



SUBMITTAL SUMMARY REPORT 33011

PLAN NAME: FREEDOM CROSSINGS COMMERCIAL PHASE 1 **LOCATION:** 5997 SW 95TH ST
APPLICATION DATE: 06/27/2025 **PARCEL:** OCALA,
35699-006-03

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.

SUBMITTAL	STARTED	DUUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/22/2025	10/29/2025	12/09/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/17/2025	12/18/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Laura Johnson	10/29/2025	10/28/2025	Approved

Comments

YES 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org Please email CAD file to kristie.wright@marionfl.org and laura.johnson@marionfl.org
YES 2.12.28 - Street names match 9-1-1 road names. Due to businesses using ingress/easement for access we have decided to issue road names. See Sheets 3 & 4 for road names. Please label accordingly on all future submittals.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

PLAT - DISCLAIMER - Addresses and Road names on this plat are subject to change if: 1) This plat is changed and/or 2) Future development in adjacent areas impacts this plat. If road configuration or number of lots, location of lot layout or size of lot changes, please contact our office immediately and provide a revised Master Plan. ALSO: If this plat expires or is voided, all road names become null and void.

JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798

Environmental Health (Plans) (Environmental Health) 10/29/2025 12/09/2025 Approved

Comments

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

Fire Marshal (Plans) (Fire) Jonathan Kenning 10/29/2025 12/02/2025 Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	10/29/2025	12/09/2025	Requires Re-submit	
Comments	<p>Please see legacy reviews for ZONING/LAND USE below:</p> <p>ZONING: YES 2.12.4.C -Owner and applicants name Included</p> <p>YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Advisory notice #1 states the correct FLU/Z for the subject property; however, FLU/Z for adjoining properties is missing in advisory notice/on the plat depictions. Please provide for PIDs 35695-010008, 35695-010002, and 35699-006-06</p> <p>9/30/25 - Adjacent zoning provided on sheets 3/4. Please include reference to recorded "Development Agreement" (OR BK 7309, PGS 347-384) on cover/plat sheets.</p> <p>YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Initial - Numbers are listed, but units are not listed. Indicate sq. ft. units on plat sheets 3 and 4.</p> <p>9/30/25 - SF indicated in legend</p> <p>INFO 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Defer issues related to access location as required by Developer's Agreement to Land Use.</p> <p>INFO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Initial - 15' Type C buffer is required along SW 60th Ave and SW 95th St. Provide location, dimensions, and label on plat sheets 3 and 4.</p> <p>9/30/25 - Buffers on sheets 3/4.</p> <p>(1) Staff notes utilities easement in the same place as proposed buffers. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. Any modifications of the buffer shall require BCC approval through the waiver process.</p> <p>(2) Pursuant to recorded Developer's Agreement, 20' buffer/setback easements consistent with lines 6.2.2.1 and 6.2.2.2 of agreement (located on adjacent residential subdivision) provides the otherwise required buffer between residential/commercial uses and results in reduced rear setback of 5' for commercial lots.</p> <p>YES 6.4.4.A - Project is consistent with preliminary plat Waivers were approved to skip pre-plat and improvement plan. Site plans for each platted lot to occur at time of development.</p> <p>N/A 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Not applicable because no improvements exist at this time. Improvements to be submitted as individual site plans.</p> <p>N/A 6.3.1.C(11) - PUD zoning consistent with Division 4 B-2 zoning / COM FLU designation</p> <p>YES 6.3.1.C(15)(b) - Flood zone determination listed FEMA Flood Zone X;</p> <p>LAND USE: N/A 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?</p> <p>NO 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? The plat identifies an 5' wide utility easement established by separate deed. The is a significant concern as the LDC requires a Type "C" Buffer along the site's frontage that includes a combination of both shade and ornamental trees. This conflict needs to be addressed for the ongoing projects and the plat as any requirements for buffer waivers may require consideration for approval by the Board of County Commissioners.</p> <p>YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements</p> <p>N/A 6.3.1.C(14) - Intent & Purpose of All Tracts Identified</p> <p>N/A 6.3.1.C(15)(_) - Hamlet Subdivision reference note provided?</p> <p>YES 6.3.1.C(15)(_) - [Springs Protection Note Provided?]</p> <p>N/A 6.3.1.C(15)(_) - Wellhead Protection Note Provided?</p> <p>N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?</p> <p>YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?</p> <p>N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement No adjoining lands have a Ag Exempt Classification (all are either B-2 or PUD).</p> <p>N/A 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?</p> <p>N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?</p> <p>YES 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?] Cross access easement conveyed to "public".</p> <p>NO 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?] 1) The proposed cross access does not indicate the planned secondary right-in/right-out locations - one to SW 95th Street, and one to SW 60th Avenue as enabled by the Amended and Restated Access and Development Agreement, and where the driveways are currently constructed and in place.</p> <p>2) What appears to be the start of a southern projection of the easement towards SW 95th Street seems indicated between Lots 8/9 and 10; however, that alignment does not conform to the Agreement and does not reflect that the right-in/right-out driveway apron corresponding to the Agreement was constructed with the SW 95th Street widening and is in place.</p> <p>3) A revision in the access location to SW 95th Street and/or SW 60th Avenue requires obtaining an additional Amendment to the Agreement which requires two duly notice public hearings for consideration. Staff notes the proposal would shift the driveway further east, closer to the SW 95th St/SW 60th Ave intersection and place it further within the existing turn-lane present on SW 95th Street, which may contribute to operational and/or LOS issues in the future. (A recent concept discussion recently further brought this issue to staff's attention.)</p> <p>N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?] See prior comment regarding external roads access.</p>				
Landscape (Plans) (Parks and Recreation)	10/29/2025				
Comments	<p>YES 2.12.24 Show location and dimensions of required land use buffering. Show location and dimension of landscape buffer along SW 95th St and SW 60th Ave</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p>				

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OCE Design (Plans) (Office of the County Engineer)		10/29/2025	12/09/2025	Approved
Comments	YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 10/23/25-fee due with resubmittal 10/8/25-fee due with resubmittal 7/17/25-fee due with resubmittal N/A 2.19.2.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 2.1.3 - Order of plan approval N/A 2.18.4.H - Maintenance agreement N/A 2.19.4.A - Improvement agreement with cost estimate N/A 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete N/A 2.18.4.E - Indemnification agreement INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink YES 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundredth YES 6.3.1.C(15)(f) - This plat contains ____ lots and ____ miles of road YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification N/A 6.3.1.C(15)(i) - Board assessment notification N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.			

— OCE Property Management (Plans) (Office of Elizabeth Woods — — — 10/29/2025 — — — 12/09/2025 — Approved — — —
the County Engineer)

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Comments

Sec. 2.19.1. - Applicability.

The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.

Sec.2.19.2.G – Title Certification

All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.

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.6.2.1. – Requirements.

Sec.6.2.1.A.

Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;

Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:

Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:

1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Sec.6.3.1.D -

The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:

Sec.6.3.1.D(1) –

All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. 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."

2. 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."

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

Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:

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

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

Sec.6.3.1.D(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]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20 _____.
(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

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IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES:

_____ (signature)

(Typed name) _____

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)(1)(a)(b)(c) - Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20_____.
(Full Corporate Name), A Corporation of the State of _____

By (Signature of President Vice President or Chief Executive Officer)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES (repeat signature below as necessary for each owner).

(Signature) _____

(Typed name) _____

c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)(2)(a)(b)(c) -

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1.F(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;

Sec.6.3.1.F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1.F(4)(a)(b)(c) - A certificate of title demonstrating the following:

a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;

b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and

c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

(Signature)

(Name, Florida Registered Engineer

License No. _____)"

(AFFIX SEAL)

INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS

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YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old
YES 2.19.2.H - Legal documents
INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet
N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"
N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements
N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements
N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets
N/A 6.3.1.C(8) - All adjacent property identified
N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract
INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
YES 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
INFO 6.3.1.D(1)(c) - Utility easements
INFO 6.3.1.D(1)(d) - Stormwater easements and facilities
INFO 6.3.1.D(1)(f) - Conservation easement
INFO 6.3.1.D(2) - Add the appropriate closing
INFO 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
INFO 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
INFO 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing
INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
YES 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
N/A 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
YES 6.3.1.F(4) - A certificate of title requirements
N/A 6.4.4.B - The legal description shall include a metes and bounds description
INFO Additional Right-of-Way comments Checked SunBiz and Project Map. 7.23.25 -EMW

OCE Stormwater (Permits & Plans) (Office of Kevin Vickers) 10/29/2025 11/25/2025 Approved
the County Engineer

OCE Survey (Plans) (Office of the County Engineer) 10/29/2025 12/09/2025 Approved

Comments

YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC
YES 6.4.4.B - The legal description shall include a metes and bounds description
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code
YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner
N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor
YES 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description
YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat
YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart
YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown
YES 6.4.5.C - A table or note containing the geodetic control station information
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such
YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart
YES 6.4.5.F(3) - PCPs shall be set
YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat
YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat
INFO 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary
YES 6.4.5.J - Platted adjoining lands shall be identified
N/A 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown
YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat
YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.3.1.E(1) - The Surveyors and Mappers Certification
N/A 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation
YES 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the Chris Zeigler) 10/29/2025 11/19/2025 Requires Re-submit
County Engineer

SUBMITTAL SUMMARY REPORT (33011)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	10/29/2025	11/19/2025	Requires Re-submit
Comments	An approved traffic study is required prior to final plat approval			
Corrections	6.11.3 - Traffic Impact Analysis (Not Resolved) - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
OCE Utilities (Plans) (Utilities)		10/29/2025	12/09/2025	Approved
Comments	INFO Signed and sealed as-builts have been provided and match the subject Final Plat. No as-builts have been provided to MCU. INFO CADD files have been provided and match the subject Final Plat. No as-builts have been provided to MCU. N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 10/24/25 No fee for this review. Previous comment. Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33011			
	N/A Additional Utilities comments 10/24/25 Previously approved in residential plat 9/29/25 No response 7/15/2025 Landscape and utility easements are shown overlapping along both entrances at SW 92nd Place and SW 57th Avenue. Please confirm that the total width of the easement is sufficient to accommodate both Marion County Utilities infrastructure and required landscaping, especially where the water main is adjacent to the road right-of-way. In these cases, the utility easement must extend a minimum of 5 feet beyond the main, for a total of 10 feet, to allow adequate clearance for access and maintenance.			
	Completed in ePlans 10/30/2025			
OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/17/2025	12/11/2025	Approved
Comments	JARED RIVERA / GROWTH SERVICES / 352-438-2687			
Corrections	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/18/2025	Approved



**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: 06/25/2025
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: FREEDOM CROSSINGS COMMERCIAL PHASE 1

Parcel Number(s): 35699-006-03, 35699-006-06, 35699-006-04

Section 21 Township 16 Range 21 Land Use COMM Zoning Classification COMM BU
Commercial Residential Industrial Institutional Mixed Use Other

Type of Plan: FINAL PLAT

Property Acreage 18.40 Number of Lots 14 Miles of Roads 0

Location of Property with Crossroads SW 60TH AV AND SW 95TH ST

Additional comments regarding this submittal _____

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: TILLMAN ENGINEERING Contact Name: TIM BROOKER, PE

Mailing Address: 1720 SE 16 AV, BLDG 100 City: OCALA State: FL Zip Code: 34471

Phone # 352-387-4540 Alternate Phone # _____

Email(s) for contact via ePlans: tbrooker@tillmaneng.com

Surveyor:

Firm Name: R.M. BARRINEAU AND ASSOCIATES, INC. Contact Name: TRAVIS BARRINEAU, PSM

Mailing Address: 1309 SE 25TH LOOP #103 City: OCALA State: FL Zip Code: 34471

Phone # 352-622-3133 Alternate Phone # 352-427-5527

Email(s) for contact via ePlans: travis@rmbarrineau.com

Owner:

Owner: FREEDOM CROSSINGS LAND, LLC Contact Name: TODD RUDNIANYN

Mailing Address: 2441 NE 3RD ST. City: OCALA State: FL Zip Code: 34470

Phone # 352-239-1555 Alternate Phone # _____

Email address: toddrud@gmail.com

Developer:

Developer: SAME Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

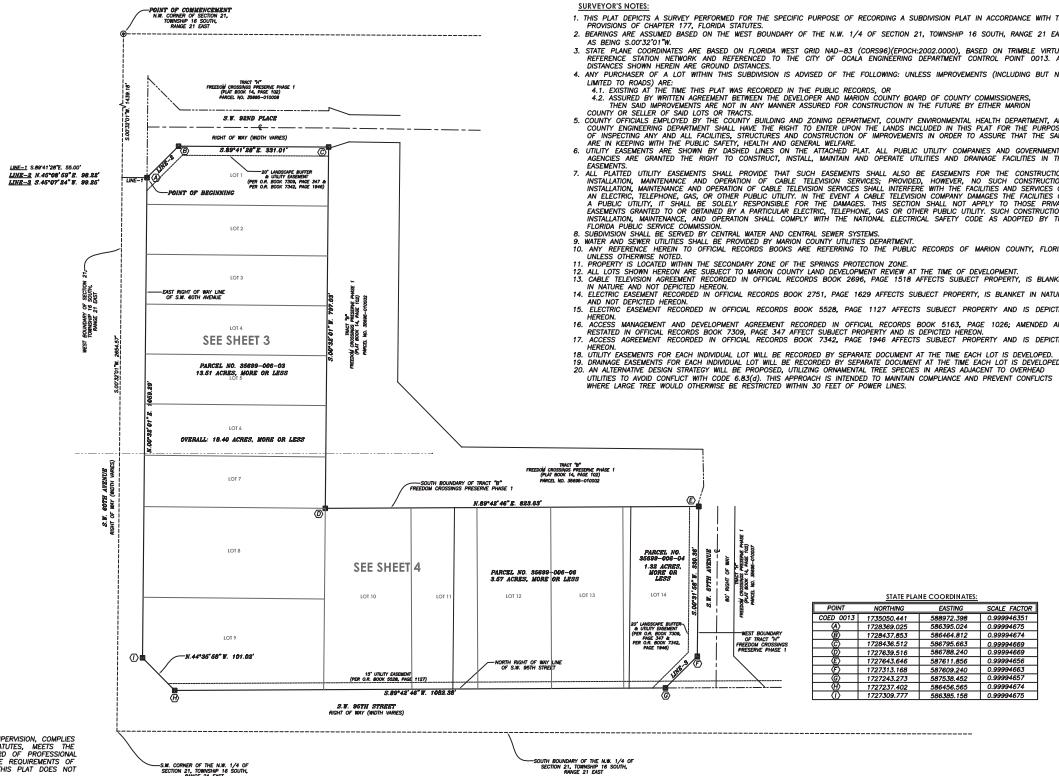
Revised 7/2017

FREEDOM CROSSINGS COMMERCIAL PHASE 1

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA.

PLAT BOOK ___, PAGE

SHEET 2 OF 4



FREEDOM CROSSINGS COMMERCIAL PHASE 1

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA.

PLAT BOOK __, PAGE
SHEET 3 OF 4

