

July 10, 2024

PROJECT NAME: 30X50 BUILDING STEEL

PROJECT NUMBER: 2024060074

APPLICATION: DRC WAIVER REQUEST #31720

- 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 STORMWATER
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: DEFER TO STORMWATER  
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.  
ACREAGE: 5.0  
FLU: RL  
ZONING: A-1
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - City of Belleview Utilities service area; no flows
- 5 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.  
The applicant owns a 5 -acre parcel (45277-015-00) and according to the MCPA, there is approximately 8,142 sf existing impervious area on-site. The applicant is proposing to add 1,500 sf for a steel building. The total existing and proposed impervious area is 9,642 sf. The site will be approximately 642 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.



**Marion County  
Board of County Commissioners**

AR31720

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: 6/28/2024 Parcel Number(s): 45277-015-00 Permit Number: 2024061940

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

Project Name: 30x50 Building Steel 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): Pedro Tlatenchi Aguilar  
Signature: [Signature]  
Mailing Address: 7603 SE 121st Place City: Belleview  
State: FL Zip Code: 34420 Phone #: (352) 361-9037  
Email address: Edwin091opez@hotmail.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): Pedro Tlatenchi Aguilar Contact Name: Pedro T.  
Mailing Address: 7603 SE 121st Place City: Belleview  
State: FL Zip Code: 34420 Phone #: (352) 361-9037  
Email address: Edwin091opez@hotmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2021.1.A - Major Site Plan  
Reason/Justification for Request (be specific): Need to build a 30x50 steel building for storage

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: 6-28-24 Project # 2024060074 AR # 31720

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): \_\_\_\_\_



PROPOSED  
30' x 50'  
STEEL  
STORAGE  
BLDG

45277-015-00

HH(7603)

30'  
50'

20' x  
FROM  
NH

25' x

HH(7595)

DRIVEWAY BLDG

ENL  
SILO  
STORAGE  
BLD

DRIVEWAY PRT

50' x

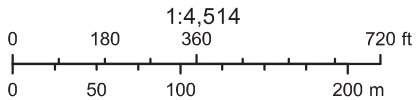
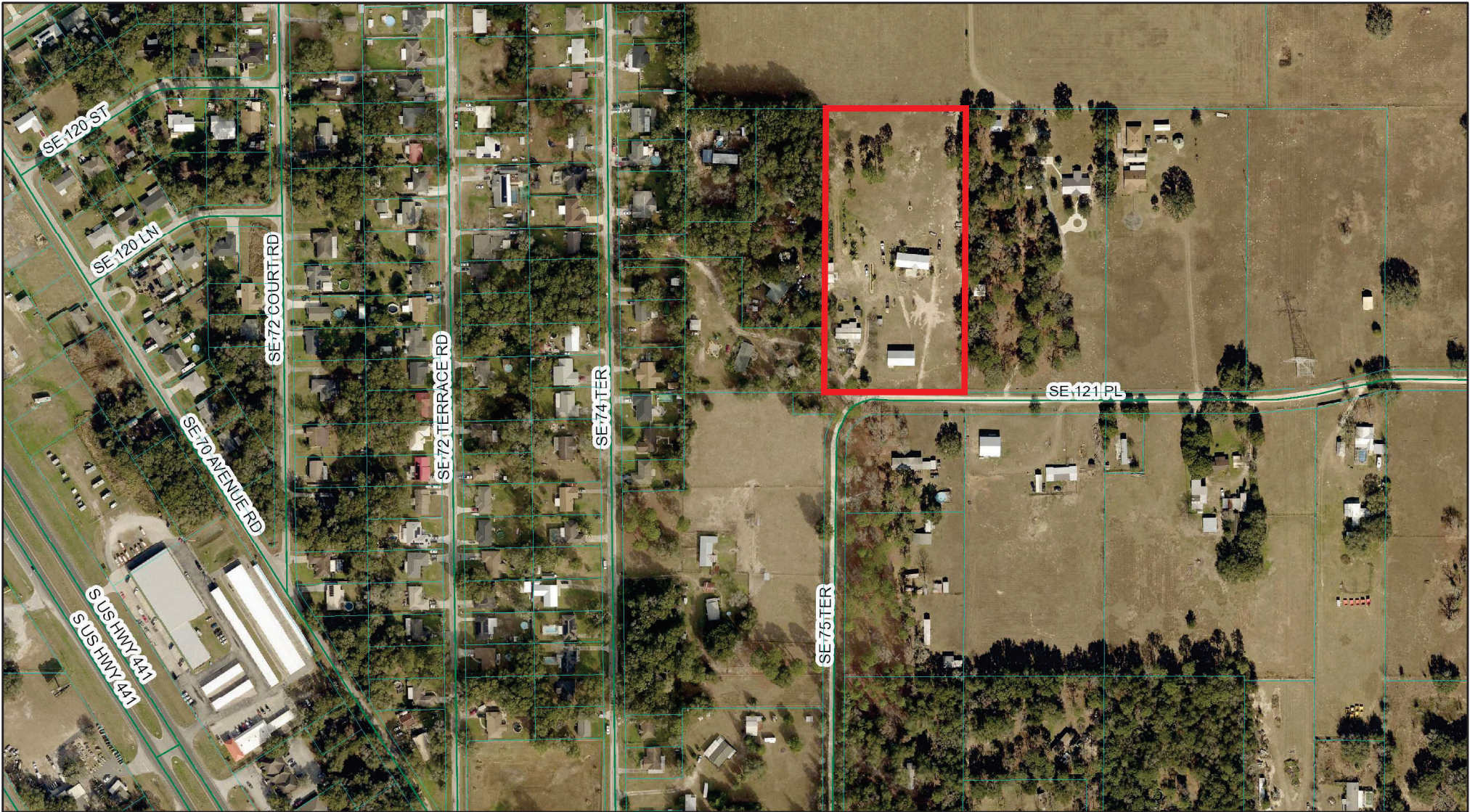
SE 121 PL

SEAS TER



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

Updated every 24 hours



[Map Title]

6/28/2024  
 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.