

March 29, 2024

PROJECT NAME: URGENT CARE LOT 7 - MARICAMP MARKET CENTRE

PROJECT NUMBER: 2024020072

APPLICATION: CONCEPTUAL REVIEW #31182

1 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 an 1.69 ac parcel (PID 37491-103-07) 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 12,835 sf (59.03%). 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.

2 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: The driveway does not meet spacing requirements and needs to be moved further to the east.

3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: no comments

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

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

6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Marion County has reviewed 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.

7 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.

- 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: 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.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: No wetland or floodplain present.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]  
STATUS OF REVIEW: INFO  
REMARKS: No ESOZ or FPOZ
- 12 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: Primary Springs Protection Zone
- 13 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 or exemption will be required for major site plan.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS: If species present, preservation and/or mitigation may be required.
- 15 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 note will be a requirement on cover page for major site plan.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: Please note: 15' wide C-Type buffer will be required along all property lines per Land Development Code Sec. 6.8.6.

17 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]."



# 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: FEBRUARY 16, 2024

### A. PROJECT INFORMATION:

Project Name: URGENT CARE LOT 7 - MARICAMP MARKET CENTRE

Parcel Number(s): 37491-103-07

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: Lot 7 of Maricamp Market Centre Phase 1 will be reconfigured for the proposed Urgent Care Facility, the remainder of lot 7 will become part of the existing lot 6.

### 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 # \_\_\_\_\_

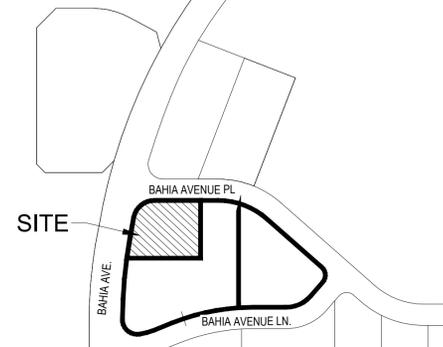
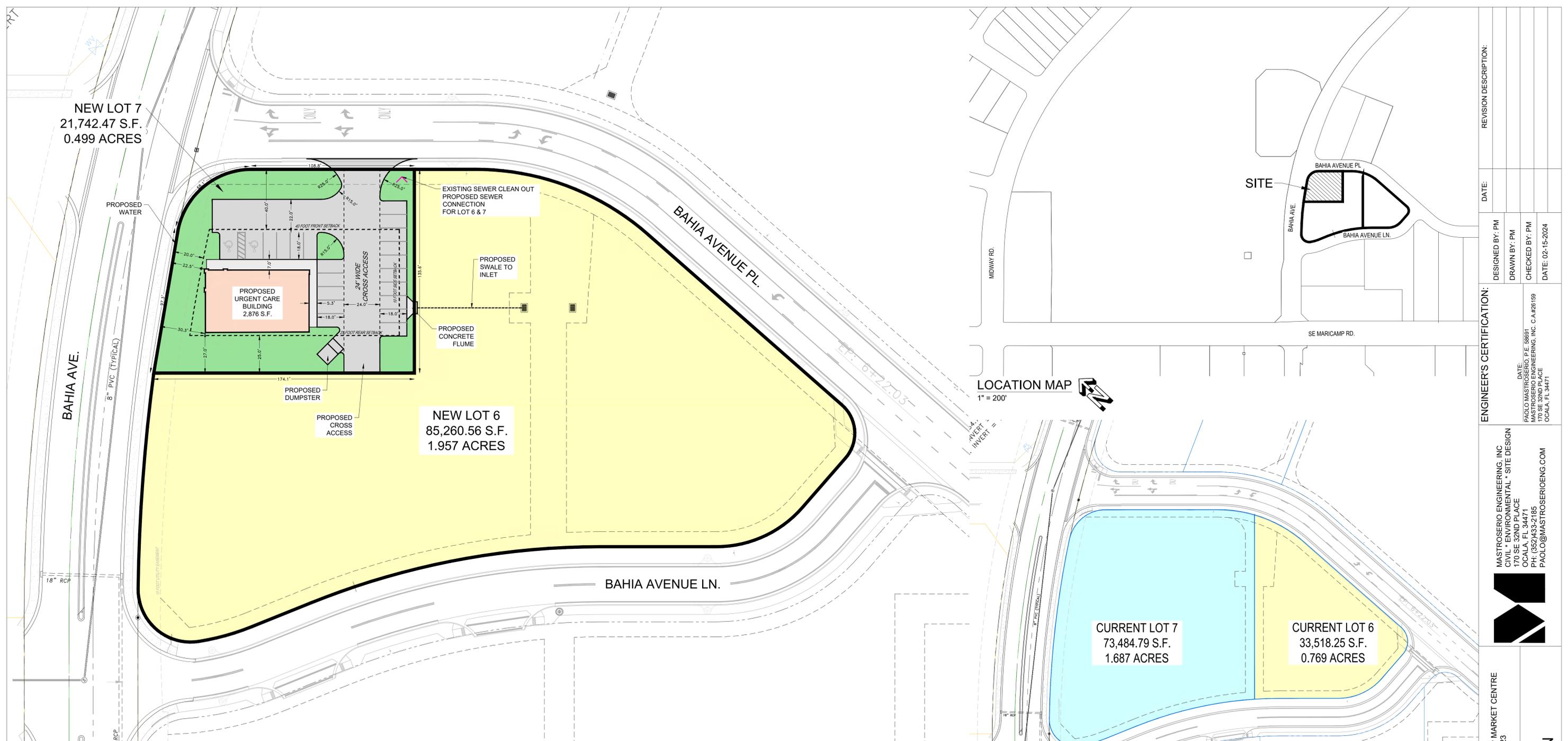
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Revised 6/2021

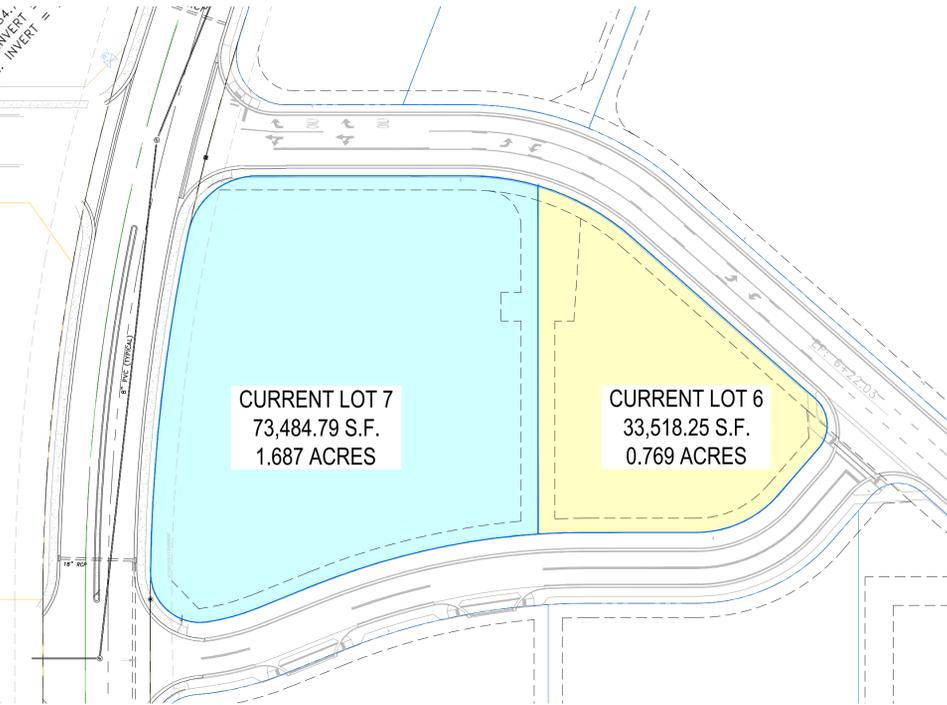
CLEAR FORM

Empowering Marion for Success

marionfl.org



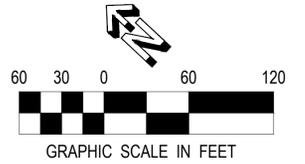
**LOCATION MAP**  
1" = 200'



**CURRENT LOT SIZES**  
1" = 60'

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

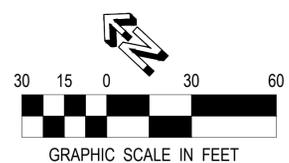
EXISTING COVERAGE:	21,742 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	2,876 S.F. (13.23%)
PROPOSED PAVEMENT:	9,037 S.F. (41.56%)
PROPOSED CONCRETE:	922 S.F. (4.24%)
TOTAL PROPOSED IMPERVIOUS:	12,835 SF (59.03%)
OPEN SPACE:	8,907 SF (40.97%)



**INDEX OF SHEETS**  
C1 CONCEPTUAL PLAN



**CONCEPTUAL PLAN**  
1" = 30'



**SITE DATA:**

PROJECT NAME: URGENT CARE LOT 7 - MARICAMP MARKET CENTRE  
 PROJECT LOCATION: SILVER SPRINGS SHORES, FL. SEC 8, TWP. 16, RGE. 23  
 P.I.D.: 37491-103-07

OWNER: MARICAMP LAND, LLC.  
 ADDRESS: 2441 NE 3RD ST. STE. 201  
 OCALA, FL. 34470

TOTAL SITE AREA: 21,742 S.F. = 0.50 ACRES +/-  
 CURRENT ZONING: B-4  
 CURRENT LAND USE: COM  
 BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR  
 BUILDING USE: MEDICAL OFFICE  
 BUILDING F.A.R.: 0.1323 (2,876 SF)

**DRAINAGE NOTE:**

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

**PROPOSED DEVELOPMENT:**

THE EXISTING LOT (7) TO BE DEVELOPED IS LOCATED IN THE MARICAMP MARKET CENTRE PHASE 1 SUBDIVISION SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP AN URGENT CARE FACILITY ON A PORTION OF EXISTING LOT 7. THE REMAINING PORTION OF LOT 7 WILL BE ADDED TO LOT 6.

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 MEDICAL 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 MEDICAL CENTER:  
 REQUIRED: 1 SPACES PER 250 S.F.  
 2,876 S.F. / 250 = 11.5 = 12 SPACES

TOTAL REQUIRED = 12 SPACES  
 TOTAL PROVIDED = 21 SPACES (19 REGULAR, 2 HANDICAP)

ENGINEER'S CERTIFICATION:		DESIGNED BY: PM	DATE:
PAOLO MASTROSERIO, P.E. 56891 170 SE 32ND PLACE OCALA, FL 34471		DRAWN BY: PM	DESIGNED BY: PM
PAOLO MASTROSERIO, P.E. 56891 170 SE 32ND PLACE OCALA, FL 34471		CHECKED BY: PM	DATE: 02-15-2024
REVISION DESCRIPTION:			
PROJECT: URGENT CARE LOT 7 - 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			