

April 18, 2024

PROJECT NAME: ADDITION TO EXISTING BUILDING

PROJECT NUMBER: 2023110041

APPLICATION: DRC WAIVER REQUEST #30851

- 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: 3.51  
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 - MCU service area but outside connection distance to closest water/sewer for this development; defer to DOH for water/wastewater conditions.
- 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 3.51 -acre parcel (49302-005-00) and according to the MCPA, there is approximately 11,478 sf existing impervious area on-site. The applicant is proposing to add 2,644 sf for an addition. The total existing and proposed impervious area is 14,122 sf. The site will be approximately 5122 sf over the allowed 9,000 sf per the Marion County LDC. There is a FEMA Special Flood Hazard Area (Zone A) and a Flood Prone Area on the property. The applicant has proposed a location for a DRA as well as provide runoff calculations, however no dimensions for the DRA have been provided. 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 #30851

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11-8-2023 Parcel Number(s): 49302-005-00 Permit Number: N/A

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ADDITION TO EXISTING BUILDING Commercial [ ] Residential [X]
Subdivision Name (if applicable):
Unit Block SEE Lot LEGAL 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): CARL E JOHNS JR
Signature: [Signature] 11-8-23
Mailing Address: 14940 SE 140 AVE RD City: WEIRSDALE
State: FL Zip Code: 32195 Phone # 321 403 1320
Email address: cjohns@cej-cpa.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): BRINTON CONSTRUCTION INC Contact Name: DANNY BRINTON
Mailing Address: 560 NE 118 AVE RD City: SILVER SPRINGS
State: FL Zip Code: 34488 Phone # 352 625 4339
Email address: DABRINT1@YAHOO.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1. A MAJOR SITE PLAN
Reason/Justification for Request (be specific): NEED ADDITION ON EXISTING STRUCTURE WHICH WOULD ADD A NET OVERAGE OF 2644 SQ FT TO IMPERVIOUS AREA. IMPERVIOUS AREA ON PROPERTY IS CURRENTLY AT 11478 SQ FT

DEVELOPMENT REVIEW USE:

Received By: Wallin Date Processed: 11-14-23 CF Project # 2023110041 AR # 30851
11-9-23

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):



**Johns Home - PA# 49302-005-00**

**Allowable Conditions**

DESCRIPTION	AREAS			CURVE #	
Open Space Type "A" Soils	139,975	FT^2	3.21	ACRES	39
Impervious Allowed	9,000	FT^2	0.21	ACRES	98
			.		
			.		
			.		
			.		98
<b>TOTAL AREA</b>	<b>148,975</b>	<b>FT^2</b>	<b>3.42</b>	<b>ACRES</b>	
PRECIPITATION	11.0	INCHES			
COMPOSITE CURVE #	42.56				
S = (1000/CN)-10	13.49				
Q = [P-(0.2)*(S)]^2/[P+(0.8)*(S)]	3.16	INCHES			
<b>PRE-DEVELOPMENT VOLUME</b>	<b>39,252</b>	<b>FT^3</b>	<b>0.901</b>	<b>ACRE-FT</b>	

**Existing Site Conditions with this Project**

DESCRIPTION	AREAS			CURVE #	
Open Space Type "A" Soils	134,853	FT^2	3.10	ACRES	39
Existing Impervious	11,478	FT^2	0.26	ACRES	98
Proposed Impervious	2,644	FT^2	0.06	ACRES	98
					98
<b>TOTAL AREA</b>	<b>148,975</b>	<b>FT^2</b>	<b>3.42</b>	<b>ACRES</b>	
PRECIPITATION	11.0	INCHES			
COMPOSITE CURVE #	44.59				
S = (1000/CN)-10	12.43				
Q = [P-(0.2)*(S)]^2/[P+(0.8)*(S)]	3.46	INCHES			
<b>POST-DEVELOPMENT VOLUME</b>	<b>42,985</b>	<b>FT^3</b>	<b>0.987</b>	<b>ACRE-FT</b>	
<b>PRE-POST VOLUME</b>	<b>3,734</b>	<b>FT^3</b>	<b>0.086</b>	<b>ACRE-FT</b>	