

APRIL 20, 2021

SUBJECT: **INITIAL COMMENTS LETTER**

PROJECT NAME: GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS
& FUEL ISLAND (REVISION TO #25526)

PROJECT #2020090059

APPLICATION: MAJOR SITE PLAN REVISION #26451

DRC 4/26/21. Met with staff 04/26/21.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please provide a copy of the District permit modification prior to construction.
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: Revised plan sheet includes two new ponds associated with the addition of a new trash compactor site.
3. 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 Plans 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.
4. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Staff understands this is a "sheet revision" to a larger plan; however parcel configurations in the area also need to be resolved as the small DRA to the west of the compactor pad appears to be property (PID# 21068-001-02) that is separate from the property where the compactor will be located (21086-000-01).
5. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Previously approved to utilized "blanket" waiver for Landscape, Irrigation and Photometric deferral to 8/31/21

6. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: This review is for new sheet 05.04, Site Grading for new fuel tanks. Above items with N/A's reflect original approval for AR 25526, it not being necessary to comment on same items again.
7. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report
STATUS OF REVIEW: NO
REMARKS: Please provide a copy of the geotech report that includes borings B-5 and B-6. Existing pond (2017) in the location of Pond 2 appears to consistently be holding water in aerials back to 1994. Is Pond 2 intended to function as a dry pond?
8. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Please show new Pond 1&2 with sodded sides and bottoms.
9. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: It is understood the new ponds are size for two 100 year storms, no perc, plus flood compensation. Please see Geotech comments regarding pond holding water historically.
10. 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 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.
11. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.1.7.A - \$100 Revision fee payable to Marion County BCC
STATUS OF REVIEW: NO
REMARKS: 4/20/21 - Due with resubmittal
12. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: WAIVER REQUESTED. FURTHER DISCUSSION REQUIRED
REMARKS: Proposed grading will alter Special Flood Hazard Area. Per LDC Sections 6.13.5.D and 5.3.3 (3) require applicant to file a map amendment with FEMA.

LDC 6.13.5.D - Flood Plain and Protection & 5.3.3(2) - SFHA Map Amendment

CODE states when proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.

APPLICANT requests waiver to defer map amendment with FEMA until a larger development plan comes forward for adjacent vacant land. At that time, additional floodplain impacts will occur that will require FEMA map amendments, too. Prior lined pond behind the existing building is filled. The basin area is cut off by existing pond (ex. flood elevation lowered).

DRC 4/26/21:

Motion by Tracy Straub to table until next Monday, seconded by Mary Elizabeth Burgess

Motion carried 5-0

ADDITIONAL WAIVER REQUESTED:

LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to start construction of trash compactor, its concrete pad, and access prior to major site plan approval, at owner's own risk. Discharge point is floodplain at a natural onsite low that is completely isolated and wholly owned by the property owner.

DRC 4/26/21:

Motion by Tracy Straub to table the waiver for the Major Site Plan, seconded by Mary Elizabeth Burgess

Motion carried 5-0



**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: _____ Parcel Number(s): 21068-000-01; 21068-001-02; 21068-12672-000-00, 13668-000-02, 12674-001-03, 12673-00008, 12673-00009 Permit Number: AR 26451
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: G.O. Commercial Buildings & Fuel Island Mod. 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): Equestrian Operations, LLC c/o Ralph L. Roberts, Sr., CEO
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 600 Gillam Road
City: Wilmington State: OH Zip Code: 45177 Phone # 352-402-4368

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: _____
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: Request waiver to start construction of trash compactor and its concrete pad and access prior to major site plan approval, at owner's own risk.
Discharge point is floodplain at a natural on-site low that is completely isolated and wholly owned by the property owner.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

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www.marioncountyfl.org



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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

Section & Title of Code: 6.13.5.D and 5.3.3 (2) - SFHA Map Amendment
Reason/Justification for Waiver Request: Prior lined pond behind existing building filled.
Waiver is requested to defer map amendment with FEMA until larger development plan comes
forward for adjacent vacant land. At that time additional, floodplain impacts will occur that will
require FEMA map amendments too. Basin area is cut off by existing Pond. Ex.Flood elev. lowered

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

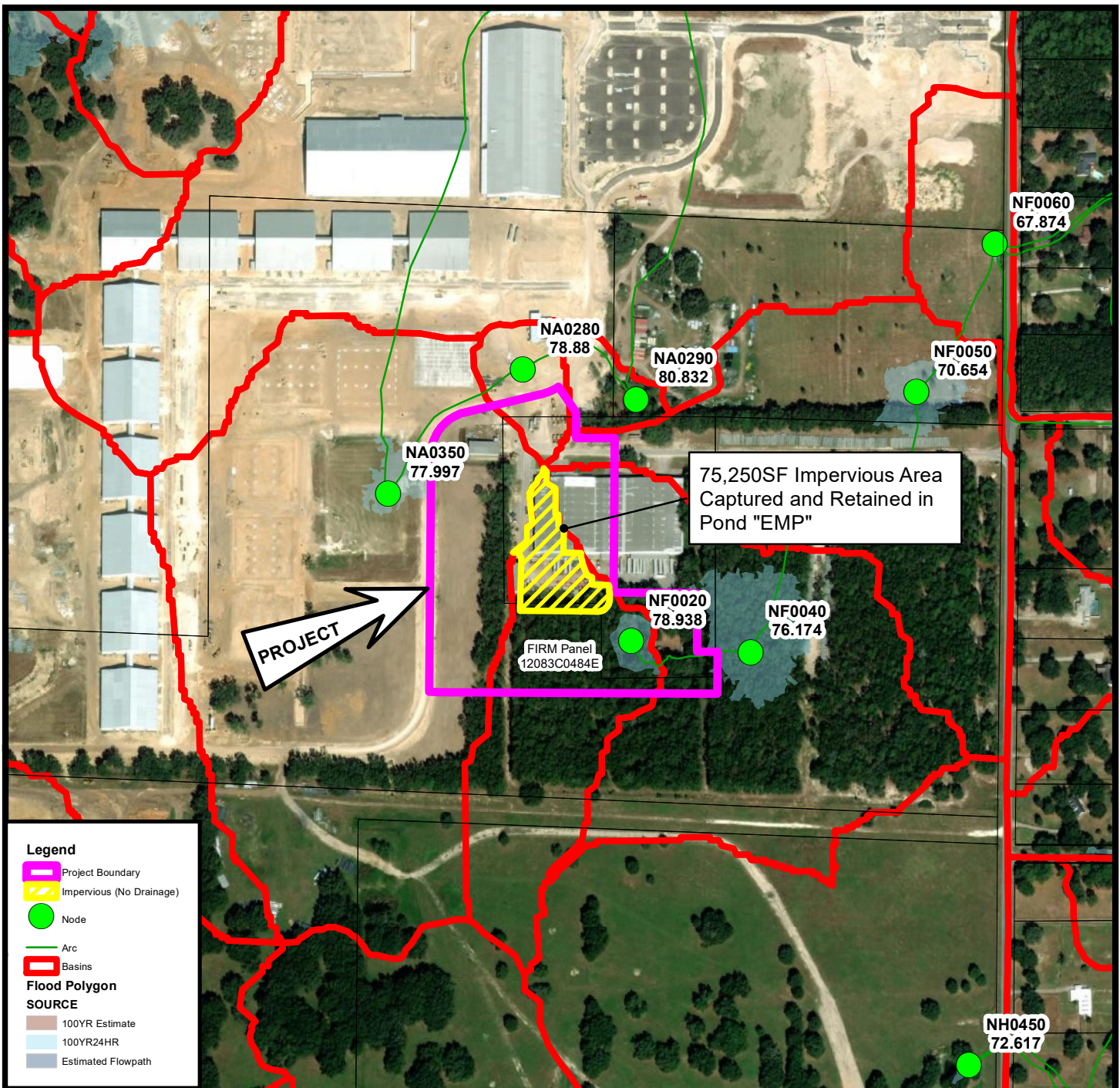
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Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Revised 7/2017



Tillman & Associates
ENGINEERING, LLC.

Golden Ocala WEC
Empire Building - Office
Marion County
WMP
Map

DATE 4/16/2021

DRAWN BY JGH

CHKD. BY GH

JOB NO. 20-6001

SHT. ____ **OF** ____



Via: Electronic

March 1, 2021

Carla Sansone
Marion County Office of the County Engineer
412 SE 25th Ave
Ocala, FL 34471

RE: WAIVER APPLICATION

Project Name: GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS &
FUEL ISLAND (REVISION TO #25526)

Project #: 2020090059

Dear Ms. Sansone,

Enclosed please find the following items for the above-mentioned project:

- Waiver Application

Please find the following responses for comment letter dated April 20, 2021:

1. 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 modification prior to construction.

RESPONSE: Acknowledge

2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: Revised plan sheet includes two new ponds associated with the addition of a new trash compactor site.

RESPONSE: Acknowledge

Tillman & Associates

ENGINEERING, LLC.

3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

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RESPONSE: Acknowledge

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REVIEW ITEM: Additional Planning Items:

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REMARKS: Staff understands this is a "sheet revision" to a larger plan; however, parcel configurations in the area also need to be resolved as the small DRA to the west of the compactor pad appears to be property (PID# 21068-001-02) that is separate from the property where the compactor will be located (21086-000-01).

RESPONSE: Acknowledge

5. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Previously approved to utilized "blanket" waiver for Landscape, Irrigation and Photometric deferral to 8/31/21

RESPONSE: Acknowledge

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RESPONSE: Acknowledge

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RESPONSE: Comply.

8. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Please show new Pond 1&2 with sodded sides and bottoms.

RESPONSE: Comply.

9. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: It is understood the new ponds are size for two 100 year storms, no perc, plus flood compensation. Please see Geotech comments regarding pond holding water historically.

RESPONSE: Comply.

Tillman & Associates
ENGINEERING, LLC.

10. 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 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.

RESPONSE: Comply.

11. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.1.7.A - \$100 Revision fee payable to Marion County BCC

STATUS OF REVIEW: NO

REMARKS: 4/20/21 - Due with resubmittal

RESPONSE: Comply. Fees will be paid under separate cover

12. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Show 100yr flood zone

STATUS OF REVIEW: NO

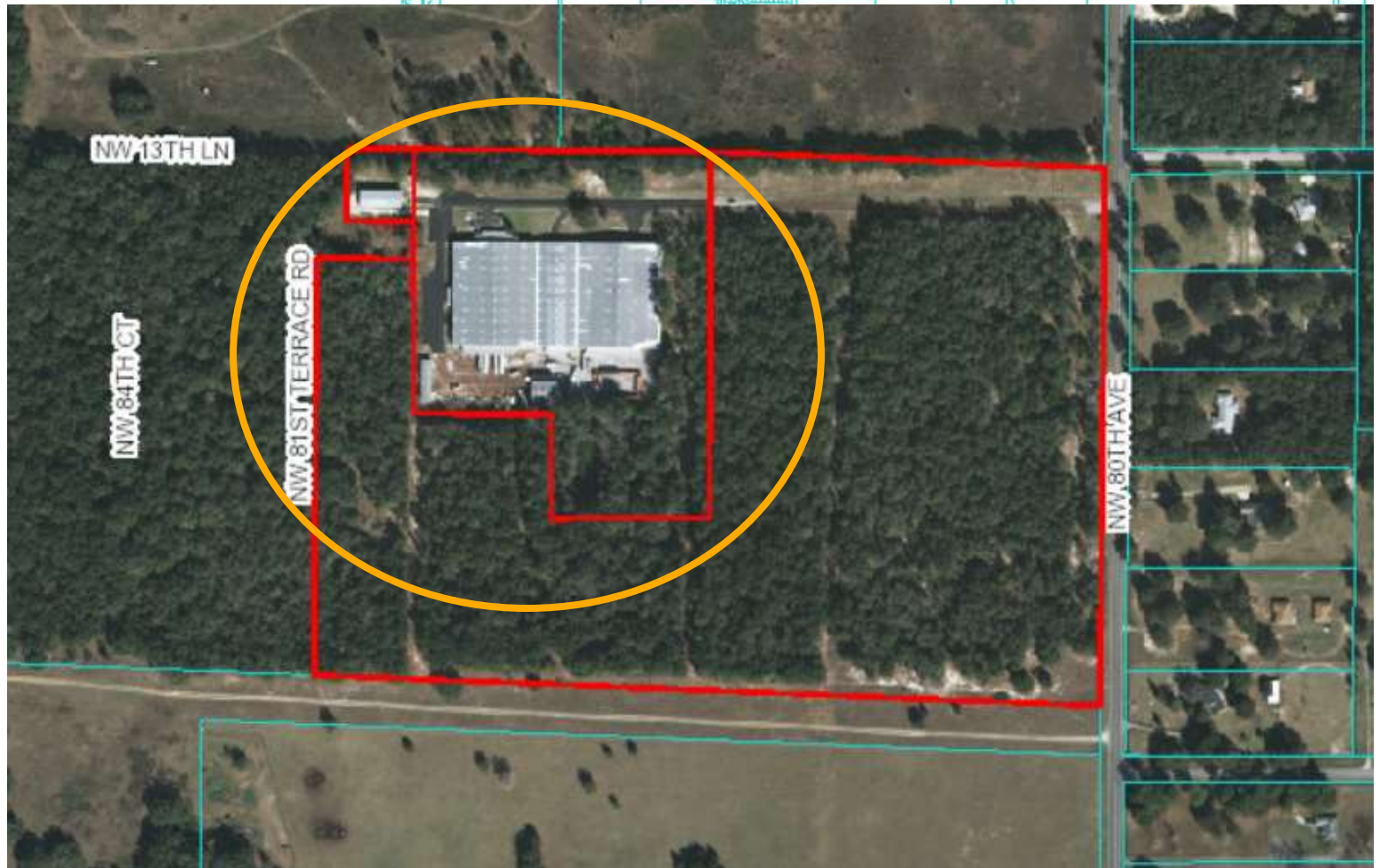
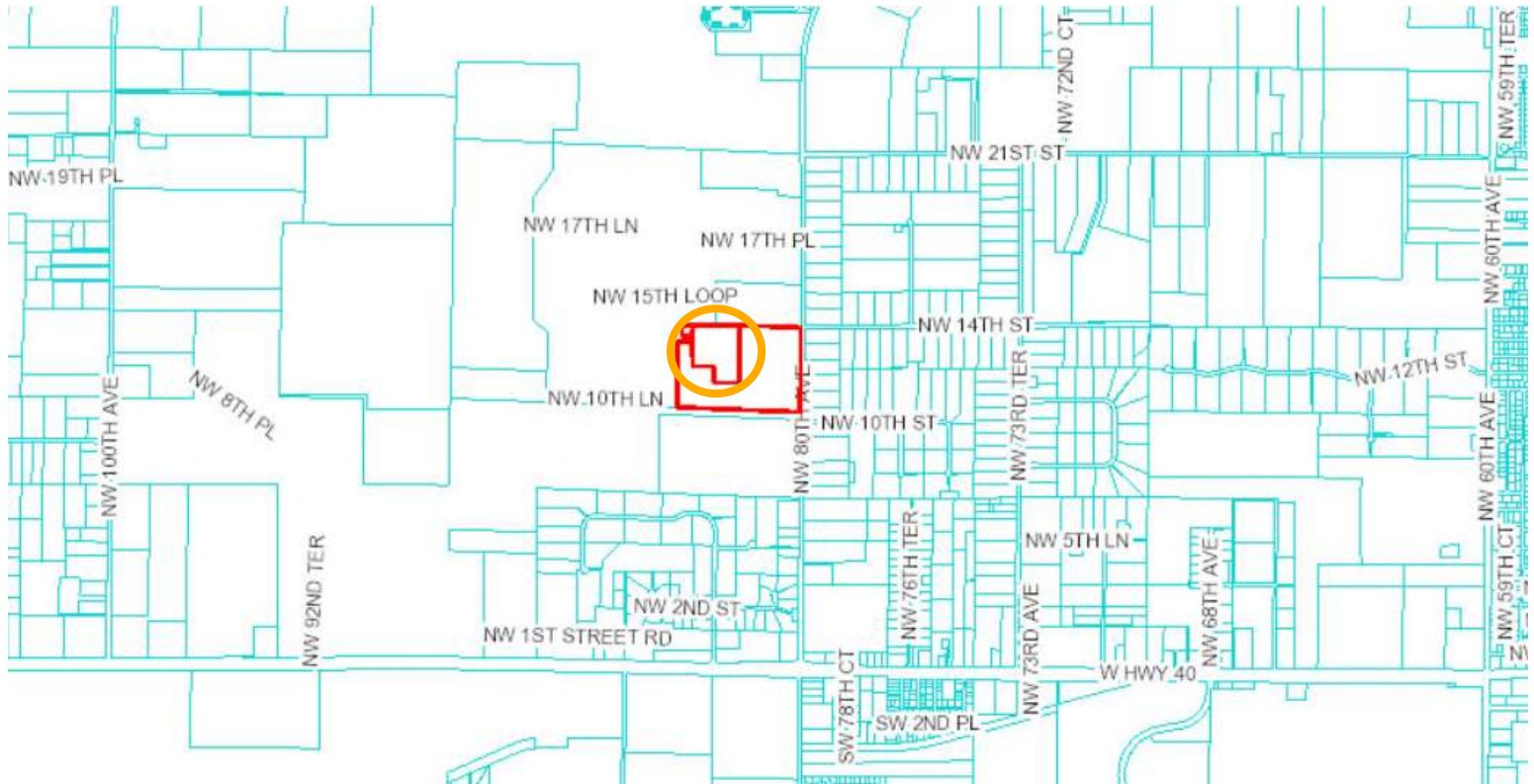
REMARKS: Proposed grading will alter Special Flood Hazard Area. Per LDC Sections 6.13.5.D and 5.3.3 (3) require applicant to file a map amendment with FEMA.

RESPONSE: Waiver is requested to defer map amendment with FEMA until larger development plan comes forward for adjacent vacant land. At that time additional, floodplain impacts will occur that will require FEMA Map amendments

Under current proposed condition, floodplains in and around project area are isolated within land wholly owned by the applicant. Existing stormwater pond "EMP" cuts off significant contributing area to the shallow <1-ft depth floodplain just east of trash compactor. Flood elevation is shallow floodplain will be lowered due to pond "EMP" retention volume of 100-year storm.

Historically, existing pond for Empire Warehouse building is also the floodplain to be impacted shows as holding water in 2017 aerial was lined. Pond had dual purpose for fire protection with dry fire. Building is being converted to central water and sewer with conventional fire sprinkler system.

GOLDEN Ocala WEC COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526)
- MAJOR SITE PLAN
8120 NW 21ST ST OCALA
Project #2020090059 #26451 Parcels #21068-000-01, 21068-001-02 & 21068-000-03
TILLMAN & ASSOCIATES ENGINEERING



FLOODPLAIN
AREA & STAGE-STORAGE VOLUME

Stage-Storage Volume @ T.O.B. 79.00 = 0.802 ac-ft

Stage (ft)	Area (ac)	Stor. Vol. (ac-ft)	
77.00	0.32	0.000	BTM
78.00	0.40	0.361	
79.00	0.48	0.802	TOB

POND 1
AREA & STAGE-STORAGE VOLUME

Stage-Storage Volume @ T.O.B. 82.00 = 0.289 ac-ft

Stage (ft)	Area (ac)	Stor. Vol. (ac-ft)	
79.00	0.05	0.000	BTM
80.00	0.07	0.062	
81.00	0.11	0.154	
82.00	0.16	0.289	TOB

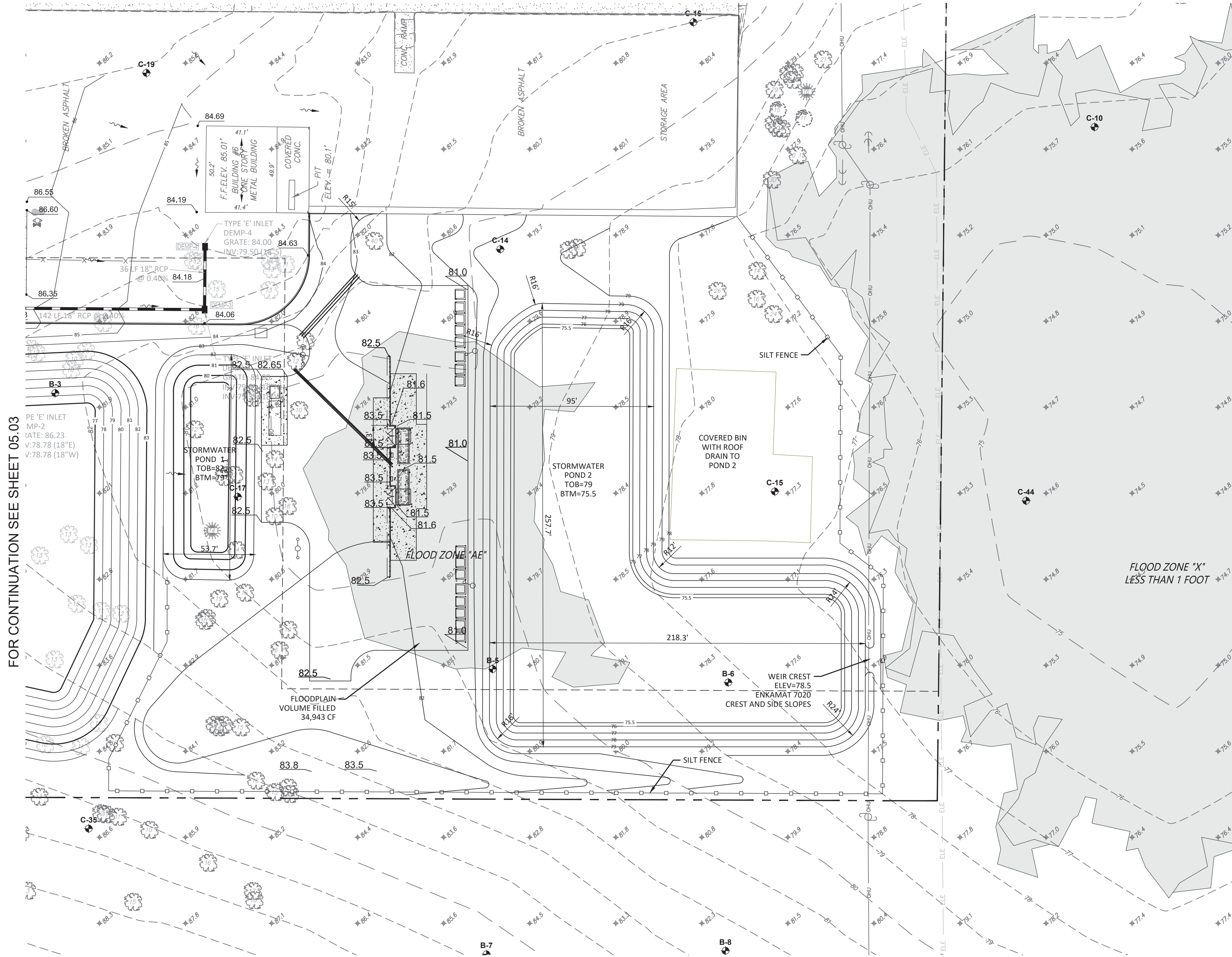
POND 2
AREA & STAGE-STORAGE VOLUME

Stage-Storage Volume @ T.O.B. 79.00 = 2.426 ac-ft

Stage (ft)	Area (ac)	Stor. Vol. (ac-ft)	
75.50	0.58	0.000	BTM
76.00	0.80	0.289	
77.00	0.67	0.923	
78.00	0.75	1.635	
79.00	0.83	2.426	TOB

New Impervious Area = 33,568 SF
Rainfall Intensity = 11 inches
Number of 100-Year Storms Retained = 2
Total Rainfall Volume = 1.413 ac-ft
Floodplain Compensation Volume = 802 ac-ft
Pond Volume Needed = 2.215 ac-ft
Pond Volume Provided = 2.715 ac-ft

FOR CONTINUATION SEE SHEET 05.02



FOR CONTINUATION SEE SHEET 05.03

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

MAJOR SITE PLAN - COMM. BLDGS. & FUEL ISLAND
GOLDEN OCALA - WORLD EQUESTRIAN CENTER
MARION COUNTY, FLORIDA

SITE GRADING PLAN

DATE 03-12-21
DRAWN BY H.B.
CHKD. BY G.H.
JOB NO. 20-6001



George S. Horton State of Florida,
Professional Engineer, License No.
62585. This item has been digitally
signed and sealed by George S.
Horton on March 15, 2021.
Printed copies of this document are
not considered signed and sealed
and the signature must be verified
on any electronic copies.

SHT. 05.04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER