



Marion County

Development Review Committee

Meeting Agenda

Monday, December 8, 2025

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. November 24, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. McGinley TRG Mass Grading - Master Drainage/Mass Grading Plan
Project #2025080042 #33243 Parcel #41205-001-06
Tillman And Associates Engineering, LLC**
 - 5.2. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial (aka:
Retail at WEC South Commercial) - Major Site Plan - Landscape Only
Plans
1612 NW 81st Terrace Rd Ocala
Project #2022030247 #28214 Parcel #21068-000-02
Tillman & Associates Engineering, LLC**
- 6. SCHEDULED ITEMS:**

6.1. East Maintenance Building - Major Site Plan - 33320 - Waiver to Major Site Plan in Review
Project #2025080067 #33320 Parcel #37508-000-00
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below.

A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes:

A. All existing landscaping, indigenous open space, and natural features; B.

Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8, E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combinations for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

6.2. West Maintenance Building - Major Site Plan 33229 - Waiver to Major Site Plan in Review
Project #2003090023 #33229 Parcel # 8001-0000-19
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

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A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

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Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

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LDC 2.12.8 Current boundary and topographic survey

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT request - A survey of the project area, including topo and nearest parcel boundary lines, was provided. A waiver is requested to not provide a boundary survey of the entire 14-acre parcel. all work is located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated by the Marion County Utilities Department.

**6.3. Fawn Lake Estates - Waiver for Step Down and Land Use
SSS Unit 27
PID#: 9027-0000-02
Tillman & Associates Engineering, LLC**

This item was tabled at the 11/24/25 DRC meeting and was requested to come to the 12/8/25 meeting.

Comprehensive Plan 2.1.2.1. - Land Use Requirements

CODE states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

APPLICANT requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.

**6.4. 2025 Plan Modifications - Waiver to Major Site Plan
PID#: 41504-000-00**

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (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 request - The site is 3.68 acres. The owner is requesting to make minor changes to the existing site to make it more compatible to his needs. Changes include parking changes, striping changes, addition of a pipe rack and about 1,200sf on new impervious.

7. CONCEPTUAL REVIEW ITEMS:

**7.1. Heartland Dental - Conceptual Plan
Project #2025110004 #33581
Parcel #37491-003-09 & 37491-003-10
Clymer Farner Barley, Inc**

8. DISCUSSION ITEMS:

- 8.1. 2026 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines**

9. OTHER ITEMS:

10. ADJOURN:



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21488

Agenda Date: 12/8/2025

Agenda No.: 3.1.

SUBJECT:
November 24, 2025



Marion County

Development Review Committee

Meeting Minutes

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

Monday, November 24, 2025

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:

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

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Sara Wells (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Susan Heyen (Parks)
Dana Olesky (Legal)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. November 17, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Patel Fuel Spires - Major Site Plan

5149 NW Blitchton Rd Ocala

Project #2025050027 #32835 Parcel #21577-001-00

NV5, Inc.

5.2. Azaleas Skilled Nursing Facility - Major Site Plan

Project #2025010041 #32388 Parcel #35695-019-03

Clymer Farner Barley, Inc

Motion by Ken McCann to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Jean and Peter Salvas - Family Division Waiver Request

Project #2024090078 #33523 Parcel #44679-003-00

Miranda Andrews

This item was tabled at the 11/3/25 DRC meeting.

Motion by Chuck Varadin to un-table, seconded by Ken McCann

Motion carried 5-0

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and

conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests a family division to deed an acre to their daughter.

Motion by Doug Hinton to approve contingent on providing boundary survey, title work and legal documentation required by Growth Services and identifying the parent parcel, seconded by Chuck Varadin

Motion carried 5-0

6.2. Orange Lake Overlook Restoration - Waiver Request to Major Site Plan in Review

**19865 N Us Hwy 441 Micanopy
Project #2025030052 #32721 Parcel #02709-000-00
JB Pro**

LDC 6.13.2.A (1-3) - Minimum requirements

CODE states A. Plan sheets shall minimally show: (1) All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. (2) The time of concentration, and travel path, for each watershed. (3) The location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) 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. (c) Soil boring location with labels.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

LDC 6.13.2.C - Minimum requirements

CODE states C. Geotechnical investigation report shall minimally include: (1) A summary of all subsurface exploration data and subsurface soil profiles. (2) Exploration logs, laboratory or in situ test results, groundwater information, the interpretation and analysis of the subsurface data. (3) Recommendations for design, discussion of conditions for solution of anticipated problems, and recommended geotechnical special provisions.

APPLICANT requests a waiver due to the proposed site plan is under the threshold

required for stormwater.

LDC 6.13.3 - Types of stormwater management facilities

CODE states A. Existing public. (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient. (2) A Stormwater Connection Application is required for any connection to or expansion of a County retention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements. (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility. B. Natural. (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient. (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided. (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest. C. Proposed public. (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater. (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 <https://library.municode.com/fl/marion_county/codes/land_development_code?nodeId=LADECO_ART7COSPDEDE_DIV3DEDE_S7.3.1TRST> Transportation and Stormwater details. (4) The bottom of all dry water retention areas shall have appropriate vegetative cover. (5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. D. Proposed private. (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a

structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas. (3) The bottom of all dry water retention areas shall have appropriate vegetative cover. (4) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

LDC 6.13.7 - Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

LDC 6.13.8 - Stormwater conveyance criteria

CODE states A. Methodology. Calculations for stormwater collection and transmission systems shall be designed using the Rational Method based on FDOT Zone 7 Intensity - Duration Curves. Ditch and storm drain flow capacity shall be determined from Manning's Formula with coefficients of roughness based on an assumption of conditions of ultimate development. B. Minimum requirements. (1) Design storm. Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event based on the condition of ultimate development. (2) Tailwater. (a) 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. (b) Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. (c) Note that future connections must be able to demonstrate that conveyance can be achieved at all connections, future and existing, meeting one of the above criteria. (3) Lane spread. Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results: (a) Subdivision Local and Minor Local Roads. The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement. (b) Arterial, Collector, and Major Local Roads. The allowable lane spread shall leave 8 feet of travel lane dry in each direction. (4) Drainage rights-of-way. 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. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. (5) Drainage easements. 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. (6) Floodways. If in a floodway or flood prone area, the cross drain shall be sized to accommodate the design intent of that basin. (7) Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements. C. Design considerations. (1) Culvert flow capacity shall be determined for the conditions of inlet control or outlet control as applicable. (2) Stormwater collection and transmission systems shall be by inlets, swales, culverts, etc. The use of siphons, pumps, or similar devices is not allowed. (3) Ditch blocks shall be designed and constructed with hard core centers. (4) Stormwater flow velocity shall be taken into consideration in the design of all drainage ditches and appropriate erosion protection shall be provided in accordance with the FDOT Drainage Manual. (5) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required. Concrete mitered end sections are required for culverts, cross drains and side drains

when within a County right-of-way with posted speeds of 40 mph or greater. APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

LDC 6.13.12 - Operation and maintenance

CODE states A. The stormwater management system and associated elements shall be operated and maintained in accordance with this Code, the applicable water management district, the manufacturer's specifications, and other specifications necessitated by the design. B. An operation and maintenance document shall be provided. The owner shall include a signed and dated certification in the document as follows: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal). C. Operation and maintenance documentation shall be incorporated into any contracts, covenants, and/or restrictions for the property owner association and/or property management association.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

Motion by Doug Hinton to approve LDC 6.13.2.A (1-3), LDC 6.1332.C, LDC 6.13.3., LDC 6.13.7., LDC 6.13.8., and LDC 6.13.123 with exception of providing the ESOZ plan, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. Fawn Lake Estates - Waiver for Step Down and Land Use
SSS Unit 27
PID#: 9027-0000-02
Tillman & Associates Engineering, LLC**

LDC 2.1.2.1 Comprehensive Plan - Land Use Requirements

CODE states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

APPLICANT requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.

Motion by Chuck Varadin to table until December 8, 2025, meeting, seconded by Tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for 11/24/25
Marion County Growth Services Department**

<<https://marionfl.legistar.com/Calendar.aspx>>

9. OTHER ITEMS:

Motion by Michael Savage to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN: 10:30 AM

Michael Savage, Chairman

Attest:

Sandi Sapp
Development Review Coordinator



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21489

Agenda Date: 12/8/2025

Agenda No.: 5.1.

SUBJECT:

McGinley TRG Mass Grading - Master Drainage/Mass Grading Plan
Project #2025080042 #33243 Parcel #41205-001-06
Tillman And Associates Engineering, LLC



SUBMITTAL SUMMARY REPORT 33243

PLAN NAME: MCGINLEY TRG MASS GRADING

LOCATION:

APPLICATION DATE: 08/19/2025

PARCEL: 41205-001-06

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Jeffrey McPherson	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/10/2025	10/17/2025	11/25/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	N/A Central Sewer N/A Lot Size N/A Total Flow N/A Available Area N/A DEP Water Approval 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 N/A			

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/17/2025	11/14/2025	Approved
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Comments

Land Use: Approved

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Portion of the parcel 41205-001-03 is Public. FLU on cover sheet is missing the Public. Please correct on cover sheet and label on the plan.

YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Rezoning PUD approval information is missing. Please show approved rezoning information on the cover sheet.

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 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?

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? Please follow the recommendation per EALS report and FWC guidance for further assessment and provide a copy of mitigation plan to County at later design stage if any listed species is observed.

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?]

YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

N/A Additional Planning Items:

Zoning: Approved

YES 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation Environmental assessment has been forwarded to FWC.

YES 6.11.6.B - Any activity excavating and removing material from a site shall include a designated access route and be approved by the County prior to utilization See traffic comments; mark the hauling access to and from the property.

YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios), parking, and required buffers associated with Special Use Permits

YES 2.12.24 - Landscape requirements/6.8.6 - Buffering The PUD for this project requires enhanced buffers, these buffers are to remain and be clearly depicted on plan.

YES 4.3.11 - Mining. Removal of excess material resulting from commercial, industrial and residential site improvements, except fish ponds. Does this have an approved development plan? This has an approved PUD, platted already. Mass grading lot.

YES 2.12.32 - Show 100 yr flood zone Include flood zone designation on cover.

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Include secondary springs protection zone on cover.

N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (33243)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements YES 6.7.8 - Protected tree replacement requirements Plan states all trees within project area will be replaced at time of major site plan. Provide tree mitigation calculations showing tree inches to be removed and replaced YES 6.7.9 - Replacement trees; general requirements. N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development YES 6.8.6 - Buffers 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 N/A 6.8.10 - General planting requirements (specifications) N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) INFO Additional Landscape comments All invasive vegetation (Camphor tree, etc...) shall be removed from site			
OCE Design (Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	YES 2.15.2.B - Mass Grading Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC 10/14/25-fee due with resubmittal 8/25/25-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 2.15.2.B - 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 YES 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 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 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, conditions, date of approval 8/25/25-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 YES Additional Development Review Comments			

SUBMITTAL SUMMARY REPORT (33243)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements 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 YES 6.13.2.A(3) - Retention/Detention Area Design Parameters YES 6.13.3 - Type of Stormwater Facility Criteria YES 6.13.4 - Stormwater Quantity Criteria YES 6.13.2.B(4) - Hydrologic Analysis YES 6.13.4.C - Discharge Conditions YES 6.13.2.B(6) - Freeboard YES 6.13.4.D - Recovery Analysis N/A 6.13.5 - Flood Plain & Protection N/A 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 YES 6.13.6.C - Best Management Practices N/A 6.13.8 - Stormwater Conveyance Criteria N/A 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 N/A 6.13.8.B(7) - Minimum Pipe Size N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures N/A 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 YES 6.13.2.B(8) - Calculation & Plan Consistency 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 YES 6.13.12 - Operation and Maintenance YES 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. INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<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.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum YES 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site N/A Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	YES 2.12.30 - Route plan 8/28/25 - Route to SW HWY 484 must be explicitly stated and shown on plan sheet(s). The only approved route at this time would be north on SW 57th Avenue Rd direct to SW HWY 484. It must be explicitly stated that project site entry from or departure toward the east, west, or south is prohibited. YES 6.2.1.E - Drawing legend YES 6.11.6 - Construction route 8/28/25 - Final approval of construction route is contingent upon route being shown and restrictions being clearly stated. N/A Additional Traffic comments			
OCE Utilities (Plans) (Utilities)	Heather Proctor	10/17/2025	11/25/2025	Approved
<i>Comments</i>	Mass grading does not include the installation of water or wastewater infrastructure. Development on Parcel 41205-001-06 will connect to Marion County Utilities and be served by MCU water and wastewater. Utility connections will be reviewed by Marion County Utilities during the site plan or improvement plan submittal.			



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

33243

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 8/13/25

A. PROJECT INFORMATION:

Project Name: McGinley TRG Mass Grading
Parcel Number(s): 41205-001-06, portion of 41205-001-03, 41205-001-04 and 41205-001-05
Section 16 Township 17S Range 21E Land Use _____ Zoning Classification PUD
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☒ Other Mass Grading
Type of Plan: MASS GRADING
Property Acreage 125.94 Number of Lots 0 Miles of Roads 0
Location of Property with Crossroads _____
Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

☒ **Engineer:**
Firm Name: Tillman and Associates Engineering LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: Permits@tillmaneng.com

☒ **Surveyor:**
Firm Name: Rogers Engineering LLC Contact Name: Rodney Rogers
Mailing Address: 1105 SE 3rd Ave City: Ocala State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: Coyote Crossing Holdings LLC Contact Name: Richard McGinley
Mailing Address: 5700 SW Hwy 484 City: Ocala State: FL Zip Code: 34473
Phone # 352-875-6519 Alternate Phone # _____
Email address: _____

Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

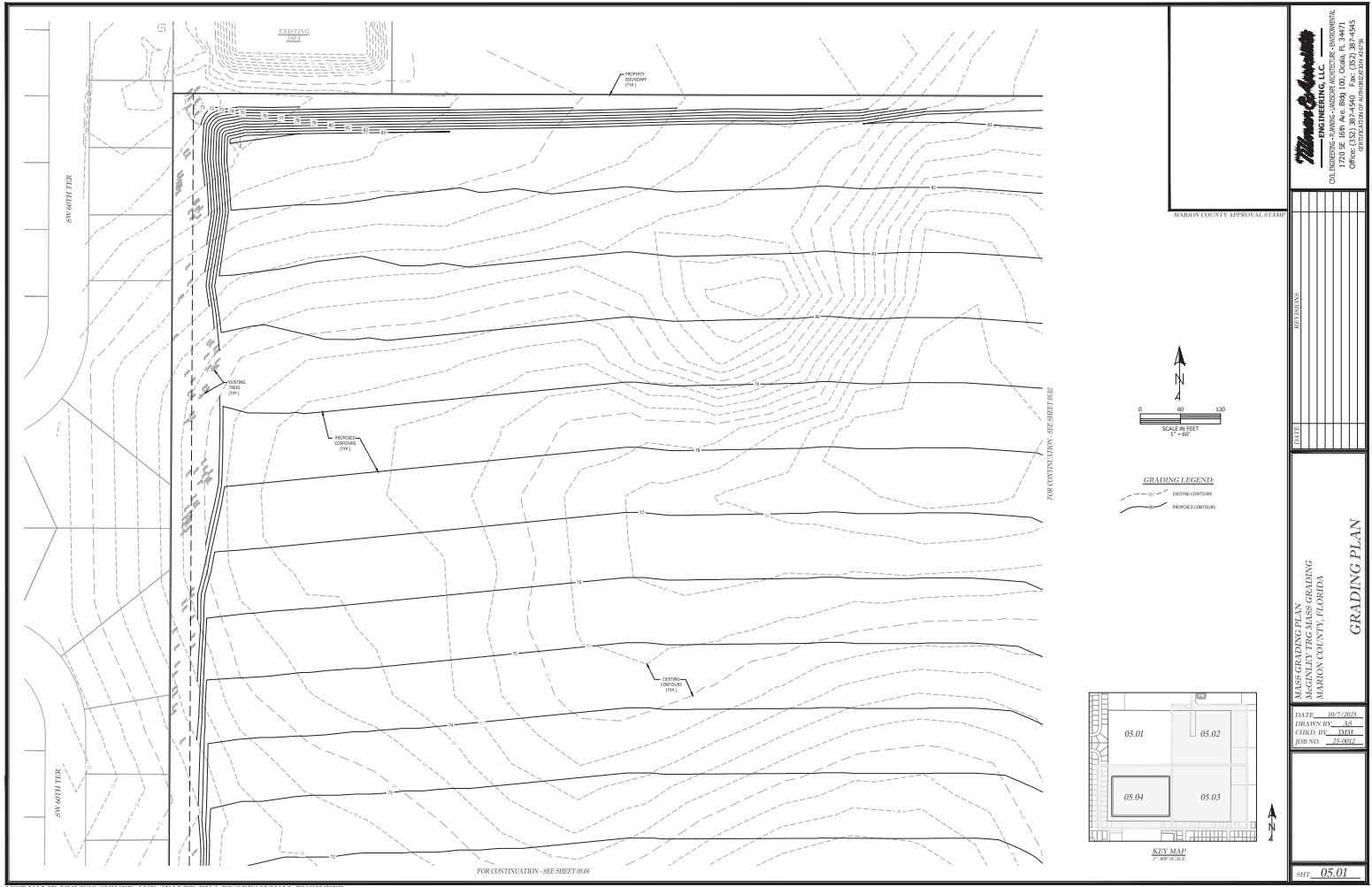
Empowering Marion for Success

marionfl.org



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

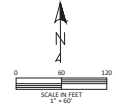
MASS GRADING PLAN MASS GRADING PLAN MARION COUNTY, FLORIDA	
AERIAL PHOTOGRAPH (2023)	
DATE	02/23/2024
DRAWN BY	AS
CHECK BY	MS
JOB NO.	22-0012
SHEET 03.01	
MARION COUNTY APPROVAL STAMP	
CIVIL ENGINEERING - MARION COUNTY - FLORIDA 1720 SE 18th Ave Box 100, Ocala, FL 34471 OFFICE PHONE: 352-236-4444 CELL PHONE: 352-236-4445 CERTIFICATE OF AUTHORIZATION 12879	



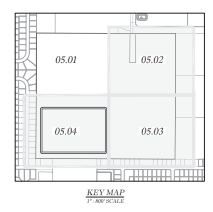
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FOR CONTINUATION - SEE SHEET 05.04

FOR CONTINUATION - SEE SHEET 05.02



GRADING LEGEND:
--- EXISTING CONTOURS
--- PROPOSED CONTOURS



MARRION COUNTY APPROVAL STAMP

DATE: _____

BY: _____

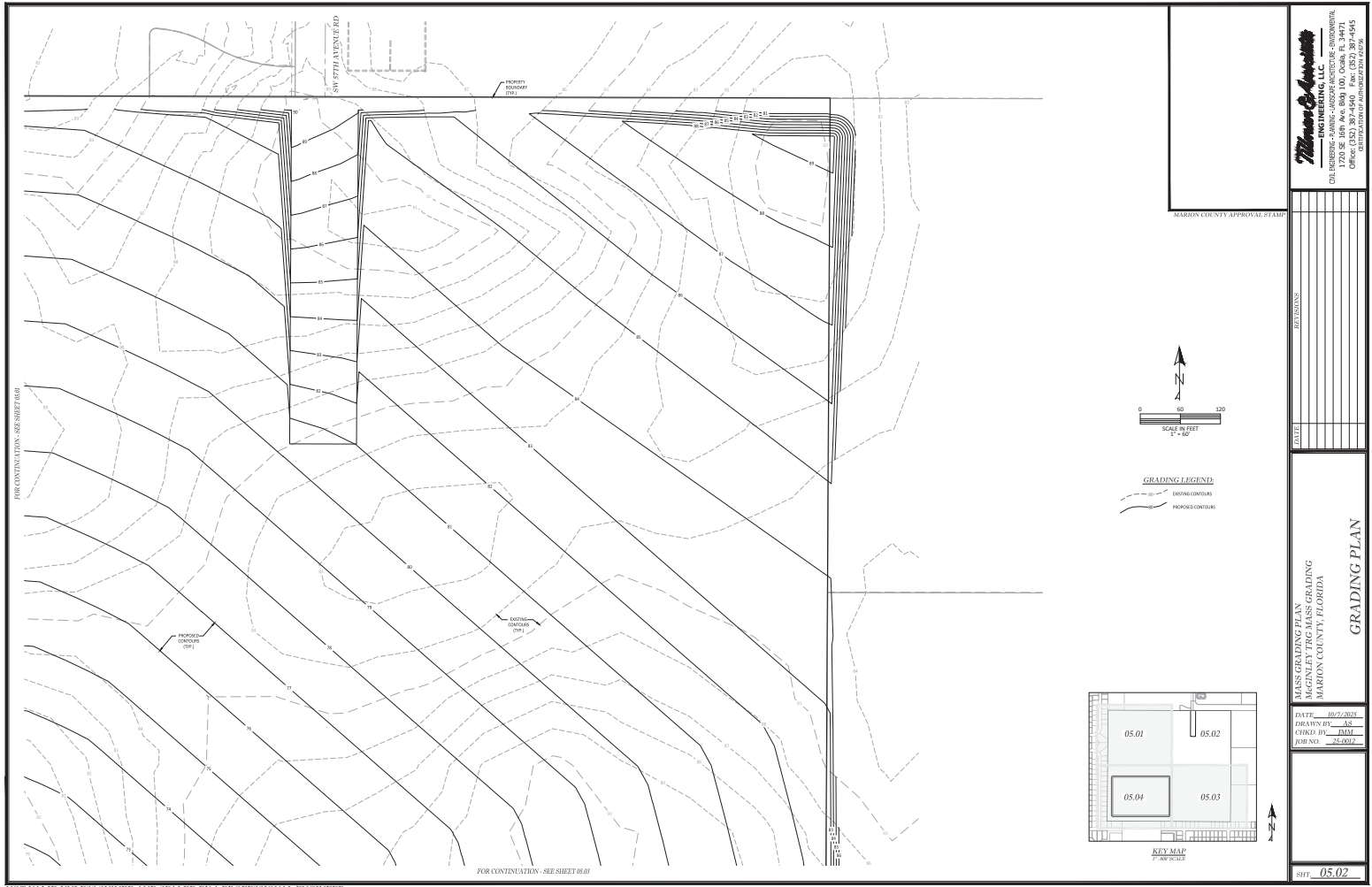
MASS GRADING PLAN
MARRION COUNTY, FLORIDA

GRADING PLAN

DATE: 05/2/2023
DRAWN BY: JLS
CHECKED BY: JLS
JOB NO.: 22-0012

SHEET: 05.01

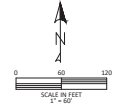
THOMAS ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - SUBSURFACE
1720 DE LOB Ave. Bldg 100, Ocala, FL 34471
OFFICE: 352.236.1111 FAX: 352.236.1112
WWW.THOMASENGINEERING.COM



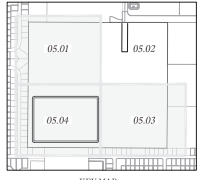
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FOR CONTINUATION - SEE SHEET 05.01

MARION COUNTY APPROVAL STAMP



GRADING LEGEND:
--- EXISTING CONTOURS
--- PROPOSED CONTOURS



KEY MAP
1" MAP SCALE

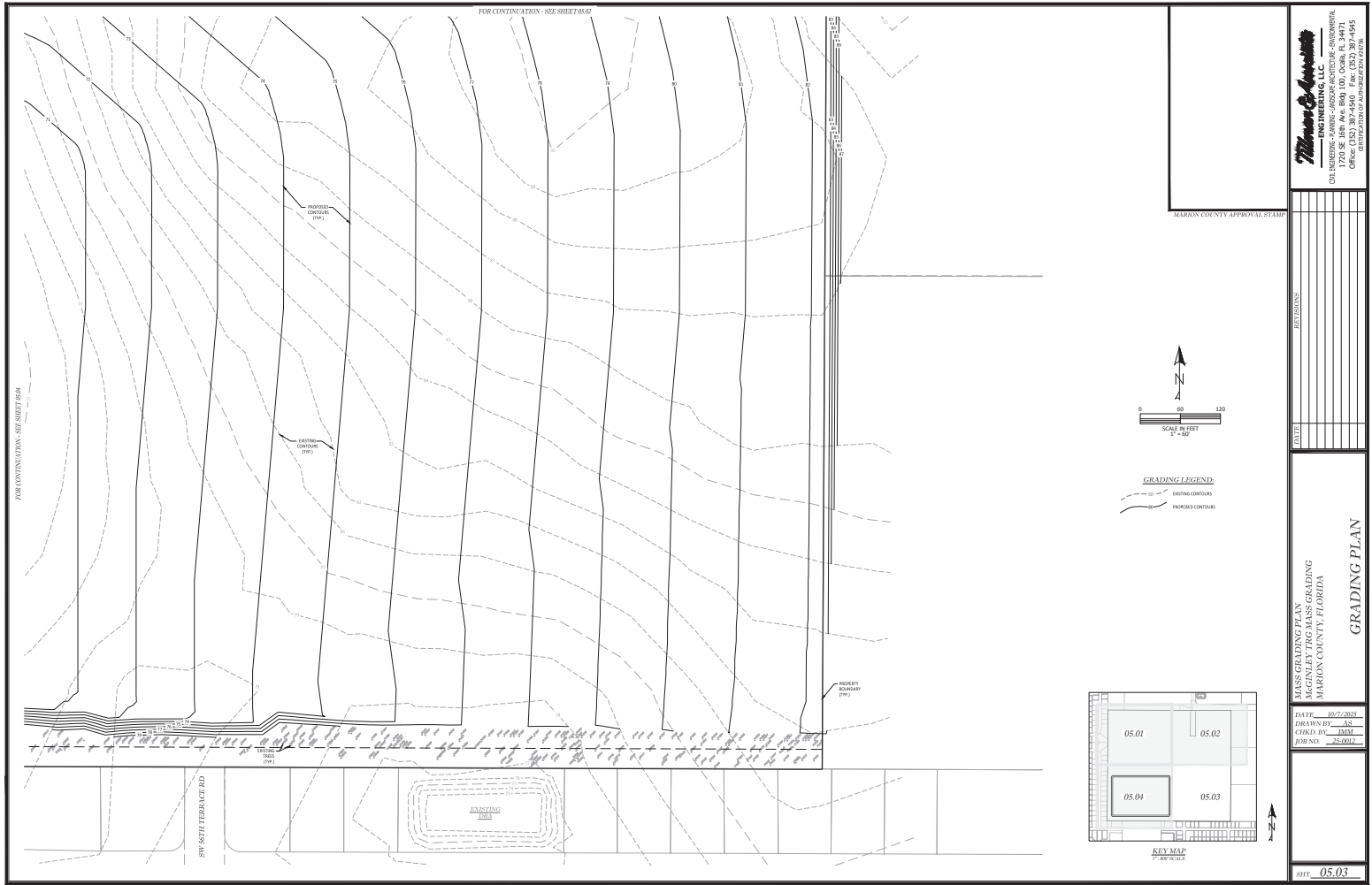
THOMAS J. LAWRENCE
PROFESSIONAL ENGINEER
CIVIL ENGINEERING - PAVING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 DE LUKE AVE. BOX 100, OSMO, FL 34471
OFFICE: (813) 881-1111
CELL: (813) 881-1112
FAX: (813) 881-1113
WWW.TJLAWRENCE.COM

DATE: 06/2/2021
DRAWN BY: JLS
CHECKED BY: JLS
JOB NO.: 22-0012

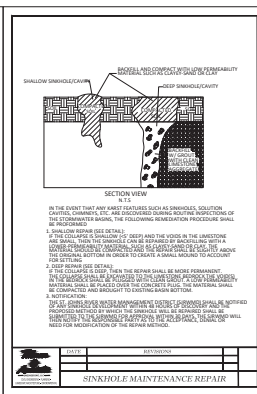
DATE: 05.02

GRADING PLAN
MARION COUNTY, FLORIDA

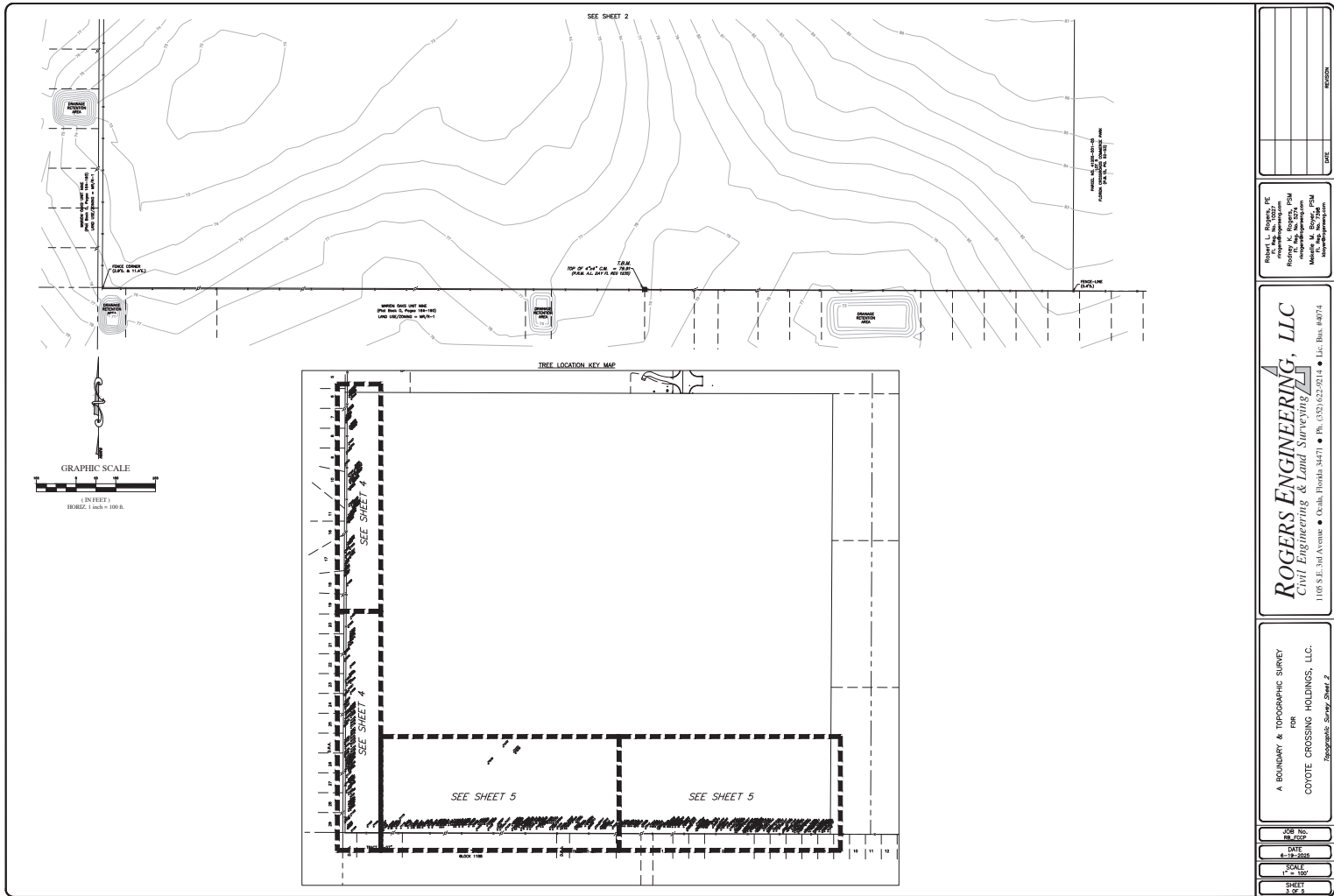
DATE	BY	CHKD	APPD
06/2/2021	JLS	JLS	
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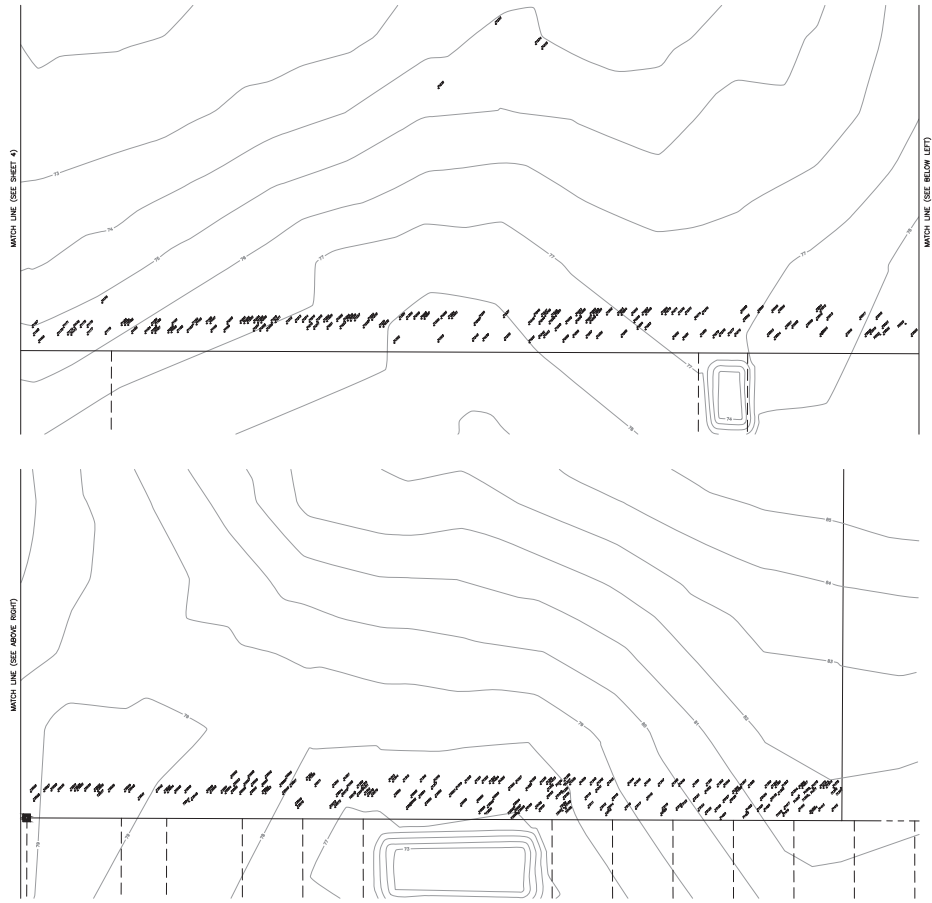
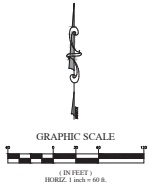








JOB No. 18-0220	
DATE 8-18-2018	
SCALE 1" = 100'	
SHEET 2 OF 2	
PROJECT COYOTE CROSSING HOLDINGS, LLC Topographic Survey Sheet 2	
A BOUNDARY & TOPOGRAPHIC SURVEY FOR COYOTE CROSSING HOLDINGS, LLC. Topographic Survey Sheet 2	
ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. No. 44974	
REGISTERED PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED PROFESSIONAL SURVEYOR REGISTERED PROFESSIONAL SURVEYOR REGISTERED PROFESSIONAL SURVEYOR REGISTERED PROFESSIONAL SURVEYOR	
DATE 8-18-2018	



ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph: (352) 622-9214 • L.L. Bus. 46074 www.rogers-engineering.com		Project No. _____ Date _____ Scale _____ Sheet _____ of _____
A BOUNDARY & TOPOGRAPHIC SURVEY FOR COYOTE CROSSING HOLDINGS, LLC. True North is 0° 00' 00"		Project No. _____ Date _____ Scale _____ Sheet _____ of _____

1. MARION COUNTY - MASS GRADING
2. SWFWMD - INDIVIDUAL ERP
3. FDEP - NPDES (BY OTHERS)

LDC 4.11.7 - GEOTECHNICAL CRITERIA, APPROVED 09-29-2025

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PLAN, NO. 50686F02, EFFECTIVE DATE OF AUGUST 9, 2008, THE PROPERTY DESCRIBED HEREIN IS LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD.

2. THIS PROJECT IS LOCATED IN THE SILVER SPRING SECONDARY SPILLS PROTECTION ZONE.

3. SIGHT INTERACTION AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

4. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONSTRUCTION APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY OR ANY PART OF THE PROPERTY ARE NOT GUARANTEED. ANY OTHER RIGHTS TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCRETE SURVEY AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW PHASES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENTS TO THE HIGHWAY AND/OR OTHER PUBLIC FACILITIES.

5. 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.

6. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM BY AVENUE AND DIRECTLY ONTO BY AVENUE OR A DRIVENWAY, FROM OR DEPARTURE TOWARD THE EAST, WEST, OR SOUTH IS PROHIBITED.

LOT 6, FLORIDA CROSSROADS COMMERCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15
PAGES 52 AND 53, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE I-NET NETWORK.

VERTICAL DATUM IS BASED ON F.D.O.T. VERTICAL CONTROL POINT "TBM 081721 RM1", PUBLISHED ELEVATION = 71.236' (NAVD-88)

TEMPORARY BENCHMARK TOP OF CM = 79.91', FOUND 4"x4" C.M. (P.R.M. A.L. DAY FL. REG 1235)
TEMPORARY BENCHMARK CENTER OF STORM MANHOLE = 87.82'

COYOTE CROSSING HOLDINGS, LLC
RICHARD MCGINLEY
5700 SW HWY 484
OCALA, FLORIDA 34473
PHONE (352) 875-6519

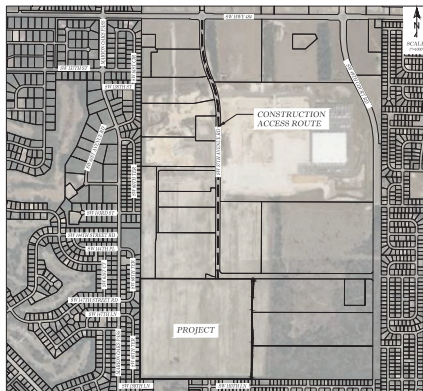
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY M. McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

ROGERS ENGINEERING, LLC
RODNEY K. ROGERS
1105 SE 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 622-9214

GEO-TECH, INC.
CRAIG HAMPTY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

MODICA & ASSOCIATES, INC.
CLARK MODICA
302 MOHAWK ROAD
CLERMONT, FLORIDA 34715
PHONE (352) 394-2060

THIS SITE CONTAINS:
RESIDENTIAL LOTS - 0
TOTAL MILES OF ROADWAY - 0.00 MILES
PROJECT AREA - 125.94 ± ACRES
PARCEL #41205-001-06
AND PORTION OF PARCELS #41205-001-03,
#41205-001-04 AND #41205-001-05
FLU - COMMERCE DISTRICT (CD), PUBLIC (P), ZONING - PUD
REZONING PUD APPROVAL: 221102P (RES. NO. 22-R-576)
EXISTING IMPIEVIOUS - 0.00 AC. (0.00 S.F.) 0.00%
PROPOSED IMPIEVIOUS - 0.00 AC. (0.00 S.F.) 0.00%



WATER/SEWER	MARION COUNTY UTILITY	CUSTOMER SERVICE 24/7/365	352-307-6006
ELECTRIC	SECO	SABANA JARC	352-661-0432
FIBER/TELEPHONE	CHARTER COMM.	DISPATCH	800-778-9940
CABLE	CENTURY LINK	DISPATCH	855-742-6665
	COX CABLE	DISPATCH	800-778-9940

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01 - 05.04	GRADING PLAN
06.01	GRADING & DRAINAGE DETAILS
07.01	EROSION CONTROL PLAN
08.01	EROSION CONTROL DETAILS
09.01	BUFFER AND TREE PRESERVATION PLAN
1 - 5	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY ROGERS ENGINEERING LLC)

THEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

RICHARD MCGINLEY
COYOTE CROSSING HOLDINGS LLC

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 M. McPHERSON, P.E.
REGISTERED ENGINEER NO. 69905
STATE OF FLORIDA

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.

RODNEY K. ROGERS
ROGERS ENGINEERING, LLC
REGISTERED LAND SURVEYOR NO. 5274
STATE OF FLORIDA

William & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26796

REVISIONS

DATE _____

MASS GRADING PLAN
MCGINLEY TRG MASS GRADING
MARION COUNTY, FLORIDA

COVER SHEET

DATE 6/25/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0012

SHT. 01.01



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21490

Agenda Date: 12/8/2025

Agenda No.: 5.2.

SUBJECT:

Golden Ocala - W.E.C. Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) - Major Site Plan - Landscape Only Plans

1612 NW 81st Terrace Rd Ocala

Project #2022030247 #28214 Parcel #21068-000-02

Tillman & Associates Engineering, LLC



**SUBMITTAL SUMMARY REPORT
28214**

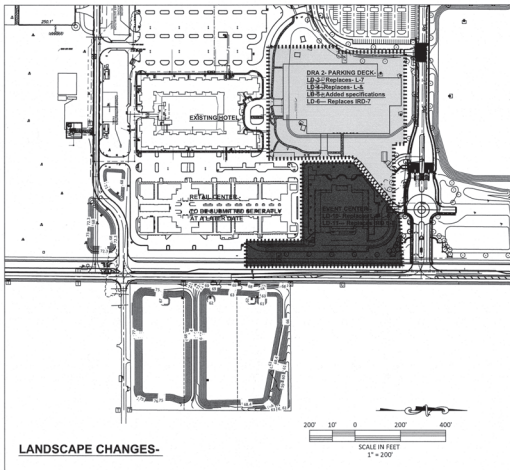
PLAN NAME:	GOLDEN OCALA - W.E.C. RETAIL & EVENT CENTER @ SOUTH COMMERCIAL (AKA: RETAIL AT WEC SOUTH COMMERCIAL)	LOCATION:	1615 NW 81ST TERRACE RD OCALA,
APPLICATION DATE:	03/28/2022	PARCEL:	21068-000-02
DESCRIPTION:			

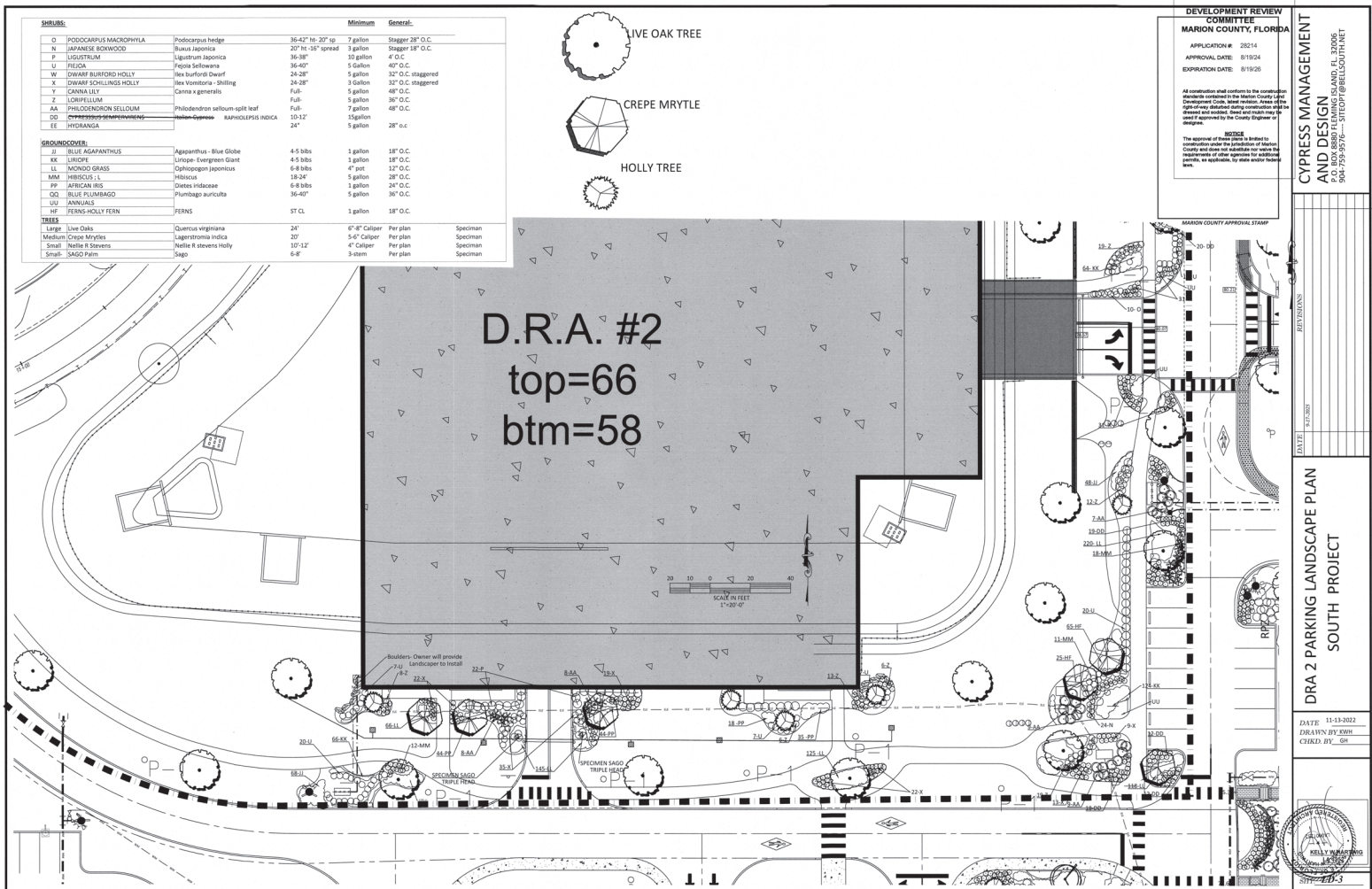
CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering,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

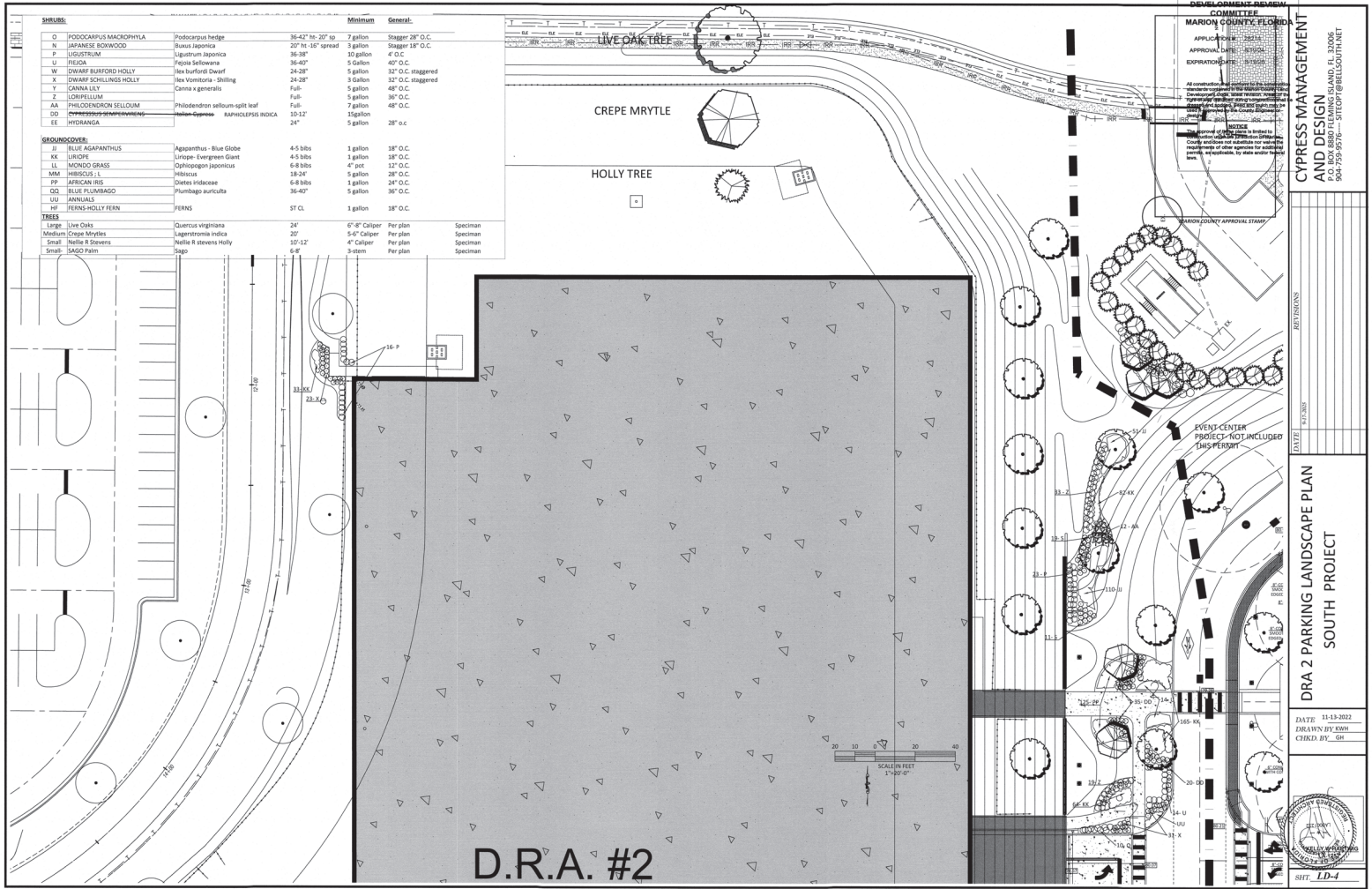
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	08/02/2024	08/09/2024	12/04/2025	Approved
OCE: Plan Review (DR) v.	12/04/2025	12/18/2025	12/04/2025	Approved

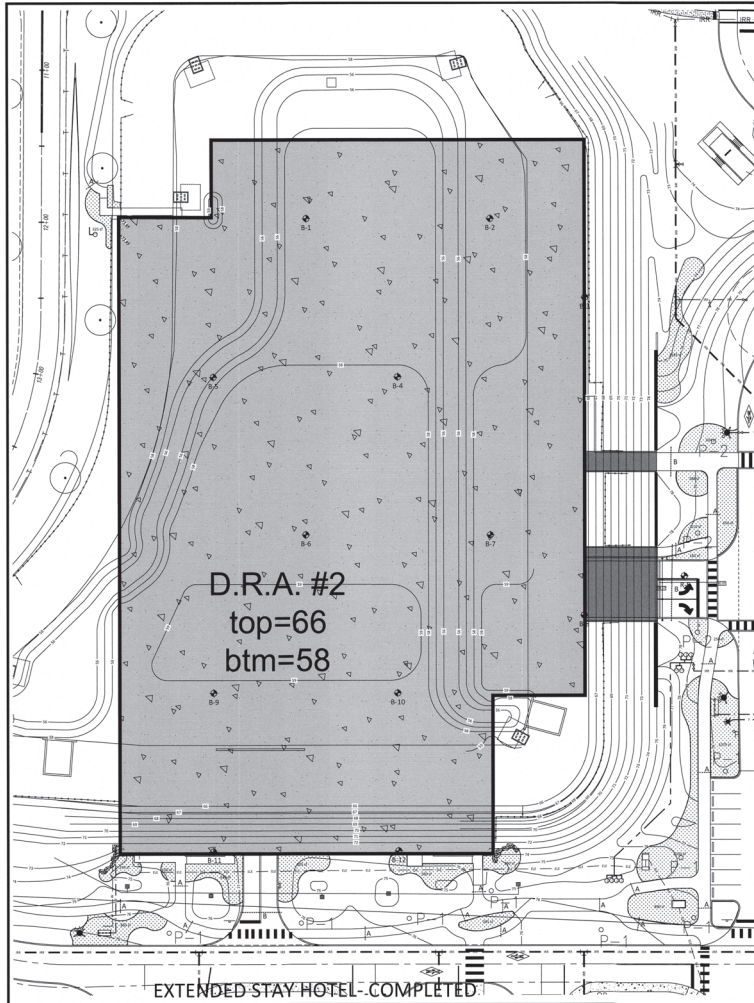
SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/09/2024	12/04/2025	Approved
Environmental Health (Plans) (Environmental Health)		08/09/2024	12/04/2025	Approved
Fire Marshal (Plans) (Fire)		08/09/2024	12/04/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/09/2024	12/04/2025	Approved
Landscape (Plans) (Parks and Recreation)		08/09/2024	12/04/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Utilities (Plans) (Utilities)		08/09/2024	12/04/2025	Approved
OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/18/2025	12/04/2025	Approved









A

IRRIGATION AND FUTURE SLEEVES

SCHEDULE 40 PVC
2-2" PIPES- 24" BELOW GRADE

B

IRRIGATION AND FUTURE SLEEVES

SCHEDULE 40 PVC
2-2" PIPES-2-4" 24" BELOW GRADE

CONTRACTOR SHALL PROVIDE 4 TYPES OF TO IRRIGATION ZONES:
DRIP OR UNDERGROUND LEAKY PIPE-SHRUB AREAS
SPRAY ZONES- ANNUAL BEDS
SPRAY ZONES FOR GRASS AREA
FLOOD BUBBLERS - LARGE TREES
EACH TO ON SEPARATE ZONES

LOW VOLUME SPRAY HEADS - SPACED TO PROVIDE LOW VOLUME IRRIGATION
AVOID OVER SPRAY
TO OTHER AREAS
INSTALLATION BUBBLERS OF TREES -3 PER LARGE OAK TREE- 2 FOR LARGE CREPE MYRTLES
EACH ZONE MAXIMUM OF 60 GPM- WITH RUN TIMES
NOT TO EXCEED 15 MIN
WATER SOURCE- IS MAIN 12" LINE FEED FROM WEC INTER-CONNECTED WELLS
10,950 SF IRRIGATION AREA- NOT INCLUDING TREES IN GRASS
AREAS
SHRUBS AND GROUND COVER AREAS ONLY
SOAKER HOSE ON ALL SHRUBS
ALLOW FOR HOSE BIB ON EACH SIDE OF BUILDING

9 VALVES - CONNECT TO MASTER SYSTEM

FLOOD BUBBLERS ON ALL TREES FOR MIN. FIRST 180 DAYS

10-12" MAIN LINE LOOP SITE- by site utility contractor

2" MAIN LINE TO VALVES TO BE USED FOR SMALL AREAS

EXISTING THREE -10" WELLS PRODUCE 2000 GPM MIN- USE OF
1,000 GPM FOR IRRIGATION UNDER LOW PRESSURE

2" TORO P-22 VALVES MAXIMUM 80 GPM- MAXIMUM OF 10 MIN
PER ZONE

THIS AREA- 9000 GPH- 9000 EMITTERS -112 GPM

AVERAGE RUN TIME - 9-ZONES - 2 MINS

EVENT CENTER- NOT INCLUDED

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 28214
 APPROVAL DATE: 8/19/24
 EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest edition. Any use of the right-of-way affected during construction shall be approved by the County Engineer or Design Engineer.

NOTICE
 The approval of this plan is limited to construction under the jurisdiction of Marion County and does not constitute any warranty, representation or other agreement for design or performance, as applicable, by state or federal law.

SEAL



CYPRESS MANAGEMENT
AND DESIGN
 P.O. BOX 8880 TAMING ISLAND, FL 32066
 904-759-9576... SITEOFF@BELLOUTH.NET

RETIREMENT

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DRA 2 PARKING LANDSCAPE PLAN
SOUTH PROJECT

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DRAWN BY

CHECK BY

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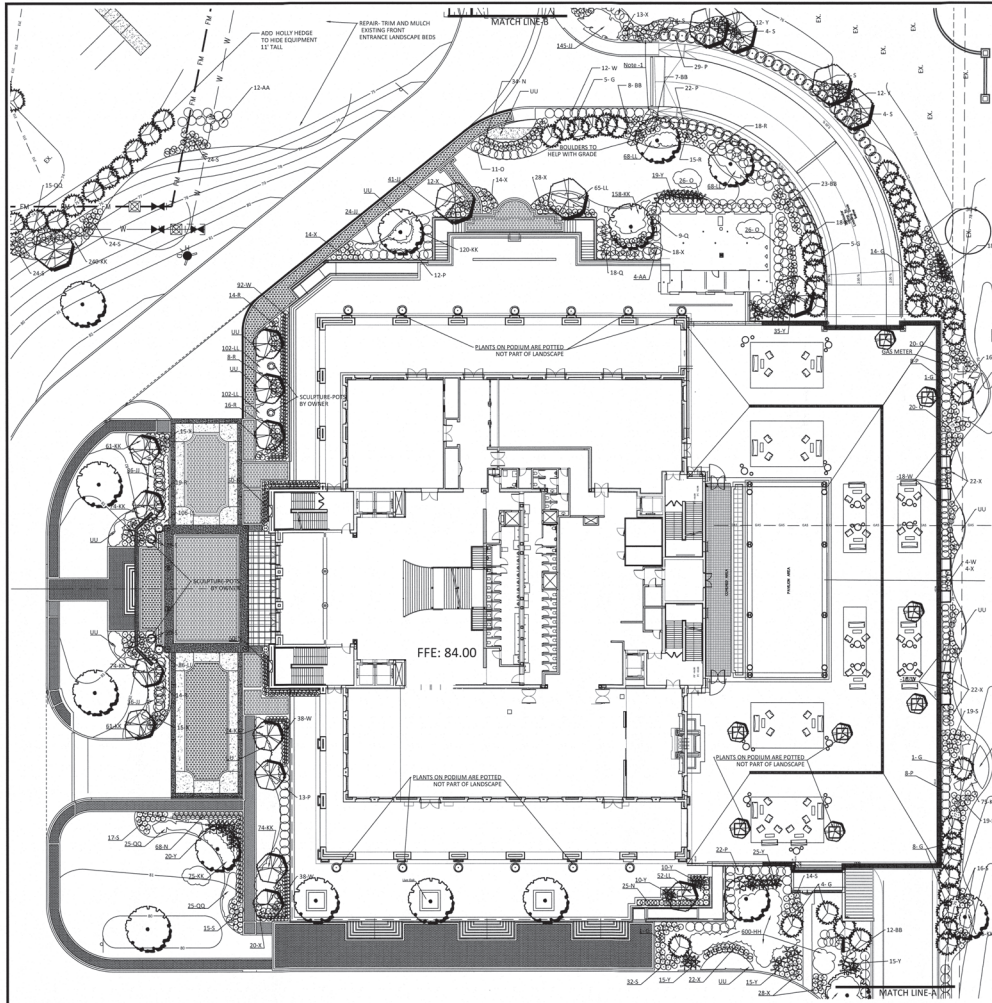
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PLANTING LIST

NO.	PLANTING	QUANTITY	REMARKS
1	12-00	1	12-00
2	12-00	1	12-00
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5	12-00	1	12-00
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DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 20214
APPROVAL DATE 8/19/24
EXPIRATION DATE 8/19/28

NOTICE
All coordination shall conform to the construction standards contained in the Marion County Land Development Code, latest edition. Approval of any other standards shall be coordinated with the County Engineer. These standards shall be used if approved by the County Engineer or his/her designee.

NOTICE
The approval of these plans is limited to the construction under the jurisdiction of the County and does not constitute an approval of any other standards or codes for building, plumbing, electrical, or other systems or materials, as applicable, by state or local laws.

FINAL CHANGES- PLANTING-EVENT CENTER

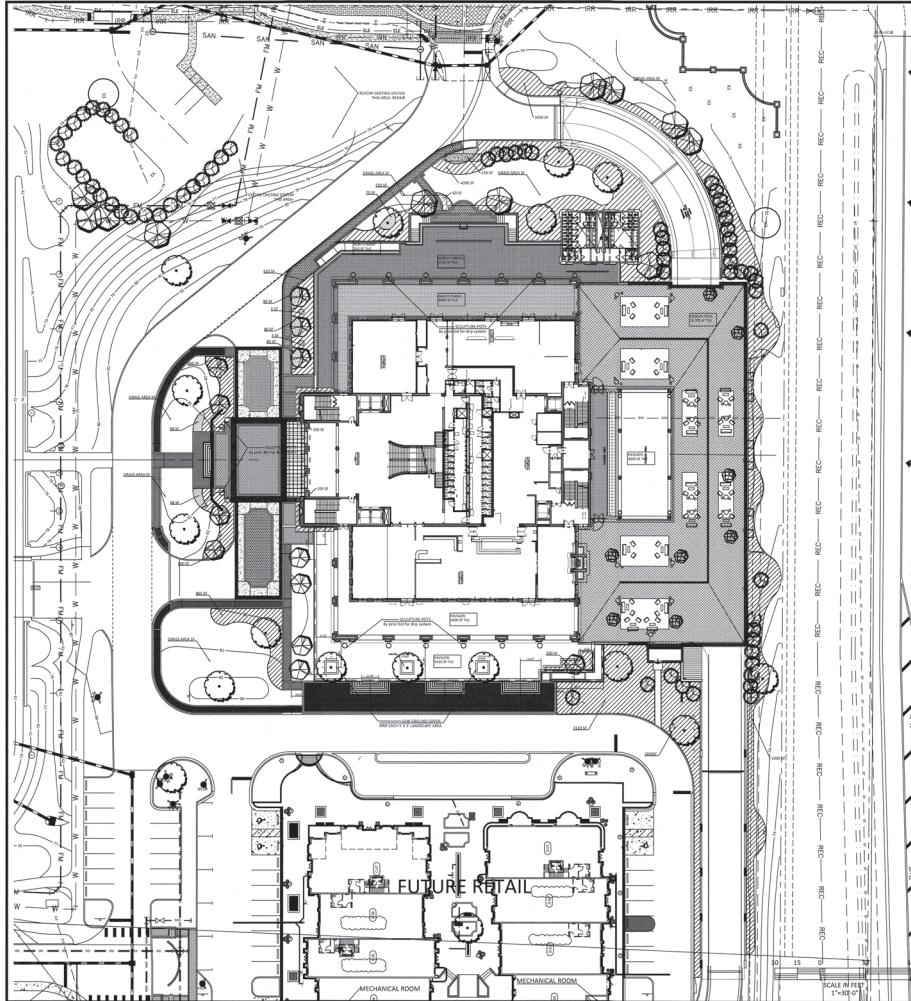
SCALE IN FEET
1"=20'-0"

EVENT CENTER LANDSCAPE PLAN SOUTH PROJECT

DATE 11-15-2022
DRAWN BY: JMM
CHECKED BY: JMM

SEAL OF THE COUNTY OF MARION, FLORIDA
JERRY W. BARTON
COUNTY ENGINEER

SHEET **LD-10**



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

NOTICE
All construction shall conform to the current standards contained in the Marion County and Florida Development Code, latest revision, and all of the same shall be attached during construction. Plans shall be approved by the County Engineer or designee.

NOTICE
The approval of these plans is for the construction of the Event Center and does not constitute an approval of any other plans or specifications, as applicable, by state or local law.

CONTRACTOR SHALL PROVIDE A TYPE OF IRRIGATION ZONE:
SPRAY ZONE: ANNUAL, REED, SPRAY ZONE FOR GRASS AREA
FLOOD BUBBLER: LARGE TREE
EACH 15' ON SEPARATE ZONE

LOW VOLUME SPRAY HEADS - SPACED TO PROVIDE LOW VOLUME IRRIGATION AVOID OVERSPRAY TO OTHER AREAS
INSTALLATION BUBBLERS OF TREES 3 PER LARGE OAK TREE 3 FOR LARGE CREPE MYRTLES
EACH ONE MAXIMUM OF 30' WITH SUN TIME
NOT TO EXCEED 15 MIN
WATER SOURCE IS MAIN 12" LINE FEED FROM WEC INTER-CONNECTED WELLS

ALL GRASS AREAS WILL BE IRRIGATED
GRASS SPRAY

SEEDS ARE EXISTING
SITE CROWS HAVE INSTALLED TO DATE
COORDINATE WITH ANDREW FOR EXACT 3025 LOCATION

NOTES:

- This Irrigation System Design is based on the Site Plan and information as provided by Marion County Center (MCC) - Ocala, Florida.
- Drawings are intended to be used as a guide only. Any changes that are to be made shall be with the approval of the Owner and/or his authorized Representative.
- This System is subject to any and all conditions of the County Engineer or designee.
- IF PVC - All Main Line and Lateral Pipes shall be SDR 21 CL 200 Galvanized Pipe and all fittings.
- Appropriate fittings are Epoxy Coated Ductile Iron. All fittings are 2" or 4" galvanized PVC.
- All pipe downstream of any 2" or 4" Electric Valve shall be CL 200 SDR 21 PVC pipe and joined together with a 2" or 4" electric valve.
- This Irrigation System shall be a "Pump Start" system which will start via a 24 vac signal from the MCC.
- The Irrigation Contractor shall make every effort where allowed to use low volume matched precipitation nozzles to reduce water consumption.
- All four applicable codes shall apply.
- The Irrigation Contractor shall provide to the Owner a one year warranty on this system.
- Any changes that are required to be made to these drawings shall be made.
- All work shall be done in accordance with the Marion County and Florida Development Code.
- All newly installed materials shall have 30" of cover from finished grade and all Lateral shall have 18" of cover.

PLANT LEGEND

SYMBOL	PLANT NAME	Minimum	Plant Spacing
1	POINCIFFIA MACROCARPA	40' x 20' @ 40'	Single 30' C.C.
2	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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91	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
92	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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94	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
95	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
96	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
97	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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99	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
100	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.

FINAL EVENT CENTER IRRIGATION

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

NOTICE
All construction shall conform to the current standards contained in the Marion County and Florida Development Code, latest revision, and all of the same shall be attached during construction. Plans shall be approved by the County Engineer or designee.

NOTICE
The approval of these plans is for the construction of the Event Center and does not constitute an approval of any other plans or specifications, as applicable, by state or local law.

CONTRACTOR SHALL PROVIDE A TYPE OF IRRIGATION ZONE:
SPRAY ZONE: ANNUAL, REED, SPRAY ZONE FOR GRASS AREA
FLOOD BUBBLER: LARGE TREE
EACH 15' ON SEPARATE ZONE

LOW VOLUME SPRAY HEADS - SPACED TO PROVIDE LOW VOLUME IRRIGATION AVOID OVERSPRAY TO OTHER AREAS
INSTALLATION BUBBLERS OF TREES 3 PER LARGE OAK TREE 3 FOR LARGE CREPE MYRTLES
EACH ONE MAXIMUM OF 30' WITH SUN TIME
NOT TO EXCEED 15 MIN
WATER SOURCE IS MAIN 12" LINE FEED FROM WEC INTER-CONNECTED WELLS

ALL GRASS AREAS WILL BE IRRIGATED
GRASS SPRAY

SEEDS ARE EXISTING
SITE CROWS HAVE INSTALLED TO DATE
COORDINATE WITH ANDREW FOR EXACT 3025 LOCATION

NOTES:

- This Irrigation System Design is based on the Site Plan and information as provided by Marion County Center (MCC) - Ocala, Florida.
- Drawings are intended to be used as a guide only. Any changes that are to be made shall be with the approval of the Owner and/or his authorized Representative.
- This System is subject to any and all conditions of the County Engineer or designee.
- IF PVC - All Main Line and Lateral Pipes shall be SDR 21 CL 200 Galvanized Pipe and all fittings.
- Appropriate fittings are Epoxy Coated Ductile Iron. All fittings are 2" or 4" galvanized PVC.
- All pipe downstream of any 2" or 4" Electric Valve shall be CL 200 SDR 21 PVC pipe and joined together with a 2" or 4" electric valve.
- This Irrigation System shall be a "Pump Start" system which will start via a 24 vac signal from the MCC.
- The Irrigation Contractor shall make every effort where allowed to use low volume matched precipitation nozzles to reduce water consumption.
- All four applicable codes shall apply.
- The Irrigation Contractor shall provide to the Owner a one year warranty on this system.
- Any changes that are required to be made to these drawings shall be made.
- All work shall be done in accordance with the Marion County and Florida Development Code.
- All newly installed materials shall have 30" of cover from finished grade and all Lateral shall have 18" of cover.

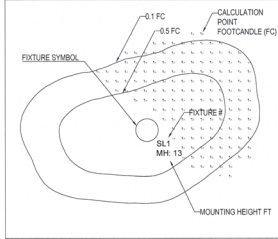
PLANT LEGEND

SYMBOL	PLANT NAME	Minimum	Plant Spacing
1	POINCIFFIA MACROCARPA	40' x 20' @ 40'	Single 30' C.C.
2	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
3	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
4	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
5	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
6	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
7	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
8	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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14	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
15	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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18	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
19	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
20	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
21	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
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72	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single 30' C.C.
73	POINCIFFIA MACROCARPA	20' x 10' @ 20'	Single

GENERAL NOTES

1. ALL LIGHT FIXTURES TO BE INSTALLED PER THE LIGHTING PLAN. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND LIGHTING PLANS, NOTIFY THE ARCHITECT IN WRITING FOR DIRECTION PRIOR TO PROCEEDING.
2. SEE ELECTRICAL DRAWINGS FOR POWER DISTRIBUTION AND EGRESS INFORMATION.
3. GC TO VERIFY THE LIGHTING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE LANDSCAPE, PARKING LAYOUTS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
4. GC IS RESPONSIBLE FOR QUANTITIES, COORDINATION AND PROPER SIZING OF REQUIRED ELECTRICAL ACCESS PANELS - INCLUDING BUT NOT LIMITED TO PANELS TO ACCESS THE FOLLOWING: MECH UNITS, MECH DAMPERS, PLUMBING / SPRINKLER VALVES, CLEANOUTS, CONCEALED ELECTRICAL J-BOXES, LOW VOLTAGE ACCESS, MOTORIZED SHADES, MOTORIZED DOORS, BALLASTS, FIXTURE DRIVERS, REMOTE DAMPERS, AND DEVICES REQUIRED BY CODE / INSPECTORS.
5. EC IS RESPONSIBLE FOR SIZING ALL REQUIRED POWER SUPPLIES AND MOUNTING THEM IN AN ACCESSIBLE LOCATION - PRECOORDINATE THE LOCATION WITH OWNER/ARCHITECT.
6. EC IS RESPONSIBLE TO VERIFY WITH MANUFACTURER RECOMMENDATIONS: MAX LIGHTING FIXTURE DRIVER LOADS, MAX REMOTE DRIVER DISTANCE, AND WIRE AWG.
7. EXISTING LIGHTING IS SHOWN IN PLAN IN APPROXIMATE LOCATION. CONTRACTOR TO ALERT ARCHITECT IF A CONFLICT EXISTS BETWEEN PLANS AND FIELD CONDITIONS REGARDING EXISTING LIGHTING PRIOR TO WORK ON SITE TO MODIFY EXISTING LIGHTING.
8. SL1/SL2 FIXTURES TO BE TIED INTO NEW EXTERIOR LIGHTING CONTROLS VIA PHOTOCELL TO MATCH EXISTING SITE STANDARD SCHEDULING WHEREVER POSSIBLE.
9. SL3/SL4/SL5 FIXTURES TO HAVE ON BOARD PHOTOCELL WITH 7PM RECEPICAL AND DIMMING DRIVER. PROGRAMMING TO MATCH EXISTING SITE STANDARD SCHEDULING WHERE POSSIBLE.
10. SHOULD NEW LIGHTING LOCATIONS NOT HAVE EXISTING PHOTOCELL CONTROL CAPABILITY INTEGRATED INTO LIGHTING CONTROL PANELS - CONTRACTOR TO ADD LIGHTING CONTROL EQUIPMENT TO MATCH EXISTING SITE LIGHTING PHOTOCELL CONTROL SCHEME.
11. CONTRACTOR TO INCLUDE ALL NECESSARY LIGHTING CONTROL DEVICES TO CREATE A COMPLETE WORKING SYSTEM.

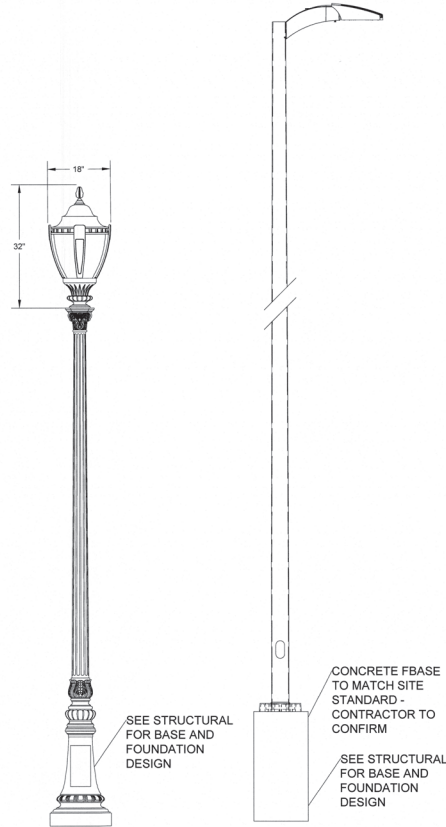
LUMINAIRE KEY



SITE LIGHTING SCHEDULE AND PHOTOMETRY

Luminaire Tag	Symbol	Qty	Label	Mounting Height	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
SL1	●	33	SAS-LEGR0-203-40-CMS-Y519 (1)	13	Single	WEC CAMPUS STANDARD POST TOP TYPE 4	0.900	8263	80	2640
SL2	●	58	SAS-LEGR0-203-40-CR2-Y519 (1)	13	Single	WEC CAMPUS STANDARD POST TOP TYPE 3	0.900	8632	80	4640
SL3	□	5	VSK-II_T5SR_15L_4K	33	Single	WEC PARKING STANDARD TYPE 5SR	0.900	15441	102	612
SL4	□	9	VSK-II_T4L_15L_4K	23	Back-Back	WEC PARKING STANDARD TYPE 4	0.900	13949	101.7	1830.6
SL5	□	3	VSK-II_T2_15L_4K	23	Single	WEC PARKING STANDARD TYPE 2	0.900	15099	102	306

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Field Calc	Illuminance	Fc	1.33	6.2	0.0	N.A.	N.A.
Parking Deck	Illuminance	Fc	1.64	6.2	0.1	16.40	62.00
Right of Way	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.



SL1 / SL2

SL3 / SL4 / SL5

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION # 20214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the current editions contained in the Marion County Development Code, local ordinance, and all applicable codes and standards. The applicant shall be responsible for obtaining all necessary permits, as applicable, by state and/or federal law.

NOTICE
The approval of this plan is limited to construction under the jurisdiction of Marion County and does not constitute an endorsement or approval of the design or construction of the project by the County or any of its employees.

SCALE IN FEET
1" = 30'

LARC
LARC LIGHTING
DESIGN, LLC
P.O. BOX 277
KNOXVILLE, TN
(865) 381-6842

Timman & Associates
ENGINEERING, LLC
1720 SE 16th Ave. #100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	BY	REVISIONS
11/09/22	J-LARC	

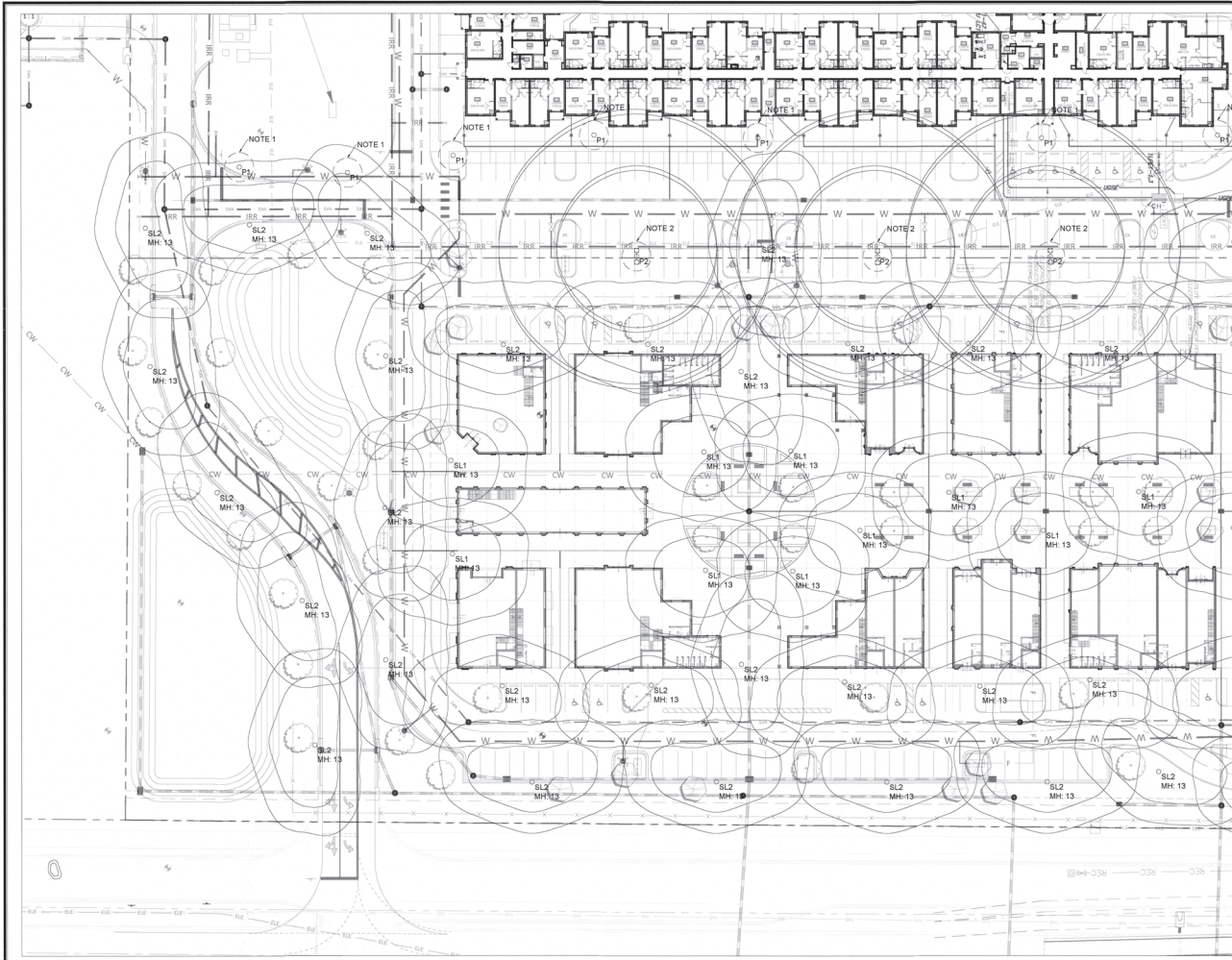
WORLD EQUESTRIAN CENTER
SOUTH RETAIL - EVENT

DATE: 11/09/22
DRAWN BY: J-LARC
CHECK BY: J-LARC
JOB NO.: J-15-2021



SHEET SL-00

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 28214
 APPROVAL DATE: 8/18/24
 EXPIRATION DATE: 8/18/26

All construction shall conform to the zoning ordinance contained in the Marion County Development Code, latest revision, unless otherwise indicated. Any construction not shown on this plan shall be in accordance with the requirements of the County Engineering Department. The approval of this plan is based on the information provided by the applicant and is not a guarantee of the accuracy of the information provided. The approval of this plan is not a guarantee of the accuracy of the information provided. The approval of this plan is not a guarantee of the accuracy of the information provided.

NOTICE: The approval of this plan is based on the information provided by the applicant and is not a guarantee of the accuracy of the information provided. The approval of this plan is not a guarantee of the accuracy of the information provided. The approval of this plan is not a guarantee of the accuracy of the information provided.

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 DESIGN, LLC
 P.O. BOX 207
 KNOXVILLE, TN
 (605) 381-6842



- NOTES:
1. LIGHT POLE IS PART OF HOTEL 2 SITE LIGHTING PLAN. (NOT PART OF THIS BID)
 2. LIGHT POLE IS PART OF HOTEL 2 SITE LIGHTING PLAN. WILL BE RELOCATED TO NEW LOCATION BY OTHERS



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Timman & Associates
 1720 SE 16th Ave, Room 100, Ocala, FL 34471
 Office (352) 387-4540 / Fax (352) 387-4545

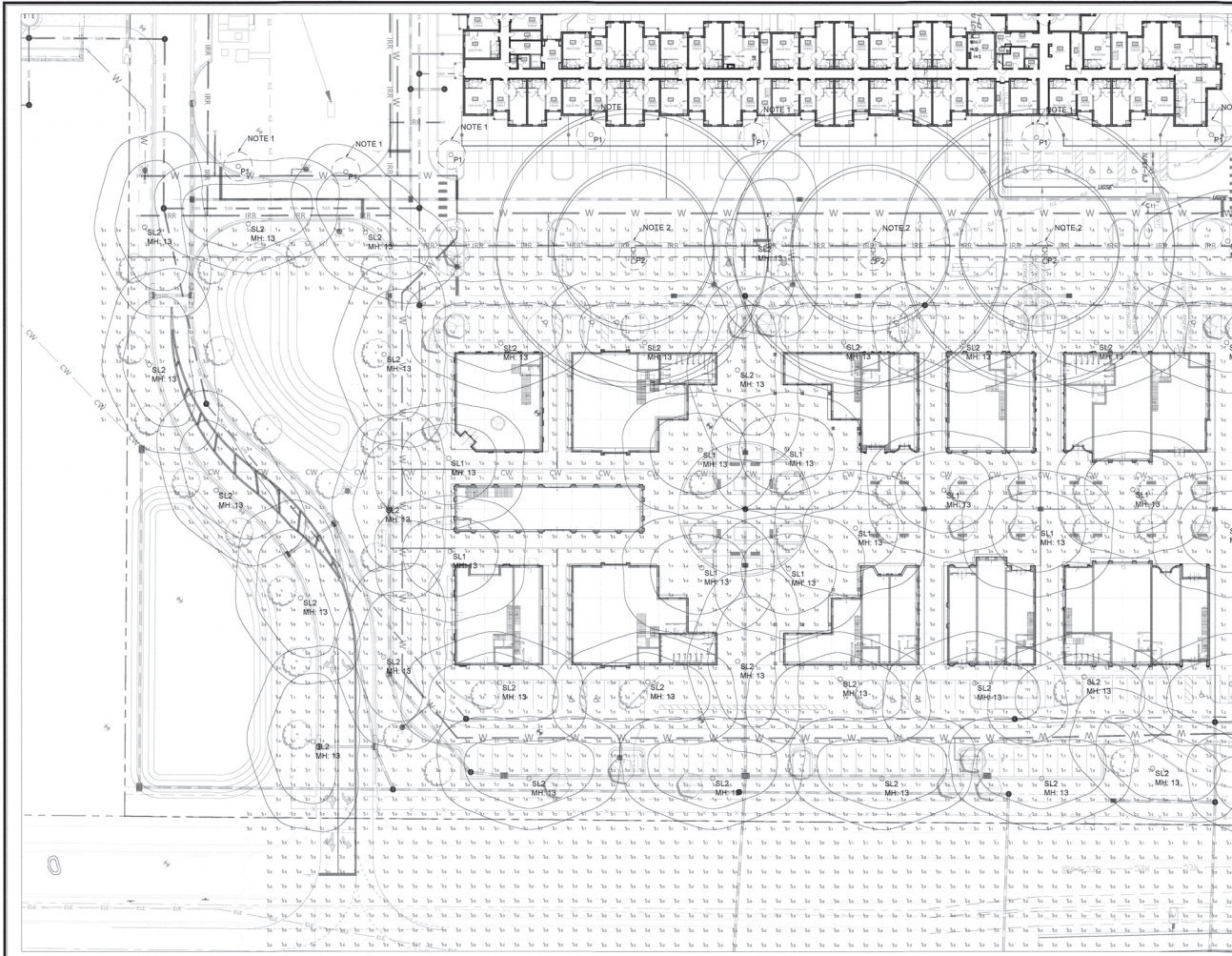
DATE: 11/08/22
 DRAWN BY: J.L.A.R.C.
 CHECKED BY: J.L.A.R.C.
 JOB NO.: 1-15-2021

WORLD EQUESTRIAN CENTER
 SOUTH RETAIL - EVENT

SITE LIGHTING PLAN

DATE: 11/08/22
 DRAWN BY: J.L.A.R.C.
 CHECKED BY: J.L.A.R.C.
 JOB NO.: 1-15-2021

SL-01.01



DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 6/19/24
EXPIRATION DATE: 6/19/28

All construction shall conform to the current ordinances contained in the Marion County and Development Code. When in conflict, the Development Code shall prevail. Any deviation from the Development Code shall be approved by the County Engineer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute an endorsement or approval of the design or construction of the project. The design and construction of the project shall be the responsibility of the designer and contractor. The approval of these plans does not constitute a warranty of any kind, express or implied, by the County Engineer.

LARC
LARC LIGHTING
DESIGN, LLC
P.O. BOX 277
KNOXVILLE, TN
(865) 381-6842

SCALE IN FEET
1" = 30'

N

NOTES:

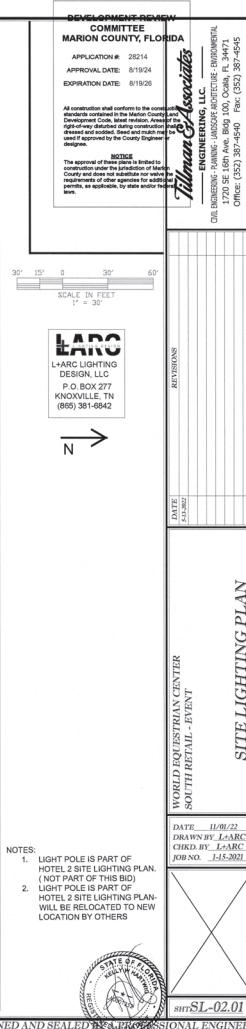
1. LIGHT POLE IS PART OF HOTEL 2 SITE LIGHTING PLAN. (NOT PART OF THIS BID)
2. LIGHT POLE IS PART OF HOTEL 2 SITE LIGHTING PLAN. WILL BE RELOCATED TO NEW LOCATION BY OTHERS

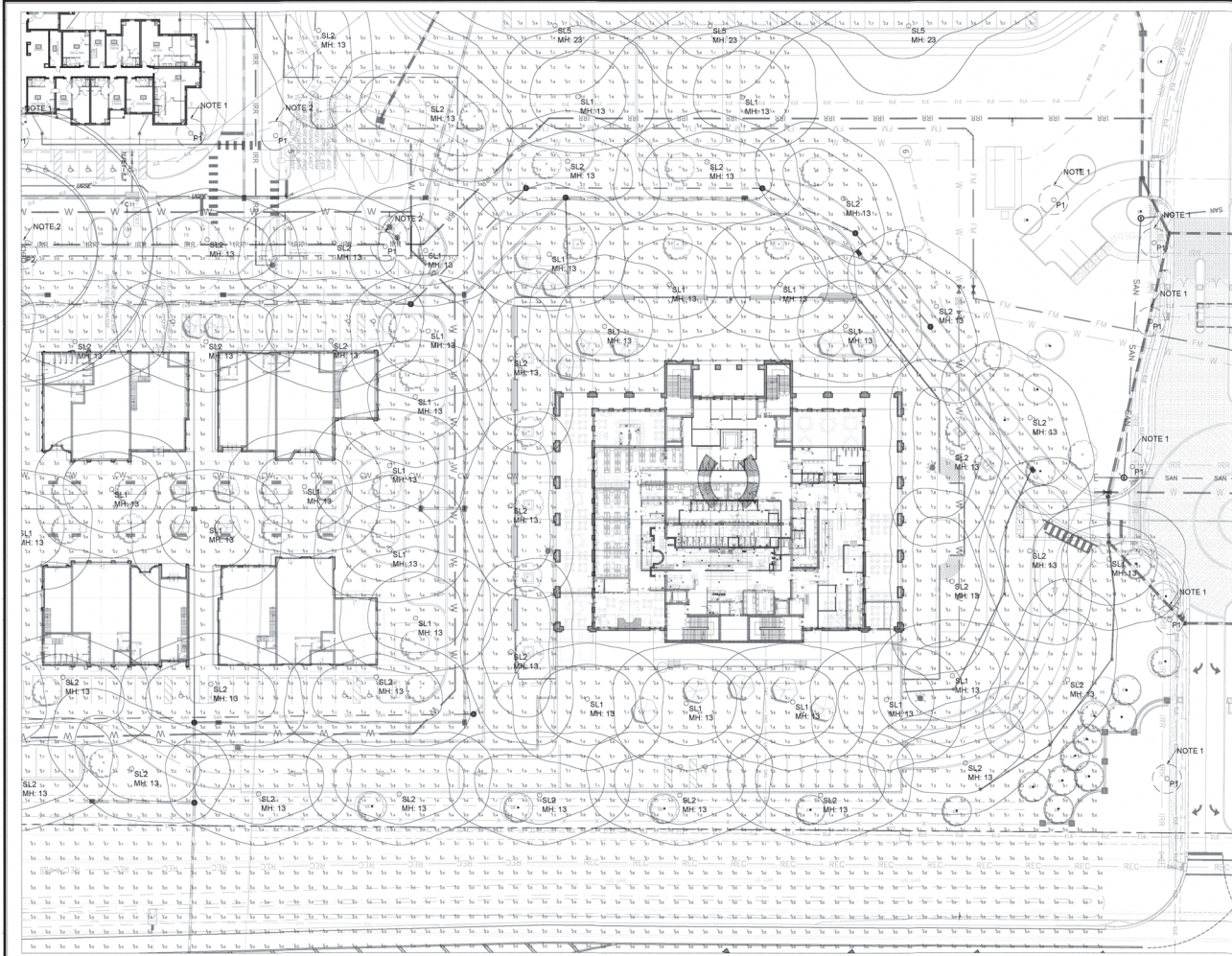
WORLD BOX/ESTRIAN CENTER
SOUTH RETAIL - EVENT

DATE: 11/06/22
DRAWN BY: LARC
CHECKED BY: LARC
JOB NO.: 1-15-2021

seSL-01.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





DEVELOPMENT DESIGN
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 20214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the current editions contained in the Marion County Development Code, Water and Sewerage Code, and other applicable codes. Any deviation from these codes shall be approved by the County Engineering Department.

NOTICE
The approval of this plan is based on the information provided by the applicant. The County does not warrant the accuracy of the information or the results of the plan. The plan is for informational purposes only and does not constitute a contract.

DATE: 8/19/2024
DRAWN BY: LARC
CHECKED BY: LARC
JOB NO: 1-15-2021

DATE: 8/19/2024
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JOB NO: 1-15-2021

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ILLUMINATE
ENGINEERING, LLC
1720 SE 10th Ave, 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

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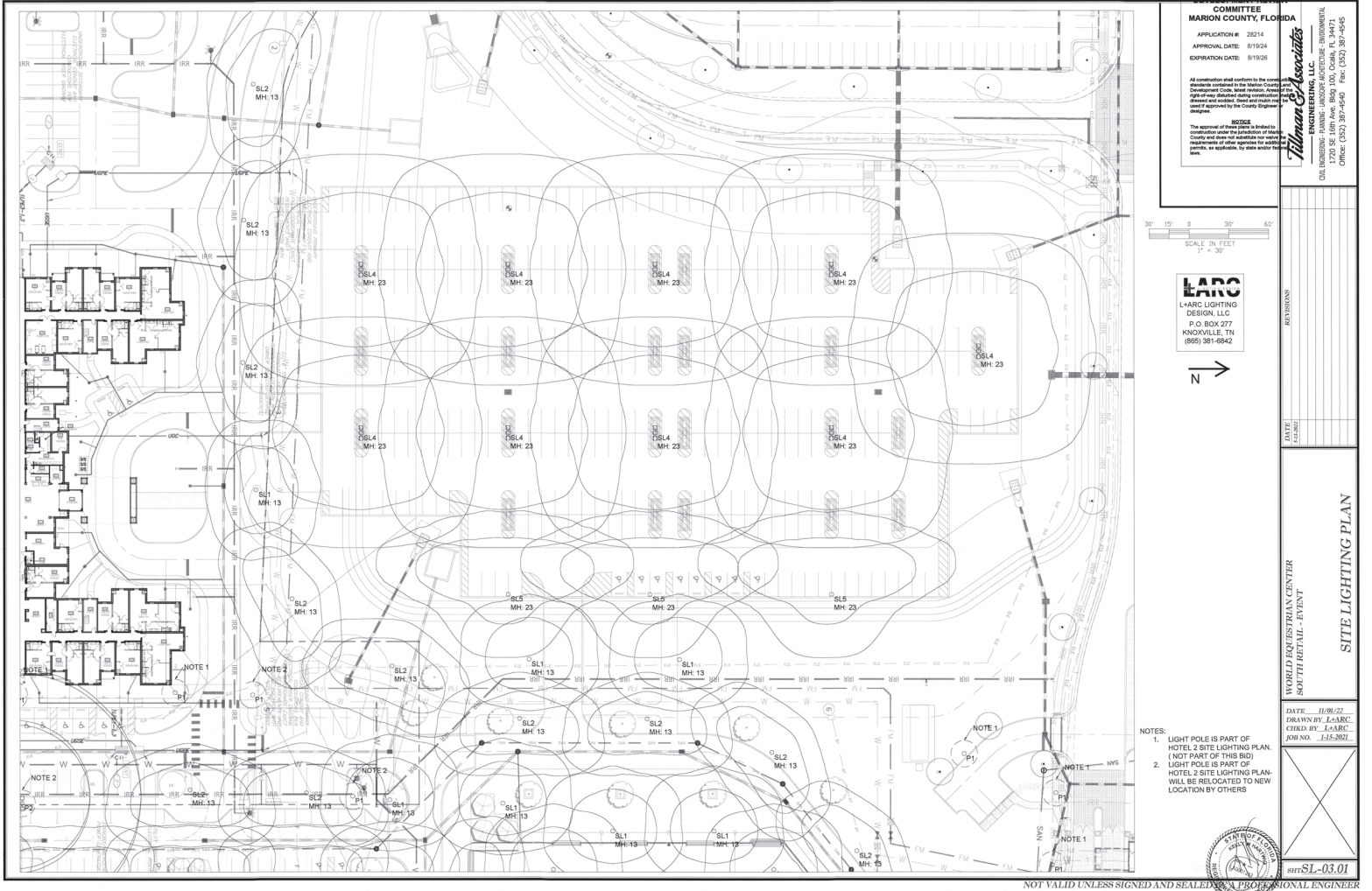
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Marion County

Development Review Committee

Agenda Item

File No.: 2025-21491

Agenda Date: 12/8/2025

Agenda No.: 6.1.

SUBJECT:

**East Maintenance Building - Major Site Plan - 33320 - Waiver to Major Site Plan in Review
Project #2025080067 #33320 Parcel #37508-000-00
Tillman and Associates Engineering, LLC**

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below.

A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes:

A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8, E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combinations for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

October 6, 2025

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: INFO
REMARKS: Please clarify that the borings labeled as SB-5 and SB-6 are borings PB-1 and PB-2 from the Geotechnical report dated July 2, 2025.
- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: INFO
REMARKS: 9/2/25 One-way drive aisle signs may be needed, depending on configuration.
- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: INFO
REMARKS: 9/2/25 One-way drive aisle pavement markings may be needed, depending on configuration.
- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/3/25-add waivers if requested in future
- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:
- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO
REMARKS: Site needs a SUP for use

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS:

1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: Initial review: Environmental assessment transmitted to FWC.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: Initial review: Any proposed on-site signs other than traffic/directional?

1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Initial review: The property owner will need to submit a special use permit for this property at some point. There are no by-right permitted uses in the G-U zoning classification and there is no SUP on file as of this date.

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: SE 92nd Loop road project goes straight through the parcel on the application. -EMW 9.4.25 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]."

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements

STATUS OF REVIEW: NO

REMARKS: Please submit a survey for review.

- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 9/2/25 - Include traffic statement or indicate that no change in traffic intensity will occur.
- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 9/2/25 - Neither the proposed, nor existing parking configuration is compliant to Code. Per LDC Sec. 6.11.8, Table 6.11-7, a 24' drive aisle is required for 90' parking. Adjust parking angle and / or drive aisle width to comply with Code and utilize one-way signage and pavement markings as necessary.
- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: Please show on the plans fire department water supply within 400 feet of the building. Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet 03.01 has Bahia Court Trace incorrectly labeled as Bahia Court Tree and Cypress Road incorrectly labeled as Holiy Rd. Please update on all future submittals.
- 1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please submit Tree Preservation, Landscape and Irrigation plans for review
- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Initial review:
[1] On cover sheet, FLU is Public, not Marion County.
[2] On aerial 03.01 - the subject parcel 37508-000-00 should be labeled FLU (P) and Z (G-U). Parcel 37517-000-00 should be labeled FLU (P) and Z (A-1). Parcel 37511-001-00 should be labeled FLU (MR) and Z (R-1). Parcel 37508-000-02 should be labeled FLU (P) and Z (G-U).
- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided.
- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions

and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Initial review: Staff understands this is internal to a larger parcel; however, zoning review requires a provided setbacks. Provide as dimensions as labels or as a table on plan sheet. State sheet title where this is provided.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: NO

REMARKS: Initial review: No outdoor storage areas shown on 07.01. Confirm whether outdoor storage is proposed or not. If so, indicate appropriate screening.

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: NO

REMARKS: Initial review: This is primary springs protection overlay zone. Note 2 on Cover sheet says secondary. Revise for the correct overlay zone title.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/4/2025 Parcel Number(s): 37508-000-00 Permit Number: AR#33320

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: East Maintenance Building Commercial ☐ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Marion County Waste SprayField-Marion County Utilities c/o Josh Kramer
Signature: _____
Mailing Address: 412 SE 25th Ave City: Ocala
State: FL Zip Code: 34471 Phone # 352-438-2383
Email address: joshua.kramer@marionfl.org

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

Firm Name (if applicable): Tillman and Associates Engineering LL Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: Permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.7 TREE PROTECTION AND REPLACEMENT & 6.8 LANDSCAPING
Reason/Justification for Request (be specific): The project is located within the interior of a 503-acre property.
It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary.
The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned
spray field parcels.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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

CLEAR FORM

Revised 6/2021

Empowering Marion for Success

marionfl.org

PERMITS:

1. MARION COUNTY - MAJOR SITE PLAN - PENDING
2. SJRWMD - ERP - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD HAZARD MAP FOR THE COUNTY OF LOS ANGELES, THE PROPOSED PROJECT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD DESCRIBED HEREIN WITHIN FLOOD ZONES "X", AN AREA OF MINIMAL FLOOD HAZARD.

2. THIS PROJECT IS LOCATED IN THE SILVER SPRING SECONDARY SPRINGS PROTECTION ZONE. ALL UTILITIES (UNDER EXISTING OR PROPOSED) PAYMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF LOS ANGELES' STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. RIGHT DETERMINATION AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.

5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT A, SEA LEVELATION 857.20 FEET.

6. DESIGN SPEED = 20 MPH. TO BE POSTED AT 20 MPH.

7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED CONSTRUCTION PERMIT BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROJECT WILL BE GRANTED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. CONCURRENCY APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT PERMITS PHASES, SUCH AS BUT NOT LIMITED TO, THE DEVELOPMENT OF THE PROJECT'S TRAFFIC IMPACT STUDY.

8. ALL PROPOSED ROADS, RETENTION AREAS AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND MAINTAINED BY OWNER.

9. NO CLAIMS HAVE BEEN SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

TEMPORARY BENCHMARK (#2007) - SET NAIL AND DISK (LB #071), NORTHING = 1729432.6830 EASTING = 651387.6090 ELEVATION = 95.30' (NAVD 1988)

TEMPORARY BENCHMARK (#2008) - SET NAIL AND DISK (LB #071), NORTHING = 1729751.1430 EASTING = 651421.6880 ELEVATION = 92.22' (NAVD 1988)

MARION COUNTY
#12 SE 25TH AVE
OCALA, FLORIDA 34471

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE : (352) 387-4540

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PHONE : (352) 405-1482

GEO-TECH, INC.
CRAIG HAMPTY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE : (352) 694-7711

MODICA & ASSOCIATES
CLARK MODICA
362 MOHAWK ROAD
CLERMONT, FLORIDA 34715
PHONE: (352) 394-2000

THIS SITE CONTAINS:
PROJECT AREA = 8.47 ± ACRES
PARCEL # 37508-000-00
EXISTING IMPERVIOUS = 1.37 AC. (59,626 S.F.) 16.17%
PROPOSED IMPERVIOUS = 0.137 AC. (49,182 S.F.) 13.34%
TOTAL IMPERVIOUS = 2.50 AC. (108,808) 29.51%
FLU - MARION COUNTY
ZONING - G-U



WATER/SEWER	MARION COUNTY UTILITIES
ELECTRIC	DUKE ENERGY
FIBER/TELEPHONE	CENTURY LINK
CABLE TV	CHARTER COMMUNICATIONS

MCU CUSTOMER SERVICE 24/7/365 (352)-307-6000
TIMOTHY GAYSON (727) 372-5109
DISPATCH (855)-742-6062
DISPATCH (800)-778-9140

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	MASTER DRAINAGE PLAN
06.01	MASTER UTILITY PLAN
07.01	GEOMETRY PLAN
08.01	GRADING PLAN
09.01 - 09.02	POTABLE WATER DISTRIBUTION DETAILS
10.01 - 10.02	SANITARY SEWER DETAILS
11.01	ROADWAY & PAVEMENT DETAILS
12.01	DRAINAGE DETAILS
13.01	EROSION CONTROL PLAN
14.01	EROSION CONTROL DETAILS
SL.01	SLEEPING PLAN

1 - 2 BOUNDARY & TOPOGRAPHIC SURVEY
(JCH CONSULTING GROUP, INC)

THEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MARION COUNTY

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. 69905
STATE OF FLORIDA

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. HOWSON
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6553
STATE OF FLORIDA

William & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26956

REVIEWS

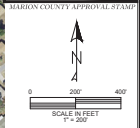
DATE _____

MAJOR SITE PLAN
MCUD EAST MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

COVER SHEET

DATE 8/29/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9093

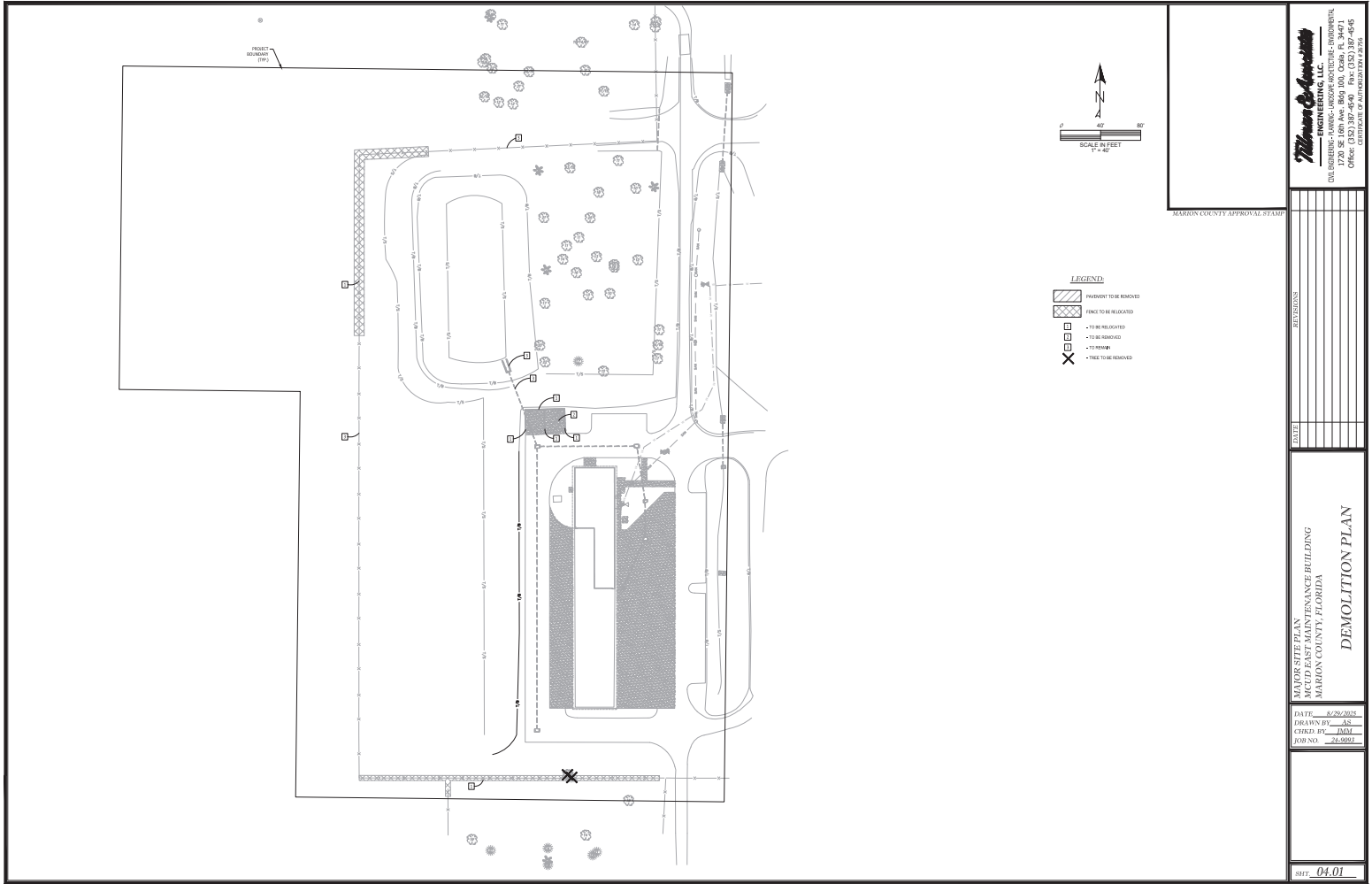
01.01



MARION COUNTY APPROVAL STAMP

<p>MAJOR SITE PLAN RESIDENCE BUILDING MARION COUNTY, FLORIDA</p>	
<p>AERIAL PHOTOGRAPH (2023)</p>	
DATE	8/29/2023
DRAWN BY	AS
CHECK BY	MA
JOB NO.	24-0001
<p>007 03.01</p>	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

THOMAS ENGINEERING, LLC
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 DE LOBOS AVE. SUITE 100, CORAL GABLES, FL 33471
 OFFICE: (305) 441-1111
 CELL: (305) 441-1112
 FAX: (305) 441-1113
 E-MAIL: TENGINEERING@GMAIL.COM
 CERTIFICATE OF AUTHORIZATION #14274

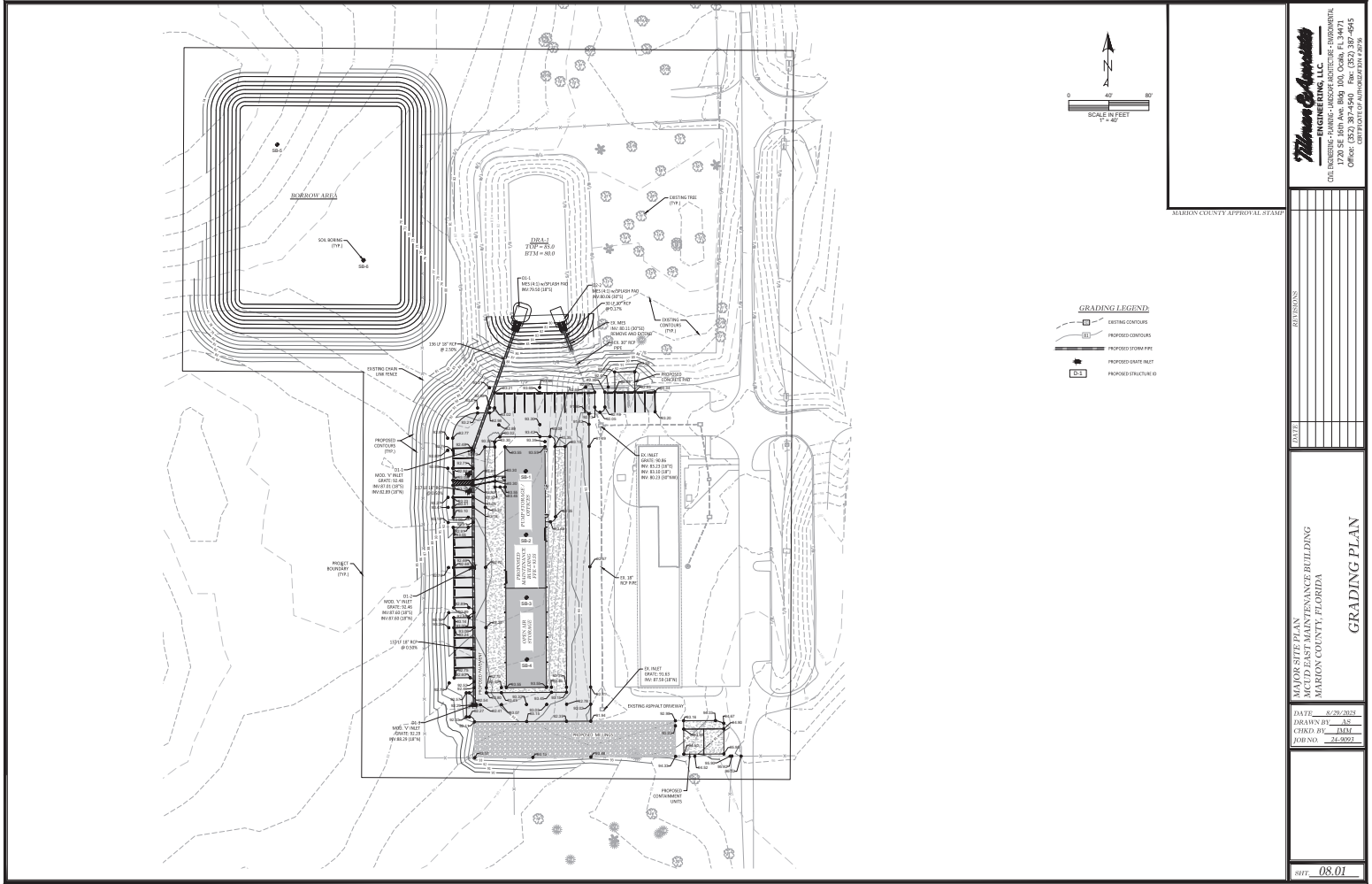
REV	DATE	DESCRIPTION

THOMAS ENGINEERING, LLC
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 DE LOBOS AVE. SUITE 100, CORAL GABLES, FL 33471
 OFFICE: (305) 441-1111
 CELL: (305) 441-1112
 FAX: (305) 441-1113
 E-MAIL: TENGINEERING@GMAIL.COM
 CERTIFICATE OF AUTHORIZATION #14274

DEMOLITION PLAN

DATE: 8/25/2014
 DRAWN BY: AS
 CHECKED BY: JLM
 JOB NO.: 14-001





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

McLeod East Maintenance Building
MARION COUNTY, FLORIDA

DATE: 8/28/2023
DRAWN BY: AS
CHECKED BY: JLM
FORNO: 22-0001

REV: 08.01

Grading Plan

DATE: 8/28/2023

PROJECT: McLEOD EAST MAINTENANCE BUILDING
LOCATION: MARION COUNTY, FLORIDA

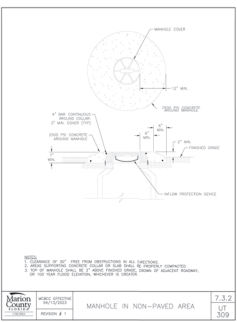
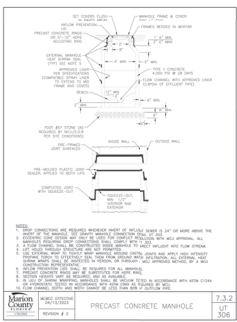
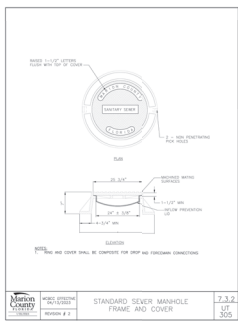
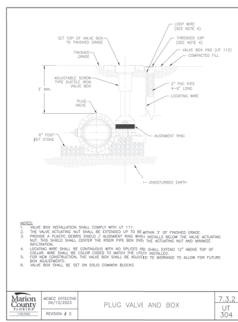
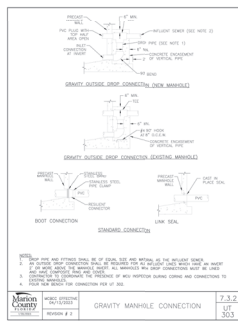
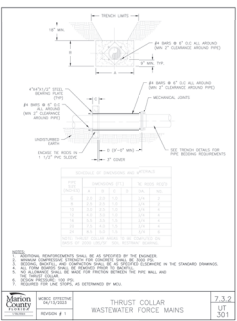
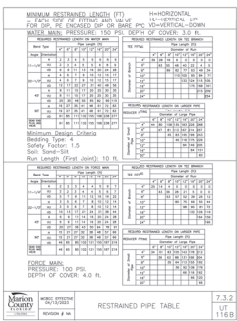
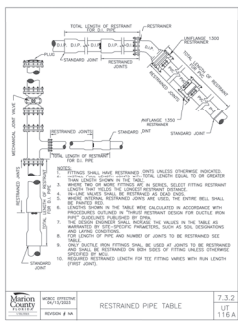
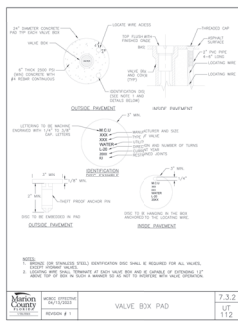
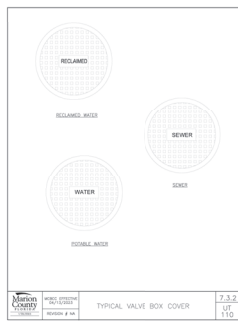
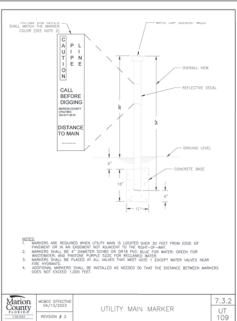
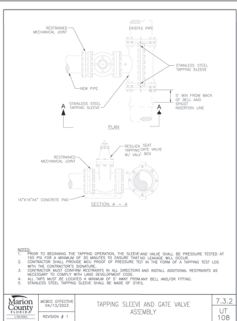
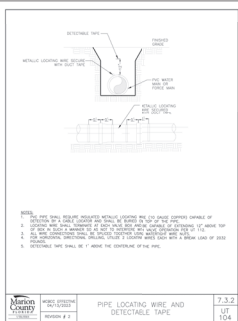
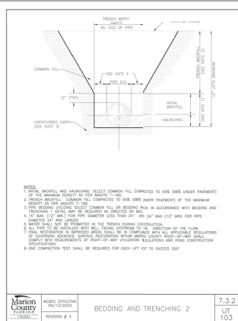
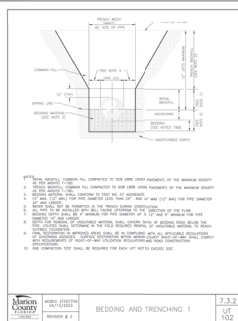
DESIGNED BY: JLM
CHECKED BY: JLM
FORNO: 22-0001

McLeod East Maintenance Building
MARION COUNTY, FLORIDA

DATE: 8/28/2023

PROJECT: McLEOD EAST MAINTENANCE BUILDING
LOCATION: MARION COUNTY, FLORIDA

DESIGNED BY: JLM
CHECKED BY: JLM
FORNO: 22-0001



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County Engineering, LLC
CIVIL ENGINEERING - PLANNING - ARCHITECTURE - ENVIRONMENTAL
1720 SE 18th Ave Box 100, Ocala, FL 34471
352-236-4477
OFFICE FAX 352-236-4478
CELL 352-236-4479

APPROVAL STAMP

REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA

EXPIRATION DATE

DATE

PROJECT NO.

PROJECT NAME

ENGINEER'S SIGNATURE

DATE

MAJOR SEWER

MAINTENANCE BUILDING

MARION COUNTY, FLORIDA

SANITARY SEWER DETAILS

DATE 8/20/2021

DRAWN BY AS

CHECK BY JMM

JOB NO. 22-0001

SCALE 10:01



SHT. 10.02

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

INTERSECTION SIGN AND STRIPING DETAIL

7.5.1
TS
0.30

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

COMBINED STREET NAME & STOP SIGN INSTALLATION

7.5.1
TS
0.31

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

STREET SIGN

7.5.1
TS
0.32

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

SIGHT TRIANGLE

7.5.1
TS
0.38

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

CONCRETE PAVEMENT SECTION

7.5.1
TS
0.34

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

PAVEMENT SECTION

7.5.1
TS
0.34

Marion County
DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

ALUMINUM SOIL PLATE DETAIL

7.5.1
TS
0.35

ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LDC

NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR TOWNSHIP A COPY OF ALL PERMIT FORMS RELATING TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- GRADES AND MATERIALS OR SOILS SHALL BE IN ACCORDANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
- CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, THE CITY OF MARION COUNTY OR WITH ANY OTHER AGENCIES TO PREVENT CONFLICTS TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
- CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.

Marion County
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 18th Ave, Room 100, Ocala, FL 34471
Phone: 352.236.1111
Fax: 352.236.1112
www.marioncountyfla.gov

Marion County
APPROVAL STAMP

REVISIONS

NO.	DATE	DESCRIPTION

Marion County
PLANNING & MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

ROADWAY AND
PAVEMENT DETAILS

DATE: 8/26/2024
DRAWN BY: AS
CHECKED BY: JLM
JOB NO.: 24-0001

807: 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

75

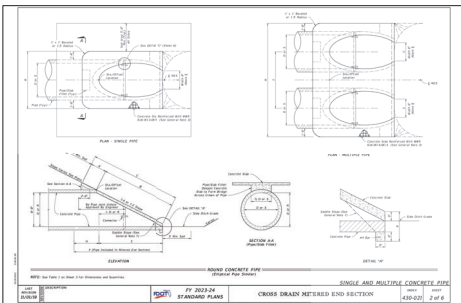
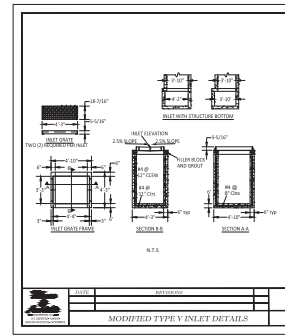
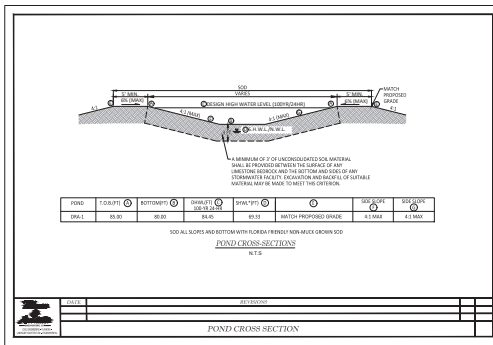
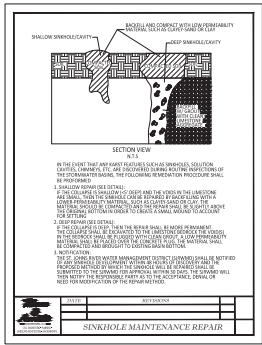
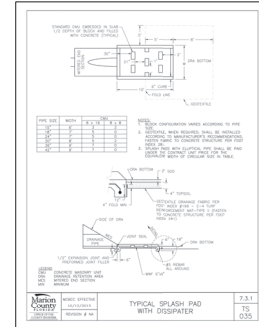


TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	REINFORCING BARS	1.00	LB
3	FORMWORK	1.00	SQ YD
4	PAVING	1.00	SQ YD



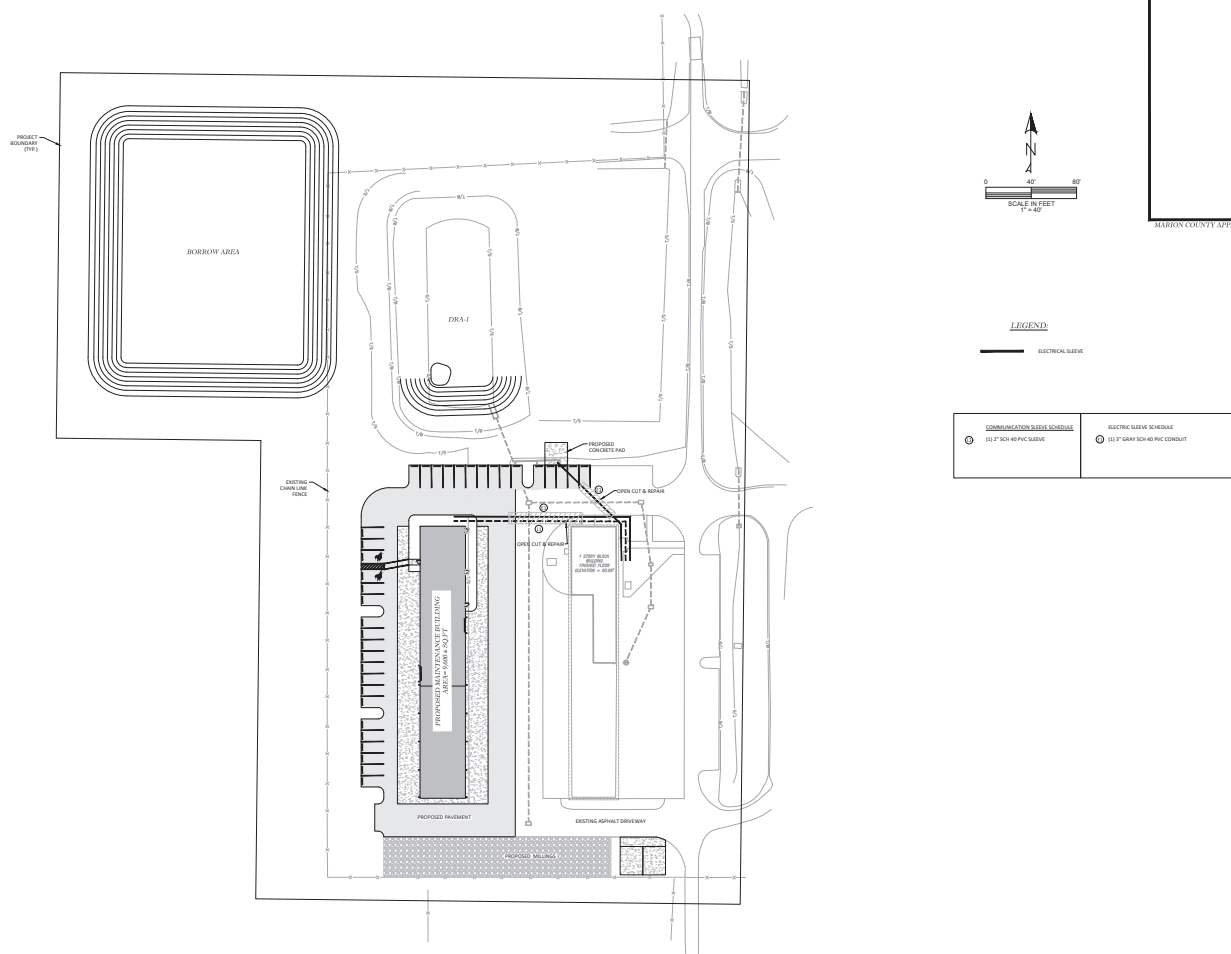
Marion County Engineering, LLC
1720 SE 16th Ave, Bldg 100, Ocala, FL 34711
Office: (352) 387-4540 Fax: (352) 387-4545
www.marioncountyengineering.com

MAJOR SITE PLAN
MCUE EAST MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

DATE: 6/29/2023
DRAWN BY: AS
CHECKED BY: JMM
JOB NO: 23-0001

12.01



[illegible]

1 INCH = 40 FEET

			M.R.D. 03/31/28	
2	ADDITIONAL TOPOGRAPHY			
1	TOPOGRAPHIC SURVEY		M.R.D. 10/25/24	

DRAWN:	C.J.H.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.



PLAT OF TOPOGRAPHIC SURVEY
-FOR-
MCUD EAST MAINTENANCE
RIIII DININGS

PLAY BOOK/PAGE:
1984/1861

I.O.# 241293
 DWG# 241293T0P0A
 SHT. 3 OF 3

31



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21492

Agenda Date: 12/8/2025

Agenda No.: 6.2.

SUBJECT:

**West Maintenance Building - Major Site Plan 33229 - Waiver to Major Site Plan in Review
Project #2003090023 #33229 Parcel # 8001-0000-19
Tillman and Associates Engineering, LLC**

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below.

A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes:

A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

LDC 2.12.8 Current boundary and topographic survey

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT request - A survey of the project area, including topo and nearest parcel boundary lines, was provided. A waiver is requested to not provide a boundary survey of the entire 14-acre parcel. all work is located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated by the Marion County Utilities Department.

October 2, 2025

PROJECT NAME: WEST MAINTENANCE BUILDING

PROJECT NUMBER: 2003090023

APPLICATION: MAJOR SITE PLAN #33229

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 8/25/25-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
STATUS OF REVIEW: INFO
REMARKS: Show the septic system on the Utility Plan, since the project is not connecting to MCU sewer at this time.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to

calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing water system

STATUS OF REVIEW: INFO

REMARKS: Show existing 2" water service and point of connection to proposed 2" water service.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:

STATUS OF REVIEW: INFO

REMARKS: 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

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.D - Meter Location

STATUS OF REVIEW: INFO

REMARKS: Is the proposed meter behind a master meter?

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Per Joshua Kramer, Deputy Director of Marion County Utilities – plans approved as of 9/4/2025.

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Septic system permit will need to be through the Department of Environmental Protection.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: INFO

REMARKS: on cover sheet

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Located in Marion County Utilities service area. Defer to MCU

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: INFO

REMARKS: 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.

- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: Will there be any signs? If so, separate permits will be required.
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Are there any outdoor storage areas?
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Project Map Checked -EMW 8.25.25
- MAJOR SITE PLAN – Sec.2.21.1
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]."

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: 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.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: 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.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: 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.

- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: 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."
- 27 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 8/25/25-missing phone number
- 28 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: 8/25/25-missing parcel number
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: NO
REMARKS: What is this a maintenance building for? Subject property is zoned R-1,
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: Property is R-1 and should be zoned Government Use with a SUP for the proposed uses on the site.
- 31 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
STATUS OF REVIEW: NO
REMARKS:
- 32 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please provide current boundary.
- 33 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 34 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.10 - Show any known existing or proposed easement or land reservation
STATUS OF REVIEW: NO

REMARKS: Please provide.

35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree Preservation, Landscape and Irrigation Plans for review. A waiver is required to avoid landscape requirements

36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate SUP no. 960305SU. Subject property FLU designation is not Marion County. FLU designation for surrounding greenbelt tract is not DRI. Please correct.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: NO

REMARKS: 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.

38 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: NO

REMARKS: Please indicate building setbacks from all property lines in sheet 06.01.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: 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.

40 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: Please identify other buildings, including purpose/square footage, on sheet 06.01.

41 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 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

STATUS OF REVIEW: NO

REMARKS: 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.

42 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions

and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please indicate building setbacks from all property lines in sheet 06.01.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/10/2025 Parcel Number(s): 8001-0000-19 Permit Number: AR# 33229

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: West Maintenance Building Commercial ☐ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Marion County c/o Josh Kramer
Signature: _____
Mailing Address: 412 SE 25th Ave City: Ocala
State: FL Zip Code: 34471 Phone # 352-438-2383
Email address: joshua.kramer@marionfl.org

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

Firm Name (if applicable): Tillman and Associates Engineering LL Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: Permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.7 TREE PROTECTION AND REPLACEMENT & 6.8 LANDSCAPING
Reason/Justification for Request (be specific): The project does not impact existing trees. No removal or disturbance is proposed.
A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site.
The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: _____ Verified by (print & initial): _____

CLEAR FORM



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.8 - Provide current boundary and topographic survey less than one year of
Reason/Justification for Request (be specific): A survey of the project area, including topo and nearest parcel boundary
lines, was provided. A waiver is requested to not provide the a boundary survey of the entire 14-acre parcel. All work is
located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated
by the Marion County Utilities Department.

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

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

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

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

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

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

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

1. MARION COUNTY - MAJOR SITE PLAN - PENDING
2. SWFWMD - ERP - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF CHICAGO, THE PROPOSED PROJECT IS LOCATED IN A FLOOD HAZARD DESIGNATED HIGHER THAN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

2. THIS PROJECT IS LOCATED IN THE SILVER SPRING SECONDARY SPRINGS PROTECTION ZONE. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARD SPECIFICATIONS FOR CONSTRUCTION.

3. RIGHT OF WAY BOUNDARIES SHALL BE SHOWN WITH FOOT RIGHTWAYS.

5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 7517 AT RAIL ELEVATION 100.00 FEET (CHICAGO ELEVATION 1988).

6. DESIGN SPEED = 20-M.P.H. TO BE POSTED AT 20-M.P.H.

7. THIS PROPOSED PROJECT HAS NOT BEEN OBTAINED CONVEYANCE APPROVAL AND/OR GRANTED EASEMENT FROM THE CHICAGO DEPARTMENT OF PUBLIC WORKS. THE PROJECT AND ITS IMPROVEMENTS ARE SUBJECT TO A FUTURE CITY CONVEYANCE DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROJECT WILL BE GRANTED BY THE CHICAGO DEPARTMENT OF PUBLIC WORKS. THE CITY OF CHICAGO APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW PERIODS, FINAL, BUT NOT NECESSARILY, APPROVAL WILL BE GRANTED BY THE CHICAGO DEPARTMENT OF PUBLIC WORKS.

8. ALL PROPOSED ROAD, RETENTION AREAS, AND DRAINAGE AREAS ARE PRIVATELY OWNED AND MAINTAINED BY OWNER.

9. NO CLASHES OR CONFLICTS ARE SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE CITY ENGINEER.

10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

TEMPORARY BENCHMARK (#151) - BENCHMARK (IRCTF5/8 LB399), NORTHING = 1702234.0870 EASTING = 595765.5530 ELEVATION = 83.95' (NAVD 1988)
TEMPORARY BENCHMARK (#207) - BENCHMARK (NF NOID), NORTHING = 1702355.9700 EASTING = 595768.9290 ELEVATION = 83.57' (NAVD 1988)

MARION COUNTY
412 SE. 25TH AVE
OCALA, FLORIDA 34471

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PHONE : (352) 405-1482

<p>GEO-TECH, INC. CRAIG HAMPT 1016 S.E. 3RD AVENUE OCALA, FLORIDA 34471 PHONE (352) 694-7711</p>	<p>MODICA & ASSOCIATES CLARK MODICA 302 MOHAWK ROAD CLERMONT, FLORIDA 34715 PHONE (352) 394-2000</p>
--	--

MODICA & ASSOCIATES
CLARK MODICA
362 MOHAWK ROAD
CLERMONT, FLORIDA 34715
PHONE: (352) 394-2000

WATER/SEWER	MARION COUNTY UTILITIES
ELECTRIC	DUKE ENERGY
FIBER/TELEPHONE	CENTURY LINK
CABLE TV	CHARTER COMMUNICATIONS

MCU CUSTOMER SERVICE 24/7/365
TIMOTHY GAYSON
DISPATCH
DISPATCH

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	SLEEPING PLAN

1-1 BOUNDARY & TOPOGRAPHIC SURVEY
(JCH CONSULTING GROUP, INC)

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

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

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. HOWSON
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 1
STATE OF FLORIDA

Thompson & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF PROFESSIONAL DESIGNER

REVISIONS

PATIENTS

MAJOR SITE PLAN
MUCD WEST MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

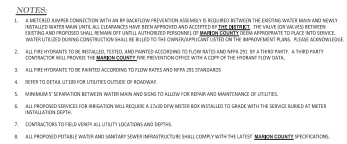
COVER SHEET

DATE 8/14/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9092

SHT. 01.01



3:\Marion County\Marion County - Water\Information\CONSTRUCTION\04.01 MASTER DRAINAGE PLAN.dwg, 8/14/2023 11:58:12 AM



William & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

MAJOR SITE PLAN
MUCD WEST MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

SHT. 05.01

S:\Marion County\Marion County - West Maintenance\CONSTRUCTION\25.00 MASTER UTILITY PLAN.dwg, 8/24/2025 11:30:08 AM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

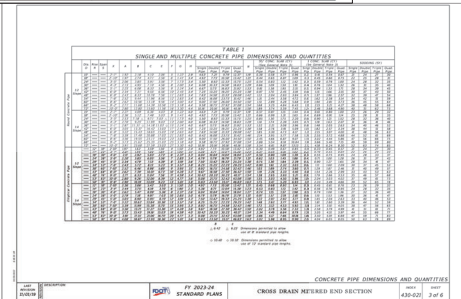
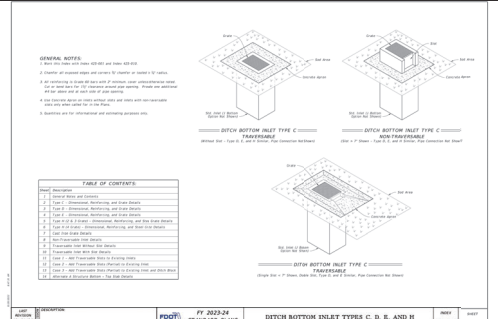
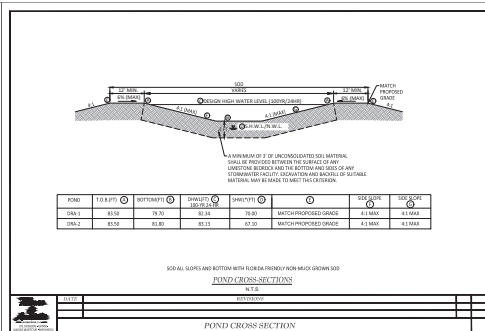
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



REVISIONS

DATE 8/14/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9092

SHT. 09.02



S:\Marion County\Marion County - Wild Maintenance\CIVIL\CONSTRUCTION\11.01-11.02 DRAINAGE DETAILS.dwg, 8/16/2025 11:35:17 AM

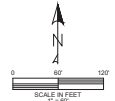


- [illegible]

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Marion County - West Maintenance\Civil\CONSTRUCTION\12.00 EROSION CONTROL PLAN.dwg, 8/14/2025 11:35:32 AM

MARION COUNTY APPROVAL STAMP



William S. Anderson
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26736

REVISIONS

DATE _____

MAJOR SITE PLAN
MUCD WEST MAINTENANCE BUILDING
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 8/14/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24-9092

SHT. 12.01



SUBMITTAL SUMMARY REPORT
WaiverPIR-000089-2025

PLAN NAME:	West Maintenance Building -AR#33229	LOCATION:	14130 SW 34TH TERRACE RD OCALA,
APPLICATION DATE:	12/02/2025	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	Jeffrey McPherson	Tillman and Associates

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.



SUBMITTAL SUMMARY REPORT
WaiverPIR-000089-2025

PLAN NAME:	West Maintenance Building -AR#33229	LOCATION:	14130 SW 34TH TERRACE RD OCALA,
APPLICATION DATE:	12/02/2025	PARCEL:	8001-0000-19
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Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman and Associates

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
v.				

SUBMITTAL DETAILS

v.



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21493

Agenda Date: 12/8/2025

Agenda No.: 6.3.

SUBJECT:

Fawn Lake Estates - Waiver for Step Down and Land Use

SSS Unit 27

PID#: 9027-0000-02

Tillman & Associates Engineering, LLC

This item was tabled at the 11/24/25 DRC meeting and was requested to come to the 12/8/25 meeting.

Comprehensive Plan 2.1.2.1. - Land Use Requirements

CODE states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

APPLICANT requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 9027-0000-02 Permit Number: TBD

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Fawn Lake Estates Commercial ☐ Residential ☒
Subdivision Name (if applicable): SSS Unit 27
Unit 27 Block * _____ Lot * _____ Tract * _____

*Refer to MCPA Parcel Card

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Midway 65 LLC
Signature: _____
Mailing Address: 277 Midway Road City: Ocala
State: FL Zip Code: 34472 Phone # 352-266-7408
Email address: thawk1068@gmail.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: David Tillman or Jon Harvey
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: Permits@Tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Comprehensive Plan Policy 2.1.2. 1.
Reason/Justification for Request (be specific): Requesting to reduce 47.53 acres of 110.04 acres from HR to MR.
Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which is not compatible with area.
Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by 2
lane roads and surrounded by detached SFR units. Same product is being proposed.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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

From: [Jon Harvey](#)
To: [Development Review](#)
Cc: [Pool, Aaron](#); [Weyrauch, Kenneth](#); [Varadin, Chuck](#); [Odum, Kenneth](#); [David Tillman](#)
Subject: RE: Waiver Request for Fawn Lake Estates PUD
Date: Friday, December 5, 2025 12:08:18 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[Calculations for Fawn Lake step down.pdf](#)
[PUD Proposed Land Use Plan.pdf](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Here is the legal description of area to be changed from HR to MR. Please note that the legal describes the entire 110.14 acres first, then less and excepts the HR area (63.32 acres) thus leaving the remaining 46.82 acres to be converted to MR.

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA,

LOTS 1 AND 2 OF BLOCK 1876A AS SHOWN ON THE PLAT OF A REPLAT OF A PORTION OF BLOCKS 1841, 1876, 1880, 1886A AND 1887, SILVER SPRINGS SHORES, UNIT NO. 27, RECORDED IN PLAT BOOK 3, PAGES 106 THROUGH 108, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALSO BEING DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, FROM SAID POINT OF BEGINNING CONTINUE N00°00'00"E, A DISTANCE OF 201.61 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA OF 35°26'31" AND A CHORD BEARING AND DISTANCE OF N17°13'15"W, 106.53 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.25 FEET TO THE POINT OF TANGENCY ON THE AFOREMENTIONED BOUNDARY, FROM SAID POINT OF TANGENCY CONTINUE ALONG SAID BOUNDARY N35°26'31"W, A DISTANCE OF 548.09 FEET TO PERMANENT REFERENCE MARKER NO. 564 ON THE EXTERIOR BOUNDARY OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, THENCE RUN ALONG SAID EXTERIOR BOUNDARY N54°26'37"E, A DISTANCE OF 741.23 FEET, THENCE CONTINUING ALONG SAID BOUNDARY N41°31'22"E, A DISTANCE OF 559.40 FEET TO PERMANENT REFERENCE MARKER NO. 566, THENCE CONTINUING ALONG SAID EXTERIOR BOUNDARY RUN N89°31'44"E, A DISTANCE OF 1770.38 FEET TO PERMANENT REFERENCE MARKER NO. 568 OF SAID PLAT, THENCE REMAINING ON SAID EXTERIOR BOUNDARY RUN S41°14'54"E, A DISTANCE OF 1606.50 FEET TO PERMANENT REFERENCE MARKER NO. 570 OF SAID PLAT, THENCE RUN S37°16'13"W, A DISTANCE OF 237.30 FEET TO THE INTERSECTION OF THE EXTERIOR BOUNDARY OF THE AFOREMENTIONED PLAT AND THE NORTH LINE OF A WATER RETENTION AREA TRACT IN BLOCK 1874 OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, FROM SAID POINT RUN ALONG THE NORTH BOUNDARY OF SAID WATER RETENTION AREA TRACT N90°00'00"W, A DISTANCE OF 161.21 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT "A" OF THE REPLAT OF A PORTION OF BLOCK 1876, SILVER SPRINGS SHORES UNIT NO. 27, RECORDED IN PLAT BOOK "3", PAGES 106 THROUGH 108, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FROM SAID POINT RUN N00°00'00"E, A DISTANCE OF 7.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A", THENCE N90°00'00"W ALONG THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", THENCE S00°00'00"E ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 250.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAHIA TRACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT OF SILVER SPRINGS Page 2 of 4 14 203 2620065 DAVID R ELLSPERMANN MARION COUNTY FL SHORES UNIT NO. 27, AS RECORDED IN PLAT BOOK "3", PAGES 106 THROUGH 108, FROM SAID POINT RUN N90°00'00"W, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT, THENCE RUN N00°00'00"E ALONG THE WEST BOUNDARY OF SAID REPLAT, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1876A, DEPARTING FROM THE AFOREMENTIONED WEST BOUNDARY OF SAID REPLAT RUN N90°00'00"W, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1876 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS RECORDED ON PLAT BOOK "J" AT PAGES 233 THROUGH 252, THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LOT 7, BLOCK 1876 A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 73.30 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 25 FEET, A DELTA OF 90° AND A CHORD BEARING AND DISTANCE OF S45°00'00"W, 35.36 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF BLOCK 1876 OF THE AFOREMENTIONED PLAT, DEPARTING FROM SAID CURVE RUN S00°00'00"E ALONG SAID WEST LINE, A DISTANCE OF 140.00 FEET, THENCE DEPARTING FROM SAID BLOCK 1876 RUN N90°00'00"W, A DISTANCE OF 475.00 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 1870 OF THE AFOREMENTIONED PLAT, THENCE RUN S00°00'00"E, A DISTANCE OF 85.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE N90°00'00"E ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A POINT ON SAID RIGHT-OF-WAY 25 FEET WEST OF THE SOUTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY OF BAHIA TRACE COURSE, THENCE S00°00'00"E A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF THAT PORTION OF BAHIA TRACE VACATED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, THENCE RUN N90°00'00"W ALONG THE CENTERLINE OF THAT VACATED PORTION OF BAHIA TRACE DESCRIBED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, A DISTANCE OF 2025.00 FEET BACK TO A POINT ON THE PREVIOUSLY MENTIONED WEST BOUNDARY OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, FROM SAID POINT RUN N00°00'00"E ALONG SAID WEST BOUNDARY A DISTANCE OF 65.00 FEET BACK TO THE POINT OF BEGINNING.

This being 110.14 acres +/-

LESS AND EXCEPT THE FOLLOWING FAWN LAKE HIGH DENSITY PUD (±63.32 ACRES)

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO BEING A PART OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF SAID BAHIA TRACE, THENCE ALONG SAID CENTERLINE A BEARING N90°00'00"E, A DISTANCE OF 479.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE N00°00'00"E DEPARTING FROM SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID BAHIA TRACE, THENCE, ALONG SAID RIGHT-OF-WAY N.90°00'00"W, 240.44 FEET, THENCE, DEPARTING FROM SAID RIGHT-OF-WAY N.53°35'38"W, 130.87 FEET, THENCE, N.17°10'45"W, 135.50 FEET, THENCE, S.88°58'27"E, 55.12 FEET, N.65°56'27"E, 272.66 FEET, THENCE, N.16°39'45"W, 63.75 FEET, THENCE, N.00°27'58"W, 114.55 FEET, THENCE, N.04°18'30"E, 54.80 FEET, THENCE, N.10°50'59"E, 65.07 FEET, THENCE, S.75°51'51"E, 117.99 FEET, THENCE, N.23°55'42"E, 77.80 FEET, THENCE, N.32°07'47"E, 91.62 FEET, THENCE, N.40°19'51"E, 91.61 FEET, THENCE, N.48°31'53"E, 441.57 FEET, THENCE, N.00°29'18"W, 119.75 FEET, THENCE, N.89°30'42"E, 668.07 FEET, THENCE, N.00°29'18"W, 148.36 FEET, THENCE, N.15°48'37"W, 91.51 FEET, THENCE, N.11°15'47"E, 91.51 FEET, THENCE, N.38°20'10"E, 91.51 FEET, THENCE, N.65°24'33"E, 91.39 FEET, THENCE, S.88°48'54"E, 124.36 FEET, THENCE, S.72°59'05"E, 102.02 FEET, THENCE, S.67°15'10"E, 53.10 FEET, THENCE, S.61°13'15"E, 56.90 FEET, THENCE, S.15°05'16"E, 8.56 FEET, THENCE, S.31°20'42"W, 115.42 FEET, THENCE, S.53°18'37"E, 56.45 FEET, THENCE, S.45°24'57"E, 56.45 FEET, THENCE, S.41°28'08"E, 187.19 FEET, THENCE, N.48°31'53"E, 103.38 FEET, THENCE, S.86°28'08"E, 31.01 FEET, THENCE, S.41°28'08"E, 425.85 FEET, THENCE, S.29°39'08"E, 256.99 FEET, THENCE, S.18°13'59"E, 332.12 FEET, THENCE, S.00°00'00"E, 74.05 FEET, THENCE, S.45°48'49"W, 15.49 FEET, THENCE, S.36°24'39"W, 35.70 FEET, THENCE, S.01°14'18"E, 35.23 FEET TO A POINT ON THE NORTHERN BOUNDARY OF LOT 7, BLOCK 1876 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, THENCE, ALONG SAID NORTHERN BOUNDARY A BEARING S.89°59'10"E, A DISTANCE 69.08 FEET TO A POINT OF CURVATURE, THENCE CONTINUE ALONG THE AFOREMENTIONED BOUNDARY OF LOT 7 ALONG THE ARC OF A SIMPLE CURVE, CONVEX TO THE NORTHWEST A DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY AND THE WEST RIGHT-OF-WAY OF BAHIA TRACE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S.45°00'00"W, AND A CHORD LENGTH OF 35.36 FEET, FROM SAID POINT OF TANGENCY RUN ALONG THE EASTERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, N.90°00'00"W, 473.63 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 1870 OF SAID PLAT, THENCE, ALONG THE WESTERN BOUNDARY OF SAID LOT 14 S.00°00'00"E, 85.00 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT AND TO THE NORTHERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY N.90°00'00"W, 100.00 FEET, THENCE, S.00°00'00"E, 40.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED BAHIA TRACE, THENCE, ALONG THE CENTERLINE OF SAID BAHIA TRACE N.90°00'00"W, 1646.42 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 63.32 ACRES MORE OR LESS.

Remaining acreage being 46.82 acres more or less.

Please contact this office should you need further assistance.

Jon Harvey
552-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental

1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Development Review <DevelopmentReview@marionfl.org>
Sent: Friday, December 5, 2025 11:35 AM
To: Jon Harvey <JHarvey@Tillmaneng.com>; Permits <Permits@Tillmaneng.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Odom, Kenneth <Kenneth.Odom@marionfl.org>
Subject: RE: Waiver Request for Fawn Lake Estates PUD

Hi Jon,

Could you please provide the additional documentation that was discussed at the last DRC meeting for Fawn Lakes PUD? The only document I have is the waiver application.

Please provide by noon as to not delay the publishing deadline for the agenda.

Thank you,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

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Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Thursday, November 13, 2025 4:39 PM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Development Review <DevelopmentReview@marionfl.org>
Subject: FW: Waiver Request for Fawn Lake Estates PUD

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

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Here is the latest that I have. I recall that there was discussion at DRC, but not sure if it was Staff level or DRC committee. Can it be placed on the DRC agenda ? AR # 33487 has been assigned to the PUD. Attached is the formal submittal.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
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352.387.4545 fax

From: Jon Harvey
Sent: Thursday, October 2, 2025 3:50 PM
To: Development Review <DevelopmentReview@marionfl.org>
Cc: David Tillman <DTillman@Tillmaneng.com>; Troy Locklin <tlocklin@tillmaneng.com>; T Hawk <thawk1068@gmail.com>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Jeff

McPherson <JMcPherson@Tillmaneng.com>; Pool, Aaron <Aaron.Pool@marionfl.org>; Madeloni, Elizabeth <elizabeth.madeloni@marionfl.org>
Subject: RE: Waiver Request for Fawn Lake Estates PUD

Thank you for the feed back. We did submit the PUD application yesterday concurrently with this waiver application. Elizabeth with Growth Services is processing the application. By this email I am requesting that she provide the AR # to you as soon as possible. Please let me know when you need the \$100.00 fee. Is this waiver fee in addition to the PUD Concept plan your office will be charging once the AR# is assigned from Growth Services?

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

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From: Development Review <DevelopmentReview@marionfl.org>
Sent: Thursday, October 2, 2025 3:33 PM
To: Jon Harvey <JHarvey@Tillmaneng.com>; Development Review <DevelopmentReview@marionfl.org>
Cc: David Tillman <DTillman@Tillmaneng.com>; Troy Locklin <TLocklin@Tillmaneng.com>; T Hawk <thawk1068@gmail.com>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Jeff McPherson <JMcPherson@Tillmaneng.com>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: RE: Waiver Request for Fawn Lake Estates PUD

Good afternoon,

If your application hasn't started with Growth Services yet (you don't have an AR#) then this waiver application will need to be processed as a standalone waiver which is a \$300 fee. If you have your AR# it will be processed as a "waiver to..." and there will be a \$100 fee (the "first free waiver" ended on 10/1/23).

Please feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Wednesday, October 1, 2025 2:01 PM
To: Development Review <DevelopmentReview@marionfl.org>
Cc: David Tillman <DTillman@Tillmaneng.com>; Troy Locklin <TLocklin@Tillmaneng.com>; T Hawk <thawk1068@gmail.com>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Jeff McPherson <JMcPherson@Tillmaneng.com>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: Waiver Request for Fawn Lake Estates PUD

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

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<https://www.dropbox.com/t/YszZJtmwcGlnhQPm>

Development Review,

On Thursday, 9-26-2025, our office attended a DRC staff meeting concerning the consideration of exercising a “step down” in land use on a portion of parcel 9027-0000-02 from HR to MR. This is in line with policy 2.1.2. of the Marion County Comprehensive Plan. The Growth Services Department advised that we submit the waiver request concurrently with the PUD application. Therefore, I am submitting the waiver request. Attached is the executed application and the dropbox has the necessary documentation. Furthermore, it was advised that since this waiver is in conjunction with the PUD application review, that this would be counted as the “ initial free waiver”. Should this be true, then no \$300.00 application fee is required at this time. As mentioned, I have already submitted the PUD application to Growth Services and am sure that you will be receiving an application for a PUD concept review in the immediate future. It will likely make sense for both the waiver and the PUD recommendation to be heard at the same time. Thank you for your consideration on this matter.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician



Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

Calculations for Fawn Lake step down:

Currently 110.27 designated HR – High Residential. Minimum density 4 units per acre (440 units), Maximum density 8 units per acre (881 units).

There are 24.54 acres of conservation easement assigned for wetlands protection. This leaves 85.73 remaining acres.

**Per Comp Plan policy 2.2.1. “For areas designated as Urban Area on the FLUM that are wetlands the base density shall be one (1) unit per five (5) acres.”

Option 1:

63.32 acres remains as HR= 253.28 units (63.32 x 4)

46.82 acres converted to MR. ***note that 24.54 acres is designated conservation easement/wetlands*** This would be calculated at 1 unit / 5 acres = 4.9 units
Remaining acreage of 22.28 designated MR = 22.28 units (22.28 x 1)

253.28 units/HR minimum 4 units per acre

22.28 units/ MR minimum 1 unit per acre

4.9 units/ Conservation Easement/Wetlands (24.54 acres @ 1 unit per 5 acres)

280.46 units Total minimum required

Option 2:

63.32 acres as HR- minimum 4 units per acre= 253.28 units

46.82 acres step down to MR – minimum 1 unit per acre= 46.82

253.28 units – HR minimum 4 units per acre

46.82 units- MR minimum 1 unit per acre

300.1 units Total minimum required

Option 3:

58.32 acres – HR minimum 4 units per acre = 233.28 units

51.82 acres – MR minimum 1 unit per acre = 51.82 units **New Legal would need to be created**

233.28 units – HR

51.82 units – MR

285.10 units – Total minimum required.

Currently the site is zoned R-1 with HR land use. Minimum required 440 units. This is not feasible even under the R-1 development standards (70' lots). Especially taking into consideration the conservation areas and necessary infrastructure, i.e. DRAs, and ROW.

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "F" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LOTS 1 AND 2 OF BLOCK 1676A AS SHOWN ON THE PLAT OF A REPLAT OF A PORTION OF BLOCKS 1841, 1876, 1880, 1886A AND 1887, SILVER SPRINGS SHORES, UNIT NO. 27, RECORDED IN PLAT BOOK 3, PAGES 106 THROUGH 108, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "1" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO BEING A PART OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK #122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK #250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

PARCEL ID:
9027-0000-02

LAND USE:	
HIGH RESIDENTIAL:	±63.32 ACRES
MEDIUM RESIDENTIAL:	±46.82 ACRES
SITE:	
TOTAL AREA	±110.14 ACRES

UNITS PROVIDED:
 LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 289 UNITS
 LOT SIZE 50' X 120' (LOTS MINIMUM 100') = 40 UNITS
 TOTAL PROPOSED LOTS = 329 UNITS

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
— **ENGINEERING, LLC** —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

PROPOSED LAND USE PLAN

DATE 09-18-25
DRAWN BY HR
CHKD. BY IH
JOB NO. 25-0071



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21494

Agenda Date: 12/8/2025

Agenda No.: 6.4.

SUBJECT:

2025 Plan Modifications - Waiver to Major Site Plan

PID#: 41504-000-00

LDC 2.21.1.A - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (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 request - The site is 3.68 acres. The owner is requesting to make minor changes to the existing site to make it more compatible to his needs. Changes include parking changes, striping changes, addition of a pipe rack and about 1,200sf on new impervious.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): _____ Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): _____
Property Owner's Signature: _____
Property Owner's Mailing Address: _____
City: _____ State: _____ Zip Code: _____ Phone # _____

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

Firm Name (if applicable): _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 7/2017





Marion County

Development Review Committee

Agenda Item

File No.: 2025-21497

Agenda Date: 12/8/2025

Agenda No.: 7.1.

SUBJECT:

Heartland Dental - Conceptual Plan

Project #2025110004 #33581

Parcel #37491-003-09 & 37491-003-10

Clymer Farner Barley, Inc



SUBMITTAL SUMMARY REPORT
33581

PLAN NAME: HEARTLAND DENTAL

LOCATION:

APPLICATION DATE: 11/04/2025

PARCEL:

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/11/2025	11/25/2025	12/01/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/25/2025	11/11/2025	Approved
Comments	INFO Conceptual Plan APPROVED YES 6.2.1.F - North arrow and graphic drawing and written scale			
Environmental Health (Plans) (Environmental Health)		11/25/2025	11/26/2025	Approved
Comments	Completed. Evan's review can be cleared as well if he is unavailable. This parcel will be served by MCU for water and wastewater, both of which are immediately available. Heather Proctor Development Review Officer Utilities Main: 352-307-6000 Direct: 352-438-2846 Empowering Marion for Success!			
Fire Marshal (Plans) (Fire)		11/25/2025	11/11/2025	Approved
Comments	YES Conceptual Plan INFO 6.18.2 - Fire Flow/Fire Hydrant Plans will need to show fire department water supply with in 400 feet of the building . YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants N/A Additional Fire Comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	11/25/2025	11/20/2025	Approved
Landscape (Plans) (Parks and Recreation)		11/25/2025	11/11/2025	Approved
Comments	INFO Conceptual Plan Discussion with Planning, Zoning and Parks staff for front buffer			
OCE Design (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
Comments	YES Conceptual Plan 11/5/25-fee due with resubmittal			

SUBMITTAL SUMMARY REPORT (33581)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/25/2025	11/26/2025	Informational
Comments	<p>IF APPLICABLE:</p> <p>Sec. 2.13.1.C – A conceptual layout of the project.</p> <p>Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.</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> <p>EMW 11.26.2025</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
Comments	INFO Conceptual Plan The concept plan proposes a dental office located on parcels 37491-003-09 & 37491-003-10 which are currently zoned B-4. The plan currently proposes no DRA. Per the MCPA, the existing impervious coverage is 0 SF although there appears to be approximately 9,666 sf of impervious area for an access road per the 2024 aerials between both parcels. The total proposed impervious area is 21,278 sf. A Major Site Plan submittal will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/25/2025	11/19/2025	Informational
Comments	The driveway connection to Bahia Avenue Place will need to be coordinated with the adjacent developments and may require relocation. A cross access easement will also be required along Bahia Avenue Place to allow shared use of the driveway.			
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/25/2025	11/26/2025	Approved
Comments	No utilities shown on site plan. Parcel will be required to connect to Marion County Utilities water and wastewater.			
Recommendations	<p>Parcel 37491-003-09 is within the Marion County Utilities service area and has direct access to public water and gravity sewer located along Bahia Avenue Place. The proposed project will be required to connect to both the public water and wastewater systems.</p> <p>Marion County Utilities will review the proposed water and wastewater connections during the Major Site Plan review process.</p> <p>Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.</p>			



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/30/25

A. PROJECT INFORMATION:

Project Name: Heartland Dental
Parcel Number(s): 37491-003-09 & 37491-003-10 (In the process of being replatted)
Section 08 Township 16 Range 23 Land Use COM Zoning Classification B-4
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐
Type of Plan: CONCEPTUAL PLAN
Property Acreage 1.06 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads The second parcel west of the north corner of SE Maricamp Road and Bahia Road.
Additional information regarding this submittal: Proposed development for a dental office.

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

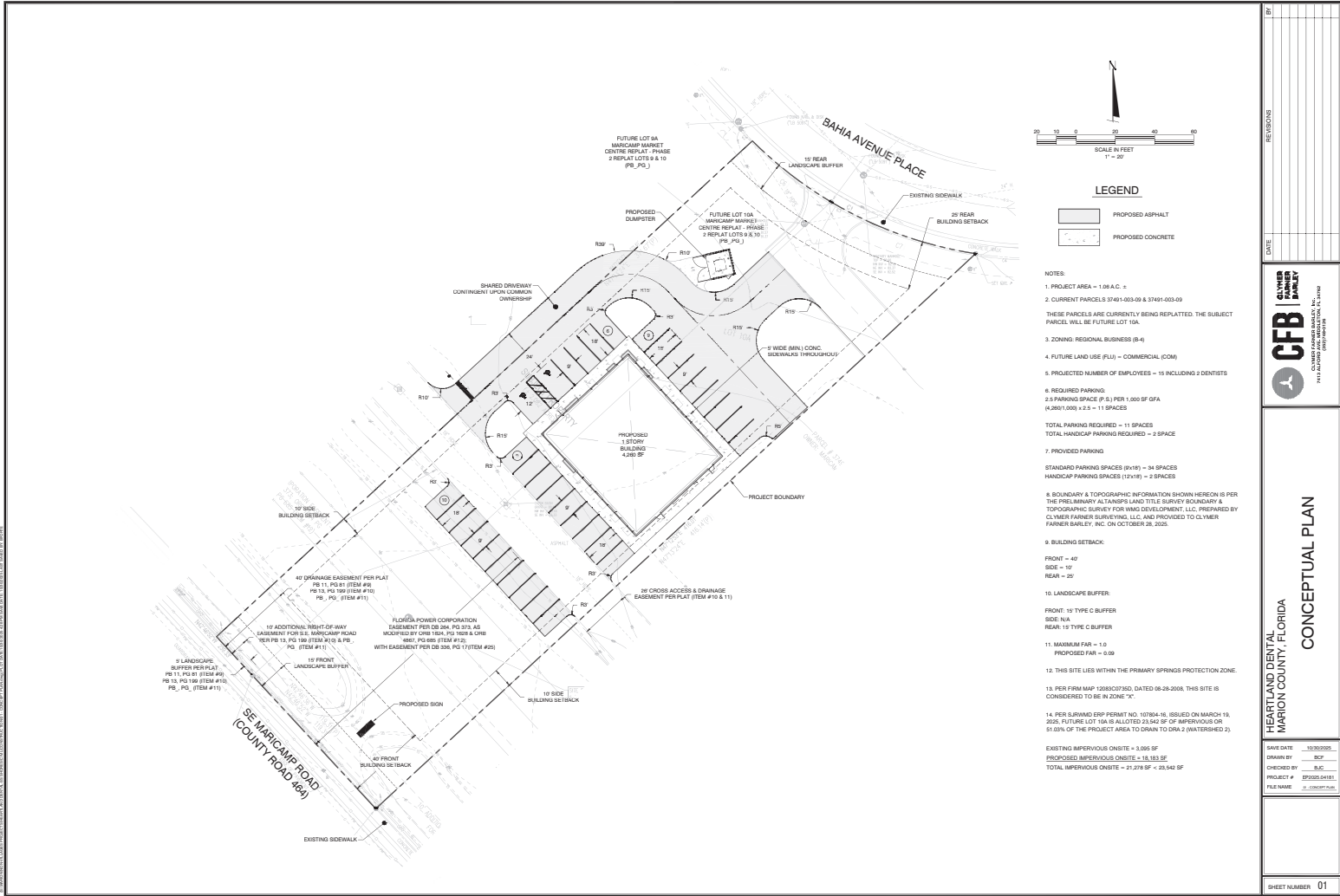
☒ **Engineer:**
Firm Name: Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 2100 SE 17th Street, Suite 202 City: Ocala State: FL Zip Code: 34471
Phone # 352-748-3126 Alternate Phone #
Email(s) for contact via ePlans: permitting@cfb-inc.com; bclymer@cfb-inc.com

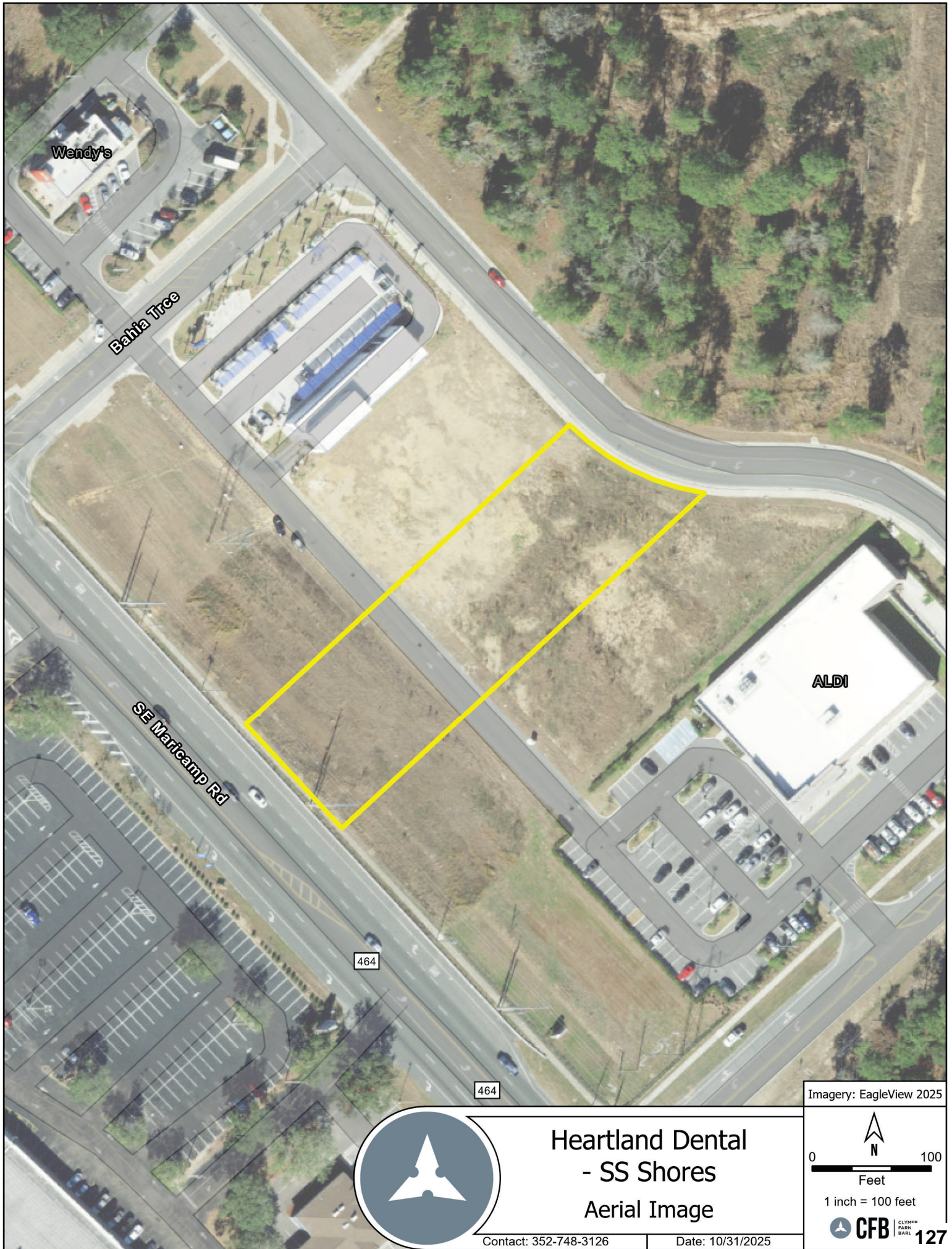
☐ **Surveyor:**
Firm Name: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: Maricamp Land LLC. Contact Name: John S. Rudniansyn, Mgr.
Mailing Address: 2441 NE 3rd St, Ste 201 City: Ocala State: FL Zip Code: 34470
Phone # Alternate Phone #
Email address:

Developer:
Developer: WMG Development, LLC Contact Name: Leah Fitzpatrick
Mailing Address: 270 W Plant Street, Suite 210 City: Winter Garden State: FL Zip Code: 34787
Phone # 407-716-6607 Alternate Phone #
Email address: lfitzpatrick@wmgdevelopment.com

Revised 6/2021





Wendy's

Bahia Trce

SE Maricamp Rd

ALDI

464

464

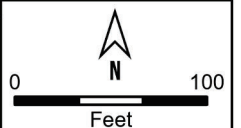
Imagery: EagleView 2025



Heartland Dental
- SS Shores
Aerial Image

Contact: 352-748-3126

Date: 10/31/2025



1 inch = 100 feet

CFB CLYNN FAIRBANKS 127



No Flood Zones Interact
with Project Boundary

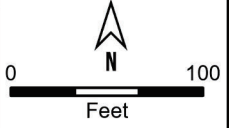


Heartland Dental
- SS Shores
FEMA Flood Map

Contact: 352-748-3126

Date: 10/31/2025

Imagery: EagleView 2025
Floodplains: FEMA 2025



1 inch = 100 feet

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

37491-003-10

Prime Key: 3918771

[MAP IT+](#)[Property Information](#)MARICAMP LAND LLC
2441 NE 3RD ST STE 201
OCALA FL 34470-8289[Certified Taxes / Assessments:](#)

Map ID: 234

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.98

[Current Value](#)

Land Just Value	\$867,720		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$867,720	Impact	
Total Assessed Value	\$252,555	Ex Codes:	(\$615,165)
Exemptions	\$0		
Total Taxable	\$252,555		
School Taxable	\$867,720		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$867,720	\$0	\$0	\$867,720	\$252,555	\$0	\$252,555
2024	\$867,720	\$0	\$0	\$867,720	\$229,595	\$0	\$229,595
2023	\$723,100	\$0	\$0	\$723,100	\$208,723	\$0	\$208,723

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)SEC 08 TWP 16 RGE 23
SEC 09 TWP 16 RGE 23
PLAT BOOK 013 PAGE 199
MARICAMP MARKET CENTRE REPLAT PHASE 2
LOT 10
Parent Parcel: 37491-003-01[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCPD	1000	.0	.0	B4	58,371.00	SF	12.0000	1.00	1.00	1.00	700,452	700,452
GCPD	9110	.0	.0	B4	27,878.00	SF	12.0000	1.00	1.00	0.50	167,268	167,268
Neighborhood 9911											Total Land - Class \$867,720	
Mkt: 2 70											Total Land - Just \$867,720	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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[Cost Summary](#)

Buildings R.C.N.	\$0	1/1/1900					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$0	1/1/1900		Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$867,720	8/12/2024					
Total Just Value	\$867,720	.					

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Property Record Card

37491-003-09

Prime Key: 3918762

[MAP IT+](#)[Property Information](#)MARICAMP LAND LLC
2441 NE 3RD ST STE 201
OCALA FL 34470-8289[Certified Taxes / Assessments:](#)

Map ID: 234

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.40

[Current Value](#)

Land Just Value	\$601,128		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$601,128	Impact	
Total Assessed Value	\$178,574	Ex Codes:	(\$422,554)
Exemptions	\$0		
Total Taxable	\$178,574		
School Taxable	\$601,128		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$601,128	\$0	\$0	\$601,128	\$178,574	\$0	\$178,574
2024	\$601,128	\$0	\$0	\$601,128	\$162,340	\$0	\$162,340
2023	\$500,940	\$0	\$0	\$500,940	\$147,582	\$0	\$147,582

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)SEC 08 TWP 16 RGE 23
PLAT BOOK 013 PAGE 199
MARICAMP MARKET CENTRE REPLAT PHASE 2
LOT 9

Parent Parcel: 37491-003-01

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCPD	1000	.0	.0	B4	39,204.00	SF	12.0000	1.00	1.00	1.00	470,448	470,448
GCPD	9110	.0	.0	B4	21,780.00	SF	12.0000	1.00	1.00	0.50	130,680	130,680
Neighborhood 9911											Total Land - Class \$601,128	
Mkt: 2 70											Total Land - Just \$601,128	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

[Cost Summary](#)

Buildings R.C.N.	\$0	1/1/1900					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$0	1/1/1900		Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$601,128	8/12/2024					
Total Just Value	\$601,128	.					



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21495

Agenda Date: 12/8/2025

Agenda No.: 8.1.

SUBJECT:

2026 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines

2026 Development Review Committee (DRC) Meeting Schedule and Deadlines

DRC Meetings Mondays at 9:00 am	Meeting Request Deadline Tuesdays at 5:00 pm	Waiver Submittal Deadline Tuesdays at 5:00 pm
January 5, 2026	December 30, 2025	December 16, 2025
January 12, 2026	January 6, 2026	December 23, 2025
January 19, 2026	n/a	n/a
January 26, 2026	January 20, 2026	January 6, 2026
February 2, 2026	January 27, 2026	January 13, 2026
February 9, 2026	February 3, 2026	January 20, 2026
February 16, 2026	February 10, 2026	January 27, 2026
February 23, 2026	February 17, 2026	February 3, 2026
March 2, 2026	February 24, 2026	February 10, 2026
March 9, 2026	March 3, 2026	February 17, 2026
March 16, 2026	March 10, 2026	February 24, 2026
March 23, 2026	March 17, 2026	March 3, 2026
March 30, 2026	March 24, 2026	March 10, 2026
April 6, 2026	March 31, 2026	March 17, 2026
April 13, 2026	April 7, 2026	March 24, 2026
April 20, 2026	April 14, 2026	March 31, 2026
April 27, 2026	April 21, 2026	April 7, 2026
May 4, 2026	April 28, 2026	April 14, 2026
May 11, 2026	May 5, 2026	April 21, 2026
May 18, 2026	May 12, 2026	April 28, 2026
May 25, 2026	n/a	n/a
June 1, 2026	May 26, 2026	May 12, 2026
June 8, 2026	June 2, 2026	May 19, 2026
June 15, 2026	June 9, 2026	May 26, 2026
June 22, 2026	June 16, 2026	June 2, 2026
June 29, 2026	June 23, 2026	June 9, 2026
July 6, 2026	June 30, 2026	June 16, 2026
July 13, 2026	July 7, 2026	June 23, 2026
July 20, 2026	July 14, 2026	June 30, 2026
July 27, 2026	July 21, 2026	July 7, 2026
August 3, 2026	July 28, 2026	July 14, 2026
August 10, 2026	August 4, 2026	July 21, 2026
August 17, 2026	August 11, 2026	July 28, 2026
August 24, 2026	August 18, 2026	August 4, 2026
August 31, 2026	August 25, 2026	August 11, 2026
September 7, 2026	n/a	n/a
September 14, 2026	September 8, 2026	August 25, 2026
September 21, 2026	September 15, 2026	September 1, 2026
September 28, 2026	September 22, 2026	September 8, 2026
October 5, 2026	September 29, 2026	September 15, 2026
October 12, 2026	October 6, 2026	September 22, 2026
October 19, 2026	October 13, 2026	September 29, 2026
October 26, 2026	October 20, 2026	October 6, 2026
November 2, 2026	October 27, 2026	October 13, 2026
November 9, 2026	November 3, 2026	October 20, 2026
November 16, 2026	November 10, 2026	October 27, 2026
November 23, 2026	November 17, 2026	November 3, 2026
November 30, 2026	n/a	n/a
December 7, 2026	December 1, 2026	November 17, 2026
December 14, 2026	December 8, 2026	November 24, 2026
December 21, 2026	December 15, 2026	December 1, 2026
December 28, 2026	December 22, 2026	December 8, 2026

2026 Development Review Staff Meeting Schedule and Deadlines

Development Review Staff Meetings Thursdays at 9:00 am	Meeting Request Deadline Tuesdays at 5:00 pm
January 8, 2026	January 6, 2026
January 15, 2026	January 13, 2026
January 22, 2026	January 20, 2026
January 29, 2026	January 27, 2026
February 5, 2026	February 3, 2026
February 12, 2026	February 10, 2026
February 19, 2026	February 17, 2026
February 26, 2026	February 24, 2026
March 5, 2026	March 3, 2026
March 12, 2026	March 10, 2026
March 19, 2026	March 17, 2026
March 26, 2026	March 24, 2026
April 2, 2026	March 31, 2026
April 9, 2026	April 7, 2026
April 16, 2026	April 14, 2026
April 23, 2026	April 21, 2026
April 30, 2026	April 28, 2026
May 7, 2026	May 5, 2026
May 14, 2026	May 12, 2026
May 21, 2026	May 19, 2026
May 28, 2026	May 26, 2026
June 4, 2026	June 2, 2026
June 11, 2026	June 9, 2026
June 18, 2026	June 16, 2026
June 25, 2026	June 23, 2026
July 2, 2026	June 30, 2026
July 9, 2026	July 7, 2026
July 16, 2026	July 14, 2026
July 23, 2026	July 21, 2026
July 30, 2026	July 28, 2026
August 6, 2026	August 4, 2026
August 13, 2026	August 11, 2026
August 20, 2026	August 18, 2026
August 27, 2026	August 25, 2026
September 3, 2026	September 1, 2026
September 10, 2026	September 8, 2026
September 17, 2026	September 15, 2026
September 24, 2026	September 22, 2026
October 1, 2026	September 29, 2026
October 8, 2026	October 6, 2026
October 15, 2026	October 13, 2026
October 22, 2026	October 20, 2026
October 29, 2026	October 27, 2026
November 5, 2026	November 3, 2026
November 12, 2026	November 10, 2026
November 19, 2026	November 17, 2026
November 26, 2026	n/a
December 3, 2026	December 1, 2026
December 10, 2026	December 8, 2026
December 17, 2026	December 15, 2026
December 24, 2026	n/a