



CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: August 27, 2024
TO: Planning & Zoning Commission
FROM: Sean Lanier, PE, CFM, City Engineer
SUBJECT: SUB24-45629 Maricamp Marketplace
Conceptual Subdivision Plan

Presented for your consideration is the conceptual subdivision plan for Maricamp Marketplace. The plan proposes four lots for this commercial subdivision on 9.244 acres with B-2 zoning. The plan was prepared by American Civil Engineering Company and the developer is Maricamp Marketplace Holdings LLC.

The project will extend an existing frontage road for access to the lots along with extending a master drainage retention area and existing access road at the rear of the development. No lot within the subdivision will have direct access to Maricamp Road.

Water, sanitary sewer, roads, and drainage will be privately maintained. A site plan is required for review and approval for the development of each lot. A traffic impact analysis has been submitted and is currently under review.

The City Engineer's Office is recommending approval of the conceptual subdivision plan subject to approval of the traffic impact analysis prior to City Council consideration.