



SUBMITTAL SUMMARY REPORT ImpOffSite-000201-2026

PLAN NAME: OCS SW 49TH AVENUE ROAD LEFT TURN LANE - OFF-SITE IMPROVEMENT PLAN **LOCATION:**

APPLICATION DATE: 01/05/2026 **PARCEL:**

DESCRIPTION: Construction of a southbound left turn lane on SW 49th Ave Rd and SE 87th Place to serve the Ocala Crossings South PUD.

CONTACTS	NAME	COMPANY
Applicant	Paolo Mastroserio	Mastroserio Engineering, Inc
Engineer of Record	Paolo Mastroserio	Mastroserio Engineering, Inc

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	02/27/2026	03/06/2026	03/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/06/2026	01/21/2026	01/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Laura Johnson	03/06/2026	03/02/2026	Requires Re-submit
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/06/2026	03/09/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/06/2026	02/27/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Weyrauch	03/06/2026	02/27/2026	Not Required
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/06/2026	02/27/2026	Not Required
	OCE Design (Plans) (Office of the County Engineer)	William Poole	03/06/2026	03/03/2026	Approved
	OCE Property Management (Plans) (Office of the County Engineer)		03/06/2026	03/04/2026	Informational
Comments	IF APPLICABLE:				
	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."				
	OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/06/2026	03/02/2026	Requires Re-submit
Corrections	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.				
	OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/06/2026	03/05/2026	Approved
Comments	This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.				
Corrections	2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional: 2.12.4.E.- Name, address, and phone number of the licensed professional; 2.12.4.F.(2) - Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers; 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/06/2026	03/05/2026	Approved
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC. 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System 6.4.7.B(H) - Control points shall be referenced This plan is conditionally approved, pending DRC deliberation and approval of survey requirement waiver.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/06/2026	03/09/2026	Approved
<i>Corrections</i>	6.11.9.C - Pavement marking (Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/06/2026	03/02/2026	Approved
<i>Comments</i>	Previously approved - The project is located within the Marion County Utilities service area. Existing MCU water and sewer mains are shown on the improvement plans. While the proposed scope of work is not anticipated to impact these mains, the contractor is responsible for scheduling utility locates and ensuring that MCU infrastructure is not damaged or otherwise impacted during construction.			

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Laura Johnson	01/21/2026	01/06/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/21/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/21/2026	01/06/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Weyrauch	01/21/2026	01/06/2026	Not Required
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/21/2026	01/06/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/21/2026	01/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		01/21/2026	01/28/2026	Informational
<i>Comments</i>	IF APPLICABLE: 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."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/21/2026	01/06/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/21/2026	01/12/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional (Not Resolved) - 2.12.4.E.-F.(2) & 6.2.1.A - Licensed Professional: 2.12.4.E.- Name, address, and phone number of the licensed professional; 2.12.4.F.(2) - Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers; 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations			

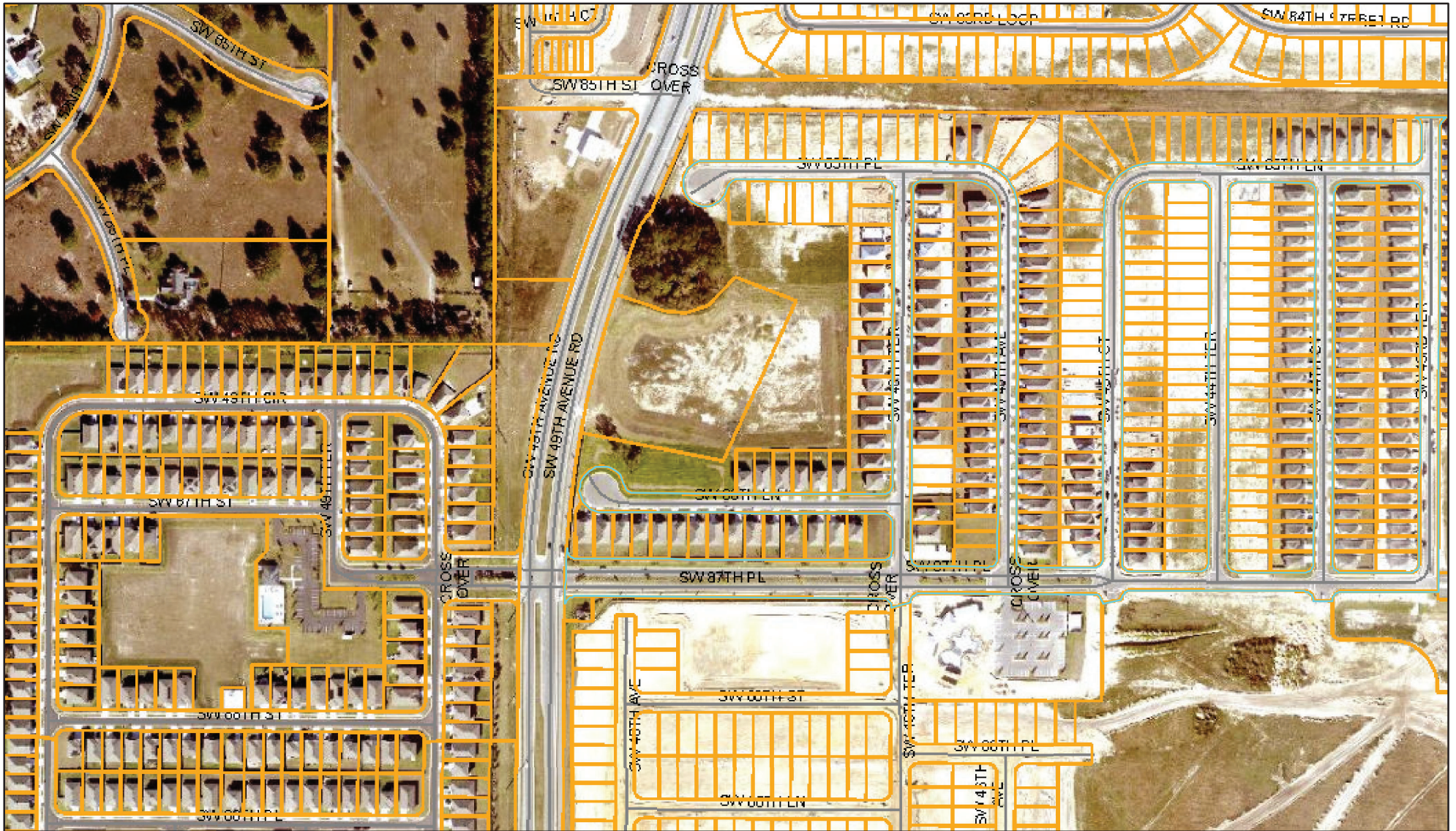
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OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/21/2026	01/12/2026	Requires Re-submit
<i>Corrections</i>				
6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.				
6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum				
6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site				
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
6.4.7.B(H) - Control points shall be referenced				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/21/2026	01/08/2026	Requires Re-submit
<i>Corrections</i>				
6.11.9.C - Pavement marking (Not Resolved) - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.				
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/21/2026	01/16/2026	Approved
<i>Comments</i>				
The project is located within the Marion County Utilities service area. Existing MCU water and sewer mains are shown on the improvement plans. While the proposed scope of work is not anticipated to impact these mains, the contractor is responsible for scheduling utility locates and ensuring that MCU infrastructure is not damaged or otherwise impacted during construction.				

- REVIEW SESSION FILES:**
- AERIAL MAP.pdf
 - FEMA FLOOD MAP.pdf
 - GEOLOGICAL ASSESSMENT.pdf
 - NRCS SOIL REPORT.pdf
 - SW 49TH AVE RD IMPROVMENT PLAN.pdf
 - WETLAND MAP.pdf

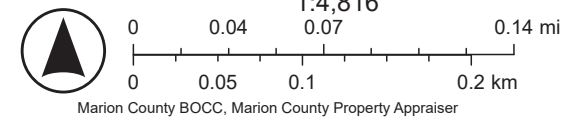
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Chris Zeigler	Install white/red rpms 20 feet apart per FDOT Index 706-001	01/08/2026 10:50	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3
Chris Zeigler	Install yellow tubular marker per FDOT index 711-001	01/08/2026 10:50	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3
Chris Zeigler	Install yellow rpms on top of curb per FDOT Index 706-001	01/08/2026 10:51	PMSW 49TH AVE RD IMPROVMENT PLAN.pdf	3

ArcGIS Web Map5



3/31/2026, 10:42:06 AM

- Marion County
- Streets
- Green: Band_2
- Parcels
- Aerial 2024
- Blue: Band_3
- Red: Band_1





**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

Date: 03/016/2026 Parcel Number(s): n/a (SW 49th Ave Rd R/W) Permit Number: ImpOffSite-000201-20

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OCS SW 49TH AVE RD LEFT TURN LANE OFF-SITE IMP PLAN 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): OCALA CROSSINGS SOUTH, LLC, STEVEN FISCHER
Signature: *[Handwritten Signature]*
Mailing Address: 2500 WESTON RD, SUITE 311 City: WESTON
State: FLORIDA Zip Code: 33331 Phone # 954-385-3332
Email address: _____

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested to use the A.M. Gaudet & Associates Phase 2 as-built survey for SW 49th/40th Avenue, as the proposed turn lane is fully within the existing median and an unchanged edge of pavement. No improvements have occurred since the as-built was completed, and the data accurately reflects current conditions. Utilizing the existing as-built information will avoid unnecessary cost.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

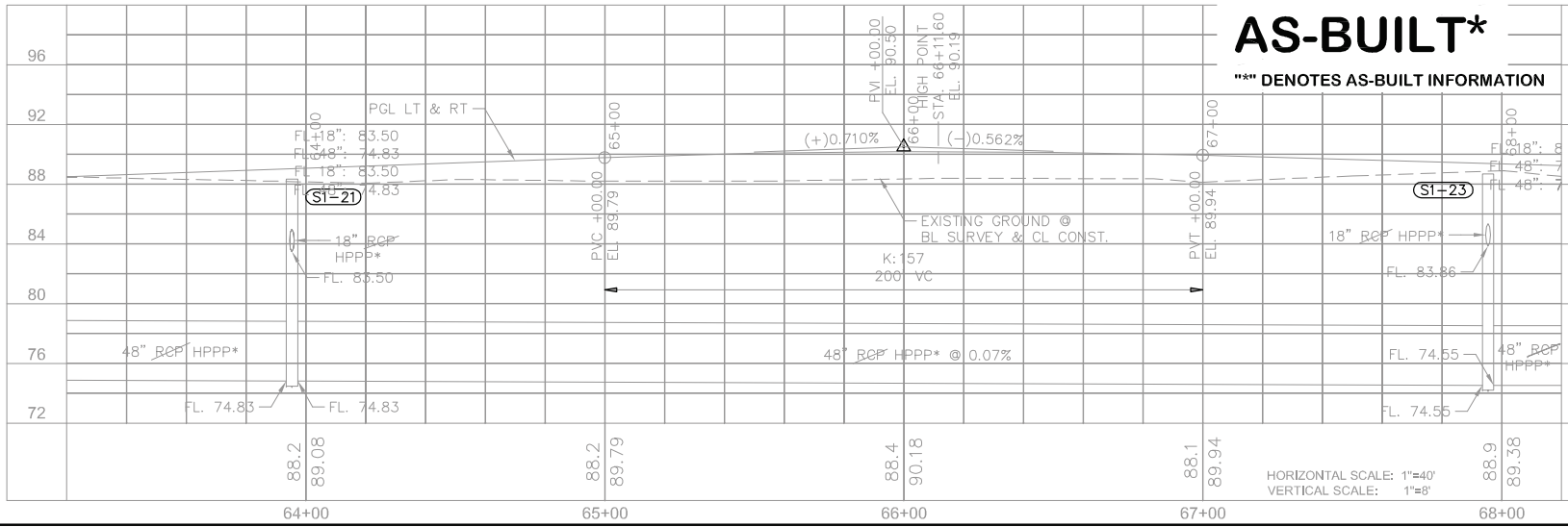
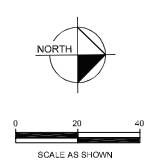
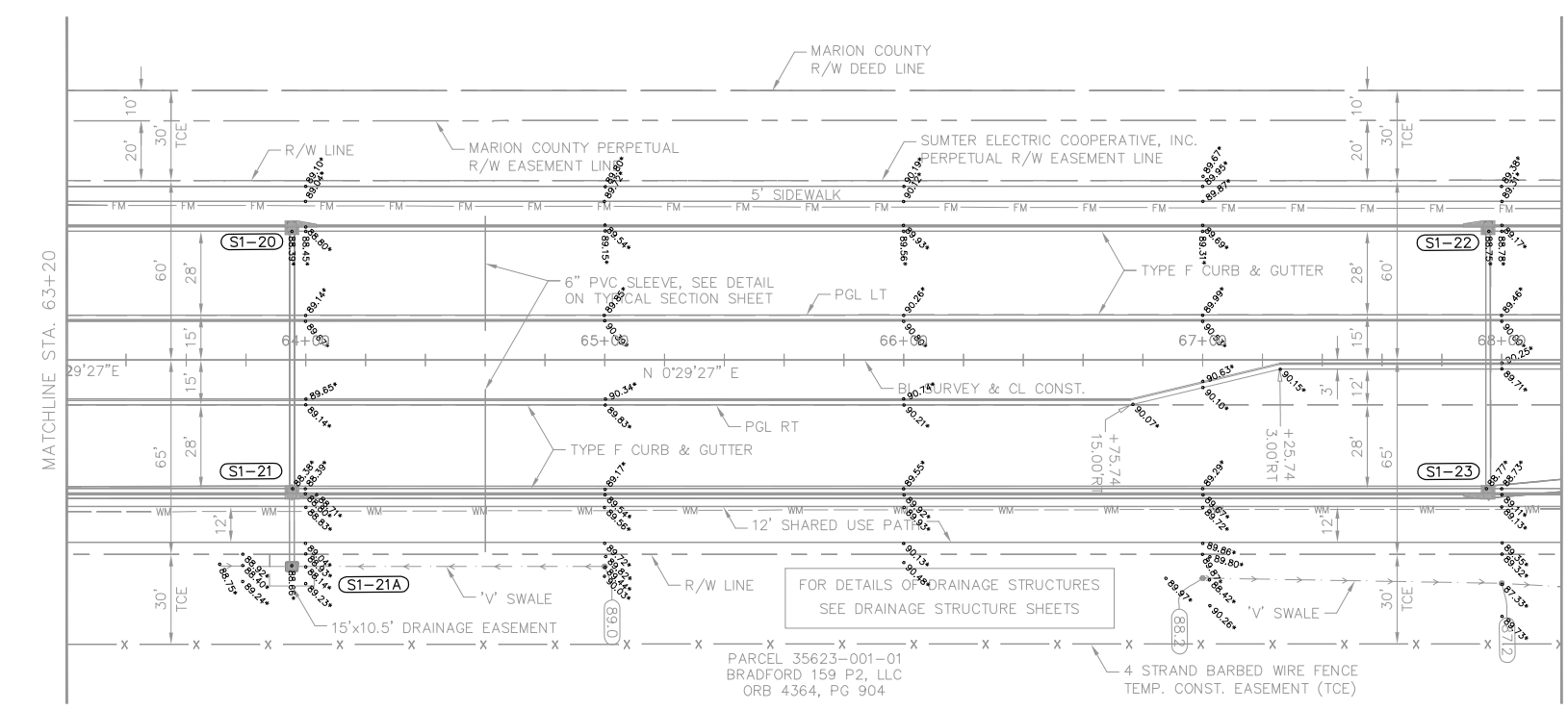
ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

Empowering Marion for Success

marionfl.org

Drawing Name: 20241000A (Plan) AS-BUILT ROADWAY PLANS (Phase 2) 23 PLAN PROFILE - Mar 22, 2021 - 8:41am - By: Andrew Gaudin
 The Designer, Engineer or other professional shall be responsible for the accuracy of the information and data contained herein. The user shall remain liable to the extent of his/her own negligence.

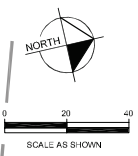
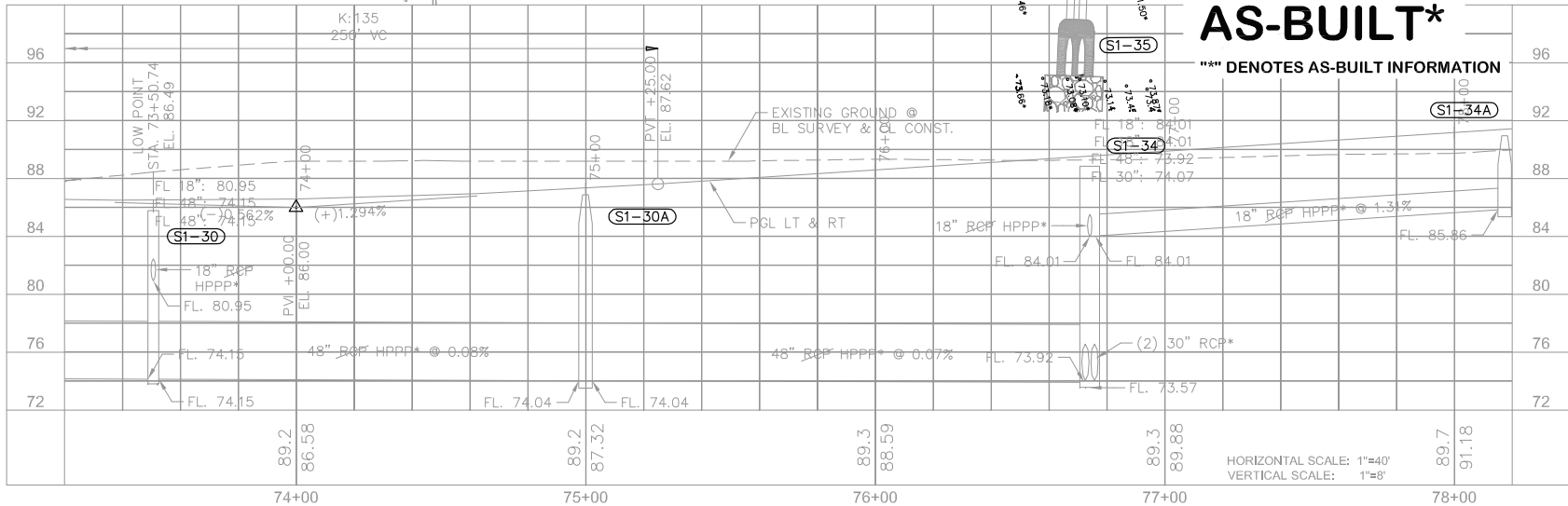
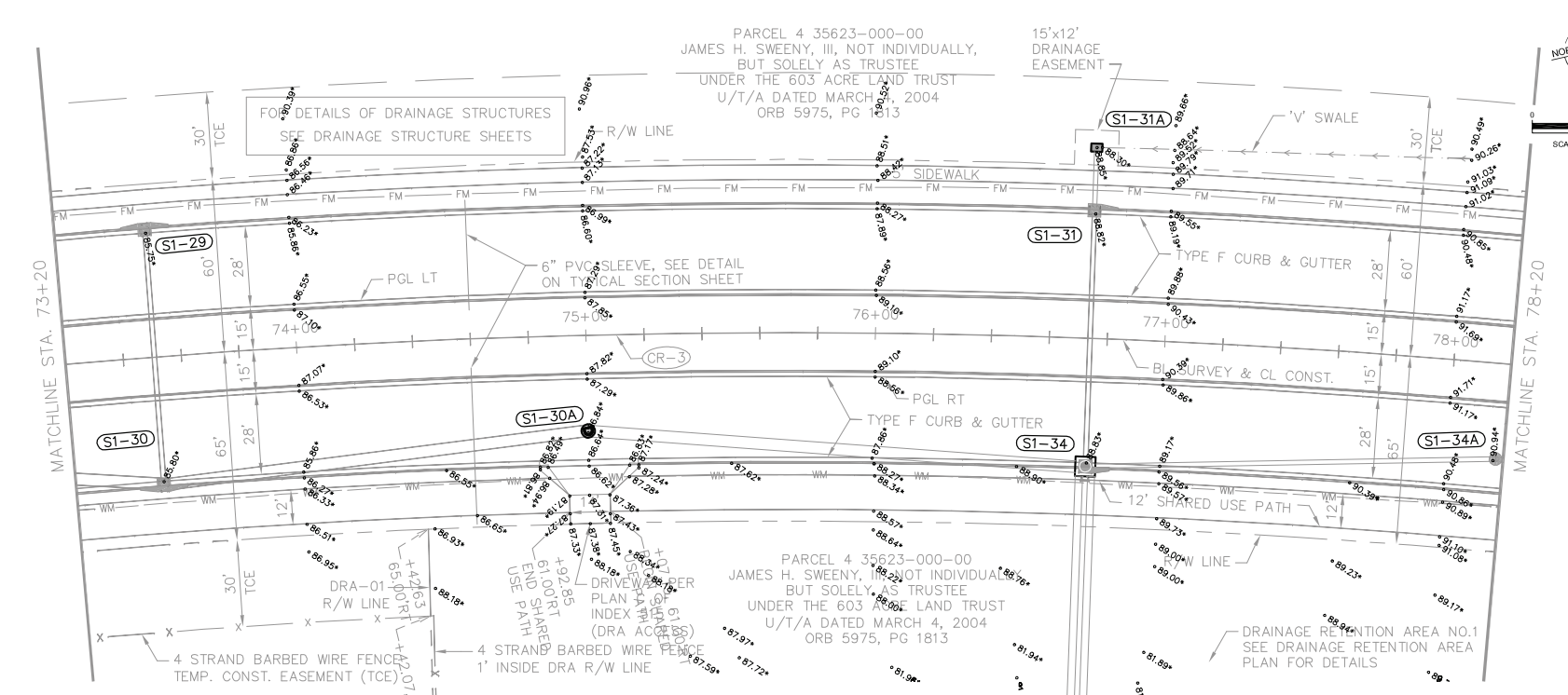


AS-BUILT*
 *** DENOTES AS-BUILT INFORMATION

ELEV. LEGEND
 EXISTING = 00.0
 PGL = 00.00

ENGINEER CERTIFICATION RICHARD A. BUSCHE, P.E. FLORIDA REG. NO. 28828 DATE: 04/19/19	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/19/19</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	04/19/19	ISSUED FOR CONSTRUCTION
NO.	DATE	DESCRIPTION					
1	04/19/19	ISSUED FOR CONSTRUCTION					
BOARD OF PROFESSIONAL ENGINEERS MARION COUNTY, FLORIDA OFFICE OF THE COUNTY ENGINEER 4138 27TH AVENUE U.S. 90, SE 14841							
SW 49th/40th AVENUE PHASE 2 PLAN & PROFILE							
SHEET 23							

Drawing Name: C:\Users\jgordon\Documents\2024\1000A\Drawings\BUILT\ROADWAY PLANS\Drawings\Phase 2\AS-BUILT\Profile.dwg - 25 PLAN PROFILE - Mar 22, 2021 - 8:35am - by: Andrew Gaudet
 The document contains the complete set of design information for the project and is to be used for the purpose of construction and maintenance. It is to be used in conjunction with the drawings and specifications. It is to be used in accordance with the provisions of the contract documents.



ENGINEER CERTIFICATION RICHARD V. BUSCH, P.E. FLORIDA REG. NO. 28824 DATE: _____ VALID ONLY WITH ENGLISH SEAL	
REVISIONS NO. DATE DESCRIPTION 1 04/19/19 ISSUED FOR CONSTRUCTION	NAME DATE PS-III N.J.M. DRAWN BY: _____ CHECKED BY: _____ SUPERVISED BY: R.V. BUSCH
BOARD OF COUNTY COMMISSIONERS MADISON COUNTY, FLORIDA OFFICE OF THE COUNTY ENGINEER 415 E. 25TH AVENUE GULF BREEZE, FL 32061	
Kimley-Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 101 E. 25th Avenue, Suite 200, Gulf Breeze, FL 32061	
SW 49th/40th AVENUE PHASE 2 PLAN & PROFILE	
SHEET 25	