

March 29, 2024

PROJECT NAME: TRACTOR SUPPLY LOT 3 - MARICAMP MARKET CENTRE

PROJECT NUMBER: 2024020084

APPLICATION: CONCEPTUAL REVIEW #31200

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: central water/central sewer

- 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 29.15 ac parcel (PID 37491-003-00) that is currently zoned B-4. The plan currently proposes 0 DRAs for the project site. Per the MCPA, the existing impervious coverage is 0 SF. The proposed impervious coverage for the site is 137,390 sf (76.44%). 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 four 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. The driveway should be relocated to the south for better visibility for northbound traffic. Ensure that there is plenty of sight distance at the proposed driveway which may require the entrance sign and buffering to be set further back. Also show that there is sufficient sight distance for the crosswalk.

- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Tree mitigation may be a concern, comply with all code requirements

- 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: MCU service area with water and gravity sewer available off Bahia Avenue Pl - connections to be confirmed at time of site plan review.

- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.

- 8 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).
- 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: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000
- 10 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.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Use proposed consistent with B-4 zoning. Please keep in mind buffering will be required with all areas fronting a right-of-way requiring a C-Type 15' wide landscape buffer along property lines. Parking provided appears to be sufficient. Please bear in mind this project will require a major site plan.
- 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 information has not been included. Please identify flood area type and acreage present.
- 13 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: Project is within the Primary Springs Protection Zone. Please indicate of plan set.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Please provide environmental assessment of project area.

- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Please provide environmental assessment of project area.
- 16 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: Traffic Study will required prior to final plan approval.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
STATUS OF REVIEW: INFO
REMARKS: Please indicate water provider and capacity availability.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
STATUS OF REVIEW: INFO
REMARKS: Please indicate sanitary sewer provider and capacity availability.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS:
- 20 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]."

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



**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 #31200

DEVELOPMENT REVIEW PLAN APPLICATION

Date: FEBRUARY 21, 2024

A. PROJECT INFORMATION:

Project Name: TRACTOR SUPPLY LOT 3 - MARICAMP MARKET CENTRE
Parcel Number(s): 37491-003-00
Section 8 Township 16 Range 23 Land Use COM Zoning Classification B-4
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: CONCEPTUAL PLAN
Property Acreage 0.50 Number of Lots 1 Miles of Roads 0
Location of Property with Crossroads LOCATED ALONG BAHIA AVENUE PL.
Additional information regarding this submittal: This devlopment will part of the existing lot 3 of Maricamp Market Centre. This lot will be platted in the near future concurrent with the site plan review process.

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: MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # 352-572-3051
Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

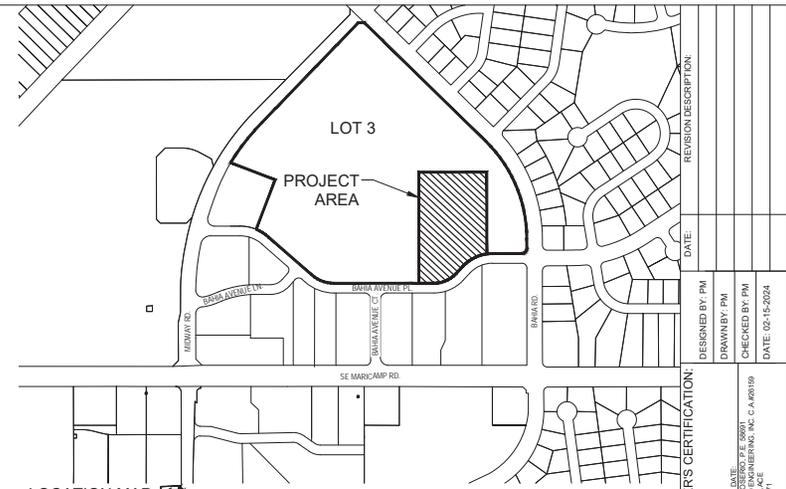
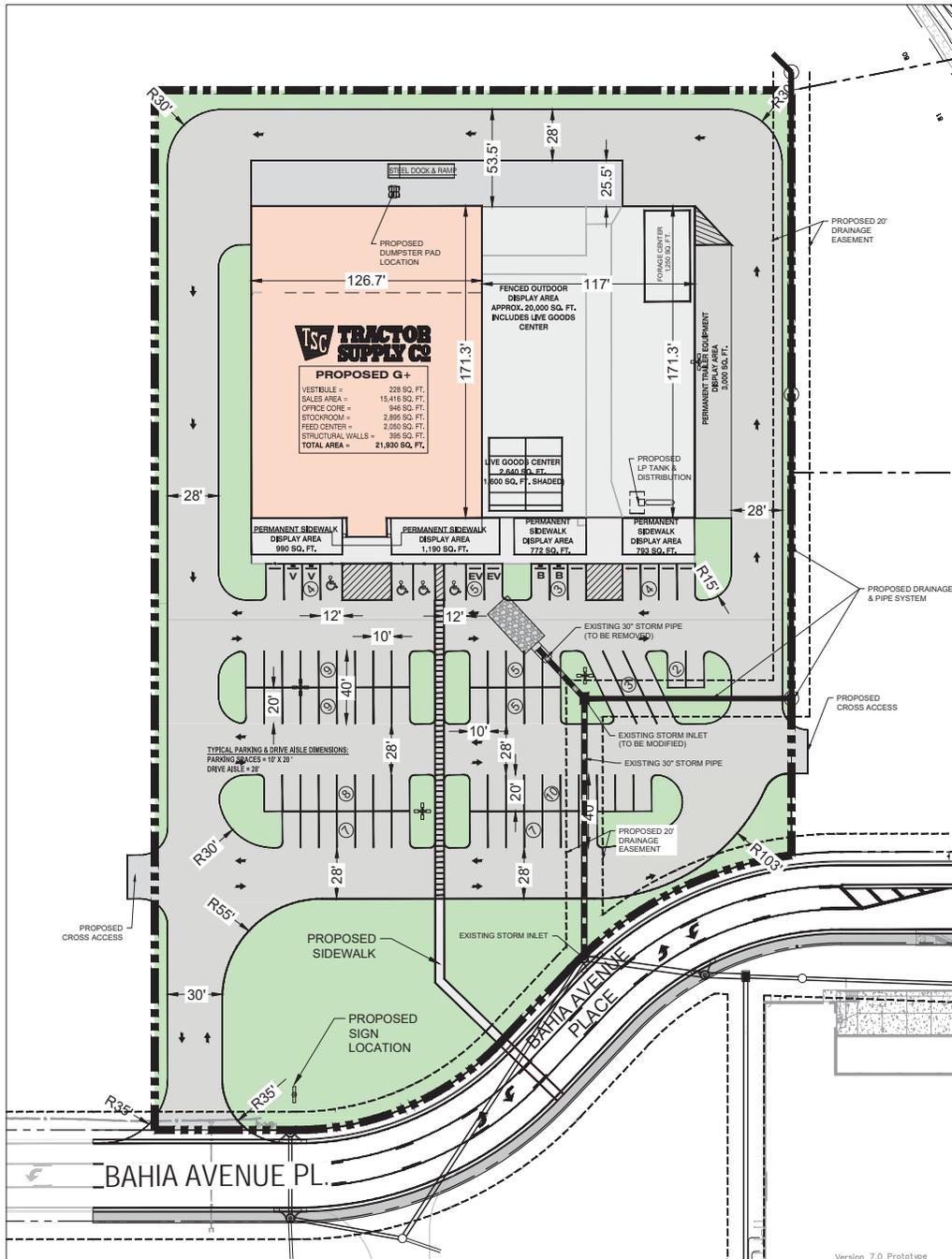
Surveyor:
Firm Name: RM BARRINEAU & ASSOCIATES Contact Name: TRAVIS BARRINEAU
Mailing Address: 1309 SE 25TH LOOP, STE. 103 City: OCALA State: FL Zip Code: 34471
Phone # 352-622-3133 Alternate Phone # _____
Email(s) for contact via ePlans: TRAVIS@RMBARRINEAU.COM

Property Owner:
Owner: MARICAMP LAND, LLC Contact Name: John Rudnianyn
Mailing Address: 2441 NE 3RD ST. STE. 201 City: OCALA State: FL Zip Code: 34470
Phone # 352-629-6101 Alternate Phone # _____
Email address: _____

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

Revised 6/2021

CLEAR FORM



LOCATION MAP
1" = 300'

SITE DATA:

PROJECT NAME: TRACTOR SUPPLY LOT 3 - MARICAMP MARKET CENTRE
PROJECT LOCATION: SILVER SPRINGS SHORES, FL. SEC. 8, TWP. 16, RGE. 23
P.I.D.: 37491-003-00

OWNER: MARICAMP LAND, LLC.
ADDRESS: 2441 NE 3RD ST., STE. 201
 Ocala, FL, 34470
 29.15± ACRES

SITE AREA: 179,743 S.F. = 4.13 ACRES±
CURRENT ZONING: B-4
CURRENT LAND USE: COM
BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR
BUILDING USE: RETAIL & GARDEN CENTER
BUILDING F.A.R.: 0.1220 (21,930 SF)

PROPOSED DEVELOPMENT:

THE EXISTING LOT (3) TO BE DEVELOPED IS LOCATED IN THE MARICAMP MARKET CENTRE SUBDIVISION, SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A TRACTOR SUPPLY ON A PORTION OF EXISTING LOT 3.

THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO BAHIA AVENUE PLACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF A RETAIL BUILDING, CONCRETE, ASSOCIATED PAVEMENT, PARKING, UTILITIES, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS, UNLESS OTHERWISE WAIVED.

PARKING CALCULATIONS:

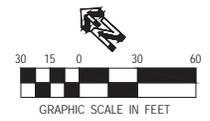
PROPOSED RETAIL STORE:
REQUIRED: 1 SPACES PER 300 S.F.
 21,930 S.F. / 300 S.F. = 73.1 = 74 SPACES

TOTAL REQUIRED = 74 SPACES
TOTAL PROVIDED = 81 SPACES (77 REGULAR, 4 HANDICAP)

DATA BLOCK OF SITE COVERAGE:
 (ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:	
SITE IS CURRENTLY VACANT.	179,743 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	21,930 S.F. (12.20%)
PROPOSED PAVEMENT:	89,762 S.F. (49.94%)
PROPOSED CONCRETE:	25,698 S.F. (14.30%)
TOTAL PROPOSED IMPERVIOUS:	137,390 SF (76.44%)
OPEN SPACE:	43,353 SF (23.56%)

DRAINAGE NOTE:
 STORMWATER FROM THIS SITE WILL BE ROUTED TO THE EXISTING DRAINAGE RETENTION AREAS WITHIN THE MARICAMP MARKET CENTRE DEVELOPMENT.



ENGINEER'S CERTIFICATION: MASTROSERIO ENGINEERING, INC. 170 SE 3RD PLACE Ocala, FL 34471 PH: (352)433-2785 PLO: @MSE@TIGBERGENG.COM	
DESIGNED BY: PM	DATE: 02-15-2024
DRAWN BY: PM	CHECKED BY: PM
PROJECT: TRACTOR SUPPLY LOT 3 - MARICAMP MARKET CENTRE MARION COUNTY, FL. SEC. 8, TWP. 16, RGE. 23	
TITLE: CONCEPTUAL PLAN	
SCALE: 1" = 30' JOB#: 24-26	
SHEET C1 of 1	

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 C1 CONCEPTUAL PLAN

Version: 7.0 Prototype