



SUBMITTAL SUMMARY REPORT Waiver STA-000299-2026

PLAN NAME:	JR Plastics - Accessory Building Addition	LOCATION:	5111 S PINE AVE UNIT F OCALA,
APPLICATION DATE:	02/02/2026	PARCEL:	31239-005-02
DESCRIPTION:	<p>LDC 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.</p> <p>A waiver is requested to not submit or provide a Major Site Plan for this project. A building plan has been submitted and is under review by the Building Dept. A site plan was submitted with the Building application, the proposed 10,200 SF building is being placed over existing impervious area it will be an open air steel building to be utilized for storage of existing materials produced onsite. There will not be an impervious area increase or a pervious area decrease. The existing site has been approved for 9.7 acres of impervious area. The existing & proposed impervious area equals 6.28 acres. Therefore, the proposed building & impervious areas are allowable and do not exceed the approved impervious area. This is merely an accessory use building to serve the existing business and this development will not have any adverse impacts to the development.</p>		

CONTACTS	NAME	COMPANY
Applicant	Paolo Mastroserio	Mastroserio Engineering, Inc

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	02/02/2026	02/11/2026	02/25/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/11/2026	02/06/2026	Approved	
Fire Marshal (Plans) (Fire)	Anthony Marino	02/11/2026	02/02/2026	Approved	
<i>Comments</i>	Fire Review has been approved. All site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/11/2026	02/03/2026	Informational	
<i>Comments</i>	Defer to OCE stormwater. If this waiver is approved, a minor site plan will still be needed.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/11/2026	02/03/2026	Approved	
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/11/2026	02/24/2026	Approved	
OCE Property Management (Plans) (Office of the County Engineer)		02/11/2026	02/11/2026	Informational	
<i>Comments</i>	ROW is not a reviewer for waivers. -EMW 02.11.2026				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/11/2026	02/03/2026	Informational	
<i>Comments</i>	The proposed structure is being added over existing impervious area and the site's current impervious area was approved under ARs 3937 & 13505				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/11/2026	02/05/2026	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/11/2026	02/02/2026	Approved	
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/11/2026	02/06/2026	Informational	
<i>Comments</i>	Parcel 31239-005-02 is within the Marion County Utility service area, but outside of current connection distance. No proposed flows are shown on the site plan regarding the addition of the open-air building. The City of Ocala has public water immediately available; however, public sewer is approximately 2,000 feet away.				



**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 COMMITTEE WAIVER REQUEST FORM

Date: 02-01-2026 Parcel Number(s): 31239-005-02 Permit Number: BLDC25-1100031

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: JR PLASTICS - ACCESSORY BUILDING ADDITION 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): DRW REAL ESTATE, LLC
Signature: *[Handwritten Signature]*
Mailing Address: 5111 S PINE AVE, UNIT F City: OCALA
State: FL Zip Code: 34480 Phone # 352-425-4797
Email address: JWEAR@JRPLASTICS

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 - MAJOR SITE PLAN
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO NOT SUBMIT OR PROVIDE A MAJOR

SITE PLAN FOR THIS PROJECT. A BUILDING PLAN HAS BEEN SUBMITTED AND IS UNDER REVIEW BY THE BUILDING DEPARTMENT. A SITE PLAN WAS SUBMITTED WITH THE BUILDING APPLICATION, THE PROPOSED 10,200 S.F. BUILDING IS BEING PLACED OVER EXISTING IMPERVIOUS AREA. IT WILL BE AN OPEN AIR STEEL BUILDING TO BE UTILIZED FOR STORAGE OF EXISTING MATERIALS PRODUCED ONSITE. THERE WILL NOT BE AN IMPERVIOUS AREA INCREASE OR A PERVIOUS AREA DECREASE. ---(justification continued on next page)

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ 2.21 - MAJOR SITE PLAN (CONTINUED)

Reason/Justification for Request (be specific):

THE EXISTING SITE HAS BEEN APPROVED FOR 9.7 ACRES OF IMPERVIOUS AREA. THE EXISTING & PROPOSED IMPERVIOUS AREA EQUALS 6.28 ACRES. THEREFORE, THE PROPOSED BUILDING & IMPERVIOUS AREAS ARE ALLOWABLE AND DO NOT EXCEED THE APPROVED IMPERVIOUS AREA. THIS IS MERELY AN ACCESSORY USE BUILDING TO SERVE THE EXISTING BUSINESS AND THIS DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACTS TO THE DEVELOPMENT. SEE SITE PLAN FOR FURTHER CLARIFICATION.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

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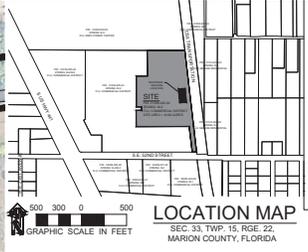
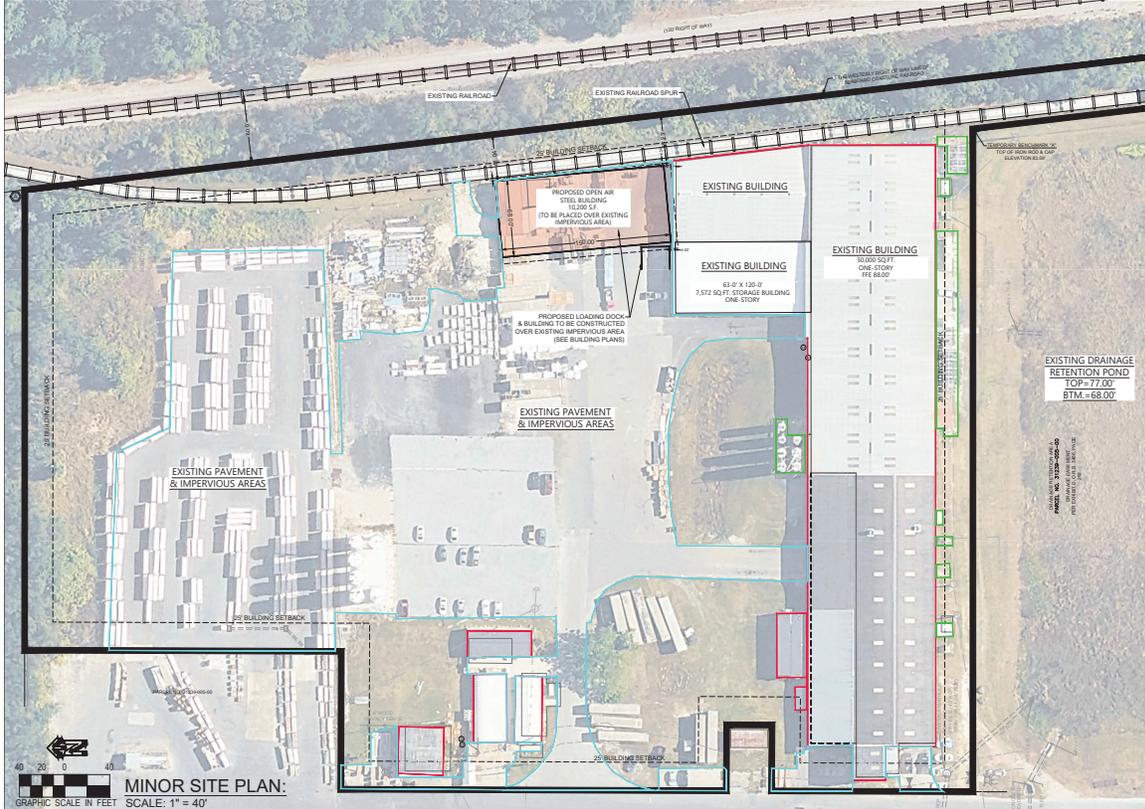
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

JR PLASTICS BUILDING ADDITION - MINOR SITE PLAN



SITE DATA:
 PROJECT NAME: JR PLASTICS BUILDING ADDITION - MINOR SITE PLAN
 PROJECT LOCATION: 5111 S PINE AVE. UNIT F, OCALA, FL 34480, SEC. 33, TWP. 15, RGE. 22
 P.I.D.: 31239-005-02
 OWNER: DRW REAL ESTATE, LLC JAMES WEAR, MGRM
 ADDRESS: 601 BRICKELL KEY DR, SUITE 505, MIAMI, FL 33131
 SITE AREA: 467.206 S.F. = 10.72 ACRES +/-
 CURRENT ZONING: M-2
 COMMERCIAL DISTRICT (CD)
 BUILDING SETBACKS: 40' FRONT, 25' SIDE, 25' REAR
 BUILDING USE: STORAGE FACILITY FOR MATERIALS PRODUCED ONSITE
 BUILDING F.A.R.: 0.75 ALLOWABLE

PROPOSED DEVELOPMENT DESCRIPTION:
 THE EXISTING PARCEL IS LOCATED IN MARION COUNTY, FL. THE INTENT IS TO CONSTRUCT A NEW OPEN AIR STEEL STORAGE BUILDING FOR MATERIALS PRODUCED IN THE EXISTING BUILDING AND OPERATION. A LOADING DOCK IS ALSO PROPOSED TO LOAD/UNLOAD STORED MATERIAL. THE PROPOSED BUILDING AND LOADING DOCK WILL BE PLACED OVER EXISTING IMPERVIOUS AREA. NO IMPERVIOUS AREA WILL BE ADDED TO THE SITE. NO NEW EMPLOYEES ARE PROPOSED. NO WATER OR SEWER CONNECTIONS ARE PROPOSED. NO PARKING IS PROPOSED. NO LANDSCAPING IS PROPOSED. THIS IS MERELY A STORAGE BUILDING TO FACILITATE THE CURRENT BUSINESS.

DATA BLOCK OF SITE COVERAGE:
 (ONSITE COVERAGE ONLY)

TOTAL SITE AREA =	467.206 S.F. OR 10.72 ACRES.
EXISTING COVERAGE:	
BUILDINGS:	86,677 S.F. (18.55%)
CONCRETE:	5,768 S.F. (1.23%)
PAVEMENT:	181,254 S.F. (38.80%)
IMPERVIOUS COVERAGE:	273,699 S.F. (58.58%)
OPEN SPACE:	193,507 S.F. (41.42%)
PROPOSED COVERAGE:	
EXISTING BUILDINGS:	86,677 S.F. (18.55%)
PROPOSED BUILDING:	10,200 S.F. (2.16%)
CONCRETE:	5,768 S.F. (1.23%)
PAVEMENT:	171,054 S.F. (36.61%)
IMPERVIOUS COVERAGE:	273,699 S.F. (58.58%)
OPEN SPACE:	193,507 S.F. (41.42%)
TOTAL PROPOSED IMPERVIOUS:	273,699 S.F. (58.58%) (6.28 ACRES)
OPEN SPACE:	193,507 S.F. (41.42%) (4.44 ACRES)

NOTE: NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED AND THE OPEN SPACE ONSITE REMAINS THE SAME.

DRAINAGE NOTE:
 PER PRIOR APPROVED DRAINAGE CALCULATIONS, THE ALLOWABLE IMPERVIOUS AREA ON THIS SITE EQUALS 9.7 ACRES. THIS PROJECT WILL RESULT IN 6.28 ACRES OF TOTAL IMPERVIOUS AREA. THEREFORE, THE PROPOSED IMPROVEMENTS ARE WITHIN THE PERMITTED PARAMETERS.

MINOR SITE PLAN:
 GRAPHIC SCALE IN FEET SCALE: 1" = 40'

48 HOURS BEFORE YOU DIG
1-800-432-4770
 IT'S THE LAW IN FLORIDA

UTILITIES SERVICE PROVIDERS:

1. POWER (SECO)	(850) 694-4808
2. GAS & NAT. TELEPHONE (COG)	800. ORANGE@ORANGE.COM
3. GAS (SECO)	(850) 435-2878
4. WATER & SEWER (MARION COUNTY)	(352) 327-6600

SURVEYOR
 RW BARRONDA & ASSOCIATES
 1300 SE 27TH AVE., STE. 103
 OCALA, FL 34477
 (352) 652-3132

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE SUCCESSOR AND ASSIGNED OWNER, INDIVIDUALLY OR JOINTLY, AND OWNERS OF THE IMPROVEMENTS AS SHOWN ON THE PLANS HEREON. I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE OWNER AND I HAVE ACCEPTED THE SAME. I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE OWNER AND I HAVE ACCEPTED THE SAME. I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE OWNER AND I HAVE ACCEPTED THE SAME.

JAMES WEAR MGRM
 DRW REAL ESTATE LLC
 2015 S PINE AVE. UNIT F
 OCALA, FL 34480
 PHONE: (352) 435-8137
 EMAIL: JWEAR@JRPLASTICS.COM

ENGINEER'S CERTIFICATION
 THESE DESIGN DRAWINGS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AS SET FORTH HEREIN. THE DESIGNER ACCEPTS HIS/HER PROFESSIONAL RESPONSIBILITY.

PAOLO MASTROSERIO, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 141444-057001
 P.E. IN THE STATE OF FLORIDA. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAOLO MASTROSERIO
 Digitally signed by PAOLO MASTROSERIO
 Date: 2026.02.01 14:14:44 -05'00'

PAOLO MASTROSERIO, P.E. 1889
 MASTROSERIO ENGINEERING, INC. C.A. 601038
 170 SE 32ND PLACE
 OCALA, FL 34477

INDEX OF SHEETS:

SHEET NO.	TITLE
001	MINOR SITE PLAN

M MASTROSERIO ENGINEERING, INC.
 CIVIL / ENVIRONMENTAL / SITE DESIGN
 170 SE 32ND PLACE
 OCALA, FL 34477
 PH (352) 433-2181
 FAX (352) 433-2182
 PAOLO@MASTROSERIOENGINEERING.COM

PROJECT: JR PLASTICS BUILDING ADDITION
 MINOR SITE PLAN
 MARION COUNTY, FL SEC. 33, TWP. 15, RGE. 22

TITLE: MINOR SITE PLAN

DATE: 01-30-24
 DESIGNED BY: JWEAR
 CHECKED BY: JWEAR

JOB#: 20-29
SHEET C1 of 01