

June 2, 2023

PROJECT NAME: 2023 ADDITION

PROJECT #2009100018      APPLICATION #30209

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED**
  
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **Defer to OCE Storm Water.**
  
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **DEFER TO STORMWATER**  
ACREAGE: 6.29  
FLU: RL  
ZONING: A-1  
ZONING CONSISTENT W/ FLU.  
USE IS CONSISTENT W/ A-1 ZONING.  
FARMLAND PRESERVATION: NO  
URBAN GROWTH BOUNDARY: YES  
SPRING PROTECTION ZONE: PRIMARY  
ESDZ: NO
  
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED** - MCU service area but outside connection distance at this time. Required to connect to public utilities within 365 days' notice.
  
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **N/A**
  
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **N/A**

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A(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.

Note: The applicant owns a 6.29-acre parcel (23940-001-00) and according to the MCPA, there is approximately 21,808 sf existing impervious area on-site. The applicant is proposing to add 4,680 sf of new impervious. The total existing and proposed impervious area is 26,488 sf. The site will be approximately 17,488 sf over the allowed 9,000 sf per Marion County LDC. Ed Abshier will work with MC staff to address the new and existing impervious coverage. There is a Flood Prone Area (NAVD 160') in the NW corner of the lot. 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

AR 30209

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 05/19/2023 Parcel Number(s): 23940-001-00 Permit Number: \_\_\_\_\_  
mm/dd/yyyy

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

Project Name: 2023 Addition Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): N/A  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Vincent Palmire  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 4960 SW 7th Avenue  
City: Ocala State: FL Zip Code: 34471 Phone # \_\_\_\_\_

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier  
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421  
Phone # 352-266-9555 Alternate Phone # 352-245-8592  
Email address: ed@abshiereng.com

**D. WAIVER INFORMATION:**

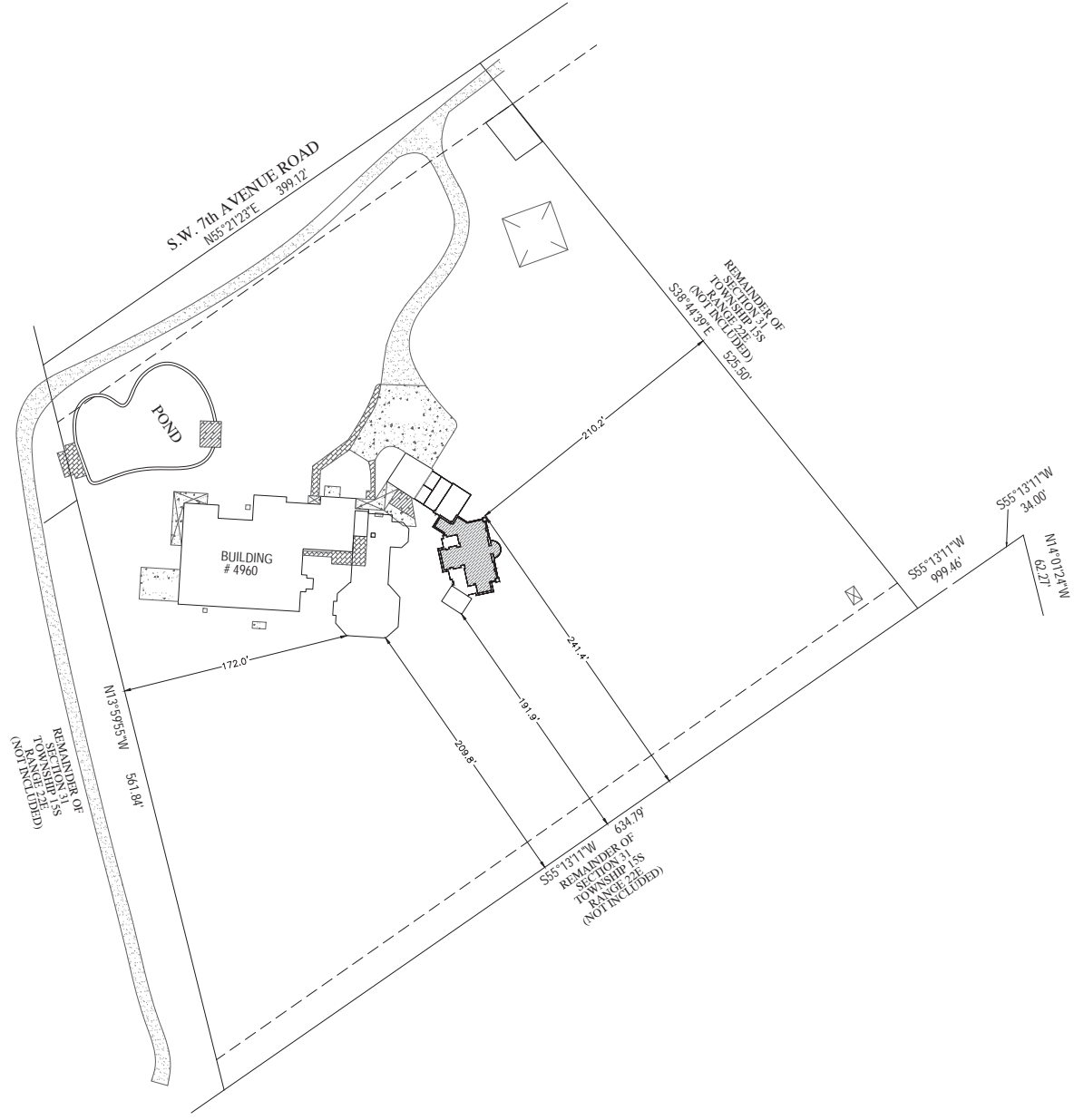
Section & Title of Code: 2.21.1.A - Major Site Plan  
Reason/Justification for Waiver Request: The owner request a waiver from a Site Plan.  
The owner is requesting to add approximately 4,680sf of new impervious area as shown on Site Plan. Owner will work with MC Engineering to mitigate the effects of the increase in stormwater.

**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. \_\_\_\_\_ Must Vacate Plat: Yes ☐ No ☐  
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

Revised 7/2017





# Marion County Florida - Interactive Map

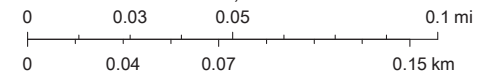


5/20/2023, 10:00:37 AM

- |                         |                |               |
|-------------------------|----------------|---------------|
| Marion County           | Not Maintained | Green: Band_2 |
| Parcels                 | Streets        | Blue: Band_3  |
| County Road Maintenance | Red: Band_1    |               |
| OCE Maintained Paved    |                |               |

Aerial 2021

1:2,257



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Marion County Board of County Commissioners

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