

March 15, 2024

PROJECT NAME: CRS - E. DUNNELLON, FL - 15869 SW HWY 484

PROJECT NUMBER: 2024020097

APPLICATION: CONCEPTUAL REVIEW #31224

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Septic permit will be required through the Department of Health in Marion County
Public Use well permit required through the Department of Health in Marion County

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The concept plan proposes development of an urgent care facility located on a 4.83 ac parcel (PID 34899-002-00) that is currently zoned B-4. The plan currently proposes 1 DRAs for the project site. Per the MCPA, the existing impervious coverage is 0 SF. The proposed impervious coverage for the site has not been identified. A Major Site Plan submittal and stormwater management system will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There are two County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.

3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. A traffic assessment is required. Please submit a traffic methodology prior for approval prior to conducting the traffic assessment.
2. A 24' wide paved cross access easement along CR 484 is required.
3. Sidewalk is required along CR 484.

4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. site is heavily wooded, recommend preservation of site where possible to help with mitigation requirements 2. Adjacent A1 property will require 15' buffer with wall 3. Recommend preservation of natural vegetation along HWY 484 4. Planted parking island is required every 10 spaces

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: N/A

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities service area but outside connection distance to closest public utilities - defer to DOH for onsite water & wastewater management during site plan review.

7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Will need to provide fire department water supply. Depending on the use and design the building maybe required to have a fire sprinkler system. If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).

8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Where fire department access roads exceed 150 feet a fire department turnaround shall be required per NFPA 1 Chapter 18 for fire department access. Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet.

9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength

STATUS OF REVIEW: INFO

REMARKS: If the building is 20,000 sqft or larger, the Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1.

10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire Comments

STATUS OF REVIEW: INFO

REMARKS: If the project contains a fire sprinkler system and or fire alarm system which will require a Knox box to be installed. Please note on the life safety page a Knox box will be installed near the front door 6 feet from floor level and 2 feet left of the door.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Employment Center Land Use

Regional Business (B-4) Zoning

Portions of property located within flood prone area but not within a FEMA designated flood zone.

Buffer requirements per LDC based on use of land

North: Public (airport) C-Type

South: ROW C-Type

East: Residential (both parcels) B-Type

West: vacant B-4 None

Items such as vending machines, ice chests, and propane cages are permitted to be outside, merchandise brought from within the retail location outside the display for sale are not.

Property has one street frontage in regards to signage

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: Floodplain acreage not listed, located in Flood Prone area.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: INFO

REMARKS: As required by code, an environmental assessment will be needed.

- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species are found, mitigation will be required.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Will need to provide with approved methodology.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: Please determine, list on cover sheet.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Buffering will be required along ROW for this project.
- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Sec. 2.13.1.C – A conceptual layout of the project.
Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "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]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are

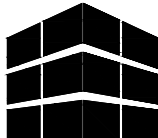
dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

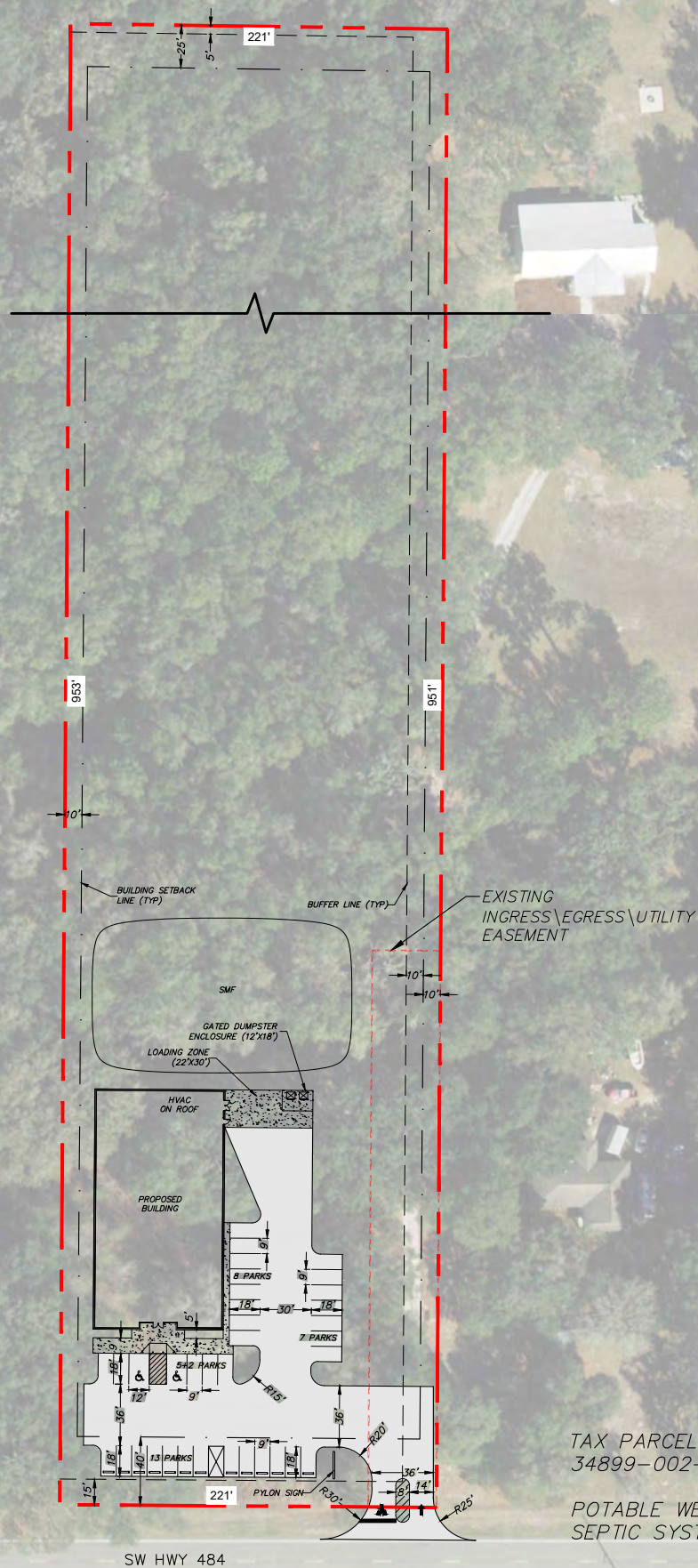
PRELIMINARY SITE PLAN		CITY, STATE STREET:		DUNNELLON, FL 15869 SW HWY 484		 <div>CONCEPT COMPANIES</div> <div>1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607 License# CGC1515491 / WWW.CONCEPTCOMPANIES.NET</div>		
BUILDING: 1-STORY, PEMB		PROPOSED USE:		DEVELOPER:			DATE:	
BLDG/SALES SF: 10,640/8,513		SINGLE TENANT COMMERCIAL RETAIL STORE		NAME:			BRIAN CRAWFORD	02-27-24
ACREAGE: ±4.83				PHONE #:			(352)333-3233 x168	
PARKING SPACES: 35				DESIGNER:			PAUL BLASCO-SOLER	

TAX PARCEL NO.
34899-002-00

POTABLE WELL REQUIRED
SEPTIC SYSTEM REQUIRED



GRAPHIC SCALE



TAX PARCEL NO.
34899-002-00

POTABLE WELL REQUIRED
SEPTIC SYSTEM REQUIRED

SW HWY 484