

June 26, 2025

PROJECT NAME: 9961 SW 39TH TERRACE OCALA FL

PROJECT NUMBER: 2025060040

APPLICATION: DRC WAIVER REQUEST #32968

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to the following departments: OCE, ROW and Stormwater.
Noted rejection on permit 2025060048: permit is incorrect it is not a slab it is a driveway.
One driveway is allotted, a 2nd additional driveway will need to go to DRC for approval. An Engineered set of plans will be needed. Please contact OCE main office at 671-8686 for questions.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to the following departments: OCE, ROW and Stormwater.
Noted rejection on permit 2025060048: permit is incorrect it is not a slab it is a driveway.
One driveway is allotted, a 2nd additional driveway will need to go to DRC for approval. An Engineered set of plans will be needed. Please contact OCE main office at 671-8686 for questions.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 3507-009-022 is located within the Marion County Utility Service Area and is currently an MCU water customer. The applicant must ensure that there is no conflict with existing utility meters or the water main located within the right-of-way when expanding the driveway.
This parcel is located within the Urban Growth Boundary and the Secondary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A 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 total impervious overage on the property. 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 0.37 -acre parcel (3507-009-022) and according to the MCPA, there is approximately 5,484 sf existing impervious area on-site. The applicant is proposing to add 960 sf for a driveway. The total existing and proposed impervious area is 6,444 sf. The site will be approximately 3,314 sf over the allowed

3,130 sf per the Kingsland Country Estates Unit 22 improvement plan. 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**

32968

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: 6-10-25 Parcel Number(s): 3507/009/022 Permit Number: 2025060048

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 9961 SW 39th Terrace Ocala FL Commercial ☐ Residential ☒
Subdivision Name (if applicable): WATERING PINES LOT 221
Unit _____ Block _____ Lot 22 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): _____
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

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

Firm Name (if applicable): Edwin Tejada Contact Name: Same
Mailing Address: 9961 SW 39th Terrace City: Ocala
State: FL Zip Code: 34476 Phone #: 917-559-2443
Email address: E.tejada312@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): I would like to extend my existing driveway to the start of my vinyl fence.

DEVELOPMENT REVIEW USE:

Received By: email 6/12/25 Date Processed: 6/12/25 kah Project #: 2025060040 AR #: 32968

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): _____

