

July 22, 2024

PROJECT NAME: UNION CORRUGATING

PROJECT NUMBER: 2016120025

APPLICATION: DRC WAIVER REQUEST #31768

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 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: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU water & sewer customer - no issues with waiver request.
- 4 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 6.49 -acre parcel (9014-0044-01) and according to the MCPA, there is approximately 117,309 sf existing impervious area on-site. The applicant is proposing to add 3,375 sf for a storage building. The total existing and proposed impervious area is 120,684 sf. The site will be approximately 111,684 sf over the allowed 9,000 sf per the Marion County LDC. The applicant has stated the existing overage is being captured by DRAs 7323 & 7403. The applicant has proposed the addition of a DRA to capture the runoff from the proposed 3,375 storage building, however no dimensions have been provided. There is Flood Prone Area on the southern corner of the property. Staff recommends approval with conditions.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: RECOMMEND DENIAL - This site came through on a pre-application meeting. At that time, it was pointed out that employees appear to be parking in the grass area on the south side of the building. Staff was informed that employees don't need to park here and it will be stopped immediately. On a recent drive by, it was observed that people are still parking in the grass area. Code requires that all parking for commercial sites be paved with limited exceptions. It appears the intent is to use the grass for parking; therefore, it needs to be paved which will require greater stormwater review. There are other issues with the existing site such as unpermitted driveway access which can be addressed on a minor site plan.



**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

July 9, 2024

Date: ~~May 7, 2024~~ Parcel Number(s): 9014-0044-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Bradley Brumback property Commercial Residential
Subdivision Name (if applicable): N/A
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): ^{DocuSigned by:} Store Master Funding III, LLC
Signature: *Angela Bonarose*
Mailing Address: 3380 Gifford Hartford Dr., Ste 100 City: Scottsdale
State: AZ Zip Code: 85255 Phone # 480-256-1100
Email address: customerservice@storecapital.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): Moorhead Engineering Company Contact Name: Doug Iannarelli, P.E.
Mailing Address: 305 SE 1st Ave. City: Ocala
State: FL Zip Code: 34471 Phone # 352-732-4406
Email address: doug@mece.us eplans@mece.us

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Section 2.21.1.A -Major Site Plan
Reason/Justification for Request (be specific): The existing site was developed in 1971 as a manufacturing facility. The building has been connected to both Marion County water & sanitary utilities and the building has a fire sprinkler system that is connected to the Marion County water system. All stormwater runoff has been accounted for and drains to 2 different county WRAs. The proposed 3375 SF warehouse will have an on-site water retention area for it.

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): _____

MOORHEAD ENGINEERING COMPANY

305 SE 1st Avenue, Ocala, Florida 34471

Mailing Address
P.O. Box 998
Ocala, Florida 34478-0998

Phone (352) 732-4406
Fax (352) 867-0112
E-Mail dougi@meco.us

Parcel 9014-0044-01-warehouse addition **Major Site Plan waiver justification**

1. Project Description:

The proposed project is to add a 45'x75' (3375 SF) dry storage building to the existing parcel that currently has a Union Corrugating (metal roofing manufacturing) facility. The warehouse is to store metal roofing materials and will be accessed by a forklift vehicle. The site is located on parcel no. 9014-0044-01 which was originally developed in 1971.

2. Property Zoning and Land Use:

The property is 6.94 acres and is zoned M-2 and the Land Use is Commerce District.

3. Water and sanitary sewer utilities:

The manufacturing facility is currently connected to the Marion County water and sanitary sewer systems. The proposed storage building will be a dry building and will not have either water or sanitary sewer connections.

4. Fire Protection:

The existing manufacturing building on the site has a fire sprinkler system that is connected to the Marion County water system.

5. Driveway Access:

The proposed dry warehouse will be connected to an internal driveway and the site will not have any new driveway connections to a county street.

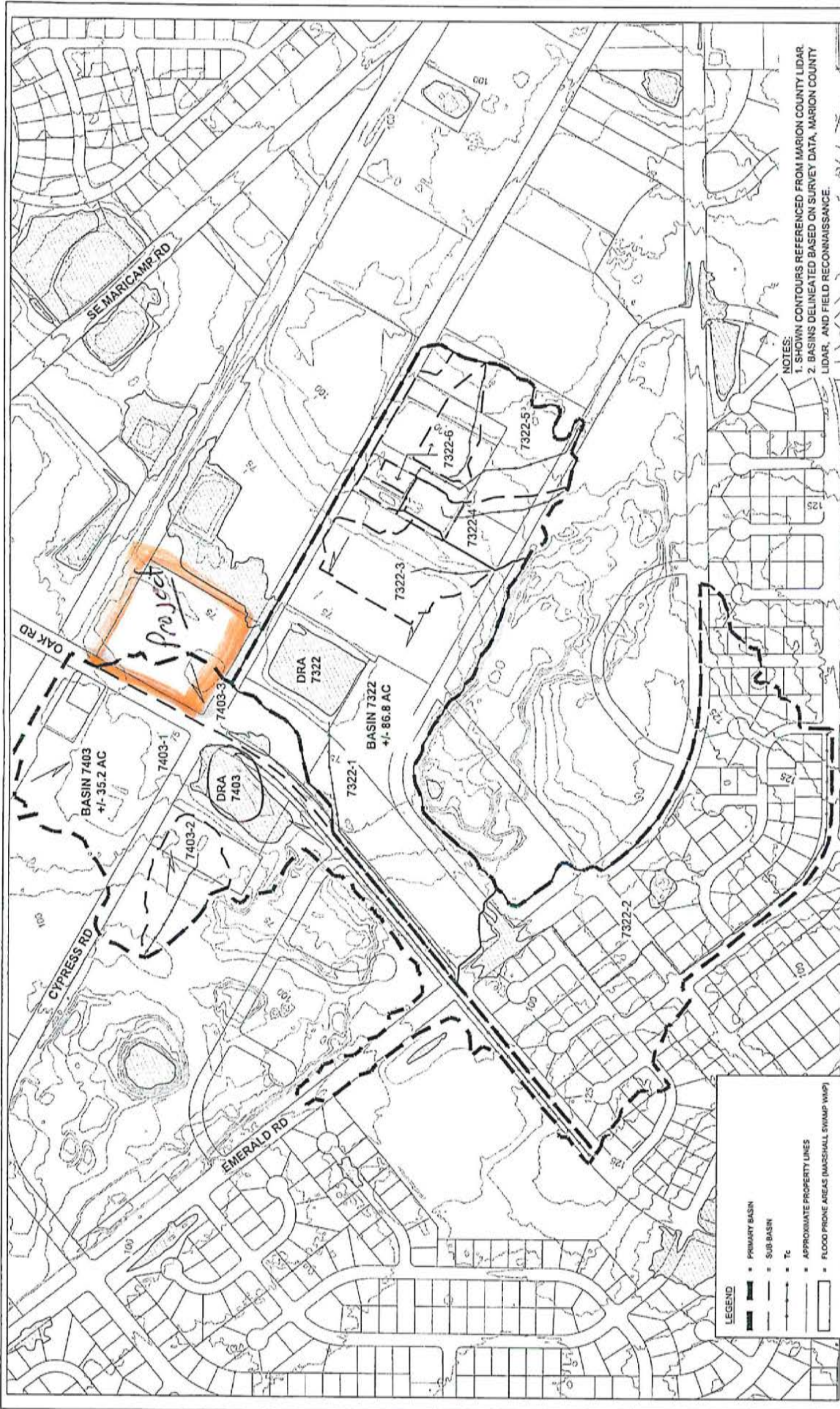
6. Drainage:

The existing site is currently permitted to discharge the stormwater runoff from the site into two existing county water retention areas, one is northeast of the site (DRA 7323) and the other is southwest of the site (DRA 7403), see the attached water shed maps. An on-site water retention area will be provided for the impervious area created by the proposed warehouse building and driveway (as required).

7. Trees

The existing site has a large area of trees (1.5 acres ±) that will not be disturbed by this warehouse addition.

Doug Iannarelli, P.E.



NOTES:
 1. SHOWN CONTOURS REFERENCED FROM MARION COUNTY LIDAR.
 2. BASINS DELINEATED BASED ON SURVEY DATA, MARION COUNTY LIDAR, AND FIELD RECONNAISSANCE.

Guerra Development Corp. Consulting Engineering 2811 NE 345 St - Ocala, Florida 34472 (352) 343-8688 Phone State of Florida Certificate of Registration No. 4754		ENCLOSURE OF RECORD 	PROJECT NAME: Stormwater Retrofit DRA 7322 & 7403	PROJECT NO.: CP-80
SCALE: HORIZONTAL SCALE: 1" = 400' VERTICAL SCALE: 1" = 20' 		PROJECT TITLE: Drainage Basin Map	PROJECT NO.: CP-80	PROJECT NO.: CP-80
DATE: 1/18/2022		PROJECT NO.: CP-80	PROJECT NO.: CP-80	PROJECT NO.: CP-80
APPROVED BY: [Signature]		PROJECT NO.: CP-80	PROJECT NO.: CP-80	PROJECT NO.: CP-80

Legend:

- Proposed Drainage
- Proposed Stormwater
- Proposed Sewer
- Proposed Water

EXISTING DRAINAGE BASIN DATA	
Basin No.	Area (Acres)
1	1.2
2	1.5
3	1.8
4	2.1
5	2.4
6	2.7
7	3.0
8	3.3
9	3.6
10	3.9
11	4.2
12	4.5
13	4.8
14	5.1
15	5.4
16	5.7
17	6.0
18	6.3
19	6.6
20	6.9
21	7.2
22	7.5
23	7.8
24	8.1
25	8.4
26	8.7
27	9.0
28	9.3
29	9.6
30	9.9
31	10.2
32	10.5
33	10.8
34	11.1
35	11.4
36	11.7
37	12.0
38	12.3
39	12.6
40	12.9
41	13.2
42	13.5
43	13.8
44	14.1
45	14.4
46	14.7
47	15.0
48	15.3
49	15.6
50	15.9
51	16.2
52	16.5
53	16.8
54	17.1
55	17.4
56	17.7
57	18.0
58	18.3
59	18.6
60	18.9
61	19.2
62	19.5
63	19.8
64	20.1
65	20.4
66	20.7
67	21.0
68	21.3
69	21.6
70	21.9
71	22.2
72	22.5
73	22.8
74	23.1
75	23.4
76	23.7
77	24.0
78	24.3
79	24.6
80	24.9
81	25.2
82	25.5
83	25.8
84	26.1
85	26.4
86	26.7
87	27.0
88	27.3
89	27.6
90	27.9
91	28.2
92	28.5
93	28.8
94	29.1
95	29.4
96	29.7
97	30.0
98	30.3
99	30.6
100	30.9

PROPOSED DRAINAGE BASIN DATA	
Basin No.	Area (Acres)
1	1.2
2	1.5
3	1.8
4	2.1
5	2.4
6	2.7
7	3.0
8	3.3
9	3.6
10	3.9
11	4.2
12	4.5
13	4.8
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31	10.2
32	10.5
33	10.8
34	11.1
35	11.4
36	11.7
37	12.0
38	12.3
39	12.6
40	12.9
41	13.2
42	13.5
43	13.8
44	14.1
45	14.4
46	14.7
47	15.0
48	15.3
49	15.6
50	15.9
51	16.2
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68	21.3
69	21.6
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72	22.5
73	22.8
74	23.1
75	23.4
76	23.7
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