

March 15, 2024

PROJECT NAME: CIRCLE K - SW HWY 484 & SW 49TH COURT ROAD

PROJECT NUMBER: 2024020098

APPLICATION: CONCEPTUAL REVIEW #31225

1 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]."

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: Please provide.
- 3 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: Secondary Springs Protection Zone, please identify on cover sheet.
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Will need an environmental assessment or exemption letter completed.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?  
STATUS OF REVIEW: INFO  
REMARKS: Planning staff has concerns regarding truck access point on SW HWY 484, which is the only ingress point for these trucks in the proposed plan, causing concerns over the flow of traffic with the ingress of trucks to the subject property. Planning staff suggests providing internal cross access from the internal access road to the south, providing an alternative access point on SW 49th Court Road. This road should be developed prior to truck fueling stations being built. As SW 49th Court Road is proposed as a point of egress, traffic flow of trucks attempting to enter the business will need to use the same road in order to access HWY 484 from the south. Internal access points for this PUD will be needed to address these concerns, it is reasonable to assume a large amount of freight traffic at these fueling stations will be from the freight logistic centers internal to this PUD. Potential concerns over the flow of large commercial vehicles will need to be mitigated prior to planning staff approval of this project.
- 7 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:
- 8 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 required.
- 9 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: Will need a note regarding concurrency approval vs deferral election on cover sheet of plan at time of submittal.

- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: 1. Planning staff has questions what additional portions of this parcel will be used for in the future.  
2. Buffering along ROW will be a 15' type C buffer. SW 49th Court Road buffer is only 10'.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: ACREAGE: 15.84  
FLU: CD  
ZONING: PUD
- 12 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:
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
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.
- 14 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS:
- 15 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: INFO  
REMARKS: Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Conceptual Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 - Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities service area with water available on the north side of SW Hwy 484. Sewer force main available in either direction ~2100' with expected connection tripped based on development. Dev/EoR to coordinate recommended sewer connection location with MCU prior to submitting Major Site Plan to (1) determine sewer flows and (2) preferred direction of sewer force main connection.

18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. 15' buffer required along SW 49th Court Rd, waiver required for 10'

2. South and East buffer requirements to be discussed with staff.

3. Confirm road name on plan, does not match on maps

19 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: 1. A traffic impact analysis is required. A traffic methodology is required to be approved prior to conducting the traffic study.

2. The driveways wont meet spacing requirements. The driveway on SW 49th Avenue and the western most driveway on CR 484 need to be removed. This is currently a single parcel that will require platting.

Coordinated access away from the signalized intersection needs to be provided with the development of this gas station.

3. Cross access easements along CR 484 and SW 49th Avenue will be required.

20 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 15.84 ac parcel (PID 41205-003-01) that is currently zoned PUD. The plan currently proposes 1 DRA for the project site. Per the MCPA, the existing impervious coverage is 0 SF. The plan proposed the addition of a 5,650 sf building, however 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 are two County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.

21 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: n/a



**Marion County  
Board of County Commissioners**

AR 31225

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: 02/28/2024

**A. PROJECT INFORMATION:**

Project Name: Circle K - SW Hwy 484 & SW 49th Court Road  
Parcel Number(s): 41205-003-01  
Section <sup>9</sup>            Township <sup>17</sup>            Range <sup>21</sup>            Land Use CD Zoning Classification PUD  
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other             
Type of Plan: CONCEPTUAL PLAN  
Property Acreage <sup>3.48</sup>            Number of Lots <sup>N/A</sup>            Miles of Roads <sup>N/A</sup>             
Location of Property with Crossroads Southeast corner of SW Hwy 484 & SW 49th Court road  
Additional information regarding this submittal: The proposed project is a convenience store with 14 fueling positions, 5 high speed diesel lanes and associated structures.

**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: Kimley Horn & Associates Contact Name: Jarod Stubbs  
Mailing Address: 1530 Cornerstone Blvd Bldg 1, St. 200 City: Daytona Beach State: FL Zip Code: 32117  
Phone # (386)-272-0272 Alternate Phone #             
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

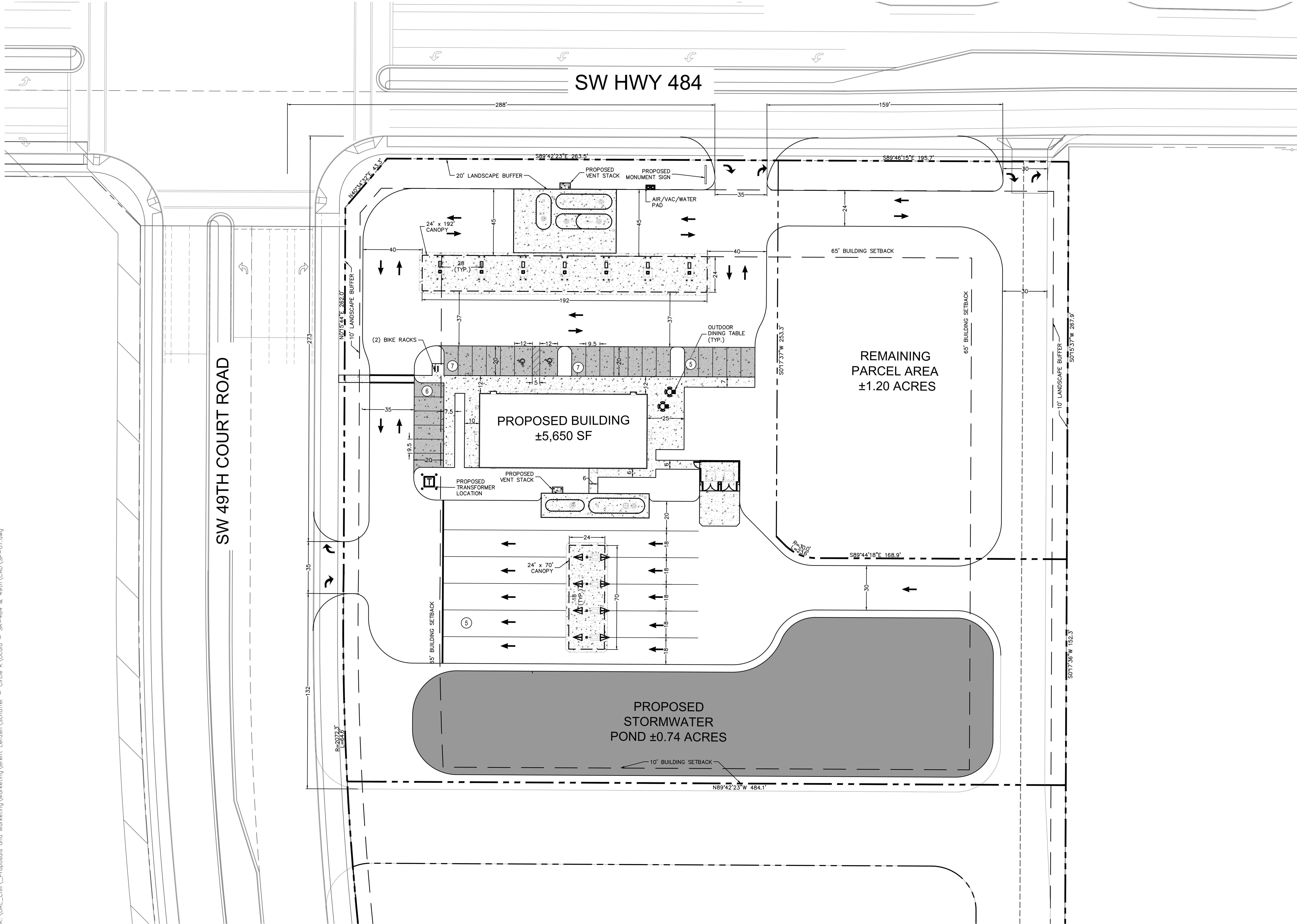
☐ **Surveyor:**  
Firm Name:            Contact Name:             
Mailing Address:            City:            State:            Zip Code:             
Phone #            Alternate Phone #             
Email(s) for contact via ePlans:           

**Property Owner:**  
Owner: 484 Road Runner Resources LLC Contact Name:             
Mailing Address: 5700 SW HWY 484 City: Ocala State: FL Zip Code: 34473  
Phone #            Alternate Phone #             
Email address:           

**Developer:**  
Developer: Schaffer Construction Contact Name: Tracey Carrasco  
Mailing Address: 5700 Granite Parkway Suite 940 City: Plano State: TX Zip Code: 75024  
Phone # (972)-834-6608 Alternate Phone #             
Email address: tcarrasco@schafferconst.com

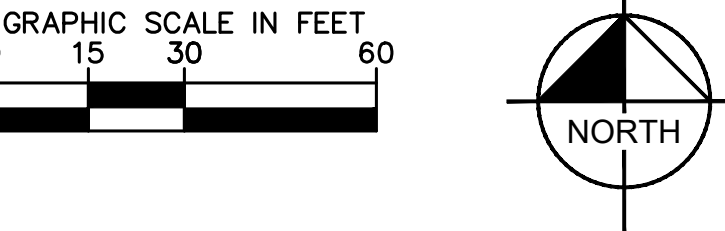
Revised 6/2021

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<b>SITE DATA:</b>		
TOTAL SITE AREA:		±4.68 AC
CIRCLE K SITE AREA:		±3.48 AC
OUTPARCEL SITE AREA:		±1.20 AC
<b>JURISDICTION:</b> MARION COUNTY		
CURRENT ZONING:	PUD-PLANNED UNIT DEVELOPMENT	
<b>PROVIDED PARKING:</b>		
PROPOSED STANDARD (9.5'x20')		23 SPACES
PROPOSED HC SPACES (12'x20')		2 SPACES
PROPOSED TRUCK SPACES (18'x75')		5 SPACES
TOTAL SPACES PROVIDED		30 SPACES
<b>REQUIRED PARKING:</b>		
RETAIL STORE 1 PER 200 SF OF FLOOR AREA		29 SPACES
TOTAL SPACES REQUIRED		29 SPACES

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SP-07

CIRCLE K - SW HWY 484 & SW 49TH CT ROAD

MARION COUNTY, FL

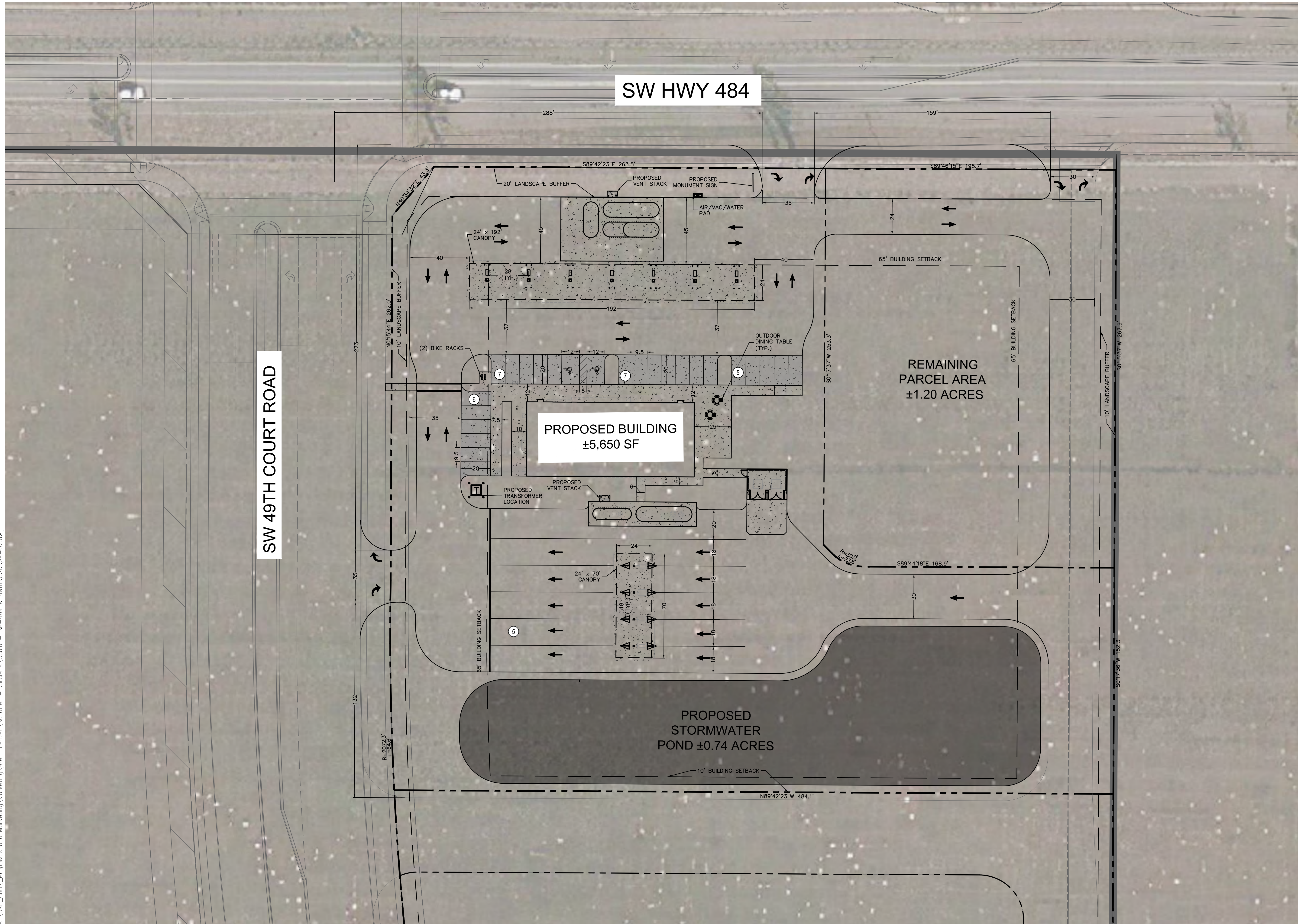
## CONCEPTUAL SKETCH

1/4/2024 - CONTACT JAROD STUBBS, P.E. (386) 271-0272

Kimley»Horn

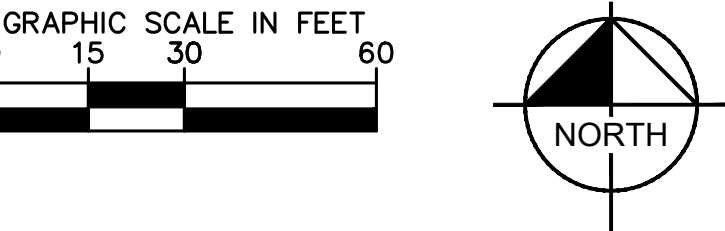


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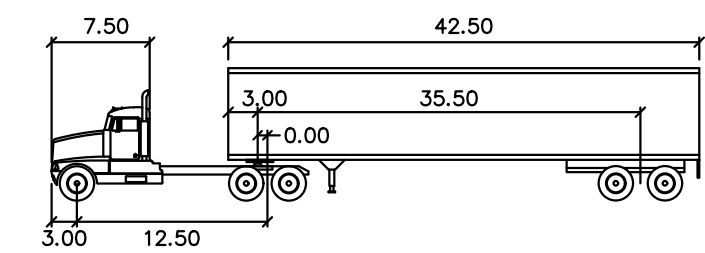


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WB-50

	feet	
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 17.7
Tractor Track	: 8.00	Articulating Angle : 70.0
Trailer Track	: 8.50	

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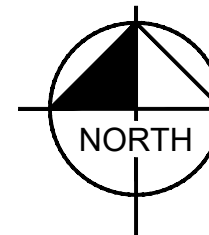
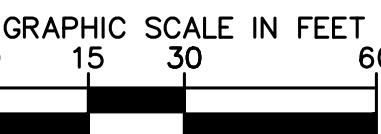
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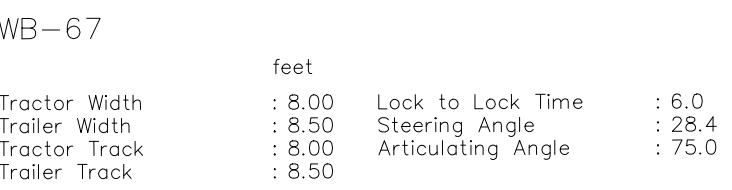
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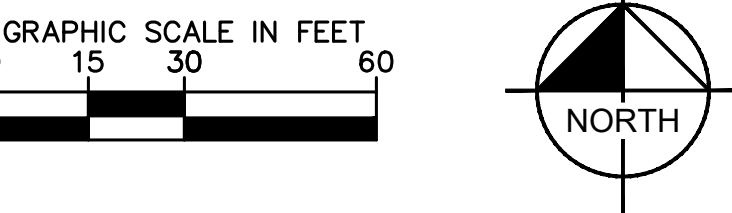


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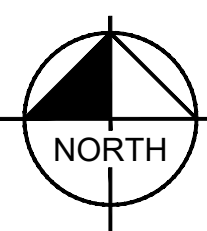
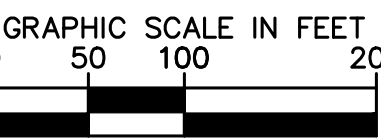
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