



SUBMITTAL SUMMARY REPORT 32969

PLAN NAME: GOLDEN OCALA - WEC MULTI-USE FIELD PHASE1 **LOCATION:** 50 NW 92ND AVENUE RD
OCALA,

APPLICATION DATE: 06/12/2025 **PARCEL:** 21087-001-02

DESCRIPTION:

| CONTACTS | NAME | COMPANY |
|--------------------|--------------------|---------------------------------------|
| Applicant | Tillman Associates | Tillman & Associates Engineering, LLC |
| Applicant | Tillman Associates | Tillman & Associates Engineering, LLC |
| Engineer of Record | Tillman Associates | Tillman & Associates Engineering, LLC |
| Engineer of Record | Tillman Associates | Tillman & Associates Engineering, LLC |

SUBMITTAL

| OCE: Plan Review (DR) v. | STARTED | DUE | COMPLETE | STATUS |
|--------------------------|------------|------------|------------|--------------------|
| OCE: Plan Review (DR) v. | 07/28/2025 | 08/11/2025 | 11/13/2025 | Not Received |
| OCE: Plan Review (DR) v. | 01/16/2026 | 01/26/2026 | 02/26/2026 | Requires Re-submit |

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--------------------------------------|--|------------|------------|--------------------|
| 911 Management (DR) (911 Management) | | 08/11/2025 | 11/10/2025 | Requires Re-submit |
| <i>Comments</i> | YES 2.12.8 - Legal description matches boundary on plan NO 2.12.28 - Correct road names supplied Sheets 01.01, 03.01, 04.01, 05.00, 05.01, 06.01A, 06.01B, 07.01, 08.03, 08.04, 08.06, and 13.01 have W HWY 40 labeled as State Route 40. The new road name of NW 5th PL has been added to Sheets 05.00 and 05.01. Please add to all applicable pages on future submittals. NO 6.2.1.F - North arrow and graphic drawing and written scale Sheet MEP2.1 is missing the north arrow. YES Additional 911 comments | | | |

Environmental Health (Plans) (Environmental Health)

| | | | | |
|------------------------------------|--|-----------------------------|------------|----------|
| <i>Comments</i> | YES Central Sewer | Central Sewer | | |
| | N/A Lot Size | | | |
| | N/A Total Flow | | | |
| | N/A Available Area | | | |
| | YES DEP Water Approval | Central Water | | |
| | N/A Operating Permit Required | | | |
| | N/A 2.12.6 - Location of septic systems & wells | | | |
| | N/A 2.12.36 - Location of water & septic systems | | | |
| | INFO Additional Health comments | Central Sewer/Central Water | | |
| Fire Marshal (Plans) (Fire) | | 08/11/2025 | 11/10/2025 | Approved |

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
 INFO 6.18.3 - Gated Communities/Properties Gates shall not be equipped with a Knox box and key. Siren activation shall be installed to allow access to fire apparatus.
 N/A 6.18.4 - Wildland Interface Area
 INFO 6.18.5 - Access Control Box Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.
 YES 6.18.2.D - Fire Department Connections
 N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
 YES 6.18.2.G - Painting and Marking of Fire Hydrants
 YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
 N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (32969)

Landscape (Plans) (Parks and Recreation)

08/11/2025

11/10/2025

Requires Re-submit

NO 2.12.18 - All trees 10" DBH and larger Provide tree schedule for trees to be preserved including species, size and condition
N/A 2.12.25 - Marion Friendly Landscape Areas
NO 6.7.3 - Tree protection Please provide a tree assessment for the trees to be preserved .6.7.3.(5) (5)
A proper evaluation shall be made to determine if existing protected trees, or groups of trees, are good candidates for preservation before final site plans are developed. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:

- (a) Determination of species of tree(s);
- (b) Assessment of the health of the tree(s);
- (c) Determination of the condition of the tree(s) based on the species, health, and age and whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits and have a shorter life span may not be desirable);
- (d) Assessment of the size (DBH and canopy) of the tree(s);
- (e) Assessment of the rarity, uniqueness, and character of the tree(s);
- (f) Assessment of the historic value, status as a specimen tree, or other outstanding quality;
- (g) An general overview of the site and whether the tree(s) will provide a lasting and positive contribution to the site and general surroundings, and (h) Determination if any minor alternations to the site topography will impact the long-term viability of preserving existing trees.

NO 6.7.4 - Shade tree requirements 1. 1,440 trees required- 323 preserved-190 proposed = 927 tree deficit. How will this be addressed? Understory and small trees will not count toward shade trees 2. Do any of the preserved trees qualify for shade tree credits? Trees with a Canopy of 30' radius or greater may count a 2 shade trees
YES 6.7.6 - Tree removal submittal requirements
NO 6.7.8 - Protected tree replacement requirements 1. A definitive caliper of the proposed trees is required in in order to determine proposed mitigation inches. 2. Mitigation calculations appear to be incorrect (9,921 inches required @ 100 in/ac - 8,065 inches preserved = 1,856 inches deficit.) 8" or 9" trees will not meet mitigation inches required. Please clarify
NO 6.7.9 - Replacement trees; general requirements see note for 6.7.8.
NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) 1. Provide planting details, native status of plant material, native calculations showing percentage is met 2. Provide definitive plant list, each sheet has a plant list that is not in the plant legend 3. Plant labels missing on multiple sheets (L-18, L-14,)
YES 6.8.3 - Landscape design standards
NO 6.8.4 - Landscape area requirements for non-residential development Provide Landscape area calculations showing requirement is met

N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
PEND 6.8.6 - Buffers 1. Proposed Type C buffer along SR 40 does not meet requirements of 2 shade trees, 3 understory trees and 50% shrubs and groundcovers. This item will remain a NO until the PUD buffer plan is approved by the BoCC.

NO 6.8.7 - Parking areas and vehicular use areas 1. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement. Some areas are missing this requirement 2. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. Many of the parking areas exceed the space requirement 3.All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. Several islands do not meet this requirement

N/A 6.8.8 - Building landscaping

NO 6.8.9 - Service and equipment areas Utility areas and loading/unloading areas shall be screened as follows:

- (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or
- (2) Buffer fencing with a minimum height of three feet.

Some areas on plan appear to be utility areas, but are not called out, please identify and screen if applicable
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities

NO 6.13.3.D(4) - Landscaping of private stormwater management facilities 1. Neither East or West DRA's along SR 40 have landscape screening, 4 trees and 200 sf of shrubs per 100 LF is required

NO 6.8.10 - General planting requirements (specifications) 1. Provide planting specifications 2. To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. Only one tree species proposed, 50% is not met

NO 6.8.11 - Landscape installation Provide installation specifications

YES 6.8.12 - Landscape completion inspection requirements

NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan

PEND 6.9.3 - Irrigation design standards

PEND 6.9.5 - Irrigation system installation

PEND 6.9.6 - Completion inspection requirements

NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan

PEND 6.19.4 - Exterior lighting design standards

N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone

NO Additional Landscape comments 1. Multiple sheets are missing matchlines (L-3,L-4,L-5) 2. Sheet L-7 missing linework for parking area 3. Please include sheet numbers in response narrative 4. Note on sheet L-0 indicates owner may alter plant layout, this needs to be the Landscape Architect of record 5. Landscape plans to be signed and sealed for submittal 6. Scientific name of Viburnum misspelled

OCE Design (Plans) (Office of the County Engineer)

08/11/2025

11/10/2025

Approved

SUBMITTAL SUMMARY REPORT (32969)

ITEM REVIEW NAME (DEPARTMENT)
OCE Design (Plans) (Office of the County Engineer)

ASSIGNED TO

DUE
08/11/2025

COMPLETE
11/10/2025

STATUS
Approved

Comments

YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 7/28/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC
YES 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 7/28/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (32969)

ITEM REVIEW NAME (DEPARTMENT)

OCE Property Management (Plans) (Office of the County Engineer)

ASSIGNED TO

08/11/2025

DUE

11/10/2025

COMPLETE

Approved

STATUS

Comments

INFO Major Site Plan Sunbiz and Project Mapped check. The "flag" portion of the parcel does about the NW 80th Avenue road project. -ENMW 8.4.25

IF APPLICABLE:

Sec. 2.18.1.1 - 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 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]."
-

SUBMITTAL SUMMARY REPORT (32969)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|-------------|------------|------------|--------------------|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | | 08/11/2025 | 11/10/2025 | Requires Re-submit |

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
NO 6.13.7 - Geotechnical Criteria (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lined system, borings are required at 250' intervals. (2) Please also note that the LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area.
YES 6.13.2.A(1)(2) - Contributing Basins/Tc
YES 6.13.2.B(1)(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
NO 6.13.2.B(4) - Hydrologic Analysis Please provide a perc ring exhibit for the proposed DRAs to demonstrate that the impact of adjacent onsite and offsite DRAs are considered in the recovery analysis.
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
INFO 6.13.5 - Flood Plain & Protection Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
NO 6.13.6 - Stormwater Quality Criteria Please clarify how this section of code will be met for the DRAs that exceed 6' deep. There are alternatives in the code to pond depth.
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
NO 6.13.2.B(5) - Hydraulic Analysis Stormwater report does not appear to include sizing calculations for the smaller diameter drainage pipes for the fields and facility areas. Please clarify how sizing was determined for these system. There will need to be a pipe size waiver submitted for the sizes shown.
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
NO 6.13.8.B(7) - Minimum Pipe Size LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver. Please contact the reviewer to discuss this waiver request before it is submitted and scheduled for DRC.
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(1)(a) - Construction Entrance
YES 6.13.2.A(1)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
NO 6.10 - Karst Topography and High Recharge Areas The karst analysis included recommendations to perform further testing. Please clarify if this recommendation will be pursued.
INFO 7.1.3 - Drainage Construction Specifications Pipe material deviation request has been submitted to County Engineer for consideration. If approved, letter will be uploaded to eplans.
NO 6.13.12 - Operation and Maintenance This project includes underground vault systems for stormwater storage and disposal. Please revised O&M statement to include necessary details/information for those systems.
NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (32969)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|---|------------|------------|--------------------|
| OCE Survey (Plans) (Office of the County Engineer) | | 08/11/2025 | 11/10/2025 | Requires Re-submit |
| <i>Comments</i> | <p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown</p> <p>NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply Please provide.</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>NO 2.12.4.F.(2) - Surveyor and Mapper certification Please provide.</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide Boundary survey.</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p> | | | |
| <u>OCE Traffic (Permits & Plans) (Office of the County Engineer)</u> | | 08/11/2025 | 11/10/2025 | Requires Re-submit |
| <i>Comments</i> | <p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>YES 2.12.20 - Phases of development</p> <p>N/A 2.12.30 - Route Plan</p> <p>NO 2.12.38 - Maintenance of improvements 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained...</p> <p>NO 6.2.1.E - Drawing legend 8/14/25 - On Sheet 05.04, does Street B terminate in a sidewalk or does the street continue with the idea that pedestrian traffic should be expected? Is it actually a street such that an improvement plan should be required or is it mislabeled?</p> <p>NO 6.11.3 - Traffic Impact Analysis 8/14/25 - 1) Traffic study is required; traffic methodology is pending resubmittal. 2) For Sheet 5.10 - how do food trucks become "staged" at the "staging location"? 3) How does trash pickup work toward the west side of Phase 1 facility 5? Are shared pedestrian infrastructure used during that process? 4) There appears to be a gated entrance on the east side of Phase 1 but no similar restrictions are apparent on the west side of Phase 1 - update(s) or explanation(s) are needed. 5) Pedestrian and service vehicle circulation plans may be helpful.</p> <p>N/A 6.11.4.B - Cross access</p> <p>YES 6.11.4.E - Sight triangle</p> <p>INFO 6.11.5 - Driveway access 8/12/25 - Access facilities are subject to change, pending more information.</p> <p>N/A 6.11.6 - Construction route</p> <p>INFO 6.11.9.A - Traffic signals 8/13/25 - Traffic signals are not anticipated as part of this review but could become a factor as more information becomes known.</p> <p>NO 6.11.9.B - Traffic signs 8/14/25 - In some situations, it's unclear when vehicular access ends and pedestrian access begins. Are there locations where it is anticipated vehicles and pedestrians share the same space and if so, are there signs making that clear?</p> <p>INFO 6.11.9.C - Pavement marking 8/14/25 - 1) For Sheet 05.11, please explain the use of the stop bar on the NW side of the maintenance building. 2) On sheet Additional information may be needed as more information becomes available.</p> <p>NO 6.12.1.A. - Transportation Facilities - Purpose and Intent 8/12/25 - Include "FDOT Greenbook" and "FDOT Design Standard Index" as a generalized design reference standard listed under Sheet 02.01, General Notes # 3. Note: This comment primarily pertains to driveway connections to existing roads.</p> <p>N/A 6.12.2 - Right-of-way</p> <p>INFO 6.12.11 - Turn lanes 8/13/25 - Turn lanes are not an anticipated requirement of this plan (since callouts suggest they will be reviewed under other plans) but they could become a factor for approval as more information about traffic and parking requirements become known.</p> <p>NO 6.12.12 - Sidewalks 8/14/25 - 1) Need more information about pedestrian facilities and interconnection between phases. For example, how does pedestrian traffic traverse between Phase 1 and Phase 3? 2) Curb ramps and any other accessible features locations are not clearly understood.</p> <p>N/A 6.12.13 - Utility position in right-of-way</p> <p>NO Additional Traffic comments 8/14/25 - Review consists of preliminary comments subject to change as additional information is provided (pending BCC approvals, traffic study, etc.).</p> | | | |
| <u>Utilities (OCE Plans) (Utilities)</u> | | 08/11/2025 | 11/10/2025 | Requires Re-submit |

SUBMITTAL SUMMARY REPORT (32969)

Comments

- YES Marion County Utilities Contact Information Correct on cover.
- YES Parcel numbers identified in project match proposed site plan layout Shown on cover: 21087-001-02, 21069-007-01, 21087-001-00, 21081-048-00, 21081-001-00, 21081-000001. Parcel numbers match project area.
- INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service Area - water immediately available. All proposed infrastructure will be private. MCU maintenance to stop master meters.
- INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service Area - sewer immediately available. All proposed infrastructure will be private.
- N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
- YES 6.14.2.A - Water Connection Requirements
- YES 6.14.2.A - Sewer Connection Requirements
- NO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Signed and sealed grease interceptor data required for proposed grease interceptor.
- YES 6.14.2.C - Industrial Pretreatment
- N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
- YES 6.14.3.B - Springs Protection Zone Secondary
- YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
- N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
- YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
- YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
- N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
- INFO 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules Lift Station #15 will require a flow meter equipped with a Neptune endpoint and a new sewer account. (2) The Engineer of Record is responsible for ensuring that the proposed lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions.
- N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
- YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
- YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
- YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
- YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
- INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department. (LDC 6.14.5 C).
- INFO 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature.
- YES 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
- N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
- YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
- INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. Has a Pressure Test been conducted? (LDC 6.14.5.C)
- INFO 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU Review LDC 6.14.6 for complete requirements.
- INFO 6.14.7 - Construction Inspection - PLAN NOTE: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org
- INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8
- N/A 6.14.9.A - Developer's Agreement As of 8/14/25 meeting with EOR, not required.
- INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: This project will require transfer of facilities to Marion County Utilities. Prior to PLAN APPROVAL, an executed developer's agreement is required. Please see LDC 6.14.9 for the requirements and processing of this item. (LDC 6.14.9) A template for this document can be received from the Utilities Development Reviewer. Please note that this item will be handled in a timely and efficient manner, however, it does require review and signatures by multiple departments within Marion County.
- YES 6.14.9.B - Bill of Sale
- YES 6.15.1 - Potable Water Distribution System
- N/A 6.15.2 - Decentralized Water System (WTP)
- INFO 6.15.3 - Fire Protection/Fire Flow Capacity Provide analysis / modeling report that shows adequate fire flow from proposed and existing water mains. (2) Please defer to Marion County Fire Rescue. Marion County Utilities will be providing water.
- YES 6.15.4 - Water Main Piping Installation
- INFO 6.15.5 - Water Service and Connection
- YES 6.15.6.A - Potable Water Metering - individual/banked, size
- N/A 6.15.6.B - Irrigation Water Metering - size
- N/A 6.15.6.C - Sewer service only (water meter required/shown)
- YES 6.15.6.D - Meter Location
- N/A 6.15.6.E - Meter Easements
- NO 6.15.6.F - Meter Boxes 07.04 Install master meter and backflow for complex. MCU will not own infrastructure on site. 07.09 Install master meter and backflow at termination of new water main.
- YES 6.15.6.G & H - Meter Sizing
- YES 6.15.7 - Cross Connection Control and Backflow Prevention
- N/A 6.15.8 - Public Water Well Standards

SUBMITTAL SUMMARY REPORT (32969)

N/A 6.15.9 - Wellfield and Water Supply
 N/A 6.15.10 - Water Treatment Plants (WTP)
 N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
 N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
 NO 6.16.5.A & B - Private Wastewater Pump Stations 07.13 Butterfly valves not acceptable. (2) Move 6" Line stop & cap out from under driveway. (3) provide final elevation to DFS for Proper Antenna Selection.
 N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
 N/A 6.17 - Water Reclamation/Reuse Facilities
 INFO Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$510,00 Fee (s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32969

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

NO Additional Utilities comments 07.05 - Hydrant on NW corner of Field 10 to remain private, painted yellow.
 NO Additional Utilities comments 02.01 Change all #2 notes to PRIVATELY owned and maintained.

N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments
 N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|--|------------|------------|--------------------|
| 911 Management (DR) (911 Management) | Janet Warbach | 01/26/2026 | 01/21/2026 | Requires Re-submit |
| <i>Corrections</i> | Additional 911 Comments (Not Resolved) - Sheets 04.01, 08.06 still have W HWY 40 labeled incorrectly as State Route 40. | | | |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 01/26/2026 | 01/20/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 01/26/2026 | 01/16/2026 | Approved |
| <i>Comments</i> | Previously Approved | | | |
| Growth Services Planning & Zoning (DR) (Growth Services Planning and Zoning) | Sarah Wells | 01/26/2026 | 01/21/2026 | Requires Re-submit |
| <i>Corrections</i> | 2.12/3.2.3 - Land Use Consistency (Not Resolved) - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification. | | | |
| <i>Corrections</i> | Additional Growth Services Comments (Not Resolved) - 2.12 Developers Agreement | | | |
| <i>Corrections</i> | 2.1.3 - Order of plan approval and consistency (Not Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application. | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 01/26/2026 | 01/23/2026 | Requires Re-submit |
| <i>Comments</i> | See markings on Tree Preservation, andscape, Irrigation and Site Lighting plans | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 01/26/2026 | 02/17/2026 | Approved |

SUBMITTAL SUMMARY REPORT (32969)

| | | | | |
|--|--------------------|------------|-----------------|---------------|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| OCE Property Management (Plans) (Office of Elizabeth Woods the County Engineer) | Elizabeth Woods | 01/26/2026 | 01/28/2026 | Informational |

Owner's certification approved.
Parcel 21087-001-02 abuts the NW 80th/70th Ave Segment 3 (STC073812) project.
-EMW 01/28/2026

IF APPLICABLE:

Sec. 2.18.1.1 - 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 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]."

OCE Stormwater (Permits & Plans) (Office of Kevin Vickers) 01/26/2026 01/27/2026 Requires Re-submit

the County Engineer) Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.

Corrections 6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.

Corrections 6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom. shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.

Corrections 6.13.8.B(7) - Minimum Pipe Size (Not Resolved) - 6.13.8.B(7) - Minimum Pipe Size: Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations 6.13.5 Flood Plain & Protection - Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.

Recommendations Additional Stormwater comments - if you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

SUBMITTAL SUMMARY REPORT (32969)

| | | | | |
|---|--|------------|-----------------|--------------------|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Small | 01/26/2026 | 01/20/2026 | Approved |
| <hr/> | | | | |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 01/26/2026 | 02/26/2026 | Requires Re-submit |
| <hr/> | | | | |
| Corrections | Additional Traffic Comments (Not Resolved) - Additional Traffic Comments | | | |
| Corrections | 6.11.9.A - Traffic signals (Not Resolved) - 6.11.9.A - Traffic signals: If a new traffic signal or traffic signal modifications are required, provide a separate offsite improvement plan with details as required in Section 6.11.9.A | | | |
| Corrections | 6.12.11 - Turn lanes (Not Resolved) - 6.12.11 - Turn lanes: Turn lanes shall be required as determined by the Traffic Impact Analysis or for safety purposes as determined by the County. A separate offsite improvement plan is required. | | | |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 01/26/2026 | 01/26/2026 | Requires Re-submit |
| Corrections | 6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE: | | | |

REVIEW SESSION FILES:

- 2025.12.03_MMTH Drainage Memo_SS.pdf
- File Category Placeholder.pdf
- FOG 72920_2025-09-22_SS.pdf
- GEO-TE~3.PDF
- Geo-Tech Report No. 25-6684.121.1 Revision A - Proposed Multi-Use Fields, Karst Borings.pdf
- Geo-Tech Report No. 25-6684.121.2 (Proposed Multi-Use Fields, Grouting Compliance Letter).pdf
- Geo-Tech Report No. 25-6684.129.1 - Underground Pedestrian Tunnel.pdf
- Golden Ocala - Multi-Use Fields Phase 1 Stormwater Report 2025.01.08_ss.pdf
- Master Utility Report_ss.pdf
- OM Acknowledgment Letter Phase 1_Signed.pdf
- Response Letter 2026.01.16.pdf

| REVIEWER | MARKUP | DATE/TIME | FILE NAME | PG # |
|-----------------|---|------------------|---------------------------------|-------------|
| Janet W | W HWY 40 | 01/20/2026 10:40 | AMFile Category Placeholder.pdf | 5 |
| Janet W | W HWY 40 | 01/20/2026 11:16 | AMFile Category Placeholder.pdf | 47 |
| Susan Heyen | Crape myrtles do not provide year round screening, majority of buffer accent/ornamental trees to be evergreen | 01/23/2026 10:13 | AMFile Category Placeholder.pdf | 170 |
| Susan Heyen | Labels missing | 01/23/2026 10:14 | AMFile Category Placeholder.pdf | 170 |
| Susan Heyen | Show buffer shrubs and groundcovers this area - Majority of accent/ornamental trees in buffer to be evergreen to meet year round screening intent | 01/23/2026 10:17 | AMFile Category Placeholder.pdf | 174 |
| Susan Heyen | Terminus island shall contain shade tree | 01/23/2026 10:19 | AMFile Category Placeholder.pdf | 178 |
| Susan Heyen | Parking islands shall be located every ten spaces, shade tree required in parking islands. 6.8.7. applies to all sheets | 01/23/2026 1:47 | PMFile Category Placeholder.pdf | 180 |
| Susan Heyen | 1.Provide shade tree calculations, provide total number of shade trees proposed on-site (3.5" min)/(1/3,000sf)2. Provide quantities, spacing and native status on plant schedules3. Provide native planting calculations4. Planting islands (min200sf) shall be every 10 parking spaces5. Landscape and irrigation plans shall be signed and sealed for submittal (6.2.1 & 6.9.2)6. See notes on all plan sheets including site lighting plan | 01/23/2026 1:48 | PMFile Category Placeholder.pdf | 180 |
| Susan Heyen | 1. Provide lighting submittal requirements as per 6.19.3 & 6.19.62. Photometric plans shall be signed and sealed for submittal | 01/23/2026 2:18 | PMFile Category Placeholder.pdf | 204 |
| Susan Heyen | Photometric plans to be signed and sealed | 01/23/2026 2:24 | PMFile Category Placeholder.pdf | 203 |
| Susan Heyen | Provide total inches of trees preserved on-site and total inches of proposed trees to show 100" per acre requirement is met | 01/23/2026 2:28 | PMFile Category Placeholder.pdf | 165 |
| Kevin Vickers | 40'-0" | 01/27/2026 2:41 | PMFile Category Placeholder.pdf | 47 |
| Kevin Vickers | 96,824.46 sf | 01/27/2026 2:42 | PMFile Category Placeholder.pdf | 47 |
| Kevin Vickers | 40'-0" | 01/27/2026 2:43 | PMFile Category Placeholder.pdf | 42 |
| Kevin Vickers | 92,095.95 sf | 01/27/2026 2:44 | PMFile Category Placeholder.pdf | 42 |
| Kevin Vickers | 40'-0" | 01/27/2026 2:45 | PMFile Category Placeholder.pdf | 43 |
| Kevin Vickers | 75,528.97 sf | 01/27/2026 2:46 | PMFile Category Placeholder.pdf | 43 |
| Kevin Vickers | 40'-0" | 01/27/2026 2:47 | PMFile Category Placeholder.pdf | 44 |
| Kevin Vickers | 23,173.26 sf | 01/27/2026 2:47 | PMFile Category Placeholder.pdf | 44 |
| Kevin Vickers | 23,816.1 sf | 01/27/2026 2:50 | PMFile Category Placeholder.pdf | 45 |
| Kevin Vickers | 106.3 sf | 01/27/2026 2:50 | PMFile Category Placeholder.pdf | 45 |
| Kevin Vickers | 85,418.55 sf | 01/27/2026 2:51 | PMFile Category Placeholder.pdf | 46 |



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: 01/14/2026 Parcel Number(s): 21081-001-00, 21081-000001 Permit Number: AR#32969
21087-001-02, 21069-007-01,
21087-001-00, 21081-048-00,

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Golden Ocala - WEC Multi-Use Fields Phase 1 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): Golden Ocala Equestrian Land, LLC c/o Donald DeLuca, VP
Signature: [Handwritten Signature] City: Wilmington
Mailing Address: 600 Gilliam Road
State: OH Zip Code: 45177 Phone # 352-282-4593
Email address: ddeluca@rlcarriers.com AND dustin.owen@paramount-gc.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: George S. Horton, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Section 6.13.6 - Stormwater Quality Criteria
Reason/Justification for Request (be specific): Request waiver to exceed 6-ft pond depth in DRA-16 and DRA-17.
Additional storage is available within these DRAs for back to back storm events by increasing the depth to 9-ft and 7-ft, respectively.

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):



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 6.13.8.B(7)
Reason/Justification for Request (be specific): A) Request waiver for storm trunkline size to include 15" pipe provided supporting hydraulic calculations. B) Request waiver for storm pipes sized 12" and under for secondary system branch connections to the primary trunkline (i.e. smaller pipes for yard and roof drains) as supported by hydraulic calculations.

Section & Title of Code (be specific) Section 6.13.6 - Stormwater Quality Criteria
Reason/Justification for Request (be specific): Request waiver to use sod on pond top of banks and side slopes, and seed and mulch on pond bottoms with conditions to meet current County LDC vegetative cover requirements.

Section & Title of Code (be specific) Section 6.13.3.D(2) - DRA Maintenance Berm
Reason/Justification for Request (be specific): Request waiver to provide a 5-ft min. width maintenance berm for privately owned and maintained DRAs.

Section & Title of Code (be specific) Section 2.21.1.A - Order of Plan Approval
Reason/Justification for Request (be specific): Request waiver to begin site disturbance prior to site plan approval, at the Owner's own risk, and subject to a hold placed on final inspection until the Major Site Plan is approved. No water or sewer utility work shall begin until FDEP permits are obtained.

Section & Title of Code (be specific) 6.13.3.C(5) - Types of Stormwater Management Facilities
Reason/Justification for Request (be specific): Request waiver from curvilinear pond criteria, pond volume to be maximized to serve large outdoor areas, fields, and parking. Alternate walking and green areas are incorporated into the project site.

Section & Title of Code (be specific) 6.2.10 - Grease Interceptors
Reason/Justification for Request (be specific): Request waiver to deviate from gravity grease interceptor in LDC, Section 7.2.10 AND shown in detail "UT310 Grease Interceptor" of section 7.3.2. Proposed substitute: four (4) Schier Great Basin model GB-1000 hydro-mechanical grease interceptors in series, supported by product data and calculations, to be provided to Marion County Building Department during Building Permitting. (fewer units require using hydro-mech.)

Section & Title of Code (be specific) 6.14.2.C(2)(E)(1) - Connection Requirements
Reason/Justification for Request (be specific): Request waiver to deviate from the 1.5 x volume multiplier. The proposed Schier Great Basin model BG-1000 hydro-mechanical grease interceptor specifications has a lifetime guarantee and is made of seamless, 7/16" thick, molded polyethylene. It is understood that these interceptors have less propensity to leak than conventional concrete structure.

Revised 6/2021

continued on next page...



**Marion County
Board of County Commissioners**

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.8.10. - General Planting Requirements
Reason/Justification for Request (be specific): Request waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, waiver from native shrub and groundcover criteria. A plant pallet for this site is being followed to match existing World Equestrian Center.

Section & Title of Code (be specific) 6.7.7 tree removal procedure
Reason/Justification for Request (be specific): Due to the shear number of trees. landscape architect reveiw the quality and health of existing trees. There are a blend of individual poor health with average health existing trees. There are 1-2 excellant size trees - this are saved. But for county personal convenience- we have calculated all trees as salvagable. There are no historic trees on site.

Section & Title of Code (be specific) 6.8.7D - Shade Tree Requirement - Islands
Reason/Justification for Request (be specific): Request waiver from internal parking islands, therefore also requesting waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

Section & Title of Code (be specific) 6.7.4.D and 6.8.10.C - General Planting Requirements
Reason/Justification for Request (be specific): Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantity, based upon equivalent inch per inch of the caliper of the tree planted.

Section & Title of Code (be specific) 6.7.4 - Shade Tree Requirements
Reason/Justification for Request (be specific): Request waiver from 1 shade tree per 3,000 square feet criteria. Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area require large open areas To be in scale we need the larger trees. This should compensate for the shortfall in numbers.

Section & Title of Code (be specific) Sec 6.8.7 C-D and E. Parking and Vehicle use areas
Reason/Justification for Request (be specific): Request waiver for parking lot islands- Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/ RV / bus travel, maneuvering, and parking.

Section & Title of Code (be specific) Sec. 6.8.9 Service and Equipment Areas
Reason/Justification for Request (be specific): Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Request waiver from screening service and equipment areas since these areas are not visible from neighboring property.

Revised 6/2021



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Ocala, FL 34471
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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ Sections 6.11.3, Traffic Impact Analysis
Reason/Justification for Request (be specific): TIA has been submitted to Marion County for review and approval. Applicant request DRC conditional site plan approval prior to approval of the Traffic Impact Analysis, at the Owner's own risk, with a hold placed upon final inspection until the TIA is approved.

Section & Title of Code (be specific) _____ Sections 6.11.5, 6.11.9.A, and 6.12.11 - Turn Lanes and Driveways
Reason/Justification for Request (be specific): Driveway improvements and turn lane improvements are required for this project. Separate sets of plans will be submitted to DRC for review and approval. Applicant request DRC conditional site plan approval prior to approval of the driveway and turn lane improvement plans, at the Owner's own risk, with a hold placed upon final inspection until the driveway and turn lane improvements are approved.

Section & Title of Code (be specific) _____ Section 2.12.4.L(3)
Reason/Justification for Request (be specific): Applicant request DRC conditional site plan approval prior to approval of Developer's Agreement, at the Owner's own risk, with a hold placed upon final inspection until the Developer's Agreement is approved or determined that it is not needed.

Section & Title of Code (be specific) _____ Section 2.1.3 - Order of Plan Approval
Reason/Justification for Request (be specific): Applicant request DRC site plan review and approval prior to submittal of updated Master Plan sheet, at the Owner's own risk. Master Plan sheet is currently under review as part of PUD amendment application.

Section & Title of Code (be specific) _____ 6.4.7.E - Line and Curve Tables must be shown on the sheet to which they apply
Reason/Justification for Request (be specific): Code states line and curve tables can be used but must be shown on the sheet to which they apply. Applicant requests waiver for line & curve data for the project to be provided with a sketch & description prior to the request for final inspection.

Section & Title of Code (be specific) _____ Sections 6.8.8-B Building Landscape- Request waiver to
Reason/Justification for Request (be specific): allow plantings adjacent to the building be shifted to perimeter of area. This is a sports complex with larger gatherings- food court- bathroom areas ect. Plantings will be calculated and shifted to suitable areas- out of crowd areas.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Revised 6/2021

