

October 4, 2024

PROJECT NAME: 184 MARION OAKS BLVD LLC

PROJECT NUMBER: 2024090019

APPLICATION: CONCEPTUAL REVIEW #31987

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: INFO  
REMARKS: On Sheet MO Island CP#3 SW 142nd PL is labeled incorrectly as SW 42nd Street RD. Please correct on future submittals to avoid rejections.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: The concept plan proposes the development of several structures on parcel 8002-003-000 which is 12.54 acres and is currently zoned B-2 &. The plan proposes 3 DRAs. Per the MCPA, the existing impervious coverage on the property is 0 SF. 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 the property. Please ensure LDC 6.13 is met with the Major Site Plan.
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: 1. A traffic study is required. A traffic methodology must be reviewed and approved prior to conducting the traffic study.  
2. Provide a cross access easement on the driveway going from Marion Oaks Drive to the Winn Dixie shopping center and providing access to the adjacent parcels on Marion Oaks Drive.  
3. Provide a cross access easement along Marion Oaks Blvd.  
4. The access management along Marion Oaks Blvd for the entire shopping center will need to be reevaluated since these parcels are all currently under the same ownership. This includes possibly modifying the median opening at the proposed driveway to a directional opening while closing other median openings.  
5. The traffic study will need to evaluate the safety at the intersections of Marion Oaks Blvd with Marion Oaks Drive and SW 142nd Place.  
6. Sidewalk connections to the public sidewalks as well as internally to all uses within the development will be required.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: 1. Tree mitigation will be biggest concern, property is heavily wooded, due to usage of property, may not be able to fit replacement trees. 2. Preserve trees where possible 3. No tree removal prior to DRC site plan approval

- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 - Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: 8002-003-000 has offsite water immediately available on three sides of the parcel; gravity sewer is ~230 feet from the RLL from SW 142nd PL and ~350 feet from the Alley across Marion Oaks Dr, and 4" sewer forcemain available within ~75 feet from Marion Oaks Blvd. Connection by developer-funded extension of sewer main likely required; unable to determine development type & advise further from information in Concept Plan application documents.
- 7 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.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: If the project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width. 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.
- 10 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).
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength  
STATUS OF REVIEW: INFO  
REMARKS: 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.

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: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Additional Fire Comments

STATUS OF REVIEW: INFO

REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. What are uses for proposed buildings?

2. (1)All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs and bicycles being displayed outside are stored inside the sales building after business hours.

(2)Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fences in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height. Items for outside storage that are not for display for retail or rental purposes shall be located in the side or rear yard area and shall be subject to the buffering requirements below, and the additional requirements of Section 6.8.6.

15 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 provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Proposed use unclear. Buffers required. If outdoor storage of vehicles is proposed a zoning change or SUP is required. If outdoor storage is proposed (assuming zoning change or SUP approved) 8' screening required (in addition to buffering) to screen activity from all adjacent properties and ROWs (zoning/landuse/existing use does not matter).

- 17 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: what is the proposed use?
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?  
STATUS OF REVIEW: INFO  
REMARKS: Marion Oaks DRI
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: INFO  
REMARKS: proposed use and building heights/stories unclear. limited to 1 FAR
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - RESIDENTIAL - Complies with Min and Max DUs?  
STATUS OF REVIEW: INFO  
REMARKS: proposed use unclear, residential not permitted in B-2 unless mixed use as a security residence.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(7)/4.2.6.A - Proposed PUD Uses are consistent with surrounding Land Use/Designations?  
STATUS OF REVIEW: INFO  
REMARKS: Proposed use unclear
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Environmental Assessment required
- 23 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: Cross-access will be required
- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: sidewalks will be required
- 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: Concurrency not approved, note required
- 26 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**

AR31987

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: 09/10/2024

**A. PROJECT INFORMATION:**

Project Name: 184 MARION OAKS BLVD, LLC  
Parcel Number(s): 8002.003.000  
Section 14 Township 17 Range 21 Land Use COMM Zoning Classification B2  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: CONCEPTUAL PLAN  
Property Acreage +/- 12.54 Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads \_\_\_\_\_  
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: 184 MARION OAKS BLVD, LLC Contact Name: \_\_\_\_\_  
Mailing Address: 444 ROUTE 111, STE 1 City: SMITHTOWN State: NY Zip Code: 11787-4773  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

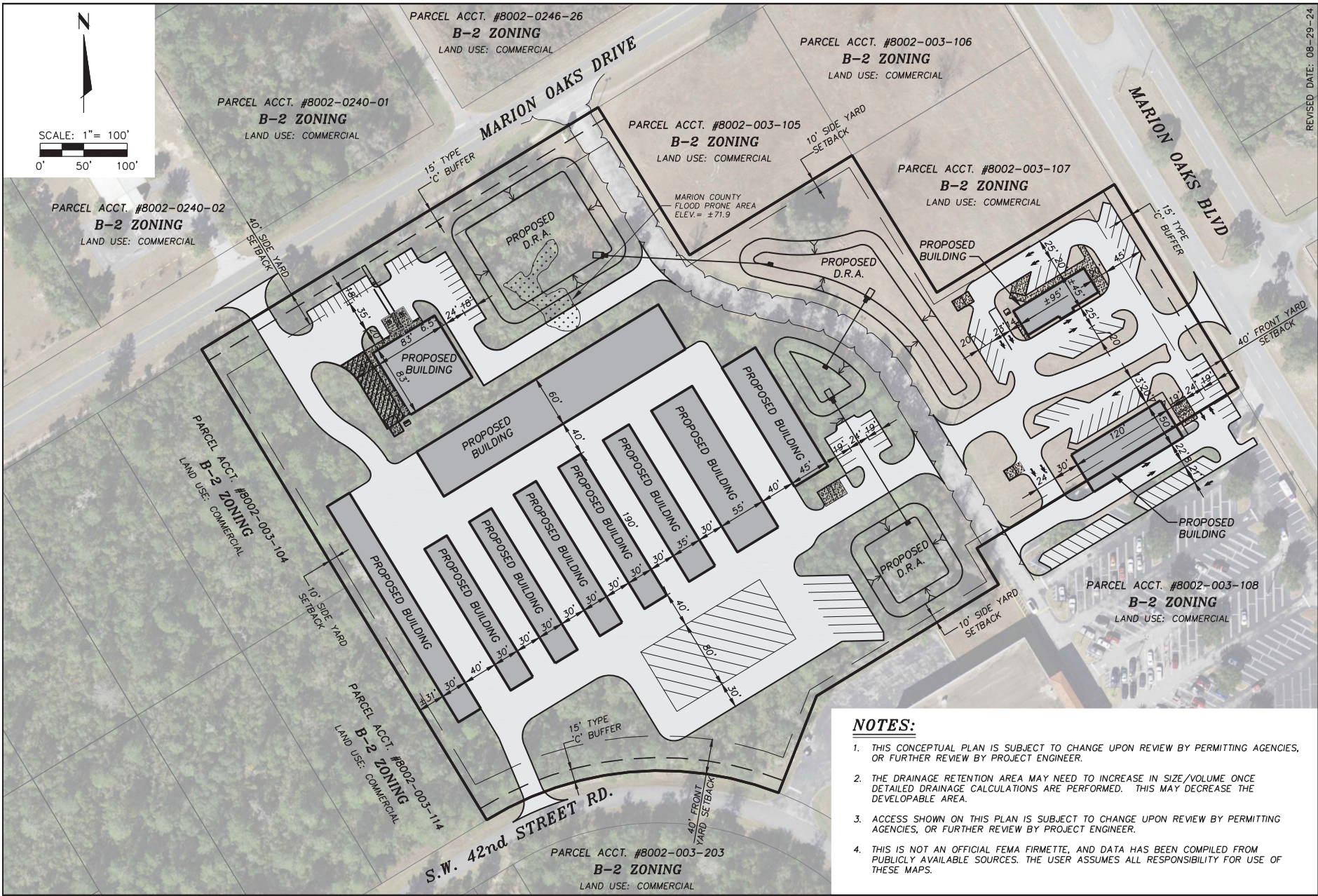
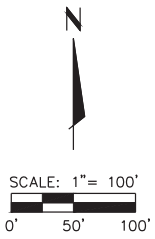
**Developer:**  
Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

CLEAR FORM

Revised 6/2021

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- 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.
  4. THIS IS NOT AN OFFICIAL FEMA FIRMETTE, AND DATA HAS BEEN COMPILED FROM PUBLICLY AVAILABLE SOURCES. THE USER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE MAPS.

REVISED DATE: 08-29-24

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

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

CONCEPTUAL PLAN #3

**PARCEL# 8002-003-000**  
 MARION COUNTY, FLORIDA