

June 28, 2024

PROJECT NAME: GOLDEN OCALA - WEC NORTH TRAINING FIELDS PHASE 2 MOD (REVISION TO 31106)

PROJECT NUMBER: 2024010079

APPLICATION: MAJOR SITE PLAN REVISION #31637

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.B - Major Site Plan fee per 23-R-254  
STATUS OF REVIEW: INFO  
REMARKS: 6/6/24-fee due with resubmittal
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 6/6/24-add waivers if requested in future
- 5 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: MCU service area behind master meter - no flows for this plan revision; no review fee charged for site plan revisions.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS  
Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)  
STATUS OF REVIEW: INFO  
REMARKS: submitted with previous AR
- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.2.I Show connections to other phases.  
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Required Right of Way Dedication (select as appropriate)  
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. 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.D.(1)(c)1&2 Utility Easements, select as appropriate:  
1. "[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."  
2. "[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.(1)(d)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 dedicated 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.(1)(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]."
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas  
STATUS OF REVIEW: NO  
REMARKS: Waiver required for exceeding 10 spaces without a parking island



**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: 6/24/2024 Parcel Number(s): 12674-001-00 and 21068-002-00 Permit Number: 31637 Mod. to 31106

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Golden Ocala - W.E.C North Training Fields Phase 2 Modification 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): Mary Roberts - Chairman  
Signature: *Mary Roberts*  
Mailing Address: 600 Gilliam Road City: Wilmington  
State: OH Zip Code: 45177 Phone # (352) 402-4368  
Email address: mary@roberts-design.com & dustin.owen@rlcarriers.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): \_\_\_\_\_  
Reason/Justification for Request (be specific): All below Waivers were previously approved under AR31106.  
Purpose of this application is to renew all waivers for current modification AR31637

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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

Revised 6/2021

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## 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

Section & Title of Code (be specific) 2.21.1.A - Major Site Plan

Reason/Justification for Request (be specific): request waiver to the order of plan approval to allow site disturbance prior to Major Site Plan approval, subject to the owner moving forward at their own risk and to hold on final inspection until Site Plan is approved. Runoff and receiving facility are internal to project. Waiver previously approved for AR31106

Section & Title of Code (be specific) 2.12.8 - Current survey boundary and topo

Reason/Justification for Request (be specific): Waiver requested from current survey boundary and topo Project is 36 acres amidst a 166 +/- acre parcel. Legal and sketch of description for project boundary shall be provided to Marion County prior to request for final inspection. Waiver previously approved for AR31106

Section & Title of Code (be specific) 6.13.8.B(7) - Minimum Stormwater Pipe Size

Reason/Justification for Request (be specific): A) Requesting approval for major storm system to include 15" RCP provided a hydraulic calculation concludes there is no adverse effect and is included in the stormwater report. b) Requesting approval for storm piping 12" and under be approved for connections beyond the major storm system (i.e. yard and roof drains). Waiver previously approved for AR31106

Section & Title of Code (be specific) Sec. 6.8.7 Parking and Vehicular Use Areas

Reason/Justification for Request (be specific): Waiver requested to eliminate required landscape islands and relocate plantings in said islands due to vehicle maneuvering radius and high profile truck and horse trailers. Waiver requested for more than 10-parking spaces in a row without islands. Required trees from islands will be relocated to the project perimeter. Waiver previously approved for AR31106

Section & Title of Code (be specific) Sec. 6.7.4. A - Shade Trees

Reason/Justification for Request (be specific): The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. Request waiver since the site is a large horse training area with no paved parking. Access is via grassed areas. Additional, new planted trees exceed the pre-development area ratio. Waiver previously approved for AR31106.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_



**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

April 22, 2024

TILLMAN & ASSOCIATES ENGINEERING, LLC  
GEORGE S. HORTON, P.E.  
1720 SE 16TH AVE., BLDG 100  
OCALA, FL 34471

**SUBJECT: WAIVER STATUS LETTER**

**PROJECT NAME: GOLDEN OCALA - WEC NORTH TRAINING FIELDS PHASE 2**

**PROJECT #2024010079 APPLICATION #31106 PARCEL #21068-002-00 & 12674-001-00**

Dear TILLMAN & ASSOCIATES ENGINEERING, LLC:

The following waivers for the above referenced project were reviewed by the Development Review Committee on April 22, 2024 and the decision was as follows:

**LDC 2.21.1.A - Major Site Plan**

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds. APPLICANT requests waiver to the order of plan approval to allow site disturbance prior to Major Site Plan approval, subject to the owner moving forward at their own risk and to hold on final inspection until Site Plan is approved. Runoff and receiving facility are internal to project. Waiver previously approved for AR 30344.

**APPROVED subject to proceeding at the owners own risk**

**LDC 2.12.8 - Current Boundary and Topographic Survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. APPLICANT requests waiver from current boundary and topo. Project is 36 acres amidst a 166 +/- acre parcel. Legal and sketch of description for project boundary shall be provided to Marion County prior to request for final inspection. Waiver previously approved for AR 30344.

**APPROVED**

**LDC 6.13.8.B(7) - Stormwater Conveyance Criteria**

CODE states Sizes. 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. APPLICANT A) requesting approval for major storm system to include 15-inch RCP provided a hydraulic calculation concludes there is no

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adverse effect and is included in the stormwater report. B) requesting approval for storm piping 12 inches and under be approved for connections beyond the major storm system (i.e. yard and roof drains). Waiver previously approved for AR 30344.

**APPROVED subject to providing the supporting calculations for the pipe sizes**

**LDC 6.8.7.C - Parking Areas and Vehicular Use Areas**

CODE states 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. APPLICANT requests waiver to eliminate required landscape islands and relocate plantings in said islands due to vehicle maneuvering radius and high-profile truck and horse trailers. Waiver requested for more than 10 parking spaces in a row without islands. Required trees from islands will be relocated to the project perimeter.

**APPROVED subject to placing trees elsewhere in the project area as discussed**

**LDC 6.7.4.A - Shade Trees**

CODE states Shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. APPLICANT requests waiver since the site was previously calculated and submitted under AR 30344. Additionally, all new planted trees exceed the pre-development area ratio. Waiver previously approved for AR 30344.

**APPROVED**

**LDC 2.12.24 Land Use Buffering/LDC 6.8.6 - Buffers**

CODE states Show location and dimensions of required land use buffering. CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible. APPLICANT requests waiver from providing buffer types and sizes. Approved PUD Buffer Plan allows for no buffers between projects within the same Golden Ocala PUD boundary. Waiver previously approved for AR 30344.

**TABLED until applicant can work with staff to resolve any issues**

**LDC 2.12.18 - Trees**

CODE states All trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species. APPLICANT requests waiver since the site was previously calculated and submitted under AR 30344. In addition, no trees are being removed.

**Reaffirm the previous action on AR# 30344**

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8686 to be scheduled for the appeal process.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

DRC REQUESTED WAIVERS:

LDC 2.21.1.A - MAJOR SITE PLAN - 04/22/2024

WAIVER TO THE ORDER OF PLAN APPROVAL TO ALLOW SITE DISTURBANCE PRIOR TO MAJOR SITE PLAN APPROVAL, SUBJECT TO THE OWNER MOVING FORWARD AT THEIR OWN RISK AND TO HOLD ON FINAL INSPECTION UNTIL SITE PLAN IS APPROVED. RUNOFF AND RECEIVING FACILITY ARE INTERNAL TO PROJECT. WAIVER PREVIOUSLY APPROVED FOR AR 30344.

LDC 2.12.8 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY - 04/22/2024

WAIVER FROM CURRENT BOUNDARY AND TOPO. PROJECT IS 36 ACRES AMIDST A 166 +/- ACRE PARCEL. LEGAL AND SKETCH OF DESCRIPTION FOR PROJECT BOUNDARY SHELL BE PROVIDED TO MARION COUNTY PRIOR TO REQUEST FOR FINAL INSPECTION.

LDC 6.13.8.B(7) - STORMWATER CONVEYANCE CRITERIA - 04/22/2024

STORMWATER CONVEYANCE PIPES AND CROSS CULVERTS SHELL BE A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT. DRIVEWAY CULVERTS SHELL BE MINIMUM OF 15 INCHES DIAMETER OR EQUIVALENT FOR RESIDENTIAL USE AND A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT FOR COMMERCIAL USE. ROOF DRAIN, PRIOR TO CONNECTION TO THE OVERALL STORMWATER SYSTEM, ARE EXEMPT FROM MINIMUM DIAMETER REQUIREMENT.

- A. REQUESTING APPROVAL FOR MAJOR STORM SYSTEM TO INCLUDE 15-INCH RCP PROVIDED A HYDRAULIC CALCULATION CONCLUDES THERE IS NO ADVERSE EFFECT AND IS INCLUDED IN THE STORMWATER REPORT;
- B. REQUESTED APPROVAL FOR STORM PIPING 12 INCHES AND UNDER BE APPROVED FOR CONNECTIONS BEYOND THE MAJOR STORM SYSTEM (I.E. YARD AND ROOF DRAINS, AS SUPPORTED BY HYDRAULIC CALCULATIONS). WAIVER PREVIOUSLY APPROVED FOR AR 30344.

LDC 6.8.7.C - PARKING AREAS AND VEHICULAR USE AREAS - 04/22/2024

WAIVER TO ELIMINATE REQUIRED LANDSCAPE ISLANDS AND RELOCATE PLANTINGS IN SAID ISLANDS DUE TO VEHICLE MANEUVERING RADIUS AND HIGH-PROFILE TRUCK AND HORSE TRAILERS. WAIVER REQUESTED FOR MORE THAN 10 PARKING SPACES IN A ROW WITHOUT ISLANDS. REQUESTED TREES FROM ISLANDS WILL BE RELOCATED TO THE PROJECT PERIMETER.

LDC 6.7.4.A - SHADE TREES - 04/22/2024

WAIVER SINCE THE SITE WAS PREVIOUSLY CALCULATED AND SUBMITTED UNDER AR 30344. THE POST-DEVELOPMENT RATIO OF SHADE TREES TO THE AREA OF THE SITE SHALL BE A MINIMUM OF ONE SHADE TREE PER 3,000 SQUARE FEET. ADDITIONALLY, ALL NEW PLANTED TREES EXCEED THE PRE-DEVELOPMENT AREA RATIO. WAIVER PREVIOUSLY APPROVED FOR AR 30344.

LDC 2.12.18 - TREES - 04/22/2024

CODE STATES ALL TREES 10 INCHES DBH AND LARGER AND GROUPS OF TREES. LOCATION OF SMALLER DIAMETER TREES MAY BE REQUIRED DEPENDING ON HABITAT AND SPECIES. APPLICANT REQUESTS WAIVER SINCE THE SITE WAS PREVIOUSLY CALCULATED AND SUBMITTED UNDER AR 30344. IN ADDITION, NO TREES ARE BEING REMOVED. REAFFIRM THE PREVIOUS ACTION ON AR# 30344

NOTES:

1. 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.
2. NW 80th AVENUE IS DESIGNATED A "RURAL COLLECTOR". NW 21st STREET IS A "SECTION/QUARTER-SECTION COLLECTOR."
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120160 PANEL 0484E, EFFECTIVE DATE APRIL 19, 2017, THE PROPERTY DESCRIBED HERON LIES WITHIN FLOOD ZONES "X," "A," AND "AE." - AN AREA WITHIN THE 100-YEAR FLOOD HAZARD AREA.
4. 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 10.6.1, 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 AND 1ST AMENDMENT - BOOK 7388, PAGES 861-903.
5. 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.
6. 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.
7. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
8. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINTS "A 593", PUBLISHED ELEVATION = 129.21, NAVD-88.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE COUNTY ENGINEER.
10. 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.
11. THE BEARINGS AND DISTANCES FOR THE WETLAND LINES AND THE STATE PLANE COORDINATES FOR THE WETLAND POINTS, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
12. ALL ROADS AND DRA'S/DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE DEVELOPER.
13. THE PROJECT WILL NOT BE SUBDIVIDED. THE PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED. THE PROJECT WILL NOT BE PLATTED.
14. THE STATE PLANE COORDINATES SHOWN HEREON FOR TWO CORNERS OF THE PROJECT AREA ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 AND DERIVED FROM THE L-NET NETWORK. SEE SURVEY.

OWNER/APPLICANT:

GOLDEN Ocala EQUESTRIAN LAND, LLC  
EQUESTRIAN OPERATIONS, LLC &  
ARENA HORSE SHOWS OF Ocala, LLC  
CONTACT: MARY ROBERTS, CHAIRMAN  
600 GILLAM ROAD  
WILMINGTON, OH 45177  
PHONE: (352) 402-4368

SURVEYOR:

ROGERS ENGINEERING, LLC  
CONTACT: RODNEY K. ROGERS, P.S.M.  
1105 SE 3rd AVENUE  
OCALA, FLORIDA 34471  
PHONE: (352) 622-9214

PREPARED BY:

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

GEOTECHNICAL CONSULTANT:

GEO-TECH, INC.  
CONTACT: CRAIG HAMPY  
1016 SE 3rd AVENUE  
OCALA, FLORIDA 34471  
PHONE: (352) 694-7711

ENVIRONMENTAL:

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

UTILITY COMPANIES

WATER  
SEWER  
ELECTRIC  
CABLE/PHONE/INTERNET  
GAS

MARION COUNTY UTILITIES  
MARION COUNTY UTILITIES  
SECO ENERGY  
DIGITAL COMMUNICATION MEDIA  
TECO

MCU CUSTOMER SERVICE 24/7/365, (352) 307-6000  
MCU CUSTOMER SERVICE 24/7/365, (352) 307-6000  
JERRY BOLDUC, (352) 569-9633  
JORGE SANTIAGO, (352) 873-4817  
CHUCK HUMPHREY, (352) 401-3409

RODNEY K. ROGERS, P.S.M.  
CERTIFICATE NO. LS 5274  
STATE OF FLORIDA

MARY ROBERTS, CHAIRMAN

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

# MAJOR SITE PLAN GOLDEN Ocala - W.E.C. NORTH TRAINING FIELDS - PHASE 2

A PORTION OF SECTIONS 1 & 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:

PROJECT LIMITS AREA = 36.14 ac

LOCATED IN A PORTION OF PARCEL: #21068-002-00, 12674-001-00

DESCRIPTION OF PURPOSE: PAVEMENT FOR VEHICULAR & PEDESTRIAN ACCESS  
FOR OUTDOOR EQUESTRIAN TRAINING FIELDS (BUILT IN PH. 1)

FUTURE LAND USE: WORLD EQUESTRIAN CENTER (W.E.C.)

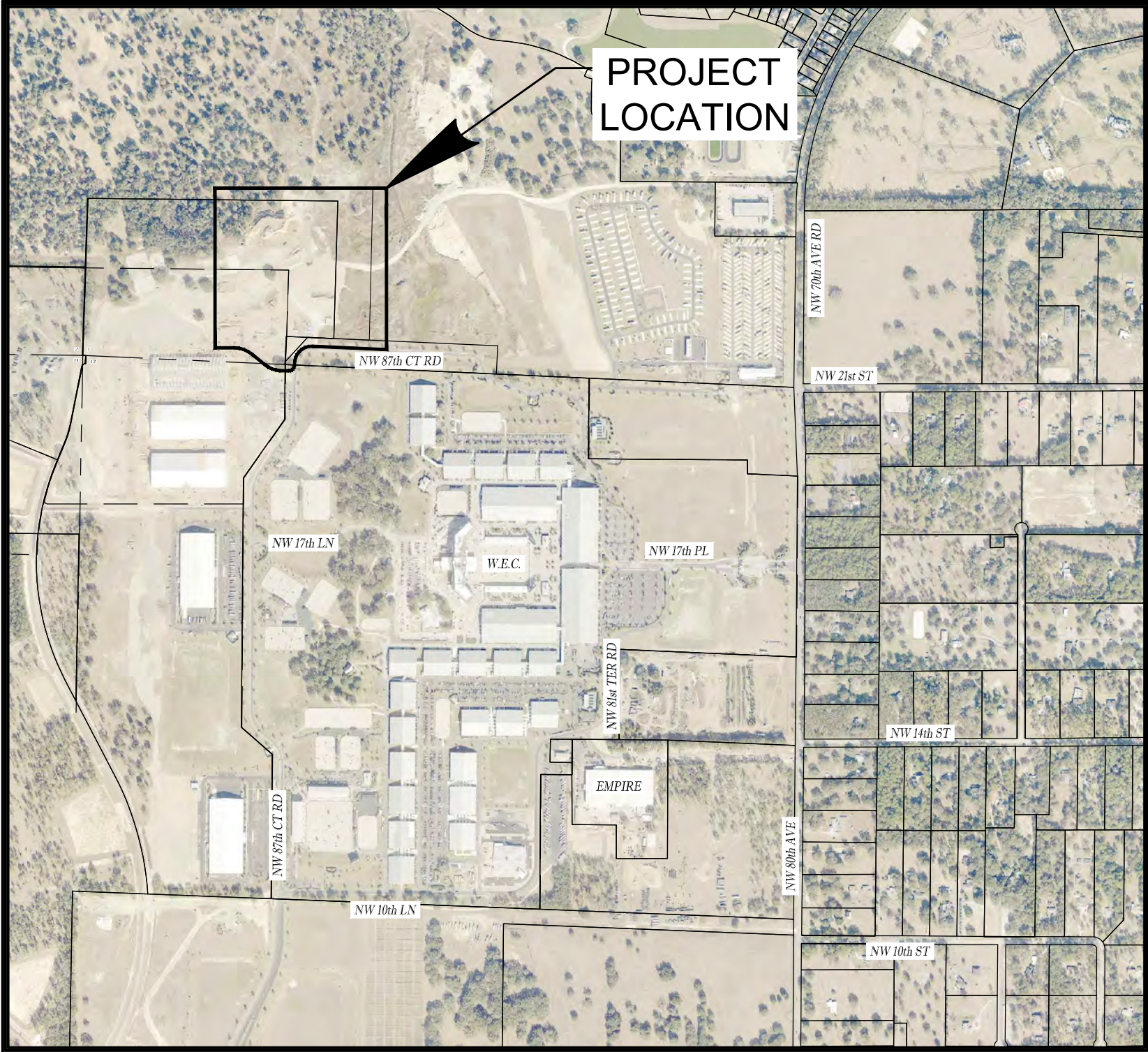
ZONING: PUD

EXISTING IMP. AREA (0.40-AC/17424-SF/1.11%)

EXISTING PERV. AREA (35.74-AC/1,556,834-SF/98.89%)

PROPOSED IMP. AREA (5.67-AC/246,985-SF/15.69%)

PROPOSED PERV. AREA (30.47-AC/1,327,273-SF/84.31%)



## VICINITY MAP

SCALE: 1" = 1,000'



Know what's below.  
Call before you dig.



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SURVEYOR'S CERTIFICATION

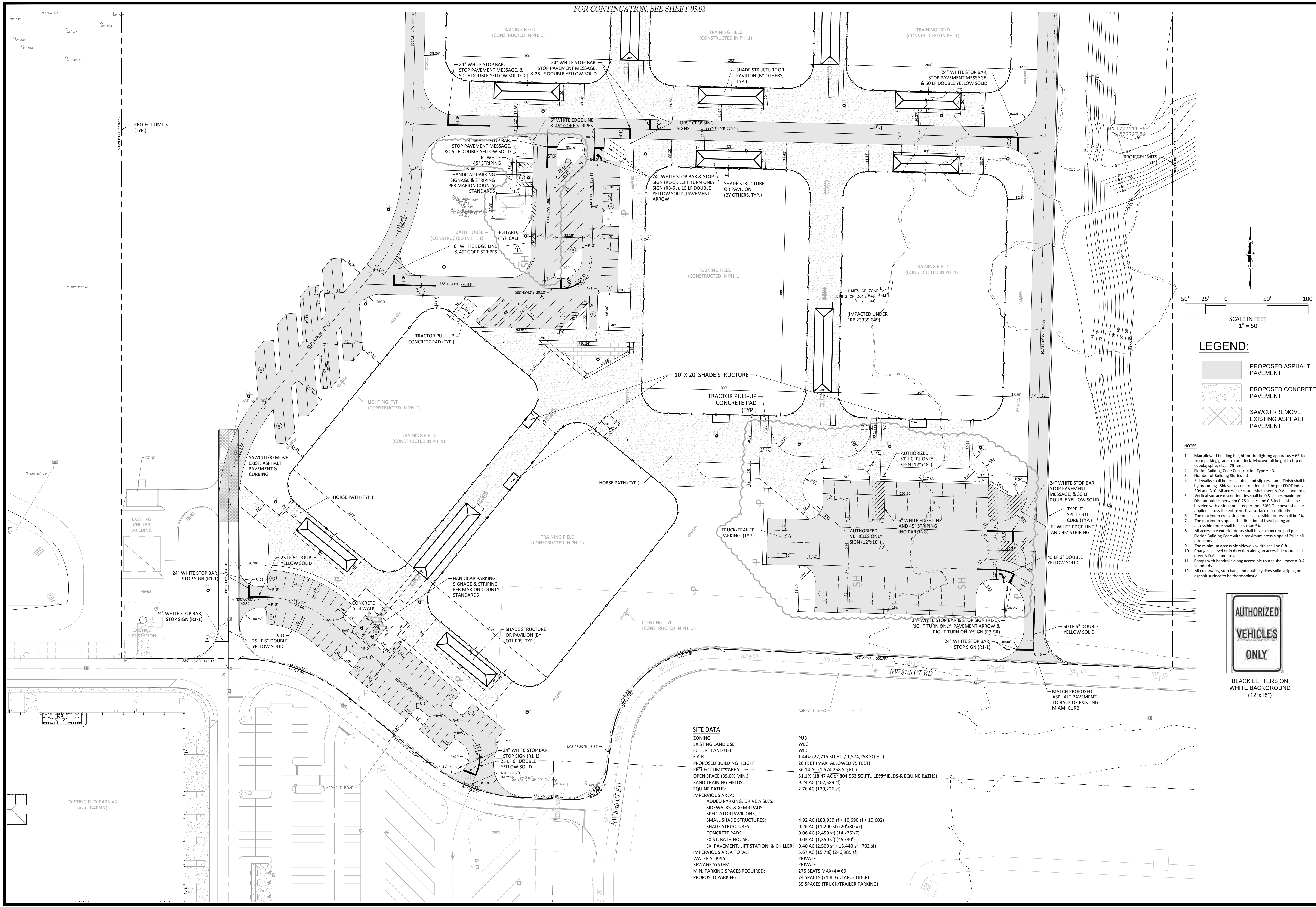
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

APPLICANT'S/ OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS, IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

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.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



**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

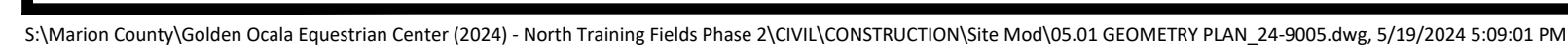
| DATE    | REVISIONS                              |
|---------|----------------------------------------|
| 3-22-24 | ADJUST PARKING AND BUILDING 5' EAST    |
| 5-20-24 | REVISED PARKING LOT & ACCESS TO FIELDS |

MAJOR SITE PLAN  
GOLDEN OCALA/W.E.C.: N. TRAINING FIELDS - PH 2  
MARION COUNTY, FLORIDA

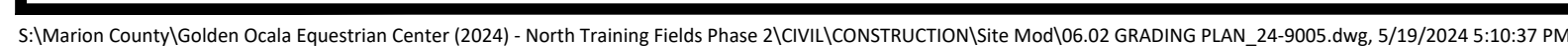
GEOMETRY PLAN

| DATE      | DRAWN BY | CHKD. BY | JOB NO. |
|-----------|----------|----------|---------|
| 5/21/2024 | RQ       | GH       | 24-9005 |

SHT. 05.01





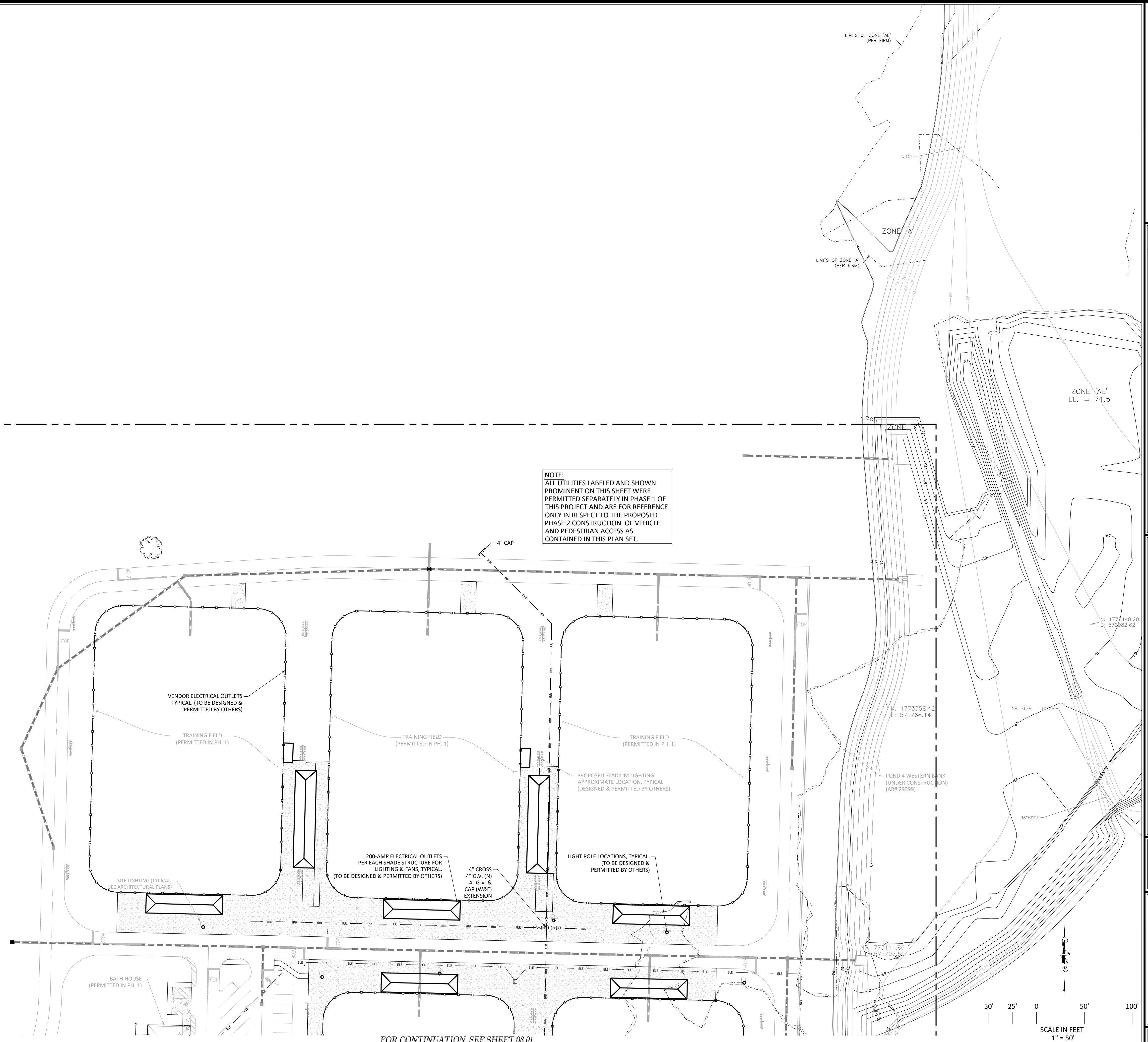


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MAJOR SITE PLAN  
GOLDEN OCALA/W.E.C. N. TRAINING FIELDS - PH 2  
MARION COUNTY, FLORIDA

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





FOR CONTINUATION, SEE SHEET 08.01

50' 25' 0 50' 100'

SCALE IN FEET  
1" = 50'

**—ENGINEERING, LLC.**  
*Tillman & Associates*  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
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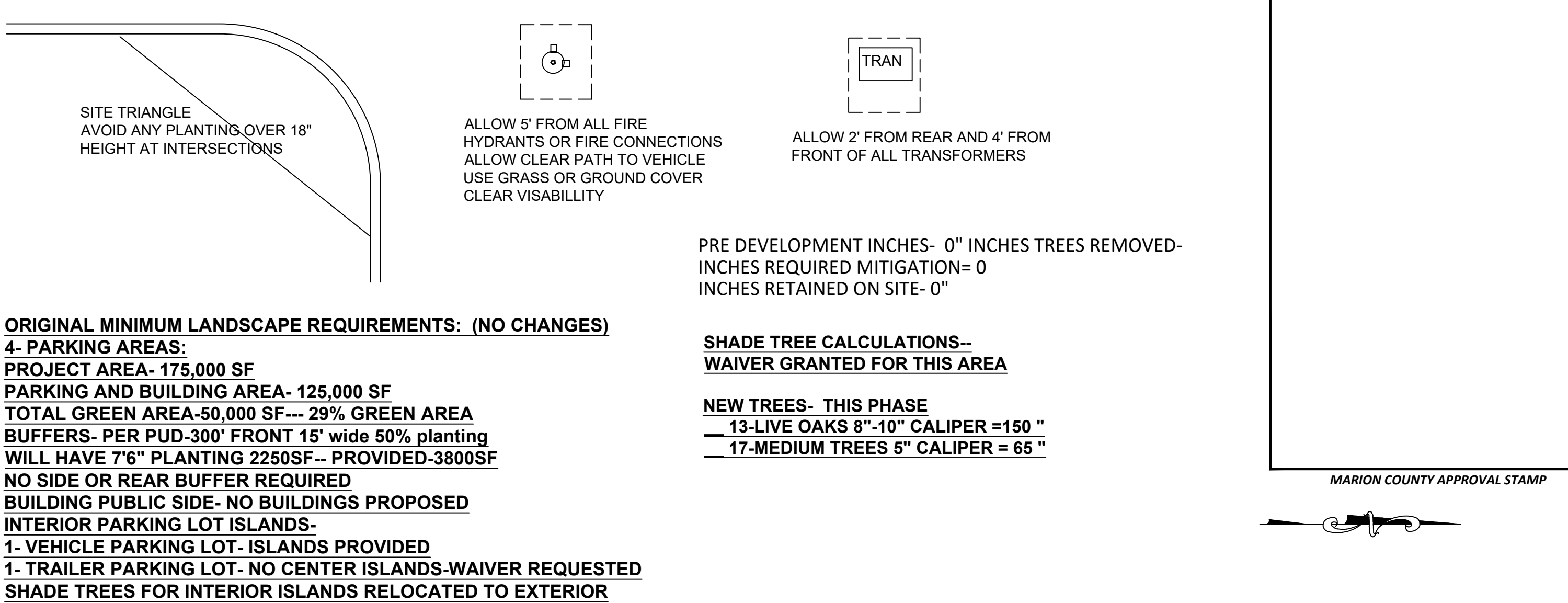
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GOLDEN OCALA/W.E.C.: N. TRAINING FIELDS - PH 2  
MARION COUNTY, FLORIDA

# ANNALS

DATE 05/21/2024  
DRAWN BY RQ  
CHKD. BY GH  
JOB NO. 24-9005

HT. 08.02



THIS PROJECT IS A MODIFICATION TO A PREVIOUS PROJECT.  
ORIGINAL APPLICATION # 30343  
ALL TREE MITIGATION AND TREE CALCULATIONS WERE PROVIDED  
FOR AND WAIVERS SUPPLIED.

NO EXISTING TREES OR TREES PLANTED IN PHASE 1 WILL BE REMOVED OR ALTERED WITH THIS MODIFICATION.



MINOR MODIFICATION TO PERMIT SET  
SHEET L-0 AND L-2 ONLY

NOTE:

ALL PLANT MATERIAL SUBJECT TO CHANGE- OWNER WILL APPROVE ALL PLANT SPACING PRIOR TO INSTALL  
ALL TREES AND SHRUBS LAYOUT MAY BE ALTERED IN THE FIELD WITH OWNERS APPROVAL

**CYPRESS MANAGEMENT AND DESIGN**  
P.O. BOX 8880, FLEMING ISLAND FL. 32006      Rev. 5-13-2022

**CYPRESS MANAGEMENT  
AND DESIGN**  
P.O. BOX 8880 FLEMING ISLAND, FL. 32006  
904-759-9576----- SITEOPT@BELLSOUTH.NET

[illegible]

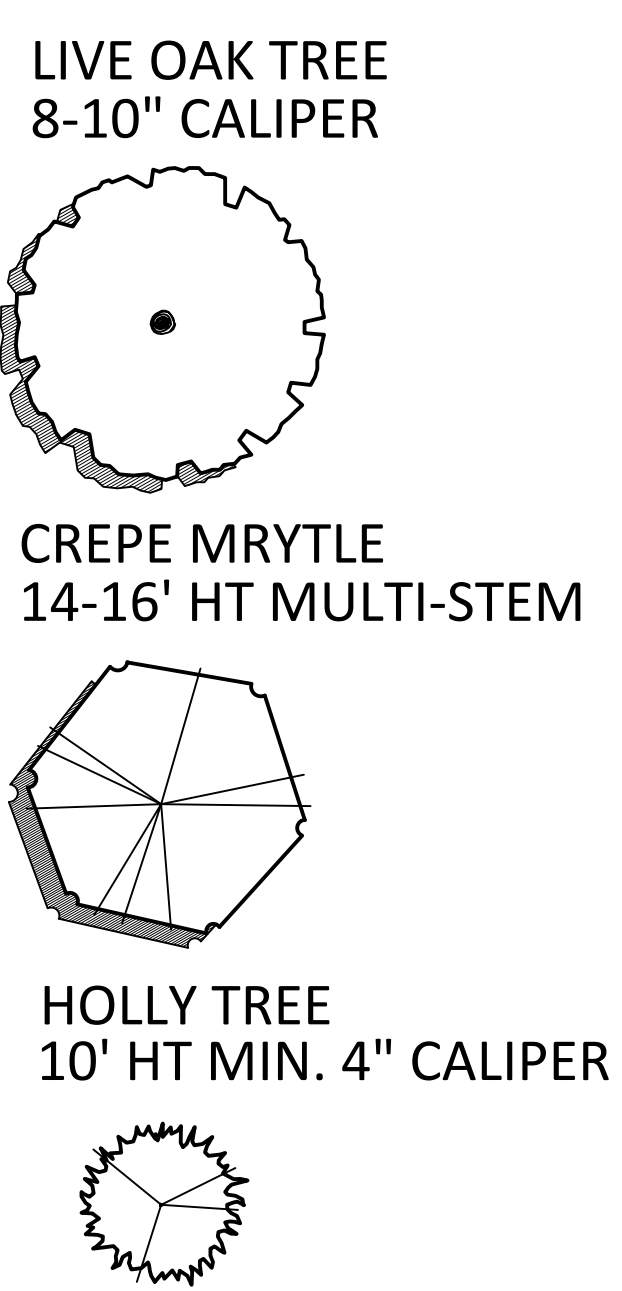
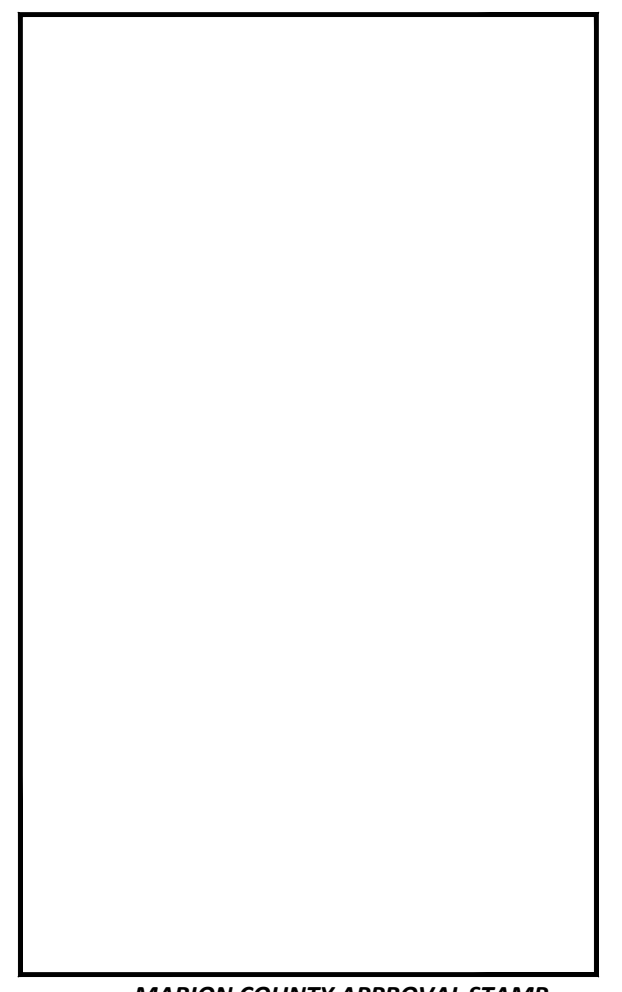
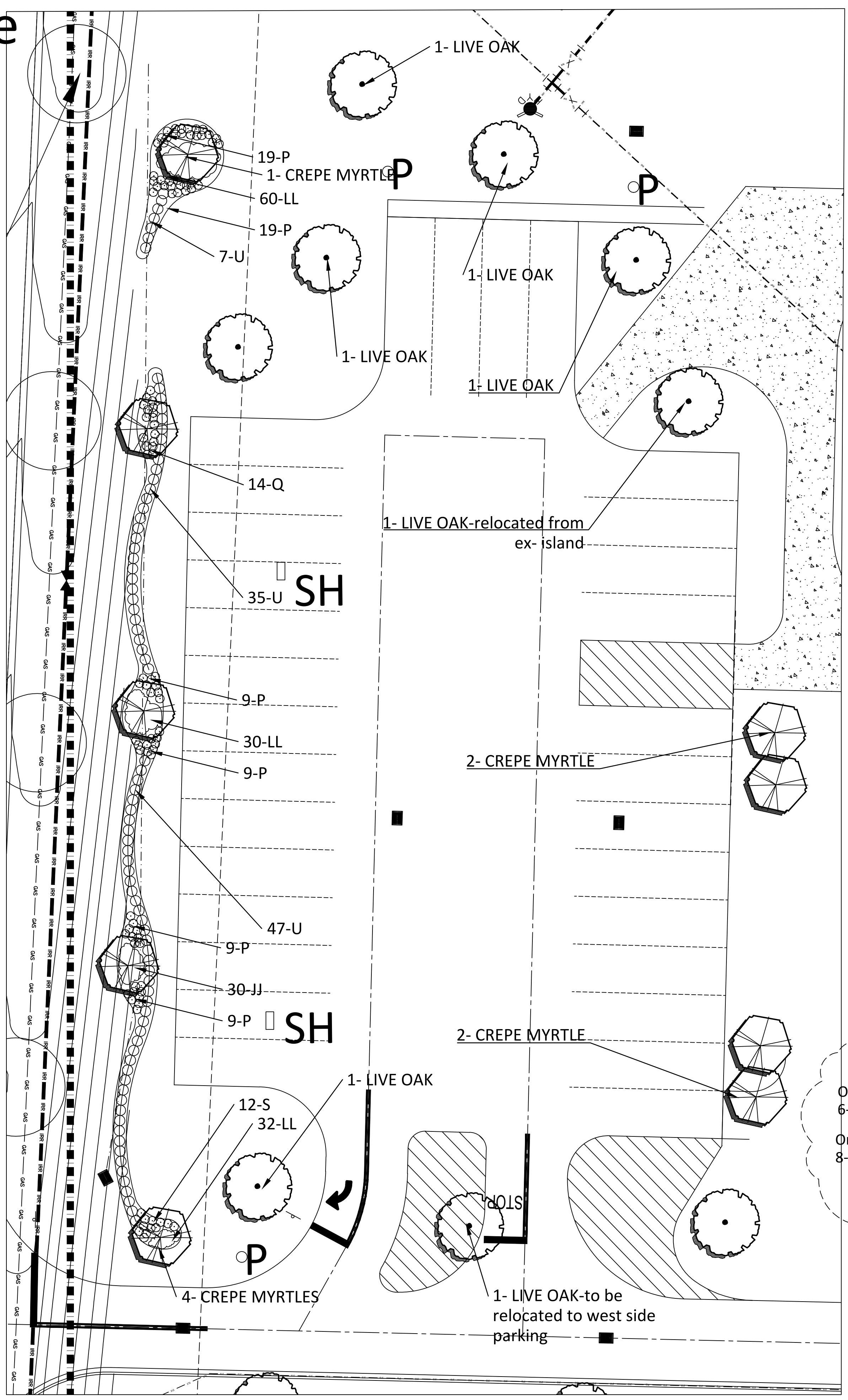
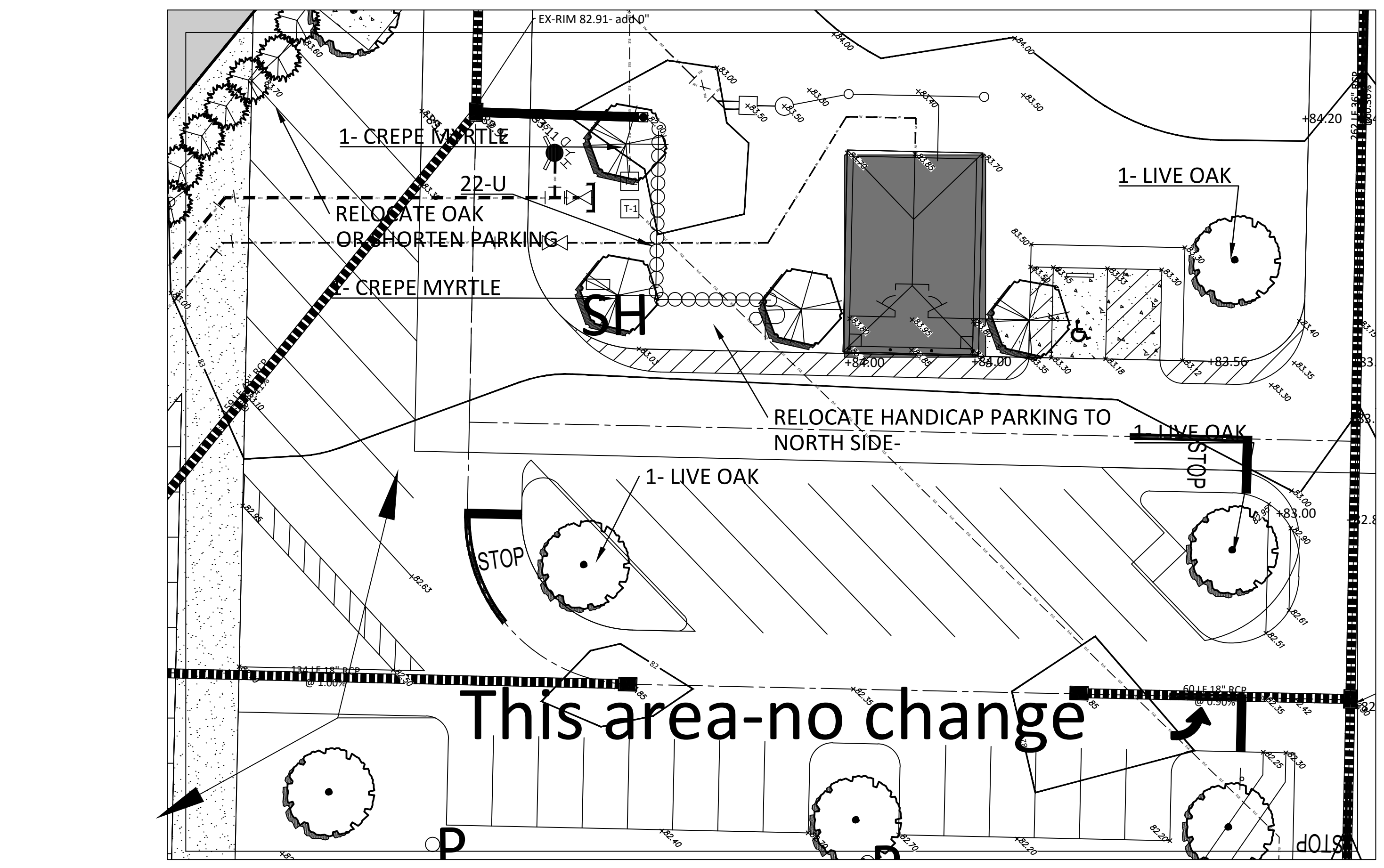
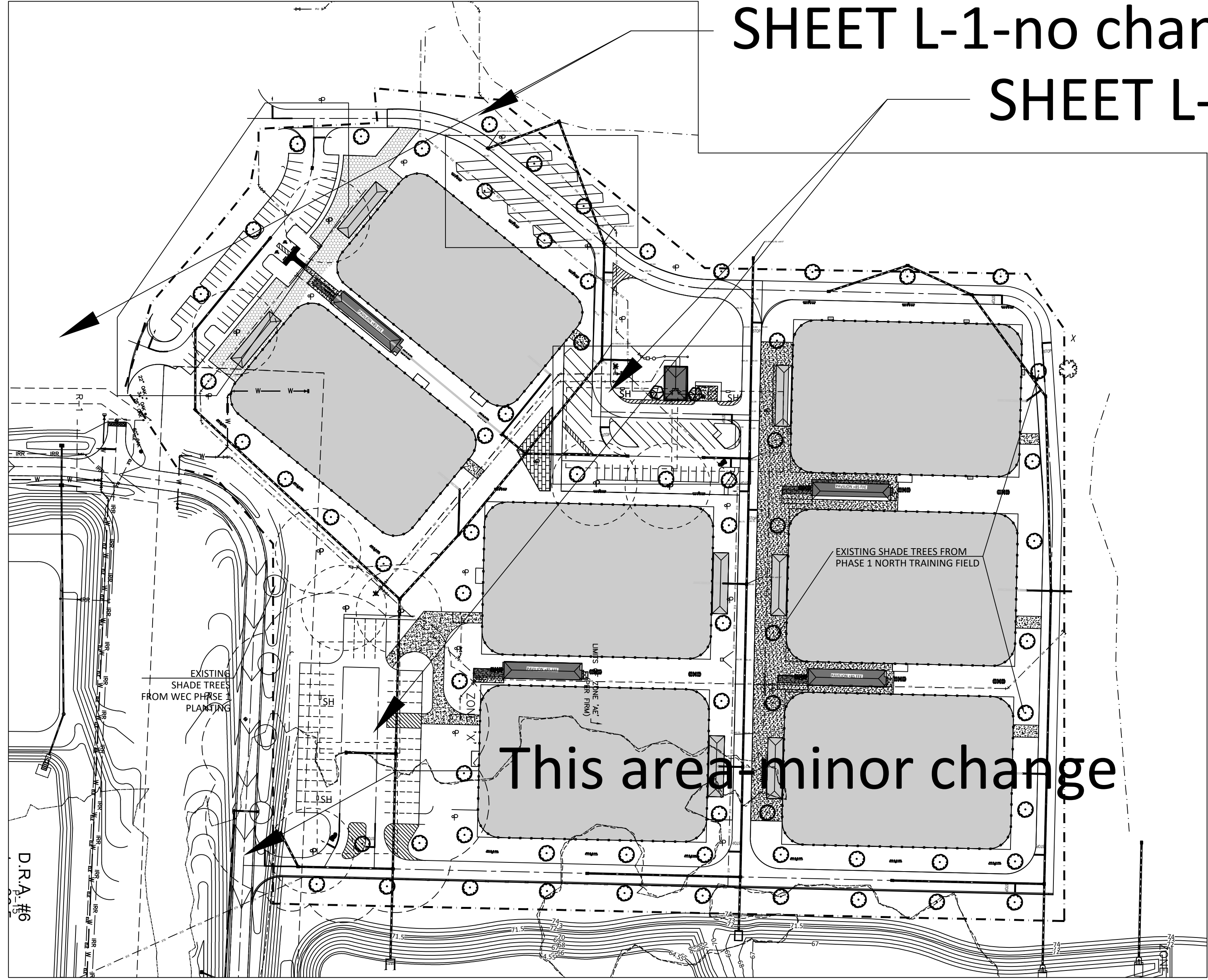
WORLD EQUESTRIAN CENTER  
NORTH TRAINING FIELDS  
MINOR PARKING MODIFICATION

DATE 2-12-2024  
DRAWN BY \_\_\_\_\_  
CHKD. BY \_\_\_\_\_  
JOB NO. \_\_\_\_\_

KELLY W HARTWIG  
LA 1252

*SHT. LC-0*

SHEET L-1-no change  
SHEET L-2

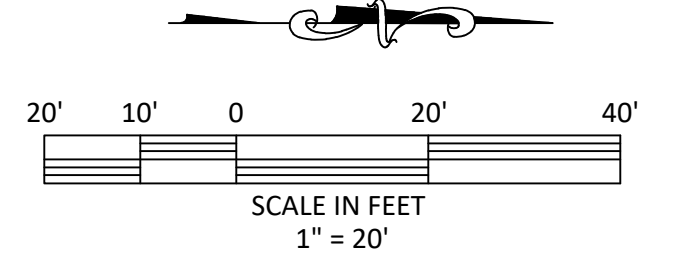


ALL NEW TREES ARE LABELED.  
ALL OTHER TREES SHOWN ARE  
EXISTING FROM PREVIOUS  
STAGES

Original Landscape Drawing showed  
6- Live Oaks- Modified to 8-Live Oaks  
Original Landscape Drawing showed  
8-Crepe Myrtles- Modified to 9

U- LIGUSTRUM JAPONICA- 36"X 36" 3' O.C  
S- RAPHIOLEPSIS INDICA- 18 X 24" 32" O.C  
JJ- AGGAPANTHUS AFRICANUS- ST CL. 4-5 BIB- 18" O.C.  
LL- LIRIOPE- EVERGREEN GIANT- ST CL. 4-5 BIB- 18" O.C.

ARGENTINE BAHIA SOD ALL DISTURBED AREAS



CYPRESS MANAGEMENT  
AND DESIGN  
P.O. BOX 8880 FLEMING ISLAND, FL. 32006  
904-759-9576 SITEOPT@BELLSOUTH.NET

| DATE      | DATE      | REVISIONS |
|-----------|-----------|-----------|
| 4-10-2024 | 4-10-2024 | XXX       |
| 5-30-2024 | 5-30-2024 |           |

WORLD EQUESTRIAN CENTER  
NORTH TRAINING FIELDS  
NORTH TRAINING FIELD

DATE 2-12-2024  
DRAWN BY  
CHKD. BY  
JOB NO.

KELLY W HARTWIG  
LA 1252  
SHT. LC-2