PROJECT NAME: PINE VILLAGE MANUFACTURED HOME PARK

PROJECT NUMBER: 1999005123

APPLICATION: MAJOR SITE PLAN #32898

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest)

STATUS OF REVIEW: INFO

REMARKS: Please provide a copy of the District permit prior to construction.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: INFO

REMARKS: Pipe material deviation request has been submitted to County Engineer for consideration. If

approved, letter will be uploaded to eplans.

4 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.

5 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: 6/3/25-add waivers if requested in future

6 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.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: City of Belleview service area.

#### 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: City of Belleview service area.

#### 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Connecting to City of Belleview existing 8" water main.

#### 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Connecting to City of Belleview existing sanitary sewer.

#### 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Located within a Primary Springs Protection Zone

#### 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size STATUS OF REVIEW: INFO

REMARKS: Lots are 38' x 68' = 2584sqft Lots will only be for singlewide mobile homes.

#### 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

**REVIEW ITEM: Operating Permit Required** 

STATUS OF REVIEW: INFO

REMARKS: Need update to mobile home park permit 42-54-2419258. Need new application with increased spaces. Need site plan, utilities plans, letters from utility approving increase.

#### 14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Please contact Rebecca.Roy@FLHealth.gov to update your mobile home park permit.

Protect existing well during all phases of construction and demolition

#### 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: INFO

REMARKS: 4.70-acres at a density of 4-8 du/ac. 36 listed are within max density.

#### 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO REMARKS: No flood/wetlands.

## 17 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: Being that this mobile home park has now been assigned a quadrant designation, the addresses will have to change to reflect the new road name once the road is constructed and the street sign is installed.

#### 18 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: INFO

REMARKS: Initial - Per section 2.12.4.L, the front page of the plan should contain a data block listing

Zoning requirements including lot area, width, setbacks, and building height.

9/23/25 - Title data block included. Please see Additional Zoning Comments.

#### 19 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Please see Additional Zoning Comments.

#### 20 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

STATUS OF REVIEW: INFO

REMARKS: Please see Additional Zoning Comments.

#### 21 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: INFO

REMARKS: Per section 2.12.4.L the front page of the plan should contain a data block listing number of required and provided parking spaces. Per Sec. 6.11.6, for any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction.

9/22/25 - [INFO] Parking calculations for single-phase project provided. Please note that, if installed in the future, one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line.

#### 22 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: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

9/22/25 - Existing sign provided along buffer.

#### 23 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

9/22/25 - No outdoor storage areas

#### 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: A waiver is required if surveyed one-foot contours do not extend 100 feet beyond the project boundary. Stormwater staff supports these waivers when the combination of lidar data and survey are adequate to determine the drainage patterns of the site. Stormwater staff would support the waiver in this case. The County surveyor also reviews this criteria and will need to support the waiver. Reviewer suggests contacting the County Surveyor prior to submitting the waiver request.

#### 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. Waiver required.

#### 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide a signed O&M manual. A signed and scanned O&M can be uploaded to eplans in lieu of a paper copy. The signed copy must be provided in order for this comment to be removed and project approval to proceed.

#### 27 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: Please upload a digitally signed and sealed stormwater report. A hard copy signed and sealed report can be submitted if desired.

#### 28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - Contact the Development Review Office at 352-671-8686 to obtain the form for the cross access easement and the paving covenant. A paving covenant is required to not pave the cross access easement to the property line. The executed easement and covenant must be returned to the Development Review Office prior to final plan approval.

6/16/25 - 24' wide paved cross-access is required from approved driveway location to north adjoining property parallel to SE 36th Ave. (Deviation to exempt pavement construction until required will be issued upon approved cross-access easement design with an agreement to pave upon notification of need.)

#### 29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - Coordinate with Cheryl Weaver in the right-of-way office on the right-of-way dedication. The dedication must be completed prior to final plan approval.

6/17/25 - At least 20' right-of-way dedication at property frontage along SE 36th Ave needed for a total of 60' east of roadway centerline.

#### 30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 9/16/25 - The DRC approved the payment of a fee in-lieu of sidewalk construction. The fee

comes out to \$7,690.25 and must be paid prior to final plan approval.

6/17/25 - Sidewalks are required along SE 36th Ave. Staff does not support a waiver to this requirement.

#### 31 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

STATUS OF REVIEW: NO

REMARKS: 9/23/25 – Second Request: Marion County Utilities is required to obtain a letter from the serving utility company to confirm that the applicant is aware of the water and wastewater conditions associated with this development. MCU does not have access to the documents reviewed or commented on by the City of Belleview.

Previous Comment: Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.

## 32 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO REMARKS: Revise if necessary

#### 33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: Plan indicates payment into the Tree Mitigation fund. Please submit a letter (e-mail) from the owner or agent to our office (susan.heyen@marionfl.org) to request a Tree Mitigation Payment Form to be filled out. A completed form will start the approval process, this process will not delay plan approval.

### 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: NO

REMARKS: 1. Waiver required to reduce buffer width. 2. Waiver required to place landscape on property side of fence, not public view side. 3. Pine Trees in West buffer will not provide year round screening intent when mature, please provide other canopy trees

#### 35 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Proposed buffers are missing/incorrect/not compliant to LDC Please provide all required descriptions and illustrations for each proposed buffer.

Site plan sheet 05 indicates 20 ft buffer while landscaping plan indicates modified 20-30ft Type A buffer? A waiver will be required for any deviation from required buffers.

If wall is utilized, please provide detail drawing of garbage collection area meeting screening requirements in LDC Sec. 6.8.9.A

#### 36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Existing and/or proposed dimensions of site improvements are missing/incorrect. Please show on the plan.

9/23/25 - Dimensions of MHs and driveways included. Please see Additional Zoning Comments.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

**REVIEW ITEM:** Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Although this property has a manufactured home park that has existed before 1992, the site will be cleared; thus, the new park will need to meet current-day standards. Consistent with the diagramed setbacks for Manufactured Home Parks after 1992 figure in LDC Sec. 4.2.14, please delineate "lots" for each manufactured home. If necessary, please provide setbacks for primary/accessory structures on typical lot drawing. "Lot" boundaries may be within buffer width/setbacks; however, all structures will need to be outside such areas. Please acknowledge on cover sheet, site plan sheets, and landscaping sheets.



# 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 32898

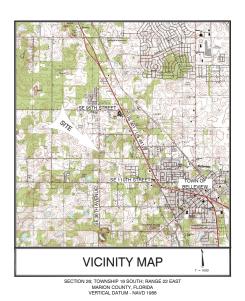
## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 10-7-25	Parcel Number(s): 3726	5-011-001	Permit N	Number:
A.	PROJECT INFO	<b>PRMATION:</b> Fill in below	v as applicable:		
	Subdivision Nam	ne Village Manufactured H e (if applicable): Beckett F ock Lot 11	Plantation		nercial Residential
B.	PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.				
×	Signature: Mailing Address: State: FL	nk Martin LLC  10195 SE 36th Ave #1  Zip Code: 34420  arkmartinpinevillage@gma	Phone #_352-20	C 3-0058	ity: Belleview
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver product all correspondence. Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.I.					Clymer, P.E.
	State: FL		Phone # 352-74		ity: Ocala
D.	WAIVER INFORMATION:  Section & Title of Code (be specific):  Reason/Justification for Request (be specific): A waiver is requested to propose PVC fencing in lieu of a buffer wall in the required D-Type landscape buffers along the northern, eastern, and southern property boundaries. If each proposed manufactured home were to be on an individually platted lot, which they aren't, our landscape buffer requirements would go from MF to SF, adjacent to SF, & only require an E-Type buffer without a buffer wall.				
	EVELOPMENT F eceived By: email		0/7/25 kah	Project # 1999005123	AR #_32898
Zo	ned: ES	SOZ: P.O.M.	Land Use:	Eligible to apply for Fami Plat Vacation	ily Division: Yes □ No □ n Required: Yes □ No □



1





Sheet List Table Sheet Title COVER SHEET GENERAL NOTES AERIAL DEMOLITION PLAN SITE PLAN GRADING PLAN DRAINAGE PLAN POND PV-1 SECTION AND DETAIL WATER DISTRIBUTION PLAN SANITARY SEWER PLAN UTILITY DETAILS UTILITY DETAILS EROSION CONTROL PLAN



