

September 27, 2024

PROJECT NAME: WEST HWY 40 RETAIL

PROJECT NUMBER: 2024080083

APPLICATION: CONCEPTUAL REVIEW #31934

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: Sheet C0.00 incorrect address listed on the top of the page it should be TBD W HWY 40. Sheet C0.00 the Location Map has W HWY 40 listed incorrectly as Rainbow Springs Blvd in 2 places. Sheet C0.01 is missing the North Arrow. Sheet C10.00 is missing the label for SW 12th St and the North Arrow is not pointing True North.

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Septic permits will require permits through the Department of Health in Marion County

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The concept plan proposes development of commercial retail center located on parcel 21153-003-00 which is 4.56 acres and is currently zoned B-2 & A-1. The plan proposes 1 DRA. Per the MCPA, the existing impervious coverage on the property is 0 SF. The total proposed impervious coverage for the site is 99,648. 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: The proposed development is expected to generate over 1600 daily trips and 200 peak hour trips in this rural area. This will have a significant impact on SR 40 which is a two lane roadway. A traffic study is required. A traffic methodology must be reviewed and approved prior to conducting the traffic study. The methodology and the study must be submitted under separate applications from any other application. The driveway does not meet spacing requirements. It should be located near the eastern property line with a public cross access easement to allow shared use of the driveway. The cross access easement would also have to extend from property line to property line. Turn lanes will likely be needed which will be determined by the traffic study. Please review the Planning and Zoning comments. A rezoning will be required. The traffic methodology must be approved prior to submitting a rezoning application and the traffic study must be approved prior to the rezoning item being heard by the Board of County Commissioners. Please note, traffic staff will not support a rezoning to commercial use on this site due to the significant traffic impacts that will be generated in this rural area.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC site plan approval

- 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: MCU service area but outside closest public-serving water or sewer mains at this time. Connection required within 365 days' notice of availability.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Please show on the plans fire department water supply within 400 feet of the building. 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: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door. Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.
- 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.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 12 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: Rural Land Use is assigned to the subject parcel. This land use is not compatible with the current (B-2) Community Business zoning designation. It is not likely that staff would support a land use amendment in order to allow for a compatible business designation at this location.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: INFO  
REMARKS: No way to make this determination as no building footprint is defines.

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: The subject parcel is within a FEMA identified floodplain.

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

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: NO

REMARKS: Commercial activities are not permitted under the Rural Land Use designation, and Zoning B-2 is not compatible with this designation. To pursue a commercial project, the applicant would need approval for a Land Use Amendment to Commercial Land Use (COM) or a Rezoning to RC-1. RC-1 zoning: [https://library.municode.com/fl/marion\\_county/codes/land\\_development\\_code?nodeId=LADECO\\_ART4ZO\\_DIV2ZOCL\\_S4.2.23RUCOCL](https://library.municode.com/fl/marion_county/codes/land_development_code?nodeId=LADECO_ART4ZO_DIV2ZOCL_S4.2.23RUCOCL). However, staff will not support either option for this property. The applicant may consider rezoning to R-1 for agriculture-related uses on Rural Land Use.

17 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: NO

REMARKS: See comments about the incompatibility of Land Use and Zoning above.

AR # J1934



**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: 8/23/2024

**A. PROJECT INFORMATION:**

Project Name: WEST HWY 40 RETAIL  
Parcel Number(s): 21153-003-00  
Section 20 Township 15 S Range 20 E Land Use RL Zoning Classification B-2  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: CONCEPTUAL PLAN  
Property Acreage 4.72 Number of Lots 1 Miles of Roads 0  
Location of Property with Crossroads 12400 FL-40, OCALA, FL 34401  
Additional information regarding this submittal: SE CORNER OF W HWY 40 AND SW 125TH AVE

**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: ZACK KASKY ARCHITECTURE, LLC Contact Name: ZACK KASKY  
Mailing Address: PO BOX 780173 City: ORLANDO State: FL Zip Code: 32828  
Phone # 407-990-5554 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: ZKASKY@ZKARCH.COM

**Surveyor:**  
Firm Name: TARGET SURVEYING, LLC Contact Name: STEVEN MARSHALL  
Mailing Address: PO BOX 780173 City: W PALM BCH State: FL Zip Code: 33407  
Phone # 561-640-4800 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: HWY 40 PROPERTY LLC Contact Name: SALAH BOUAZIZ  
Mailing Address: 2933 SW 210TH AVE City: DUNNELLON State: FL Zip Code: 34431  
Phone # 407-433-5697 Alternate Phone # \_\_\_\_\_  
Email address: RBOUAZIZ@YAHOO.COM

**Developer:**  
Developer: P.N.P. CONSTRUCTION, INC Contact Name: YOS BOUAZIZ  
Mailing Address: 1640 SALMON ST City: ST CLOUD State: FL Zip Code: 34771  
Phone # 407-301-6526 Alternate Phone # \_\_\_\_\_  
Email address: NAV\_YOS@HOTMAIL.COM

Revised 6/2021

# CONCEPT PLAN

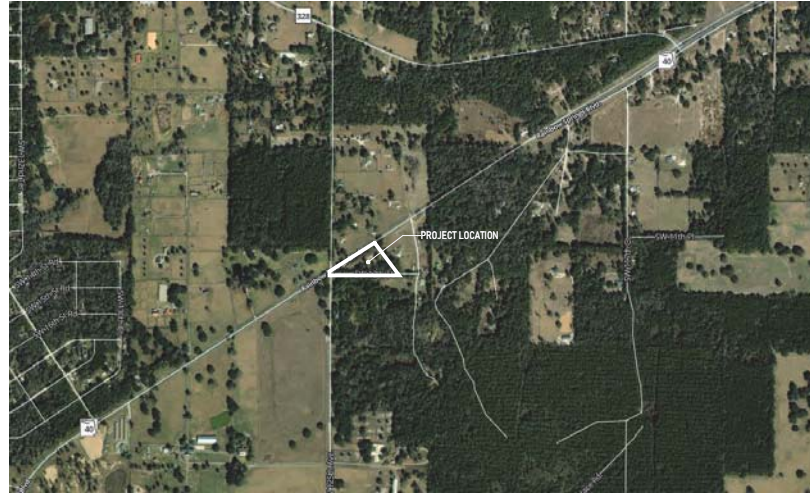
## WEST HIGHWAY 40 RETAIL

### MARION COUNTY, FLORIDA 12400 FL-40, OCALA, FL 34481

COUNTY CASE NUMBER #:  
PARCEL ID: 21153-003-00

LEGAL DESCRIPTION:  
SEC 20 TWP 15 RGE 20  
BEG AT SW COR OF N 1/4 OF SW 1/4 OF NE 1/4 OF SEC 20  
TH N 00-45-00 E 16.65 FT TO SLY ROW LINE OF SR 40 TH  
N 57-19-00 E ALG SD ROW LINE 770 FT TH S 32-43-00 E  
517 FT MOL TO S LINE OF SD N 1/4 OF SW 1/4 OF NE 1/4 W  
ALG SD S LINE 930 FT TO POB

LOCATION MAP:



**MARION COUNTY FLORIDA - 2024 MUNICIPAL CODE**

**STREET ADDRESS:** W HIGHWAY 40, OCALA, FL  
**PARCEL ID:** 21153-003-00  
**ZONING:** B-2 COMMUNITY BUSINESS  
**FUTURE LAND USE:** RL  
**SEC. 4.2.11 - COMMENTS REQUIRED B-2 CLASSIFICATION:** 55 FT  
**MAXIMUM BUILDING HEIGHT:** 18 FT  
**MIN FRONT YARD:** 40 FT  
**MIN REAR YARD:** 25 FT  
**MIN SIDE YARD:** 10 FT

**SECTION 4.8.8 BUFFERS**  
COM - 40 = 5 FT  
COM - COM = 4 FT  
COM-PUB = 10 FT

**DRAWING LIST:**

C000 COVER SHEET  
C001 EXISTING SITE INFORMATION  
C002 EXISTING SITE SURVEY (FOR REFERENCE)  
C003 SENSILSION AND EROSION CONTROL PLAN  
C004 PAVING AND GRADING PLAN  
C005 UTILITY PLAN  
C006 LANDSCAPE PLAN  
C008 SITE CONCEPT PLAN

**AREA CALCULATIONS**

	EXISTING	PROPOSED
TOTAL SITE AREA	270.24 SF / 4.72 ACRES	270.24 SF / 4.72 ACRES
BUILDING FOOTPRINT (PHASE II)	0 SF	22,300 SF
BUILDING FOOTPRINT (PHASE II)	0 SF	13,800 SF
TOTAL BUILDING FOOTPRINT AREA	0 SF	36,100 SF
ASPHALT DRIVE AND PARKING (PHASE II)	0 SF	41,900 SF
ASPHALT DRIVE AND PARKING (PHASE II)	0 SF	19,550 SF
TOTAL ASPHALT DRIVE AND PARKING AREA	0 SF	61,450 SF
CONCRETE SIDEWALK AREA (PHASE II)	0 SF	3,279 SF
CONCRETE SIDEWALK AREA (PHASE II)	0 SF	2,070 SF
TOTAL CONCRETE SIDEWALK AREA	0 SF	5,349 SF
ELECTRICAL TRANSFORMER PAD	0 SF	40 SF
MECHANICAL SIGN FOOTPRINT	0 SF	100 SF
WALL EQUIPMENT PAD	0 SF	30 SF
TOTAL CONCRETE PAD:	0 SF	200 SF

**PARKING CALCULATIONS (MINIMUM REQUIRED)**

RETAIL: 1 SPACE PER 300 SQ FT  
2,400 SQ FT / 60 = 40 SPACES

WAREHOUSE: 1 SPACE PER 2000 SQ FT  
9600 / 2000 = 4.8 SPACES

OFFICE: 2.5 SPACES PER 1000 SQ FT  
192,000 / 2.5 = 76,800 SPACES

**TOTAL REQUIRED PARKING AT SPACES**

HANDICAP SPACES REQUIREMENT  
1 PER 50 FEET FRONT - 1 SPACES

**PROPOSED OPEN AREA CALCULATION**

TOTAL SITE AREA: 270,240 SF  
TOTAL IMPERVIOUS AREA: 18,440 SF  
TOTAL OPEN AREA: 251,800 SF

% OPEN AREA = 100,000 / 251,800 \* 100 = 39.7%

**IMPERVIOUS SURFACE RATIO CALCULATION**

TOTAL SITE AREA: 270,240 SF  
TOTAL IMPERVIOUS AREA: 18,440 SF

ISR = 18,440 / 270,240 \* 100 = 6.8%

This drawing shall be electronically stored by the user upon completion of a digital signature and shall be the property of the user and shall not be used for any other purpose without the written consent of the user.

DRAWING CERTIFICATION

NOT FOR CONSTRUCTION

IF ALL ELEMENTS OF THE LAYOUT ARE NOT TO BE USED, THESE ELEMENTS SHALL BE DELETED FROM THE DRAWING TO AVOID ANY CONFUSION.

REVISIONS

Number	Description	Date

DRAWING TITLE

COVER SHEET

**OWNER INFORMATION AND SIGNATURE**

OWNER NAME: HWY 40 PROPERTY LLC  
REPRESENTATIVE: BARRY BOUJAZZ  
OWNER ADDRESS: 12400 FL-40, OCALA, FL 34481  
PHONE NUMBER: 352-455-8477  
EMAIL: bbojazz@hwp.com

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

PRINTED NAME: SALAH BOUJAZZ MDR

DATE: \_\_\_\_\_

PROJECT # 2023044

DATE AUGUST 9, 2024

SHEET #

C0.00







1 SITE CONCEPT PLAN  
 1" = 40'-0"

This drawing is the intellectual property of ZACH KASKY ARCHITECTURE, LLC. It is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ZACH KASKY ARCHITECTURE, LLC.

NOT FOR CONSTRUCTION

REVISIONS

Number	Description	Date

DRAWING TITLE  
**SITE CONCEPT PLAN**

PROJECT # 2023044  
 DATE AUGUST 9, 2024  
 SHEET #

**C10.00**

8/9/2024 3:22:21 PM