

November 27, 2024

PROJECT NAME: MERIDIAN STORAGE GROUP

PROJECT NUMBER: 2024100003

APPLICATION: CONCEPTUAL REVIEW #32065

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Well and septic permits will need to be through the Department of Health in Marion County
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes the addition of two buildings on parcels 3761-003-000 & 3761-004-000 which are a total of 8.67 acres. According to MCPA, parcel 3761-003-000 is zoned B-4 and currently has 0 sf of impervious area while parcel 3761-004-000 is zoned B-5 and currently has 115,804 sf of impervious area. The plan proposes 1 DRA. There is 21,600 sf impervious area being added for the two structures, but the total 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 is a Flood Prone Area on parcel 3761-004-000. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no comments
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Parcels 3761-003-000 and 3761-004-000 have offsite water immediately available on SE Maricamp Rd; gravity sewer is ~2,200 feet from the LLL along Oak Rd. Connection by developer-funded extension of sewer main likely required; unable to determine development type & advise further from information in Concept Plan application documents. To determine connection distance, contact Carrie.Hyde@MarionFL.org with all building data on the collecting parcels for this project. Anything on

well will be required to connect to public water with the expansion; if sewer extension is required, anything on septic will be required to public sewer with the expansion.

- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: All new developments and new or altered commercial occupancies over 1,200 square feet in size is required to have fire department water supply within 400 feet of the building per Marion County Land Development Code. Sec 6.18.2 (B) Please provide a site plan showing fire department water supply within 400 feet.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: 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.
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: INFO
REMARKS: 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).
- 12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The subject property includes two parcels. 3761-003-000 is in B-4 zoning. 3761-004-000 is classified as B-5 zoning. Please provide uses for two proposed buildings. Please show parcel boundaries and label parcel numbers.

- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Please show setback information on the plan for each subject parcel.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: The site's future land use designation is COMMERCIAL.
The eastern parcel PID #..003-000 is zoned B-4 while PID#...004-000 is zoned B-5.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: INFO
REMARKS: ADVISORY: A Developer's Agreement is not currently required or in place regarding this project/plan. In the event any such Agreement is arranged and completed, subsequent plans are required to indicate the Official Record Book & Page for the recorded Agreement.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: The site development plan(s) will need to list the site acreage and building square footage and resulting Floor Area Ratio which may not exceed 1.0. For multi-story buildings, square footages must be provided for each floor along with a cumulative total, and include information regarding the type of use(s) for the various square footages. This information is required for concurrency, traffic, utility, emergency services, and addressing purposes.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - RESIDENTIAL - Complies with Min and Max DUs?
STATUS OF REVIEW: INFO
REMARKS: As B-4/B-5 commercial zoned properties, residential uses, except for an individual security residences are not permitted on the site. Please refer to the LDC for further detail.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: The site development plan(s) will need to list the site's gross acreage, acreages of any specialized areas, if any, such as wetland, floodplain, etc., and their percentages of the site.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: INFO
REMARKS: The site is located in the Countywide Secondary Springs Protection Zone (SPOZ)
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
STATUS OF REVIEW: INFO
REMARKS: The site plan will need to provide unique identifying designations/labels for each of the site's existing and proposed structures, along with the actual existing and/or intended use and size of the structures. This requirement may be satisfied by numbering the structures and providing a table with the information keyed to the structure number, or by individually labeling each structure with the required information;

however the applicant should contact 9-1-1 Management to coordinate the designations and their form. This is required to provide consistency between the site plan and addressing and facilitate permitting for the site.

- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: An Environmental Assessment for Listed Species (EALS) is required for commercial development proposals, or the applicant may submit a EALS Exemption Request. See LDC Section 6.5.3 for information on completing and submitting an EALS/EALS-Exemption.
- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: Hwy 464 is designated as an Arterial Roadway.
- 24 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: The project's Major Site Plan will need to provide suitable traffic generation information, consistent with the LDC to provide for sufficient concurrency review.
- 25 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: In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan:
“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property 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 has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”
- 26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: The proposed plan consists of multiple separate parcels. As configured in the plan, the parcels must be combined together to form a single overall site, and the combination must be completed prior to obtaining and final inspection for the project. Please contact the Marion County Planning & Zoning Division at 352-438-2675 to obtain the necessary documents for requesting the parcel combination through the Marion County Property Appraiser's Office.
- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
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]."

For questions, please contact Angi Rosario @ 352-671-8667



**Marion County
Board of County Commissioners**

AR 32065

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: 09/30/24

A. PROJECT INFORMATION:

Project Name: MERIDIAN STORAGE GROUP
Parcel Number(s): 3761.003.000/3761.004.000
Section 26 Township 16 Range 23 Land Use COMM Zoning Classification B4
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: CONCEPTUAL PLAN
Property Acreage +/- 8.67 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads 10579 SE MARICAMP RD
Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS
Mailing Address: 125 NE 1ST AVE., #2 City: OCALA State: FL Zip Code: 34470
Phone # 352.854.5961 Alternate Phone # _____
Email(s) for contact via ePlans: davis@dinkinsengineering.com

Surveyor:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: SHORES SELF STORAGE, LLC Contact Name: _____
Mailing Address: 18968 SE WINDWARD ISLAND LN City: JUPITER State: FL Zip Code: 33458
Phone # _____ Alternate Phone # _____
Email address: _____

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

CLEAR FORM

Revised 6/2021

Empowering Marion for Success

marionfl.org



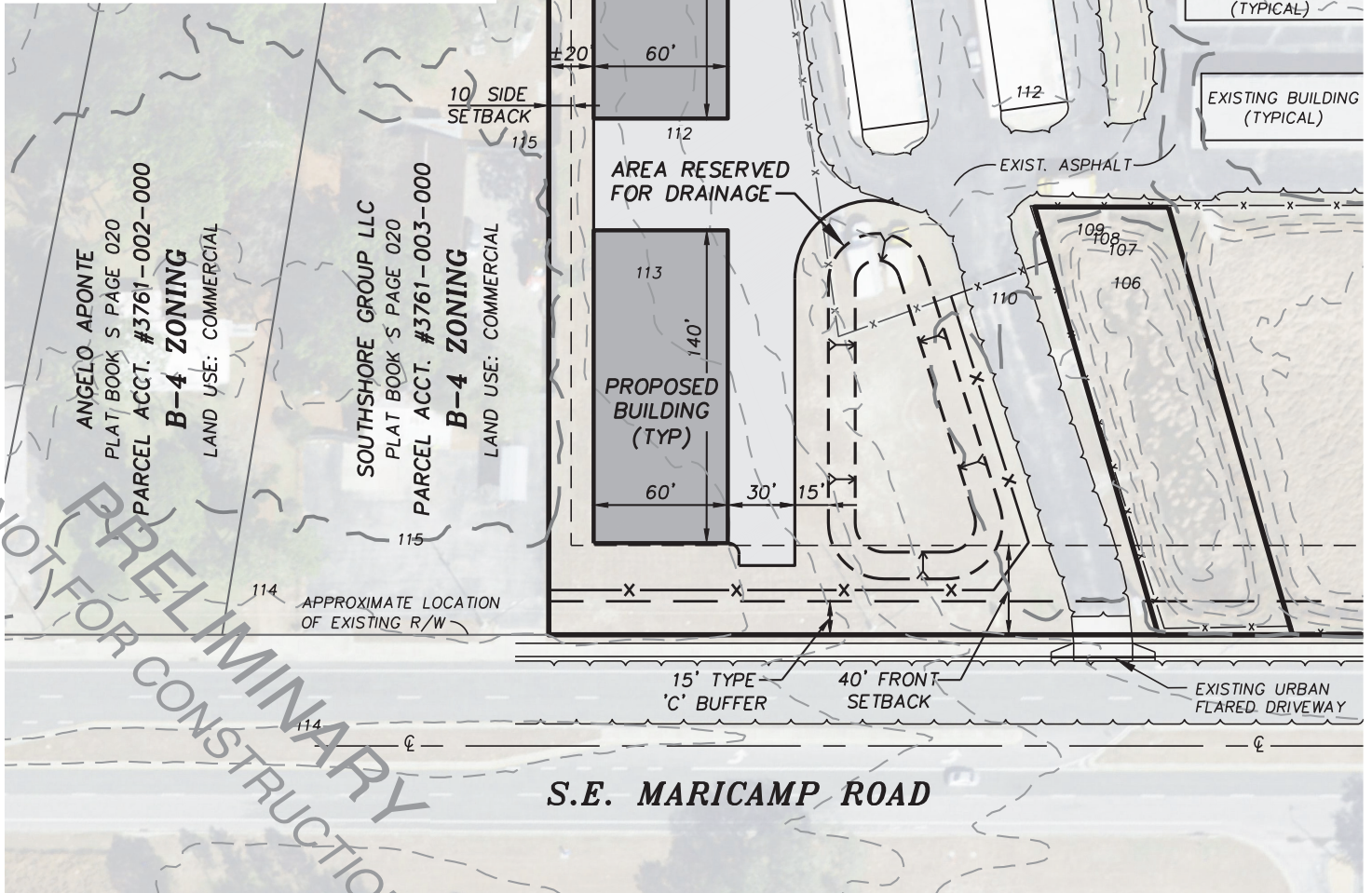
SCALE: 1" = 80'



SCHOOL BOARD OF MARION COUNTY
PLAT BOOK J PAGE 431
PARCEL ACCT. #9064-0000-01
R-1 ZONING
LAND USE: PUBLIC

NOTES:

1. THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON REVIEW BY PERMITTING AGENCIES, OR FURTHER REVIEW BY PROJECT ENGINEER.
2. THE DRAINAGE RETENTION AREA MAY NEED TO INCREASE IN SIZE/VOLUME ONCE DETAILED DRAINAGE CALCULATIONS ARE PERFORMED. THIS MAY DECREASE THE DEVELOPABLE AREA.
3. ACCESS SHOWN ON THIS PLAN IS SUBJECT TO CHANGE UPON REVIEW BY PERMITTING AGENCIES, OR FURTHER REVIEW BY PROJECT ENGINEER.



REVISED DATE: 11-26-24

CONCEPTUAL PLAN 4

MERIDIAN STORAGE GROUP
MARION COUNTY, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961