



**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

MAY 3, 2021

TILLMAN & ASSOCIATES ENGINEERING  
GEORGE HORTON  
1720 SE 16TH AVE SUITE 100  
OCALA, FL 34471

**SUBJECT: DRC INFORMATIONAL LETTER**

**PROJECT NAME: GOLDEN OCALA WORLD EQUESTRIAN CENTER FLEX BARNS 1 & 2**  
(REVISION TO #23973)

**PROJECT #2019090029**

**APPLICATION: MAJOR SITE PLAN REVISION #26360**

Dear George:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 103, 2021. This item will be on the consent agenda and attendance is not required.

**1 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.

2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: All revisions to the parking/roads should be reflected on the Landscape and Irrigation plans to be submitted prior to final inspection - DRC waiver

If you have any questions please contact me at (352) 671-8682 or [carla.sansone@marioncountyfl.org](mailto:carla.sansone@marioncountyfl.org).

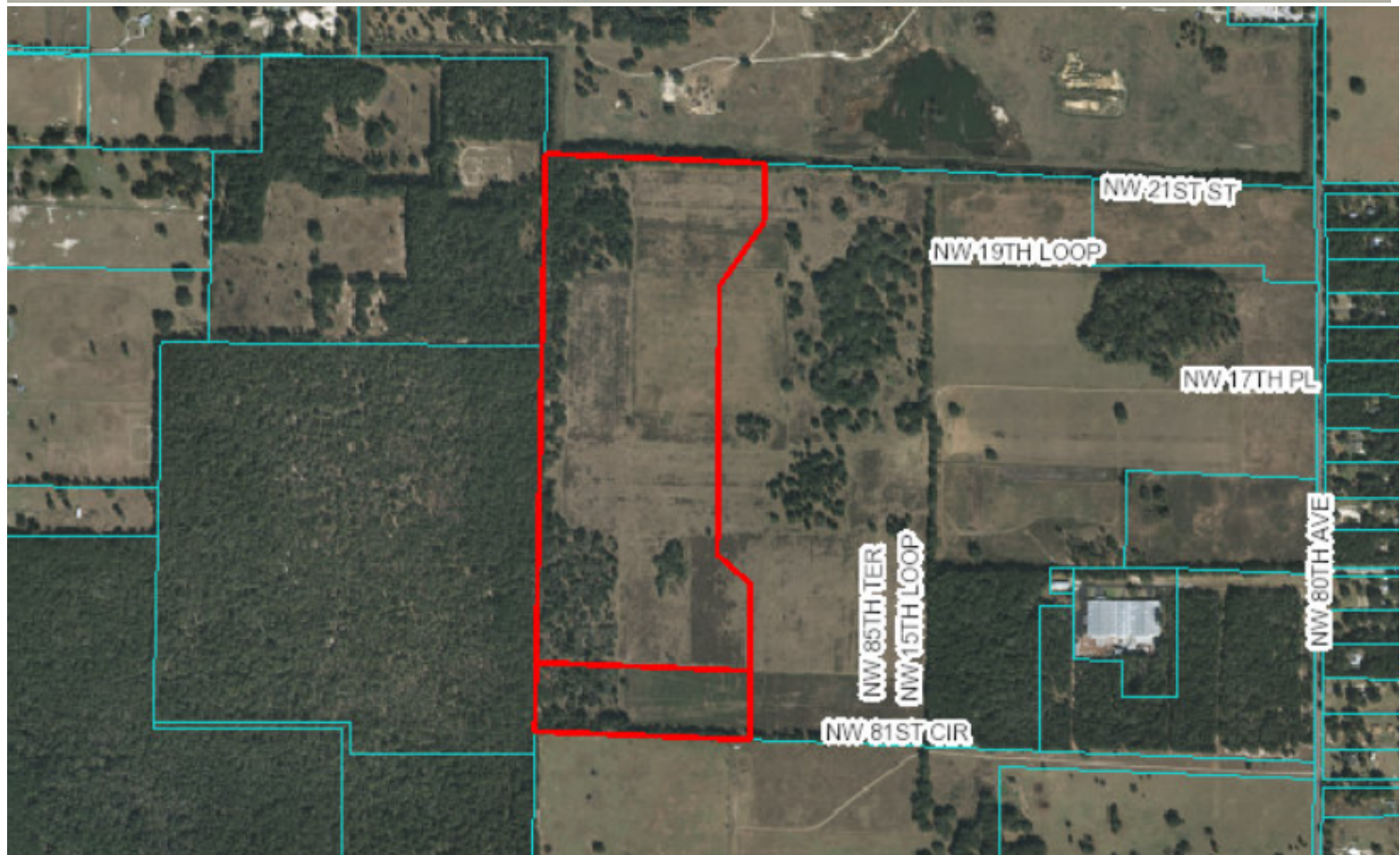
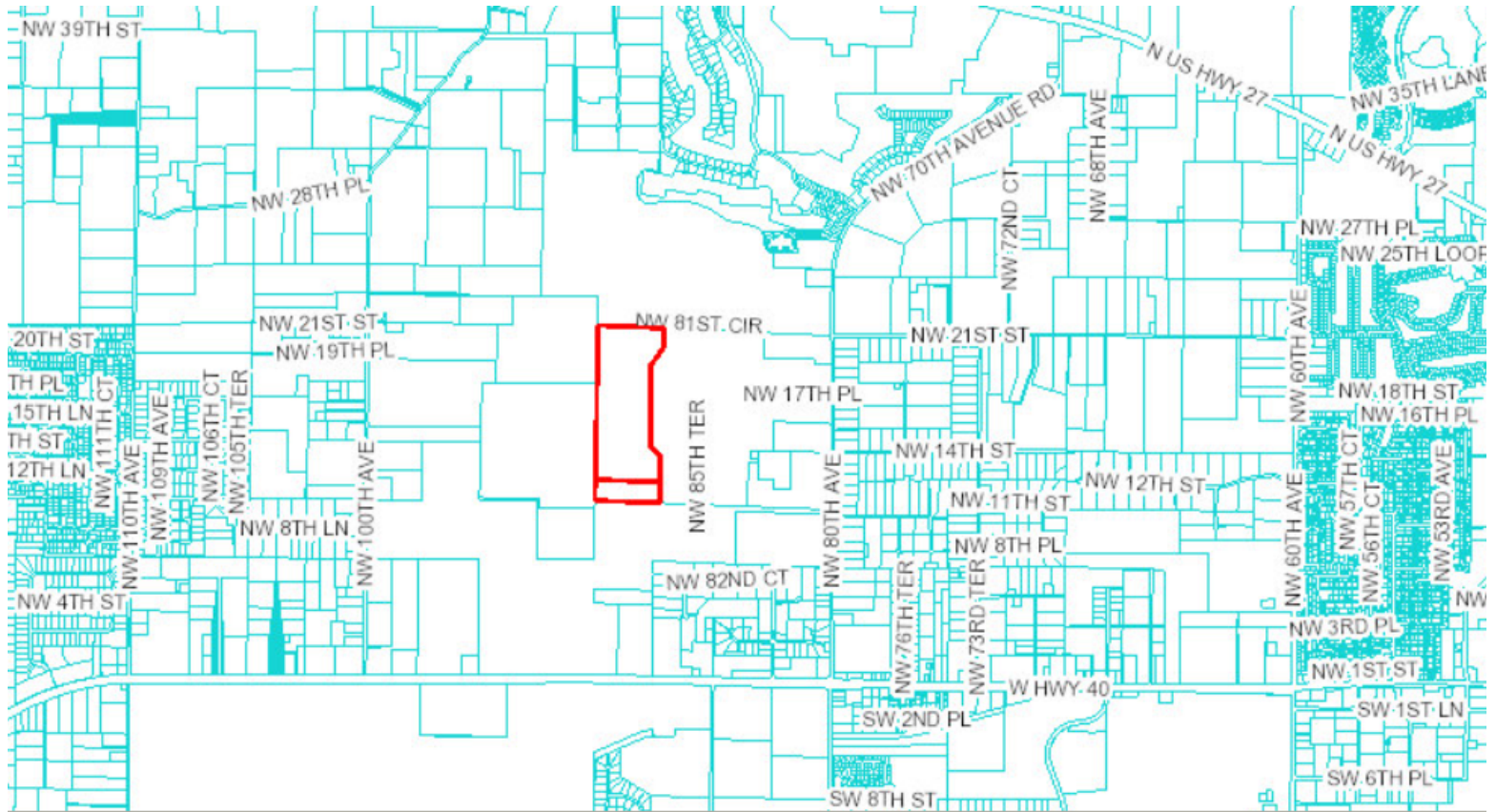
Sincerely,

A handwritten signature in black ink that reads "Carla Sansone". The signature is written in a cursive, flowing style.

Carla Sansone

Development Review Coordinator

**GOLDEN OCALA WEC FLEX BARN 1 & 2 (REVISION TO AR #23973) - MAJOR SITE PLAN**  
**Project #2019090029    #26360    Parcel #21068-002-00**  
**TILLMAN & ASSOCIATES ENGINEERING**





DRC APPROVED WAIVERS:

21.3 - ORDER OF PLAN APPROVAL - APPROVED 10/21/19 - WAIVER GRANTED SUBJECT TO THE NOVEMBER APPLICATION FOR THE PUD MASTER PLAN THAT INCLUDES THIS AREA.

2128 - BOUNDARY AND TOPOGRAPHIC SURVEY - APPROVED 10/21/19 - WAIVER GRANTED TO USE LIDAR FOR SURVEY INFORMATION SUBJECT TO WORKING OFF KNOWN BENCHMARKS AND PROCEEDING AT OWN RISK.

221.3 C - COMMENCE IMPROVEMENTS PRIOR PLAN APPROVAL - APPROVED 10/21/19 - WAIVER GRANTED SUBJECT TO APPLICANT PROCEEDING AT THEIR OWN RISK.

6.8.2 - LANDSCAPE PLAN - APPROVED 10/21/19 - WAIVER GRANTED TO DEFER TO FINAL INSPECTION FOR THE STRUCTURES.

6.11.3 - TRAFFIC IMPACT ANALYSIS - APPROVED 10/21/19 - WAIVER GRANTED SUBJECT TO IT PROVIDED BY THE END OF FEBRUARY 2020.

6.13.3(DQ) - DRA BERM WIDTH - APPROVED 10/21/19 - WAIVER GRANTED FOR REDUCED BERM WIDTH TO 5 FEET.

6.13.8(B7) - MINIMUM STORMWATER PIPE SIZE - APPROVED 10/21/19 - WAIVER GRANTED SUBJECT TO HYDRAULIC CALCULATIONS.

6.19.3 - OUTDOOR LIGHTING - APPROVED 10/21/19 - WAIVER GRANTED TO DEFER TO FINAL INSPECTION FOR THE STRUCTURES.

7.1.3(J)(6) - DRAINAGE FACILITIES PIPE MATERIAL - APPROVED 10/21/19 - WAIVER GRANTED APPROVING ALTERNATE DRAINAGE PIPE MATERIAL.

6.8.2, 6.9.2, AND 6.19.3 - LANDSCAPE PLAN, IRRIGATION PLAN, OUTDOOR LIGHTING - APPROVED 03/29/21 - WAIVER APPROVAL TO INCLUDE THE REVISION TO AR #2093 TO ADD THE LANDSCAPE, IRRIGATION, AND OUTDOOR LIGHTING PLANS TO THE EXISTING BLANKET WAIVER WITH THE DEADLINE OF AUGUST 31, 2021.

FOR TREE, PHOTOMETRIC, IRRIGATION, AND SHRUBBERY WAIVERS PLEASE SEE A.R.s #23499, #25141, #25140, #25139, #25487

- NOTES:
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
  - NW 80th AVENUE IS DESIGNATED A "RURAL COLLECTOR". NW 21st STREET IS A "SECTION/QUARTER-SECTION COLLECTOR."
  - A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS "X" AND "AE" BY FEMA, ON FLOOD INSURANCE RATE MAP NUMBER 12803C0484E WITH A DATE OF IDENTIFICATION OF APRIL 19, 2017, FOR COMMUNITY PANEL NUMBER 484 OF 960, IN MARION COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
  - DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "GOLDEN OCALA DEVELOPMENT OF REGIONAL IMPACT (DRI)" SCALE PROJECT PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 106.6, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AS MAY BE APPLICABLE; REFERENCE MARION COUNTY OR BOOK 6791, PAGES 105-163.
  - THIS 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.
  - ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
  - THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
  - SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH PDOT REQUIREMENTS.
  - VERTICAL DATUM IS BASED ON CONTROL POINTS "COED 0008 RESET", PUBLISHED ELEV. = 76.16 AND "COED 0010", PUBLISHED ELEV.=79.13, NAVD-88.
  - STATE PLANE COORDINATES ARE BASED ON "COED 0005 RESET", PUBLISHED ELEV. = 76.16 AND "COED 0010" AND "COED 0011", NAD-83 (1990 ADJUSTMENT)
  - 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.
  - FOR EXTERNAL SIGNAGE, PLEASE REFER TO MASTER SIGN PLAN SUBMITTED AS PART OF THE MASTER PLAN PUD DEVELOPED FOR THE GOLDEN OCALA ESTATES AND WEC AREA.
  - FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE NORTH BOUNDARY OF THE N.W. ¼ OF SECTION 12, TOWNSHIP 15 SOUTH , RANGE 20 EAST; TO BEAR N.87°26'52"W.
  - ALL TREES 10" DBH AND LARGER SHALL BE LOCATED AND SHOWN ON THE DEFERRED LANDSCAPE PLAN.

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE OF N.W. 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE N.87°26'52"W., ALONG THE NORTH BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1173.50 FEET TO THE WEST BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6768, PAGE 1130, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHERLY ALONG SAID WEST BOUNDARY THE FOLLOWING (3) COURSES; (1) THENCE S.00°25'07"W. 408.22 FEET; (2) THENCE S.35°07'45"W. 536.29 FEET; (3) THENCE S.00°25'07"W. 252.80 TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG SAID WEST BOUNDARY THE FOLLOWING THREE (3) COURSES; (1) THENCE S.00°25'07"W. 1607.17 FEET; (2) THENCE S.48°37'08"E. 305.08 FEET; (3) THENCE S.00°25'07"W. 1075.97 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 12; THENCE N.87°45'15"W., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 633.32 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°25'07"E., A DISTANCE OF 961.91 FEET; THENCE N.90°00'00"W., A DISTANCE OF 202.37 FEET; THENCE N.00°25'07"E., A DISTANCE OF 798.10 FEET; THENCE N.89°34'53"W., A DISTANCE OF 450.00 FEET; THENCE N.00°25'07"E., A DISTANCE OF 450.00 FEET; THENCE S.89°34'53"E., A DISTANCE OF 450.00 FEET; THENCE N.00°25'07"E., A DISTANCE OF 650.00 FEET; THENCE N.90°00'00"E., A DISTANCE OF 605.00 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAINING 46.17 ACRES, MORE OR LESS.

**PROJECT REPRESENTATIVE:**  
GOLDEN OCALA GOLF & EQUESTRIAN CLUB  
C/O DUSTIN OWEN  
7340 N. US HWY 27  
OCALA FL, 34482  
PHONE (352) 282-4593

**PREPARED BY:**  
TILLMAN & ASSOCIATES ENGINEERING, LLC  
CONTACT: GEORGE S. HORTON, P.E.  
1720 S.E. 16TH AVENUE, BLDG. 100  
OCALA, FLORIDA 34471  
PHONE (352) 387-4540 FAX (352) 387-4545

**ENVIRONMENTAL:**  
MODICA & ASSOCIATES, INC.  
C/O ELAINE IMBURGLIA, PRESIDENT  
302 MOHAWK ROAD  
CLERMONT, FL 34715  
PHONE (352) 394-2000

**GEOTECHNICAL CONSULTANT:**  
GEO-TECH, INC.  
CONTACT: JONNY HEATH  
1016 S.E. 3RD AVENUE  
OCALA, FLORIDA 34471  
PHONE (352) 694-7711

**OWNER/APPLICANT:**  
EQUESTRIAN OPERATIONS, LLC  
C/O RALPH L. ROBERTS, SR., CEO  
600 GILLAM ROAD  
WILMINGTON, OH 45177  
PHONE (352) 402-4368

**Utility Companies**

Water	Marion County Utilities	Jody Kirkman, (352) 307-6000
Sewer	Marion County Utilities	Jody Kirkman, (352) 307-6000
Electric	SECO Energy	Jerry Bolduc, (352) 569-9633
Cable/Phone/Internet	Digital Communication Media	Jorge Santiago, (352) 873-4817
Gas	Teco	Chuck Humphrey, (352) 401-3409



Know what's below.  
Call before you dig.



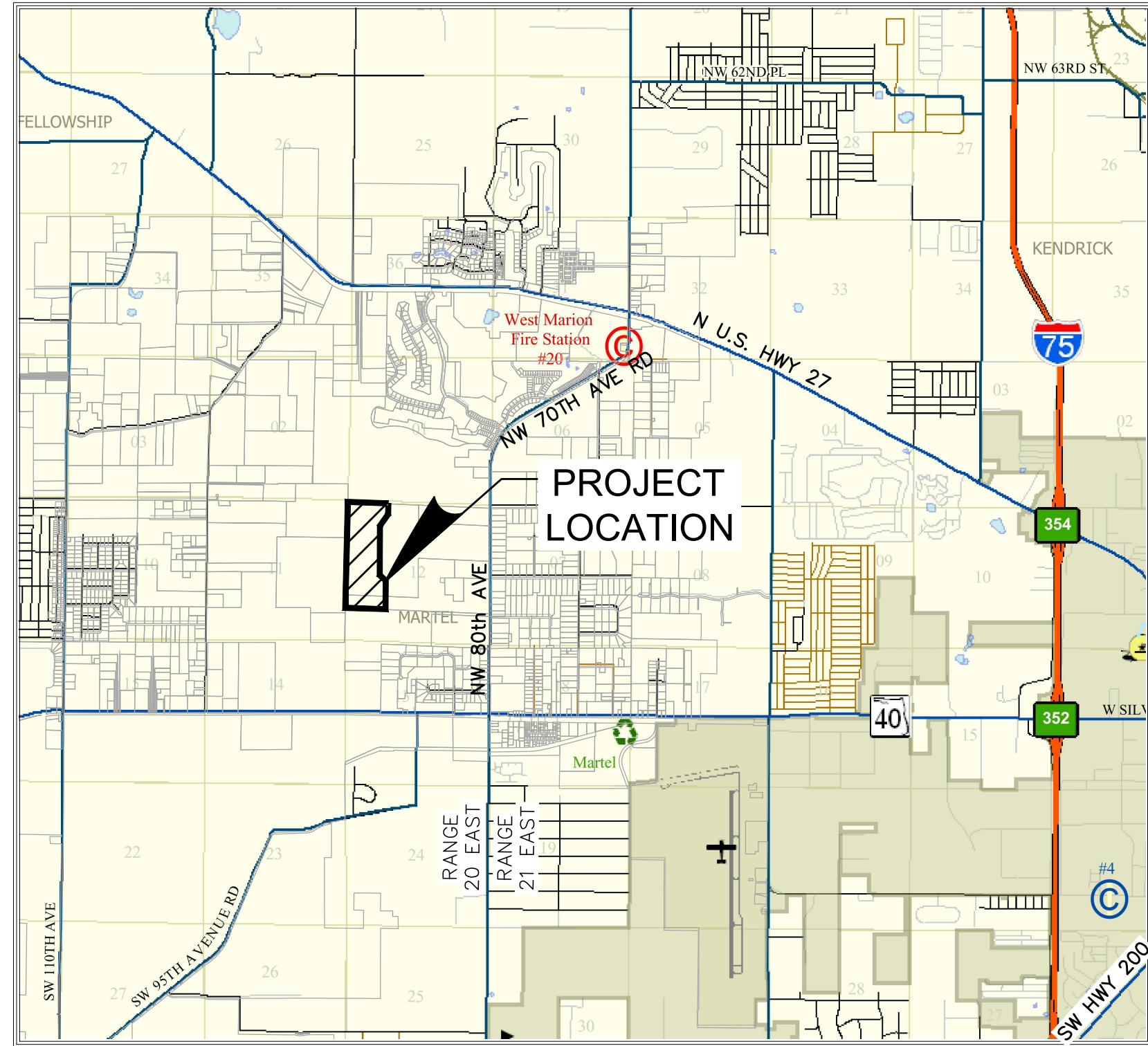
# MAJOR SITE PLAN GOLDEN OCALA WEC FLEX BARNs

A PORTION OF SECTIONS 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
DRA AREA = 10.88 ac  
TOTAL PROJECT AREA = 46.17 ac  
TOTAL IMPERVIOUS AREA = 19.23 ac  
LOCATED IN A PORTION OF PARCEL #21068-000-00 & #21068-002-00  
DESCRIPTION OF PURPOSE - EQUESTRIAN FACILITIES  
LAND USE: - MEDIUM DENSITY RESIDENTIAL  
ZONING: PUD

## INDEX OF SHEETS

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06.01	MASTER DRAINAGE PLAN
06.02 - 06.05	SITE GRADING PLAN
07.01 - 07.03	UTILITY PLAN
08.01 - 08.02	ROADWAY AND PAVEMENT DETAILS
09.01 - 09.02	DRAINAGE DETAILS
10.01 - 10.02	UTILITY DETAILS
11.01 - 11.02	LIFT STATION PLAN & DETAILS
12.01 - 12.02	EROSION CONTROL PLAN
13.01 - 13.02	SOIL BORINGS



VICINITY MAP  
SCALE: 1" = 5,000'

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

GLEN H. PREECE, JR., P.S.M.  
CERTIFICATE NO. LS 5427  
STATE OF FLORIDA

**DEVELOPER'S STATEMENT**  
P.U.D. CONDITIONS FOR THE WEC PROJECT REQUIRE ENROLLMENT IN BEST MANAGEMENT PRACTICES IDENTIFIED BY A NOTICE OF INTENT, FILED WITH THE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES, AS PERIODICALLY REVISED OR, COMPLIANCE WITH A NUTRIENT MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER THAT IS A NRCS APPROVED TECHNICAL SERVICE PROVIDER (IF BMP ENROLLMENT IS NOT REQUIRED BY FDACS).

RALPH L. ROBERTS, SR., CEO

**APPLICANT'S/ OWNER'S CERTIFICATION**  
I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

RALPH L. ROBERTS, SR., CEO

**ENGINEER CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

GEORGE S. HORTON, P.E.  
REGISTERED ENGINEER NO. 62585  
STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED  
BY A PROFESSIONAL ENGINEER

Marion County Approval Stamp

**Tillman & Associates**  
ENGINEERING, LLC.  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

MAJOR SITE PLAN  
GOLDEN OCALA - WEC FLEX BARNs  
MARION COUNTY, FLORIDA

COVER SHEET

DATE 4/30/2021  
DRAWN BY K.D.  
CHKD. BY G.H.  
JOB NO. 19-5067

SHT. 01.01





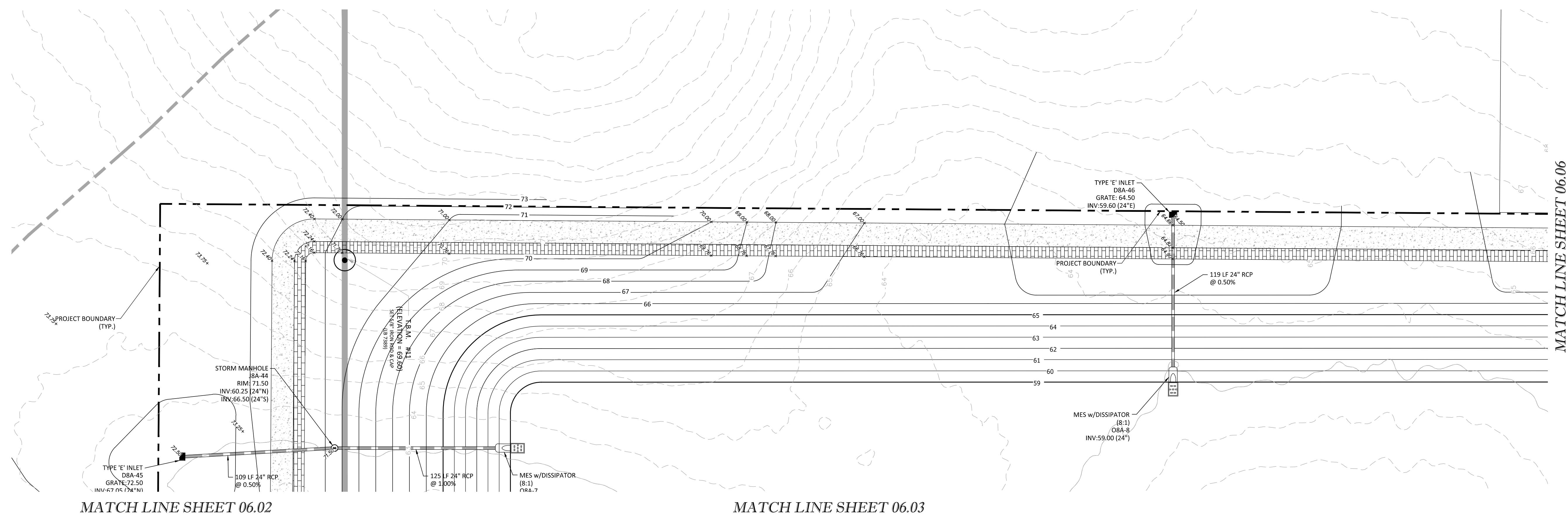












**NOTE:**  
EQUESTRIAN & PEDESTRIAN  
TRAILS TO BE FIELD  
ADJUSTED TO AVOID TREES

[illegible]

**MAJOR SITE PLAN**  
**GOLDEN OCALA - WEC FLEX BARNs**  
**MARION COUNTY, FLORIDA**

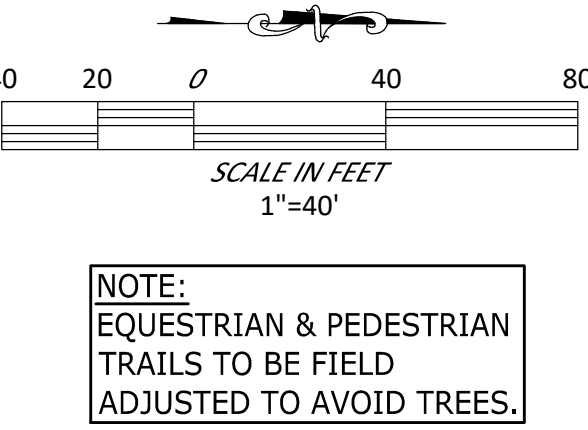
# SITE GRADING PLAN

DATE 3/3/2021  
DRAWN BY K.D.  
CHKD. BY G.H.  
JOB NO. 19-5067

NOT VALID UNLESS SIGNED AND SEALED  
BY A PROFESSIONAL ENGINEER

SHT. 06.05





MATCH LINE SHEET 06.05

MATCH LINE SHEET 06.04

***Tillman & Associates***  
—ENGINEERING, LLC.—  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26756

[illegible]

MAJOR SITE PLAN  
GOLDEN OCALA - WEC FLEX BARNS  
MARION COUNTY, FLORIDA

# SITE GRADING PLAN

DATE 3/23/2021  
DRAWN BY K.D.  
CHKD. BY G.H.  
JOB NO. 19-5067

SHT. 6.06

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BY A PROFESSIONAL ENGINEER