

March 28, 2024

PROJECT NAME: MAX AND SAMMY'S USED CARS

PROJECT NUMBER: 2014020012

APPLICATION: DRC WAIVER REQUEST #31272

- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL AS REQUESTED: Subject to the replacement of the indicated building for the new metal 40' x 50' building. Any further improvements will require reconsideration at that time.
[Site future land use is Commercial, and zoning is Heavy Commercial (B-5)]
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL AS REQUESTED: Approve as proposed with maintaining the buffers along the east, west, and south boundaries, and maintaining the noted existing vegetation to the east and west along NE 35th Street and adding the five (5) ornamental trees as needed.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
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- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area with available water & sewer mains for connection. If not already a customer, connection will be required.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a

- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: applicant has worked with staff; staff supports
- 9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 10 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: n/a
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: The applicant owns a 1.01-acre parcel (24176-000-00) and according to the MCPA, there is approximately 2,522 sf existing impervious area on-site. The applicant is proposing to add 2,240 sf for new buildings. The total existing and proposed impervious area is 4,762 sf. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: Defer to Landscaping
- 15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan
STATUS OF REVIEW: INFO
REMARKS: DENIED - This is a commercial site. It appears there are several deficiencies on this site including driveway width and radius. A site plan is needed to properly review this site and correct any deficiencies.



**Marion County
Board of County Commissioners**

AR #31272

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: 3/7/2024 Parcel Number(s): 24176-000-00 Permit Number: 2024010605

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Max and Sammy's Used Cars 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): Terry Tabor
Signature: [Signature]
Mailing Address: 18885 NW 88th Ave Rd City: Reddick
State: FL Zip Code: 32686 Phone #: 352-572-9691
Email address: NewPhaseConstruction@live.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): New Phase Construction Contact Name: Terry Tabor
Mailing Address: Same as above City: "
State: " Zip Code: " Phone #: "
Email address: "

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Section 2.20.1 Minor site plan
Reason/Justification for Request (be specific): Section 6.8.6 Buffers
See Attached Sheet & Explanation

DEVELOPMENT REVIEW USE:

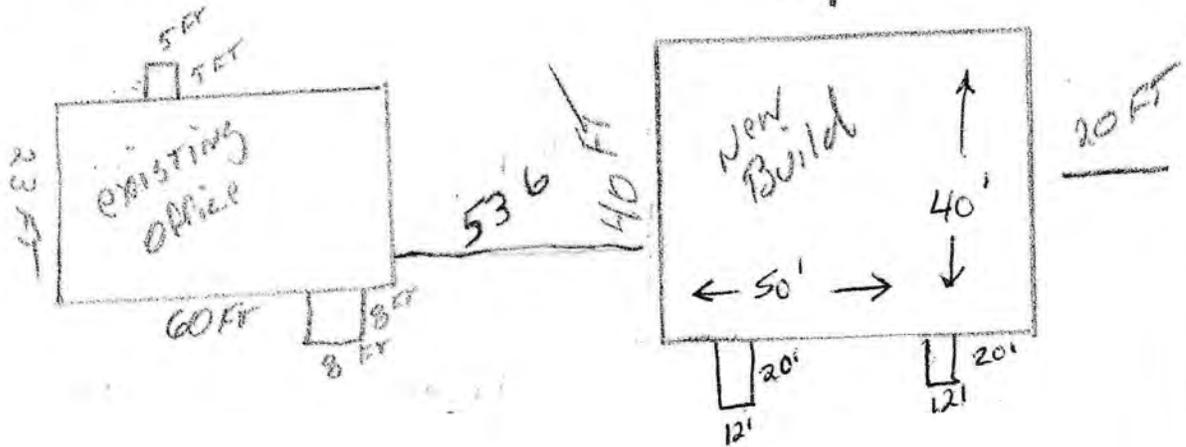
Received By: Email 3/8/24 Date Processed: 3/11/24 CF Project # 2014020012 AR # 31272

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): _____

Permit #24176-000-00
2024010605 210 FT

David Patterson 12/5/23

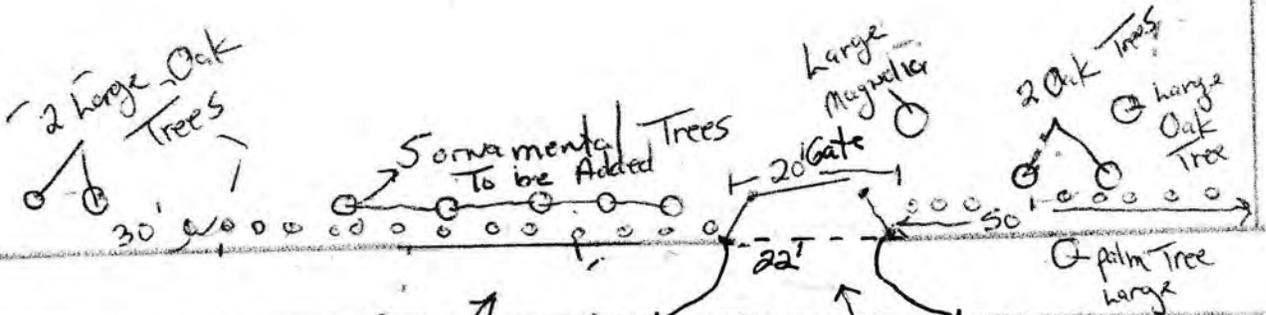
Parcel #



210'



210'



NE 35th STREET
Existing Driveway Permitted & Inspected 7 years ago

From: [terry tabor](#)
To: [Development Review](#)
Subject: Re: Max and Sammy's Used Cars - Waiver Request to Minor Site Plan - 31272
Date: Monday, April 1, 2024 4:16:58 PM
Attachments: [Revised site plan M&S 4-01-2024_20240401_0001.pdf](#)

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This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

On Monday March 25,2024 my wavier application # 31272 for permit #2024010605 was denied by the traffic department of the county engineer's office due to driveway concerns. The following day I contacted the traffic office and was told at first they had not denied the wavier, when I explained I was looking at the denial they told me that was a mistake and to show up at the wavier hearing on April 1 and it would be resolved. When I showed up at the hearing it was denied again by Mr. Watson. When I spoke to Mr. Watson later in the day he asked me about my NEW driveway. I explained there was no new driveway and that I planned to use the existing driveway that was installed approximately 7 years ago according to county requirements, which was inspected by the engineer's office and found to be acceptable. Once Mr. Watson realized that there was no new driveway he told me there was a misunderstanding on their part and that this existing driveway would be fine. He also told me that he would remove the denial and that all would be good, no need to attend the wavier meeting on April 8th. Later today I received a phone call from the county engineer telling me this wasn't true, and that Mr. Watson did not have the power to push the wavier thru without a vote by the board. I was also told that the earliest I could be heard again was April 15 if I filed an appeal today, and that if I didn't file today the next earliest date to have my appeal heard was May 12th. I applied for this permit in January and my steel building has been sitting in the rain for 8 weeks now. I don't know where to go at this point.

From: Development Review <DevelopmentReview@marionfl.org>
Sent: Monday, April 1, 2024 1:45 PM
To: terry tabor <newphaseconstruction@live.com>
Subject: Max and Sammy's Used Cars - Waiver Request to Minor Site Plan - 31272

MR. Tabor,

Per our conversation, attached is the site plan that was included with your waiver. If you need to make adjustments, please do so and return to us.

Let us know if there are questions.

Thanks,
Suzie
Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

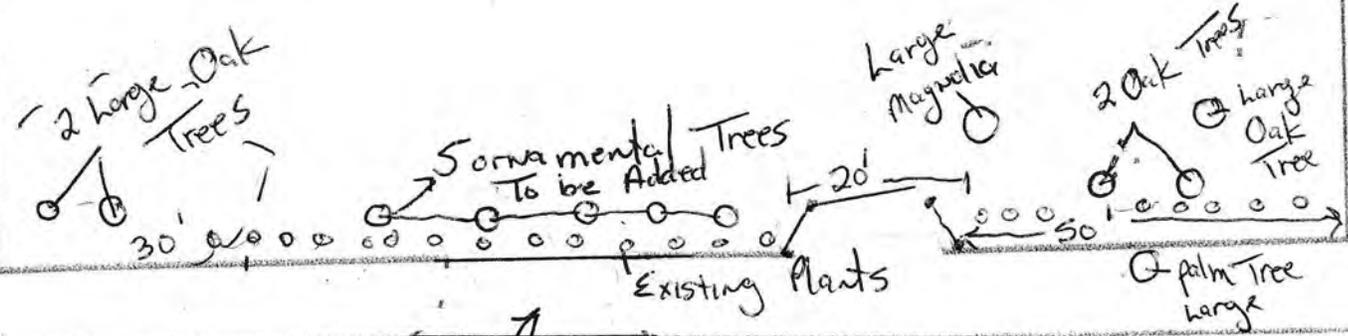
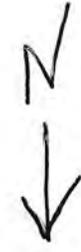
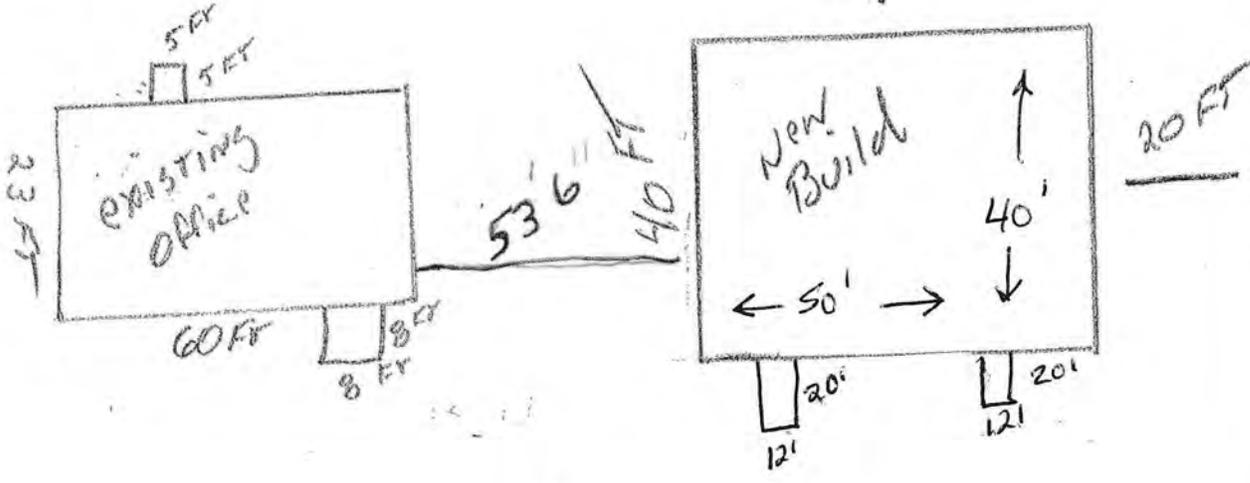
Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

Permit #24176-000-00
2024010605 210 FT

[Signature]
David Patterson 12/5/23

Parcel #



NE 35th STREET

NEW PHASE CONSTRUCTION INC.

STATE CERTIFIED GENERAL AND ROOFING CONTRACTORS

CCC1515219 & CCC1330168

18885 NW 88th AVENUE ROAD

REDDICK, FL 32686

TERRY CELL 352-572-9691

newphaseconstruction@live.com

3/08/2024

To: Developmental Review

Re: Permit #2024010605 Parcel #24176-000-00

Re: Impervious area

A 65' by 24' (1560 sf), 200 sf of concrete, and an old storage building 40' by 20' (800 sf) has been removed (earlier demo permits). The building we are installing is 2000 sf plus 240 sf of driveway we are installing has decreased the impervious area by 320 sf.

Re: Type C Buffer area

We will maintain the existing buffers on the East, West, and South sides of the property, this includes 8' tall Legustrums and assorted other trees. On the North side of the property (NE 35th street) we will maintain the existing plants and add 5 ornamental trees per Susan Harrel in Parks and recreation as there are already 7 full grown shade trees and other plants in place on the north side. The South and West side of the new building will have no doors or windows. These walls will act as a wall for additional buffer. Existing irrigation is still in place.

 3/08/2024