

June 19, 2025

PROJECT NAME: MARICAMP MARKET CENTRE PHASE 1, REPLAT OF LOT 7

PROJECT NUMBER: 2024100063

APPLICATION: FINAL PLAT #32137

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 7 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.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: All proposed lots .50acres or more and can have septic systems and wells if no sewer or central water available

- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots within BMAP and would require an ENR septic system if using septic systems.
- 10 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: INFO
REMARKS: 4/14/25 - The covenants and restrictions language approved by the County Engineer must be recorded and referenced by the plat to the satisfaction of the Office of the County Engineer.
2/10/25 - Cross access deviation was approved with conditions. Refer to the approval letter for a description of the required plan notations and the required inclusion of Lot 6 in this replat.
1/7/25 - It's unclear the cross access shown on sheet 2 could be utilized and would be sufficient. The driveway location of the related site plan was denied. An approved Improvement Plan or substituted Major Site Plan would add clarity to any required access management plan. The most likely approval locations for cross-access / driveway include the center of the curve on Bahia Ave. Pl. and directly across from driveway of Florida Credit Union most centered along Bahia Ave. Ln.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Parcel 37491-103-07 is within the Marion County Utility Service area. Water and sewer are immediately available to serve. Future projects will require connection to Marion County Utilities.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Replat. Buffers shall be indicated in future development plans.
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: INFO
REMARKS:
- 14 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:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01
FS
STATUS OF REVIEW: INFO
REMARKS:
- 20 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:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS: Sunbiz verified



**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

AR 32137

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/28/2024
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: MARICAMP MARKET CENTRE PHASE 1, REPLAT OF LOT 7
Parcel Number(s): 37491-103-07
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 1.69 Number of Lots 3 Miles of Roads 0
Location of Property with Crossroads BAHIA AVENUE PL AND BAHIA AVE
Additional comments regarding this submittal OWNER WANTS TO CANCEL APPLICATION
FILED ON 10/16/2024. #32119. OWNER WANTS TO REPLAT LOT 7 ONLY.

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:

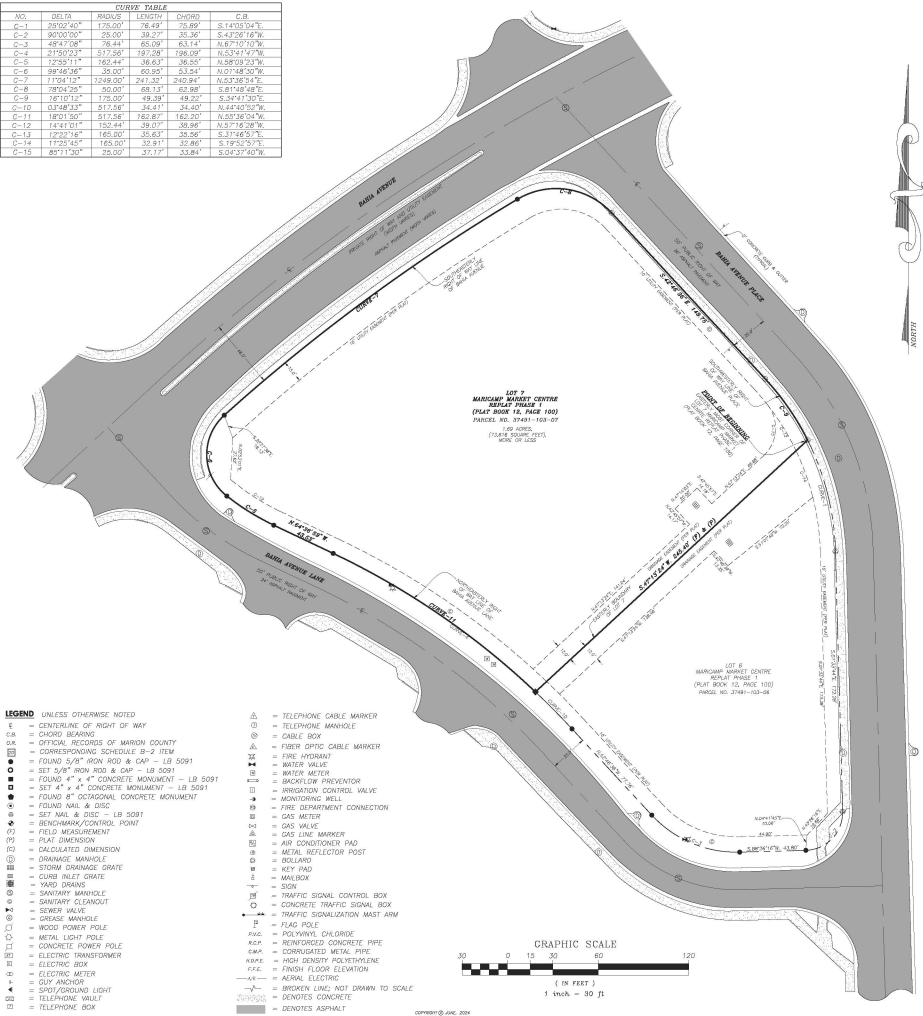
Owner: MARICAMP LAND, LLC Contact Name: JOHN RUDNIANYN
Mailing Address: 2441 NE 3RD ST, #200 City: OCALA State: FL Zip Code: 34470
Phone # 352-239-1553 Alternate Phone #
Email address: john@ipsocala.com

Developer:

Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 7/2017

CURVE TABLE					
NO.	DELTA	CHORD	LENGTH	CHORD	C.B.
C-1	20'00" 0.0"	175.00'	6.42'	175.00'	5.89'
C-2	90'00" 0.0"	75.00'	39.27'	35.36'	5.43' 26" 16"
C-3	45' 08" 0.8"	66.44'	65.09'	63.14'	5.87' 10" 10"
C-4	21'50" 1.1"	57.25'	137.78'	138.09'	5.45' 26" 16"
C-5	11'10" 1.1"	76.02'	166.63'	166.63'	5.20' 23" 23"
C-6	39'46" 3.6"	65.00'	60.95'	53.44'	5.07' 14" 14"
C-7	17'04" 1.2"	124.90'	241.32'	240.84'	5.52' 36" 36"
C-8	10'50" 1.0"	124.90'	241.32'	240.84'	5.52' 36" 36"
C-9	16'10" 1.5"	175.00'	69.49'	49.22'	5.34' 30" 30"
C-10	0'48" 33"	57.156'	34.67'	34.60'	5.44' 40" 40"
C-11	1'11" 1.1"	162.61'	162.61'	162.61'	5.24' 24" 24"
C-12	1'44" 1.1"	152.44'	80.41'	58.45'	5.15' 28" 28"
C-13	1'22" 1.8"	165.00'	35.63'	35.63'	5.37' 46" 46"
C-14	1'11" 1.1"	162.61'	162.61'	162.61'	5.24' 24" 24"
C-15	85" 1.0"	25.00'	37.17'	33.84'	5.03' 24" 24"



SECTION 8, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

DESCRIPTION: (AS FURNISHED)

LOT 7, MARICAMP MARKET CENTRE REPLAT - PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 100, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION: (AS SURVEYED)

BEING LOT 7 OF MARCAMP MARKET CENTRE REPLAT PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 100, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NOTES:

- DATE OF FIELD SURVEY FEBRUARY 12, 2024.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND NOT FOR THE BENEFIT OF ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM MR. BARNHART & ASSOCIATES, INC.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT REFERENCED BY RM. BARNHART & ASSOCIATES, INC.
- WARNING: THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE DATA IS PROVIDED "AS IS" WITHOUT WARRANTY. THE DATA IS NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES OR TO DETERMINE THE EXACT LOCATION OF ANY PROPERTY.
- THIS SURVEY DEPENDS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND NOT FOR THE BENEFIT OF ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM MR. BARNHART & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.
TRAVIS@RMBAIR.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY FOR:
MARICAMP LAND, LLC

FILE: MARICAMP MARKET CENTER

PREPARED BY: J.R. KOSKE
F.A. 606, PGS. 71
SHEET 1 OF 1

DATE: 12/04/07

R.M. BARRINEAU
SURVEYOR AND ASSOCIATES
11000 N. 10TH AVE., SUITE 100
PHOENIX, AZ 85020
TEL: 602.998.1111
FAX: 602.998.1112
E-MAIL: RM@BARRINEAU.COM
WWW.BARRINEAU.COM

DATE: 12/04/07
SHEET: 1 OF 1
SCALE: 1" = 30'

MARICAMP MARKET CENTRE REPLAT OF PHASE 1 LOT 7 PLAT BOOK __, PAGE __
A REPLAT OF LOT 7 OF MARICAMP MARKET CENTRE - AS RECORDED IN PLAT BOOK 12, PAGES 100 THROUGH 101
SECTION 8, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

STATE PLANE COORDINATES:			
POINT	NORTHING	EASTING	SCALE 720/696
CD22 0028	1734662.863	639109.614	0.99994151
CD22 0028	1734742.234	639011.389	0.99994151
(A)	1734677.2262	640070.4213	0.99994123
(B)	1734811.2678	648893.2790	0.99994123
(C)	1734602.9078	648756.4439	0.99994123
(D)	1734821.5649	648717.1128	0.99994124
(E)	1734840.8493	648686.0639	0.99994124
(F)	1734894.3579	648684.3735	0.99994124
(G)	1734732.4179	648876.2725	0.99994123
(H)	1734726.3180	648945.6530	0.99994123
(I)	1734618.4002	649043.3848	0.99994123

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C-1	280°04'40"	1735.00'	76.43'	75.48'
C-2	90°00'00"	25.00'	39.27'	38.36'
C-3	48°42'08"	76.44'	69.39'	63.14'
C-4	21°50'23"	517.56'	192.78'	196.09'
C-5	17°30'11"	162.44'	36.63'	36.32'
C-6	89°46'56"	35.00'	60.30'	53.24'
C-7	17°04'25"	1249.00'	241.25'	240.94'
C-8	70°04'25"	35.00'	68.13'	60.88'
C-9	18°12'12"	173.00'	49.39'	49.20'
C-10	10°48'13"	517.56'	34.41'	34.40'
C-11	18°01'50"	517.56'	162.87'	162.20'
C-12	14°41'10"	19.44'	36.30'	36.00'
C-13	12°23'16"	165.00'	35.93'	35.56'
C-14	12°29'16"	165.00'	32.91'	32.46'
C-15	88°11'59"	35.00'	57.17'	54.84'
C-16	10°34'58"	517.56'	91.03'	90.81'
C-17	10°33'14"	517.56'	71.80'	71.79'
C-18	06°38'58"	1249.00'	143.99'	143.91'
C-19	04°27'53"	1249.00'	97.53'	97.37'

- LEGEND UNLESS OTHERWISE NOTED
- (A) = STATE PLANE COORDINATE
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - E. = CENTERLINE OF RIGHT OF WAY
 - R/W = RIGHT OF WAY
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT NO. LR 5091
 - = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT NO. LR 5091
 - ⊙ = PERMANENT REFERENCE POINT SET 1/4" x 1/4" CONCRETE MONUMENT NO. LR 5091

SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS, 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: FRANK P. BARRINEAU, P.E.M.
FLORIDA REGISTERED SURVEYOR NO. LS 5997
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LR 5091
1309 S.E. 25TH LOOP, SUITE 103, Ocala, FLORIDA 34471



CODE	DESCRIPTION	CONDITIONS	DATE
6.2.5.4(1)	ACCESS MANAGEMENT	APPROVED THE DRIVERS MEETING WITH TRAFFIC TO WORK OUT AN AGREEMENT	8-26-13
6.2.5.4(1)(a)	SIDEWALKS	PROVIDE SIDEWALK ON ONE SIDE OF INTERNAL STREETS	8-26-13
2.12.4.1	PRE-PLAT MODIFICATION	CONSENSUS NOT TO RESUBMIT PRE-PLAT, BUT CHANGE WILL APPEAR ON FINAL PLAT	3-3-14
2.18.2.1	ROAD SHOWS CONNECTIVITY	PROVIDE CLOUPHART NAME ON INTERNAL STREETS WHETHER PUBLIC OR PRIVATE	3-3-14
4.13.2.1(8)(c)	GEOTECHNICAL CRITERIA: SOIL BORINGS	ADDITIONAL 2 BORINGS IN D.R.A.#2	3-3-14
4.13.3.1(2)	TYPE OF STORMWATER CRITERIA	BASED TO CURVILINEAR FORM FOR DRAINAGE	3-3-14
6.13.6	STORMWATER QUALITY CRITERIA		3-3-14
6.13.3.6B	STORMWATER QUALITY CRITERIA: AUTOMATED TREATMENT TECHNIQUES	BOTH WAIVERS FOR D.R.A.#2	3-3-14
6.12.5	DRAINAGE STRUCTURES AT STORMWATER CROSSINGS		3-3-14
6.12.8	DRAINAGE STRUCTURES AT UTILITY CROSSINGS		3-3-14
6.12.11	TURN LANE	TO BE RESOLVED WITH OFFSET TURN LANE PLANS	3-3-14
6.12.2.6	50' RIGHT OF WAY WIDTHS		11-24-14
2.17.1	PRELIMINARY PLAT	PROVIDE NECESSARY INFORMATION ON FINAL PLAT	2-25-25
2.18.1	PRELIMINARY PLAT	PROVIDE NECESSARY INFORMATION ON FINAL PLAT	2-25-25

