

March 19, 2024

PROJECT NAME: THE PICKLEBALL CLUB

PROJECT NUMBER: 2024030004

APPLICATION: CONCEPTUAL REVIEW #31249

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Please be aware that SW HWY 200 is incorrectly labeled as State Road 200. Be sure to correct it on any future submittals to avoid rejection.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes a pickleball court facility located on an 8.52 ac parcel (PID 35679-004-02) that is currently zoned B-4. The plan currently proposes to modify the existing DRA located on the project site. Per the MCPA, the existing impervious coverage is 21,563 SF. The plan proposed the addition of a 98,663 sf impervious coverage for the site. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Provide trip generation information. An update traffic impact analysis may be required.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no comments
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area with available gravity/sanitary sewer and water main as

shown on conceptual plan. When submitted, major site plan shall provide proof of easement over utility mains, connection points to main(s), and shall delineate public/private ownership of utility appurtenances as needed. Sewer connections shown on site plan shall be shown to tie into sanitary sewer mains, not directly into any manhole. Any meter within the private property boundary shall have an authorized easement - min 10'x10' (refer to Code); meter placement preference is at property line/ROW/public access.

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Commercial Land Use, Regional Business (B-4) zoning 8.52 acres. Proposed use permitted within zoning classification. Setbacks provided match those recorded in Developers Agreement OR book/page 04946/0846

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Sec. 2.13.1.C – A conceptual layout of the project.

Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.

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 #31249

DEVELOPMENT REVIEW PLAN APPLICATION

Date: May 9, 2022

A. PROJECT INFORMATION:

Project Name: The Pickleball Club
Parcel Number(s): 35679-004-02
Section 18 Township 16 Range 21 Land Use Commercial Zoning Classification B-4
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐
Type of Plan: CONCEPTUAL PLAN
Property Acreage 8.49 (entire lot) Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads SW Hwy 200 and SW 90th St (directly adjacent to Lowe's and Pet Paradise)
Additional information regarding this submittal: Development of Lot 4B, Lowe's SW Marion Lot 4 Replat, PB 105, Pg 115 for a proposed 30,000 SF pickleball court building, outdoor courts, parking lot, utilities and stormwater pond modification

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: Upham, Inc. Contact Name: Roger W. Strcula, PE
Mailing Address: 265 Kenilworth Ave City: Ormond Beach State: FL Zip Code: 32174
Phone # 386.672.9515 X203 Alternate Phone # 386.299.2462
Email(s) for contact via ePlans: rwstrcula@uphaminc.com

☐ **Surveyor:**
Firm Name: Clymer Farner Barley, Inc. Contact Name: Jeremy Hallick, PSM
Mailing Address: 4450 NE 83rd Rd City: Wildwood State: FL Zip Code: 34785
Phone # 352.437.2518 Alternate Phone # 352.748.3126
Email(s) for contact via ePlans: _____

Property Owner:
Owner: 2006 Largo Associates LLC Contact Name: Michael Fraley
Mailing Address: 151 Sawgrass Corners Dr. Suite 202 City: Ponte Vedra Bch State: FL Zip Code: 32082
Phone # 904.285.7600 Alternate Phone # _____
Email address: mfraley@ferbercompany.com

Developer:
Developer: The Ferber Companies Contact Name: Michael Fraley
Mailing Address: 151 Sawgrass Corners Dr. Suite 202 City: Ponte Vedra Bch State: FL Zip Code: 32082
Phone # 904.285.7600 Alternate Phone # 904.563.5305
Email address: mfraley@ferbercompany.com

Revised 6/2021



March 1, 2024

Ms. Suzie Archer
Section Manager
Office of Marion County Engineer
412 SE 25th Avenue
Ocala, FL 34471

Re: The Pickleball Club
All of Lot 4B Lowe's Southwest Marion Replat PB 105, Pg 115, Parcel No. 35679-004-02
Conceptual Site Plan Review

Ms. Archer:

Submitted is a formal request for a Conceptual Site Plan review for a proposed approximate 30,000 square foot building for covered pickleball courts and open outdoor courts with associated parking area providing to modify the existing stormwater pond located within the overall 8.49-acre Lot 4B.

The following items are provided for review and support:

- Completed Conceptual Site Plan Application
- Conceptual Site Plan of the Overall Lot 4B for The Pickleball Club Facility

The contract buyer, "The Pickleball Club" (TPC) will be purchasing all of Lot 4B including the master stormwater pond and buffers. TPC will become the responsible entity for ownership and maintenance of the master stormwater pond. The SWFWMD permit will be modified to provide this information with the adjusted pond configuration. The existing stormwater pond will be modified for the pickleball development without any negative impact to the permitted treatment volume due to the runoff from the contributing Highway 200 frontage lots. Utilities are available that were constructed with Lowe's as designed by this office.

Since TPC will be acquiring all of Lot 4B, there is no need to further replat the property.

The property is located within the B-4 Regional Business Zoning District. Please verify if a Special Use per Section 4.2.20.C will be required for the sports activity.

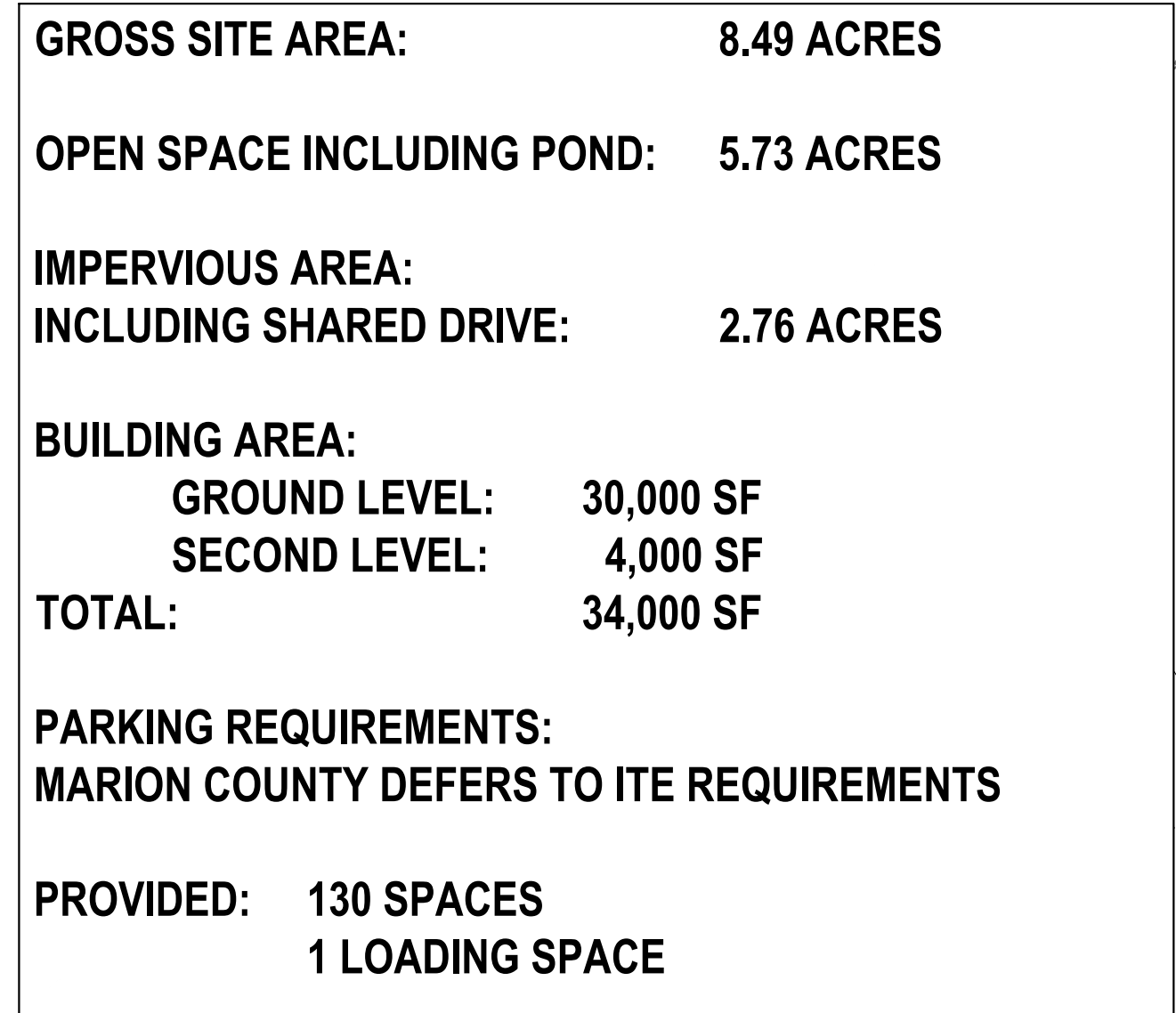
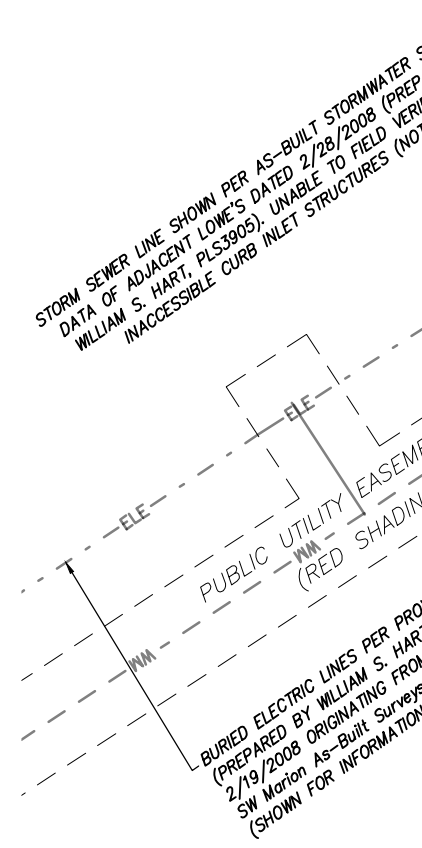
It is requested to review the application for review to provide comments. A virtual meeting through WebEx or other means is requested at the next available date. The \$100 application fee will be paid online.

Please contact me should you have any questions.

Sincerely,

Roger W. Strcula, PE, CPESC
President

cc: Michael Fraley, The Ferber Companies



REVISIONS	
DATE	DESCRIPTION
	NOT VALID UNLESS SIGNED AND DATED
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	
<div><div>CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE</div><div>UPHAM INC</div><div>265 Kennilworth Avenue • Ormond Beach • Florida 32174 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB # 0003612 LC # 0000357</div></div>	
THIS DRAWING IS THE PROPERTY OF UPHAM, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF UPHAM INC. COPYRIGHT 2024. ALL RIGHTS RESERVED	
CONCEPTUAL SITE PLAN	
PICKLEBALL CLUB LOT 4B (SECTION 48, TOWNSHIP 16S, RANGE 21E) MARION COUNTY	
PROJECT NO:	231211
DATE:	FEBRUARY 28, 2024
DESIGN BY:	RWS
DRAWN BY:	DAM
CHECKED BY:	RWS
SCALE:	1" = 40'
SHEET NUMBER:	
C000	