

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 Farmer 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,

A handwritten signature in blue ink that reads "Roger W. Strcula".

Roger W. Strcula, PE, CPESC
President

cc: Michael Fraley, The Ferber Companies

