

August 15, 2025

PROJECT NAME: TRACTOR SUPPLY MAJOR SITE PLAN

PROJECT NUMBER: 2024020084

APPLICATION: DRC WAIVER REQUEST #33165

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: DISCUSSION/CONDITIONAL APPROVAL:

With a 8/9/25 visit to the site, staff observed that significant site grading has begun in relation to the site and proposed replat subdivision that will encompass this site; however, staff is not aware that a prior LDC Waiver to enable site development before plan approval was granted - this is a concern.

If this waiver is to be granted, it should be granted as a Conditional Approval as follows: No permit for this request may be issued unless and until the resubmittal for the site's corresponding Final Plat/Replat Subdivision Application AR# 32790 has been received (as that application is pending resubmittal at this time), and No Final Inspection(s) shall occur unless and until the corresponding Final Plat/Replat Subdivision Application AR# 32790 has been approved and recorded in the Marion County Official Record Plat Books.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL on re-submittal of final plat (AR 32790).

Retail/fenced outdoor display area is a permitted use in Regional Business (B-4) zoning. Site is: (1) Commercial (COM) Future Land Use (FLU) designation, (2) Primary Springs Protection Zone (PSPZ), (3) FEMA Flood Zone X, (4) Along Bahia Ave Pl; adjacent to Bahia Rd (major local).

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: Parcel 37491-003-00 is located within the Marion County Utility Service Area and will be served by Marion County Utilities for both water and sewer services. MCU has no objection to the start of construction for this project. The utilities shown on the plat have been previously installed. MCU has provided comments on the final plat under AR# 32790, none of which affect the construction of this project.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: no comments

6 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT

STATUS OF REVIEW: INFO

REMARKS: APPROVED

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: No Stormwater objections
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSEOUT
STATUS OF REVIEW: INFO
REMARKS: 8/14/25 - Plat approvals for this area have been challenging, however, owner indicates acceptance of related risk and final C.O hold. Access management, including cross-access, should be understood as a key requirement that needs to be resolved to the satisfaction of the Office of the County Engineer during the final plat process.



**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

33165

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/30/2025 Parcel Number(s): 37491-003-00, AR#31659 Permit Number: 2024020084 - SITE
2024081458 - BLDG.

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TRACTOR SUPPLY MAJOR SITE PLAN Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): MARICAMP LAND, LLC
Signature: [Signature]
Mailing Address: 2441 NE 3RD ST, STE. 201 City: OCALA
State: FL Zip Code: 34471 Phone # 352-629-6101
Email address: JOHN@IPSOCALA.COM

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT
Reason/Justification for Request (be specific): The owner requests a waiver to allow the commencement of Building

Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 7.31.25 Project # 2025080006 AR # 31659 33165

ZONING USE: Parcel of record: Yes ☐ No ☐

Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐

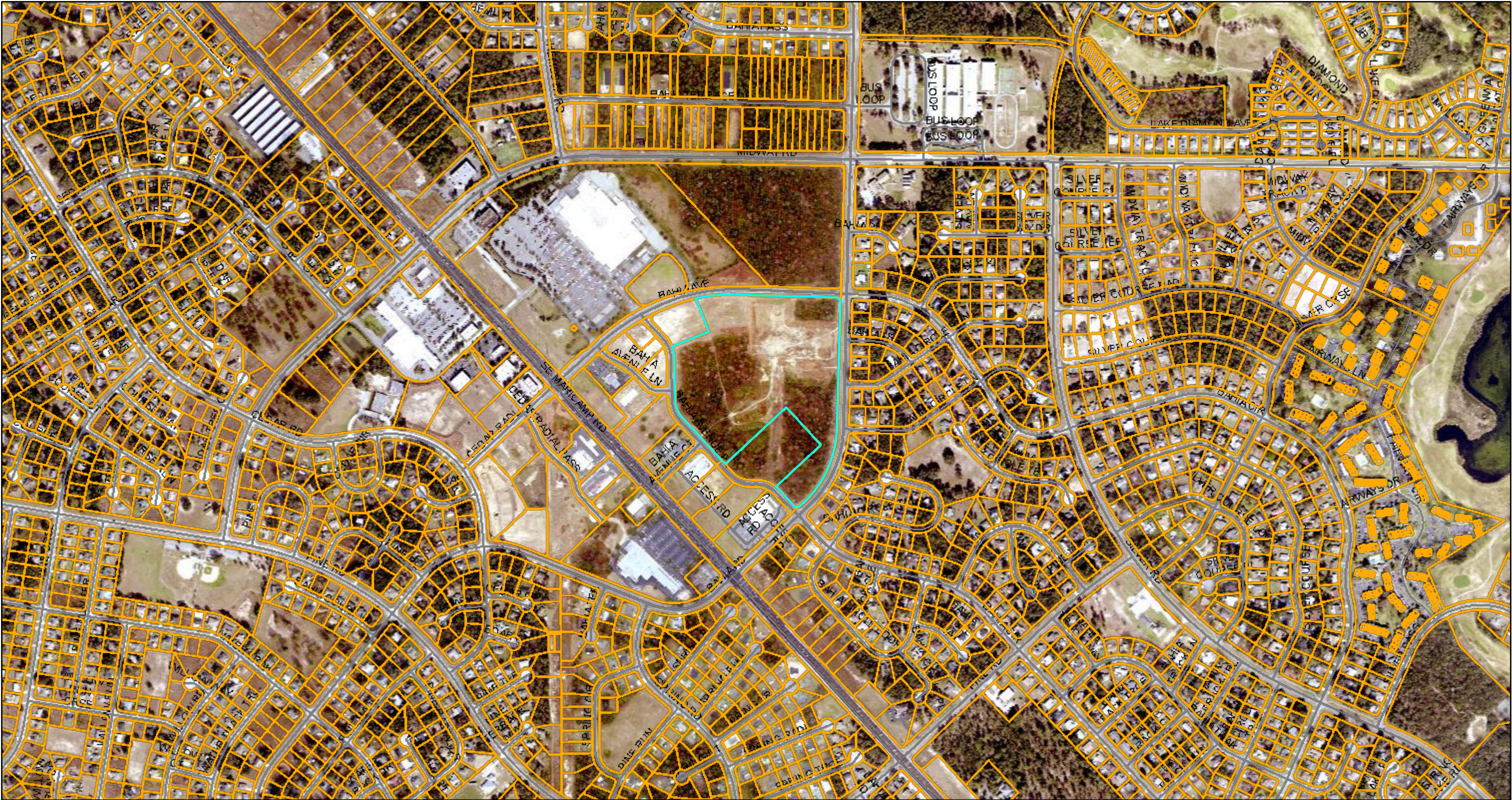
Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

Empowering Marion for Success

marionfl.org

Marion County Florida - Interactive Map



8/15/2025, 1:58:55 PM

1:9,028

Marion County

Parcels

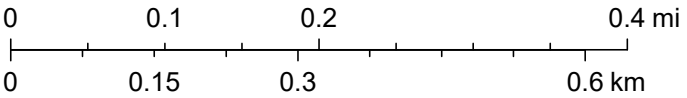
Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3



Marion County Property Appraiser, OCE, Marion County
BOCC