

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: 2023651701

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

Project Name: Battaglia Nick Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 6 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 69th PL City: Ocala  
State: FL Zip Code: 34480 Phone # 1 408 690 2340  
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: 32158 Phone # 352 267 5371  
Email address: markthebuilder1963@yahoo.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): WE ARE PLANNING A GARAGE, COVERED  
CARAV WITH A HOTTICE POOL & A BREEZEWAY

**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) 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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Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_



EXISTING 10,471 Addition Garage - 1,600 &  
BRECKWAY - 648

13677.48

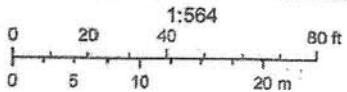
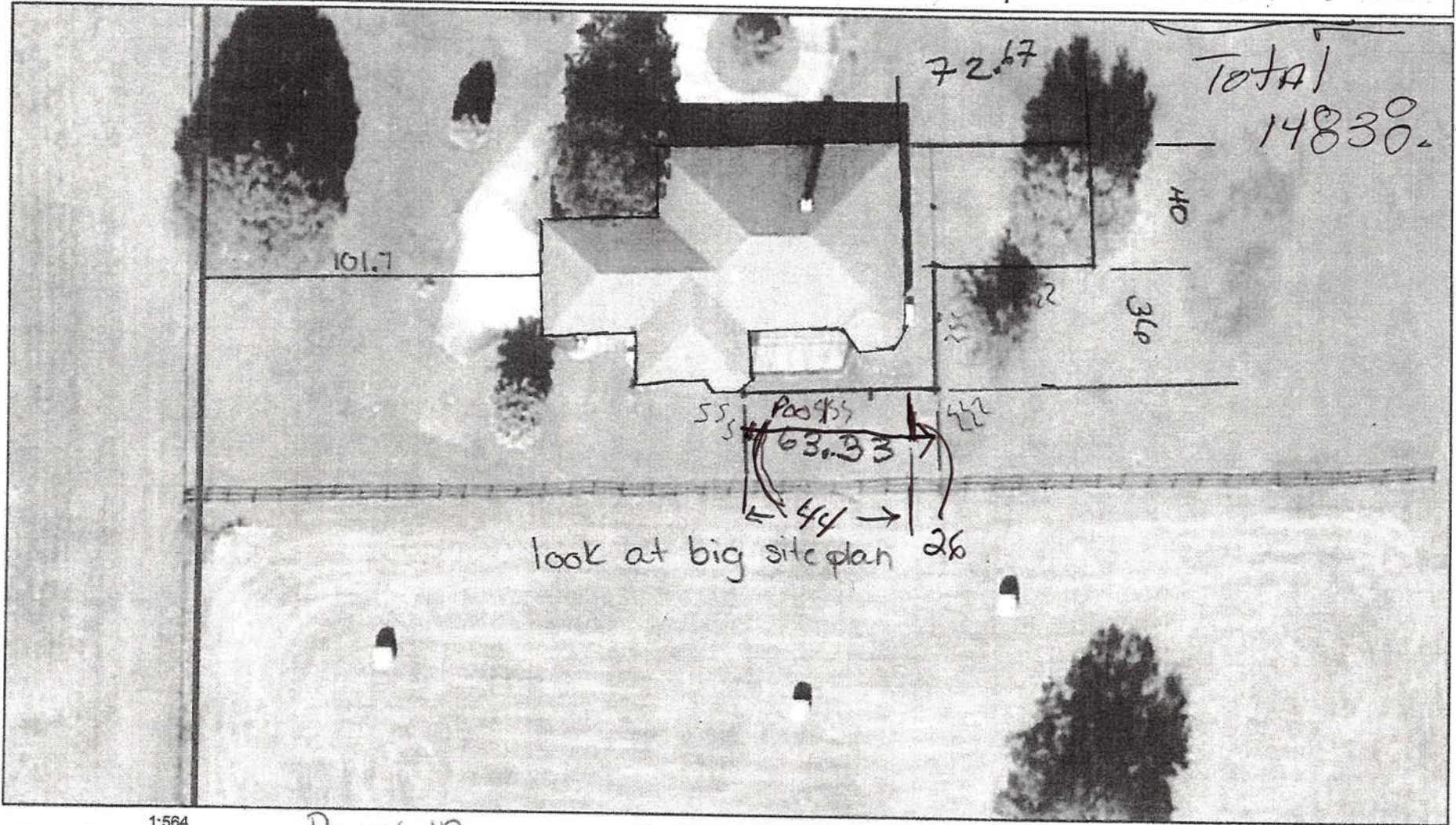


**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

Lanai - 958.48  
Future POOL - 1161 &

1161

Updated every 24 hours



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.



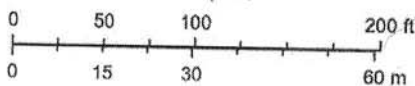


**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

Updated every 24 hours



1:1,128



**Battaglia Addition**

Parcel ID 36342-008-06

5/12/2023

Marion County Property Appraiser  
Marion County, FL



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