

September 3, 2025

PROJECT NAME: SOUTHERN PRO FENCE & GATE, LLC.

PROJECT NUMBER: 2024100071

APPLICATION: DRC WAIVER REQUEST #33247

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: Defer to stormwater
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED – Parcel 36887-000-00 is within the City of Belleview Utility Service Area. MCU has no comments regarding the waiver. The City of Belleview will need to review the Minor Site Plan when submitted to evaluate flows and potential impacts on their system. MCU will require a Letter of Availability and Capacity to Serve from the City of Belleview during plan review.  
This parcel is located inside the Urban Growth Boundary and within the Primary Springs Protection Zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.

STATUS OF REVIEW: INFO

REMARKS: Staff supports the waiver with the following conditions: 1) Applicant to provide one-for-one compensating storage onsite for net increase in impervious area. 2) Stormwater staff to be included in the review of the minor site plan.

9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: SOUTHERN PRO FENCE & GATE, LLC.

STATUS OF REVIEW: INFO

REMARKS: APPROVED - The site will still have to meet all LDC requirements for cross access, driveway spacing, sidewalk, etc with the Minor Site Plan.



**Marion County  
Board of County Commissioners**

# 33247

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687


**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8-19-25 Parcel Number(s): 36887-000-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Southern Pro Fence & Gate, LLC. Commercial ☒ Residential ☐  
Subdivision Name (if applicable): Richards Survey  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 2&3 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): Southern Pro Holdings, LLC. Dustin W. Enochs, Manager  
Signature:   
Mailing Address: 15870 SE 36th Ave City: Summerfield  
State: FL Zip Code: 34491 Phone # 352-245-1775  
Email address: dustin@southernproinc.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Division 21. - Major Site Plan  
Reason/Justification for Request (be specific): Onsite existing impervious exceeds 9,000 sf per Sec. 2.21.1.A.(1).  
This project proposes to remove portions of existing impervious and propose four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 SF. Increased traffic trips are minimal for this project compared to existing operation. A minor site plan will still be submitted.

**DEVELOPMENT REVIEW USE:**

Received By: EMAILED 8/19 Date Processed: 8/20 Project # 2024100071 AR # 33247

**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): \_\_\_\_\_

## LDC DIVISION 21 – MAJOR SITE PLAN

### **Sec. 2.21.1. - Applicability.**

A. Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area. B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application. C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original



signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1)

Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 2.21.2. - Submittal requirements.**

A. Major Site Plan applications shall be submitted to the Office of the County Engineer. Multi-phase Major Site Plans may include a separate sheet showing independent, standalone phasing and shall not be subject to a separate Master Plan application. B. A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer. C. Digital submission of plans shall be coordinated through the Office of the County Engineer and available through [www.marioncountyfl.org/ePlans.aspx](http://www.marioncountyfl.org/ePlans.aspx). D. For paper submissions, the number of copies submitted shall be established by resolution. E. Development Review Plan Application available at the Office of the County Engineer. F. General application requirements shall be as shown on Table 2.11-1 Application Requirements. G. A copy of the vertical and horizontal control notes shall be submitted to the Office of the County Engineer for review.

(Ord. No. 13-20, § 2, 7-11-2013)

#### **Sec. 2.21.3. - Review and approval procedures.**

A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. B. One approved plan shall be returned to the applicant. C. Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.

(Ord. No. 13-20, § 2, 7-11-2013)

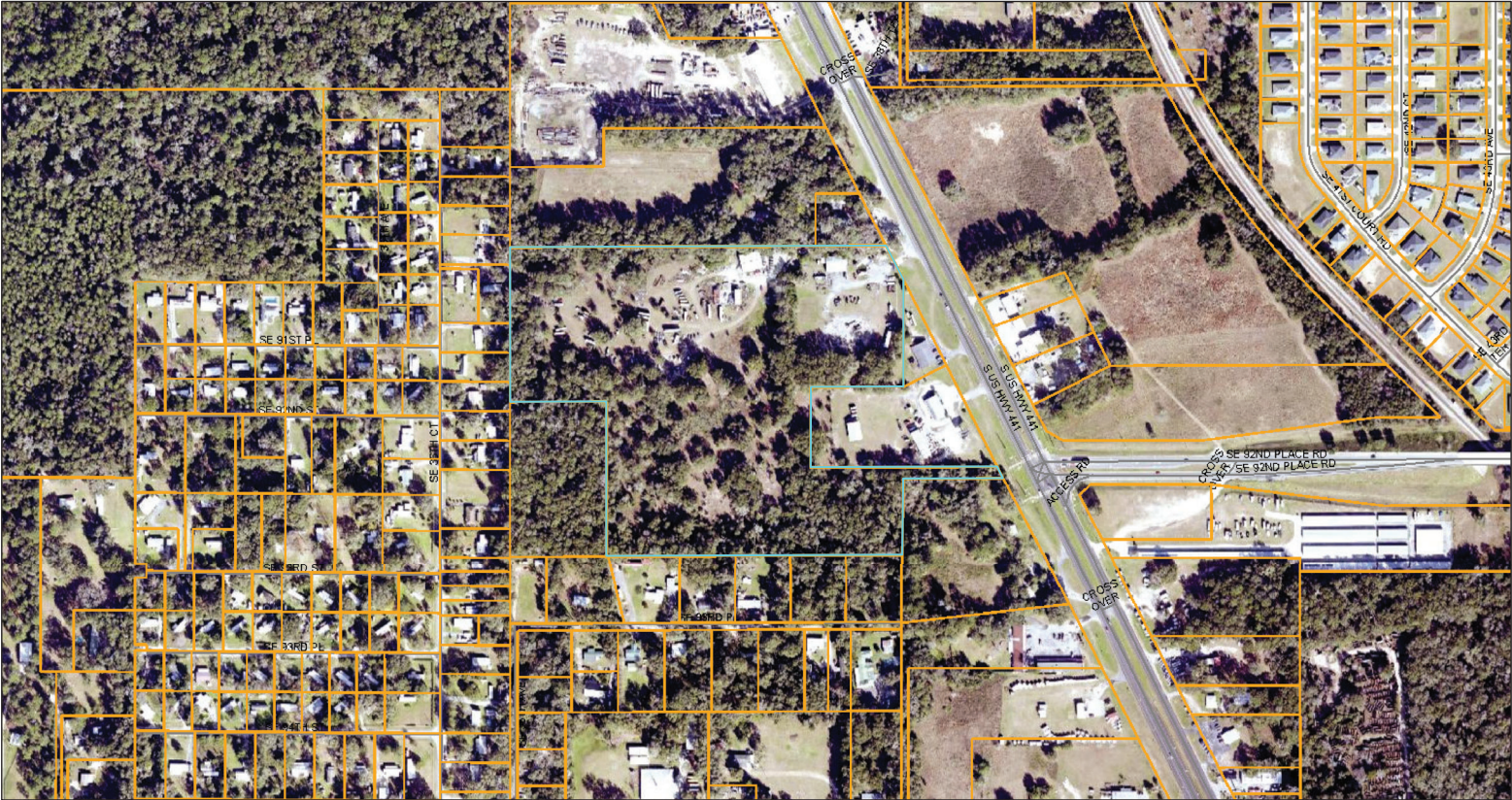
#### **Sec. 2.21.4. - Construction, completion, and close out.**

B. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B.If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a

appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request onsite existing impervious exceed 9,000 sf per Sec. 2.21.1.A(1). This project proposes to remove portions of existing impervious and proposes four (4) buildings that store construction materials. The net increase in impervious, after the existing impervious is removed, is 5,228 sf. Increased traffic trips are minimal for this project compared to existing operations. A minor site plan will be submitted.

Marion County Florida - Interactive Map



9/3/2025, 9:39:09 AM

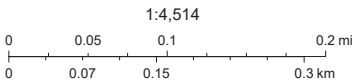
- Marion County

Streets

Green: Band\_2
- Parcels

Aerial 2024

Blue: Band\_3
- Red: Band\_1



Marion County Property Appraiser, OCE, Marion County  
BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



