

June 1, 2023

PROJECT NAME: HUNTER'S RIDGE OF OCALA

PROJECT NUMBER: 2023050008

APPLICATION: CONCEPTUAL REVIEW #30104

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED: Please be sure to show where the access will be and have the road labeled that the access will come out to on any future submittals.
- 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: n/a
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: INFO. The project is located on parcel 21386-014-01 which is 1.97 acres in size and is currently zoned M2. The intended use of the proposed structure is unclear. The plans proposes 1 DRA for the project site. Per the MCPA, the existing impervious coverage is 0 SF. The proposed total impervious area is not identified on the conceptual plan. 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 does not appear to be any FEMA Special Flood Hazard Areas or County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: What type of use is proposed for this site? If the total number of peak hour trips at the driveway on NW 27th Ave (proposed + existing) exceed 49 veh/h, a traffic assessment is required. If it exceeds 99 veh/h, a traffic study is required.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: no comments
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: APPROVED at this stage - MCU utility service area, however proof of water connection to City of Ocala will be required at building permit review by MCU Permitting; sewer outside connection distance & OSTDS allowed - check with DOH as this is in the former Silver Springs primary springs protection zone.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Will need to determine use of the building to accurately determine the life safety items that will need to be in place for this proposed building.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Will need to show fire department water supply within 400 feet of the building on the site plan.
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: If parking lot dead ends at over 150 feet, then a turn around shall be provided for emergency vehicles.
- 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.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: what is the proposed use of the building?
- 14 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: Future land use designation is Commerce District (CD); Zoning District Classification is Light Industrial (M-2).
- 15 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 2.0. 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.

- 16 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.
- 17 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 Silver Springs Primary Protection Zone.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: An EALS or EALS-ER will be required.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
STATUS OF REVIEW: INFO
REMARKS: Please refer to the Additional Planning Items remarks.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]
STATUS OF REVIEW: INFO
REMARKS: Please refer to the Additional Planning Items remarks.
- 21 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.”
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: The indicated site is an improperly divided portion of a platted lot - that further leaves a modified lot remainder to the south - the improper divisions require resolution via replatting unless this site and the remainder to the south are combined with adjoining properties.
- 23 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."

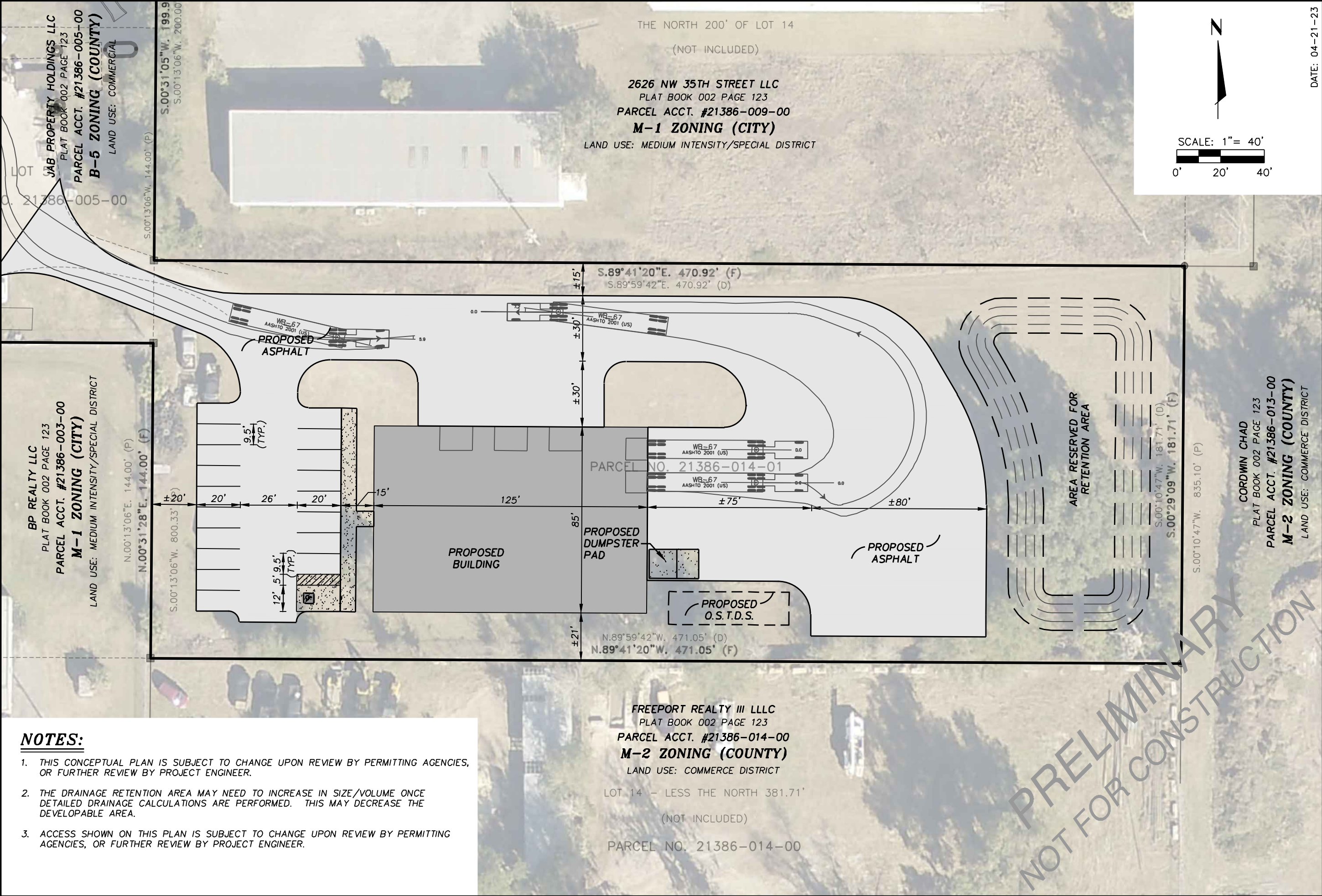
Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:

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]."

Contact Angi Rosario at 352-671-8667 for questions.



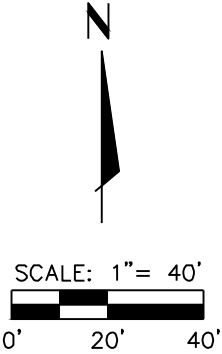
NOTES:

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.

FREEPORT REALTY III LLLC
PLAT BOOK 002 PAGE 123
PARCEL ACCT. #21386-014-00
M-2 ZONING (COUNTY)
LAND USE: COMMERCE DISTRICT

LOT 14 - LESS THE NORTH 381.71'
(NOT INCLUDED)
PARCEL NO. 21386-014-00

THE NORTH 200' OF LOT 14
(NOT INCLUDED)
2626 NW 35TH STREET LLC
PLAT BOOK 002 PAGE 123
PARCEL ACCT. #21386-009-00
M-1 ZONING (CITY)
LAND USE: MEDIUM INTENSITY/SPECIAL DISTRICT



DATE: 04-21-23

**DAVIS DINKINS
ENGINEERING, P.A.**
CERTIFICATE OF AUTHORIZATION #28150

2201 S.E. 30th AVENUE
SUITE 302-1
OCALA, FL 34471
PHONE: (352) 854-5961

CONCEPTUAL PLAN #1

HUNTER'S RIDGE
MARION COUNTY, FLORIDA