

March 15, 2024

PROJECT NAME: CRS @ MARION OAKS BLVD & SW 36TH AVE RD

PROJECT NUMBER: 2022100125

APPLICATION: CONCEPTUAL REVIEW #29293

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: INFO. Parcels 8006-0698-07, -08, and -09 are currently zoned B2 and are 2.84 acres in size total. The concept plan proposes development of a commercial retail store on the southwest corner of Marion Oaks Blvd and SW 36th Avenue Rd with associated parking, driveways, and drainage facilities. The plan currently proposes 1 DRA for the project site. Per MCPA, the existing impervious coverage on the parcels is 0 SF. The proposed total impervious area is not identified in the concept plan other than 10,640 SF for the building. 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 no FEMA Special Flood Hazard Areas or County Flood Prone Areas on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: 1. A traffic assessment will be required.
2. Sidewalk is require on Marion Oaks Blvd and SW 36th Avenue Road.
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: 1. Planning and zoning to determine if 10' buffers are required. 2. Suggest preserving as many trees as possible on site to help with mitigation numbers
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: N/A

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area with public water available by standard connection. No public sewer available within connection distance; connection will be required within 365 days' notice of sewer availability. Not in any primary springs protection zone.
- 9 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.
- 10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: The proposed turn around for emergency access will need to be a minimum of 20 feet in width with the asphalt painted with fire department access no parking and signage posted. Also it appears the turn around proposed is too small for the ladder apparatus.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Limited to the uses within the B-2 zoning classification - Label the proposed use
Please provide a major site plan consistent with Table 2.11-1 of the LDC
Need an environmental assessment
Please show SF of all structures
Please provide parking calculations
Please provide open space calculations and tree counts
Please show dimensions and setbacks of all improvements
show dimensions and setbacks of pylon sign
Please label zoning and land use on subject property and adjacent properties
Show/demonstrate screening for dumpster area
Show building height
Label and demonstrate buffers for project- C Type along ROWs
Please provide landscaping plan to show landscaping of parking area
Label overlay zones (Floodzone, Springs Protection, Farmland Preservation area)
- 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: FLUE: COM
B-2
- 13 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: Future Land Use is Commercial, zoning is Community Business (B-2).

- 14 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: The project site plan must include the following Cover Sheet note:
"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: The site development plan(s) will need to list the site acreage and building square footage and resulting Floor Area Ratio which may not exceed 1.0. For multi-story buildings, square footages must be provided for each floor along with a cumulative total, and include information regarding the type of use(s) for the various square footages. This information is required for concurrency, traffic, utility, emergency services, and addressing purposes.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: The site development plan(s) will need to list the site's gross acreage, acreages of any specialized areas, if any, such as wetland, floodplain, etc., and their percentages of the site.
- 17 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: In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan:
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."



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: 10/13/2022

A. PROJECT INFORMATION:

Project Name: CRS @ Marion Oaks Blvd & SW 36th Ave Rd
Parcel Number(s): 8006-0698-07, 8006-0698-08, 8006-0698-09
Section 26 Township 17S Range 21E Land Use COM Zoning Classification B-2
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: Conceptual Plan
Property Acreage +/- 2.84 ac. (total) Number of Lots 3 Miles of Roads 0
Location of Property with Crossroads SW corner of the intersection of Marion Oaks Blvd & SW 36th Ave Rd
Additional information regarding this submittal: _____
Proposed use is a +/- 10,640 square foot single story, single tenant commercial-retail store. Based on the ITE 10th Ed. criteria (814) total daily trips are 677 with 73 PM peak hour trips. This does not include pass through reductions.

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: Vector Civil Engineering Contact Name: Al Tilly
Mailing Address: 1449 SW 74th Dr Suite 200 City: Gainesville State: FL Zip Code: 32607
Phone # (352) 333-3233 x200 Alternate Phone # _____
Email(s) for contact via ePlans: atilly@vectorcivileng.com

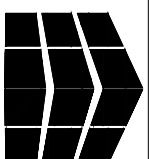
☐ **Surveyor:**
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: Shahrzad & Negar Sheibani Contact Name: N/A
Mailing Address: 111 Sunnyview St City: Ashland State: OR Zip Code: 97520
Phone # N/A Alternate Phone # _____
Email address: N/A

Developer:
Developer: Concept Development, Inc Contact Name: Matt Cason
Mailing Address: 1449 SW 74th Dr Suite 200 City: Gainesville State: FL Zip Code: 32607
Phone # (352) 333-3233 Alternate Phone # _____
Email address: matt@conceptcompanies.com

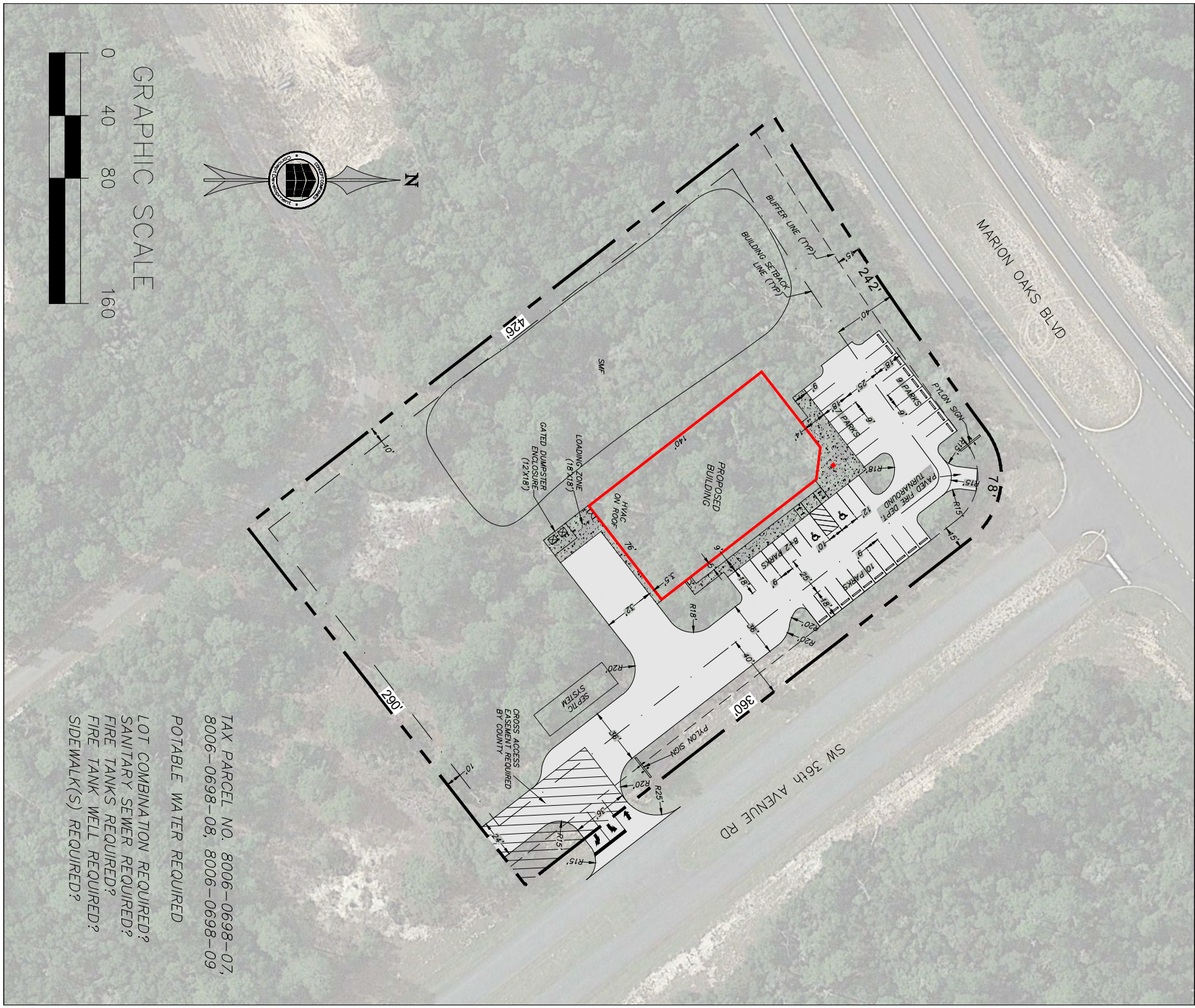
Revised 6/2021

PRELIMINARY SITE PLAN		CITY, STATE	OCALA, FL	
		STREET:	TBD MARION OAKS BLVD	
BUILDING:	1-STORY, PEMB	PROPOSED USE:	SINGLE TENANT COMMERCIAL RETAIL STORE	
BLDG./SALES SF:	10,640/8,513	NAME:	BRIAN CRAWFORD	DATE:
ACREAGE:	±2.75	PHONE #:	(352) 333-3233 x200	
PARKING SPACES:	36	DESIGNER:	AL TILLY	



CONCEPT
COMPANIES

1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607
License# GC01919491 / WWW.CONCEPTCOMPANIES.NET



TAX PARCEL NO. 8006-0698-07,
8006-0698-08, 8006-0698-09
POTABLE WATER REQUIRED

LOT COMBINATION REQUIRED?
SANITARY SEWER REQUIRED?
FIRE TANKS REQUIRED?
FIRE TANK WELL REQUIRED?
SIDEWALK(S) REQUIRED?