-008-00 = 1.76 ± AC.
TOTAL = 15.46 ± AC.

EXISTING BUILDING: 6,000 SF
DUG OUTS: 1,800 SF
GRAVEL DRIVE: 1,134 SF
TOTAL IMPERVIOUS AREA: 8,934 SF

LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR
EXISTING ZONING: A-1 (SUP 2305045U)
MINIMUM SETBACK 25' FROM ALL PROPERTY LINES FOR STRUCTURES

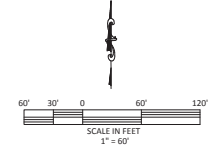
PARKING:
PROVIDED: 87 STALLS (6.11.8.E)
4 DISABLED

SIDEWALKS:
NOT REQUIRED PER RESOLUTION NO. 23-R-172 SECTION 2 #8.

- NOTES:**
1. THIS SITE IS SUBJECT TO CONDITIONS AS APPROVED IN RESOLUTION NO. 23-R-172.
 2. OUTSIDE LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTIES (SEE CONDITION #7 OF RESOLUTION NO. 23-R-172 SECTION 2).
 3. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 4. SPECIAL EVENT PERMIT MAY BE OBTAINED PROVIDED COMPLIANCE WITH COUNTY CODE OF ORDINANCE (SEE.)
 5. THERE ARE NOT FLOOD PRONE AREAS LOCATED WITHIN PROJECT BOUNDARY.
 6. INDICATED PARCELS ARE LOCATED IN FLOOD ZONE 'X' UNDER FEMA FIRM PANEL #12083C0340D
 7. THIS SITE IS LOCATED IN A PRIMARY SPRINGS PROTECTION ZONE.
 8. IF A NEW HYDRANT IS INSTALLED SHALL E INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.

TRAFFIC STATEMENT NOTES:

- 214 DAILY TRIPS
- 3 DURING THE AM PEAK-HOUR
- 49 FOR PM PEAK-HOUR (TYPICALLY FOR LITTLE LEAGUE PRACTICE)



William & Associates
ENGINEERS, LLC
ONE ENGINEERING PLAZA, SUITE 200, Ocala, FL 32471
Office: (352) 387-1540 Fax: (352) 387-4545

NO.	DATE	REVISIONS

DATE: 5/10/24
DRAWN BY: NR
CHECKED BY:
JOB NO.: 23-8252

SUP - MINOR SITE PLAN
MARION COUNTY, FLORIDA

MINOR SITE PLAN

RESOLUTION NO. 23-R-172

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on April 24, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 16, 2023. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT PETITION 230504SU – Donna Kelley. The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, Ocala FL 34471, to allow development of a private baseball facility, in a General Agricultural (A-1) zone, on an approximate 15.46 Acre Tract, on Parcel Account Numbers 14848-006-00 and 14848-008-00.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. A site plan shall be submitted to and approved by the Development Review Committee before baseball activities may commence on the property. Any improvements required to be made to the site shall be completed before any organized baseball activities may be conducted.
2. A driveway permit from FDOT is required, and driveway improvements shall be made before baseball activities may commence on the property.
3. Permanent restroom facilities shall be constructed on the site, included on the site plan and with all required permits, prior to the continuation of any activities.
4. Modified Type C Buffers shall be installed and maintained along the southern and western boundaries of the subject property. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year and a minimum height of five feet within three years. For buffers along the northern boundary, the applicant will work with Parks and Recreation for Performance-

- based specifications: the combination of clumping variety of bamboo along with 4" Florida #1 shade trees to create a buffer that is 20' tall within 2 years. This buffer is required to work in tandem with the photometric plan.
5. The trees on the eastern boundary of the property shall remain and be maintained. A hedge shall be installed and maintained just inside the fence on the eastern boundary. The hedge shall reach a minimum height of five feet within three years.
 6. Any signs will be temporary and in connection to a Special Event Permit.
 7. Exterior lighting shall adhere to Section 6.19 of the Marion County Land Development Code. All stadium lights shall be off by 8 p.m. daily.
 8. The site shall be developed and operate consistent with the Conceptual Plan and the required buffers and onsite restrooms. Any other expansions of the site will require a new SUP.
 9. A change of use permit will be required before the proposed use starts.
 10. The proposed use is subject to all Marion County Noise Ordinances, including plainly audible.
 11. Any concessions sold on the site shall be limited to food and drink only and limited to times of organized baseball use on the property. No new structures shall be constructed for concessions. Roadside vendors are allowed as per Section 4.3.12 of the Marion County Land Development Code.
 12. Hours of operation for organized baseball activities shall be limited to six days a week, from 8 a.m. until 8 p.m. However, tournaments may be held on the weekends by way of a Special Event Permit, if ample parking and traffic flow is provided on the approved site plan, and limited to the hours of 8 a.m. until 8 p.m. On-site activities will be limited to the number of cars where parking is provided.
 13. Maintenance activities may take place during daylight hours, Monday through Saturday.
 14. The Special Use Permit shall run with the existing applicant. This special use permit shall automatically become null and void should the subject property be transferred to another person.
 15. The Special Use Permit shall expire on May 16, 2028. However, it may be renewed administratively twice for periods up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 16. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 17. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 18. The Growth Service Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
 19. Growth Services staff will inspect the site plan and buffers two years after release of the final Certificate of Occupancy (CO).
 20. No public address (PA) announcer or amplified music systems shall be allowed for the facility.
 21. Conditions Attachment:
 - a. Concept Plan


SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 16th day of May, 2023.

ATTEST:

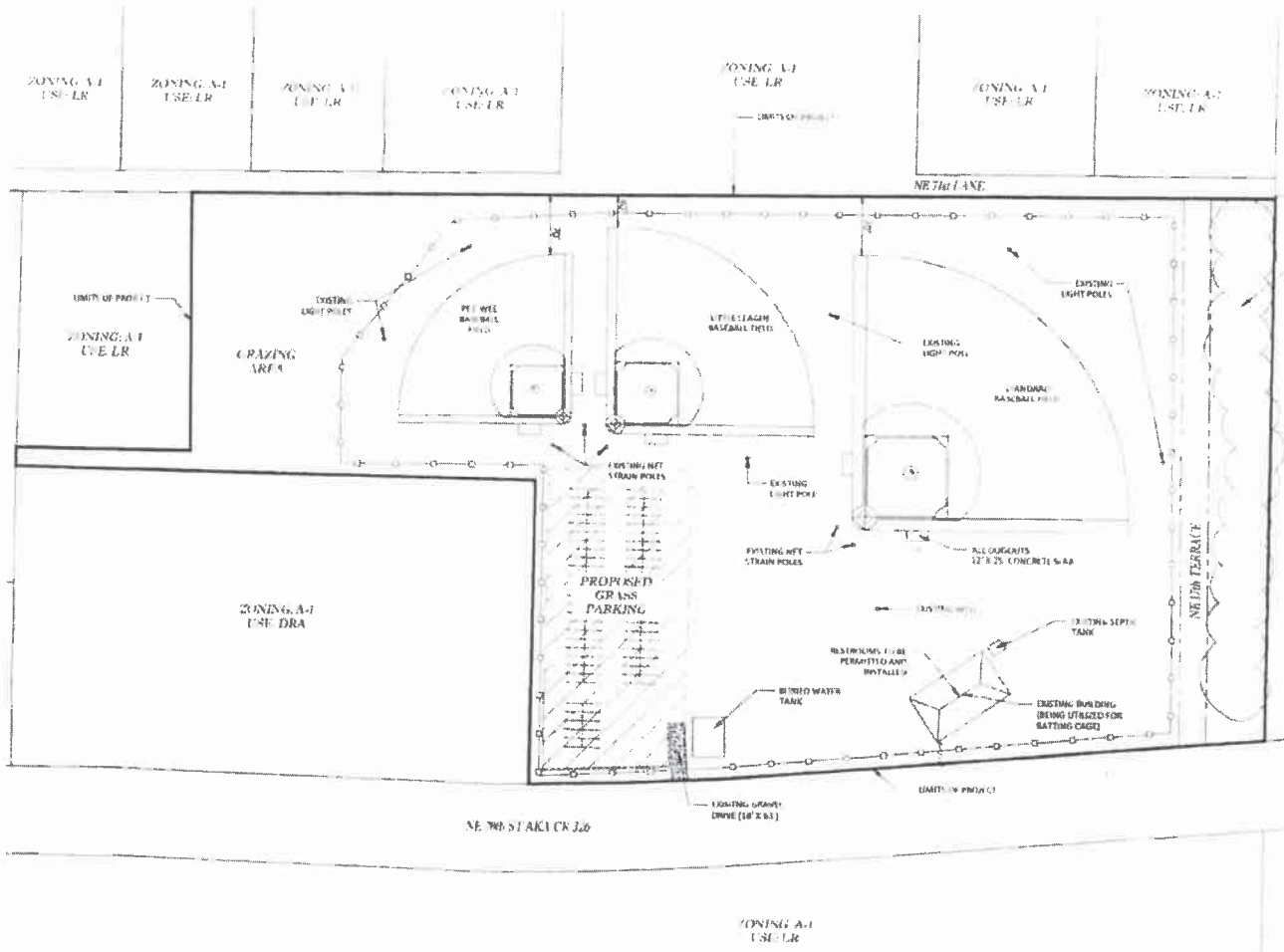
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


GREGORY C. HARRELL, CLERK


CRAIG CURRY, CHAIRMAN

Attachment A

CONCEPT PLAN MARION COUNTY, FLORIDA



NOTE SHEET 1

OWNER: KELLY CORRA

PROJECT
 17480-000-00 & 17480-000-01

PROPERTY AREA
 17480-000-00 31.77 ± AC.
 17480-000-01 1.25 ± AC.
 TOTAL 33.02 ± AC.

EXISTING BUILDING: 6,000 SF
GRASS DRIVE: 1,800 SF
GRAVEL DRIVE: 1,175 SF
TOTAL IMPERVIOUS AREA: 8,975 SF

LAND USE & ZONING
 EXISTING FUTURE LAND USE: R
 EXISTING ZONING: A-1

EXISTING LIGHT POLES TO BE DISTURBED:

PARADES PROVIDED: 90 S PALLS

NOTES:
 1. OUTSIDE LIGHTING SHALL BE DESIGNED TO NOT CAUSE GLARE ON TO ADJACENT PROPERTIES
 2. EXISTING WELL AND SEPTIC TANK TO BE UTILIZED
 3. SPECIAL EVENT PERMIT MAY BE OBTAINED FROM MARION COUNTY WITH COUNTY CODE OF ORDINANCE.



RESOLUTION NO. 23-R-567
A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
SPECIAL USE PERMIT MODIFICATION,
PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit Modification was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 30, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 21, 2023. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT MODIFICATION PETITION 231107SU – Donna Kelley. The petition requesting a Special Use Permit Modification (230504SU/ Resolution 23-R-172), Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jon Harvey, Tillman & Associates Engineering, Ocala FL 34471, for baseball fields, in a General Agricultural (A-1) zone, on an approximate 15.46 acre tract on Parcel Account Numbers 14848-006-00 and 14848-0008-00, site address 7020 NE 17th Terrace, Ocala FL 34479.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. A site plan shall be submitted to and approved by the Development Review Committee before baseball activities may commence on the property.
2. A driveway permit from FDOT is required, and driveway improvements shall be made before baseball activities may commence on the property.
3. Permanent restroom facilities shall be constructed on the site, included on the site plan and with all required permits.
4. Buffers shall be consistent with the Conceptual Buffer Plan minus the berm (attached). The northern boundary shall consist of either viburnum hedges or clumping bamboo and a mixture of magnolia trees, providing a consistent screening of activities from adjacent properties. A Type C Buffer shall be installed along Hwy 326 frontage.
5. The trees and vegetation on the eastern boundary of the property shall remain and be maintained.
6. Any signs will be temporary and in connection to a Special Event Permit.

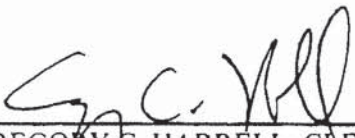
7. Exterior lighting shall adhere to Section 6.19 of the Marion County Land Development Code. All stadium lights shall be off by 8 p.m. daily.
8. The site shall be developed and operate consistent with the Conceptual Plan and the required buffers and onsite restrooms. Any other expansions of the site will require a new SUP.
9. The proposed use is subject to all Marion County Noise Ordinances, including plainly audible.
10. Any concessions sold on the site shall be limited to food and drink only and limited to times of organized baseball use on the property. No new structures shall be constructed for concessions. Roadside vendors are allowed as per Section 4.3.12 of the Marion County Land Development Code.
11. Hours of operation for organized baseball activities shall be limited to six days a week, from 8 a.m. until 9 p.m. However, tournaments may be held on the weekends by way of a Special Event Permit, if ample parking and traffic flow is provided on the approved site plan, and limited to the hours of 8 a.m. until 8 p.m. On-site activities will be limited to the number of cars where parking is provided.
12. Maintenance activities may take place during daylight hours, Monday through Saturday.
13. The Special Use Permit shall run with the existing applicant. This special use permit shall automatically become null and void should the subject property be transferred to another person.
14. The Special Use Permit shall expire on May 16, 2028. However, it may be renewed administratively twice for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Service Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
15. All improvements must be completed within eight (8) months of this approval. Growth Services will inspect on or shortly after July 21, 2024 and report back to the Board of County Commissioners.
16. Growth Services staff will inspect the site plan and buffers two years after release of the final CO.
17. No public address (PA) announcer or amplified music systems shall be allowed for the facility.
18. The former Special Use Permit, namely Resolution 23-R-172/230504SU is hereby repealed and replaced by this Special Use Permit.
19. Conditions Attachment:
 - a. Conceptual Plan
 - b. Buffer Plan

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

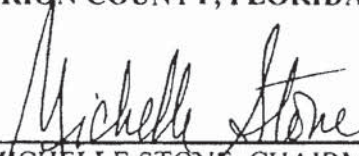
DULY ADOPTED in regular session this 21st day of November, 2023.

ATTEST:



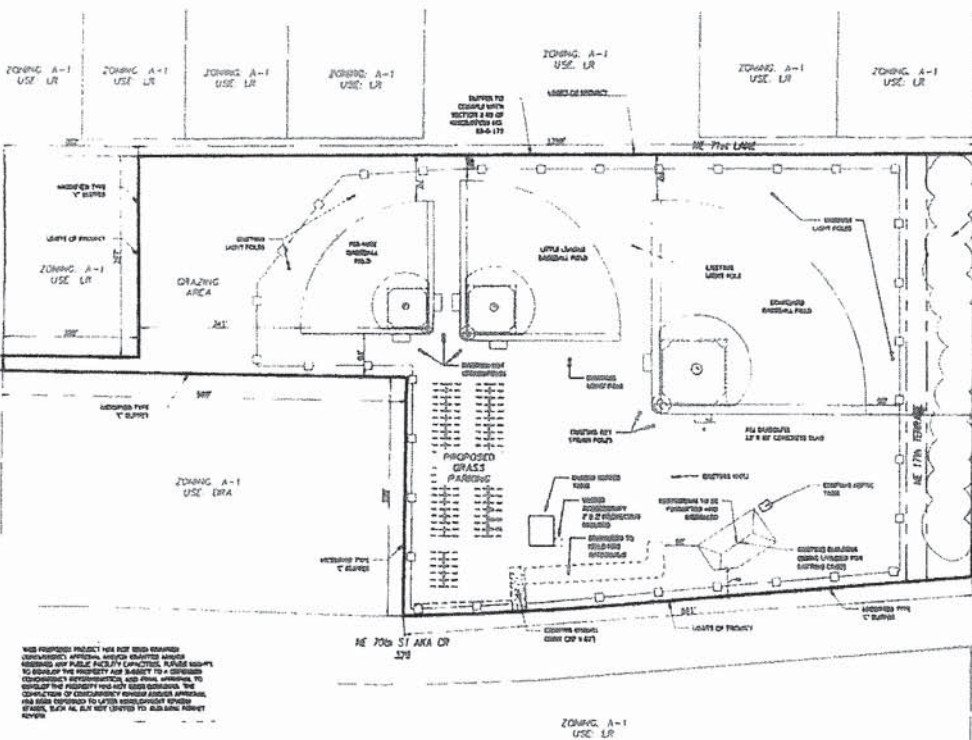
GREGORY C. HARRELL, CLERK

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



MICHELLE STONE, CHAIRMAN

SUP - MINOR SITE PLAN
MARION COUNTY, FLORIDA



SITE DATA

PROPERTY
 COUNTY: MARION
 TOWNSHIP: 14
 SECTION: 31

ADJACENT PROPERTIES
 TO THE NORTH: 14-1-1-1-1
 TO THE SOUTH: 14-1-1-1-1

PROPOSED BUILDING
 TYPE: COMMERCIAL
 AREA: 10,000 SQ. FT.
 HEIGHT: 10 FT.

EXISTING UTILITIES
 WATER: 10" DIAMETER
 SEWER: 10" DIAMETER
 GAS: 10" DIAMETER

PROPOSED GRASS PARKING

NOTES:

1. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
2. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
3. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
4. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
5. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
6. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.

THIS PROPOSED PROJECT HAS BEEN REVIEWED AND APPROVED BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARION COUNTY BOARD OF PUBLIC FACILITY LIAISON. THESE APPROVALS ARE SUBJECT TO THE COMPLETION OF ALL NECESSARY PERMITS AND THE OBTAINING OF ALL NECESSARY APPROVALS FROM THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARION COUNTY BOARD OF PUBLIC FACILITY LIAISON.

THOMAS ENGINEERING, LLC
 ENGINEERS & ARCHITECTS
 1000 W. 1st St., Suite 100
 Ocala, FL 34476
 Phone: 352-343-1111
 Fax: 352-343-1112

MINOR SITE PLAN

DATE: 11/11/11
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH

Attachment B

CONCEPT PLAN
MARION COUNTY, FLORIDA

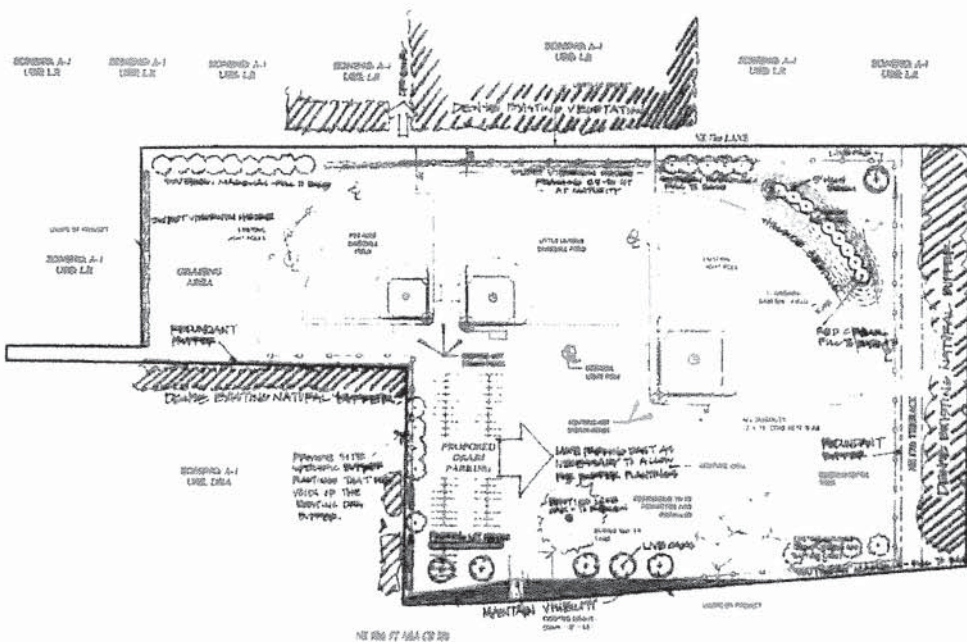


TABLE 1

GENERAL DATA

AREA

PROPOSED TO BE DEVELOPED

PERMANENT BUFFER

PERMANENT BUFFER = 1.500 ± AC

PERMANENT BUFFER = 1.500 ± AC

TOTAL PERMANENT BUFFER = 3.000 ± AC

LAND USE DATA

PERMANENT BUFFER LAND USE = LA

EXISTING BUFFER = A-1

SECTION A-1 URS L2

PERMANENT BUFFER

PERMANENT BUFFER = 3.000 ± AC

NOTE

1. PERMANENT BUFFER SHALL BE MAINTAINED TO PREVENT DEVELOPMENT OF PERMANENT BUFFER.

2. BUFFER SHALL BE MAINTAINED TO PREVENT DEVELOPMENT OF PERMANENT BUFFER.

CONCEPTUAL BUFFER PLAN
APPROX 11.3.09.09

