

January 27, 2025

PROJECT NAME: WEIRSDALE CONTAINRENT FACILITY (REVISION TO AR#30919)

PROJECT NUMBER: 2023120010

APPLICATION: MAJOR SITE PLAN REVISION #32297

- 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: 1/21/25-add waivers if requested in future
- 2 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.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 A(1) - Water and Sewer Connection service area/provider
STATUS OF REVIEW: INFO
REMARKS: MCU service area for water & sewer but no public mains within connection distance - no changes since approval of original AR 30919. Defer to DOH for onsite services as identified on cover sheet & utility plan. No MCU fee for this review.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Septic operating permit will be required due to M2 zoning.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Septic permit will be required through the Department of Health in Marion County
Limited Use Water System permit required through the Department of Health in Marion County
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: This project is a revision to the previously approved Weirsdale Containment Facility (AR#30919). The revision is a reduction in fire tank size. Defer to Fire Services.
- 7 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: Additional Survey comments
STATUS OF REVIEW: INFO
REMARKS: Please see previously approved survey from AR# 30919 that was not included in this revision.

- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Revision does not impact Landscape or irrigation
- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: This project is a revision to the previously approved Weirsdale Containment Facility (AR#30919). The revision is a reduction in fire tank size. Defer to Fire Services.
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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]."



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: 12/16/2024

A. PROJECT INFORMATION:

Project Name: Weirsdale Containment Facility (Revision to AR#30919)

Parcel Number(s): 4941-000-000

Section 21 Township 17S Range 24E Land Use^{RL} _____ Zoning Classification^{M2} _____

Commercial Residential Industrial Institutional Mixed Use Other _____

Type of Plan: MAJOR SITE PLAN

Property Acreage +/- 1.84 acres Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads 14345 SE 155th Weirsdale, FL

Additional information regarding this submittal: This project is a revision to the previously approved Weirsdale Containment Facility (AR#30919) project. The revision is a reduction in the fire tank size.

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: Kimley Horn and Associates Contact Name: Jonathan A. Martin, P.E.

Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471

Phone # 352-438-3000 Alternate Phone # _____

Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

Surveyor:

Firm Name: Wade Surveying, Inc. Contact Name: Douglas C. Wade, P.S.M.

Mailing Address: 1608 Tracy Avenue City: Lady Lake State: FL Zip Code: 32159

Phone # 352-753-6511 Alternate Phone # _____

Email(s) for contact via ePlans: survey@wadesurveying.com

Property Owner:

Owner: Krush Acquisitions, LLC Contact Name: Waylon Krush

Mailing Address: 2198 Four Winds Blvd City: Kissimmee State: FL Zip Code: 34746

Phone # 407-507-9350 Alternate Phone # _____

Email address: waylon.krush@krushacquisitions.com

Developer:

Developer: Krush Acquisitions, LLC Contact Name: Waylon Krush

Mailing Address: 2198 Four Winds Blvd City: Kissimmee State: FL Zip Code: 34746

Phone # 407-507-9350 Alternate Phone # _____

Email address: waylon.krush@krushacquisitions.com

Revised 6/2021

From: [Harb, Alan](#)
To: [Development Review](#)
Cc: [Hill, Stewart](#)
Subject: RE: WEIRSDALE CONTAINRENT FACILITY AR#30919 - Plan Revision
Date: Friday, December 20, 2024 10:43:10 AM

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.

Hi Kristen and Suzie,

Following up to the call I just had with your team – we are ready to submit this plan revision to the WEIRSDALE CONTAINRENT FACILITY AR#30919 project. I want to confirm that you are okay with us just submitting the single sheet showing what is being revised.

Some context – this site is already approved, and it is currently being constructed. We are changing the size of the on-site fire tank. This change has already been discussed with Anthony Marino with fire at the County. I think submitting the entire previously approved plan set will be unnecessary for the review team.

Please let me know what you all think and if you have any questions.

Thanks,

Alan Harb, E.I. | Analyst

Kimley-Horn | 1700 SE 17th Street, Suite 200 Ocala, FL 34471

Direct: 352 269 0429 | Mobile: 407 690 8975

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From: Development Review <DevelopmentReview@marionfl.org>

Sent: Tuesday, December 17, 2024 1:53 PM

To: Harb, Alan <Alan.Harb@kimley-horn.com>; Development Review <DevelopmentReview@marionfl.org>

Cc: Hill, Stewart <Stewart.Hill@kimley-horn.com>

Subject: RE: WEIRSDALE CONTAINRENT FACILITY AR#30919 - Plan Revision

Good Afternoon,

Your application has been processed and your AR number is 32297.

You should be receiving the e-Plans link shortly. Please accept the applicant task, confirm and/or upload additional information to the respective folders and complete the applicant task before we can route for review.

Thank you
Kristen

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: Harb, Alan <Alan.Harb@kimley-horn.com>
Sent: Monday, December 16, 2024 4:02 PM
To: Development Review <DevelopmentReview@marionfl.org>
Cc: Hill, Stewart <Stewart.Hill@kimley-horn.com>
Subject: WEIRSDALE CONTAINRENT FACILITY AR#30919 - Plan Revision

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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.

Hi Kristen,

Thank you for the call. As mentioned, we are submitting a revision to the previously approved WEIRSDALE CONTAINRENT FACILITY AR#30919 project. The revision is due to a reduction in the fire tank size for the project – and this has already been discussed with Anthony Marino with fire at the County.

Can you please setup an ePlans portal for us to submit this revision and confirm the revision fee? Attached is the new application.

Thanks,

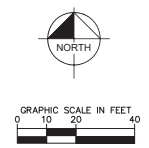
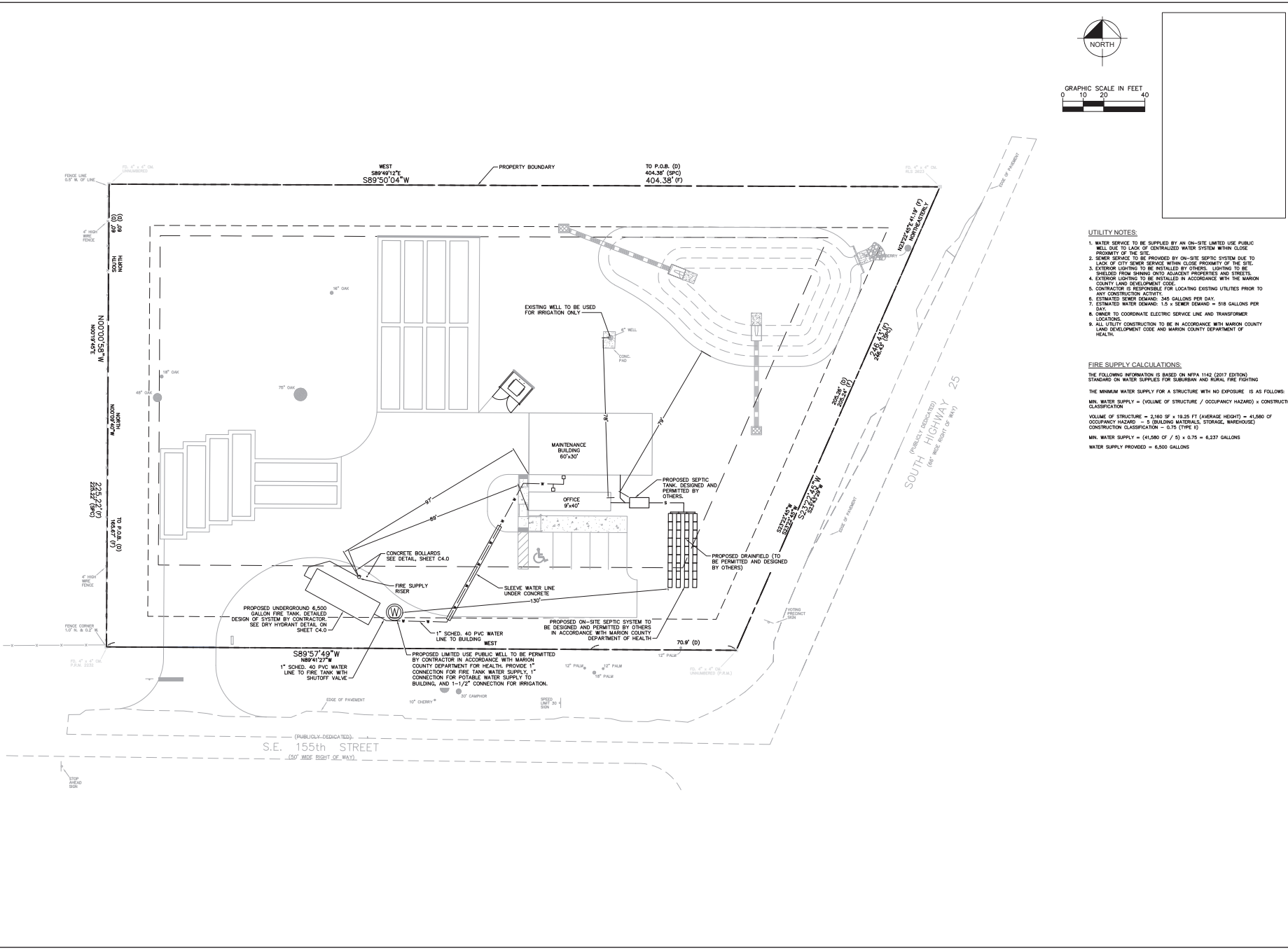
Alan Harb, E.I. | Analyst

Kimley-Horn | 1700 SE 17th Street, Suite 200 Ocala, FL 34471

Direct: 352 269 0429 | Mobile: 407 690 8975

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A: \\sml\civ\1401072024-Weirsdale Containment Facility\CAD\CONSTR\WCS\Sheet\C3.0_Utility.dwg
 This document, together with the contracts and maps presented therein, or as an instrument of service, is prepared only for the specific purpose and client for which it was prepared. Please read and interpret carefully on this document without further authorization and adoption by incorporation and association. No. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY NOTES:

1. WATER SERVICE TO BE SUPPLIED BY AN ON-SITE LIMITED USE PUBLIC WELL DUE TO LACK OF CENTRALIZED WATER SYSTEM WITHIN CLOSE PROXIMITY OF THE SITE.
2. SEWER SERVICE TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM DUE TO LACK OF CITY SEWER SERVICE WITHIN CLOSE PROXIMITY OF THE SITE.
3. EXTERIOR LIGHTING TO BE INSTALLED BY OTHERS. LIGHTING TO BE SHIELDED FROM SHAWNS ONTO ADJACENT PROPERTIES AND STREETS.
4. EXTERIOR LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ESTIMATED SEWER DEMAND: 345 GALLONS PER DAY.
7. ESTIMATED WATER DEMAND: 1.5 x SEWER DEMAND = 518 GALLONS PER DAY.
8. OWNER TO COORDINATE ELECTRIC SERVICE LINE AND TRANSFORMER LOCATION.
9. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE AND MARION COUNTY DEPARTMENT OF HEALTH.

FIRE SUPPLY CALCULATIONS:

THE FOLLOWING INFORMATION IS BASED ON NFPA 1142 (2017 EDITION) STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING.

THE MINIMUM WATER SUPPLY FOR A STRUCTURE WITH NO EXPOSURE IS AS FOLLOWS:

MIN. WATER SUPPLY = (VOLUME OF STRUCTURE / OCCUPANCY HAZARD) x CONSTRUCTION CLASSIFICATION

VOLUME OF STRUCTURE = 2,160 SF x 19.25 FT (AVERAGE HEIGHT) = 41,560 CF
 OCCUPANCY HAZARD = 5 (BUILDING MATERIALS, STORAGE, WAREHOUSE)
 CONSTRUCTION CLASSIFICATION = 0.75 (TYPE 2)

MIN. WATER SUPPLY = (41,560 CF / 5) x 0.75 = 6,237 GALLONS

WATER SUPPLY PROVIDED = 6,500 GALLONS

		LICENSED PROFESSIONAL MARION COUNTY, FLORIDA JAMES A. CASER, P.E. PROFESSIONAL ENGINEER LICENSE NO. 12017	
		KHA PROJECT NO. 1401072024 DATE: 02/26/2024 SCALE: AS SHOWN DESIGNED BY: JAM DRAWN BY: KAS CHECKED BY: FWE	REVISIONS NO. DATE BY
UTILITY PLAN		WEIRSDALE CONTAINMENT MAJOR SITE PLAN MARION COUNTY, FLORIDA	
SHEET NUMBER C3.0			