



## SUBMITTAL SUMMARY REPORT 33581

PLAN NAME: HEARTLAND DENTAL

LOCATION:

APPLICATION DATE: 11/04/2025

PARCEL:

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/11/2025	11/25/2025	12/01/2025	Approved

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/25/2025	11/11/2025	Approved
Comments	INFO Conceptual Plan APPROVED YES 6.2.1.F - North arrow and graphic drawing and written scale			
Environmental Health (Plans) (Environmental Health)		11/25/2025	11/26/2025	Approved
Comments	Completed.  Evan's review can be cleared as well if he is unavailable. This parcel will be served by MCU for water and wastewater, both of which are immediately available.  Heather Proctor Development Review Officer Utilities Main: 352-307-6000   Direct: 352-438-2846 Empowering Marion for Success!			
Fire Marshal (Plans) (Fire)		11/25/2025	11/11/2025	Approved
Comments	YES Conceptual Plan INFO 6.18.2 - Fire Flow/Fire Hydrant Plans will need to show fire department water supply with in 400 feet of the building . YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants N/A Additional Fire Comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	11/25/2025	11/20/2025	Approved
Landscape (Plans) (Parks and Recreation)		11/25/2025	11/11/2025	Approved
Comments	INFO Conceptual Plan Discussion with Planning, Zoning and Parks staff for front buffer			
OCE Design (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
Comments	YES Conceptual Plan 11/5/25-fee due with resubmittal			

# SUBMITTAL SUMMARY REPORT (33581)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/25/2025	11/26/2025	Informational
<b>Comments</b>	<p>IF APPLICABLE:</p> <p>Sec. 2.13.1.C – A conceptual layout of the project.</p> <p>Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)1.2.3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p> <p>EMW 11.26.2025</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
<b>Comments</b>	INFO Conceptual Plan The concept plan proposes a dental office located on parcels 37491-003-09 & 37491-003-10 which are currently zoned B-4. The plan currently proposes no DRA. Per the MCPA, the existing impervious coverage is 0 SF although there appears to be approximately 9,666 sf of impervious area for an access road per the 2024 aerials between both parcels. The total proposed impervious area is 21,278 sf. A Major Site Plan submittal will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/25/2025	11/19/2025	Informational
<b>Comments</b>	The driveway connection to Bahia Avenue Place will need to be coordinated with the adjacent developments and may require relocation. A cross access easement will also be required along Bahia Avenue Place to allow shared use of the driveway.			
OCE Utilities (Plans) (Utilities)	Heather Proctor	11/25/2025	11/26/2025	Approved
<b>Comments</b>	No utilities shown on site plan. Parcel will be required to connect to Marion County Utilities water and wastewater.			
<b>Recommendations</b>	<p>Parcel 37491-003-09 is within the Marion County Utilities service area and has direct access to public water and gravity sewer located along Bahia Avenue Place. The proposed project will be required to connect to both the public water and wastewater systems.</p> <p>Marion County Utilities will review the proposed water and wastewater connections during the Major Site Plan review process.</p> <p>Parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.</p>			



## 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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/30/25

### A. PROJECT INFORMATION:

Project Name: Heartland Dental  
Parcel Number(s): 37491-003-09 & 37491-003-10 (In the process of being replatted)  
Section 08 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 1.06 Number of Lots N/A Miles of Roads N/A  
Location of Property with Crossroads The second parcel west of the north corner of SE Maricamp Road and Bahia Road.  
Additional information regarding this submittal: Proposed development for a dental office.

### 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: Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 2100 SE 17th Street, Suite 202 City: Ocala State: FL Zip Code: 34471  
Phone # 352-748-3126 Alternate Phone #   
Email(s) for contact via ePlans: permitting@cfb-inc.com; bclymer@cfb-inc.com

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

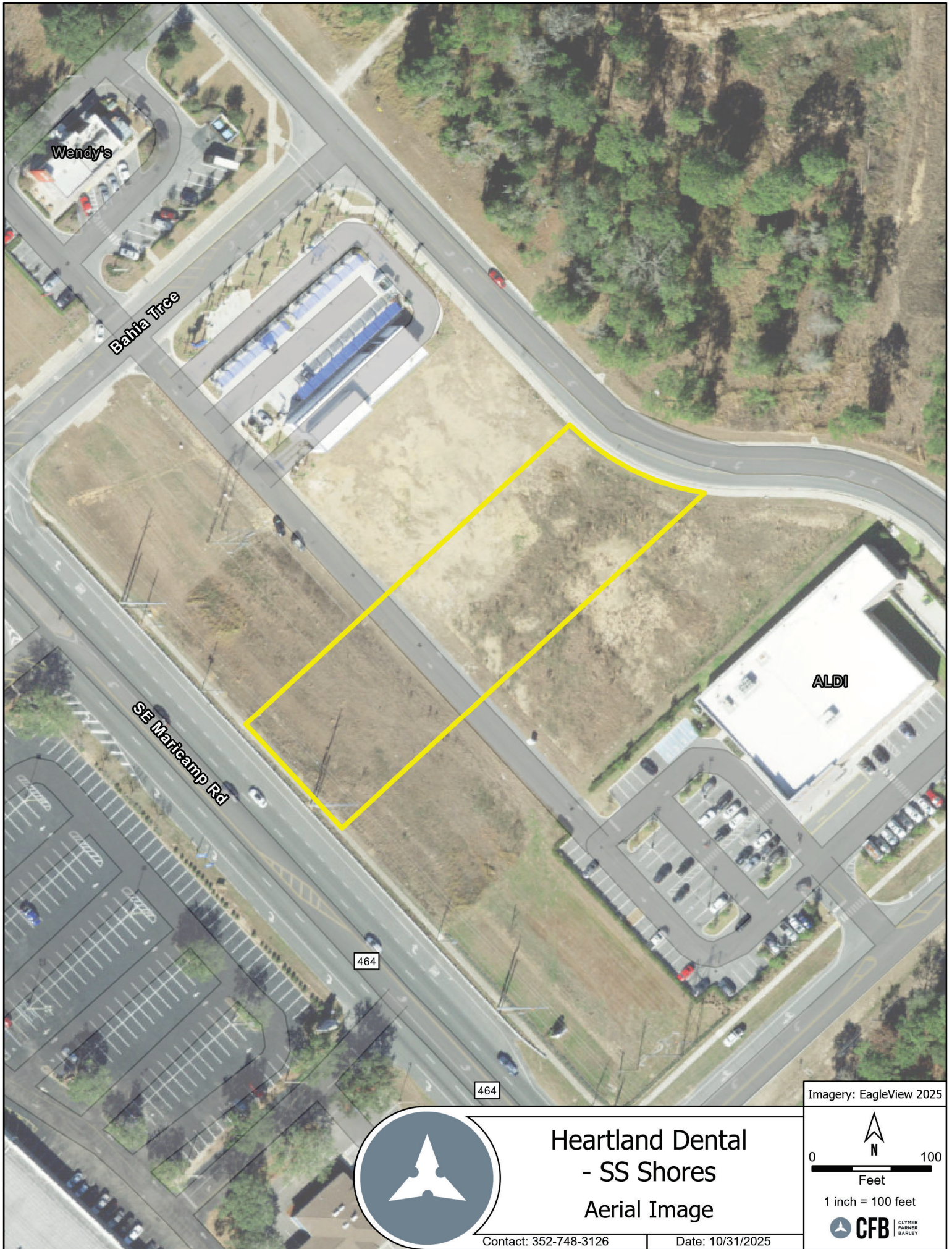
**Property Owner:**  
Owner: Maricamp Land LLC. Contact Name: John S. Rudniansyn, Mgr.  
Mailing Address: 2441 NE 3rd St, Ste 201 City: Ocala State: FL Zip Code: 34470  
Phone #  Alternate Phone #   
Email address:

**Developer:**  
Developer: WMG Development, LLC Contact Name: Leah Fitzpatrick  
Mailing Address: 270 W Plant Street, Suite 210 City: Winter Garden State: FL Zip Code: 34787  
Phone # 407-716-6607 Alternate Phone #   
Email address: lfitzpatrick@wmgdevelopment.com

Revised 6/2021







Wendy's

Bahia Trce

SE Maricamp Rd

ALDI

464

464

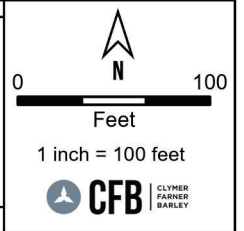
Imagery: EagleView 2025



Heartland Dental  
- SS Shores  
Aerial Image

Contact: 352-748-3126

Date: 10/31/2025







No Flood Zones Interact  
with Project Boundary



# Heartland Dental - SS Shores FEMA Flood Map

Contact: 352-748-3126

Date: 10/31/2025

Imagery: EagleView 2025  
Floodplains: FEMA 2025

N

0 100

Feet

1 inch = 100 feet

CFB

CLYMER  
FARMER  
BARLEY



Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

37491-003-10

Prime Key: 3918771

[MAP IT+](#)[Property Information](#)MARICAMP LAND LLC  
2441 NE 3RD ST STE 201  
OCALA FL 34470-8289[Certified Taxes / Assessments:](#)

Map ID: 234

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.98

[Current Value](#)

Land Just Value	\$867,720		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$867,720	Impact	
Total Assessed Value	\$252,555	<a href="#">Ex Codes:</a>	(\$615,165)
Exemptions	\$0		
Total Taxable	\$252,555		
School Taxable	\$867,720		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$867,720	\$0	\$0	\$867,720	\$252,555	\$0	\$252,555
2024	\$867,720	\$0	\$0	\$867,720	\$229,595	\$0	\$229,595
2023	\$723,100	\$0	\$0	\$723,100	\$208,723	\$0	\$208,723

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)SEC 08 TWP 16 RGE 23  
SEC 09 TWP 16 RGE 23  
PLAT BOOK 013 PAGE 199  
MARICAMP MARKET CENTRE REPLAT PHASE 2  
LOT 10  
Parent Parcel: 37491-003-01[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCPD	1000	.0	.0	B4	58,371.00	SF	12.0000	1.00	1.00	1.00	700,452	700,452
GCPD	9110	.0	.0	B4	27,878.00	SF	12.0000	1.00	1.00	0.50	167,268	167,268
Neighborhood 9911											Total Land - Class \$867,720	
Mkt: 2 70											Total Land - Just \$867,720	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)[Planning and Building](#)[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
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[Cost Summary](#)

Buildings R.C.N.	\$0	1/1/1900				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	1/1/1900	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$867,720	8/12/2024				
Total Just Value	\$867,720	.				

Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



## 2025 Property Record Card

37491-003-09

Prime Key: 3918762

[MAP IT+](#)[Property Information](#)MARICAMP LAND LLC  
2441 NE 3RD ST STE 201  
OCALA FL 34470-8289[Certified Taxes / Assessments:](#)

Map ID: 234

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 1.40

[Current Value](#)

Land Just Value	\$601,128		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$601,128		
Total Assessed Value	\$178,574	Impact	(\$422,554)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$178,574		
School Taxable	\$601,128		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$601,128	\$0	\$0	\$601,128	\$178,574	\$0	\$178,574
2024	\$601,128	\$0	\$0	\$601,128	\$162,340	\$0	\$162,340
2023	\$500,940	\$0	\$0	\$500,940	\$147,582	\$0	\$147,582

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)SEC 08 TWP 16 RGE 23  
PLAT BOOK 013 PAGE 199  
MARICAMP MARKET CENTRE REPLAT PHASE 2  
LOT 9

Parent Parcel: 37491-003-01

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCPD	1000	.0	.0	B4	39,204.00	SF	12.0000	1.00	1.00	1.00	470,448	470,448
GCPD	9110	.0	.0	B4	21,780.00	SF	12.0000	1.00	1.00	0.50	130,680	130,680
Neighborhood 9911											Total Land - Class \$601,128	
Mkt: 2 70											Total Land - Just \$601,128	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)[Planning and Building](#)[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
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[Cost Summary](#)

Buildings R.C.N.	\$0	1/1/1900					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$0	1/1/1900		Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$601,128	8/12/2024					
Total Just Value	\$601,128	.					