



Marion County

Development Review Committee

Meeting Agenda

Monday, March 16, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **March 9, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Homestead Villas - Master Plan**
Parcel #: 23204-002-00, 23303-002-00 and 23303-000-04 #33287
Kimley-Horn and Associates
 - 5.2. **West Maintenance Building - Major Site Plan**
Parcel #: 8001-0000-19 #33229
Tillman & Associates Engineering, LLC
6. **SCHEDULED ITEMS:**

6.1. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #000409
Bowman Consulting

This item was tabled at the 3/2/26 meeting for two weeks. A motion to rehear will be needed.

The applicant has not provided any new documents. The applicant will need to request more time, or the waiver will be denied.

LDC 6.7.4. 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. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees.

In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming. Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

- 6.2. **FL Brazilian Wax - Waiver to Major Site Plan**
Parcel #: 48503-001-01 #000399
Gislaine Freitas

LDC 6.14.2.A(4) Connection requirements

CODE states When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

APPLICANT - FL Brazilian Wax respectfully submits this request for a Stand-Alone Waiver from the mandatory sewer connection requirement pursuant to Marion County Land Development Code (LDC) Section 6.14.2.A(4) in connection with the opening of a small personal service business at a leased commercial unit in Marion County, Florida.

- 6.3. **Road Close - Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane, Dunnellon, Marion County, FL**
Parcel #: 34979-000-00 #000461
Gooding & Batsel, PLLC

- 7. **CONCEPTUAL REVIEW ITEMS:**
- 8. **DISCUSSION ITEMS:**
- 9. **OTHER ITEMS:**
- 10. **ADJOURN:**



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22358

Agenda Date: 3/16/2026

Agenda No.: 3.1.

SUBJECT:
March 9, 2026



Marion County

Development Review Committee

Meeting Minutes

412 SE 25th Ave
Ocala, FL 34471
Phone: 352-671-8686

Monday, March 9, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

MEMBERS PRESENT:

Ken McCann, Vice Chairman (Fire Marshal)
Michelle Fanelli (Building Safety)
Doug Hinton for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Chris Rison (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Kenneth Odom (Planning/ Zoning)
Liz Madeloni (Planning/ Zoning)
Liz Cotos (Planning/Zoning)
Chris Zeigler (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
Susan Heyen (Landscape)
Aaron Pool (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 2, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Oak Trace Villas RPUD Phase 2 [Bldgs 20-27 & 29-32] - Preliminary Plat
Parcel #: 3501-100-015 #32503
Rogers Engineering**
- 5.2. Dunnellon Community Church - Major Site Plan (Plan Revisions)
Parcel #: 32909-020-02 #31743
Michael W. Radcliffe Engineering, Inc.**
- 5.3. Emerson Pointe Phase 2 - Final Plat
Parcel #24286-000-00 #33364
JCH Consulting Group, Inc.**
- 5.4. Baseline Road Industrial - Major Site Plan (Plan Revisions)
Parcel #: 37490-000-00 #32452
Kimley-Horn and Associates**
- 5.5. New High School CCC - Major Site Plan
Parcel #: 44849-000-00 #32003
Kimley-Horn and Associates**

Motion by Tony Cunningham to approve the consent agenda, seconded by Doug Hinton

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Cactus Jacks Trail Rides - Waiver to Major Site Plan
Parcel #: 35800-007-00 #000391
Patriot Contracting of CF, LLC**

LDC 2.21.1. - Major Site Plan (Applicability)

CODE states A. 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: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from

the project area.

APPLICANT - This waiver is required because of the criteria of Sec. 2.20.1. - Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet have been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

**6.2. Alleged “Concepcion” Family Division - Waiver to Family Division
Parcel #: 446534-002-01 #000365
Gilligan, Anderson, Williams & Green**

Waiver requires approval by Board of County Commissioners.

LDC 2.16.4 D(4) Completion and close out - Family Divisions

CODE states An owner may apply for a waiver of the five-year holding period based on an unreasonable hardship not created by the owner and beyond the reasonable control of the owner. Such waiver shall be heard by the County Commissioners.

APPLICANT - Property was sold to Mr. Nieves within the five-year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attempting to obtain permits for structures on the property, and he is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5-year rule.

Per Aaron Pool, Item 6.2. was pulled until future notice

**6.3. Sunset Hills Phase 4 - Improvement Plan - 31420 - Waiver to
Improvement Plan in Review
Parcel #: 4820-0000003 #000426
Tillman & Associates Engineering, LLC**

LDC 6.12.9. - Subdivision roads and related infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads

and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans. **APPLICANT** Request to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards as outlined in IFC and NFPA criteria. An easement will be provided and recorded to ensure the turnaround remains unobstructed by fencing, structures, or other encroachments, preserving permanent access and functionality.

Motion by Doug Hinton to deny, seconded by Michelle Fanelli

Motion carried 5-0

- 6.4. SW Hwy 484 Super Center - Major Site Plan - 33206 - Waiver to Major Site Plan in Review**
Parcel #: 41200-056-03 #000447
CPH Consulting, LLC

LDC 2.1.3 Order of Plan Approval

CODE states 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.

APPLICANT - Requesting a waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: 9:25 AM

Motion by Tony to Adjourn, seconded by Ken McCann

Motion carried 5-0

Ken McCann, Vice-Chairman

Attest:

Monica Baugher
Staff Assistant



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22384

Agenda Date: 3/16/2026

Agenda No.: 5.1.

SUBJECT:

Homestead Villas - Master Plan

Parcel #: 23204-002-00, 23303-002-00 and 23303-000-04 #33287

Kimley-Horn and Associates



SUBMITTAL SUMMARY REPORT 33287

PLAN NAME: HOMESTEAD VILLAS - MASTER PLAN

LOCATION:

APPLICATION DATE: 08/22/2025

PARCEL:

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	09/24/2025	10/15/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/09/2025	12/16/2025	02/02/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/13/2026	02/20/2026	03/12/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.8 - Project boundary clearly defined YES 2.12.9 - All existing and proposed roads are represented and show connectivity N/A 2.12.20 - All phases clearly marked NO 2.12.28 - Existing roads marked with official 9-1-1 road names Sheets HV – Existing Conditions and HV – Proposed Conditions have NW 72nd Terrace incorrectly labeled as NW 2nd Terrace. Use Prelim for Addressing. Added new road names to Sheet C02. Be sure they are added to all future submittals. YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/15/2025	11/11/2025	Approved
<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)		10/15/2025	11/11/2025	Approved
<i>Comments</i>	INFO 6.18.2 - Fire Flow/Fire Hydrant Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft. (2) The maximum distance between fire hydrants shall not exceed 800 ft N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength INFO 6.18.2.G - Painting and Marking of Fire Hydrants Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. INFO NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck. N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/15/2025	11/11/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33287)

Comments

Land Use - Approved - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
YES 2.12.4.L(7)/4.2.6.A - Proposed PUD Uses are consistent with surrounding Land Use/Designations?
N/A 2.12.4.L(7)/4.2.6.C(5 & 6) - Proposed Mixed Use PUD Non-residential uses (if permitted) internally located and accessed within PUD?
YES 3.3.2.C(1) - ECSD Open Space provided?
YES 3.3.2.C(3)(a) - ECSD Buildable Area compact/clustered?
YES 3.3.2.C(3)(b) - ECSD Internal/External Accessibility provided?
YES 3.3.2.C(3)(c) - ECSD Non-ag Development Internalized?
YES 3.3.2.C(3)(d) - ECSD Hotel/retail/office parcels <60% acreage?
YES 3.3.2.C(3)(e) - ECSD Water & Sewer provided?
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
YES 6.12.2.A - [Local Road right-of-Way Provided?]
YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
YES 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
YES 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
YES 6.12.12 - [Sidewalks Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning - Rejected - YES 2.12.4.C -Owner and applicants name Included
YES 2.12.4.L(1) - Parcel number PID 23204-002-00, 23303-002-00 & 23303-000-04
YES 2.12.21 - Land use and zoning on project and on adjacent properties shown Included
NO 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. Please label front/side/rear on typical lot diagram. Please specify 100' lot length/94' lot width is MINIMUM for entire duplex building lot.

NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
[NO] Master plan indicates Planted/Natural buffer types? Please indicate required modified buffer types on master plan, pursuant to condition 2 of Resolution 25-R-354. Update buffer table accordingly.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included for buffer/neighborhood park area, pond area
INFO 2.12.6/4.1.4.1 - Location of water and sewer To be served by City of Ocala.
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
NO 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Please submit transect map with EALS, consistent with LDC Sec. 6.5.4.E(6)
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading areas/6.11.6 - Construction access/route [INFO] Garages are indicated on duplexes. Please note that a one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line.
[NO] Please provide required parking calculations on cover/master plan sheet. If applicable, please include handicap parking figures.

SUBMITTAL SUMMARY REPORT (33287)

INFO 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any signs? If so, where? Please note signs will require a separate sign permit.
 INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X
 Secondary Springs Protection Zone
 No ESOZ
 YES 2.12.4.L(6) - Acreage of tract Included
 INFO 2.12.27 - Show location of outside storage areas No outdoor storage
 NO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Side/rear easement lines are indicated on certain residential lots in master plan sheet. Please clarify on typical lot drawing.
 INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

 Landscape (Plans) (Parks and Recreation) 10/15/2025 11/11/2025 Requires Re-submit

Comments
 N/A 2.12.18 - All trees 10" DBH and larger
 NO 2.12.25 - Marion Friendly Landscape Areas Provide MFLA calculations or note that they will be provided with Improvement Plans
 N/A 6.7.3 - Tree protection
 N/A 6.7.4 - Shade tree requirements
 N/A 6.7.6 - Tree removal submittal requirements
 N/A 6.8.4 - Landscape area requirements for non-residential development
 N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
 NO 6.8.6 - Buffers Buffers shall comply with Resolution 25-R-354
 N/A 6.9.6 - Completion inspection requirements
 N/A 5.5.4 B - Permitted uses within Springs Protection Overlay Zone
 N/A Additional Landscape comments

 OCE Design (Plans) (Office of the County Engineer) 10/15/2025 11/11/2025 Requires Re-submit

Comments
 YES 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC 10/9/25-fee due with resubmittal
 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 2.14.2 - Plan review fee of \$40.00 made payable to Marion County Health Department
 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
 N/A 2.1.3 - Order of plan approval
 NO 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/9/25-Missing: (Master Plan) Title block shall be shown on ALL sheets denoting type of application;
 YES 2.12.4.A - Type of application
 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 & 6.2.1.A -The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
 YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to 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
 NO 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 10/9/25-need to move state outline.
 YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
 INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/9/25-add waivers if requested in future
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.7 - Digital version of plan
 YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
 YES 6.2.1.F - North arrow, graphic drawing, & written scale
 YES 6.2.1.B - Plans shall be legible and meet typical industry standards
 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.

 OCE Property Management (Plans) (Office of the County Engineer) 10/15/2025 11/11/2025 Requires Re-submit

SUBMITTAL SUMMARY REPORT (33287)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
NO Master Plan Parcel 23303-002-00 and 23303-000-04 do not reflect the property owner.				
IF APPLICABLE:				
Sec. 2.18.1.I - Show connections to other phases.				
Sec.2.19.2.H – Legal Documents				
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.				
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)				
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."				
Sec. 6.3.1.B.2 – Required Right of Way Dedication				
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."				
Sec. 6.3.1.D.3 - Cross Access Easements				
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."				
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)				
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."				
Sec. 6.3.1.C.2 – Utility Easements				
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."				
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:				
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."				
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."				
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."				
Sec.6.3.1.D(f) –				
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."				

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>			
YES 2.12.8 - Topographical Contours			
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements			
NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements Please label the proposed drainage easements			
YES 2.12.13/14/15 - General Exhibits			
YES 2.12.19 - Existing Drainage Improvements			
INFO 2.12.19 - Proposed Drainage Improvements Proposed stormwater management system will be reviewed as part of the Improvement Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.			
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing			
INFO 2.12.32 - Stormwater Analysis Map Please note that pre- and post-development drainage maps will be required with the Improvement Plans.			
NO 2.12.38 - Stormwater Maintenance Entity The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".			
INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.			
INFO 6.10 - Karst Topography and High Recharge Areas Please provide a Karst Analysis with the Improvement Plans/ Major Site Plans			
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			

SUBMITTAL SUMMARY REPORT (33287)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/15/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
NO 2.12.30 - Route plan 9/26/25 - Add a note stating that all construction vehicle access must use NW 73rd Terrace and not NW 71st Avenue or NW 5th Lane.				
YES 2.12.38 - Maintenance of improvements				
YES 2.18.2.1 - Connections to other phases				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
YES 6.11.4 - Access management				
YES 6.11.5 - Driveway access				
N/A 6.11.9.A - Traffic signals				
YES 6.12.2 - Right-of-way				
NO 6.12.9 - Subdivision roads and related infrastructure 9/26/25 - All dead end streets must have a cul-de-sac.				
YES 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
YES 6.12.12 - Sidewalks				
YES Additional Traffic comments				

Utilities (OCE Plans) (Utilities)		10/15/2025	11/11/2025	Requires Re-submit
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<i>Comments</i>				
INFO 6.14.2 - Connection Requirements Development will be served by the City of Ocala for both water and wastewater services.				
PEND 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)				
NO 6.14.5 - Submittal Requirements Parcel(s) are within the Marion County Utility (MCU) service area but are permitted to connect to the City of Ocala water and wastewater infrastructure due to the proximity of the City s mains. MCU requires acknowledgment from the City of Ocala confirming that they have reviewed the master plan and are satisfied with the proposed onsite and offsite infrastructure.				
PEND 6.14.6 - Design Criteria				
PEND 6.14.9 - Transfer of Facilities to Marion County Utilities				
PEND 6.15.2 - Decentralized Systems				
PEND 6.15.3 - Fire Protection				
PEND 6.15.4 - Water Distribution System				
PEND 6.15.5 - Water Services and Connections				
PEND 6.15.6 - Water Metering				
PEND 6.15.7 - Cross Connection Control and Backflow Prevention				
PEND 6.15.8 - Water Well Standards				
PEND 6.15.9 -Wellfields and Water Supply				
PEND 6.15.10 -Water Treatment Plants				
PEND 6.16.2 - Decentralized Systems				
PEND 6.16.4 - Wastewater Collection Systems				
PEND 6.16.5 - Wastewater Pump Stations				
PEND 6.16.6 - Water Reclamation Facilities				
PEND 6.17.4 - Design Standards				
PEND 6.17.5 - Reclaimed Water Metering				
PEND 6.17.6 - Non-Residential Irrigation Wells				
PEND 6.17.7 - On-Site Storage				
PEND 7.2.2 - Minimum Requirements				
PEND 7.2.5 - Trenchless Pipe Installation				
PEND 7.2.6 - General Construction Requirements				
PEND 7.2.7 - Pressure Pipe Restraint				
PEND 7.2.8 - Valves and Valve Boxes				
PEND 7.2.9 - System Connection				
PEND 7.2.10 - Grease Interceptors				
PEND 7.2.11 - Industrial Pretreatment				
PEND 7.2.12 - Security				
PEND 7.2.13 - Water Distribution				
PEND 7.2.14 Water Wells				
PEND 7.2.15 - Wastewater Collection System				
PEND 7.2.16 - Lift Stations				
PEND 7.2.17 - Reclaimed Water Systems				
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities No fee for this review.				
N/A Project is located within other private or municipal utility service area.				
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.				

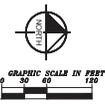
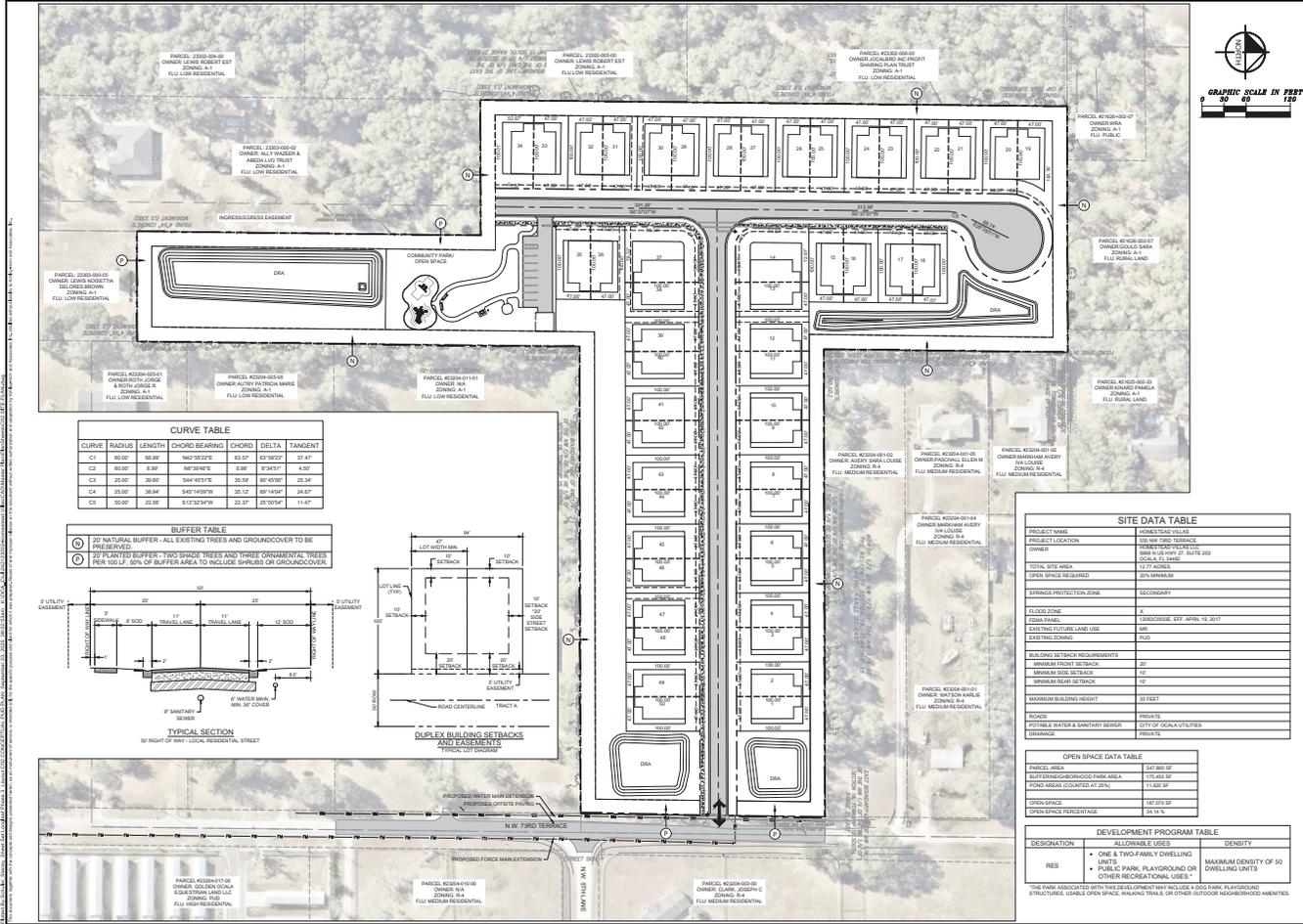
OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/16/2025	12/16/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/16/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/16/2025	12/09/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/16/2025	02/02/2026	Requires Re-submit
<i>Corrections</i> Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/16/2025	12/10/2025	Approved

SUBMITTAL SUMMARY REPORT (33287)

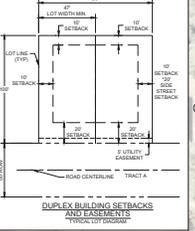
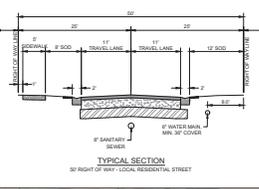
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/16/2025	01/15/2026	Approved
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.12.32 - Stormwater Analysis Map (Resolved) - 2.12.32 - Stormwater Analysis Map : Provide site analysis map depicting existing and proposed drainage basins and drainage features.			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/16/2025	12/17/2025	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/16/2025	12/09/2025	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/16/2025	02/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/16/2025	12/22/2025	Approved
<i>Comments</i>	The project will be served by the City of Ocala Utilities. A letter from the utility provider has been received confirming availability and capacity.			

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	02/20/2026	03/05/2026	Approved
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments			



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	65.00'	66.89'	N49°32'22"E	65.37'	29°59'23"	37.47'
C2	65.00'	8.59'	N6°39'45"E	8.48'	3°34'51"	4.50'
C3	25.00'	38.80'	S44°42'51"E	35.59'	59°49'59"	25.34'
C4	25.00'	38.84'	S47°14'30"W	35.52'	60°14'02"	24.67'
C5	55.00'	22.59'	S14°32'34"W	22.37'	28°59'54"	14.47'

TYPE	DESCRIPTION
1	20' NATURAL BUFFER - ALL EXISTING TREES AND GROUNDCOVER TO BE PRESERVED.
2	20' PLANTING BUFFER - TWO SHRUB TREES AND THREE ORNAMENTAL TREES PER 100 LF. 50% OF BUFFER AREA TO INCLUDE SHRUBS OR GROUNDCOVER.



SITE DATA TABLE	
PROJECT NAME	HOMESTEAD VILLAS
PROJECT LOCATION	200 SW 73RD TERRACE HOMESTEAD, FLORIDA 33063
OWNER	PREPARED FOR HOMESTEAD VILLAS, LLC 200 N.W. 73RD ST., SUITE 200 OAKA, FL 33445
TOTAL SITE AREA	177,445 SF
OPEN SPACE REQUIRED	37% MINIMUM
SPRINGS PROTECTION ZONE	SECONDARY
FLOOD ZONE	1
DEVELOPMENT	RESIDENTIAL
EXISTING ZONING	FLD
EXISTING ZONING	FLD
BUILDING SETBACK REQUIREMENTS	10'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35 FEET
ROADS	PRIVATE
POSSIBLE WATER & SANITARY SERVICES	UTILITY OF OAKA UTILITIES
SEWERAGE	PRIVATE

OPEN SPACE DATA TABLE	
PAREL AREA	167,860 SF
BUFFERING/BROODHOOD PAREL AREA	175,445 SF
OPEN SPACE COUNTERED TO ZONING	11,585 SF
OPEN SPACE	167,275 SF
OPEN SPACE PERCENTAGE	34.54%

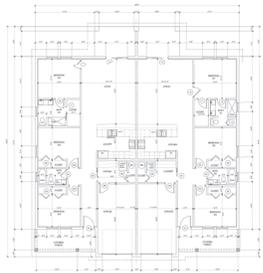
DEVELOPMENT PROGRAM TABLE		
DESIGNATION	ALLOWABLE USES	DENSITY
RES	ONE & TWO-FAMILY DWELLING UNITS + PUBLIC PARK, PLAYGROUND OR OTHER RECREATIONAL USES*	MAXIMUM DENSITY OF 50 DWELLING UNITS

*THE PARK ASSOCIATED WITH THIS DEVELOPMENT MAY INCLUDE A DOG PARK, PLAYGROUND STRUCTURES, USABLE OPEN SPACE, BIKING TRAILS, OR OTHER OUTDOOR RECREATIONAL AMENITIES

DATE	12/11/2017
REVISIONS	
Kimley-Horn	
© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 11000 N. W. 11TH AVENUE, SUITE 100 MIAMI, FLORIDA 33150 PH: 305.444.4000 WWW.KIMLEY-HORN.COM	
PROJECT NO.	17-0001
CLIENT	HOMESTEAD VILLAS, LLC
LOCATION	200 SW 73RD TERRACE, OAKA, FL 33445
SCALE	AS SHOWN
DRAWN BY	J. BLOOM
CHECKED BY	J. BLOOM
DATE	12/11/2017
MASTER PLAN	
HOMESTEAD VILLAS	
PREPARED FOR HOMESTEAD VILLAS, LLC	
MIAMI, FLORIDA	
SHEET NUMBER C02	



FRONT ELEVATION
1/12



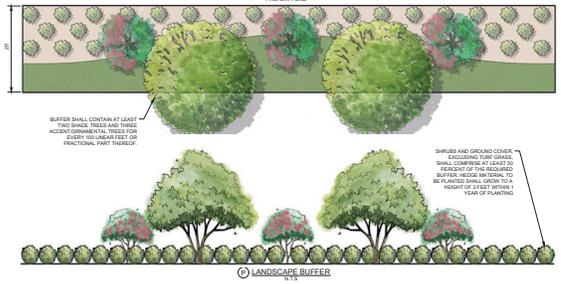
FLOOR PLAN



PROPOSED ENTRANCE CONCEPT
1/12



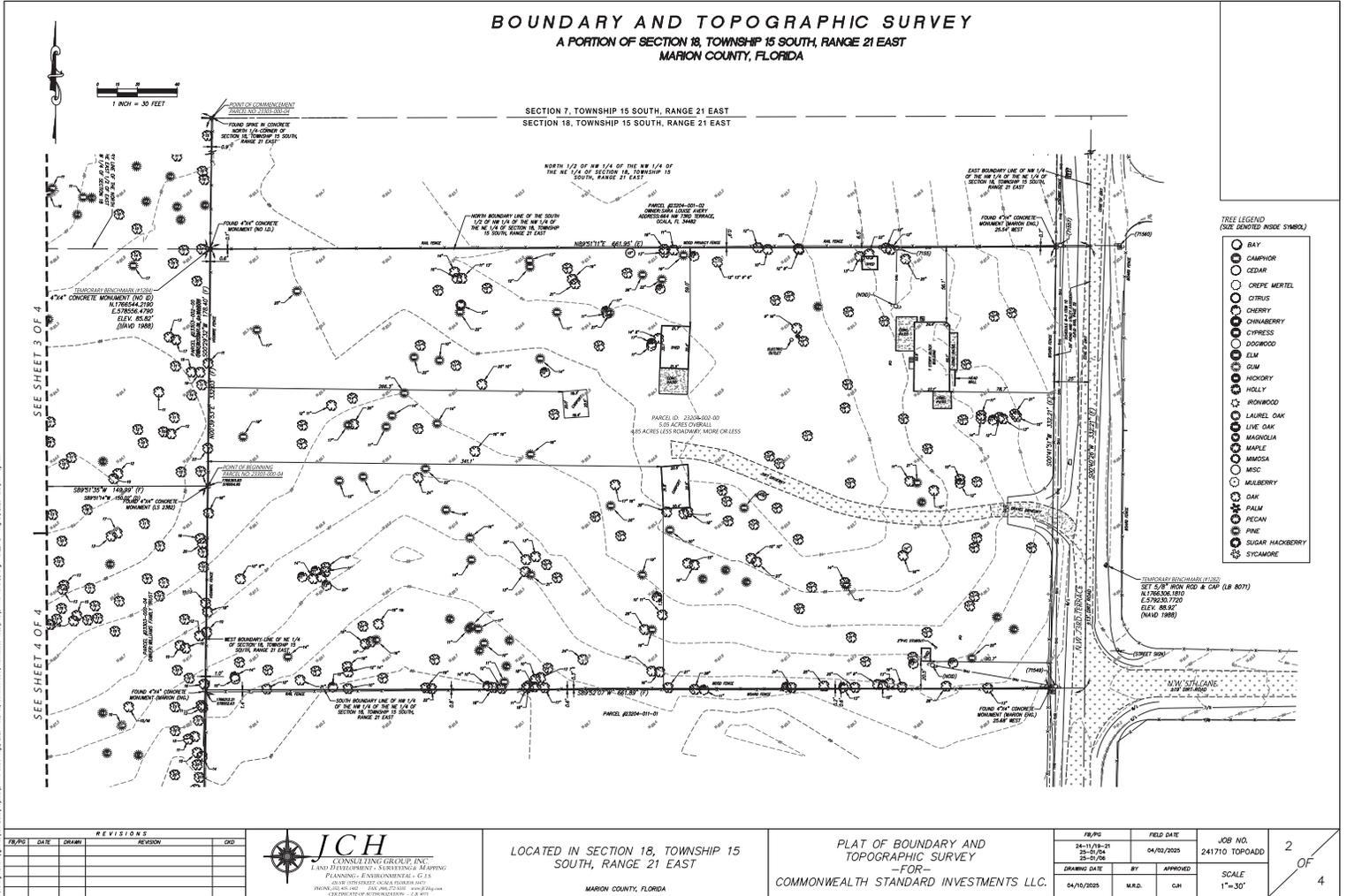
PROPOSED PARK FACILITIES
1/12



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DATE	1/12
REVISION	
Kimley-Horn © 2012 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. W. 10th Street, Suite 1000 Fort Lauderdale, FL 33304 PHONE: 954.571.1100 FAX: 954.571.1101 WWW.KIMLEY-HORN.COM	
OWNER: HOMESTEAD VILLAS PROJECT: HOMESTEAD VILLAS PROJECT NUMBER: 10000 SHEET NUMBER: C03 DATE: 1/12	LAYOUT: FRONT ELEVATION DRAWN BY: J. BLOTT CHECKED BY: J. BLOTT SCALE: AS SHOWN COUNTY: FLORIDA CITY: FORT LAUDERDALE
DETAILS	
HOMESTEAD VILLAS PREPARED FOR HOMESTEAD VILLAS, LLC MADISON COUNTY FLORIDA	
SHEET NUMBER C03	

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING & ENVIRONMENTAL - C.L.P.
 10000 SPYGLASS CIRCLE, SUITE 100
 ORLANDO, FLORIDA 32837
 (407) 224-1111 • FAX: (407) 224-1112
 WWW.JCHCONSULTING.COM

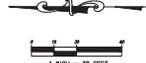
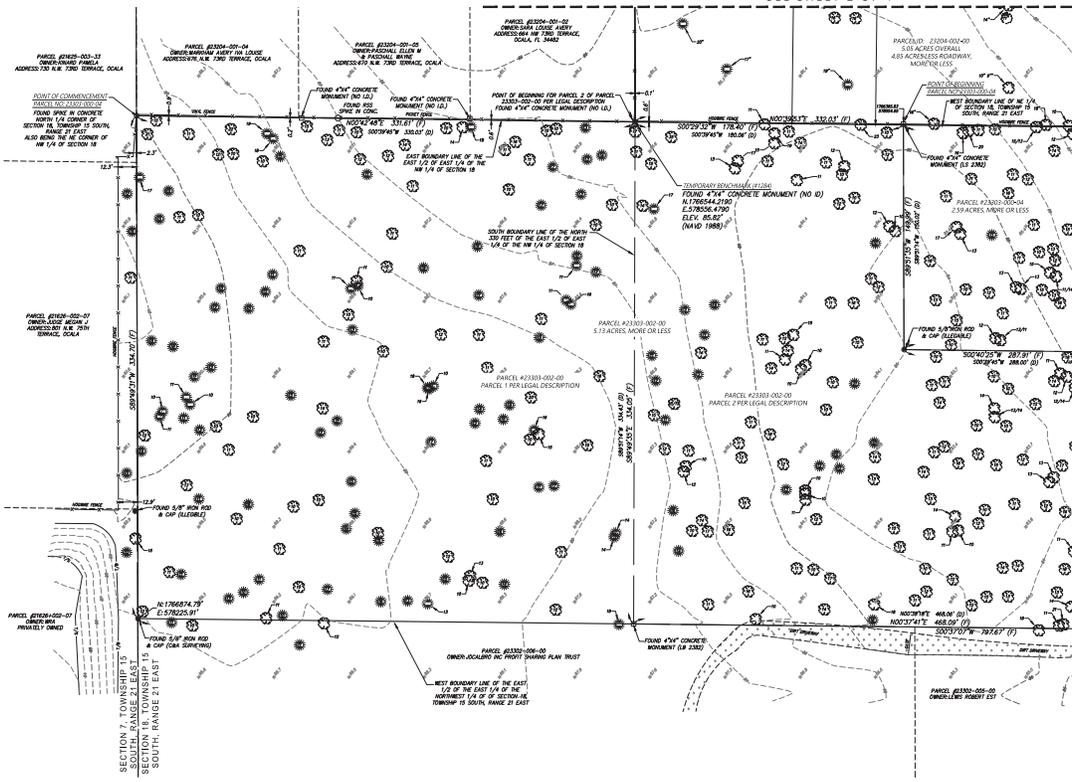
LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY
 -FOR-
 COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	2 OF 4
24-1179-21 20-0104 25-0104	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE
04/05/2025	M.R.D.	GA	1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

SEE SHEET 2 OF 4



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- BAY
- CAMPHOR
- CEDAR
- CREPE MYRTLE
- CITRUS
- CHERRY
- CHINA BERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- IRONWOOD
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC.
- MULBERRY
- OAK
- PALM
- PINE
- PECAN
- SUGAR HACKBERRY
- SYCAMORE

Drawing made by JCH on 04/15/2025. JCH is not responsible for any errors or omissions. This drawing is for informational purposes only. SEE SHEET 2 OF 4.

REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.

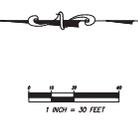
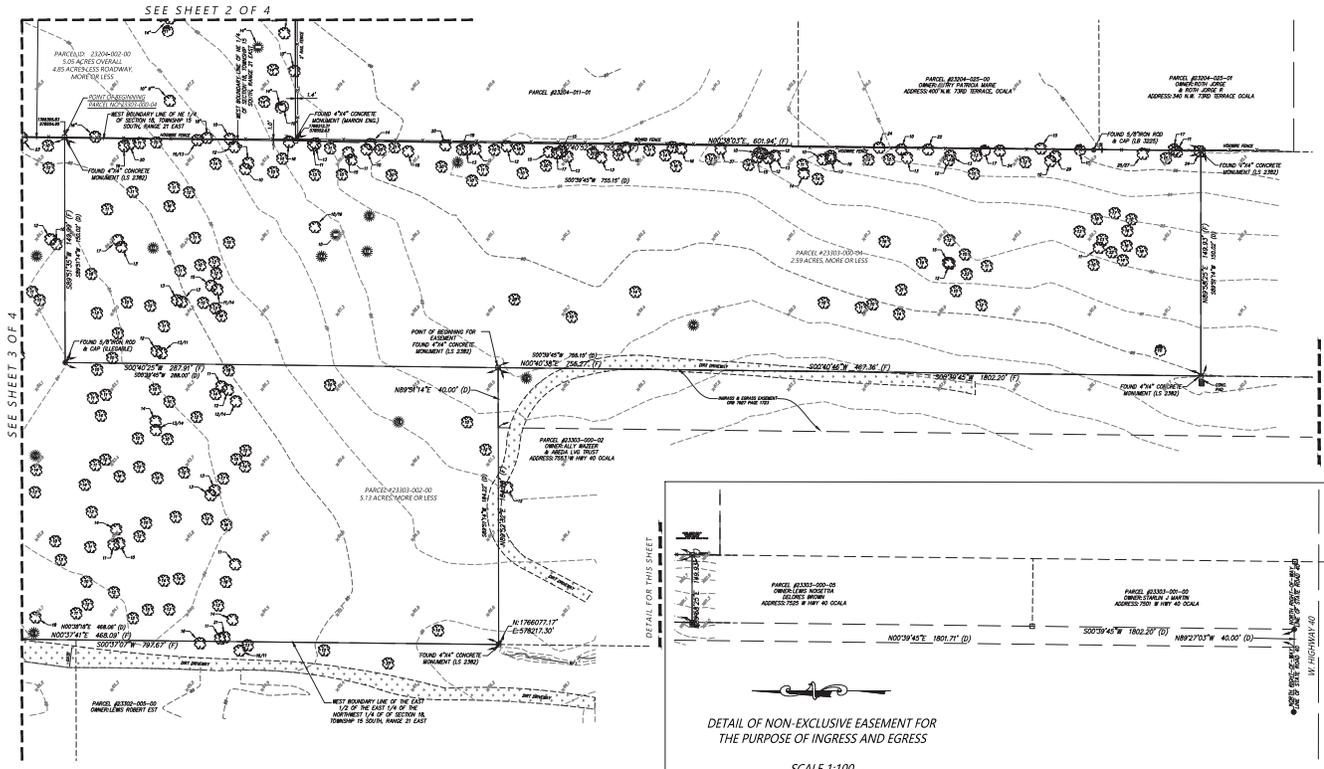

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MEASURING
 PLANNING & ENVIRONMENTAL CONSULTANTS
 10000 STATE STREET, SUITE 200, PALM BEACH, FLORIDA 33410
 PHONE: 561-850-1000 FAX: 561-850-1001 WWW.JCH.COM

LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

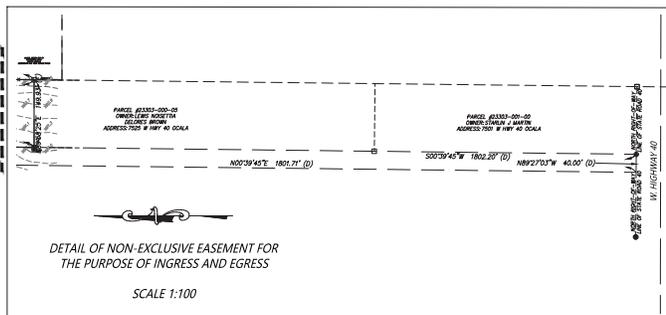
PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY
 -FOR-
 COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	3 OF 4
24-1179-21 25-0104 25-0106	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE
04/15/2025	M.R.D.	G.H.	1"=30'

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- BAY
 - CAMPHOR
 - CEDAR
 - CREPE MYRTLE
 - CITRUS
 - CHERRY
 - CHINA BERRY
 - CYPRESS
 - DOGWOOD
 - GUM
 - HICKORY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - NIMBOSA
 - OSCAR
 - MULBERRY
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - SYCAMORE



REVISIONS				
NO.	DATE	DRAWN	REVISION	APP.


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MEASURING
 PLANNING, ENVIRONMENTAL & GIS
 10000 SPYGLASS CIRCLE, SUITE 100
 MARION COUNTY, FLORIDA 32003
 (904) 875-1111 FAX (904) 875-1112
 WWW.JCHCONSULTING.COM

LOCATED IN SECTION 18, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

**PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY**
 -FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

FIG. NO.	FIELD DATE	JOB NO.	4
24-1170-21 20-0104 20-0106	04/09/2025	241710 TOPOADD	
DRAWING DATE	BY	APPROVED	SCALE 1"=30'
04/09/2025	M.R.D.	GAH	



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22385

Agenda Date: 3/16/2026

Agenda No.: 5.2.

SUBJECT:

West Maintenance Building - Major Site Plan

Parcel #: 8001-0000-19 #33229

Tillman & Associates Engineering, LLC



SUBMITTAL SUMMARY REPORT 33229

PLAN NAME:	WEST MAINTENANCE BUILDING	LOCATION:	14130 SW 34TH TERRACE RD OCALA,
APPLICATION DATE:	08/15/2025	PARCEL:	8001-0000-19
DESCRIPTION:	Waiver Request for AR#33229 -West Maintenance Building		

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
Owner	MARION COUNTY UTILITIES	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	08/20/2025	09/03/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/12/2025	12/19/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/20/2026	01/27/2026	02/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/25/2026	03/04/2026	03/10/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/03/2025	11/11/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		09/03/2025	11/11/2025	Approved
<i>Comments</i>	N/A 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 Septic system permit will need to be through the Department of Environmental Protection.			
Fire Marshal (Plans) (Fire)		09/03/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 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 (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/03/2025	11/11/2025	Requires Re-submit

Comments

Land Use - Rejected - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
NO 3.2.3 - NON-RESIDENTIAL - Complies with FAR? What is this a maintenance building for? Subject property is zoned R-1,
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
INFO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? on cover sheet
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: Property is R-1 and should be zoned Government Use with a SUP for the proposed uses on the site.

Zoning - Rejected - YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate SUP no. 960305SU.
Subject property FLU designation is not Marion County. FLU designation for surrounding greenbelt tract is not DRI. Please correct.
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please provide above zoning information (proposed/required) on cover sheet. Please indicate proposed building height and proposed building setbacks from all property lines in sheet 06.01.

NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate building setbacks from all property lines in sheet 06.01.

NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Is there any garbage collection area? If so, please include detail drawing that meets screening requirements of LDC Sec. 6.8.9.B and identify on site plan.
NO 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Please identify other buildings, including purpose/square footage, on sheet 06.01.
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Located in Marion County Utilities service area. Defer to MCU
YES 2.12.9 - Show adjacent streets serving development See cover sheet and Sheet 03.01
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
INFO 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) 9/2/25 - Submitted and transmitted to FWC. For future EALS, please indicate individual agent performing site assessment and specifically call out plant species in LDC Table 6.5-1 in EALS narrative, even if none are identified on site. Please note that portions of the property are within recorded scrub jay bird habitat.
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Please provide parking calculations (including existing and proposed parking figures) on cover sheet and identify parking (including dimensions of spaces/islands) on sheet 06.01. Please indicate ADA accessible parking.
INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any signs? If so, separate permits will be required.
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate building setbacks from all property lines in sheet 06.01.
INFO 2.12.27 - Show location of outside storage areas Are there any outdoor storage areas?
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments Expansion of DRAs/other impervious surfaces are not typically allowed within 100' wellhead primary zone; however, pursuant to LDC Sec. 5.7.2.B, activities associated with fire, police, emergency medical services, emergency management center facilities, and public utilities, except for landfills, are exempt from WHPA provisions.

SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		09/03/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	PEND 2.12.18 - All trees 10" DBH and larger PEND 2.12.25 - Marion Friendly Landscape Areas PEND 6.7.3 - Tree protection PEND 6.7.4 - Shade tree requirements PEND 6.7.6 - Tree removal submittal requirements PEND 6.7.8 - Protected tree replacement requirements PEND 6.7.9 - Replacement trees; general requirements PEND 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) PEND 6.8.3 - Landscape design standards PEND 6.8.4 - Landscape area requirements for non-residential development PEND 6.8.5 - Landscape area requirements for residential and mixed use developments PEND 6.8.6 - Buffers PEND 6.8.7 - Parking areas and vehicular use areas PEND 6.8.8 - Building landscaping PEND 6.8.9 - Service and equipment areas PEND 6.13.3.C(5) - Landscaping of public stormwater management facilities PEND 6.13.3.D(4) - Landscaping of private stormwater management facilities PEND 6.8.10 - General planting requirements (specifications) PEND 6.8.11 - Landscape installation PEND 6.8.12 - Landscape completion inspection requirements PEND 6.9.2 - Irrigation plan requirements (details, legend, notes) PEND 6.9.3 - Irrigation design standards PEND 6.9.5 - Irrigation system installation PEND 6.9.6 - Completion inspection requirements PEND 6.19.3 - Outdoor lighting plan requirements PEND 6.19.4 - Exterior lighting design standards PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone NO Additional Landscape comments Please submit Tree Preservation, Landscape and Irrigation Plans for review. A waiver is required to avoid landscape requirements			

OCE Design (Plans) (Office of the County Engineer)		09/03/2025	11/11/2025	Requires Re-submit
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<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/25/25-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 N/A 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 NO 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 8/25/25-missing phone number 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 8/25/25-add waivers if requested in future NO 2.12.4.L(1) - Parcel number 8/25/25-missing 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.			
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SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/03/2025	11/11/2025	Approved
<i>Comments</i>	INFO Major Site Plan Project Map Checked -EMW 8.25.25			

MAJOR SITE PLAN – Sec.2.21.1

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 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]."

SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/03/2025	11/11/2025	Requires Re-submit
Comments	NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
	YES 2.12.8 - Topographical Contours			
	YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements			
	N/A 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			
	YES 6.13.7 - Geotechnical Criteria			
	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			
	NO 6.13.2.A(3) - Retention/Detention Area Design Parameters Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.			
	YES 6.13.3 - Type of Stormwater Facility Criteria			
	YES 6.13.4 - Stormwater Quantity Criteria			
	NO 6.13.2.B(4) - Hydrologic Analysis DRAs are required to maintain 6" of freeboard during the design storm. DRA-2 does not meet appear to meet this criteria. Check the stage storage input for DRA-2.			
	YES 6.13.4.C - Discharge Conditions			
	NO 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"			
	YES 6.13.4.D - Recovery Analysis			
	N/A 6.13.5 - Flood Plain & Protection			
	YES 6.13.2.A(8) - Finish Floor Elevation Criteria			
	YES 6.13.6 - Stormwater Quality Criteria			
	N/A 6.12.6 - Roadway Flooding Level of Service			
	N/A 6.13.6.B - Alternative Treatment Techniques			
	N/A 6.13.6.C - Best Management Practices			
	YES 6.13.8 - Stormwater Conveyance Criteria			
	YES 6.13.2.B(5) - Hydraulic Analysis			
	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.			
	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(11)(a) - Construction Entrance			
	YES 6.13.2.A(11)(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.			
	YES 6.10 - Karst Topography and High Recharge Areas			
	YES 7.1.3 - Drainage Construction Specifications			
	NO 6.13.12 - Operation and Maintenance Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, 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."			
	PEND 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.			
	PEND 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 (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/03/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	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. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown 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 YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values 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 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 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 NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map NO 2.12.8 - Provide current boundary and topographic survey less than one year old. Please provide current boundary. NO 2.12.9 - Provide location and dimensions of all rights-of-way serving the project. Please provide. NO 2.12.10 - Show any known existing or proposed easement or land reservation. Please provide. YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/03/2025	11/11/2025	Approved
<i>Comments</i>	N/A 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan YES 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs N/A 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes N/A 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

Utilities (OCE Plans) (Utilities)		09/03/2025	11/11/2025	Approved
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SUBMITTAL SUMMARY REPORT (33229)

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/18/2025	Requires Re-submit
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Sheets C1 of 5, C2 of 5, C3 of 5, C4 of 5, and C5 of 5 have SW 34th Terrace Rd labeled incorrectly as Orchid Drive. There are 2 sets of the pages listed above included in this submittal of 'Permitted 2010 Site Plan' file located in the Studio Session.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
<i>Comments</i>	Protect existing well during all phases of construction.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/12/2025	Approved
<i>Comments</i>	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/19/2025	12/18/2025	Approved
<i>Recommendations</i>	Site is not G-U, it is R-1. Please change on site plan before DRC stamps with approval. - EK			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/15/2025	Approved
<i>Comments</i>	waiver approved 12/8/25			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/19/2025	01/16/2026	Approved
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	Legal Documents (Resolved) - Legal Documents			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: 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			

SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/19/2025	12/22/2025	Requires Re-submit
<i>Comments</i>	Please add legal description to cover sheet, as well as the name of the individual signing on behalf of the bounty.			
	Checked project map -EMW 12.22.25			
	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." 			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/19/2025	12/15/2025	Approved
<i>Recommendations</i>	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.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)		12/19/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/12/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/24/2025	Approved
<i>Comments</i>	Project and site improvements have been previously approved by MCU staff. Project will be served by Marion County Utilities water and wastewater.			

eREVIEW SESSION FILES: Permitted 2010 Site Plan.pdf
Signed RAI letter 12-11-25.pdf
West Maint. Bldg. - Stormwater Management Report_October 2025 SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:21	PMPermitted 2010 Site Plan.pdf	1
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:23	PMPermitted 2010 Site Plan.pdf	2
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:25	PMPermitted 2010 Site Plan.pdf	3
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:26	PMPermitted 2010 Site Plan.pdf	4
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:27	PMPermitted 2010 Site Plan.pdf	5
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:35	PMPermitted 2010 Site Plan.pdf	7

SUBMITTAL SUMMARY REPORT (33229)

eREVIEW SESSION FILES:

Permitted 2010 Site Plan.pdf
 Signed RAI letter 12-11-25.pdf
 West Maint. Bldg. - Stormwater Management Report_October 2025 SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:36	PMPermitted 2010 Site Plan.pdf	8
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:36	PMPermitted 2010 Site Plan.pdf	9
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:37	PMPermitted 2010 Site Plan.pdf	10
Caroline D.	Incorrect Road Name.It should be SW 34th Terrace Road.	12/17/2025 8:37	PMPermitted 2010 Site Plan.pdf	11

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/27/2026	01/27/2026	Requires Re-submit
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Sheet 06.01 if the Civil Plans needs a label added for SW 34th Terrace Rd.			
<i>Corrections</i>	Additional 911 Comments (Resolved) - Sheets C1 of 5, C2 of 5, C3 of 5, C4 of 5, and C5 of 5 have SW 34th Terrace Rd labeled incorrectly as Orchid Drive. There are 2 sets of the pages listed above included in this submittal of 'Permitted 2010 Site Plan' file located in the Studio Session.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/27/2026	01/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/27/2026	01/20/2026	Approved
<i>Comments</i>	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/27/2026	01/27/2026	Approved
<i>Recommendations</i>	Site is not G-U, it is R-1. Please change on site plan before DRC stamps with approval. - EK			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/27/2026	01/21/2026	Approved
<i>Comments</i>	no landscape per waiver 12/25			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/27/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/27/2026	01/30/2026	Informational

Comments

IF APPLICABLE:
 Sec. 2.18.1.I - Show connections to other phases.
 Sec.2.19.2.H – Legal Documents
 Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
 Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
 For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
 Sec. 6.3.1.B.2 – Required Right of Way Dedication
 For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
 Sec. 6.3.1.D.3 - Cross Access Easements
 For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
 Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
 "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
 Sec. 6.3.1.C.2 – Utility Easements
 "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
 Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
 Sec.6.3.1.D(f) –
 If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/27/2026	01/26/2026	Approved
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	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.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/27/2026	01/21/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/27/2026	01/21/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/27/2026	01/26/2026	Approved

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/04/2026	03/03/2026	Approved
<i>Corrections</i>	Additional 911 Comments (Resolved) - Sheets C1 of 5, C2 of 5, C3 of 5, C4 of 5, and C5 of 5 have SW 34th Terrace Rd labeled incorrectly as Orchid Drive. There are 2 sets of the pages listed above included in this submittal of 'Permitted 2010 Site Plan' file located in the Studio Session.			
<i>Corrections</i>	Additional 911 Comments (Resolved) - Sheet 06.01 if the Civil Plans needs a label added for SW 34th Terrace Rd.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/04/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/04/2026	02/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	03/04/2026	03/03/2026	Approved
<i>Recommendations</i>	Site is not G-U, it is R-1. Please change on site plan before DRC stamps with approval. - EK			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/04/2026	02/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/04/2026	02/27/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/04/2026	03/04/2026	Informational

Comments

IF APPLICABLE:
 Sec. 2.18.1.I - Show connections to other phases.
 Sec.2.19.2.H – Legal Documents
 Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
 Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
 For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
 Sec. 6.3.1.B.2 – Required Right of Way Dedication
 For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
 Sec. 6.3.1.D.3 - Cross Access Easements
 For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
 Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
 "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
 Sec. 6.3.1.C.2 – Utility Easements
 "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
 Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete 5 accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
 Sec.6.3.1.D(f) –
 If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (33229)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	03/04/2026	03/02/2026	Approved
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/04/2026	02/25/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/04/2026	03/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/04/2026	02/27/2026	Approved
<i>Comments</i>	Previously approved.			

- PERMITS**
- MARION COUNTY - MAJOR SITE PLAN - PENDING
 - SWFPOD - DEP - PENDING
 - FDEP - POTABLE WATER - PENDING
 - FDEP - SANITARY SEWER - PENDING
 - FDEP - NPDES (BY OTHERS)

- WAIVERS**
- LDC 11A - PROTECTED TREE REPLACEMENT REQUIREMENTS - APPROVED 12/16/20
 - LOCAL - LANDSCAPE BUFFER REQUIREMENTS - APPROVED 12/16/20
 - LDC 11B - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY - APPROVED 12/16/20
 - SPECIAL USE PERMIT #000000 (APPROVED MARCH 20, 1996)

MAJOR SITE PLAN

MCUD WEST MAINTENANCE BUILDING

SECTION 15, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

- NOTES**
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 13060C02D, EFFECTIVE DATE OF AUGUST 28, 2006, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X", AN AREA OF MINIMAL FLOOD HAZARD.
 - THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
 - ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2(A) OF THE MARION COUNTY LAND DEVELOPMENT CODE.
 - SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
 - VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 175 73 077 BM, ELEVATION 80 FT (NAVD 1988).
 - DESIGN SPEED = 20 MPH TO BE POSTED AT 20 MPH.
 - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. 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, DEVELOPMENT PLAN, FINAL PLAN, OR BUILDING PERMIT REVIEW.
 - ALL PROPOSED ROADS, RETENTION AREAS AND DRAINAGE EASEMENT ARE PRIVATELY OWNED AND MAINTAINED BY OWNER.
 - NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
 - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BASIS OF BEARING:
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH THE ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.

BENCHMARKS:
TEMPORARY BENCHMARK #101 - BENCHMARK (B/C/F/G/L/OPW)
NORTHING = 702214.009 EASTING = 397633.030 ELEVATION = 81.97' (NAVD 1988)
TEMPORARY BENCHMARK #207 - BENCHMARK (N/ NOD)
NORTHING = 702216.908 EASTING = 397633.009 ELEVATION = 81.97' (NAVD 1988)

LEGAL DESCRIPTION:
A PORTION OF TRACT 5, MARION (AKAS UNIT 1) ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 0, PAGES 1 THROUGH 104 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THIS SITE CONTAINS:
PROJECT AREA = 02.17 ± AC
PARCEL # 8001-0000-19 (14.58 ± AC)
EXISTING IMPERVIOUS = 69,067 SF (1.59 AC, 10.87%)
PROPOSED IMPERVIOUS = 28,343 SF (0.65 AC, 4.46%)
TOTAL IMPERVIOUS = 97,410 SF (2.24 AC, 15.33%)
FLU - PUBLIC
ZONING - G-U



INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	MASTER UTILITY PLAN
06.01	GEOMETRY PLAN
07.01	GRADING PLAN
08.01 - 08.02	POTABLE WATER DISTRIBUTION DETAILS
09.01 - 09.02	SANITARY SEWER DETAILS
10.01	ROADWAY & PAVEMENT DETAILS
11.01 - 11.02	DRAINAGE DETAILS
12.01	EROSION CONTROL PLAN
13.01	EROSION CONTROL DETAILS
SL.01	SLEEVING PLAN
1 - 1	BOUNDARY & TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC)

OWNER'S SIGNATURE
I HEREBY CERTIFY THAT I MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MUNISHIVATHANES
COUNTY ADMINISTRATOR
MARION COUNTY

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

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 6995
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOBSON
JCH CONSULTING GROUP, INC
REGISTERED LAND SURVEYOR NO. 4653
STATE OF FLORIDA

OWNER/DEVELOPER:
MARION COUNTY
412 SE 29TH AVE.
OCALA, FLORIDA 34711
PH: (352) 671-8686

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1730 SE 80TH AVE, BLDG. 200
OCALA, FLORIDA 34711
PH: (352) 367-4568

SURVEYOR:
JCH CONSULTING GROUP, INC
CHRISTOPHER J. HOBSON, P.S.M., C.M.
424 SW 11TH STREET
OCALA, FLORIDA 34711
PHONE: (352) 495-1482

GEOTECHNICAL CONSULTANT:
GEO-TECH, INC
CHRIS HANCOCK
100 S.E. 3RD AVENUE
OCALA, FLORIDA 34711
PHONE: (352) 499-7711

ENVIRONMENTAL CONSULTANT:
MORICA ASSOCIATES
CLARA MORICA
302 MOHAWK ROAD
CLEMONT, FLORIDA 34715
PHONE: (352) 394-2000

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County Engineering Department - 4000 West Highway 100, Ocala, FL 34701 - Tel: 352-671-8686

Thames & Associates
ENGINEERING, LLC
CIVIL ENGINEER - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10TH AVE, BLDG. 100, Ocala, FL 34711
OFFICE: (352) 291-9975
CELL: (352) 291-9975
STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 12455

MARION COUNTY APPROVAL STAMP

THIS IS THE ONLY COVER SHEET FOR THE MAJOR SITE PLAN FOR THE MCUD WEST MAINTENANCE BUILDING MARION COUNTY, FLORIDA

COVER SHEET
DATE: 1/28/2025
DRAWN BY: AS
CHECKED BY: JCH
FORM: 22-0001
SHEET: 01.01



MARION COUNTY APPROVAL STAMP

0 200 400
SCALE IN FEET
1" = 200'

ROUTE

BOISDRENE

MAJOR SITE PLAN - TENNIS CENTER BUILDING
MARION COUNTY, FLORIDA

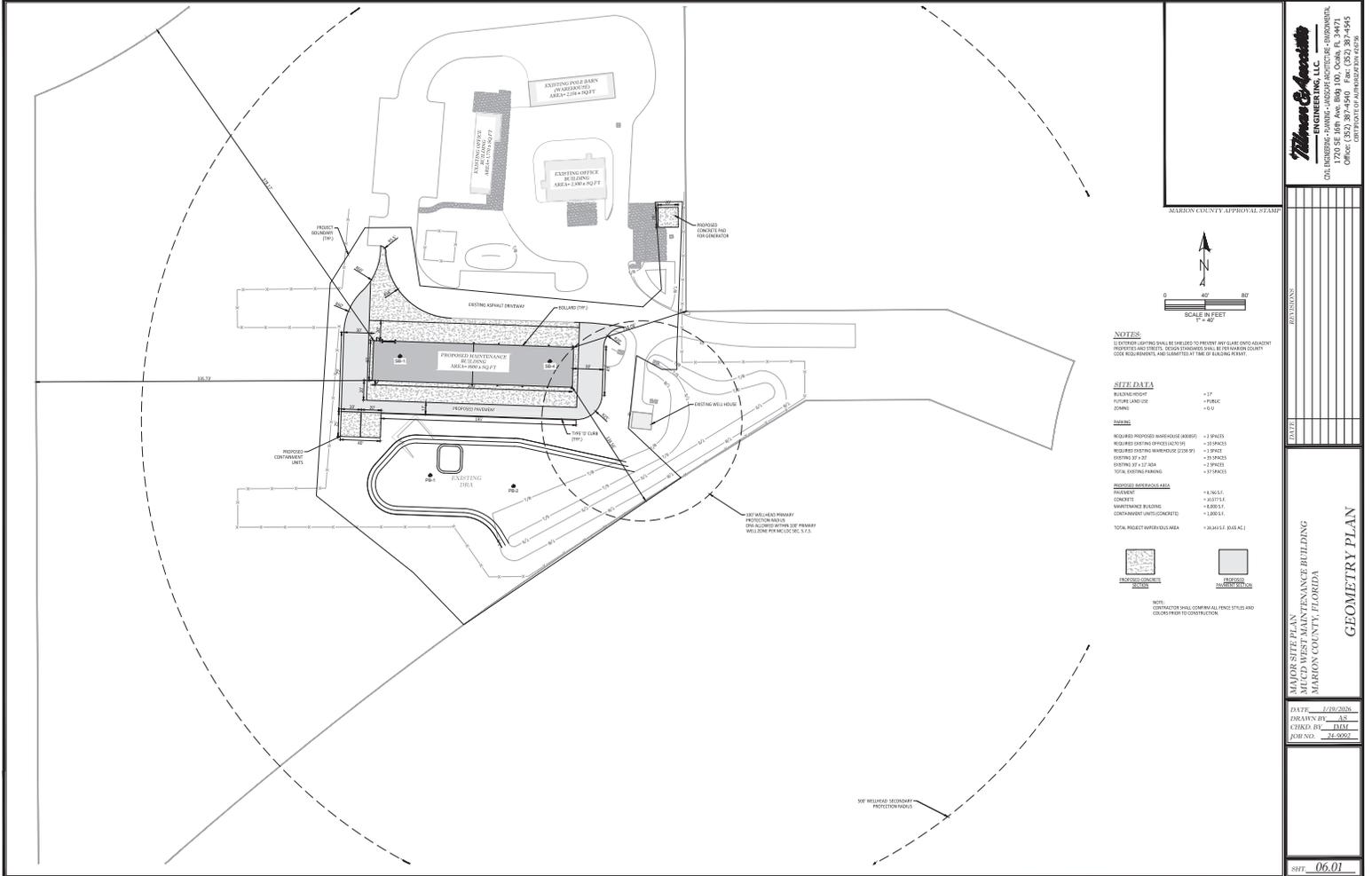
AERIAL PHOTOGRAPH (2023)

DATE: 1/20/2023
DRAWN BY: JLS
CHECK BY: JMA
JOB NO.: 24-002

03.01

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MARION COUNTY APPROVAL STAMP

Thomas & Associates
ENGINEERS INC. LLC
 CHAL. NUMBER - 14416 - PAVING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 SE 16th Ave Bldg 100, Ocala, FL 34471
 OFFICE: 352-237-0975
 CITY BY DATE OF APPROVAL SIGNATURE



NOTES
 1. CONTRACTOR SHALL BE USED TO PREVENT ANY GLARE DINGS ADJACENT PROPERTIES AND STREETS. DESIGN STANDARDS SHALL BE PER MARION COUNTY CODE REQUIREMENTS, WHO OBSERVED AT THE END OF BUILDING FRONT.

SITE DATA

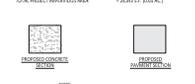
BUILDING HEIGHT	= 17'
FLOOR LOAD USE	= 100 PSF
WINDING	= 0.0

FINISH

REQUIRED PROPOSED SIDEWALK (ASPH)	= 1.00 AC
REQUIRED PROPOSED SIDEWALK (CONC)	= 1.00 AC
REQUIRED PROPOSED SIDEWALK (TOTAL)	= 2.00 AC
REQUIRED PROPOSED SIDEWALK (TOTAL)	= 2.00 AC
TOTAL SIDEWALK FINISH	= 2.00 AC

PROPOSED IMPROVEMENT AREA

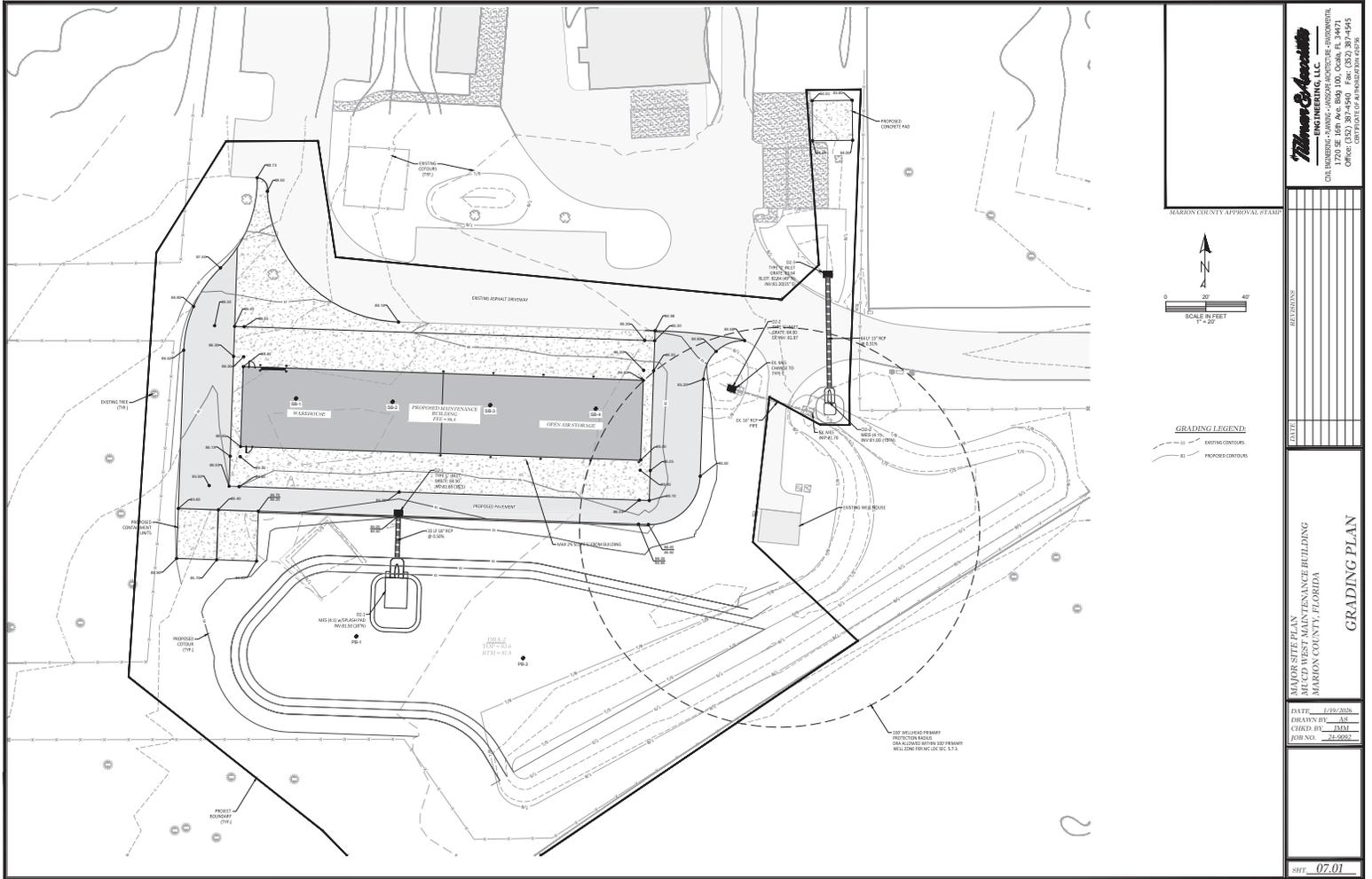
PAVEMENT	= 4.00 AC
CONCRETE	= 1.00 AC
MAINTENANCE BUILDING	= 0.00 AC
CONCRETE DRIVEWAY/ALLEY	= 1.00 AC
TOTAL PROJECT IMPROVEMENT AREA	= 6.00 AC (648 SQ. FT.)



NOTE:
 CONTRACTOR SHALL COMPLY ALL PERMITS AND CODES PRIOR TO CONSTRUCTION.

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<p>PROPOSED MAINTENANCE BUILDING</p> <p>MICANVILLE AIRPORT MARION COUNTY, FLORIDA</p> <p style="text-align: right;">GEOMETRY PLAN</p>	<p>DATE: 11/28/2023</p> <p>DRAWN BY: AS</p> <p>CHECKED BY: JMA</p> <p>ISSUE NO: 23-0022</p>
<p>SHEET: 06.01</p>	



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Professional Engineer License No. 12000, State of Florida, Willam Prince, P.E., 12/15/2018

Willam Prince & Associates, LLC
 ENGINEERING, INCORPORATED
 ONE HUNDRED SEVENTEEN JENNIFER BOULEVARD - SUITE 100
 1720 DE SOTO AVE. BLDG 100, Ocala, FL 34971
 PHONE: 352-237-1111
 FAX: 352-237-1112
 OFFICE OF A PROFESSIONAL ENGINEER

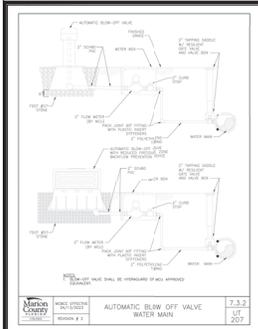
MARION COUNTY APPROVAL STAMP

DATE	
TIME	
BY	
TITLE	

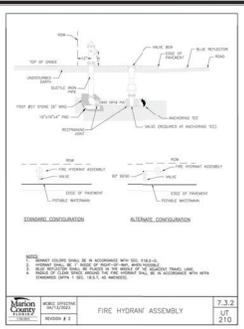
MAJOR SITE PLAN - MAINTENANCE BUILDING
 MARION COUNTY, FLORIDA
GRADING PLAN

DATE: 11/01/2018
 DRAWN BY: JS
 CHECKED BY: MJA
 JOB NO.: 18-0022

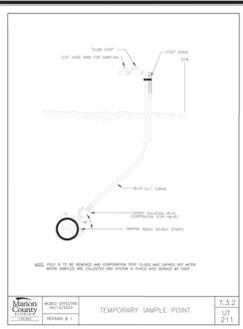
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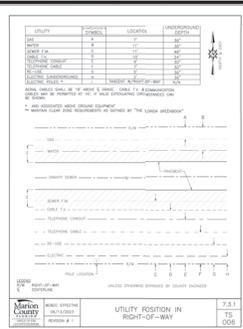
7.3.2
AUTOMATIC BLOW OFF VALVE
WATER MAIN
SHEET 207



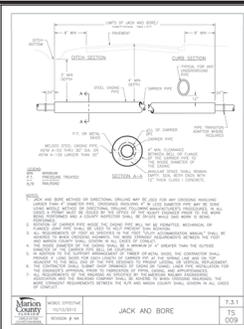
7.3.2
FIRE HYDRANT ASSEMBLY
SHEET 210



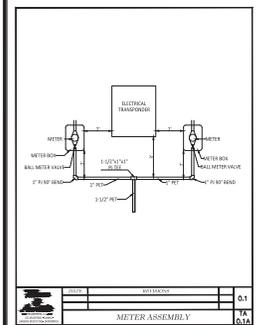
7.3.2
TEMPORARY SAMPLE POINT
SHEET 211



7.3.1
UTILITY POSITION IN
RIGHT-OF-WAY
SHEET 208



7.3.1
JACK AND BORE
SHEET 209



01
METER ASSEMBLY
SHEET 204

MARION COUNTY APPROVAL STAMP

Thomas & Associates
ENGINEERING, LLC
ONE HENDERSON-WANNING-JANSZCH ROYCE-RODRIGUEZ
1720 SE 16th Ave Bldg 100, Ocala, FL 34471
Phone: 352-349-9745
Fax: 352-349-9746
www.thomasandassociates.com

DATE	
BY	
CHECKED BY	
APPROVED BY	

PROJECT PLAN
METER ASSEMBLY BUILDING
MARION COUNTY, FLORIDA
POTABLE WATER
DISTRIBUTION DETAILS

DATE: 1/19/2020
DRAWN BY: AS
CHECKED BY: JMA
JOB NO: 20-0072

SHEET 08.02

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MONOLITHIC SLAB TURN DOWN

TYPICAL DRAINAGE SWALE SECTION

SINKHOLE MAINTENANCE REPAIR

POND CROSS SECTION

NO.	DESCRIPTION	QTY	UNIT	NO.	DESCRIPTION	QTY	UNIT
001	12" DIA. CONCRETE PIPE	1	LINEAL FOOT	002	12" DIA. CONCRETE PIPE	1	LINEAL FOOT

DRAINAGE PRECAST MANHOLE DETAIL

MODIFIED TYPE V INLET DETAILS

DITCH BOTTOM INLET TYPES C, D, E, AND H

TYPE C DIMENSIONAL REINFORCING AND STEEL GRATE DETAIL

CROSS DRAIN INTERIOR END SECTION

CONCRETE PIPE DIMENSIONS AND QUANTITIES

NO.	DESCRIPTION	QTY	UNIT
001	12" DIA. CONCRETE PIPE	1	LINEAL FOOT

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William C. ...
 ENGINEERING, LLC
 1720 SE 146th Ave, Bldg 100, Ocala, FL 34717
 Office: (352) 387-4500 Fax: (352) 387-4515
 CORPORATION OF FLORIDA

MARION COUNTY APPROVAL STAMP

REVISIONS

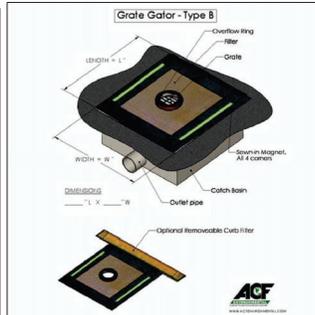
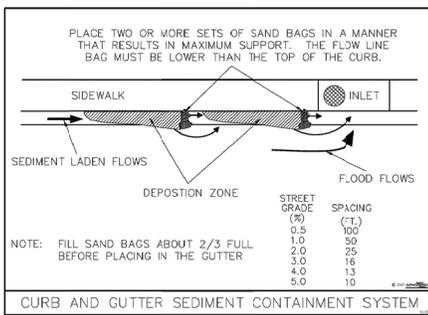
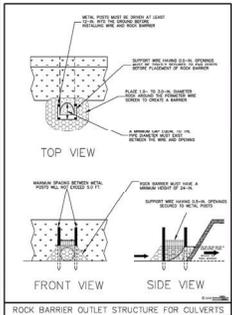
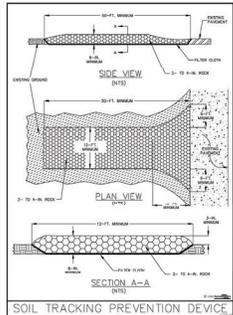
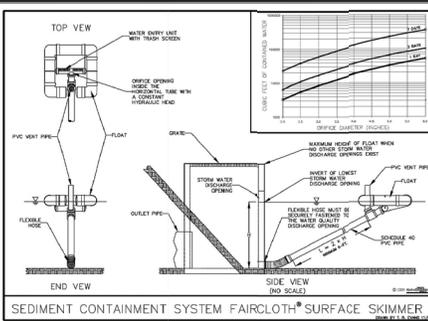
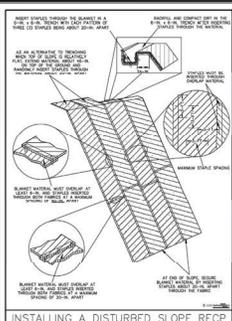
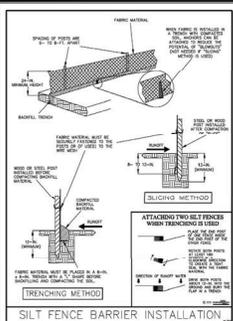
NO.	DATE	DESCRIPTION

DATE

MAJOR SITE PLAN
 MCDC WEST MAINTENANCE BUILDING
 MARION COUNTY, FLORIDA

DRAINAGE DETAILS

DATE: 1/20/2020
 DRAWN BY: AS
 CHECK BY: JMS
 JOB NO.: 21-0902



MARION COUNTY APPROVAL STAMP

Thompson Engineering, LLC
 ENGINEERING, LLC
 1720 SE 8th Ave Bldg 100, Ocala, FL 34471
 352-237-9975
 352-237-9976

REVISIONS	
DATE	

PROJECT PLAN
 MAINTENANCE BUILDING
 MARION COUNTY, FLORIDA

EROSION CONTROL

DETAILS

DATE: 1/19/2024
 DRAWN BY: AS
 CHECK BY: JMA
 JOB NO: 24-0072

SHEET 13.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22386

Agenda Date: 3/16/2026

Agenda No.: 6.1.

SUBJECT:

SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review

Parcel #: 41200-012-00 #000409

Bowman Consulting

This item was tabled at the 3/2/26 meeting for two weeks. A motion to rehear will be needed.

The applicant has not provided any new documents. The applicant will need to request more time, or the waiver will be denied.

LDC 6.7.4. 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. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees.

In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming.

Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.



SUBMITTAL SUMMARY REPORT 33432

PLAN NAME: SECO OCALA **LOCATION:** 12652 SW 16TH AVE
OCALA,

APPLICATION DATE: 09/23/2025 **PARCEL:** 41200-012-00

DESCRIPTION: Waiver for the shade trees required for the SECO Ocala Project.
Permit number: 2025090065 Application: MAJOR SITE PLAN #33432

Please see the attached Justification Letter

CONTACTS	NAME	COMPANY
Applicant	Dane Fray	
Engineer of Record	Dane Fray	

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	02/01/2026	The turn lanes must be constructed prior to final site inspection.	No
Conditional Comment(s)		Chris Zeigler	02/01/2026	The right-of-way dedication must be completed prior to final site inspection.	No
Conditional Comment(s)		Jared Rivera	02/03/2026		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/29/2026	02/05/2026	02/06/2026	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)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied NO 6.2.1.F - North arrow and graphic drawing and written scale On the SECO Ocala Civil Plans, Sheet C6.4 has an incorrect north arrow. Sheet SECO Ocala Photometric Plan is missing the North Arrow. N/A Additional 911 comments				
	Environmental Health (Plans) (Environmental Health)		11/24/2025	11/09/2025	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area INFO 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 If any existing wells are to be abandoned they will require an abandonment permit through the Department of Health in Marion County. Any septic systems that need to be abandoned will need a permit through the Department of Environmental Protection				

SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties 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. INFO 6.18.2.D - Fire Department Connections Need further discussion in regards to placement of the fire department connection. It appears to be too close to the warehouse. INFO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000. 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			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/24/2025	11/09/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33432)

Comments

Land Use - Rejected

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
INFO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? FEMA flood zone X
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
NO 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] Please provide on cover page.
NO 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] Please provide on cover page.
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? Must abide by FWC requirements for relocation and/or mitigation of listed species found on-site.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
INFO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Traffic study approved 4/30/35 AR 32870
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide on cover page.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

Zoning- Rejected

INFO 2.12.4.C - Owner and applicant name Please provide applicant information on cover sheet.
YES 2.12.4.L(1) - Parcel number Included on cover sheet
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of site on cover sheet. Please specify SUP case no. 250204SU.
Please include master aerial sheet with zoning/FLU designation of all adjacent properties.
NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please include site data/zoning requirement table in cover sheet. Please note maximum FAR for B-2 zoning is 1.0, not 2.0. Please include maximum building height on site data table. Please correct.

NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees shall be increased in size to be 25% above the minimum planting size as specified by the LDC.
[NO] Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B.
Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.
Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU
INFO 2.12.9 - Show adjacent streets serving development Along County Road 475A
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X

INFO 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) EALS transferred to FWC on 10/9/25. For future reference, please include PID numbers and transect map.
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces.
Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.
Staff notes slightly reduced aisle widths along outdoor storage areas compared to SUP Concept Plan. Pursuant to LDC Sec. 6.11.7, state or show on the plans the proposed loading and unloading arrangement.
INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Sign is included. Please note sign will require separate sign permit.
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate dimensions of proposed OPS/warehouse on site plan sheets. Please show required setback lines on site plan sheets.
NO 2.12.27 - Show location of outside storage areas [INFO] Per condition 4, no laydown yard materials, including stacked storage

SUBMITTAL SUMMARY REPORT (33432)

items such as pole bunks, shall be visible to surrounding properties.
 [NO] SUP Concept Plan indicates COVERED vehicle storage but site plan sheets do not specify covered storage? Please clarify/correct.
 SUP Concept Plan also indicates portion of concrete material storage area behind warehouse will be covered.
 INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate the following on the cover sheet:
 FEMA Flood Zone X
 Secondary Springs Protection Zone
 No ESOZ
 CR 475A Visual Enhancement Gateway Development Overlay

NO Additional Zoning comments [INFO] Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel.
 Per condition 4, a 6' opaque fence around the site shall be provided during construction
 [NO] Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.

JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation) 11/24/2025 11/09/2025 Requires Re-submit

Comments

YES 2.12.18 - All trees 10" DBH and larger
 N/A 2.12.25 - Marion Friendly Landscape Areas
 YES 6.7.3 - Tree protection
 NO 6.7.4 - Shade tree requirements 1. 1,107 trees required (preserved 333 + proposed 137 = 470) How will deficit be addressed?

YES 6.7.6 - Tree removal submittal requirements
 YES 6.7.8 - Protected tree replacement requirements
 YES 6.7.9 - Replacement trees; general requirements
 YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
 YES 6.8.3 - Landscape design standards
 NO 6.8.4 - Landscape area requirements for non-residential development Provide Landscape calculations showing 20% is met
 N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
 NO 6.8.6 - Buffers 1. Please show 3 Board fence in buffer on plan per SUP, items D & E
 NO 6.8.7 - Parking areas and vehicular use areas 1. Parking island shall be provided for every ten spaces, please show on plan 2.
 YES 6.8.8 - Building landscaping
 NO 6.8.9 - Service and equipment areas Will there be a dumpster? if so, show screening
 N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
 N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
 INFO 6.8.10 - General planting requirements (specifications) Volcano mulching around trees may cause failure of site inspection
 YES 6.8.11 - Landscape installation
 NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of code
 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
 N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer) 11/24/2025 11/09/2025 Requires Re-submit

SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/10/25-

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

N/A 2.1.3 - Order of plan approval

NO 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 10/10/25-Missing:Title block on ALL sheets denoting type of application; (Major Site Plan)

NO 2.12.4.A - Type of application on front page 10/10/25-Missing on front page: type of application; (Major Site Plan)

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

NO 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 10/10/25-Missing:Owner's certification on front sheet:

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

NO 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. 10/10/25-Missing:Licensed Design Professional Certification: on front sheet:

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 10/10/25-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.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit

Comments

NO Major Site Plan Please add owner's certification/signature to the site plan cover page.

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

- "[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."
- "[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."
- When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
Comments	NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
	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			
	NO 2.12.38 - Stormwater Maintenance Entity The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".			
	YES 6.13.2.C - Geotechnical Investigation Report			
	NO 6.13.7 - Geotechnical Criteria The LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom.			
	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			
	NO 6.13.2.A(3) - Retention/Detention Area Design Parameters Plans depicting the DRA need to include dimension or coordinates for constructability. Plans need to include pond cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations			
	YES 6.13.3 - Type of Stormwater Facility Criteria			
	NO 6.13.4 - Stormwater Quantity Criteria SJRWMD isohyetal map identifies the rainfall amount for this area is around 11.5"			
	NO 6.13.2.B(4) - Hydrologic Analysis See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.4.C - Discharge Conditions See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.2.B(6) - Freeboard See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	NO 6.13.4.D - Recovery Analysis See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	YES 6.13.5 - Flood Plain & Protection			
	YES 6.13.2.A(8) - Finish Floor Elevation Criteria			
	NO 6.13.6 - Stormwater Quality Criteria See comments under "6.13.4 - Stormwater Quantity Criteria" & "6.13.7 - Geotechnical Criteria"			
	N/A 6.12.6 - Roadway Flooding Level of Service			
	N/A 6.13.6.B - Alternative Treatment Techniques			
	NO 6.13.6.C - Best Management Practices Please provide a karst repair detail			
	NO 6.13.8 - Stormwater Conveyance Criteria Please provide calculations			
	NO 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.2.B(5) - Hydraulic Analysis"			
	N/A 6.13.8.B(3) - Lane Spread Calculations			
	YES 6.13.2.A(9) - Access Accommodates Stormwater			
	YES 6.13.8.B(7) - Minimum Pipe Size			
	YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures			
	YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes			
	YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales			
	YES 6.13.9 - Grading Criteria			
	NO 6.13.2.A(11)(a) - Construction Entrance Please identify the location of the construction entrance			
	YES 6.13.2.A(11)(b) - Erosion Control			
	NO 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"			
	INFO 6.13.2.B(8) - Calculation & Plan Consistency This item will be reviewed upon 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 Please provide a signed and sealed Karst analysis			
	NO 7.1.3 - Drainage Construction Specifications (1) We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." (2) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.			
	NO 6.13.12 - Operation and Maintenance An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.			
	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 scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
	INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			

SUBMITTAL SUMMARY REPORT (33432)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
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.				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Show a minimum of two bench marks per site				
YES 6.4.7.A(2 & 3) - Bench mark information shown				
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				
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site				
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values				
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				
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				
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				
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply				
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend				
YES 2.12.4.F.(2) - Surveyor and Mapper certification				
YES 2.12.4.G - Show a location or vicinity map				
YES 2.12.8 - Provide current boundary and topographic survey less than one year old				
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project				
YES 2.12.10 - Show any known existing or proposed easement or land reservation				
NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide overlay of Site Plan on an aerial of site.				
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain				
N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
YES 2.12.20 - Phases of development				
N/A 2.12.30 - Route Plan				
YES 2.12.38 - Maintenance of improvements				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
NO 6.11.4.B - Cross access 10/7/25 - A 24' wide paved cross access easement is required parallel to SW 16th Avenue.				
YES 6.11.4.E - Sight triangle				
YES 6.11.5 - Driveway access				
N/A 6.11.6 - Construction route				
N/A 6.11.9.A - Traffic signals				
YES 6.11.9.B - Traffic signs				
YES 6.11.9.C - Pavement marking				
YES 6.12.1.A - Transportation Facilities - Purpose and Intent				
NO 6.12.2 - Right-of-way 10/7/25 - Coordinate with the Right-of-way Office on the right-of-way dedication for the road improvements.				
NO 6.12.11 - Turn lanes 10/7/25 - The turn lane improvements are required to be approved as a separate offsite improvement plan approved concurrently with the site plan. A detailed review of the offsite improvements has not been performed; however, the widening should be centerline widening, the taper on the south end does not look long enough, the construction should start on the south end at the existing joint between the existing pavement and the previous widening for the RV dealership, and the pavement needs to be resurfaced through the project limits like it was done in front of the RV dealership.				
NO 6.12.12 - Sidewalks 10/7/25 - The 8' multiuse path needs to be constructed out of asphalt like the existing multi-use path to the south.				
N/A 6.12.13 - Utility position in right-of-way				
N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)		11/24/2025	11/09/2025	Requires Re-submit

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Comments

YES Marion County Utilities Contact Information Correct on C1.0 sheet.
YES Parcel numbers identified in project match proposed site plan layout Correct on C1.0 - 41200-012-00, 41200-020-00, 41200-020-01
INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service Area
INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service Area
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 Extending the existing 12" water main to the furthest property boundary. Connection.

YES 6.14.2.A - Sewer Connection Requirements Connecting to the existing 8" sewer force main.
INFO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Please confirm if a kitchen is proposed on site. Also indicate whether a maintenance area for vehicle servicing is included that would require disposal of oil or other fluids.
NO 6.14.2.C - Industrial Pretreatment Identify the use of all onsite buildings in the Capacity Charges Determination and Summary Worksheet. Industrial pretreatment may be required based on the proposed operations. Please provide the operating NAICS code for this site.
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan Connection to Sewer force main
YES 6.14.3.B - Springs Protection Zone Secondary
NO 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate The Capacity Charges Determination and Summary Worksheet must be completed and returned to Marion County Utilities – Development Review prior to completion of the Utilities permit review and issuance of the building permit.

A copy of the worksheet has been uploaded to the Supplemental folder in ePlans. Please email the completed form to Heather.Proctor@MarionFL.org
.

NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Identify and show on plans how the parcel will be irrigated. If by MCU meter, we need the total Irrigated SQFT.
NO 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate See previous comment
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules Private
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas Private
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
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version C8.0 Missing details: UT111, UT112, UT116A, UT116B, UT203, UT209, UT211, UT212. Meter bank detail not required. C8.1 Missing Detail: UT304 MCU cover is not required on private manholes.
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).

YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 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. (LDC 6.14.5.C)

YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
NO 6.14.7 - Construction Inspection - PLAN NOTE: Add to Utility Plan Page - 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 Not as of 10/22/25
INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: If the project will require a transfer of facilities to Marion County, it must be done PRIOR TO the DEP Clearance Package application being approved by Marion County Utilities. This includes a Bill of Sale with supporting conveyed assets detail, approved.

YES 6.14.9.B - Bill of Sale
N/A 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 Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

NO 6.15.4 - Water Main Piping Installation C7.0 Blow off valve or hydrant needed on north end of water main extension, to flush dead end line.
NO 6.15.5 - Water Service and Connection C7.0 How will the connection be made to the existing water main. How will service tap be completed (2) Identify backflow within the meter and valve plan note.
YES 6.15.6.A - Potable Water Metering - individual/banked, size 2" PWS
NO 6.15.6.B - Irrigation Water Metering - size If irrigating through MCU meter, need to identify on the utility plans and list size.
NO 6.15.6.C - Sewer service only (water meter required/shown) C7.0 - Force Main Profile Detail - Minimum 36" Cover on water main. (2) Minimum cover on sewer 48". (3) DIP no acceptable for force main. Use HDPE with 3" ID in casing or PVC. (4) C7.3 How will the connection be made into the force main. (5) Plug valve required at property line, outside of fence.
NO 6.15.6.D - Meter Location C7.3 Move meters to ROW, outside decorative fence, or provide a dedicated easement over meters and backflows that is a minimum of 10 feet x 10 feet. Must be shown on plans and documented with Development Review.
NO 6.15.6.E - Meter Easements If meters remain within the property boundary, an easement shall be shown on the Utility Plan page

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(s) and dedicated to Marion County Utilities through the Development Review process.
 YES 6.15.6.F - Meter Boxes
 INFO 6.15.6.G & H - Meter Sizing Engineer of Record to confirm adequate flow with proposed meter sizing.
 YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on plans.
 N/A 6.15.8 - Public Water Well Standards
 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)
 INFO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design Marion County Utilities will require proof of a successful hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. Hold will be added to the site's building permit.
 NO 6.16.5.A & B - Private Wastewater Pump Stations Marion County Utilities requires the force main pressure test to be completed and submitted to MCU prior to site plan approval. (2) Information Comment - The Engineer of Record or authorized representative shall be present during lift station start-up, and a start-up report shall be submitted to MCU prior to project closeout.
 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: Informational - 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# 33432

INFO Additional Utilities comments What is the use of the 40,000' warehouse? There are two sewer and two water connections.
 NO Additional Utilities comments Fire hydrants on site are private, and to be painted yellow.
 NO Additional Utilities comments Add "End of Marion County Maintenance" at Plug valve on property line, outside fence and at water meter.
 NO Additional Utilities comments Has the downstream infrastructure been evaluated for the additional flow? This analysis must be performed and documented by the Project Engineer to confirm adequate capacity of the existing force main (SMG-009) and associated downstream facilities.
 INFO Additional Utilities comments Is the SECO Ocala District Plan that was uploaded, being used as well as the Civil Plans?
 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 C1.1 Utilities Notes - #8 Add approved by Marion County Utilities. #9 Change to State of Florida.
 #11 Confirm with MCFR
 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	02/05/2026	02/04/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/05/2026	01/30/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/05/2026	01/29/2026	Approved
<i>Comments</i>	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/05/2026	02/01/2026	Requires Re-submit
<i>Comments</i>	For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687. For the full list of SUP conditions, please see attached Resolution 25-R-180.			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Not Resolved) - [1/30/26] (INFO) See informational comment below. Per condition 6, please note that some type of physical barrier will need to be provided to delineate current extent of storage area and ensure no encroachment into 312'-wide open space along north. (NO) Please clarify size/height of covered areas. [INITIAL] (INFO) Per condition 4, no laydown yard materials, including stacked storage items such as pole bunks, shall be visible to surrounding properties. (NO) SUP Concept Plan indicates COVERED vehicle storage but site plan sheets do not specify covered storage? Please clarify/correct.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Not Resolved) - FLU designation of adjacent properties not indicated in provided master aerial plan. Please provide.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - [INFO] If applicable, please include list of all requested/approved waivers, conditions, and the date of approval on cover sheet.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESQZ; (4) CR 475A Visual Enhancement Gateway Development Overlay			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] Sign is included. Please note sign will require separate sign permit and will need to be at least 5' from property lines.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding any required improvements as provided in approved traffic impact analysis (AR 32870, approved 4/30/25)			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [INFO] (1) PID 41200-012-00: Rezoning case no. 250203ZC; (2) PID 41200-020-00, 41200-020-01: Rezoning case no. 151008Z; (3) SUP case no. 250204SU for entire site			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - [1/30/26] Rows of 10+ parking spaces seems to have been removed on civil plan sheets only. Old callouts showing 10+ parking spaces numbers still on site plan sheets and should be removed in future submittals. [INITIAL] Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces. Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/05/2026	02/01/2026	Requires Re-submit
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - [1/30/26] (INFO) General Agriculture seems to be misspelled on master aerial plan. First sentence of concurrency deferral statement seems to have typo. See additional GS comments below. (NO) No changes to the building elevations have been submitted. Please provide/clarify. [INITIAL] (INFO) Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel. Per condition 4, a 6' opaque fence around the site shall be provided during construction (NO) Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [1/30/26] Changes to civil plan sheets have been made. Please see Landscaping comments for additional changes to be made in landscaping plan set. [INITIAL] (INFO) Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees in Type B buffers shall be increased in size to be 25% above the minimum planting size as specified by the LDC. (NO) Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B. Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly. Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly			
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - [INFO] Only one phase indicated on plans			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] EALS transferred to FWC on 10/9/25.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/05/2026	01/29/2026	Requires Re-submit
<i>Comments</i>	1. All opaque fencing to be 8' ht, and indicated on plan per markups. 2. All waiver request shall be submitted to DRC on the waiver request form. 3. Please submit signed and sealed irrigation and photometric plans, photometric plans to comply with Dark Sky certification requirements. 4. Some buffers are missing 3 board fencing per the SUP, see plans for markups. 5. Parking adjacent to building does not meet parking island requirements, see plans for markups 6. Location of 8'ht opaque fence should be reviewed per SUP condition 4. c.2, see plan for markups.			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/05/2026	02/05/2026	Requires Re-submit
<i>Comments</i>	add type of application to ALL title blocks			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/05/2026	02/04/2026	Informational

Comments Owner's certification was added to cover page -EMW 02.04.2026

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 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]."

OCE Stormwater (Permits & Plans) (Office of Alexander Turnipseed) 02/05/2026 01/30/2026 Requires Re-submit

the County Engineer)

- Corrections* 6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.
- Corrections* 6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.
- 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* Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.
- Corrections* 7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "No change to the work as shown on the approved plans shall be made without notification to and approval by the Office of the County Engineer."
- Corrections* 6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.
- Corrections* 6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/05/2026	01/30/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/05/2026	01/29/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/05/2026	02/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/05/2026	02/05/2026	Requires Re-submit
<i>Comments</i>	Please see the plan comments and corrective comments. The project will be connecting to Marion County Utilities (MCU) water by extension and connecting to MCU sewer.			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Additional Utilities Comments			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size: IRRIGATION WELL - LOCATED NEAR WATER METERS			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters over 2"			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - 7.1.3 - UT DETAILS			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			

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REVIEW SESSION FILES:

\$525.05_011526-03-003_Utilities Plan Review Receipt_EPL Invoice_016105_0001.pdf
 031706-01-001 SECO_OCALA_ALTA-rev4 SUEs.pdf
 06636842 Final Phase I ESA Report-Three Land Parcels-Ocala, FL.pdf
 07573342 (SECO Ocala, Design Level Geotechnical - Updated Report) S&S.pdf
 Alternative Pipe Request Narrative r.pdf
 Book 1235 PG 921.pdf
 Book 7542 PG 87.pdf
 Cross Access Deviation - SECO.pdf
 File Category Placeholder.pdf
 hydrant testing - Bowman.pdf
 Operation and Maintenance Plan.pdf
 SECO - OCALA - TD and LP_2025-12-19ss.pdf
 SECO Ocala 33432 - Capacity Charges Determination and Summary Worksheet Proof.pdf
 SECO Ocala Hydraulic Report.pdf
 SECO Ocala Lift Station Design Report.pdf
 SECO Ocala Response to comments letter.pdf
 SECO Ocala Right of Way Deed Draft.pdf
 Stormwater Report.pdf
 -Water-Meter-Sizing-per-AWWA-M22-3rd-Edition-SECO OCALA.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Waiver must be request via waiver request form submitted to the Devevelopment Review Team	01/29/2026 2:32	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	Indicate fence ht. (8')	01/29/2026 2:58	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	Per SUP - a preserved 3 board fence and a chain link fence up to 8' ht is also required in this area	01/29/2026 2:59	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	11
Susan Heyen	per sup condition #4.C.2, the 8' ht opaque fence shall be installed at the outer perimeter of the lay down yard, as shown on the conceptual plan - call out specific location of opaque fence	01/29/2026 3:06	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	indicate fence ht (8')	01/29/2026 3:10	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	Per SUP condition 4.e, an 8' ht opaque security fence is also required in the this buffer	01/29/2026 3:11	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	13
Susan Heyen	parking islands required per every ten spaces, islands and terminus islands require shade trees	01/29/2026 3:15	PMSECO - OCALA - TD and LP_2025-12-19ss.pdf	10
Alexander	Identify the design high water elevation, estimated seasonal high-water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom.	01/30/2026 9:09	AMFile Category Placeholder.pdf	34
Heather Proctor	Add note: Minimum depth of FM is 48".	02/05/2026 4:16	PMFile Category Placeholder.pdf	36
Heather Proctor	Add end of county maintenance plan note, before the DDC.	02/05/2026 4:17	PMFile Category Placeholder.pdf	39
Heather Proctor	Add end of county maintenance plan note.	02/05/2026 4:17	PMFile Category Placeholder.pdf	39
Heather Proctor	Confirm with MCFR that this meets the requirement.	02/05/2026 4:18	PMFile Category Placeholder.pdf	39
Heather Proctor	This line seems too long / far	02/05/2026 4:19	PMFile Category Placeholder.pdf	39
Heather Proctor	Call out lengths of 3" water line	02/05/2026 4:19	PMFile Category Placeholder.pdf	39
Heather Proctor	3" RPZ required after meters.	02/05/2026 4:20	PMFile Category Placeholder.pdf	39
Heather Proctor	Grease interceptor size not called out. Also need signed and sealed flow calculations.	02/05/2026 4:21	PMFile Category Placeholder.pdf	39
Heather Proctor	Make a TYP plan note on all private hydrants - referencing note #12 or add the note to each call out.	02/05/2026 4:21	PMFile Category Placeholder.pdf	39
Heather Proctor	Inv. in cannot be lower than inv. out.	02/05/2026 4:22	PMFile Category Placeholder.pdf	39
Heather Proctor	This project is also extending the main: construct 12"x8" tee w/ 8" GV	02/05/2026 4:23	PMFile Category Placeholder.pdf	39
Heather Proctor	USE DETAIL UT215A FOR THE 3' METER - ABOVE GROUND	02/05/2026 4:24	PMFile Category Placeholder.pdf	42

PARCEL A - (PN 41200-012-00) - 38.05 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857222, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)
THAT PART OF THE SOUTH 10 OF THE NORTH 10 3/4 OF THE SE 1/4 1/2 W/2 E/2 OF RIGHT OF WAY OF 1/2 S. IN SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475A, TOGETHER WITH A 2009 EXPV MOBILE HOME VIN # GA15LSA6071R0X21, SITUATED THEREON.

SCHEDULE "BII" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857222, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 189, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 22, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTERESTS EXCEPTED HEREIN. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22.**

PARCEL B - (PN 41200-020-00) - 19.15 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857203, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)
THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

LESS AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 89 DEGREES 48' 00" W 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF C.R. 475A 907.89 FEET, THENCE WEST 50.70 FEET, THENCE S 0.71 W 18.00 FEET, THENCE WEST 28.89 FEET, THENCE NORTH 95.70 FEET, THENCE WEST 80.58 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S 01 DEGREES 08' 28" W ALONG SAID WEST BOUNDARY LINE 897.18 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE N 89 DEGREES 48' 00" E ALONG SAID SOUTH BOUNDARY LINE OF 1278.28 FEET TO THE POINT OF BEGINNING.

SCHEDULE "BII" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857203, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 189, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 216, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1286, PAGE 149, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1286 PAGE 149.**
- 7. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 452, PAGE 80, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 8. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 595, PAGE 209, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 9. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 621, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

PARCEL C - (PN 41200-020-01) - 19.98 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857208, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)
COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 89 DEGREES 48' 00" FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CR 475A, 897.00 FEET, THENCE WEST 50.70 FEET, THENCE SOUTH 18.00 FEET, THENCE WEST 28.89 FEET, THENCE NORTH 95.70 FEET, THENCE WEST 80.58 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S 01 DEGREES 08' 28" W ALONG SAID WEST BOUNDARY LINE 897.18 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE N 89 DEGREES 48' 00" E ALONG SAID SOUTH BOUNDARY LINE OF 1278.28 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN 2009 WINNIE MOBILE HOME, VIN # 80A1097MA AND 80E1097MA, SITUATED THEREON.

SCHEDULE "BII" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1857208, EFFECTIVE DATE AUGUST12TH 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
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D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
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- 5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
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- 7. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 621, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 7542, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

TABLE "A" A.L.T.A SURVEY REQUIREMENTS

- 1. FOUND OR SET ALL CORNERS.
- 2. PROPERTY ADDRESS PARCEL A - 1284 SW 18TH AVE, PARCEL B - 1283 SW 18TH AVE, PARCEL C - 1245 SW 18TH AVE AVE.
- 3. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 128602020D DATED 8/27/2008 AT 8:00 PM.
- 4. SUBJECT PARCELS CONTAINS:
PARCEL A, 162748.00 SQUARE FEET OR 36.85 ACRES.
PARCEL B, 84689.78 SQUARE FEET OR 19.15 ACRES.
PARCEL C, 879150.07 SQUARE FEET OR 19.98 ACRES.
TOTAL = 1,388,018.84 SQUARE FEET OR 31.98 ACRES, MORE OR LESS.
- 5. BENCHMARK AND CONTOURS SHOWN ON HEREON.
- 6. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- 17. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 18. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT THE OF SURVEY.
- 18. ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

INDEX OF SHEETS

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SHEET 2	A.L.T.A NSPS LAND TITLE INFORMATION
SHEET 3	BOUNDARY SURVEY
SHEET 4	TOPOGRAPHIC SURVEY
SHEET 5	EASEMENTS

Bowman
Surveyors
COUNTY RD 475A, OCALA, FL 34473
ALTA/NSPS LAND TITLE SURVEY
MARION COUNTY, FLORIDA

PROJECT NO
031706-01-001

PLAN STATUS

DATE	DESCRIPTION
FIELD BOOK	PAGE
124-CPE	1-4

FIELD CREW: C/M/P
J.A.B. M.R.G.
D.R.M. C.H.D.

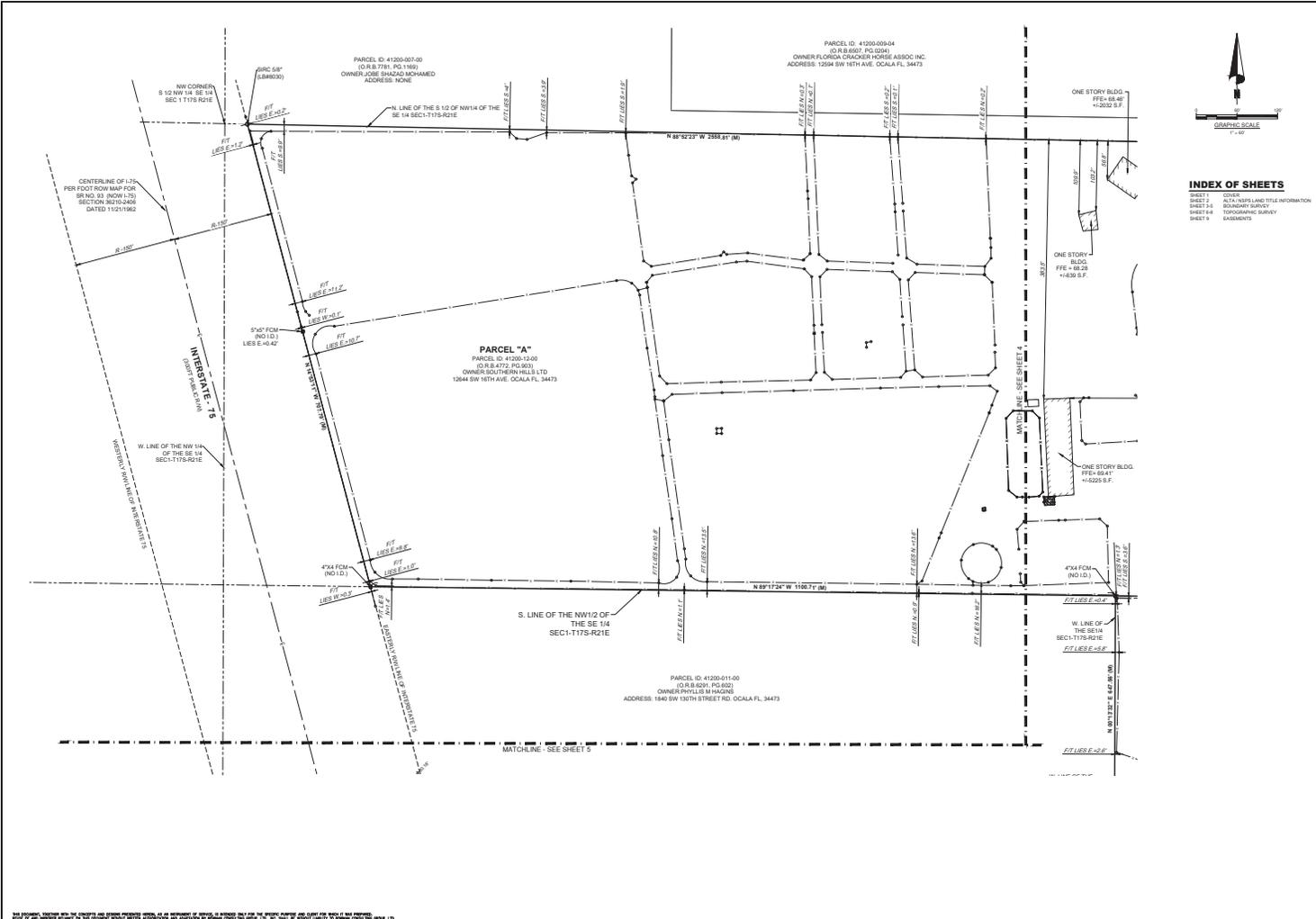
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JOB#031706-01-001

DATE: 09/12/2024

FILE NAME:
031706-01-001_SECO
0304_A_250

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SHEET 6-8	TOPOGRAPHIC SURVEY
SHEET 9	EXAMINERS

Bowman

Surveyors & Engineers, Inc.
 1000 W. GORRISON BLVD. SUITE 100
 OCALA, FL 34473
 PHONE: (352) 237-2244
 WWW.BOWMAN-SURVEY.COM

Project No: 031706-01-001

SECO
COUNTY RD 475A, OCALA, FL 34473
 ALTA/NSPS LAND TITLE SURVEY
 MARION COUNTY, FLORIDA

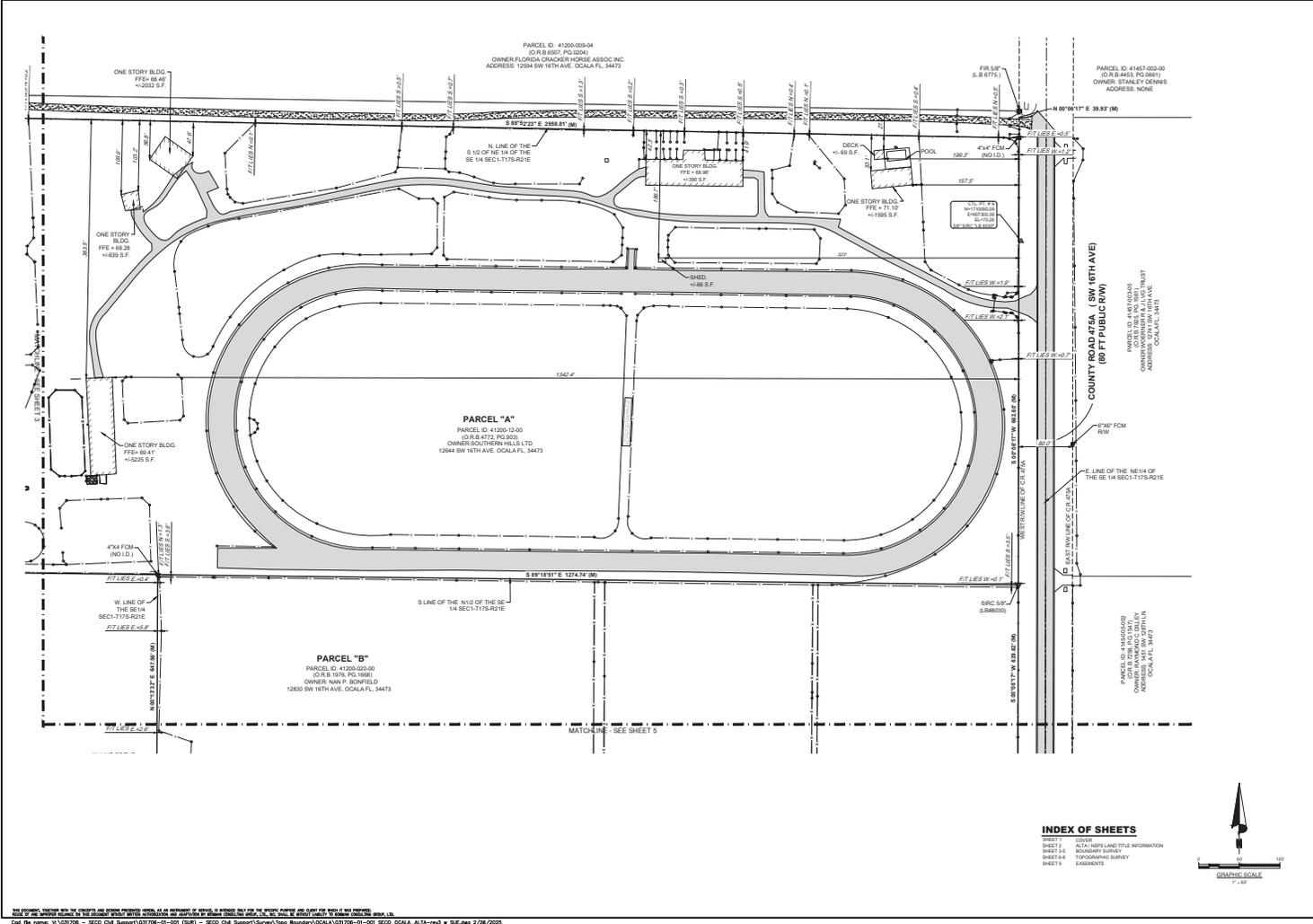
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PLAN STATUS

DATE	DESCRIPTION
09/12/2024	DATE
031706-01-001 SECO	FILE NAME
OCALA_131380	FILE NAME

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DATE	DESCRIPTION
FIELD BOOK PAGE	124-CPE 1-4
FIELD CREW: CP,MP	J.A.B. M.R.G.
DATE: 09/12/2024	CP,MP

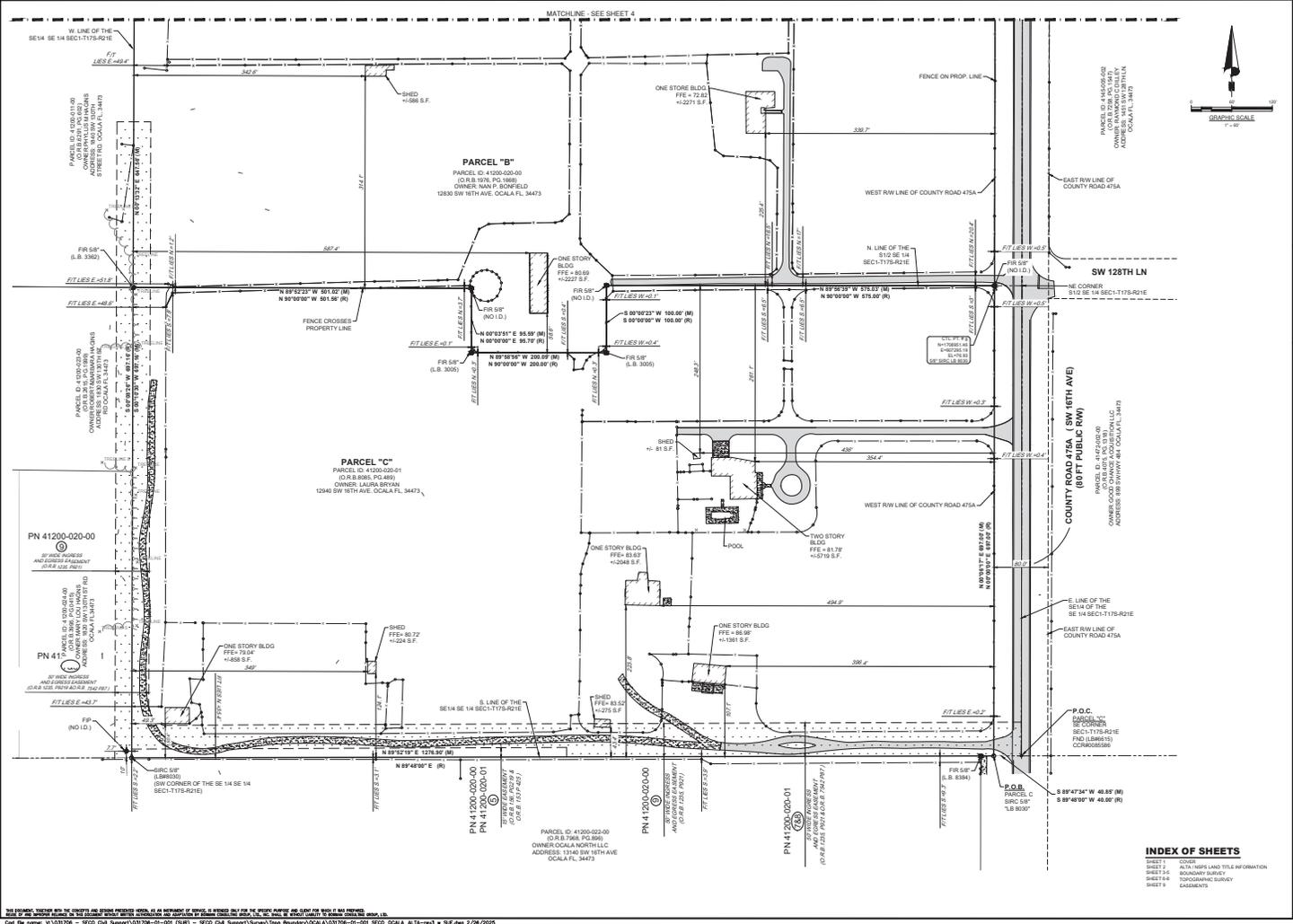


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SHEET 4	TOPGRAPHIC SURVEY
SHEET 5	EXHIBITS



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Bowman

Surveying & Mapping, Inc.
 10000 W. US Highway 90, Suite 100
 Fort Worth, Texas 76133
 Phone: 817.339.8800
 Fax: 817.339.8801
 www.bowmansurvey.com

SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
 MARDIN COUNTY, FLORIDA

PROJECT NO	031706-01-001
PLAN STATUS	
DATE	09/12/2024
FIELD BOOK	T24-CP6 1-4
FIELD CHECK	J.A.B. / P.D.M.
SCALE	1"=60'
JOB NO	031706-01-001
DATE	09/12/2024
BY NAME	J.A.B. / P.D.M.
BY TITLE	ALTA / NSPS LAND TITLE INFORMATION
BY TYPE	BOUNDARY SURVEY
BY DATE	09/12/2024
BY SCALE	1"=60'

SHEET 5 OF 9

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Cod file name: H:\031706 - SECO Civil Support\031706-01-001 (SAP) - SECO Civil Support\Survey\Topo Boundary\OCALA\031706-01-001 SECO_OCALA_ALTA-nsps.dwg 2/26/2025

DATE	DESCRIPTION
09/12/2024	DATE

FIELD BOOK	PAGE
T24-CPE	1-4

FIELD CREW	COMP	M.R.G.
J.A.B.	CP/M	CHD

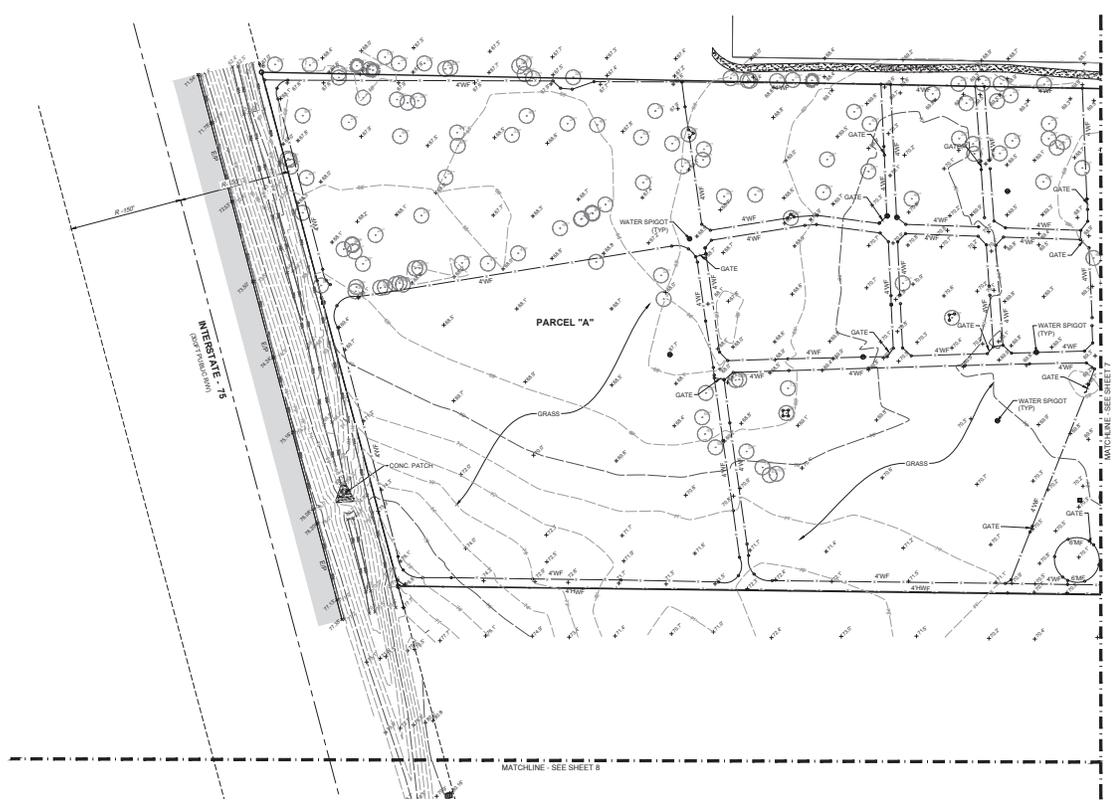
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JOB#031706-01-001

DATE: 09/12/2024

S.U.E. NAME: 031706-01-001 SECO OCALA, FL 34473

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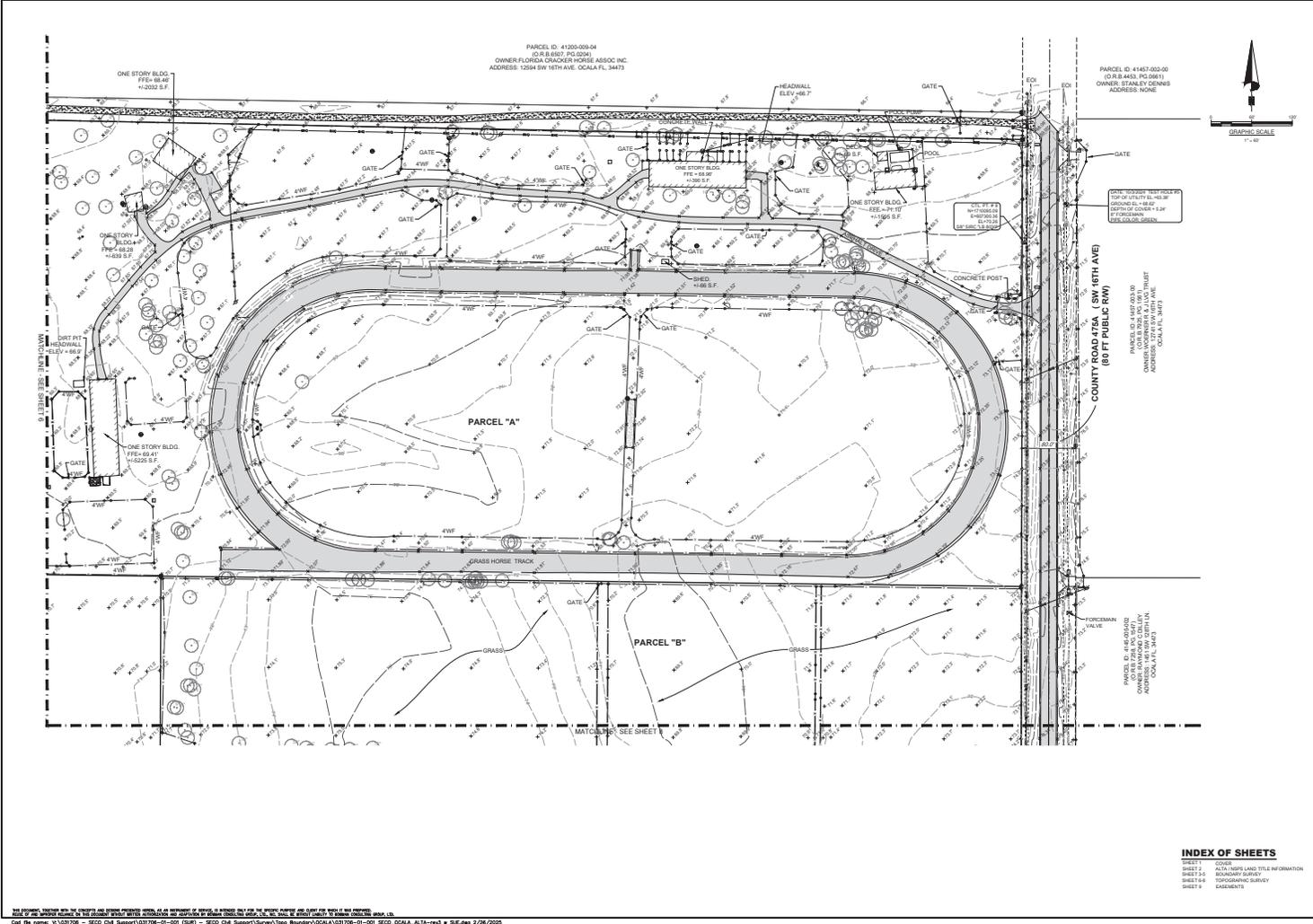


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- SHEET 5 EASEMENTS



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 BOCA RATON, FL 33433
 TEL: 561-993-1100
 WWW.BOWMAN-SURVEYING.COM

SECO

COUNTY RD 475A, OCALA, FL 34473

ALTA / NSPS LAND TITLE SURVEY

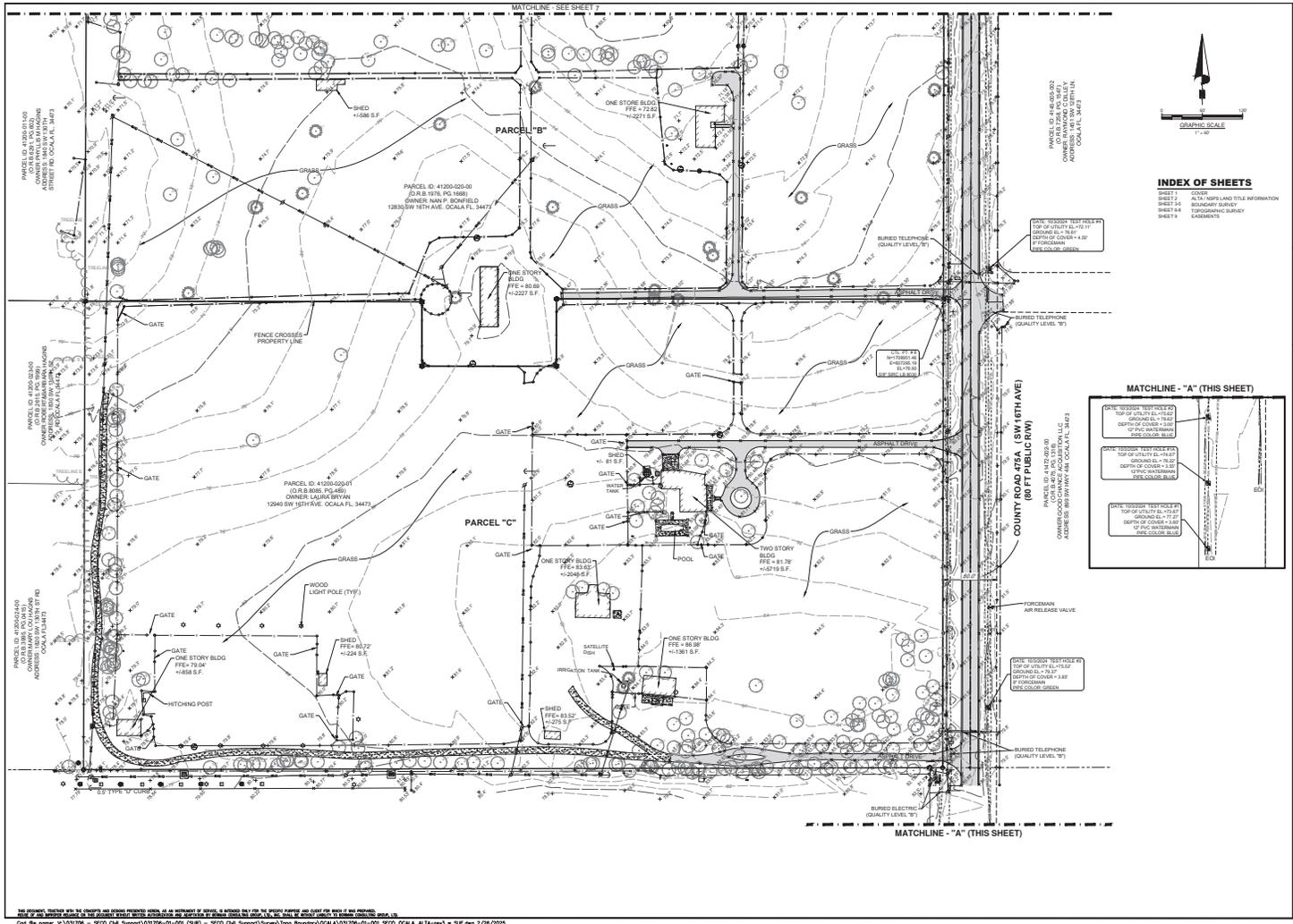
MARION COUNTY, FLORIDA

PROJECT NO	031706-01-001
PLAN STATUS	05/22/24 ADDED SUE
DATE	09/12/2024
FIELD BOOK - PAGE	T24-CPE 1-4
FIELD CREW: CP, MP	J.A.B. M.R.G.
SCALE: 1"=60'	CHD
JOB#031706-01-001	DATE: 09/12/2024
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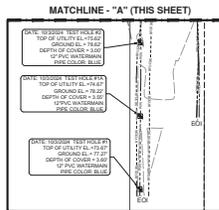
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SHEET 2	ALTA / NSPS LAND TITLE INFORMATION
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SHEET 4	TOPOGRAPHIC SURVEY
SHEET 5	EGREMENTS

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SHEET 6	BOUNDARY SURVEY
SHEET 7	BOUNDARY SURVEY
SHEET 8	BOUNDARY SURVEY
SHEET 9	BOUNDARY SURVEY
SHEET 10	BOUNDARY SURVEY



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SECO
 COUNTY RD 475A, OCALA, FL 34473
 ALTA/NSPS LAND TITLE SURVEY
 FLORIDA
 MARION COUNTY

PROJECT NO.
 031706-01-001

PLAN STATUS
 05/22/24 ADDED S.U.E.

DATE	DESCRIPTION
09/12/2024	J.A.B. M.R.G.
08/12/2024	DRINK CHOD

FIELD CREW: CPMP
 J.A.B. M.R.G.
 DRINK CHOD

SCALE: 1"=80'
 JOB#031706-01-001

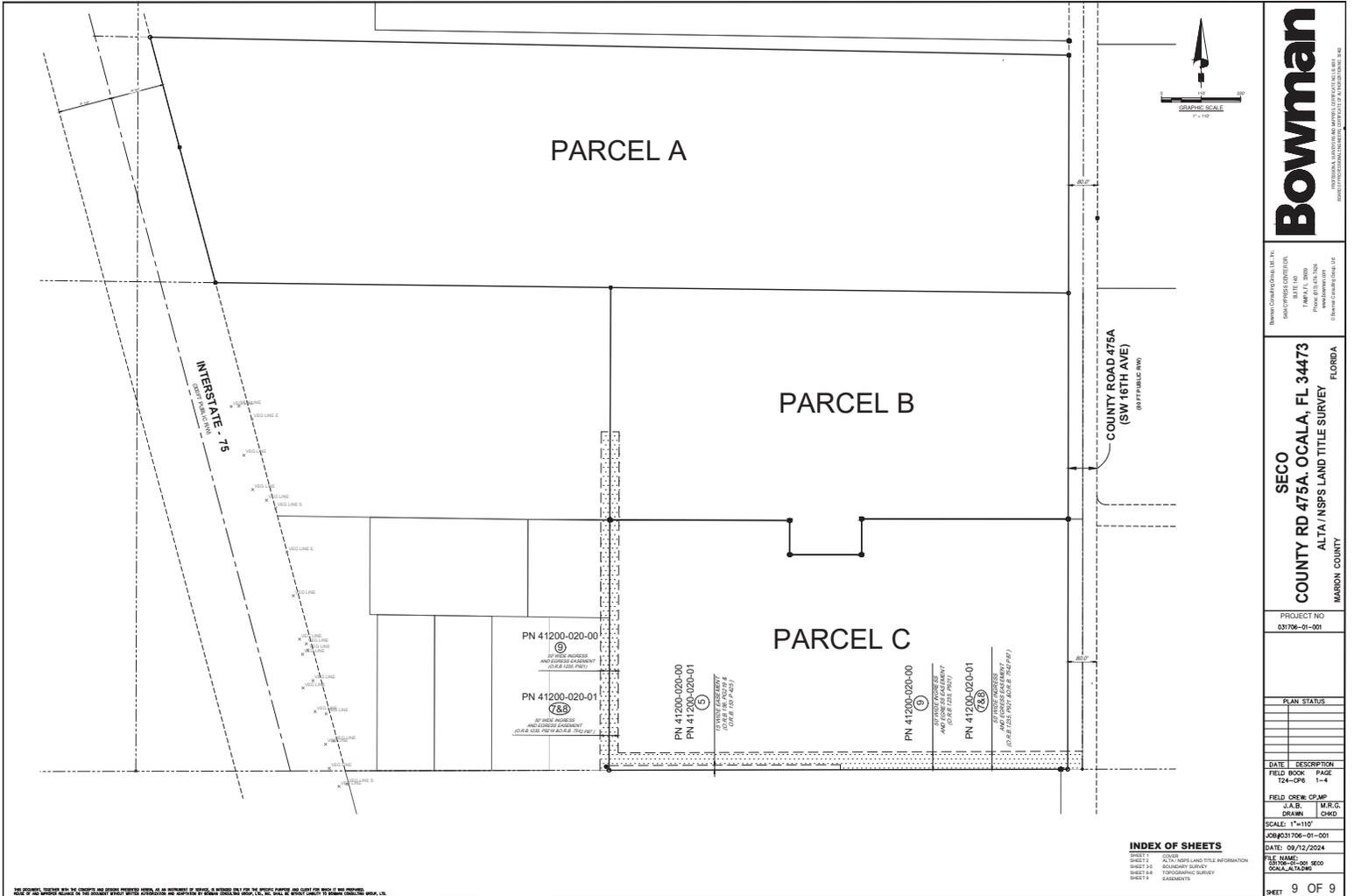
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FILE NAME:
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 TAMPA, FL 33609
 WWW.BOWMAN.COM
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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
 FLORIDA
 MARION COUNTY

PROJECT NO
 031706-01-001

PLAN STATUS	

DATE	DESCRIPTION

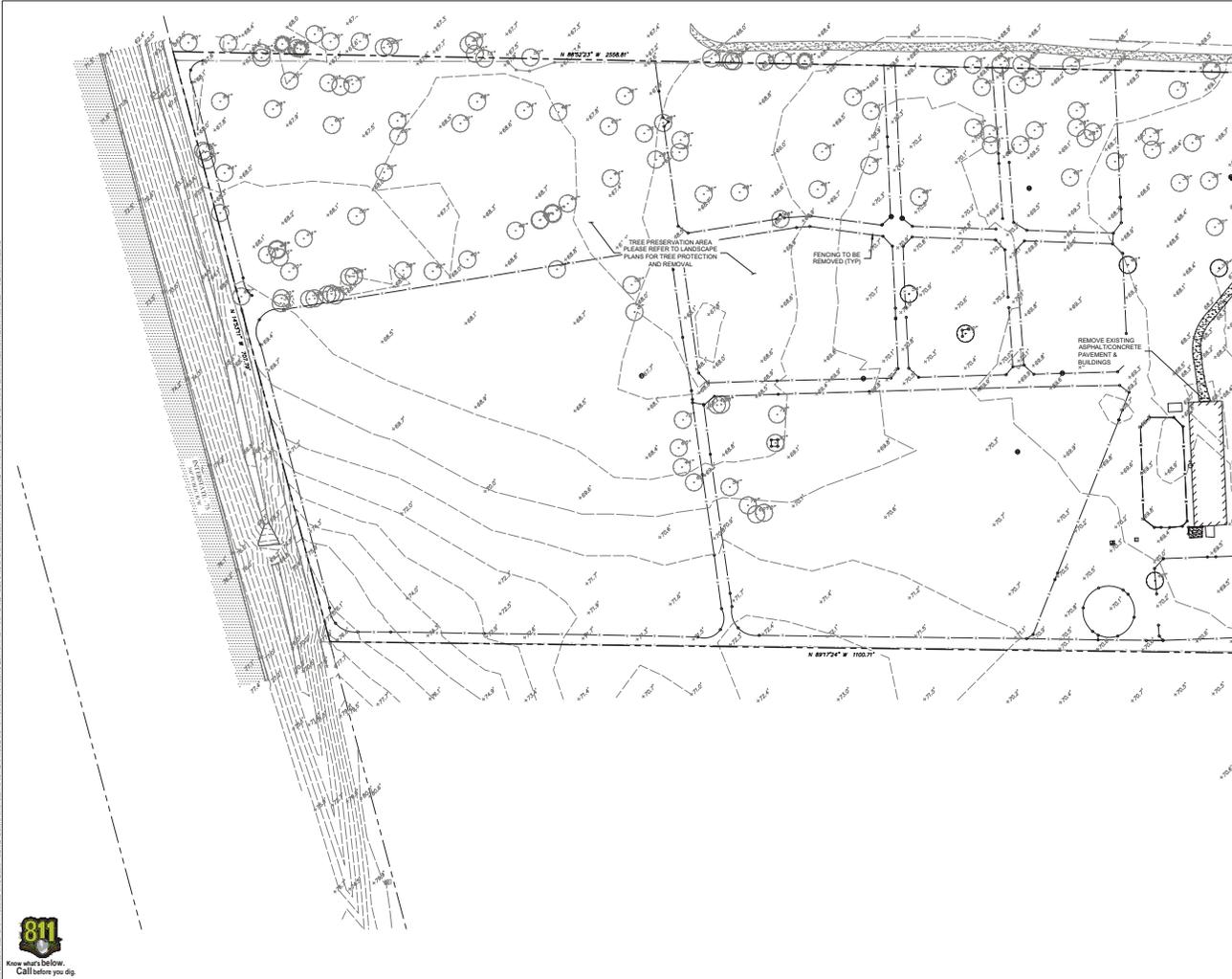
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J.A.B.	M.R.G.
D.S.M.	C.H.O.
SCALE: 1"=110'	
JOB#031706-01-001	
DATE: 09/12/2024	
FILE NAME: 031706-01-001_SECO 031706-01-001	

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SHEET 3	09/12/2024	TOPOGRAPHIC SURVEY
SHEET 4	09/12/2024	EASEMENTS

SHEET 9 OF 9

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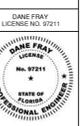


REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION



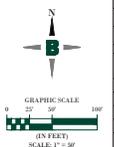
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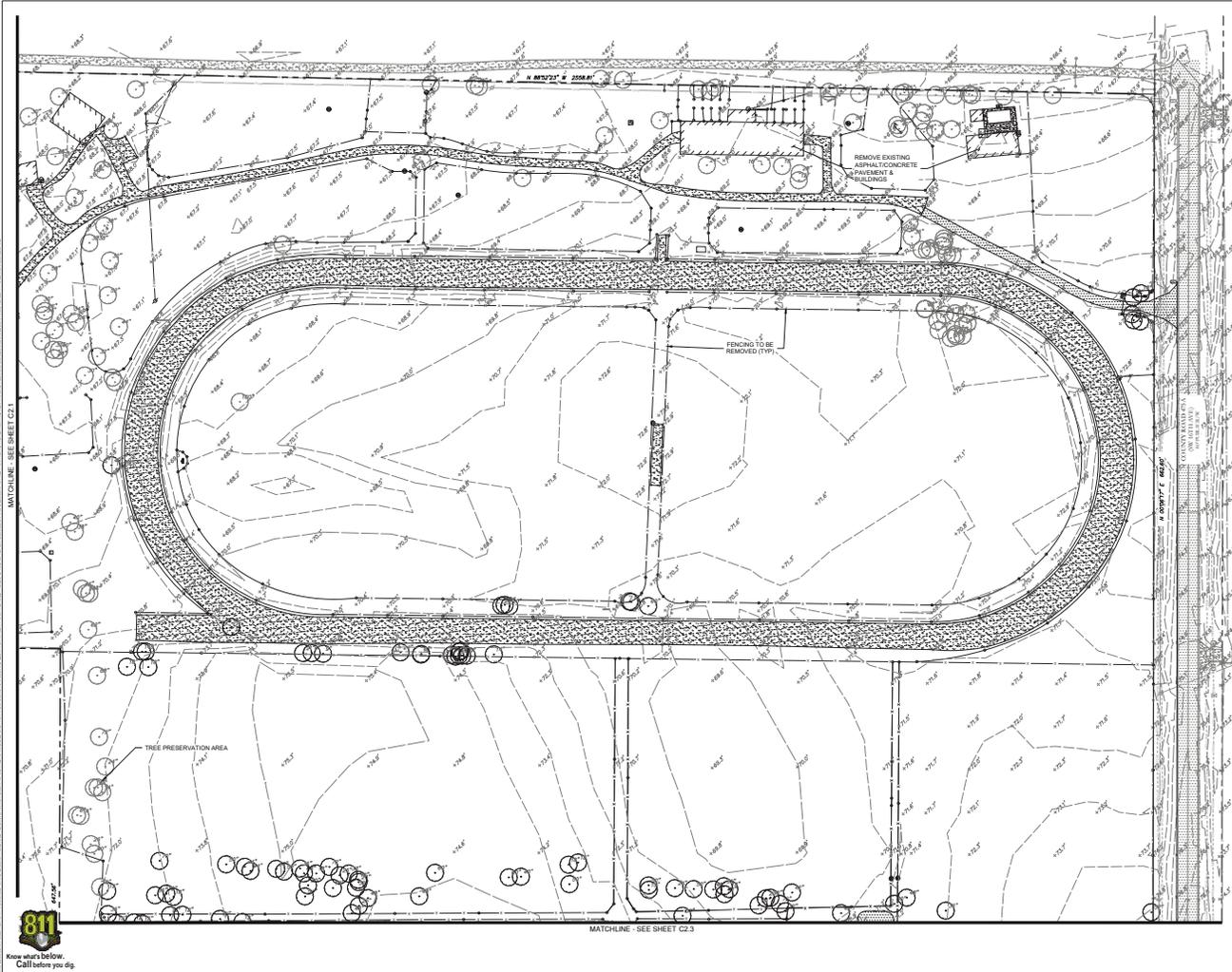
DEMOLITION PLAN
 MAJOR SITE PLANS FOR
SECO ENERGY - Ocala
 SW 18TH AVE. (C.R. 475A)
 Ocala, FL 34733 MARION COUNTY



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	CHD
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 19, 2008
FILE	011026-03-003-040
SHEET No.	C.2.1





KEY MAP

X1	X2
	Y2

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION.

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DEMOLITION PLAN
 MAJOR SITE PLANS FOR
 SECO ENERGY - OCALA
 SW 18TH AVE. (C.R. 475A)
 OCALA, FL 34733 MARION COUNTY

DANE FRAY
 LICENSE NO. 07211

PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
	CHKD
SCALE	AS SHOWN
JOB No.	011026-DP-003
DATE	January 19, 2020
FILE	011026-DP-003-040
SHEET No.	C.2.2

GRAPHIC SCALE
 0 20' 40' 80'
 (IN FEET)
 SCALE: 1" = 40'

811
 Know what's below.
 Call before you dig.

MATCHLINE - SEE SHEET C2.2

KEY MAP



REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION.

RELOCATE UTILITY POLE (BY OTHERS)

SW 120' (111' L)

REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT & BUILDINGS

FENCING TO BE REMOVED (TYP)

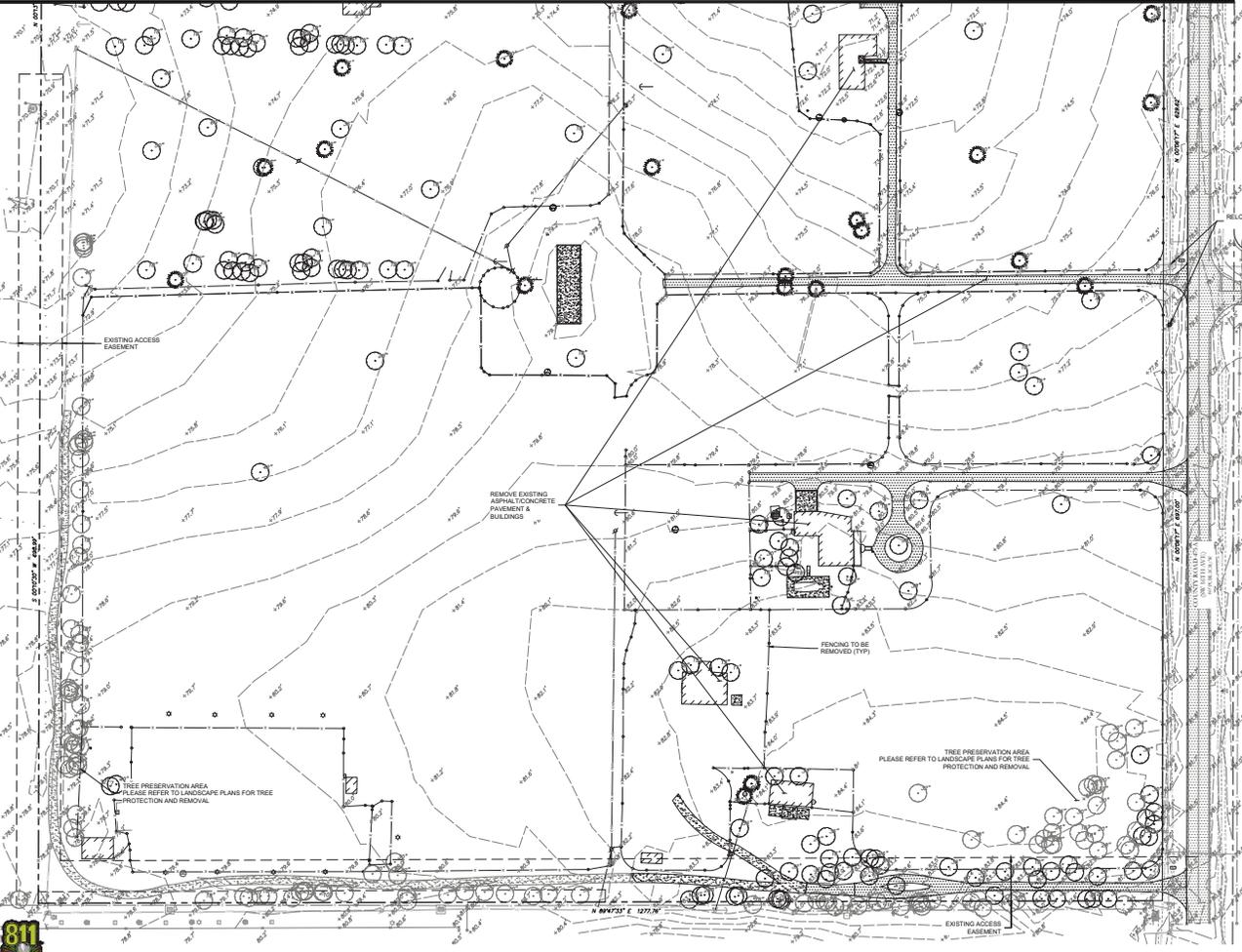
TREE PRESERVATION AREA PLEASE REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL.

TREE PRESERVATION AREA PLEASE REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL.

EXISTING ACCESS EASEMENT



GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 SCALE: 1" = 40'



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DEMOLITION PLAN
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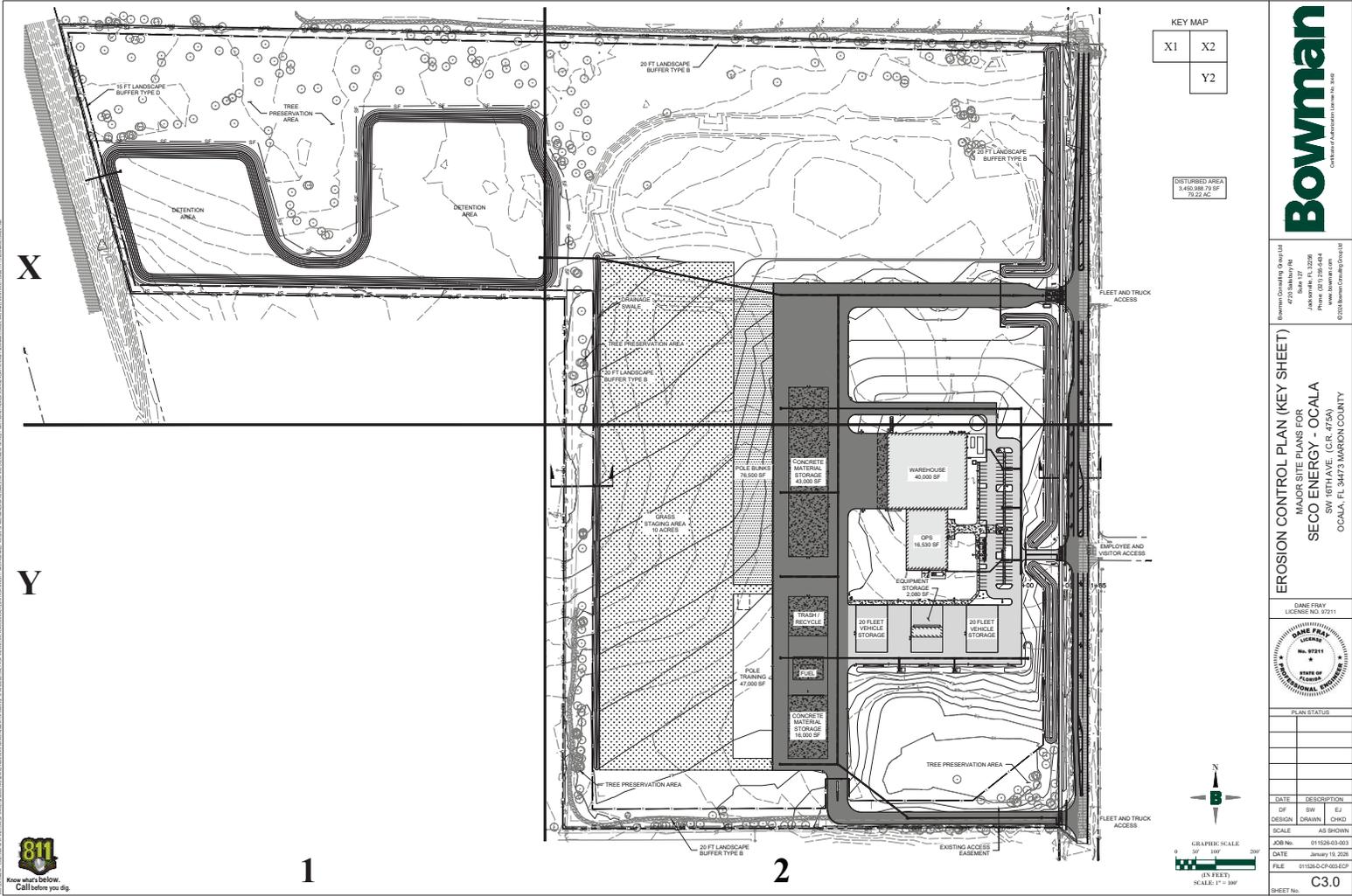
DANE FRAY
 LICENSE NO. 07211



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	EJ
CHD	
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 19, 2020
FILE	011026-03-003-000

SHEET No. **C.2.3**



DISTURBED AREA
140,000 SQ FT
79.22 AC

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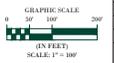
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MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 18TH AVE. (C.R. 475A)
OCALA, FL 34713 MARION COUNTY

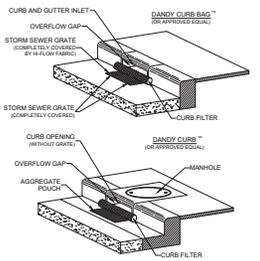
DINNE FRAY
LICENSE NO. 07211



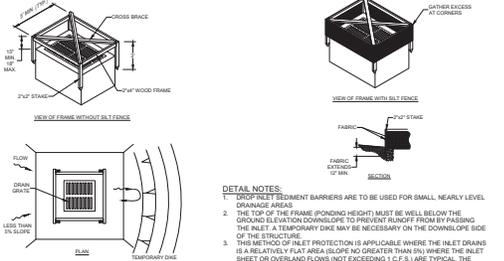
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DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 19, 2008
FILE	011026-03-003-EDP
SHEET No.	C3.0



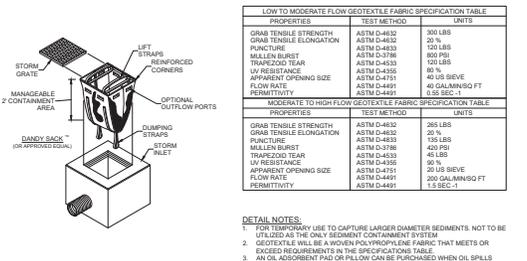


INLET PROTECTION: CURB INLET (P2)



DETAIL NOTES:
 1. DUMP PEST FRAME BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.
 2. THE TOP OF THE FRAME (PONING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNDROPE TO PREVENT FLOW FROM BY PASSING THE INLET. A TEMPORARY DND MAY BE NECESSARY ON THE DOWNDROPE SIDE OF THE STRUCTURE.
 3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVE FLAT AREA (SLOPE NO GREATER THAN 1%) WHERE THE INLET SHEET OR OVERLAND FLOWS NOT EXCEEDING 1 C.F.I. ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDANS.

INLET PROTECTION: SILT FENCE (P6)

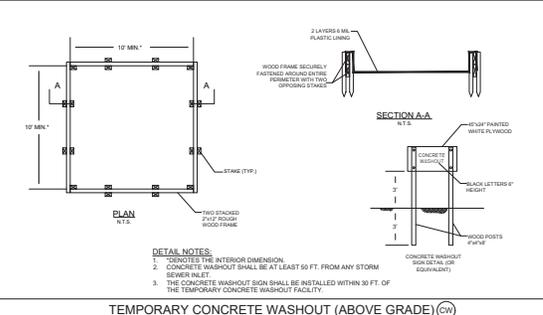


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	25%
PUNCTURE	ASTM D-4833	150 LBS
MULLER BURST	ASTM D-3786	800 PSI
TIREDNESS TEAR	ASTM D-4333	120 LBS
UP RESISTANCE	ASTM D-4355	85%
APARENT OPENING SIZE	ASTM D-4751	48 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITIVITY	ASTM D-4491	1.5 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	25%
PUNCTURE	ASTM D-4833	150 LBS
MULLER BURST	ASTM D-3786	450 PSI
TIREDNESS TEAR	ASTM D-4333	45 LBS
UP RESISTANCE	ASTM D-4355	90%
APARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITIVITY	ASTM D-4491	1.5 SEC.-1

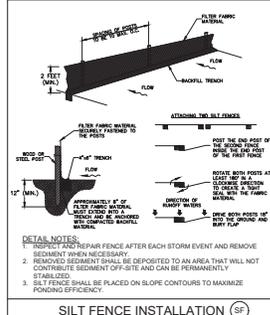
DETAIL NOTES:
 1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATION TABLE.
 3. AN OIL ADSORBENT PAD OR PLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 4. INSPECT FOR REGULATORY REQUIREMENTS.

INLET PROTECTION: CATCH BASIN (P10)



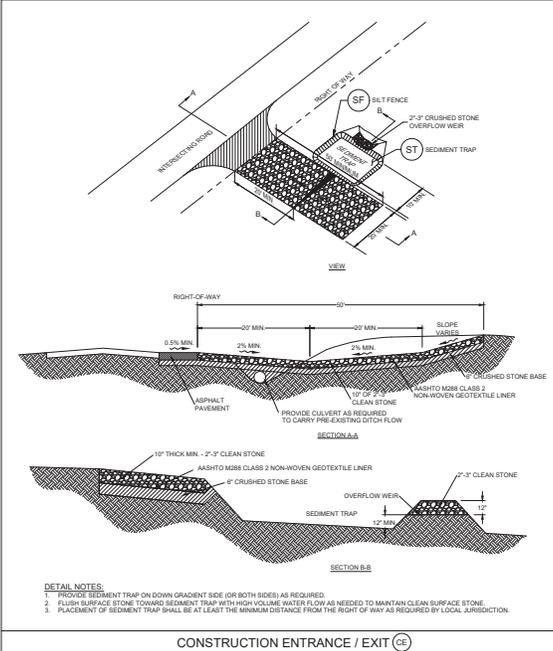
DETAIL NOTES:
 1. CONNOTES THE INTERIOR DIMENSION.
 2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.
 3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT (ABOVE GRADE) (C1)



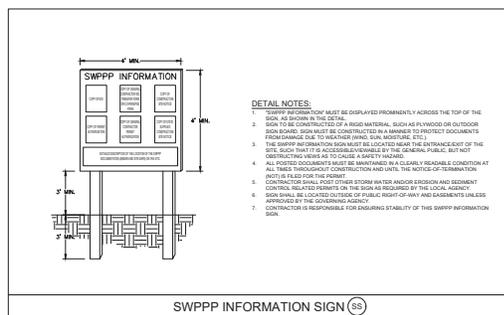
DETAIL NOTES:
 1. REMOVE SILT FENCE IMMEDIATELY AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONING EFFICIENCY.

SILT FENCE INSTALLATION (SF)



DETAIL NOTES:
 1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

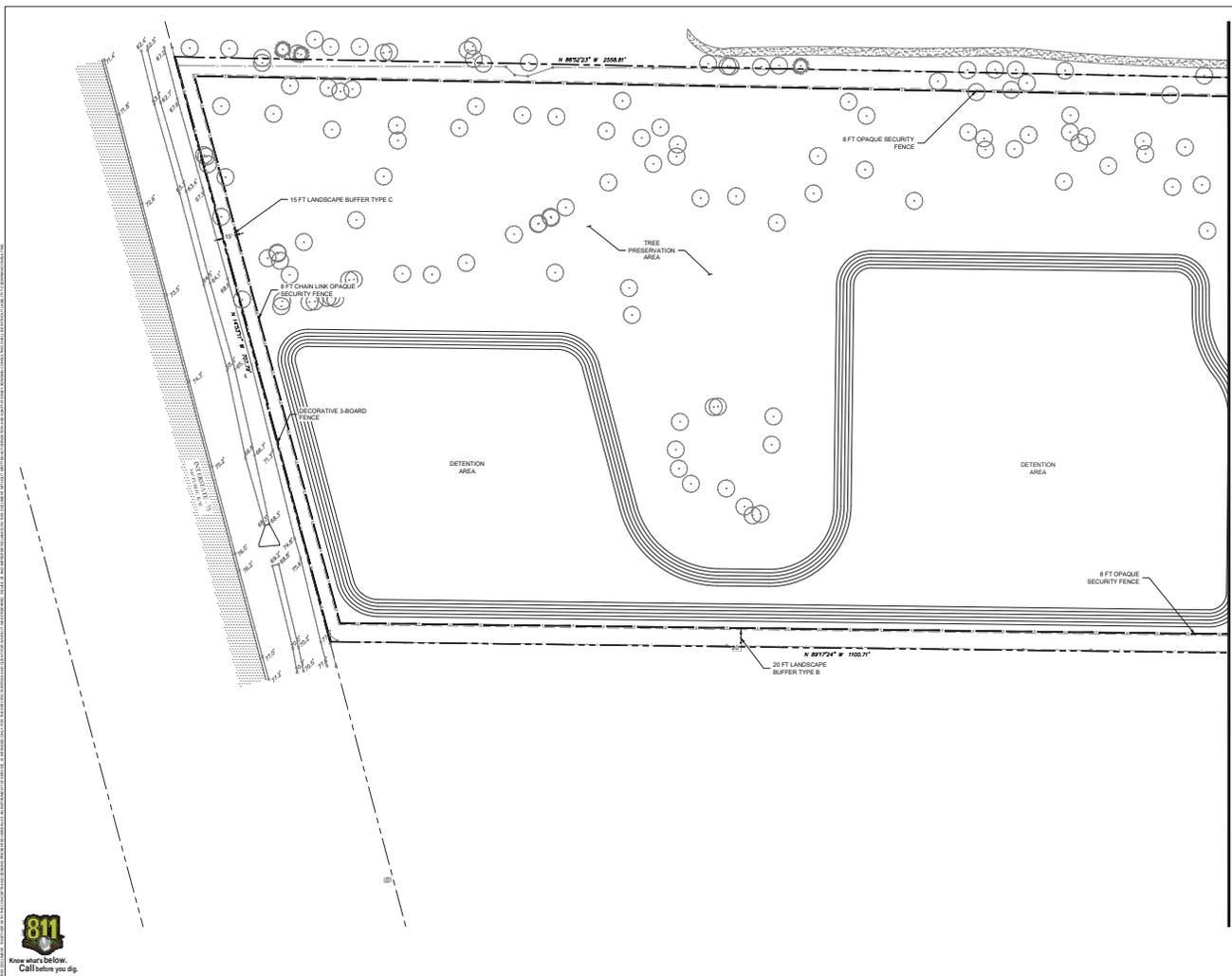
CONSTRUCTION ENTRANCE / EXIT (C2)



DETAIL NOTES:
 1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED TO WITHSTAND WEATHER CONDITIONS FROM CHANGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTIVE TO TRAFFIC OR TO OTHER SWPPP REQUIREMENTS.
 4. ALL TRAFFIC THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-DEPARTION NOTICE FLAG FOR THE PROJECT.
 5. CONTRACTOR SHALL POST OTHER STORM WATER POLLUTION PREVENTION AND SEDIMENT CONTROL MEASURES PERMANENTLY ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 6. SIGN SHALL BE CONSTRUCTIBLE OF OTHER RIGHT-OF-WAY MATERIALS, IF LESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (S3)





KEY MAP

X1	X2
	Y2

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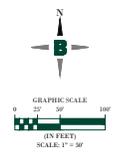
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 SW 18TH AVE. (C.R. 475A)
 OCALA, FL 3473 MARION COUNTY

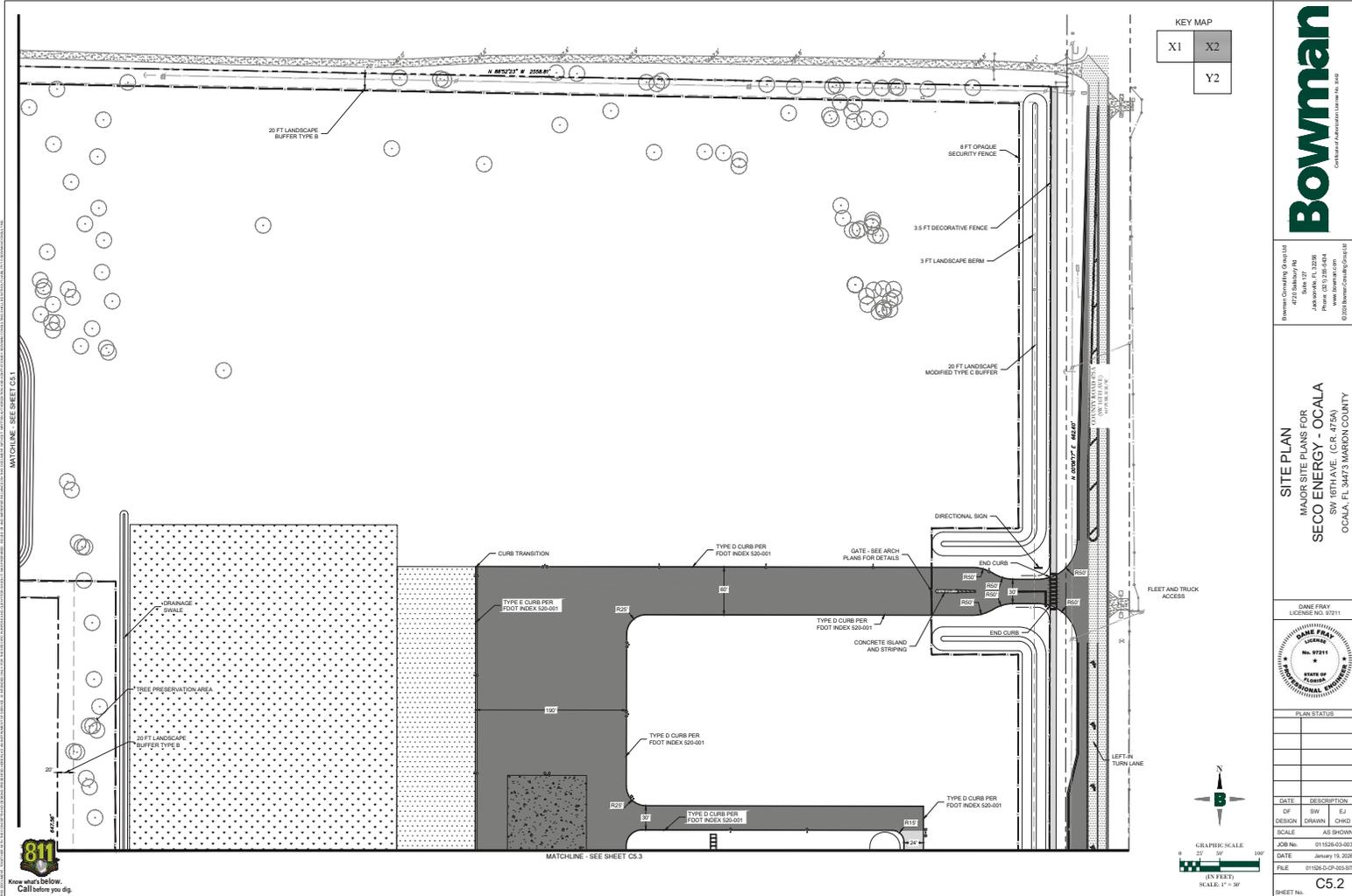
DANIE FRAY
 LICENSE NO. 07211



PLAN STATUS

DATE	DESCRIPTION		
DF	SW	EJ	CHKD
SCALE	AS SHOWN		
JOB No.	011526-03-003		
DATE	January 19, 2020		
FILE	011526-0-CP-003-SIT		
SHEET No.	C5.1		





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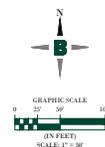
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 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
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 OCALA, FL 34473 MARION COUNTY

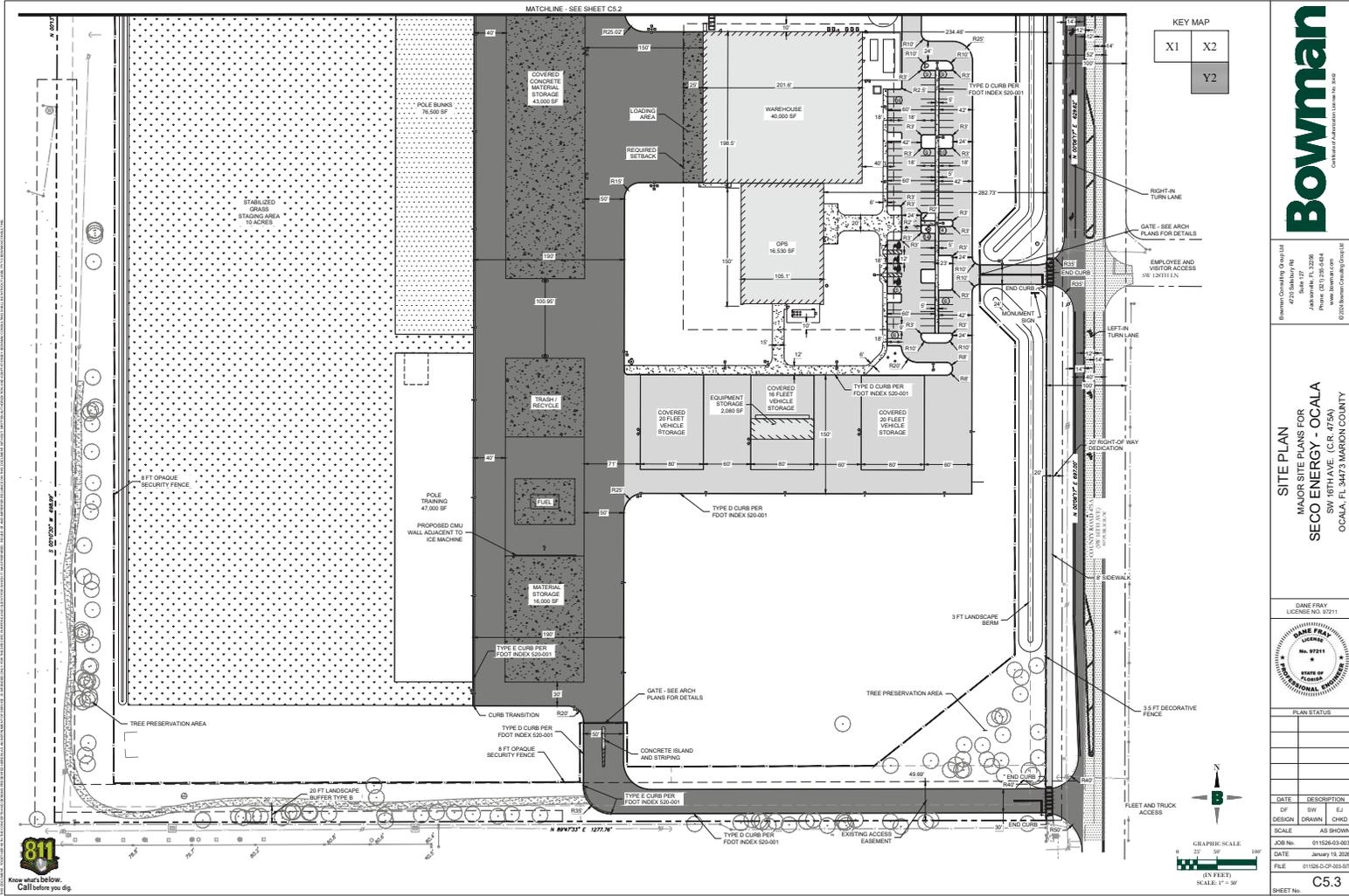
DINNE FRAY
 LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
CHKD	
SCALE	AS SHOWN
JOB No.	011502-03-003
DATE	January 19, 2008
FILE	011502-03-003-SIT
SHEET No.	C5.2





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SITE PLAN
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 Ocala, FL 34733 MARION COUNTY



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRWN
	CHKD

SCALE: AS SHOWN

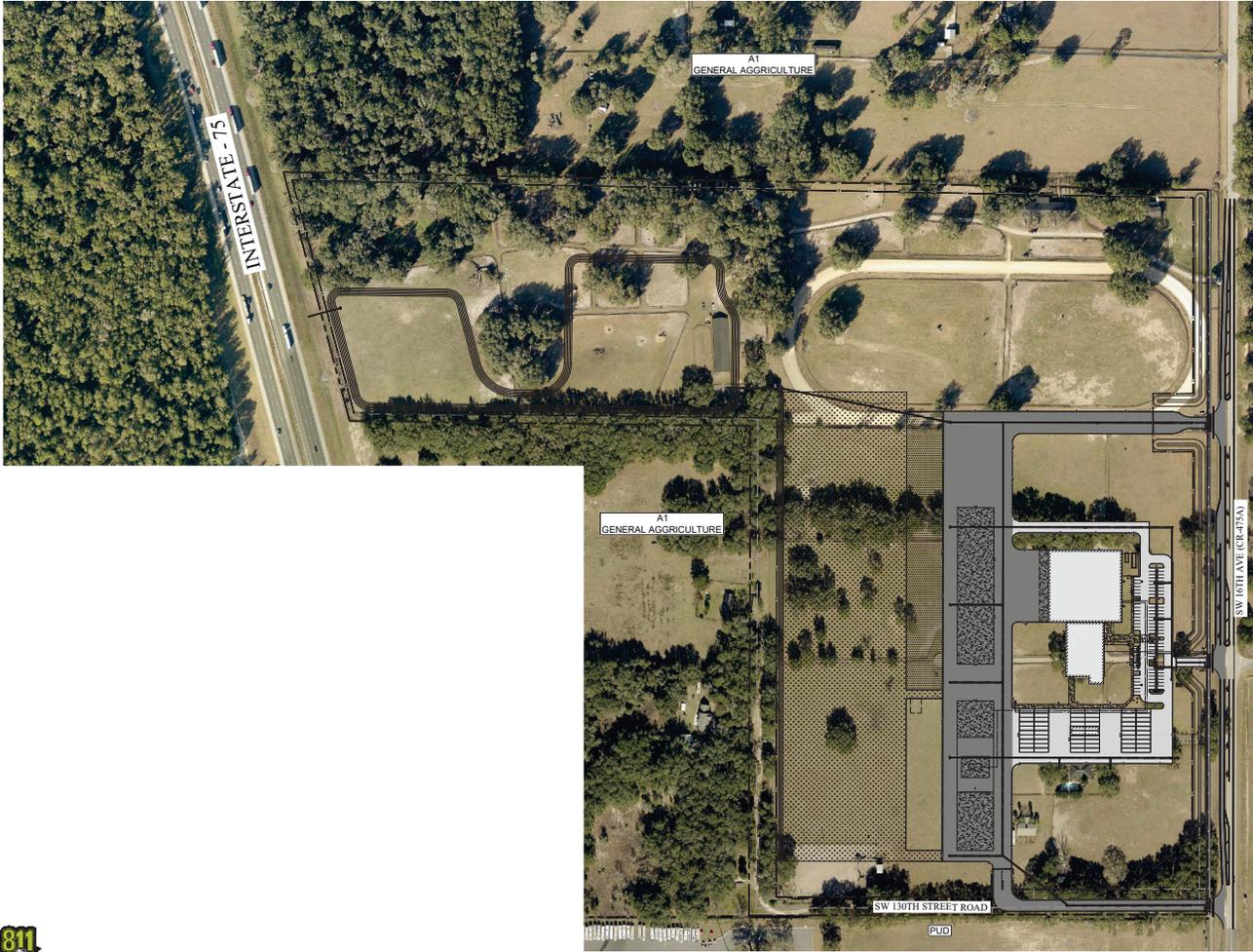
JOB No. 011026-03-003

DATE: January 19, 2008

FILE: 011026-03-003-ST

SHEET No. **C5.3**





KEY MAP

X1	X2
	Y2

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Planning & Survey Division
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MASTER AERIAL PLAN
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 181st AVE. (C.R. 475A)
 OCALA, FL 3473 MARION COUNTY

DANIE FRAY
 LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
EJ	CHKD

SCALE: AS SHOWN

JOB No. 011026-03-003

DATE: January 19, 2008

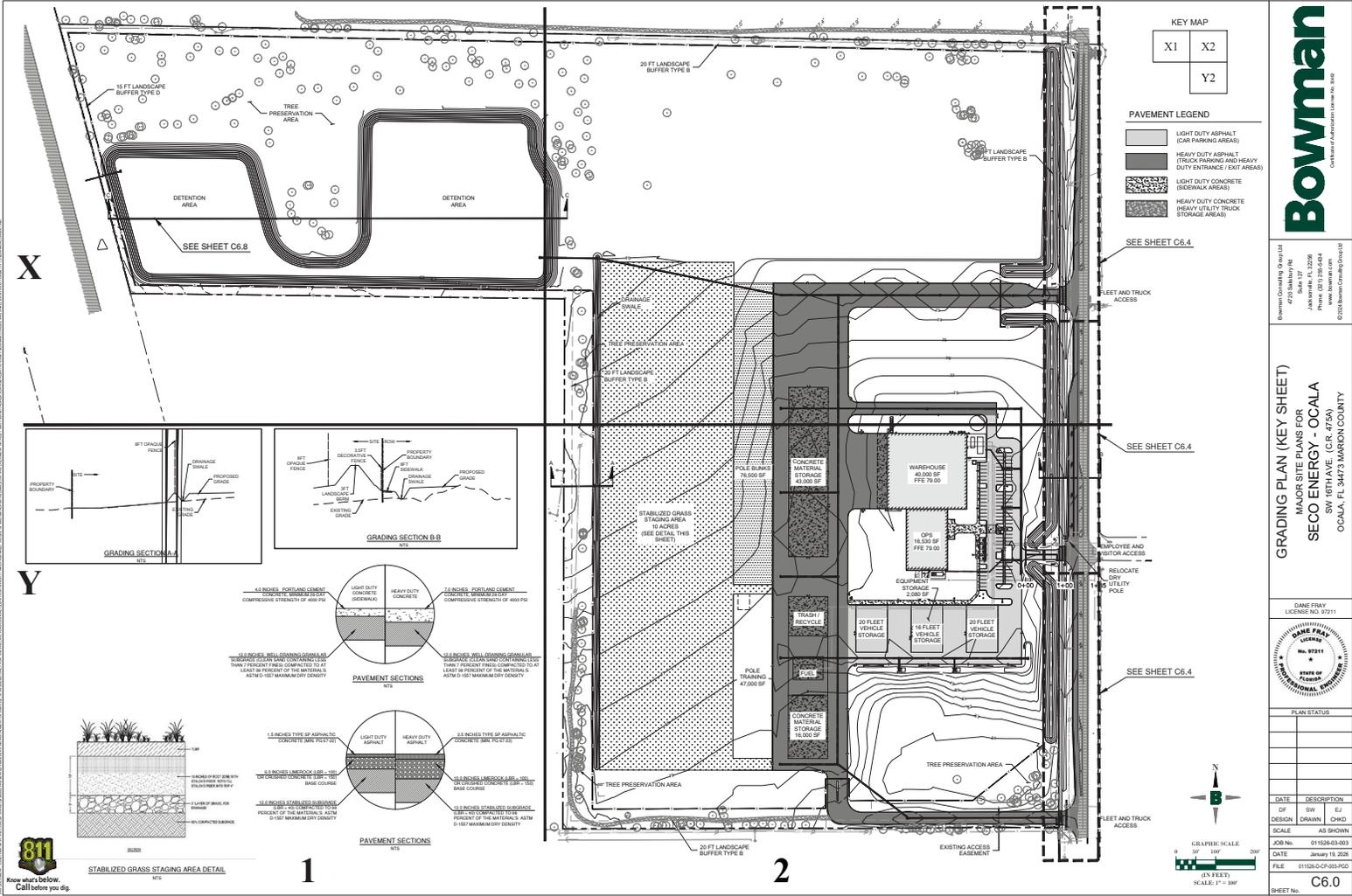
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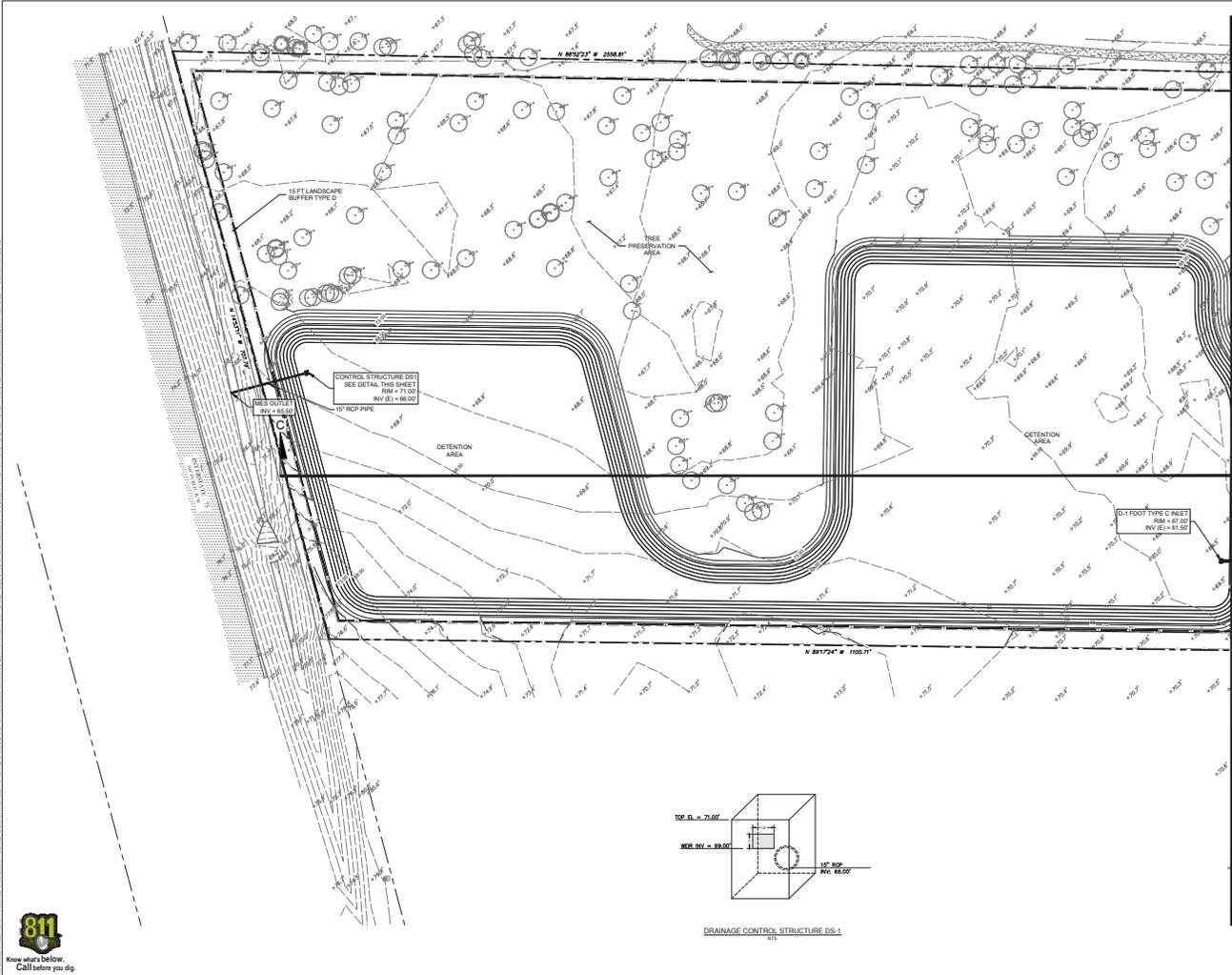
GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 SCALE: 1" = 100'



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DATE	DESCRIPTION
DF	SW
DESIGN	CHKD
SCALE	AS SHOWN
JOB No.	012626-03-003
DATE	January 19, 2028
FILE	012626-03-003-P02
SHEET No.	C6.0



KEY MAP

X1	X2
	Y2



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GRADING PLAN
MAJOR SITE PLANS FOR
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SW 18TH AVE. (C.R. 475A)
OCALA, FL 3473 MARION COUNTY

DANIE FRAY
LICENSE NO. 97211



PLAN STATUS

DATE	DESCRIPTION
DF	DESIGN
SW	DRAWN
EJ	CHKD

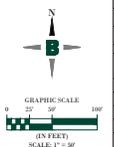
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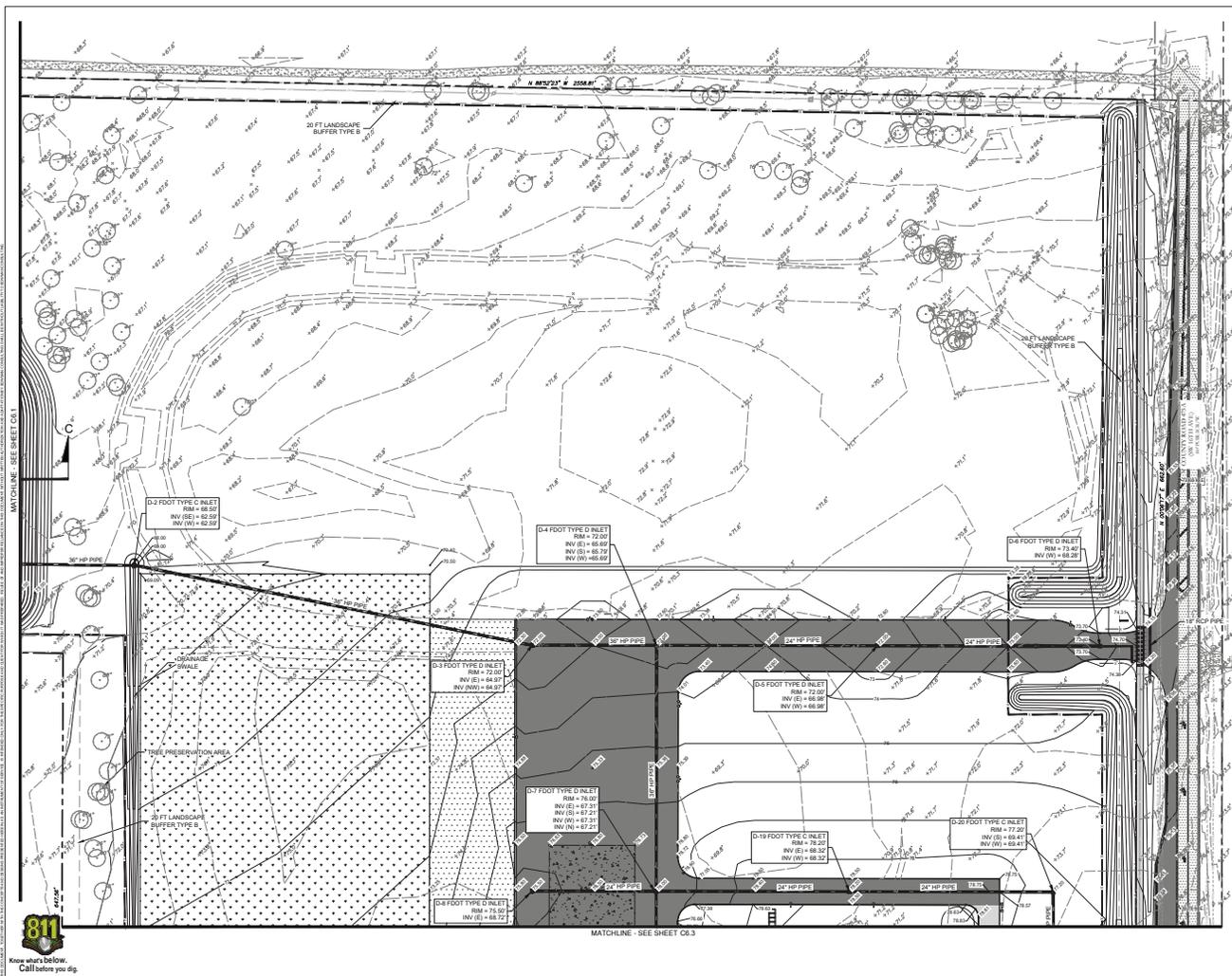
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DATE January 19, 2008

FILE 011026-03-003-P02

SHEET No. C6.1





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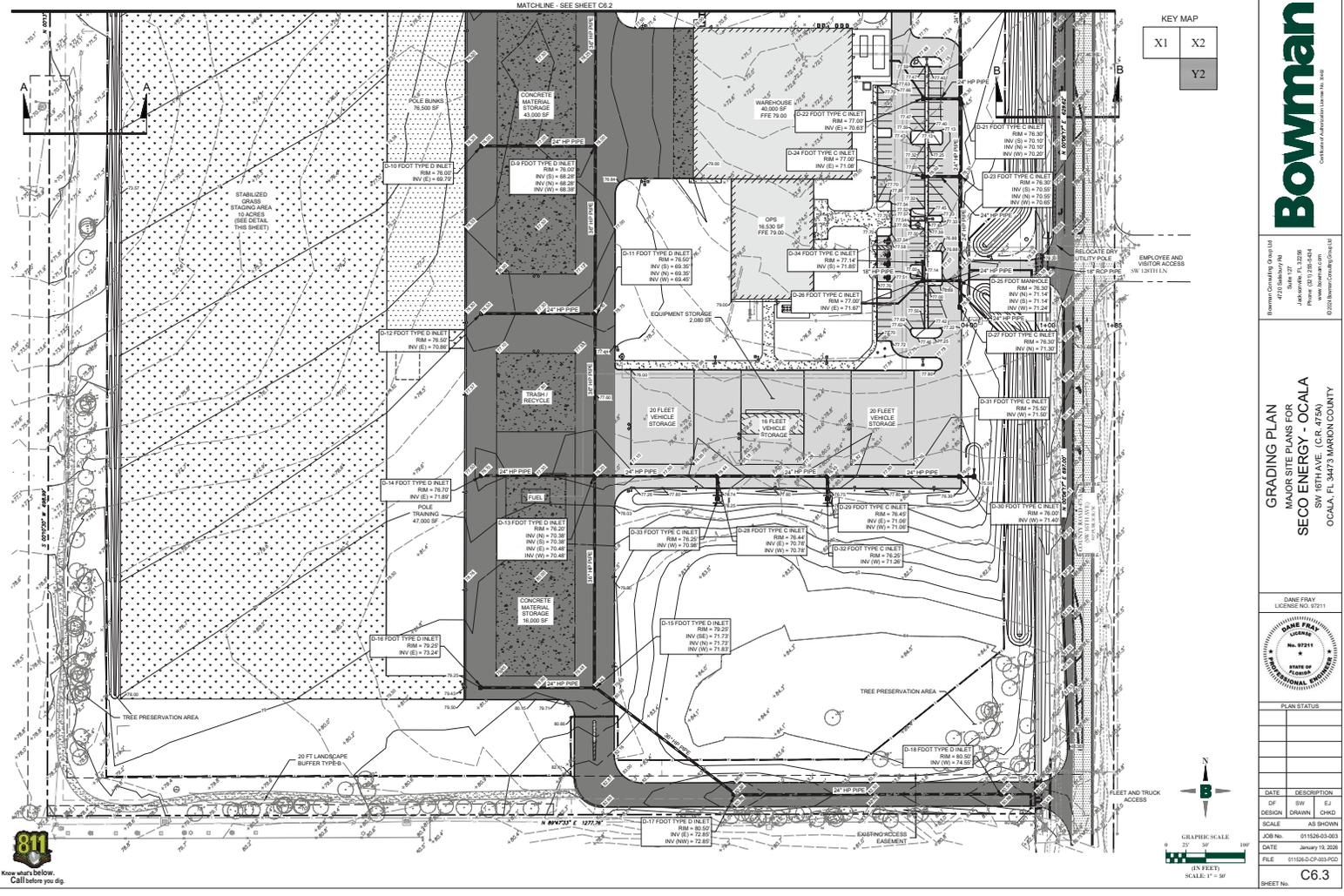
DANE FRAY
 LICENSE NO. 97211

PLAN STATUS	
DATE	DESCRIPTION
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DESIGN	DRWN
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 19, 2020
FILE	011026-CP-003-P02
SHEET No.	C6.2



MATCH LINE - SEE SHEET C6.2

KEY MAP



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GRADING PLAN
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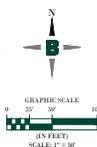
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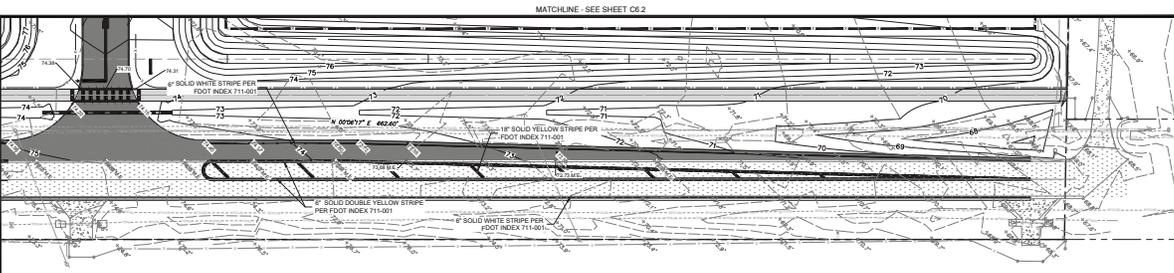
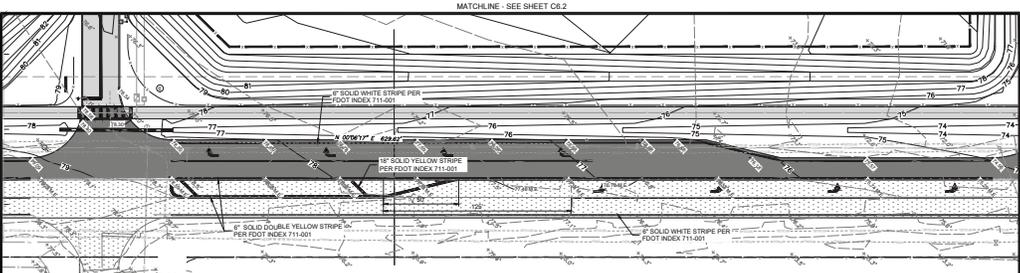
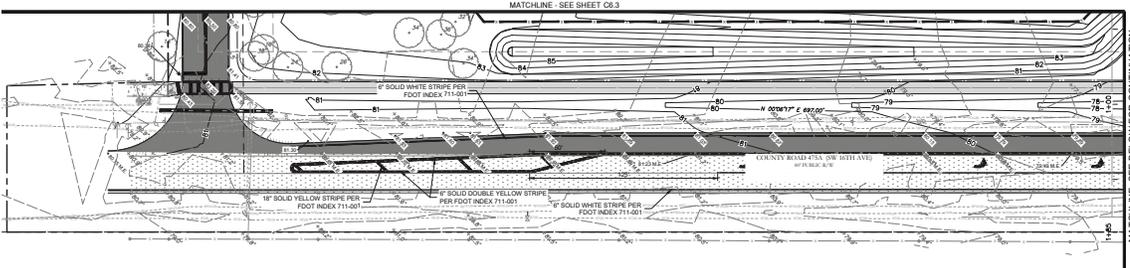
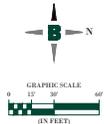
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DATE	January 19, 2008
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SHEET No.	C6.3





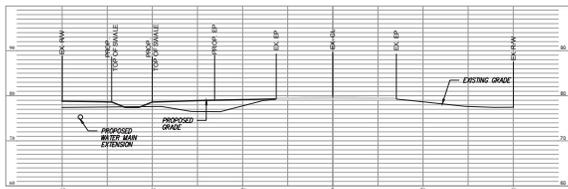
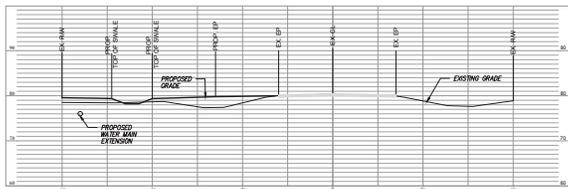
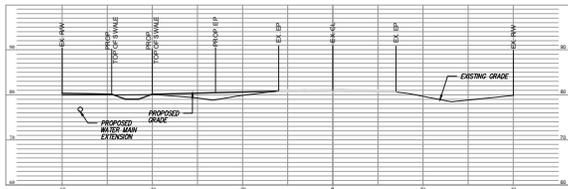
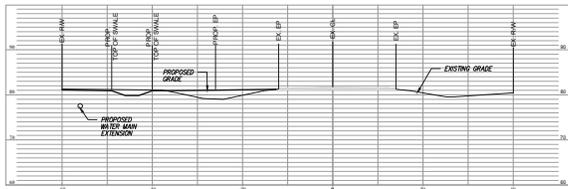
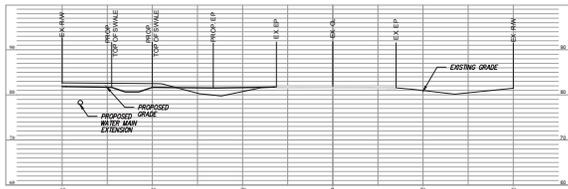
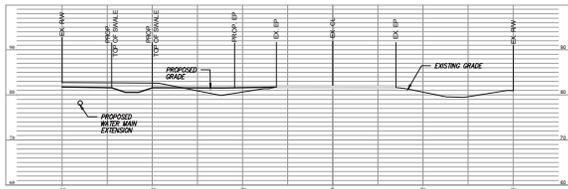
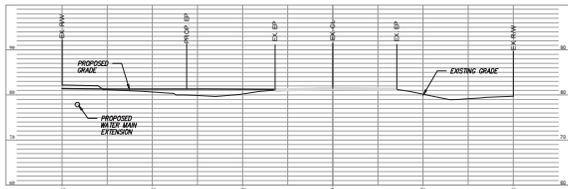
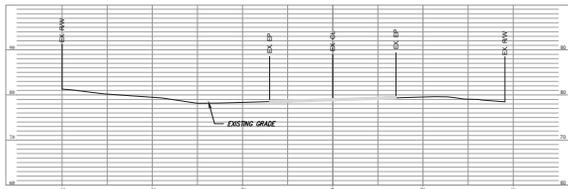
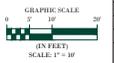
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EJ	CHKD
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DATE	January 18, 2008
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SHEET No.	C6.4





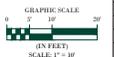
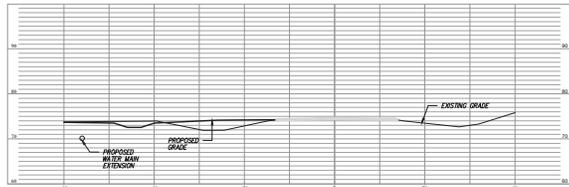
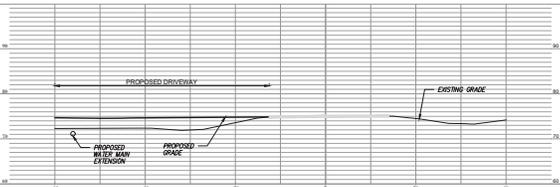
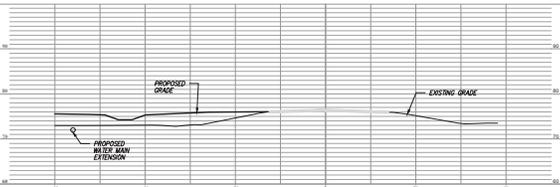
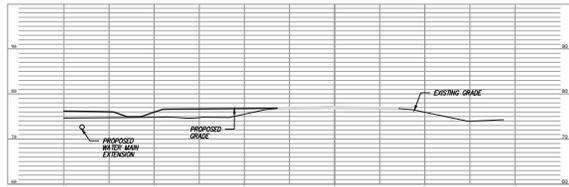
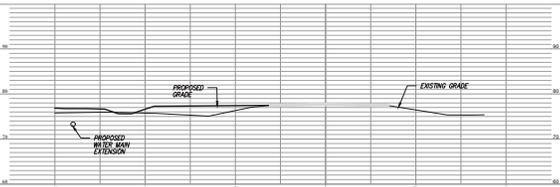
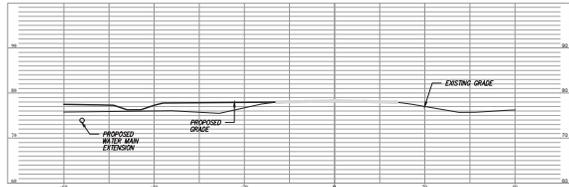
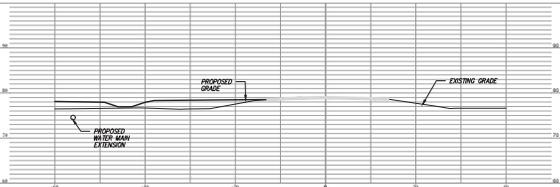
DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
EJ	CHKD

SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 18, 2024
FILE	011026-03-003-P02
SHEET No.	C6.5





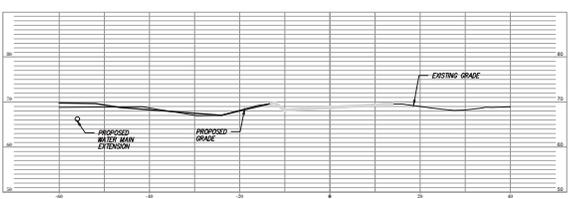
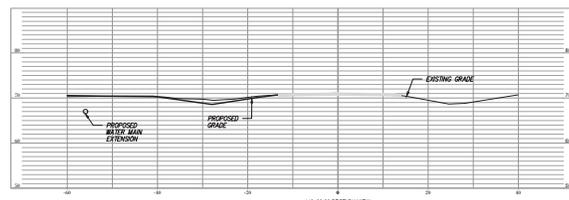
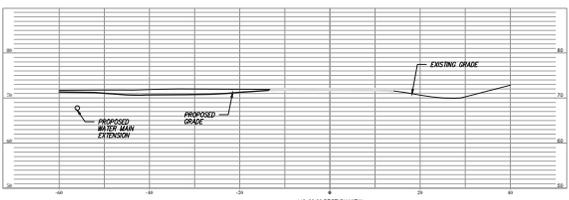
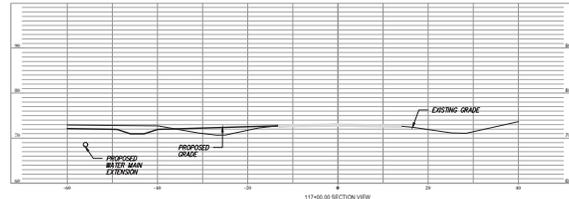
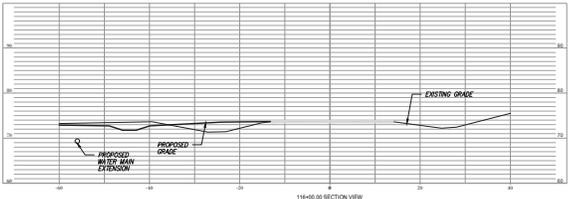
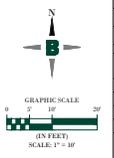
DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
SCALE	AS SHOWN
JOB No.	012624-033
DATE	January 18, 2024
FILE	012624-CP-033-P02
SHEET No.	C6.6



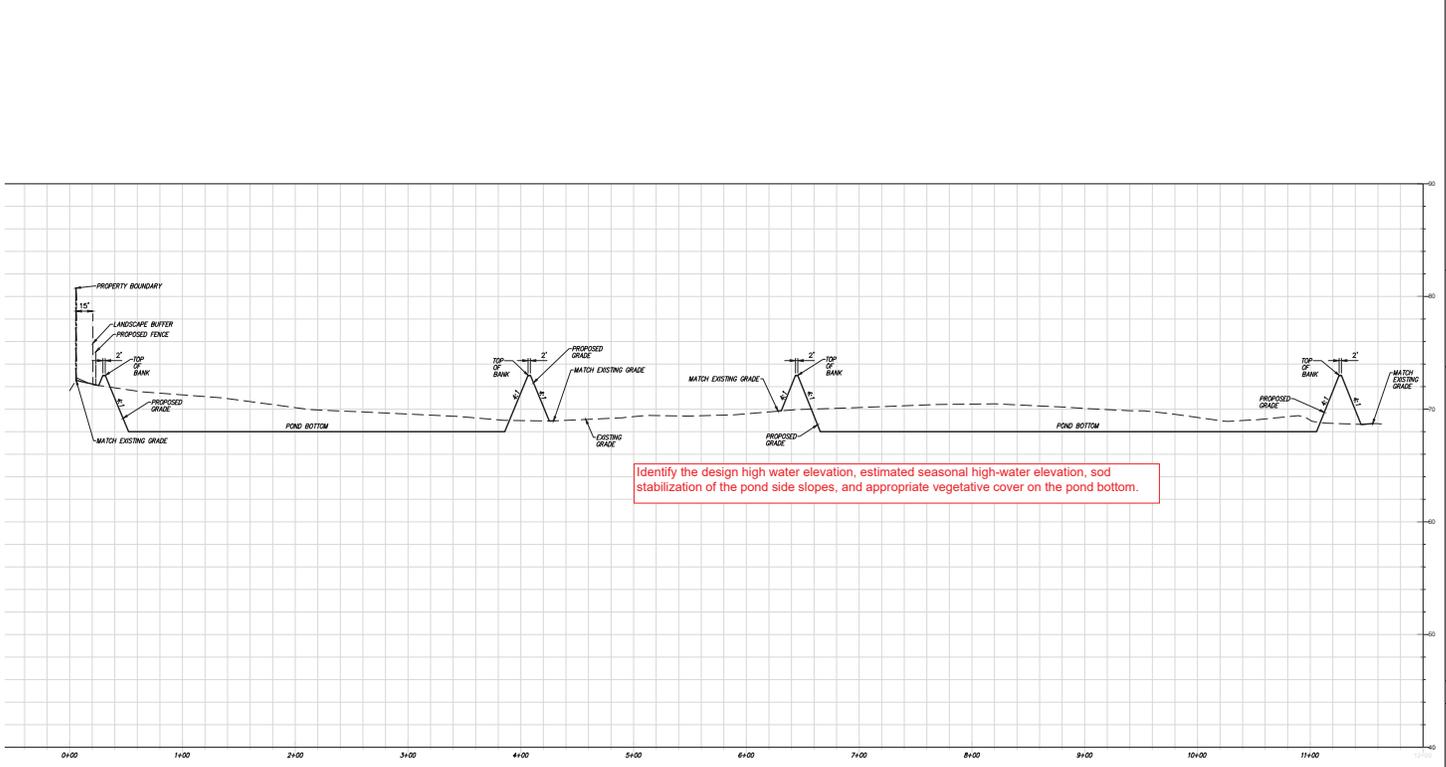


PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
SCALE	AS SHOWN
JOB No.	011026-03-003
DATE	January 18, 2008
FILE	011026-03-003-P02
SHEET No.	C6.7

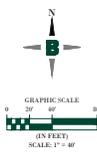


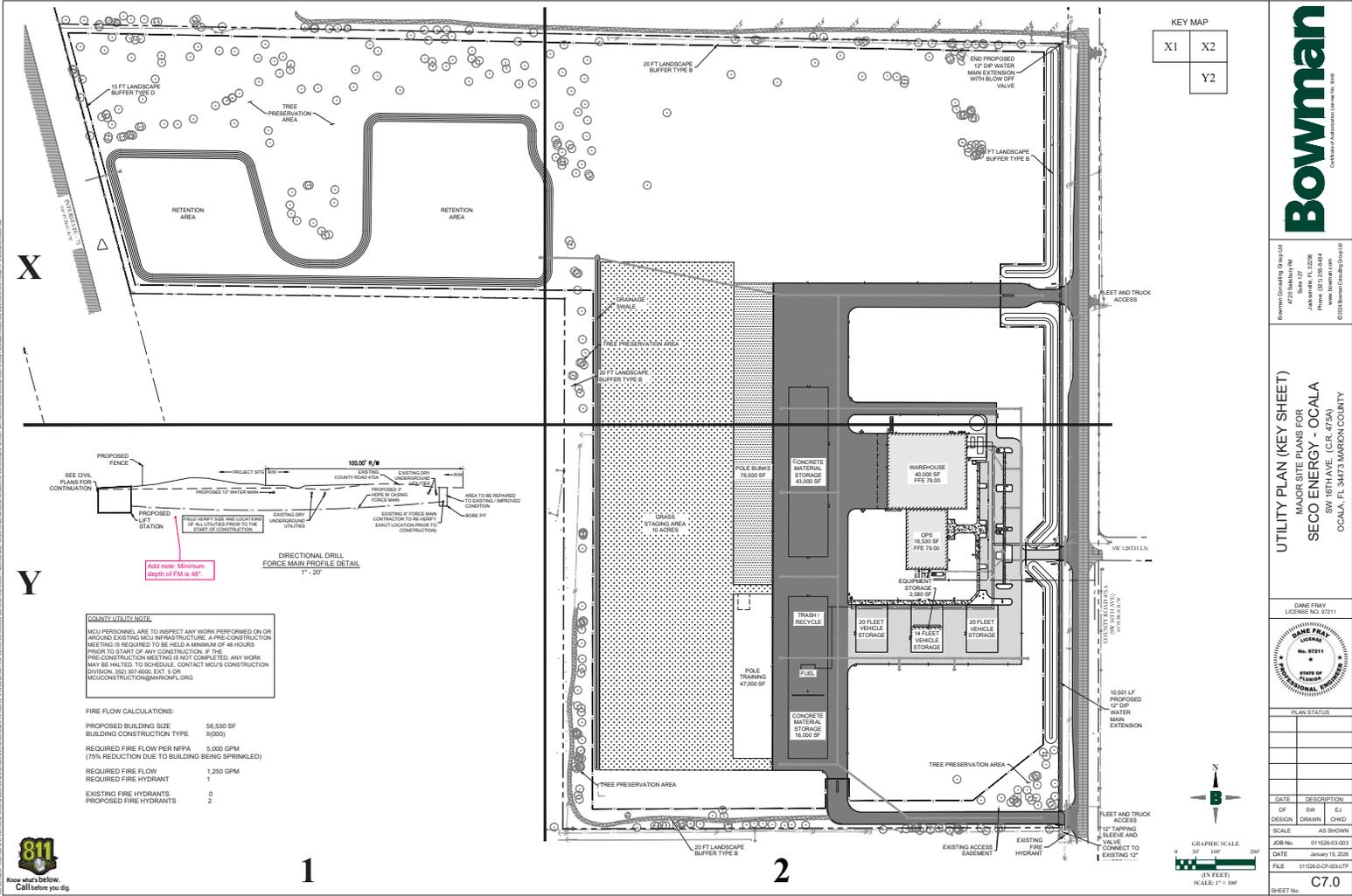
PLAN STATUS			
DATE	DESCRIPTION		
DF	SW	EJ	CHKD
SCALE	AS SHOWN		
JOB No.	011026-03-003		
DATE	January 18, 2020		
FILE	011026-03-003-P02		
SHEET No.	C6.8		



Identify the design high water elevation, estimated seasonal high-water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom.

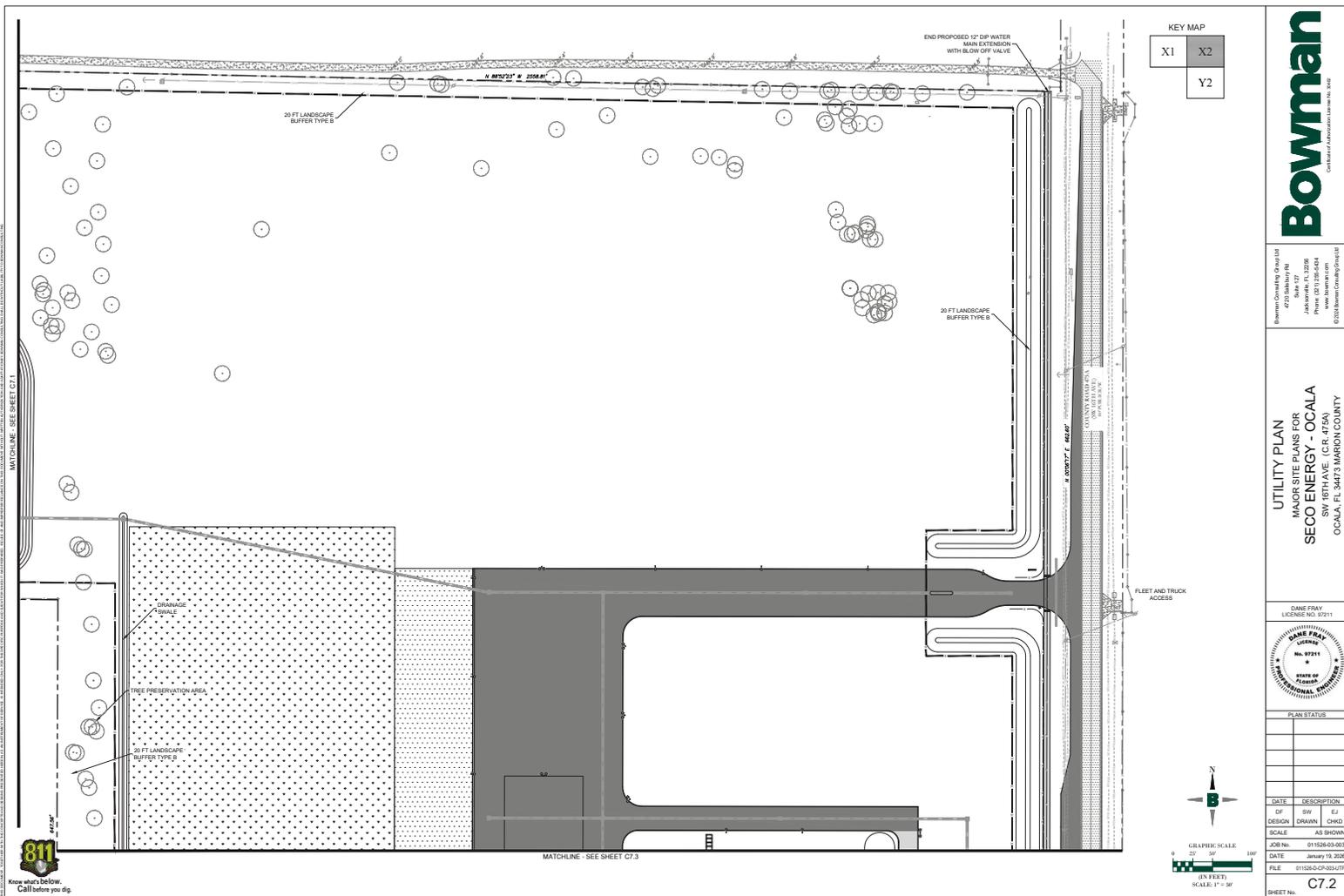
POND GRADING SECTION
C-C





DATE	DESCRIPTION
DF	SW
DESIGN	DRWN
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	January 19, 2020
FILE	011526-03-03-UTP
SHEET No.	C7.0





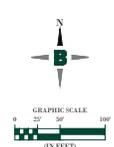
Bowman
Civil & Mechanical Engineers, Inc.

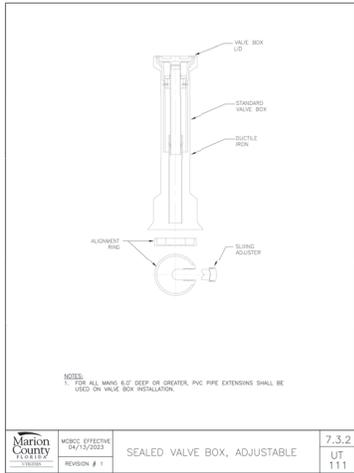
Florida Certified Professional Engineer
 State License No. 4703
 4703 Sabalway Rd.
 Jacksonville, FL 32206
 Phone: 904.241.1234
 www.bowmaninc.com
 © 2020 Bowman Engineering Group, Inc.

UTILITY PLAN
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 18TH AVE. (C.R. 475A)
 OCALA, FL 34733 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

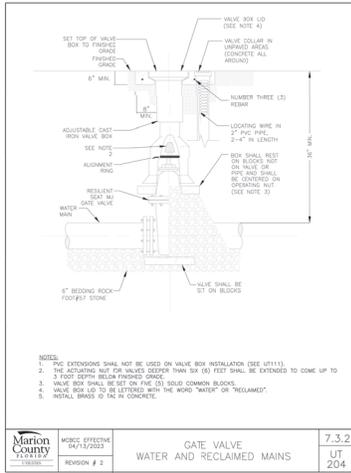
PLAN STATUS	
DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
EJ	CHKD
SCALE	AS SHOWN
JOB No.	01158-CP-03
DATE	January 19, 2020
FILE	01158-CP-03-UTP
SHEET No.	C7.2





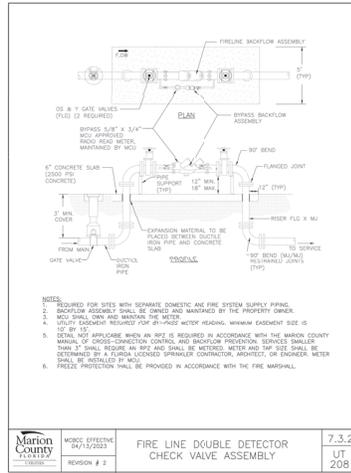
NOTES:
1. ALL WARE MUST BE KEPT OR GREATER PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County
7.3.2
SEALD VALVE BOX, ADJUSTABLE
UT 111
REVISION # 1



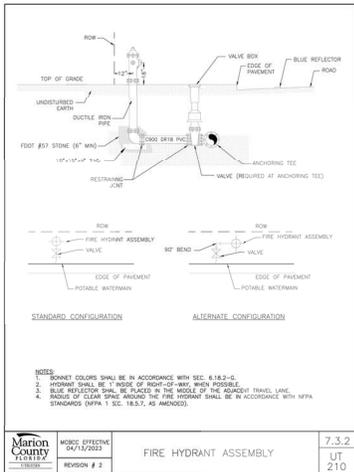
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 1\"/>

Marion County
7.3.2
GATE VALVE
WATER AND RECLAIMED MAINS
UT 204
REVISION # 2



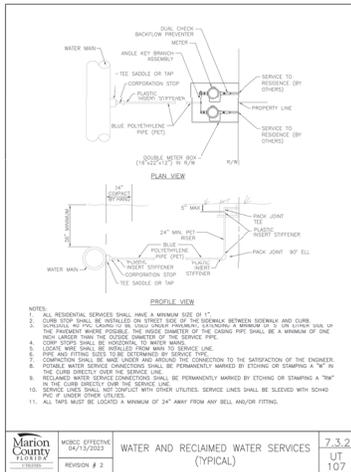
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. SHOCKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. ALL VALVES AND PIPE WORK SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. UTILITY EASEMENT REQUIRED FOR 21\"/>

Marion County
7.3.2
FIRE LINE DOUBLE DETECTOR
CHECK VALVE ASSEMBLY
UT 208
REVISION # 2



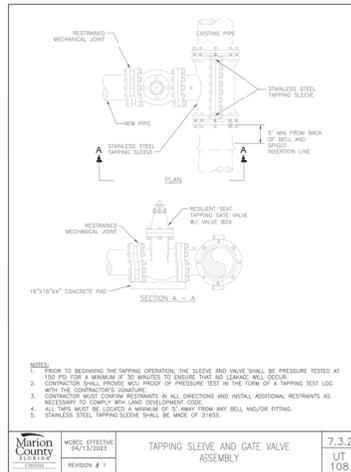
NOTES:
1. BOMNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.182-6.
2. HYDRANT SHALL BE 1\"/>

Marion County
7.3.2
FIRE HYDRANT ASSEMBLY
UT 210
REVISION # 2



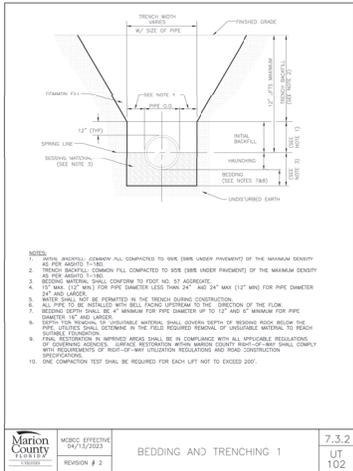
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1\"/>

Marion County
7.3.2
WATER AND RECLAIMED WATER SERVICES
(TYPICAL)
UT 107
REVISION # 2

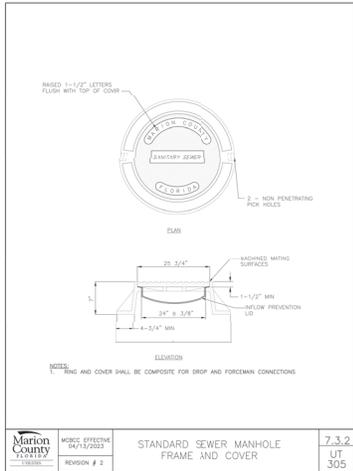


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO INSURE THAT NO LEAKING WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE WCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONSTRUCTION SUBMITTALS.
3. CONTRACTOR SHALL PROVIDE EVIDENCE IN ALL DIRECTIONS AND HELLAS ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCKED A MINIMUM OF 2\"/>

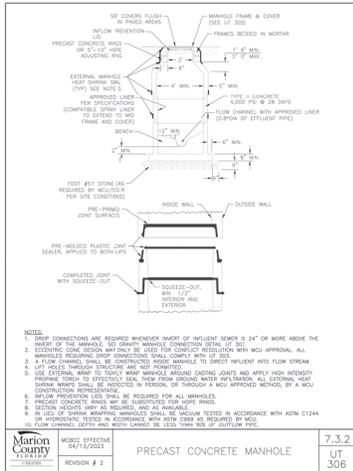
Marion County
7.3.2
TAPPING SLEEVE AND GATE VALVE
ASSEMBLY
UT 108
REVISION # 1



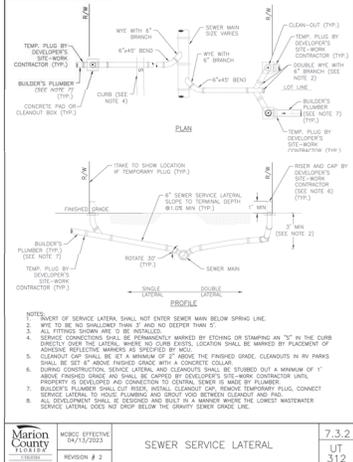
Marion County UT 7.3.2
 102
 BEDDING AND TRENCHING 1
 REVISION # 2
 MOISC EFFECTIVE 04/13/2023



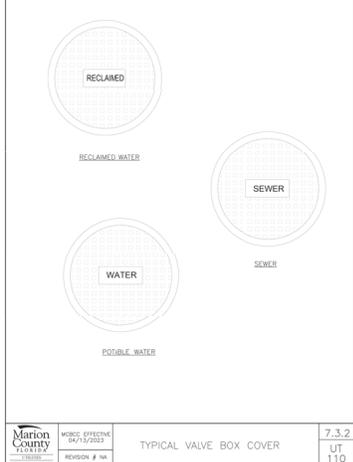
Marion County UT 7.3.2
 305
 STANDARD SEWER MANHOLE FRAME AND COVER
 REVISION # 2
 MOISC EFFECTIVE 04/13/2023



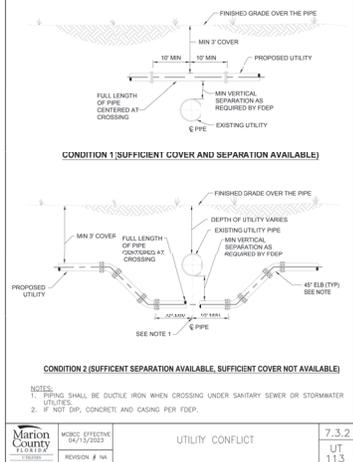
Marion County UT 7.3.2
 306
 PRECAST CONCRETE MANHOLE
 REVISION # 2
 MOISC EFFECTIVE 04/13/2023



Marion County UT 7.3.2
 312
 SEWER SERVICE LATERAL
 REVISION # 2
 MOISC EFFECTIVE 04/13/2023



Marion County UT 7.3.2
 110
 TYPICAL VALVE BOX COVER
 REVISION # NA
 MOISC EFFECTIVE 04/13/2023



Marion County UT 7.3.2
 113
 UTILITY CONFLICT
 REVISION # NA
 MOISC EFFECTIVE 04/13/2023

Bowman
 Civil & Mechanical Engineers, Inc.
 4000 Highway 98A
 Suite 127
 Jacksonville, FL 32209
 Phone: 904.241.1111
 www.bowmaninc.com
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DETAILS
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 18TH AVE. (C.R. 475A)
 OCALA, FL 34733 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 97211

PLAN STATUS

DATE	DESCRIPTION
DF	SW
DESIGN	DRAWN
	CHKD

SCALE: AS SHOWN

JOB No. 01026-03-003

DATE: January 19, 2028

FILE: 01026-03-003-SET

C8.1

SHEET No.





Marion County

Development Review Committee

Agenda Item

File No.: 2026-22387

Agenda Date: 3/16/2026

Agenda No.: 6.2.

SUBJECT:

FL Brazilian Wax - Waiver to Major Site Plan

Parcel #: 48503-001-01 #000399

Gislaine Freitas

LDC 6.14.2.A(4) Connection requirements

CODE states When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

APPLICANT - FL Brazilian Wax respectfully submits this request for a Stand-Alone Waiver from the mandatory sewer connection requirement pursuant to Marion County Land Development Code (LDC) Section 6.14.2.A(4) in connection with the opening of a small personal service business at a leased commercial unit in Marion County, Florida.



SUBMITTAL SUMMARY REPORT Waiver STA-000399-2026

PLAN NAME: FL Brazilian Wax	LOCATION: 17051 S US HWY 441 SUMMERFIELD,
APPLICATION DATE: 02/20/2026	PARCEL: 48503-001-01
DESCRIPTION: FL Brazilian Wax respectfully submits this request for a Stand-Alone Waiver from the mandatory sewer connection requirement pursuant to Marion County Land Development Code (LDC) Section 6.14.2.A(4) in connection with the opening of a small personal service business at a leased commercial unit in Marion County, Florida. FL Brazilian Wax is a low-impact personal care service business providing waxing and basic skincare services. The business does not involve industrial processes, food preparation, laundry operations, or any activity that generates high wastewater flow. All services are performed by licensed professionals using minimal water primarily for handwashing and basic sanitation. FL Brazilian Wax operates an existing, comparable location with the same services, staffing levels, and hours of operation. That location has a documented historical average water usage of approximately 22 gallons per month, which will be submitted as supporting documentation with this waiver application. FL Brazilian Wax respectfully requests approval of this Stand-Alone Sewer Connection Waiver and authorization to operate without mandatory connection to the available sewer force main.	

CONTACTS	NAME	COMPANY
Applicant	Gislaine Freitas	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	02/25/2026	03/06/2026	03/10/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/06/2026	02/26/2026	Approved	
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/06/2026	02/25/2026	Approved	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/06/2026	02/25/2026	Approved	
<i>Comments</i>	Defer to Marion County Utilities.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/06/2026	02/25/2026	Not Required	
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/06/2026	03/03/2026	Approved	
<i>Comments</i>	Defer to utilities				
OCE Property Management (Plans) (Office of the County Engineer)		03/06/2026	03/04/2026	Not Required	
<i>Comments</i>	ROW is not a reviewer for this type of plan.				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/06/2026	02/25/2026	Informational	
<i>Comments</i>	Defer to Marion County Utilities. Note: If the connection to wastewater is required via FM, please ensure Contractor restores the ROW back to existing grade.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/06/2026	02/25/2026	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)		03/06/2026	03/01/2026	Not Required	
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/06/2026	03/02/2026	Deny	
<i>Comments</i>	Parcel 48503-001-01 is within the Marion County Utility service area, and is currently served by MCU water. Parcel is within the required connection distance to the existing public sewer system, with access to the sewer force main on the W side of US 441. The proposed use, identified as a Brazilian wax/beauty establishment, falls under the "Barber and Beauty Shops (per service chair)" classification for wastewater flow calculation purposes.				

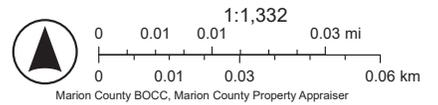
Pursuant to Marion County Land Development Code Section 6.14.2(a)(4), connection to the public sewer system is required. Marion County Utilities does not support a waiver from connection requirements for this use.

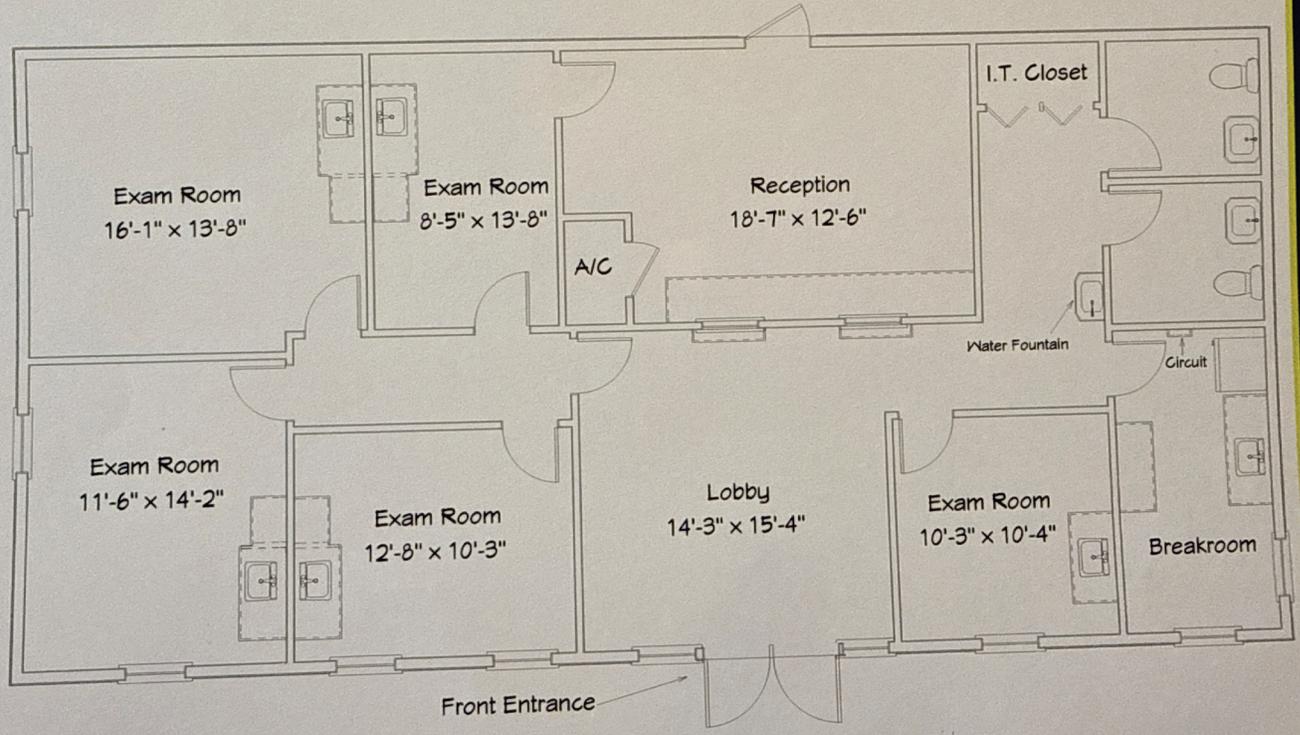
ArcGIS Web Map



3/13/2026, 11:26:51 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1



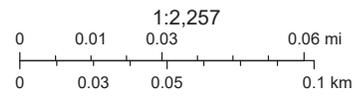


ArcGIS Web Map



2/20/2026, 10:10:17 AM

- | | | | | | |
|---------------|----------------------------------|----------------------|--------------------------------|---------------------------|--------------------------|
| Marion County | Streets | Water System Valves | Water Hydrants | Sewer Service Connections | Sewer Network Structures |
| MCFR Hydrants | Water Distribution Net Junctions | Gate | Water Service Connections | Sewer Fittings | Lift Station |
| Hydrant | Water Mains | Water Fittings | Sewer Stormwater Net Junctions | Sewer Manholes | Aerial2024 |
| Dry Hydrant | Potable Water | Water Hydrant Valves | Sewer Pressurized Mains | Sewer System Valves | Red: Band_1 |
| Parcels | Potable Water 8+ Inches | Water Control Valves | Sewer Gravity Mains | | Green: Band_2 |
| | | | | | Blue: Band_3 |



Marion County, Marion County Board of County Commissioners, Marion County BOCC

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | FDOT | FGDL Download - Source: FDEP | Marion County Utilities Department, Marion County, Florida | Marion County | OCE |

Account Number: 000063925-000027216
 Customer Name: FL BRAZILIAN WAX LLC
 Location Address: 2006 SR 19 TAVARES FL
 Phone Number: 678-791-5138

Service: WATER

Meter Number: 1543118144
 *Avg. Daily Usage: 0.03
 Last Read Date: 01/20/2026
 *Avg. 30 Day Usage: 0.90

View Graph By:

Period Year(row)
Year(col)

Billing Periods	Number of Days	Daily Usage	Total Usage
01/2026	33	0.03	1.00
12/2025	30	0.03	1.00
11/2025	32	0.03	1.00
10/2025	29	0.00	0.00
09/2025	31	0.03	1.00
08/2025	31	0.03	1.00
07/2025	29	0.03	1.00
06/2025	30	0.03	1.00
05/2025	33	0.03	1.00
04/2025	28	0.04	1.00
03/2025	28	0.04	1.00
02/2025	30	0.03	1.00
01/2025	33	0.03	1.00
12/2024	30	0.00	0.00

11/2024	29	0.03	1.00
10/2024	31	0.03	1.00
09/2024	32	0.00	0.00
08/2024	32	0.03	1.00
07/2024	30	0.03	1.00
06/2024	29	0.03	1.00
05/2024	31	0.00	0.00
04/2024	31	0.03	1.00
03/2024	28	0.04	1.00
02/2024	32	0.03	1.00
01/2024	31	0.00	0.00
12/2023	29	0.03	1.00
11/2023	31	0.00	0.00
10/2023	29	0.03	1.00
09/2023	31	0.00	0.00
08/2023	32	0.03	1.00
07/2023	30	0.00	0.00
06/2023	32	0.00	0.00
05/2023	29	0.03	1.00
04/2023	31	0.00	0.00
03/2023	20	0.00	0.00

Showing 1 to 35 of 35 entries

* Average based on previous 12 months historical data.



Marion County

Development Review Committee

Agenda Item

File No.: 2026-22388

Agenda Date: 3/16/2026

Agenda No.: 6.3.

SUBJECT:

**Road Close - Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane,
Dunnellon, Marion County, FL**

Parcel #: 34979-000-00 #000461

Gooding & Batsel, PLLC



SUBMITTAL SUMMARY REPORT RoadClose-000461-2026

PLAN NAME:	LOCATION: 0
APPLICATION DATE: 03/05/2026	PARCEL: 34979-000-00
DESCRIPTION: Road Abrogation of portions of SW 96 Place, SW 97 Place, and SW 98th lane, SAMARDAK'S CLOUD-9 RANCHETTES subdivision.	

CONTACTS	NAME	COMPANY
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	03/05/2026	03/12/2026		In Review

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Jamie Waldron	03/12/2026	03/05/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/12/2026	03/09/2026	Approved
	Fire Marshal (Plans) (Fire)	Anthony Marino	03/12/2026	03/09/2026	Approved
<i>Comments</i>	Approved subject to maintaining primary access to residence on the other roads as shown.				
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/12/2026		Pending Assignment
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/12/2026	03/05/2026	Informational
<i>Comments</i>	no comments				
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/12/2026	03/09/2026	Approved
<i>Comments</i>	Defer to Right-of-Way				
	OCE Property Management (Plans) (Office of the County Engineer)		03/12/2026	03/09/2026	Approved
	OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/12/2026	03/05/2026	Approved
	OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/12/2026	03/05/2026	Not Required
	OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/12/2026	03/11/2026	Approved
	Utilities (OCE Plans) (Utilities)	Heather Proctor	03/12/2026	03/06/2026	Approved
<i>Comments</i>	Parcel 34979-000-00 is located within the Marion County Utilities (MCU) service area. MCU has issued a Letter of No Objection regarding the proposed road closure. Utilities has no concerns regarding current or future impacts to the installation or maintenance of utilities.				
	Development has also been proposed for Parcel 34979-000-00, which MCU has reviewed separately for utility-related conditions.				



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

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: November 5, 2025

Applicant: SW 140th LLC, a Florida limited liability company

Address: 9140 SW 52nd Terrace, Ocala, FL 34476

City: Ocala State: Florida Zip Code: 34476

Agent / Contact: W. James Gooding III, Esq. of Gooding & Batsel, PLLC

Address: 1531 SE 36th Avenue, Ocala, FL 34471

City: Ocala State: Florida Zip Code: 34471

Phone Number: 352-579-1290; ext. 232 Fax Number: 352-579-6580

Cell Number: 352-812-6221 E-mail: jgooding@lawyersocala.com

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: abrogate roads through property owned by Applicant

Parcel Number(s): 34979-000-00

Subdivision Name: N/A Sec/Twp/Range: 19 / 16S / 20E

Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Has never been opened or constructed | <input type="checkbox"/> To redevelop |
| <input checked="" type="checkbox"/> Divides Applicant's property | <input type="checkbox"/> To clear an existing encroachment |
| <input type="checkbox"/> Transfer Development Rights | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Consolidate properties | |

To permit development of property.

Form RC-AP

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, SW 140th LLC, a Florida limited liability^{company} herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

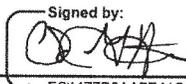
See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 10/25/2025 | 11:17 AM EDT

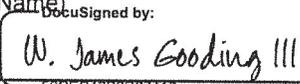
9140 SW 52nd Terrace, Ocala, FL 34476
(Address)

BY: 
(Signature)
FE1477B8AA7E41C...

1531 SE 36th Avenue, Ocala, FL 34471
(Address)

Christopher G. Hannon, Manager
(Print Name)

(352) 579-1290 Ext. 232
(Phone)


(Signature)
DocuSigned by: W. James Gooding III
66CEC4688D27416...

10/25/2025 | 11:31 AM EDT

W. James Gooding III, Agent
(Print Name)

**EXHIBIT A
LEGAL DESCRIPTION**

The portions of the following roads conveyed in Deed Book 87, Page 160, Public Records of Marion County, Florida:

1. A strip 50-feet wide running East and West having as its centerline the $\frac{3}{8}$ section line of such Section 19.
2. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{4}$ section line of such Section 19.
3. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{8}$ section line of such Section 19.

to the extent they are located within the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, of Section 19, Township 16 South, Range 20 East, lying and being in Marion County, Florida.

P:\JG\SW 140 LLC\Road Abrogation\Road Closing Application\Legal Description.docx

AFFIDAVIT

Before me the undersigned authority personally appeared Rafael Garcia, who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row 38139 of the attached Schedule A.

Parcel ID # See above 34798-001-03 and 34798-001-02

2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
 objects to the petition.

4. That he/she furthermore:

- waives any right of damages
 does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Rafael Garcia
Affiant Signature
Phone 352 895 6037
Email whenia9750@yahoo.com

Affiant Signature
Phone _____
Email _____

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____, as identification.

Notary Public

My Commission Expires: _____

AFFIDAVIT

Before me the undersigned authority personally appeared Robert M. Kellert and Mary L Cockriel who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
- objects to the petition.

- 4. That he/she furthermore:

- waives any right of damages
- does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Mary L. Cockriel
Affiant Signature
Phone 303 628-8966
Email thereweledge.01@gmail.com

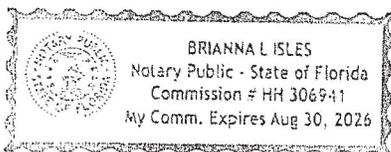
Robert M. Kellert
Affiant Signature
Phone 303 217-3522
Email _____

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 30 day of October, 2025, by Robert M Kellert and Mary L Cockriel, who is personally known to me or who has produced FL DLIC's, as identification.



Brianna Isles
Notary Public

My Commission Expires: 08/30/2026

AFFIDAVIT

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
- objects to the petition.

- 4. That he/she furthermore:

- waives any right of damages
- does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

[Signature]
Affiant Signature
Phone _____
Email _____

[Signature]
Affiant Signature
Phone _____
Email _____

STATE OF Fla

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____, as identification.

Notary Public

My Commission Expires: _____

AFFIDAVIT

Before me the undersigned authority personally appeared Chris Hannon / Carl West, who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
- objects to the petition.

4. That he/she furthermore:

- waives any right of damages
- does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

[Signature]
 Affiant Signature
 Phone 352-266-0605
 Email HANNON.CHRIS@OUTLOOK.COM

[Signature]
 Affiant Signature
 Phone 352 208 1468
 Email Carl@West2WestConst.com

STATE OF Florida

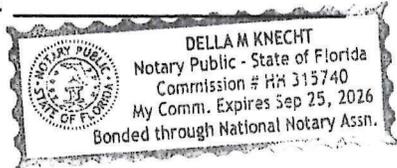
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 7th day of October, 2025, by Chris Hannon and Carl West who is personally known to me or who has produced both as identification.

[Signature]
 Notary Public

My Commission Expires:



MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: September 23, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Road Closing Application

Location: Within Section 19, Township 16 South, Range 20 East

SW 140th LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as See attached Exhibit A.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Road Closing? Yes No
If yes, please explain below:

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:


Signature
Joshua Kramer
Print Name

Deputy Director
Title
9/25/2025
Date

Enclosures: Location Map

LETTER OF NO OBJECTION

To: SECO
noobjectionrequests@secoenergy

Date: September 23, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Road Closing Application

Location: Within Section 19, Township 16 South, Range 20 East

SW 140th LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as see attached Exhibit A.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

Does SECO (Utility Company Name) object to the proposed Road Closing? Yes No

If yes, please explain below:

Cynthia R. Clark
Signature

Land Rights Specialist
Title

Cynthia L Clark
Print Name

10/13/2025
Date

Enclosures:
Location Map

Form RC-UL



Oct. 28, 2025

Via email: banoel@lawyersocala.com

Ms. Barbara A. Noel
Legal Assistant to W. James Gooding III and Robert W. Batsel, Jr.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

**RE: Vacation of Right of Ways
Portion of SW 96th Place, SW 97th Place & SW 98th Lane, Dunnellon
Marion County, Florida**

Dear Ms. Noel:

Please be advised that Duke Energy distribution department "OBJECTIONS" to the approval of the proposed vacation of a portion of Right of Ways mentioned above and further shown on enclosed Boundary & Topographic Survey, prepared by Gradeworks, LLC, dated April 3, 2025, attached hereto and by this reference made a part hereof.

A No Objection letter will be provided upon either:

1. Removal/relocation of existing facilities (handled by a Duke Energy Engineering).
2. Granting of a Duke Energy Easement over the described property (If Right of Way is split, we would need an Easement from abutting owner as well).
3. City/County confirmation that this proposed area will retain a Public Utility Easement in the recorded Resolution.

Facilities that require relocation will be done at no cost to Duke Energy. If the facilities do not interfere with your plans, an easement will be prepared for your execution.

NOTE: Since there is a transmission easement in the area, our transmission department will provide a separate response.

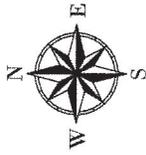
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

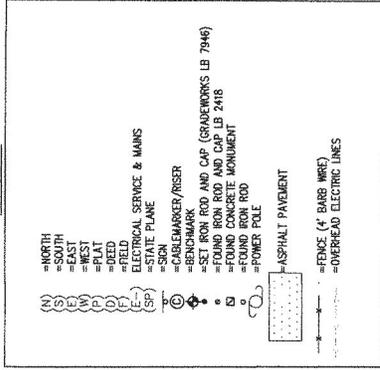
Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment



LEGEND



LEGAL DESCRIPTION
 The NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the West 1/4 of the NE 1/4 of SW 1/4, the West 1/4 of the SE 1/4 of the SW 1/4, of Section 19, Township 18 North, Range 20 East, Range 20 East, of the 1st Public Land Survey of 1836, Page 163, Public Records of Marion County, Florida.

NOTES

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE BASED ON FOUND MONUMENTATION, VA STATE PLANE COORDINATES (SPC03-FLORIDA, WEST).
3. BEARINGS AND DISTANCES WERE OBTAINED FROM THE ORIGINAL SURVEY RECORDS AND FIELD NOTES.
4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
5. ALL DISTANCES WERE OBTAINED FROM THE ORIGINAL SURVEY RECORDS AND FIELD NOTES.
6. ALONG WITH PROSCRIPTIVE OCCUPATION.
7. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
9. THESE PROPERTY SURVEYS FALLS WITHIN ZONE 18N, FEDA PANEL 190855000N, 4/17/2017.
10. DATE OF FIELD SURVEY: 01/2022. DATE OF TOPOGRAPHIC FIELD SURVEY: 3/2022.
11. BENCHMARK & TOPOGRAPHIC DATUM DERIVED FROM LOCAL NGS BENCHMARK VOBS.
12. ADDITIONAL ABOVE GROUND & SUBSURFACE UTILITIES & IMPROVEMENTS, MAY EXIST OUTSIDE PROPERTY BOUNDARY LIMITS.

THIS SURVEY IS CERTIFIED TO:
 SW 140TH, LLC

SURVEY CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing survey meets the standards of accuracy and care required by the Board of Professional Engineers and Surveyors, and that the same is a true and correct representation of the facts as shown to me by the owner and as shown on the ground.

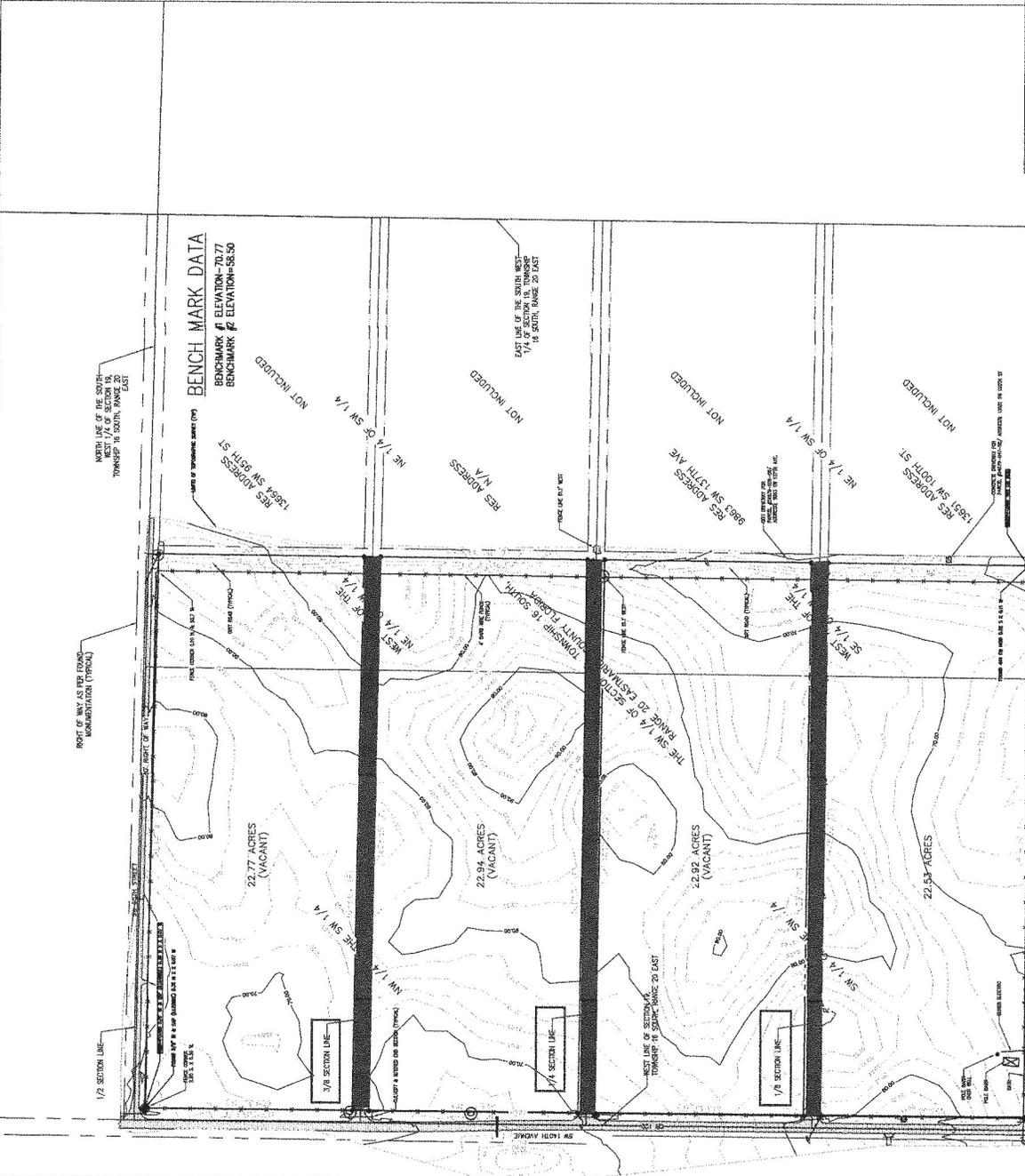
FOR THE ENGINEER:
 JOHN W. HARRIS, P.E.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 540-0000

BOUNDARY & TOPOGRAPHIC SURVEY

GRADEWORKS, LLC
 851 NW 24TH CT, SUITE 101
 OCALA, FL 34475
 (352) 840-0086 LB# 7946

DATE: 4/03/2025
 DWN: KM APR: CC
 SCALE: 1" = 150'

FOR: SOUTHWEST 140TH, LLC
 SHEET: 1 OF 1



Barb Noel

From: Development Services <devservices@fgua.com>
Sent: Wednesday, September 24, 2025 5:34 PM
To: Barb Noel; Rosalinda Sereno
Cc: Jimmy Gooding
Subject: Re: SW 140th LLC - Road Abrogation

Hello Ms. Noel,

The requested location is outside of the FGUA service area, so we are unable to assist.

Best,

Megan Lorincz
Development Service Technician,
Florida Governmental Utility Authority

[407-629-6900](tel:407-629-6900) www.fgua.com/ megan.lorincz@fgua.com

Latest News

Find out the latest happenings at the FGUA.

From: Barb Noel <BANOel@lawyersocala.com>
Sent: Wednesday, September 24, 2025 12:49 PM
To: Development Services <devservices@fgua.com>; Rosalinda Sereno <Rosalinda.Sereno@fgua.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>
Subject: SW 140th LLC - Road Abrogation

Please see attached.

Barbara A. Noel
Legal Assistant to W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471
(352) 579-1290
(352) 579-1289 facsimile
Email: banoel@lawyersocala.com

Due to the overwhelming frequency of fraudulent cashier's checks presented in Florida, our underwriter requires all cash to close to be tendered in the form of a wire transfer. Our wiring instructions have been or will be provided prior to closing and must be confirmed by telephone call. **PLEASE BE ADVISED THAT OUR TRUST ACCOUNT IS HELD BY FIRST FEDERAL BANK. IF YOU RECEIVE INSTRUCTIONS TO SEND YOUR WIRE TO ANY OTHER BANK OR INSTRUCTIONS THAT ARE DIFFERENT THAN INSTRUCTIONS PREVIOUSLY PROVIDED, THEN THAT INSTRUCTION IS THE RESULT OF A COMPUTER HACKING CRIME. IN SUCH CASE, PLEASE CONTACT OUR OFFICE BY TELEPHONE IMMEDIATELY.**

Barb Noel

From: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Sent: Thursday, September 25, 2025 4:05 PM
To: Hurley, Owen; Barb Noel
Cc: Jimmy Gooding
Subject: RE: SW 140th LLC - Road Abrogation

My apologies Owen,

You are correct this is outside of the bounds of our area.

Good afternoon Ms. Barb,

I apologize for the inconvenience, but this is not within CenturyLink/Lumen bounds. You may want to reach out to Marion County to see if there are other providers in the area.

Thank you,

CURTISS GRAY

Network Implementation Engineer I

319 Se Broadway St

Ocala, FL 34471

Office: 352-537-6005

Cell: 318-372-9097

Curtiss.Gray@lumen.com

LUMEN®

From: Hurley, Owen <Owen.Hurley@lumen.com>
Sent: Thursday, September 25, 2025 3:48 PM
To: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>; Barb Noel <BANoel@lawyersocala.com>
Subject: RE: SW 140th LLC - Road Abrogation

Hi Curtiss,

This location appears to be outside of our service area. Will you please confirm?

Thank you,

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

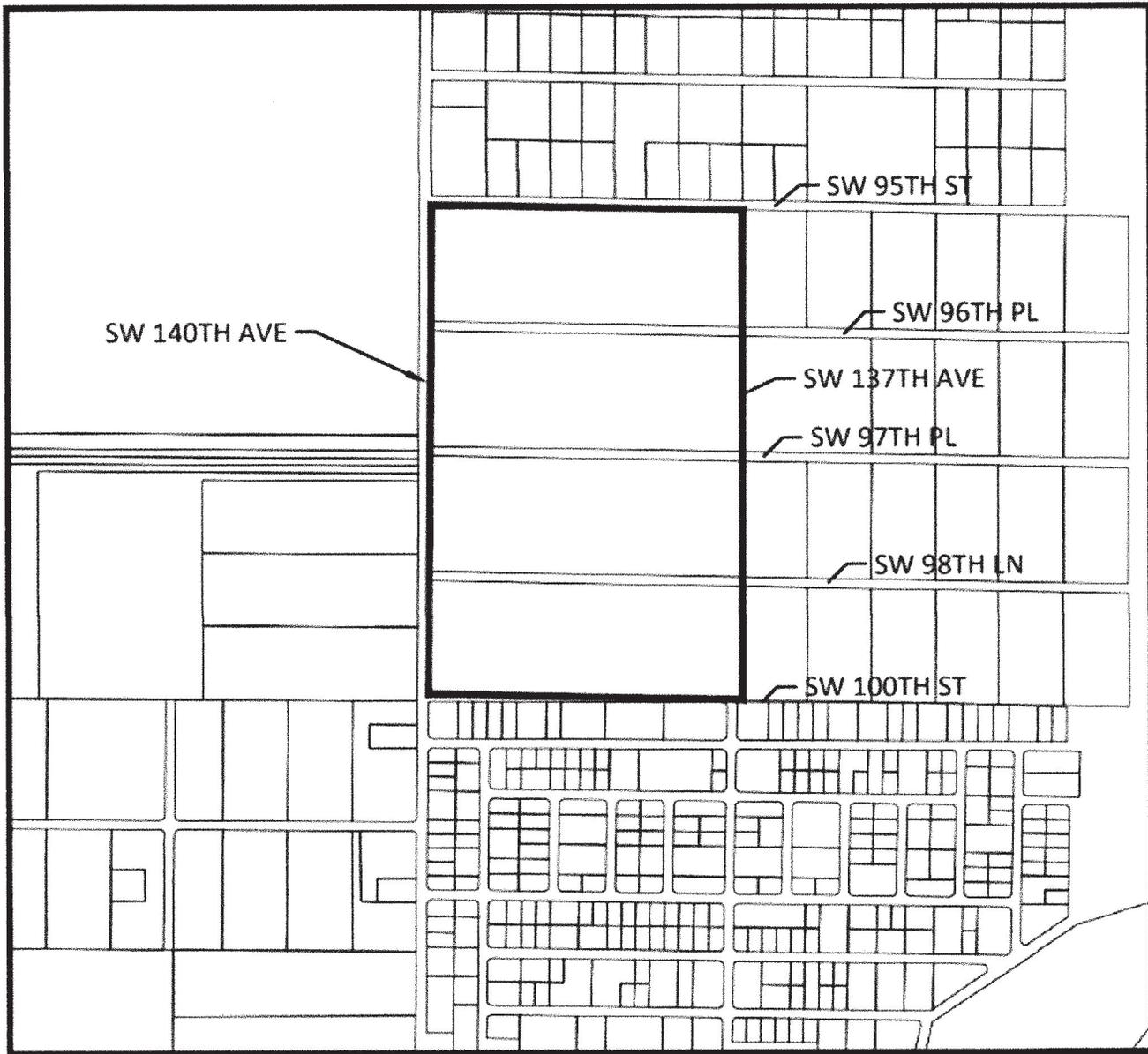
owen.hurley@lumen.com

[New - NI Organization \(corp.intranet\)](#)

From: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Sent: Thursday, September 25, 2025 3:18 PM
To: Hurley, Owen <Owen.Hurley@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>; Barb Noel <BANoel@lawyersocala.com>
Subject: RE: SW 140th LLC - Road Abrogation

Good afternoon Owen,

Can you please look into this request? I am attaching a vicinity map for your convenience.



VICINITY MAP

Thank you,

CURTISS GRAY

Network Implementation Engineer I

319 Se Broadway St

Ocala, FL 34471

Office: 352-537-6005

Cell: 318-372-9097

Curtiss.Gray@lumen.com

LUMEN[®]

From: Barb Noel <BANoel@lawyersocala.com>
Sent: Wednesday, September 24, 2025 9:24 AM
To: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>
Subject: SW 140th LLC - Road Abrogation

Please see attached.

Barbara A. Noel
Legal Assistant to W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471
(352) 579-1290
(352) 579-1289 facsimile
Email: banoel@lawyersocala.com

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This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

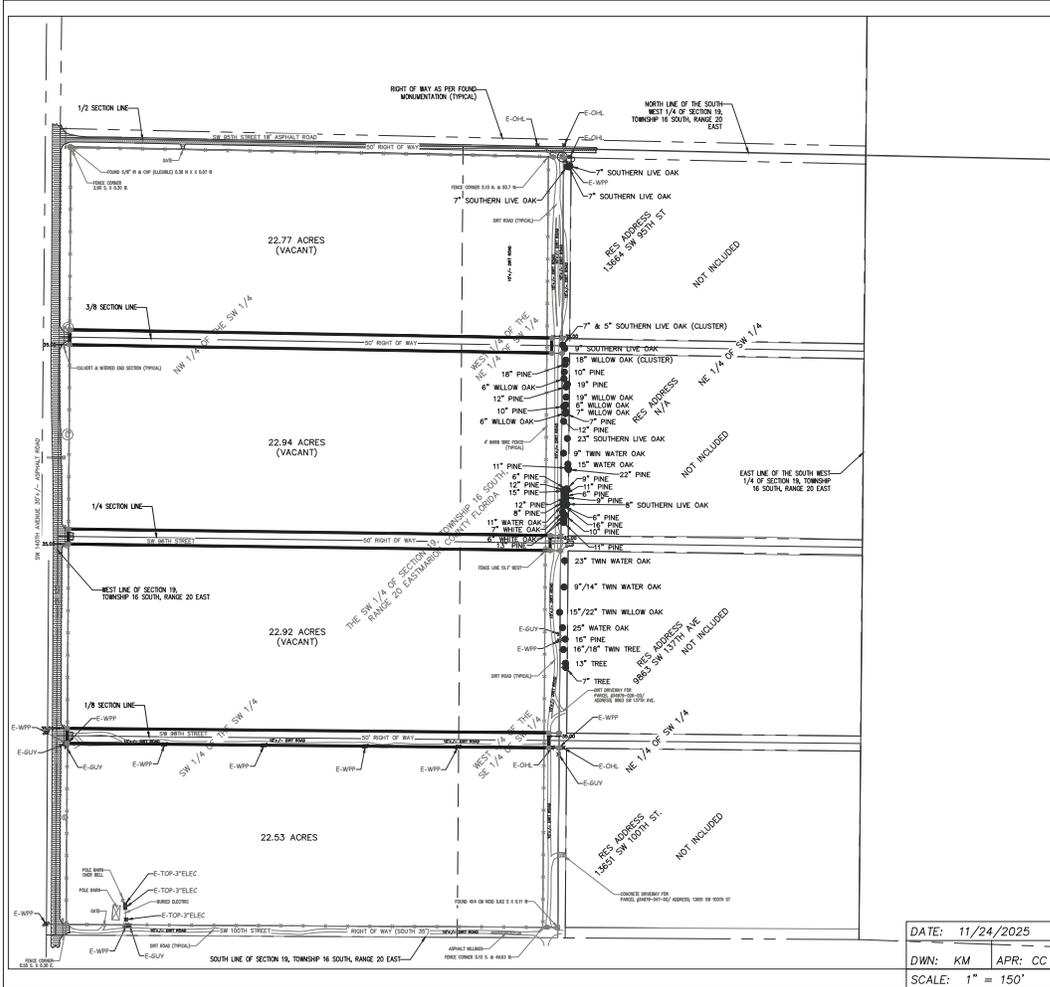
**EXHIBIT A
LEGAL DESCRIPTION**

The portions of the following roads conveyed in Deed Book 87, Page 160, Public Records of Marion County, Florida:

1. A strip 50-feet wide running East and West having as its centerline the $\frac{3}{8}$ section line of such Section 19.
2. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{4}$ section line of such Section 19.
3. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{8}$ section line of such Section 19.

to the extent they are located within the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, of Section 19, Township 16 South, Range 20 East, lying and being in Marion County, Florida.

P:\JG\SW 140 LLC\Road Abrogation\Road Closing Application\Legal Description.docx



LEGEND

(N)	=NORTH
(S)	=SOUTH
(E)	=EAST
(W)	=WEST
(P)	=PLAT
(D)	=DEED
(F)	=FIELD
(E-)	=ELECTRICAL SERVICE & MANS
(SP)	=STATE PLANE
(S)	=SIGN
(C)	=CABLEMARKER/RISER
(R)	=SET IRON ROD AND CAP (GRADEWORKS LB 7946)
(S)	=FOUND IRON ROD AND CAP LB 2418
(C)	=FOUND CONCRETE MONUMENT
(P)	=FOUND IRON ROD
(P)	=POWER POLE
(A)	=ASPHALT PAVEMENT
(F)	=FENCE (4' BARR WIRE)
(E)	=OVERHEAD ELECTRIC LINES
(T)	TREE LOCATION
(G)	E-GUY=GUY WIRE ANCHOR
(O)	E-OHL=OVERHEAD ELECTRIC LINE (ABOVE GROUND)
(W)	E-WPP=WOOD POWER POLE

LEGAL DESCRIPTION OF RIGHT OF WAYS TO BE ABROGATED

LEGAL DESCRIPTION of right of way to be abrogated in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of the NE 1/4 of the SW 1/4 of the West 1/4 of the SE 1/4 of Section 19, Township 16 South, Range 20 East, lying and being situate in Marion County, Florida and a portion of rights of way described in Official Records Book 87, page 160 of the public records of Marion County, Florida; being more particularly described as follows: 3 strips of land fifty (50) feet wide running east and west across the above described parcel having as their centerline the 1/8" section line, the 1/4 section line and the 3/8" section line, all in the SW 1/4 of Section 19, Township 16 South, Range 20 East, Marion County, Florida, LESS and except the West 35 feet and the East 35 feet thereof.

NOTES:

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE BASED ON FOUND MONUMENTATION, REFERENCING STATE PLANE COORDINATES (SPC83-FLORIDA WEST).
3. DESCRIPTION PROVIDED BY THE CLIENT VIA ALTA COMMITMENT FOR TITLE SEARCH, BY FIRST AMERICAN, COMMITMENT NUMBER: 11926999, ISSUING OFFICE FILE NUMBER: 00 SW 140 AVE.
4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
5. LANDS AND RIGHT-OF-WAYS ARE SHOWN HEREON PER PROVIDED DOCUMENTATION AND THE LOCATION OF MONUMENTATION ALONG WITH PROSPECTIVE OCCUPATION.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
9. THE ENTIRE PROPERTY SURVEYED IS WITHIN ZONE 18E, AS DEPICTED ON FEMA PANEL 12083C0078E, EFFECTIVE 4/17/2017.
10. DATE OF FIELD SURVEY: 01/2025.

THIS SURVEY IS CERTIFIED TO:

SW 140TH, LLC

PROPOSED ABROGATED RIGHT OF WAY SURVEY

SURVEY CERTIFICATION	
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION OR BY PERSONS WHOSE QUALIFICATIONS I AM SURE MEET THE STANDARDS OF PROFESSIONAL PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 4S-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.08, FLORIDA STATUTES.	
FOR THE FIRM: GRADEWORKS, LLC, LB 7946 851 NW 24TH CT, SUITE 101 OCALA, FL 34475 (352) 840-0086	THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED: JOHN C. COULTER JR. FLORIDA SURVEYOR NO. 484
DATE: 11/24/2025	FOR: SOUTHWEST 140TH, LLC

DATE: 11/24/2025
 DWN: KM APR: CC
 SCALE: 1" = 150'



GRADEWORKS, LLC
 851 NW 24TH CT, SUITE 101
 OCALA, FL 34475
 (352) 840-0086 LB# 7946

FOR: SOUTHWEST 140TH, LLC
 SHEET: 1 OF 1

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