

March 7, 2025

PROJECT NAME: OTOW AND CALESA TOWNSHIP MASTER ROADWAY CORRIDOR MAP

PROJECT NUMBER: 1999007193

APPLICATION: DRC WAIVER REQUEST #32474

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Traffic.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Traffic.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 7 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: N/A

- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 6.12.2.A - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Traffic
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Traffic
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 6.11.4.A - Access Management  
STATUS OF REVIEW: INFO  
REMARKS: Approved per Dane.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 01/30/2025 Parcel Number(s): 35300-000-00 Permit Number: AR# 29425

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: OTOW and Calesa Township Master Roadway Corridor Map Commercial  or Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

Property Owner's Name (print): Colen Built Development, LLC  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 8435 SW 80th Street Road, Suite 3  
City: Ocala State: FL Zip Code: 34481 Phone # (352) 387-7480

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Stearns Weaver Miller, P.A. Contact Name: Jessica Icerman, Esq.  
Mailing Address: 401 East Jackson St. #2100 City: Tampa State: FL Zip Code: 33602  
Phone # (813) 222-5066 Alternate Phone # \_\_\_\_\_  
FAX Number or Email address: jicerman@stearnsweaver.com

**D. WAIVER INFORMATION:**

Section & Title of Code: LDC 6.12.2.A - Right-of-way  
Reason/Justification for Waiver Request: Previously approved AR 29425. In order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway cooridor map.

(Attach sheet 3 for additional waivers)

**FOR STAFF USE ONLY:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

Zoning Use: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ Must Vacate Plat: Yes  No  Date: \_\_\_\_\_ Verified by: \_\_\_\_\_  
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

*"Meeting Needs by Exceeding Expectations"*

**DEVELOPMENT REVIEW COMMITTEE  
WAIVER REQUEST FORM CONTINUED**

Section & Title of Code: LDC 6.11.4.A - Access management

Reason/Justification for Waiver Request: Previously approved AR 29425. In order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway corridor map.

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

Section & Title of Code: \_\_\_\_\_

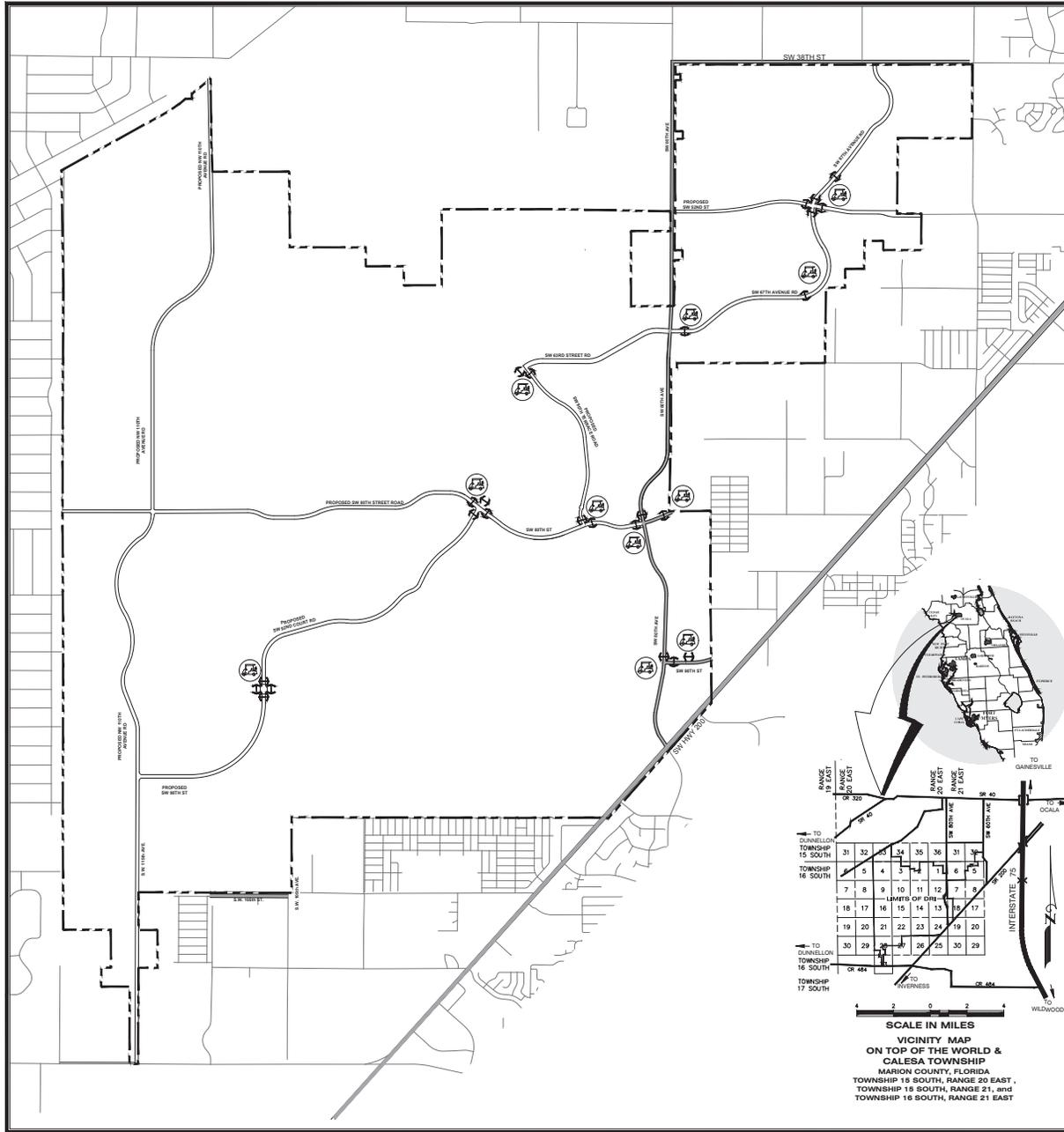
Reason/Justification for Waiver Request: \_\_\_\_\_

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_

Section & Title of Code: \_\_\_\_\_

Reason/Justification for Waiver Request: \_\_\_\_\_



STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman  
401 East Jackson Street, Suite 2100  
Tampa, FL 33602  
Direct: (813) 222-5066  
Email: [jicerman@stearnsweaver.com](mailto:jicerman@stearnsweaver.com)

January 31, 2024

***Via Email:*** [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org)

Marion County Office of the County Engineer  
412 SE 25th Avenue,  
Ocala, FL 34471

**Re: Development Review Committee Waiver Request for On Top of the World  
Development OTOW and Calesa Township Master Roadway Corridor Map**

To Whom It May Concern:

Please find enclosed a Development Review Committee Waiver Request Form to amend the original master waiver plan, specifically the Master Roadway Corridor Map, along with the proposed Master Roadway Corridor Map. Also enclosed is an agent authorization signed by the property owner authorizing Stearns Weaver Miller, P.A. to submit this application.

Please let me know if you require anything further during your review of this waiver request.

Cordially,



Jessica M. Icerman, Esq.  
Reggie Bouthillier, Esq.  
Ken Metcalf, AICP

cc: Guy Minter  
Tracy Straub  
Chris Risen  
Marion County

Gene Losito, P.E.  
Grace Ergle, P.E.  
Kimley-Horn and Associates, Inc.

Boe Stepp  
Lisa Lazaro  
Colen Built Development, LLC

STEARNS WEAVER MILLER  
WEISSLER ALHADEFF & SITTERSON, P.A.

Reggie L. Bouthillier  
106 East College Avenue, Suite 700  
Tallahassee, FL 32301  
Direct: (850) 329-4849  
Cell Phone: (850) 528-7693  
Email: rbouthillier@stearnsweaver.com

**VIA: Email**

February 23, 2024

Tracy Straub  
Assistant County Administrator  
Marion County  
601 SE 25<sup>th</sup> Avenue  
Ocala, FL 34471

**RE: Agent Authorization for Entitlement Applications Submitted by On Top of the World Communities, L.L.C. and Colen Built Development, LLC.**

Dear Tracy:

Stearns Weaver Miller Weissler, Alhadeff & Sitterson (“SWM”) represents On Top of the World Communities, LLC and Colen Built Development, L.L.C. This letter provides agent authorization for SWM to serve as agent for all pending and future entitlement/development applications submitted to Marion County by or on behalf of On Top of the World Communities, L.L.C. or Colen Built Development, LLC, including, but not limited to, those for comprehensive plan amendments, zoning amendments (i.e., rezonings), all types of PUD documents/plans, special use permits, variances, site plans, mass grading, improvement plans, preliminary subdivisions, final plats, waivers and the like (henceforth “Applications”).

On Top of the World Communities, LLC hereby authorizes SWM, including the firm’s attorneys and planners, to serve as agent on all Applications submitted by or on behalf of On Top of the World Communities, LLC.



Guy Woolbright, Vice President  
On Top of the World Communities, L.L.C.

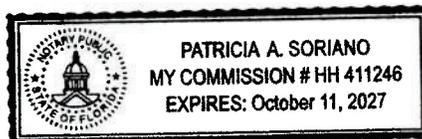
2.23.24

Date

Sworn to (or affirmed) and subscribed before me by means of physical presence this 23rd date of February, 2024 by C. Guy Woolbright. He is personally known to me.

  
Notary public signature

State of Florida County of Marion  
My commission expires: 10.11.27



February 23, 2024

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Colen Built Development, LLC hereby authorizes SWM, including the firm's attorneys and planners, to serve as agent on all Applications submitted by or on behalf of Colen Built Development, LLC.

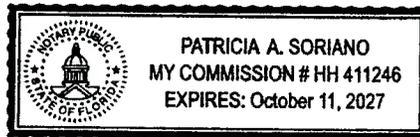
C. Guy Woolbright  
Guy Woolbright, Vice President  
Colen Built Development, LLC

2.23.24  
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence this 23rd date of February, 2024 by C. Guy Woolbright He is personally known to me.

Patricia A. Soriano  
Notary public signature

State of Florida County of Marion  
My commission expires: 10.11.27



As we discussed, the agent authorizations set forth above shall obviate the need for SWM to complete Marion County's agent authorization form for Applications. This agent authorization does not preclude On Top of the World Communities, L.L.C. or Colen Built Development, LLC from executing other agent authorizations with other entities or persons concerning any of the Applications.

Sincerely,

Reggie Bouthillier

cc: Matthew "Guy" Minter, County Attorney  
Marion County

Kenneth D. Colen  
Linda Massarella-Aiosa  
Robert Stepp  
On Top of the World Communities, LLC.  
Colen Built Development, L.L.C.