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: 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.

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: 7/31/25-add waivers if requested in future

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS:

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: INFO

REMARKS: Parcel is outside of connection distance. If Marion County Utilities remains listed on the cover page, please add a note under our title stating: "Within the Marion County Utility Service Area – No water or sewer connections available." MCU's phone number is (352) 307-6000.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout

STATUS OF REVIEW: INFO

REMARKS: Parcels 41503-001-00 and 41503-002-00 are both shown on Utility Plan. If work is

commencing on both parcels, include both on revised application and coaver page.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU

water infrastructure is over 7,900 feet away.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU

waste water infrastructure is over 11,200 feet away.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: C004 - Proposed 4" well located on East side of parcel.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: C004 - Proposed septic tank and drain field shown on plans.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities will not serve this parcel. Please defer to Marion County Fire Rescue

for all fire protection requirements.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: 8/5/2025 – No fee assessed for this review. Parcel is outside of connection distance.

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Well must be at least 100' from any portion of the septic system.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Please contact the Department of Health in Marion County to ensure the construction permit

for the limited use water system is approved.

You will require a septic permit through the Department of Environmental Protection before you can begin

building.

16 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.3 - Gated Communities/Properties

STATUS OF REVIEW: INFO

REMARKS: There appears to be a chain link fence crossing the access to the South side of the Warehouse.

Please note that there will be a gate installed for access.

The minimum gate size shall be no less than 20' in length. Also if it is to be an automated gate then it shall be

siren activated.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: INFO

REMARKS:

18 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: Defer to MCU

19 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 signs?

20 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Will there be any outside storage? Dumpsters/trash need to be properly screened.

21 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO REMARKS: Sarah Wells Sarah.Wells@marionfl.org

352-438-2626

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Update data block with all offsite areas.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver

may be pursued if desired.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map and FEMA FIRM or Firmette Map with the site

indicated.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Property is owned by PARO INVESTMENTS INC. Timothy McGinnis is not listed as an

authorized representative of PARO INVESTMENTS INC.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

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

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

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

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross section to include estimated seasonal high-water elevation, maintenance berm width, and appropriate vegetative cover on the pond bottom (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility."

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

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

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

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

STATUS OF REVIEW: NO

REMARKS: (1) Please provide pre and post development drainage maps to depict the onsite and offsite drainage areas considered in the design. Per Marion County's Watershed Management Plan there is a relatively large area (~13.5 acres) draining to the SW corner of this site from the east and south. (2) The property has a flood prone area in the SW corner. When flood prone areas are impacted with proposed development, the site must use 11.5" of rainfall depth to analyze site and impacts to the flood prone area. This is because 11.5" of rainfall was used to develop the flood prone areas and allows for an apples-to-apples comparison of the design results. (3) Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized as impervious with CN = 98 minimum. (4) There is a County owned DRA in close proximity to the proposed DRA (Parcel 41503+000-00). Please provide a perc ring exhibit or perimeter modification calculations for the proposed DRA to demonstrate that the impact of the existing DRA is considered in the recovery analysis. (5) Proposed site grading will impact the flood prone area in the SW corner of this project. Please provide calculations demonstrating that the volume remaining after grading activity will allow for the property to the south to continue to drain to the site and that the water surface elevation of that flood prone area is not increased as a result of the onsite grading and stormwater design.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

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

32 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"

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

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

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(8) - Finish Floor Elevation Criteria

STATUS OF REVIEW: NO

REMARKS: Minimum finished floor elevation is required to be a minimum of one foot higher than the one

percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: Please indicate the proposed DRA bottom stabilization method on the DRA cross section.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria

STATUS OF REVIEW: NO

REMARKS: LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, use the duration equal to the Tc when determining the intensity to use. It looks to be about 8.3 in/hr for the 25-year storm using a Tc of 10 minutes.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) Update tailwater per comment responses to "6.13.2.B(4) - Hydrologic Analysis". (2) Update pipe sizes per comment response to "6.13.8.B(7) - Minimum Pipe Size". (3) Include yard drain piping in hydraulic analysis.

38 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 system and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: Please clarify what type of structure will be placed for Structure J1.

40 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: Update labels based on other comments.

41 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.9 - Grading Criteria

STATUS OF REVIEW: NO

REMARKS: (1) The SW corner of this property will have several feet of fill. Please add contours to the grading plan to clarify how the top of bank in the DRA will be tied back to existing grade on the subject site in this area. (2) Add flow arrows to the grading plan.

42 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control

STATUS OF REVIEW: NO

REMARKS: (1) Please indicate the location of the construction entrance on the erosion control plan. (2) Please include erosion control BMPs in the ROW of CR 484 for the demolition, driveway and culvert construction.

43 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. - If you need an example of what has been provided for other projects please contact the reviewer.

44 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." The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

45 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 8/15/25 - Update traffic statement data: For warehouse LUC 150, Use ITE trip generation data 11th Ed., fitted curve equation for weekday trips: [=1.58(x) + 38.29] and average rate multiplier of 0.18 per 1000 sq. ft. for PM peak HR of adjacent street. For office LUC 712, multiply average rate of 14.39 by 1.8 (1000 sq. ft.) for weekday trips and use a multiplier of 2.16 for PM peak HR of adjacent street.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 8/15/25 - Cross access correct as shown. Public ingress / egress access easement must be recorded prior to final approval and a paving covenant must be recorded for the non-constructed portion.

48 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 8/15/25 - Sidewalks are required along SE HWY 484. Staff supports a DRC waiver for fee in-

lieu-of construction. If approved, fee comes out to \$4,000.00.

49 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: 7/31/25-Missing owner/applicant phone number

50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: 7/31/25-Could not locate on cover

51 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: NO

REMARKS: Limited Use Water System Construction permit is required before beginning. You will need to provide construction application, site plan, and proposed water system diagram with equipment specifications to the Department of Health in Marion County. You may submit to Rebecca.Roy@FLHealth.gov Once constructed the water system will require an operating permit and quarterly sampling.

52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?

STATUS OF REVIEW: NO

REMARKS: is there outside storage? if so, please show where it will be and how it will be screened from all surrounding properties and ROWs to at least 8' in height with opaque screening.

53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please submit a true environmental assessment

54 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: Environmental assessment required for greenfield development. Habitat may be on property.

55 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]

STATUS OF REVIEW: NO REMARKS: Sidewalks not shown

56 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: Need to show buffers adjacent to the agricultural zoned property to the Southeast.

57 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheets C002, C003, C004, C005, C006, and L001 have SE HWY 484 incorrectly labeled as

County Road No. 484.

58 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development

STATUS OF REVIEW: NO

REMARKS: Please provide overlay of Site Plan Sheet C003 on an aerial of site.

59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

REMARKS: Provide list of all trees to be removed, with species and sizes. Trees over 30" DBH need to show condition assessment

60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

REMARKS: Provide calculations showing total pre-development existing tree inches, total inches required for the site (using 100" per acre = 100 x acreage), total tree inches to be removed, total tree inches to be preserved, total replacement tree inches required. Total tree inches of 4" replacement trees; total tree inches of 3.5" replacement trees; total replacement inches.

61 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: Indicate replacement trees in plant schedule

62 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Provide plant schedule showing species, installation size, spacing, native status.

63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.3 - Landscape design standards

STATUS OF REVIEW: NO

REMARKS: Proposed landscape does not meet requirements

64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development

STATUS OF REVIEW: NO

REMARKS: Provide landscape area calculations showing required percentage is met

65 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. Type C buffer required along CR 484 2. Type D buffer (with Wall) required for areas

adjacent to A-1 (WRA) 3. Type B buffer required for areas adjacent to residential use (East)

66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Parking terminus islands require 1 shade tree and sod. 2. A 5' minimum strip of shrubs shall

be around the perimeter of the parking area

67 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Will there be a dumpster? if so, show screening

68 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: Provide plant species and sizes

69 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.11 - Landscape installation

STATUS OF REVIEW: NO

REMARKS: Provide tree, shrub and groundcover planting specifications and details

70 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements

STATUS OF REVIEW: NO

REMARKS: Add note from this section of code

71 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Submit a signed and sealed irrigation plan

72 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: will there be outdoor lighting? If so, please submit a signed and sealed photometric plan

73 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Landscape plan to be signed and sealed

74 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: NO

REMARKS: Please provide parcel number on cover sheet.

75 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: Provide land use and zoning for parcel 41503-000-00

76 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: Provide a date block with information detailing B-5 zoning requirements which includes lot width, area, setbacks, building heights, and floor area ratios.

77 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Please indicate buffering on plan.

78 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: NO

REMARKS: Please provide an environmental assessment. The area is heavily wooded, and an assessment is warranted.

79 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: NO

REMARKS: Owner is showing as Paro Investments on the property Appraiser and SunBiz has no record of a "CAMP 247, LLC" being in existence. Please update Application and coversheet to reflect proper ownership, or in the alternative provide information showing that "CAMP 247, LLC" owns the subject property.

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]."



33082

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:8-28-2	025Pa	rcel Number(s):4	1503-001-00			Permit Numbe	r: <u>AR 3</u>	3082
A.	PROJECT	INFORM	ATION: Fill in be	elow as applicabl	le:				
	Subdivision	Name (if a	s Builders Office a applicable):N/A				Commercia	V	Residential
	Unit	_Block	Lot	Tract					
В.		alf for this	S'S AUTHORIZA waiver request. 'ature below.						
			innis, Manager - (4	
	Signature:	70070	SE 163rd Street	n d			G: 0		. I J
	Mailing Add	ress: 28/6	p Code: 34491	Phone #352	850-78	158	City:Sur	nmenie	ela
	Email addres	s:McGinni	sbuildersinc@gm	ail.com	-030-70				
C.	Firm Name (Mailing Add	dence. if applicat ress: <u>305 S</u> Zij	Code:34470	gineering Compa	iny	Contact Nam	e:Doug lannar City:Oca	elli, P.E	
D.	WAIVER IN	NFORMA	TION:						
	Section & Ti	tle of Code	e (be specific):	'C' \ One to the	L	DC 6.8.6 K(2) &	(4) - Buffers	Ansian	County water
	retention are	ncation to	Request (be specith M-1 zoning and	the other two n	arcels a	are zoned B-1 a	nd A-1. The nu	oposeo	t site plan is
			umber of large tre						
	buffer withou	t the need	for additional land	scaping and wa	lls. Add	litionally, a wall	would block th	e natur	al flow of water.
DE	CVELOPMEN	T REVII delivered 9	EW USE: 14/2 Date Processed		F	Project # 20250	70053		AR# 33082
ZO Zor	NING USE:	Parcel of _ESOZ:_	record: Yes D N P.O.M. Verified by	o □ Land Us	Eligi	ible to apply fo	r Family Divi	sion: Y	'es □ No □



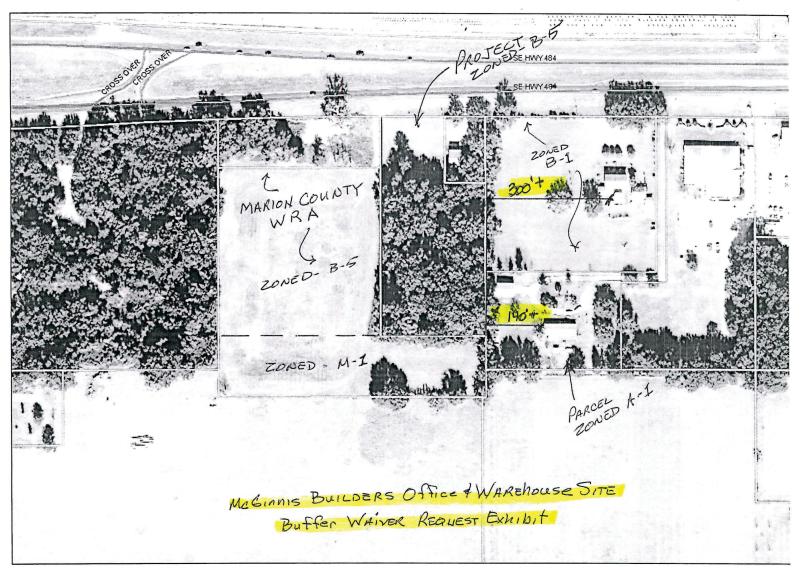
Office of the County Engineer

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) LDC 6.13.8 B(7) - Minimum Pipe Size
Reason/Justification for Request (be specific): We request to be allowed to utilize 12-inch diameter storm drainage pipe
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calculations provided to the county verify the proposed pipe sizes and design meets all county flow requirements.
Section & Title of Code (he arraits)
Section & Title of Code (be specific) LDC 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Request to pay the sidewalk fee in lieu of construction of a sidewalk along
county road 484. Owner requests to pay the required \$4000.00 fee prior to the final inspection of the project.
Section & Title of Code (be specific) LDC 6.4.3 (H) - topographic survey Reason/Justification for Request (be specific): Request to waive the requirement to extend the topographic survey 100'
Reason/Justification for Request (be specific): Request to waive the requirement to extend the topographic survey 100'
beyond the property boundaries. The provided topographic survey provides the needed information for the project design
and the site is taking off-site areas into account in the drainage design which extend far beyond the 100' limit. We used
county topographic information to establish the watershed boundaries.
Spation 8. Title - F.O. 1. (1)
Section & Title of Code (be specific)
Section & Title of Code (be specific) Reason/Justification for Request (be specific):
Spatian & Title of Code (by and it)
Person/Instiffection Code (de specific)
Section & Title of Code (be specific)
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Peacon/Justification for Provest (1997)
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Marion County Florida - Interactive Map





33082

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:8-28-2	025Pa	rcel Number(s):4	1503-001-00			Permit Numbe	r: <u>AR 3</u>	3082
A.	PROJECT	INFORM	ATION: Fill in be	elow as applicabl	le:				
	Subdivision	Name (if a	s Builders Office a applicable):N/A				Commercia	V	Residential
	Unit	_Block	Lot	Tract					
В.		alf for this	S'S AUTHORIZA waiver request. 'ature below.						
			innis, Manager - (4	
	Signature:	70070	SE 163rd Street	n d			G: 0		. I J
	Mailing Add	ress: 28/6	p Code: 34491	Phone #352	850-78	158	City:Sur	nmenie	ela
	Email addres	s:McGinni	sbuildersinc@gm	ail.com	-030-70				
C.	Firm Name (Mailing Add	dence. if applicat ress: <u>305 S</u> Zij	Code:34470	gineering Compa	iny	Contact Nam	e:Doug lannar City:Oca	elli, P.E	
D.	WAIVER IN	NFORMA	TION:						
	Section & Ti	tle of Code	e (be specific):	'C' \ One to the	L	DC 6.8.6 K(2) &	(4) - Buffers	Ansian	County water
	retention are	ncation to	Request (be specith M-1 zoning and	the other two n	arcels a	are zoned B-1 a	nd A-1. The nu	oposeo	t site plan is
			umber of large tre						
	buffer withou	t the need	for additional land	scaping and wa	lls. Add	litionally, a wall	would block th	e natur	al flow of water.
DE	CVELOPMEN	T REVII delivered 9	EW USE: 14/2 Date Processed		F	Project # 20250	70053		AR# 33082
ZO Zor	NING USE:	Parcel of _ESOZ:_	record: Yes D N P.O.M. Verified by	o □ Land Us	Eligi	ible to apply fo	r Family Divi	sion: Y	'es □ No □



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Section & Title of Code (be specific)
Postion & Title of Co. 1. (1)
Section & Title of Code (be specific)
Section & Title of Code (be specific)

US: DRC MTG:	STATUS	AIVERS SECTION:	w
		LDC 6-8-90(2) Buffers, Replace 20' buffer and and wall with wide natural buffer step	WAVER No.1:
		LDC 6.6.6-Bullers. No planting of buller materials subject to recording of Covenant for bulleting	WAVER No.2:
		LDC 6.13.8.8(7) - Stormwater conveyence citierta Lhttm: 12" storm draft 1-1 au of code min. 10"	WWVERNUS:
		LDC 6,12,12,D - Bidevallis. Pay the aldered: fee In Beu of censinosism	WAVERNER:

NOTES:

I. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW CYTICE AND WARDHOUSE FOR MIGHINES BULGERS TOOTHER WITH AN ASPHALT DIREVALY, PARKING AREA AND OTHERASSOCIATED MEROVADENTS, ACCIONALLY, THE PROJECT WILL NOLLOW AN ON-SITE MATTER RETURNION AREA TO PROVIDE THE REQUED ON-SITE RETURNION AND TREATMENT OF THE STORMMATER RUMOFF FROM THE PROJECT HELL NOOLE AN ON-SITE OF THE STORMMATER RUMOFF FROM THE PROJECT HELL NO.

THE CONTROLLED HALL BE EXPENDED FOR PROPERO ALL STRING (DESIGNE), CEIC, 10 SHARE CONTROLLED HE RESPIRATION.

A. H.C. DOWNSTON SHALE AND EXACL SHARES. ANY EXPERIENCE OF PROPARATION OF PRO

COUNTY DIRECT (DV: 464) TO EXECT HOLD, SUMMACES IN A SUBSTANCIALLY SCREEN-HER.

LOCKET REMARKAL EXECUTED AND EXECT FROM A TERMORE PRINCE TO CLASSING WORK FOR THE REE

11. THE REPORT IS LOCATED IN THE SECONOMY STREMOR PROTECTION ZONE.

2. ALL JESUS OF THE PROJECT HAS CROSS SPORT-CLASSING WITH A CONSEST OF
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17. THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACULTY CAPACITES, TUTURE REGISTS TO DEVIACO THE PROPERTY ARE SUBJECT TO A DEPEND CONCURRENCY RETERMENTION, AND FINAL APPROVAL TO DEVICE THE PROPERTY HAS NOT BEEN GRANTED CONCURRENCY OF CONCURRENCY CHECKED AND/OR APPROVAL HAS BEEN SCHEDED TO THE CEVALIFIERING FROME STACES, SUCH

UTILITY INFORMATION UTILITY SERVICES AND INFORMATION BEFORE ROGBON, OR FOR CONNECTION-DISCONNECTION SCHEDULE, OR OTHER UTILITY RELATED WORK, CONTACT THE APPROPRIATE AGENCY MARKED BELOW

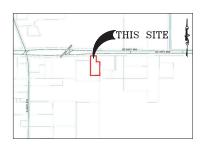
seco	352-237-4907
CENTURYUNK TELEPHONE	362-368-8817
MARION COUNTY UTILITIES (WATER & SEWER)	382-671-6840
BRIGHT HOUSE	352-245-2408



MAJOR SITE PLAN

FOR

McGINNIS BUILDERS OFFICE & WAREHOUSE



LOCATION MAP

NOT TO SCALE

SECTION: 9 TOWNSHIP: 17S RANGE: 22E MARION COUNTY, FLORIDA



DISCONDINGS

CORRECTED IN THIS WOODSHIP OF THE FEE MY OF SHE HAD OF SECTION IS TOWNSHIP IT DOWNSHIP IT

MARION COUNTY AND SWEWIND WATER MANAGEMENT DISTRICT

PRE-CONCRIDON (COSTING)
TOTAL PROJECT AREA = 2/8 A/C
PERMISUS AREA = 2/8 A/C.
TOTAL OFF-SITE AREA = 2/20 A/C.
OFFSITE IMPERMISUS AREA = 2/40 A/C
OFFSITE PERMISUS ARE

POST-CONCITION I PROPOSEDS: TOTAL PROJECT AREA = 2,26 AC IMPERATOUS AREA = 2,36 AC IMPERATOUS AREA = 2,58 AC IOTAL OFF STEE AREA = 2,25 AC OFFSITE INFORMATION AREA = 0,14 AC OFFSITE PERATOUS AREA = 0,14 AC WELLHTED CN = 45,41

SJAWNO WATER MARAGEMENT OFFINGT. BATER CUPLITY RECLESSMENT: STORAGE VOLUME B THE RISH TO MICH OF RUNDER PRODUCTE BETTIER PROJECT AREA

THE RIST TO MON OF RUNDEF
PROM THE ENTINE PROJECT AREA
\$71 ACX 14550 \$2312 \$0,361 OF
REQUIRED STORAGE VICUME = 10,264 OF
TOTAL STORAGE PROJECTO = 15,561 OF
W.R.A. BERMI STAGE STORAGE

 ELEVATION
 AREA (at)
 VOLUME (ct)

 57.5
 15065
 (TOP OF WIA)

 56.5
 12097
 (OVERFLOW FLIME)

 56.5
 10053
 11975

 54.5
 9923
 9993

TOTAL MRA VOLUME = 30102 CF (BELOW OVERFLOW) 100 YEAR 24 HOUR HIGH WATER ELEV. = 56,63

TRUST STATEMENT:

SECOND STATEME

OWNER'S INFORMATION: CAMP 247, LLC 2876 SE 163RD ST, ROAD SLAMEDIFIELD, PL 34491

SITE DATA:
SITE ADDRESS - TED
SITE ZONNS - TED
SITE ZONNS - TED
LANG LISE - COMMERCE DISTRICT
PROJECT AREA - 228 ACRES
DEORSELY AREA - 298 ACRES
DEORSELY AREA - 298 ACRES

FLOOD CERTIFICATION:
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZO
OF THE FEMA COMMINISTY SWILL NO. 1000SCONEC DATE
AUGUST 20, 2009, ANI AREA OF MINISTER FLOOGRAS.
SPHINGS PROTECTION:
THIS STE IS LOCATED WITHIN THE SECURDARY
SPHINGS PROTECTION COM.

SOUS:
THE DIFFRE PARK AREA IS COMPOSED OF CLASS 'A'
903 HYDROLOGIC GROUP SOLE, WHICH ARE ARRECONDO (ARE)
PROMINDECIMIENTO OF A THE ATTEM?

OPENGREENSPACE CALCULATIONS:
TOTAL PROJECTION TE AREA = 228 Ac.
TOTAL OPEN SPACE = 238 Ac. (83 %)
TOTAL OCCUPENGE
TOTAL OCCUPENGE = 17 % (TOTAL IMPERVIOUS)

WATER AND SEWER.
THE PROJECT HAS POTABLE WATER FROM A PRIVATE WELL.
THE PROJECT WILL HAVE AN ON-SITE SEWAGE SEPTIC TANK & DRAWFELD.

GENERAL CHARACTER OF INTENDED DEVELOPMENT: CONTRACTION COMPANY OFFICE AND WAREHOUSE

PARKING CALCULATIONS
PROFOSED PASSING REGISTRES
PROFOSED PASSING REGISTRES
PROFOSED PASSING REGISTRES
EAST REGI

REQUIRED HIS SPACES - 1 SPACES
HIS SPACES PROFILED. I SPACES
HIS SPACES PROFILED.
TOTAL REQUIRED.
TOTAL REQUIRED.
TOTAL REQUIRED.
TOTAL RESULTS OF SPACES
\$5 SPACES \$ 20 to 30 SF
DITTER NAVES AREA 1, 30.50 SF
TOTAL PROFILED. 1, 301 SF

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

TWOTHY MIGHINE, MANAGER

CERTIFICATION:
THESSAY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED HANCOFFICHER WITH ALL APPLICABLE PROGRESSIONS OF THE MARKEN COUNTY LAND DEVELOPMENT COCC. EXCEPT AS WAIMED.

DOUG HAVARBULL PROFESSIONAL ENGINEER REGISTERED ENGINEER No. 16340 STATE OF FLORIDA DATE: MOORTEALD CONSULTING DIGHTERS SHAWER EAM are 07–29–25 COMPANY CONSULTING DIGHTERS SHAWER EAM are 07–29–25 COMPANY CONSULTING AND SHAWEN SHAWER EAM AND SHAWEN SHAWER EAM AND SHAWER EAST S

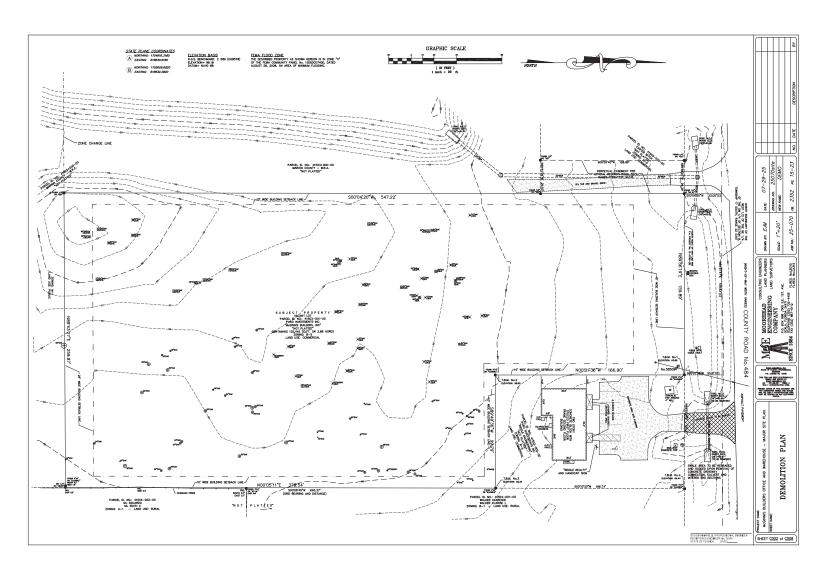
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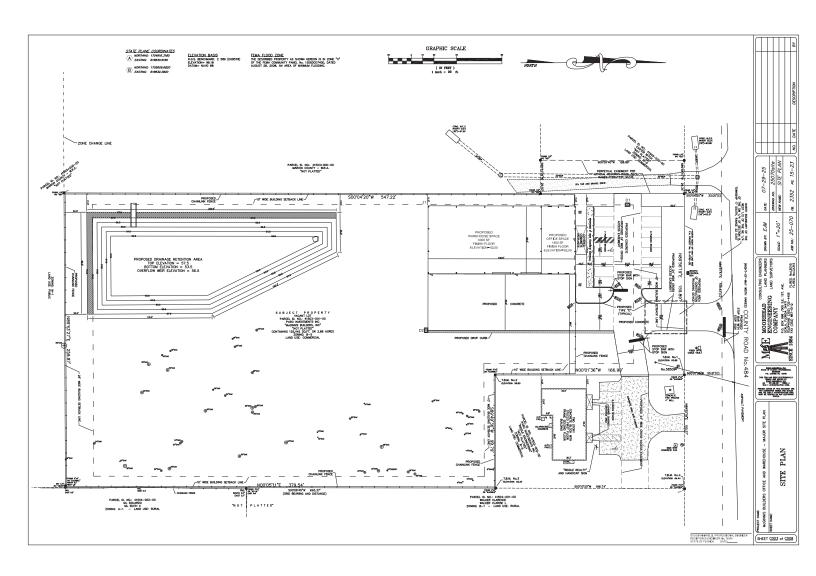
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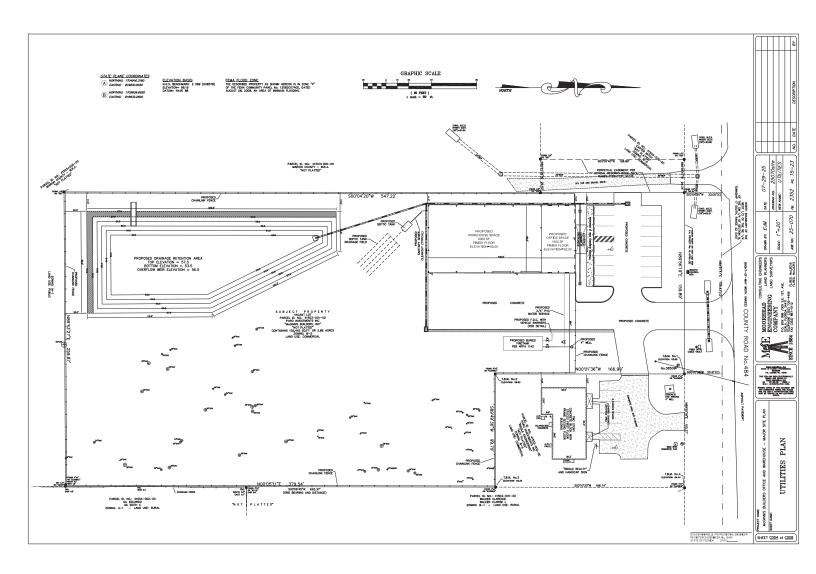
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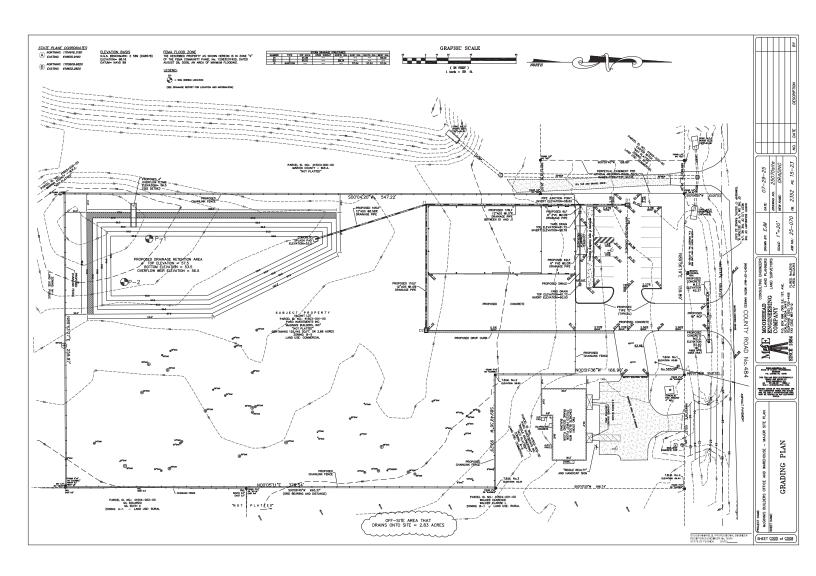
MAJOR SITE

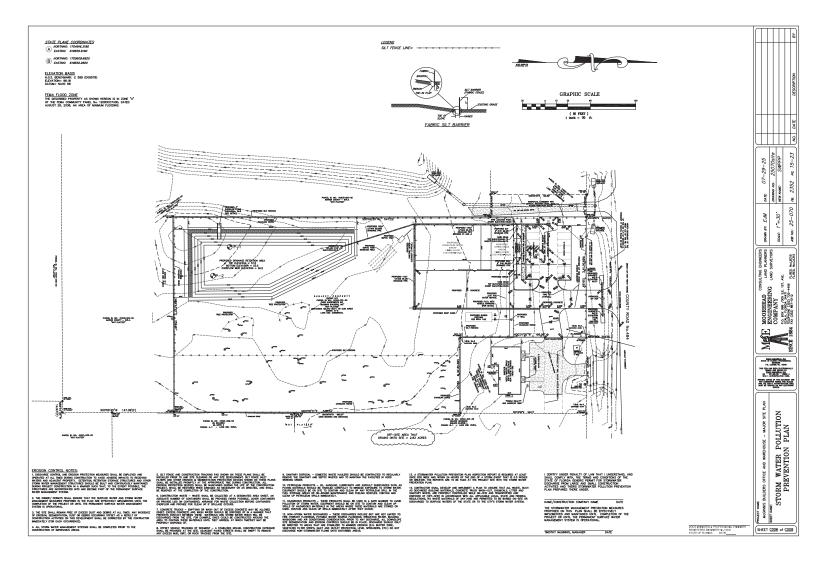
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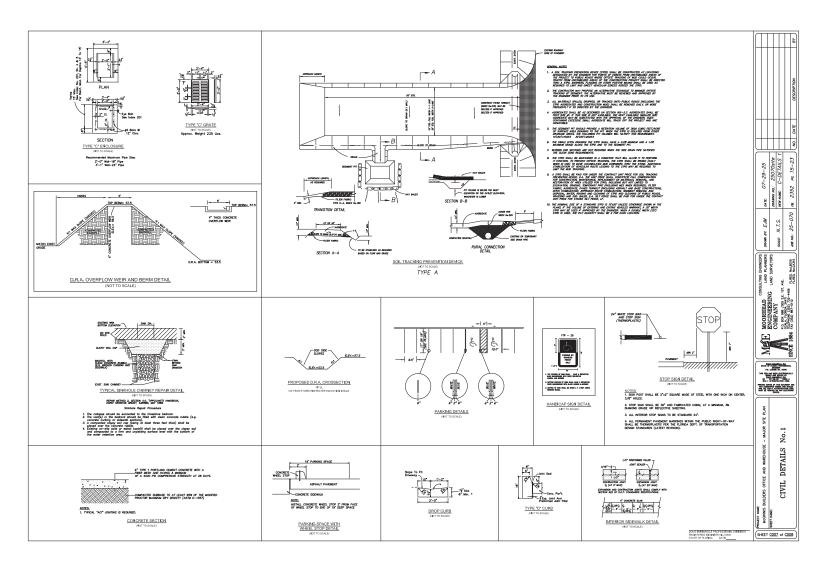


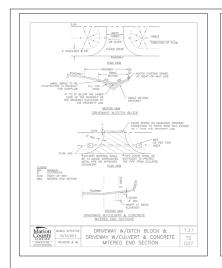


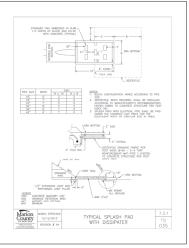


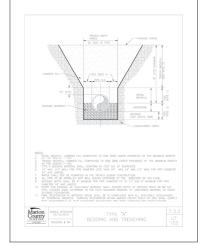


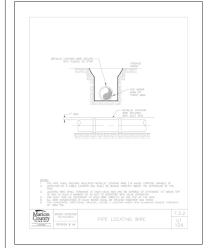


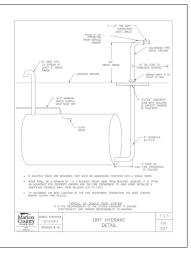












MORE THAN SOLICES OFFICE, NO. WASHINGS - MACH SIT FLAM.

CIVIL DETAILS No.2.

DATE: 07-29-25

DOMING NO. 25070site

NEW NAME: C-DETAILS 2

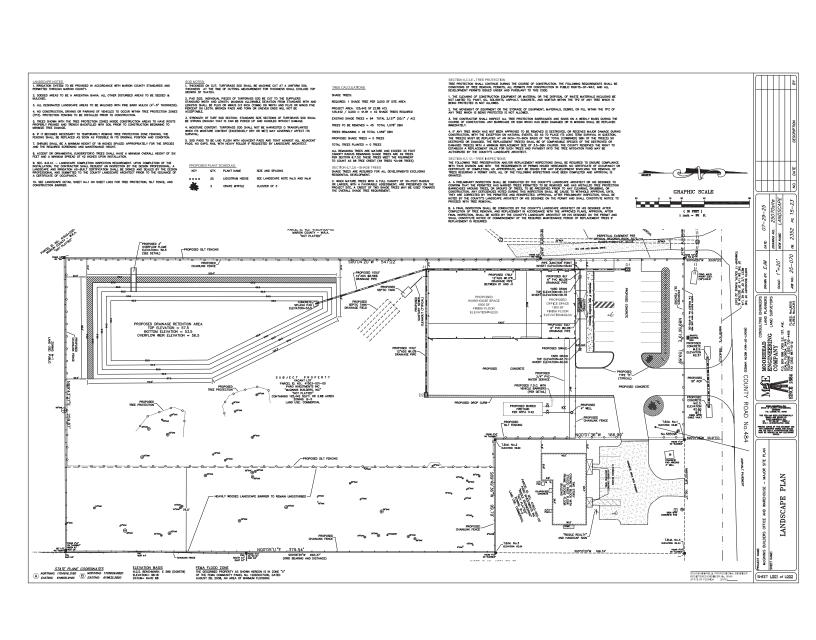
The 2352 No. 15-23

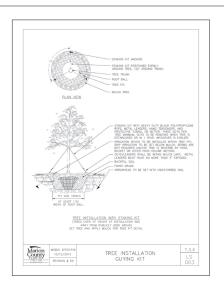
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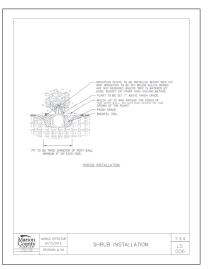
MOORHEAD LAND FLANDFES OWNERING LAND SLAND FLAND PLAND FLAND SURVEYORS COMPANY

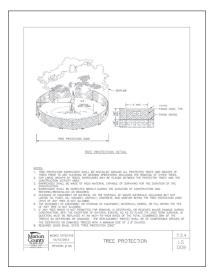
P.O. SOLI ALLY I. P.O. SOLIA T. AVE. TREPHONE (302) 732—4406 P.D. REG. No.LB315 FAX (302) 867—012 P.D. REG. No.CA315

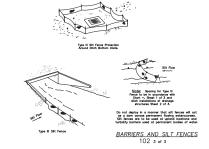
REGISTERED ENGINEER No. 18MC STATE OF FLORIDA DATE:

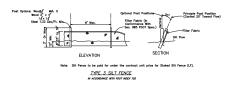












BELEDIS SITIES NO WORTGOSE - MARR SIT PAN

DATE: 07-29-25

COMMING NO. 25070site

NOT NAME: L-DETAILS

O RE. 2352 PR. 15-23

SCALE N.T.S.

TELL OF THE PARTY OF THE PARTY

REGISTERED ENGINEER No. 18340 STATE OF FLORIDA DATE:

