

May 31, 2023

PROJECT NAME: BATTAGLIA NICK

PROJECT #2023050118 APPLICATION #30240

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **APPROVED**

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **DEFER TO STORMWATER**

The site will be over 9,000 SF of impervious surface.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **DEFER TO STORMWATER**

THE SITE WILL BE OVER THE 9,000 SF IMPERVIOUS SURFACE REQUIREMENT.

FLU: RL

Zoning: A-1

ESOZ: NO

Springs Protection Zone: PRIMARY

Farmland Preservation: NO

Urban Growth Boundary: NO

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **ARPPROVED - no flows affected**

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

The applicant owns a 5.03 -acre parcel (36342-008-06) and according to the MCPA, there is approximately 10,471 sf existing impervious area on-site. The applicant is proposing to add 4,367 sf for a breezeway and extension as well as a pool. The total existing and proposed impervious area is 14,838 sf. The site will be approximately 5,838 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Areas on the west side of the property. Staff recommends approval with conditions.



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 5/23/23 Parcel Number(s): 36342 - 008 - 06 Permit Number: 2023 65170

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Battaglia, Nick Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot 10 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): Battaglia, Nick, Lee
Signature: Nick L. Battaglia
Mailing Address: 156 SE 169 4th PL City: Ocala
State: FL Zip Code: 34480 Phone #: 1 408 690 0540
Email address: _____

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

Firm Name (if applicable): MARK Rodriguez Construction Contact Name: MARK
Mailing Address: PO Box 2044 City: LADY LAKE
State: FL Zip Code: 32159 Phone #: 352 267 5371
Email address: MARK the builder 1913 S 4th ave, com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____

Reason/Justification for Request (be specific): WE ARE PLANNING A GARAGE, COVERED CARPORT WITH A SWIMMING POOL & A BREEZEWAY

DEVELOPMENT REVIEW USE:

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

ZONING USE: Parcel of record: 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) Major Site Plan 2021.1.A

Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan for adding a breezeway & extension for a covered porch. The site will be over the allowed 9,000 sf per Marion County LDC. And a future pool.

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):

Existing 10,471 Additional

Garage - 1,600 sf

BREEZEWAY - 648

13677.48



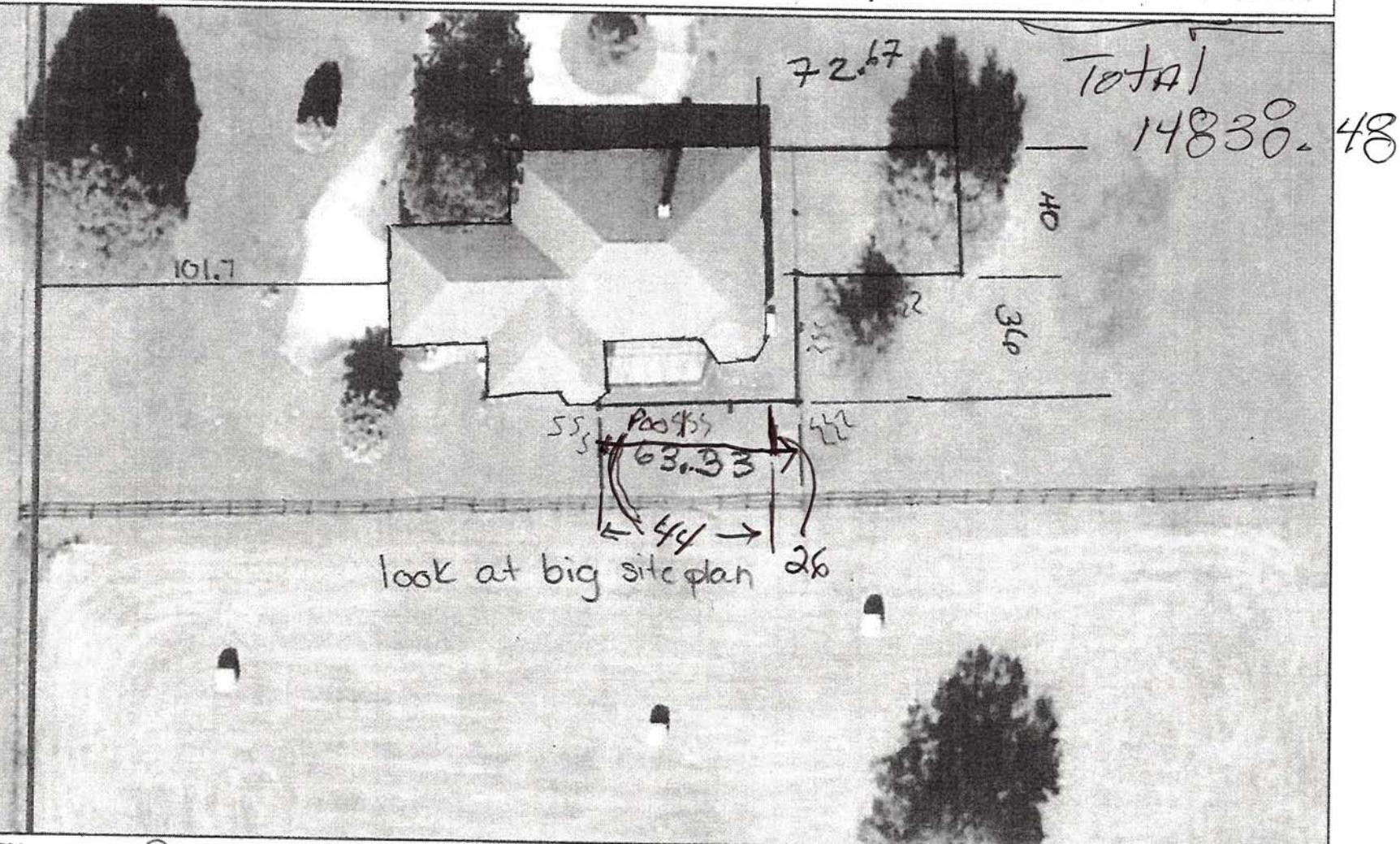
Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

LANAI - 958.48

FUTURE POOL - 1161 sf

1161

Updated every 24 hours



1:564
0 20 40 80 ft
0 5 10 20 m

Parcel ID
36342-008-06

Battaglia Addition

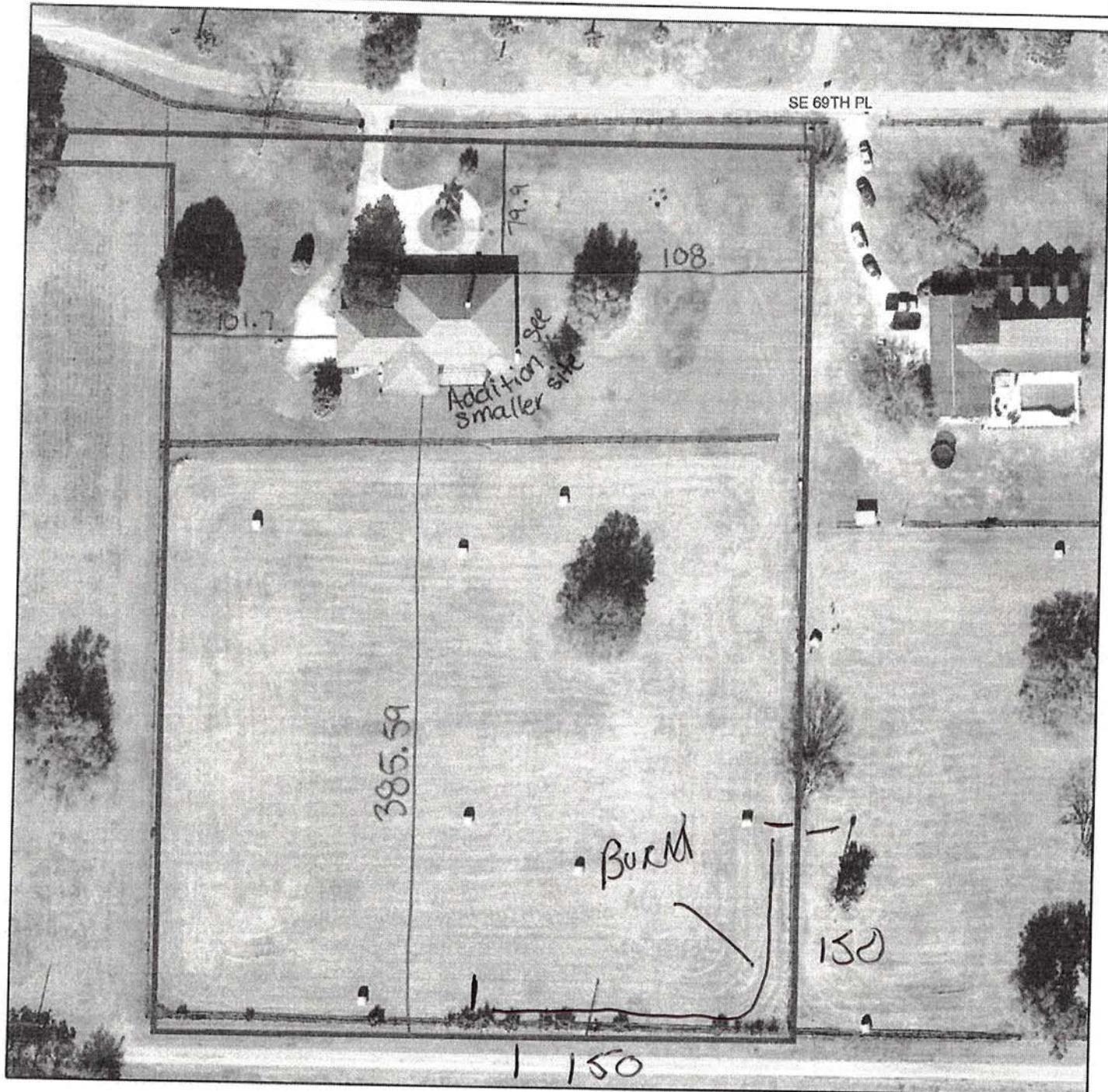
5/12/2023
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



1:1,128

0 50 100 200 ft
0 15 30 60 m

Battaglia Addition
Parcel ID 36342-008-06

5/12/2023

Marion County Property Appraiser
Marion County, FL

15 11

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