



SUBMITTAL SUMMARY REPORT 32296

PLAN NAME: MARICAMP MARKET CENTRE REPLAT - PHASE 2, REPLAT OF LOTS 9 & 10 **LOCATION:**

APPLICATION DATE: 12/17/2024 **PARCEL:** 37491-003-09

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	09/16/2025	09/23/2025	11/10/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/09/2025	12/23/2025	01/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/02/2026	02/09/2026	02/10/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/23/2025	11/10/2025	Approved
<i>Comments</i>	N/A 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org YES 2.12.28 - Street names match 9-1-1 road names YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		09/23/2025	11/10/2025	Approved
<i>Comments</i>	N/A Central Sewer INFO Lot Size Lots are all over 1 acre N/A Total Flow N/A Available Area N/A DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Lots are all over 1 acre			

SUBMITTAL SUMMARY REPORT (32296)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/23/2025	11/10/2025	Requires Re-submit
Comments	<p>Land Use - Approved - YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided? YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided? YES 6.3.1.C(15)() - [Springs Protection Note Provided?] YES 6.3.1.C(15)() - Wellhead Protection Note Provided? YES 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided? YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement N/A 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)? YES 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?] YES 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?] N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?] N/A Additional Planning Items:</p> <p>Zoning - Rejected - YES 2.12.4.C -Owner and applicants name Included INFO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning classification for adjacent properties in sheet 2. YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Include buffers 9/23/25 - Please specify that Type C buffers will be required along ROW in final plat sheet 2. Staff notes utilities easement in the same place as proposed buffers. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.</p> <p>NO 6.4.4.A - Project is consistent with preliminary plat No preliminary plat in Project No. 2024120031. Waiver will be required. INFO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks No existing buildings on-site N/A 6.3.1.C(11) - PUD zoning consistent with Division 4 B-4 zoning; COM FLU designation INFO 6.3.1.C(15)(b) - Flood zone determination listed FEMA Flood Zone X Primary Springs Protection Zone No ESOZ INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG</p>			
Landscape (Plans) (Parks and Recreation)		09/23/2025	11/10/2025	Approved
Comments	<p>YES 2.12.24 Show location and dimensions of required land use buffering. Show location and width of buffer on plat N/A 2.12.25 - Marion Friendly Landscape Areas</p>			
OCE Design (Plans) (Office of the County Engineer)		09/23/2025	11/10/2025	Approved
Comments	<p>YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 9/23/25-fee due with resubmittal N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval N/A 2.18.4.H - Maintenance agreement N/A 2.19.4.A - Improvement agreement with cost estimate N/A 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete N/A 2.18.4.E - Indemnification agreement INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink YES 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification YES 6.3.1.C(15)(i) - Board assessment notification INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements N/A 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. N/A 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments 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.</p>			

SUBMITTAL SUMMARY REPORT (32296)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/23/2025	11/10/2025	Approved

Comments

INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
 YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old
 YES 2.19.2.H - Legal documents
 INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
 N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet
 N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"
 N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements
 N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements
 N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets
 N/A 6.3.1.C(8) - All adjacent property identified
 N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract
 INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
 YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
 INFO 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
 INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
 INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
 INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
 INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
 INFO 6.3.1.D(1)(c) - Utility easements
 INFO 6.3.1.D(1)(d) - Stormwater easements and facilities
 INFO 6.3.1.D(1)(f) - Conservation easement
 INFO 6.3.1.D(2) - Add the appropriate closing
 YES 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
 N/A 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
 N/A 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
 INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing
 INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
 INFO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
 INFO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
 YES 6.3.1.F(4) - A certificate of title requirements
 N/A 6.4.4.B - The legal description shall include a metes and bounds description
 INFO Additional Right-of-Way comments

OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/23/2025	11/10/2025	Approved
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Comments

YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
 YES 2.12.22 - Stormwater Tract
 YES 2.12.38 - Stormwater Maintenance Entity
 N/A 6.3.1.C(12) - If any portion of the property in the FEMA FIRM
 YES 6.3.1.C(15) - Off-Site Stormwater Reference
 YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement
 INFO Additional Stormwater comments 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.

SUBMITTAL SUMMARY REPORT (32296)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		09/23/2025	11/10/2025	Approved
<i>Comments</i>	<p>YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC</p> <p>YES 6.4.4.B - The legal description shall include a metes and bounds description</p> <p>YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code</p> <p>YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner</p> <p>N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor</p> <p>N/A 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.</p> <p>YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description</p> <p>YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat</p> <p>YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS</p> <p>YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat</p> <p>YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart</p> <p>YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated</p> <p>N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown</p> <p>YES 6.4.5.C - A table or note containing the geodetic control station information</p> <p>YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such</p> <p>YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS</p> <p>YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart</p> <p>YES 6.4.5.F(3) - PCPs shall be set</p> <p>YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat</p> <p>YES 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat</p> <p>YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat</p> <p>YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS</p> <p>YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary</p> <p>YES 6.4.5.J - Platted adjoining lands shall be identified</p> <p>YES 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown</p> <p>YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply</p> <p>YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat</p> <p>INFO 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet Not available for review in E-Plans. Signed and sealed plat provided at DRC for approval.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.3.1.E(1) - The Surveyors and Mappers Certification</p> <p>YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation</p> <p>YES 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page</p> <p>N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.</p> <p>N/A Additional Survey comments</p>			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/23/2025	11/10/2025	Requires Re-submit
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<i>Comments</i>	<p>YES 2.12.9 - Location and dimensions of streets and right-of-way</p> <p>N/A 2.12.20 - Phases of development</p> <p>N/A 2.12.38 - Maintenance of improvements</p> <p>N/A 6.3.1.C(3) - Driveway restrictions corner lots</p> <p>YES 6.3.1.C(7) - Dimensions and locations of streets</p> <p>YES 6.3.1.C(15)(e) - Internal roadways</p> <p>YES 6.3.1.C(15)(f) - Miles of road</p> <p>YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access 5/22/25 - The following statement is required under DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION: "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]."</p> <p>N/A 6.3.1.F(1) - Establishment of MSBU or CDD</p> <p>N/A 6.11.3 - Traffic Impact Analysis</p> <p>NO 6.11.4 - Access management 9/21/25 - Instead of showing the easement on the plat provide a note stating that "A 24' wide cross access easement shall be provided parallel to Bahia Avenue Place across Lots 9 and 10 allowing for a single driveway connection. The easement shall be established with or prior to the development on either one of these lots.</p> <p>5/22/25 - 1) Show driveway location and cross-access previously agreed upon with OCE Traffic to be included in this plat. 2) On plat sheet 1, surveyor's notes, remove note # 15 since the topic of driveway access will have been concluded upon approval of this replat. 3) Remove note # 24 since direct access to SE Maricamp Rd is prohibited, cross-access already exists, and since the cross-access described would not be approved.</p> <p>N/A 6.11.5.D - Residential driveway requirements</p> <p>N/A 6.12.2 - Right-of-way</p> <p>N/A 6.12.9 - Subdivision roads and related infrastructure</p> <p>N/A 6.12.10 - Intersection layout</p> <p>N/A 6.12.11 - Turn lanes</p> <p>N/A 6.12.12 - Sidewalks</p> <p>N/A 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1</p> <p>N/A Additional Traffic comments</p>			
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SUBMITTAL SUMMARY REPORT (32296)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		09/23/2025	11/10/2025	Approved
<i>Comments</i>	N/A Signed and sealed as-builts have been provided and match the subject Final Plat N/A CADD files have been provided and match the subject Final Plat INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities This plat will be served by Marion County Utilities for both water and sewer. YES Additional Utilities comments Marion County Utilities will serve parcel. Note #14 to be Revised: Water and/or sewer main extensions may be necessary and will be constructed by parties other than Marion County Utilities (MCU). Individual lot owners will be responsible for any necessary extensions to serve their property.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/23/2025	12/19/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/23/2025	01/08/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/23/2025	12/09/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/23/2025	12/22/2025	Approved
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/23/2025	12/09/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		12/23/2025	01/23/2026	Approved

Comments

Overall Comments:
 YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 9/23/25-fee due with resubmittal N/A
 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval N/A 2.18.4.H - Maintenance agreement N/A 2.19.4.A - Improvement agreement with cost estimate N/A 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete N/A 2.18.4.E - Indemnification agreement INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink YES 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundredth YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification YES 6.3.1.C(15)(i) - Board assessment notification INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements N/A 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. N/A 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments 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.

OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/23/2025	01/06/2026	Informational
<i>Comments</i>	DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS STATUS OF REVIEW: INFO REMARKS: DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida STATUS OF REVIEW: INFO REMARKS: DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities STATUS OF REVIEW: INFO REMARKS: DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations STATUS OF REVIEW: INFO REMARKS: DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged STATUS OF REVIEW: INFO			

SUBMITTAL SUMMARY REPORT (32296)

REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: Additional Right-of-Way comments
 STATUS OF REVIEW: INFO
 REMARKS:

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/23/2025	12/09/2025	Approved
<i>Recommendations</i>	Additional Stormwater comments - 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.			
OCE Survey (Plans) (Office of the County Engineer)		12/23/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/23/2025	12/18/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/23/2025	12/30/2025	Requires Re-submit
<i>Comments</i>	Please see Corrections - The project is located within the Marion County Utilities service area and will be served by Marion County Utilities water and wastewater services.			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			

OCE: Plan Review (DR) v.4				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/09/2026	02/04/2026	Approved

SUBMITTAL SUMMARY REPORT (32296)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/09/2026	02/06/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/09/2026	02/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/09/2026	02/03/2026	Approved
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/09/2026	02/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/09/2026	02/03/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/09/2026	02/04/2026	Informational
<i>Comments</i>	<p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing</p>			

SUBMITTAL SUMMARY REPORT (32296)

STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/09/2026	02/03/2026	Approved
<i>Recommendations</i>	Additional Stormwater comments - 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/09/2026	02/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/09/2026	02/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/09/2026	02/06/2026	Approved
<i>Comments</i>	Plat location is within the Marion County Utility service area and has public water and sewer available. Surveyor notes convey all necessary information for current and future utility installation, maintenance, and service.			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Additional Utilities Comments			



**Marion County
Board of County Commissioners**

AR #32296

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: 12/09/2024
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: MARICAMP MARKET CENTRE REPLAT - PHASE 2, REPLAT OF LOTS 9 & 10

Parcel Number(s): 37491-003-09 AND 37491-003-10

Section 8 Township 16 Range 22 Land Use COMM Zoning Classification B-4

Commercial Residential Industrial Institutional Mixed Use Other

Type of Plan: FINAL PLAT

Property Acreage 3.38 Number of Lots 3 Miles of Roads 0

Location of Property with Crossroads BAHIA ROAD AND SE MARICAMP RD

Additional comments regarding this submittal _____

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: MASTROSERIO ENGINEERING Contact Name: PAOLO MASTROSERIO, PE

Mailing Address: 170 SE 32ND PL City: OCALA State: FL Zip Code: 34471

Phone # 352-572-3052 Alternate Phone # _____

Email(s) for contact via ePlans: paolo@mastroserioeng.com

Surveyor:

Firm Name: R.M. BARRINEAU AND ASSOCIATES, INC. Contact Name: TRAVIS BARRINEAU, PSM

Mailing Address: 1309 SE 25TH LOOP #103 City: OCALA State: FL Zip Code: 34471

Phone # 352-622-3133 Alternate Phone # 352-427-5527

Email(s) for contact via ePlans: travis@rmbarrineau.com

Owner:

Owner: MARICAMP LAND, LLC Contact Name: JOHN RUDNIANYN

Mailing Address: 2441 NE 3RD ST, #200 City: OCALA State: FL Zip Code: 34470

Phone # 352-239-1553 Alternate Phone # _____

Email address: john@ipsocala.com

Developer:

Developer: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Revised 7/2017

MARICAMP MARKET CENTRE REPLAT ~ PHASE 2 REPLAT LOTS 9 AND 10 PLAT BOOK _____, PAGE _____

A REPLAT OF LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT PHASE 2 AS RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 SECTIONS 8 & 9, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

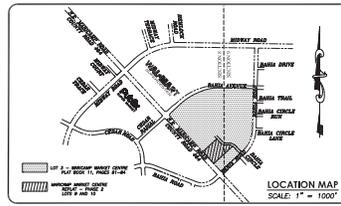
SHEET 1 OF 2

SURVEYOR'S NOTES:

- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THIS PLAT CONTAINS 3 COMMERCIAL LOTS, AND 0.00 MILES OF ROAD.
- CURRENT ZONING IS (R-4) (RESIDENTIAL BUSINESS). FUTURE LAND USE DESIGNATION IS COMMERCIAL.
- BEARINGS ARE ASSUMED BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. MARICAMP ROAD AS BEING N42°45'56"W.
- STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (EPOCH=2002.0000), BASED ON TRIANGLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0028 AND 0029. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- NO LOT SHALL BE DIVIDED OR SUB-DIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PENALIZABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6144, PAGE 1329, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - ACQUIRED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BOARD AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE OF SUCH PORTIONS OF LOTS WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - MINIMUM SETBACK LINES ARE:
 - FRONT - 40 FEET FROM LOT LINE
 - REAR - 25 FEET FROM LOT LINE
 - SIDE - 10 FEET FROM LOT LINE
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- UTILITY AND DRAINAGE EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITY AND DRAINAGE FACILITIES IN THE EASEMENTS.
- ACCORDING TO THE PLAT OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AN ADDITIONAL 10 FEET OF RIGHT OF WAY WAS DEDICATED ALONG S.E. MARICAMP ROAD. THEREFORE, THE 140 FEET WIDE MARICAMP ROAD RIGHT OF WAY DEDICATED ALONG S.E. MARICAMP ROAD NOW LIES WITHIN SAID DEDICATED RIGHT OF WAY. SAID EASEMENT IS DEPICTED HEREON SHOWING THE 140 FEET REMAINING WITHIN THE FEE SIMPLE PROPERTY INCLUDED IN THIS PLAT.
- PUBLIC WATER AND WASTEWATER MAINS OWNED BY MARION COUNTY UTILITIES(MCU) ARE AVAILABLE WITHIN THE VICINITY OF THE PROJECT. EACH LOT DEVELOPER SHALL BE RESPONSIBLE FOR EXTENDING AND CONNECTING TO THE PUBLIC WATER MAIN AND SEWER SYSTEMS IN ACCORDANCE WITH MCU STANDARDS AT THE TIME OF DEVELOPMENT.
- ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS AND ACCESS EASEMENTS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO S.E. MARICAMP ROAD IS PROHIBITED.
- PROPERTY IS LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO THE LAKES DESCRIBED IN DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1294 AND RECORDED IN OFFICIAL RECORDS BOOK 6153, PAGE 604 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING A PORTION OF LOT 1 OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO MARION COUNTY PLAT IMPROVEMENTS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8466, PAGE 151 AND AMENDS IN OFFICIAL RECORDS BOOK 3266, PAGE 1981 AND OFFICIAL RECORDS BOOK 3916, PAGE 722 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE REMOTE DRAINAGE RETENTION AREA (RDA) (SECTION 2) THAT SERVICES PORTIONS OF THIS PLAT IS BEING CONSTRUCTED IN PHASES. COMPLETION OF CONSTRUCTION TO SUPPORT EACH LOT MUST BE COMPLETED AT THE TIME OF CONSTRUCTION. EACH LOT ADDITIONAL CONSTRUCTION OF SAID DRAINAGE RETENTION AREA MAY BE REQUIRED. PLEASE CONTACT THE OFFICE OF THE COUNTY ENGINEER FOR DEVELOPMENT RESOURCES.
- ENVIRONMENTAL RESOURCE PERMIT NO. 107804-9 HAS BEEN ISSUED FOR THIS PROPERTY AND HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK 7009, PAGE 152 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- FUTURE IMPROVEMENTS FOR LOTS 9, 10A AND 10B AS SHOWN ON THIS PLAT HAVE RIGHTS TO DISCHARGE STORMWATER TO THE RESPECTIVE DRAINAGE RETENTION AREAS AS SHOWN ON THE APPROVED PHASE 1 IMPROVEMENT PLANS FOR THIS DEVELOPMENT. EACH LOT DEVELOPER IS REQUIRED TO ADHERE TO THE DRAINAGE PATTERNS AS SPECIFIED ON THE APPROVED IMPROVEMENT PLANS.
- LOTS ON THIS PLAT ARE SUBJECT TO PREVIOUS PLAT GUIDELINES AS RECORDED ON THE PLAT OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ACCESS MANAGEMENT AGREEMENT AS SET FORTH IN OFFICIAL RECORDS BOOK 7131, PAGE 1421 AFFECT SUBJECT PROPERTY.
- A TWENTY-FOUR FOOT WIDE CROSS ACCESS EASEMENT SHALL BE PROVIDED PARALLEL TO BANHA AVENUE PLACE ACROSS LOTS 9 AND 10 AND ALLOWING FOR SINGLE DRIVEWAY CONNECTION. THE EASEMENT SHALL BE ESTABLISHED WITH OR PRIOR TO THE DEVELOPMENT ON EITHER ONE OF THESE LOTS.
- A TYPE "C" BUFFER BASED ON MARION COUNTY LAND DEVELOPMENT CODE WILL BE REQUIRED ALONG BANHA AVENUE PLACE ON LOTS 10A AND 10B AT THE TIME OF DEVELOPMENT.

ADVISORY NOTICES: PER MARION COUNTY LAND DEVELOPMENT CODE 6.3.1(C)(15)

- CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1208030350, MARION COUNTY, FLORIDA, COMMUNITY NO. 100166, PANEL NO. 0735 D, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS SHOWN ON THE FIRM MAP FROM TIME TO TIME AS DETERMINED BY FEMA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- THIS PLAT CONTAINS 3 LOTS, 0 TRACTS AND 0 MILES OF ROAD.
- COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6144, PAGE 1329, FIRST AMENDMENT IN OFFICIAL RECORDS BOOK 7157, PAGE 298, SECOND AMENDMENT IN OFFICIAL RECORDS BOOK 7268, PAGE 878, THIRD AMENDMENT IN OFFICIAL RECORDS BOOK 8543, PAGE 156, FOURTH AMENDMENT IN OFFICIAL RECORDS BOOK 8638, PAGE 1981, AND THE FIFTH AMENDMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE RESIDUAL PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.



NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LOTS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER'S ACKNOWLEDGMENT AND DECLARATION:
 I, JOHN S. RUDOMANN, MANAGING MEMBER OF MARICAMP LAND, LLC, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MARICAMP MARKET CENTRE REPLAT - PHASE 2 REPLAT LOT 9 AND 10, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

CROSS ACCESS EASEMENT AND DRAINAGE EASEMENT SHOWN ON THIS PLAT IS A NON EXCLUSIVE CROSS ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE PUBLIC FOR ACCESS TO LOTS 9, 10A AND 10B, AND MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF SAID LOT OWNERS.
 REMOTE DRAINAGE RETENTION FACILITIES SHALL BE DEDICATED AND MAINTAINED PER DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1294, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. MARION COUNTY IS GRANTED THE RIGHT TO PERSONS EMERGENCY MAINTENANCE ON SAID TRACT IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY INWHICH THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

MARICAMP LAND, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: JOHN S. RUDOMANN, MANAGING MEMBER
 WITNESS SIGNATURE
 PRINTED NAME
 STATE OF _____
 COUNTY OF _____
 NOTARY ACKNOWLEDGMENT:
 I, _____, CLERK OF THE COUNTY OF _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY JOHN S. RUDOMANN, AS REPRESENTATIVE OF MARICAMP LAND, LLC A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SUCH ENTERPRISE.
 PERSONALLY KNOWN
 PROXIED IDENTIFICATION
 NOTARY PUBLIC

APPROVAL BY ADMINISTRATIVE AUTHORITY:
 THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____ ATTEST: GREGORY C. HARBELL, CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT FOR ACCEPTANCE AND RECORDING:
 I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF MARICAMP MARKET CENTRE REPLAT OF PHASE 2 REPLAT OF LOTS 9 AND 10 FOR RECORDING THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.
 BY: GREGORY C. HARBELL, CLERK OF THE CIRCUIT COURT

DESCRIPTION:
 LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT - PHASE 2 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHERLY MOST CORNER OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. MARICAMP ROAD (COUNTY ROAD 484) (RIGHT OF WAY WIDTH VARIES: N42°45'56"W, A DISTANCE OF 231.01 FEET TO THE SOUTHERLY MOST CORNER OF LOT 10 OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, N42°45'56"W, A DISTANCE OF 338.81 FEET TO THE SOUTHERLY MOST CORNER OF LOT 5 OF MARICAMP MARKET CENTRE REPLAT - PHASE 1, AS RECORDED IN PLAT BOOK 12, PAGES 100 AND 101 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 5, N47°13'24"E, A DISTANCE OF 371.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BANHA AVENUE PLACE (BEING A 50 FOOT PUBLIC RIGHT OF WAY); THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID LOT 5, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BANHA AVENUE PLACE THE FOLLOWING FOUR (4) CALLS: S42°46'32"E, A DISTANCE OF 111.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 46°33'47" AND A CHORD BEARING AND DISTANCE OF 3.66033°E, 152.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.60 FEET TO THE POINT OF TANGENCY; THENCE S49°03'07"E, A DISTANCE OF 35.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 158.00 FEET, A CENTRAL ANGLE OF 76°48'01" AND A CHORD BEARING AND DISTANCE OF S 70°29'23"E, 71.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.41 FEET TO THE NORTHEASTERLY MOST CORNER OF THE FOREMENTIONED LOT 10 OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 10, S47°13'24"W, A DISTANCE OF 318.08 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.38 ACRES MORE OR LESS.

APPROVAL BY COUNTY OFFICIALS, DEVELOPMENT REVIEW COMMITTEE:
 APPROVED: _____ COUNTY ENGINEERING
 _____ COUNTY FIRE SERVICES
 _____ COUNTY GROWTH SERVICES
 _____ COUNTY SURVEYOR
 _____ COUNTY UTILITIES
 _____ COUNTY BUILDING SAFETY

SURVEYOR'S CERTIFICATE:
 I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: TRAVIS P. BARRINEAU, P.E.M.
 FLORIDA REGISTERED SURVEYOR NO. LS 8897
 R.M. BARRINEAU & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB1 5901
 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

MARICAMP MARKET CENTRE REPLAT ~ PHASE 2 REPLAT LOTS 9 AND 10

PLAT BOOK , PAGE
SHEET 2 OF 2

A REPLAT OF LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT PHASE 2 AS
RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 SECTIONS 8 & 9, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

STATE PLANE COORDINATES

POINT	NORTHING	EASTING	SCALE FACTOR
CODED 0028	1734862.863	639104.614	0.99994151
CODED 0029	1737474.234	639611.399	0.99994151
(A)	1737252.1073	649400.2939	0.99994123
(B)	1737515.3313	649156.7457	0.99994123
(C)	1737767.6323	649429.4295	0.99994123
(D)	1737680.7011	649055.2178	0.99994123
(E)	1737619.9089	649053.9293	0.99994122
(F)	1737619.3203	649708.7444	0.99994122
(G)	1737601.8082	649778.3543	0.99994122

APPROVED WAIVERS

CODE	DESCRIPTION	CONDITIONS	DATE
8.23.6(12)	ACCESS MANAGEMENT	APPROVED THE ENGINEER MEETING WITH TRAFFIC TO WORK OUT AN AGREABLE SCENARIO	8-26-13
8.25.6(1)(6)	SIDEWALKS	PROVIDE SIDEWALK ON ONE SIDE OF INTERNAL STREETS	8-26-13
2.12.4.1	PRE-PLAT MODIFICATION	CONSENTS NOT TO RESUBMIT PRE-PLAT BUT CHANGE WILL APPEAR ON FINAL PLAT	3-3-14
2.18.2.1	ROAD SHOWS CONNECTIVITY	PROVIDE QUADRANT NAME ON INTERNAL STREETS BETWEEN PUBLIC OR PRIVATE	3-3-14
6.13.7.(8)(2)	GEOTECHNICAL CRITERIA: SOIL BORINGS	ADDITIONAL 2 BORINGS IN D.R.#2	3-3-14
6.13.5.(2)(3)	TYPE OF STORMWATER CRITERIA	WAIVER TO CIRCULAR FORM FOR DRAIN	3-3-14
6.13.6	STORMWATER QUALITY CRITERIA	ALTERNATIVE TREATMENT	3-3-14
6.13.5.6B	STORMWATER QUALITY CRITERIA: ALTERNATIVE TREATMENT	BOTH WAIVERS FOR D.R.#1	3-3-14
6.12.5	CROSS SECTIONS AT STORMWATER CROSSINGS		3-3-14
6.12.5	CROSS SECTIONS AT UTILITY CROSSINGS		3-3-14
6.12.11	TURN Lanes	TO BE RESOLVED WITH OFFSET TURN LANE PLANS	3-3-14
6.12.2.4	50' RIGHT OF WAY WIDTHS		11-24-14
2.17.1	PRELIMINARY PLAT	PROVIDE NECESSARY INFORMATION ON FINAL PLAT	11-03-25

LEGEND: UNLESS OTHERWISE NOTED

- (A) = STATE PLANE COORDINATE
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- ± = CENTRALLINE OF RIGHT OF WAY
- R/W = RIGHT OF WAY
- = FOUND NAIL & ODK NO. LB 5091

CURVE TABLE

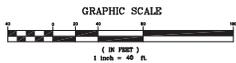
NO.	DELTA	RADIUS	LENGTH	CHORD	C.R.
CURVE-1	46°33'47"	205.00'	166.60'	162.05'	S.86°03'29"E
CURVE-2	28°48'01"	155.00'	72.41'	71.25'	S.79°52'23"E
CURVE-3	09°21'00"	205.00'	8.41'	8.41'	S.42°57'26"E
CURVE-4	30°11'04"	205.00'	128.47'	122.30'	S.67°13'09"E
CURVE-5	08°51'54"	205.00'	28.23'	28.00'	S.82°23'13"E
CURVE-6	01°58'58"	215.00'	4.17'	4.17'	S.47°19'50"E

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY:
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6987
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCEOLA, FLORIDA 34471

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POINT OF COMMENCEMENT
SOUTHWEST CORNER OF MARICAMP MARKET CENTRE REPLAT PHASE 2 PLAT BOOK 13, PAGE 199 FOUND 4" x 4" CONCRETE MONUMENT (BROWN, NO. 10)

