

June 21, 2024

PROJECT NAME: TBD SW 96TH PLACE

PROJECT NUMBER: 2024060020

APPLICATION: DRC WAIVER REQUEST #31654

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Other duplexes within this subdivision also exhibit 80' lot widths.
Staff wil support this waiver.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: ZONING SUPPORTS THIS REQUEST. OTHER DUPLEXES IN AREA ARE ON 80' LOTS.
ACREAGE: 0.26
FLU: RL
ZONING: R-3
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU permitting has approved permit 2024052495 with evidence from providing utility.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: no comments
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: 42-SO-2897358, AP2068666
ATU Permit issued
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification.
STATUS OF REVIEW: INFO
REMARKS: Defer to Zoning



**Marion County
Board of County Commissioners**

AR 31654

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: 6/6/24 Parcel Number(s): 3570-012-005 Permit Number: 2024052495

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TBD SW 96th Place Commercial Residential
Subdivision Name (if applicable): Leighton Estates
Unit Block L Lot 5 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): Raymond "Joe" Fowler (Mortgage Solutions & Investment Properties LLC)
Signature:
Mailing Address: PO Box 3490 City: Montclair
State: NJ Zip Code: 07043 Phone # 352-307-7727
Email address: joe@yourocalahomes.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): Travis Aldana (Aldana Contracting LLC) Contact Name: Travis Aldana / Jessica Roderick
Mailing Address: 3002 SE 1st Avenue, Bldg 300 City: Ocala
State: FL Zip Code: 34471 Phone # 352-307-7727
Email address: permits@aldanacontractingfl.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 4.2.11.D - R3 Development Standards Minimum lot area = 12500, minimum width
Reason/Justification for Request (be specific): SEE ATTACHED

DEVELOPMENT REVIEW USE:

Received By: Email 6/6/24 Date Processed: 6/11/24 KS Project # 2024060020 AR # 31654

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):



SITE PLAN

Richard O'Connell
04/06/2024 SITES #1 AND #2
Richard O'Connell, #23-0397
(352) 812-1071

PARCEL ID #3570-012-005

TBD SW 96TH PLACE

LEIGHTON ESTATES

BLOCK L

LOT 5

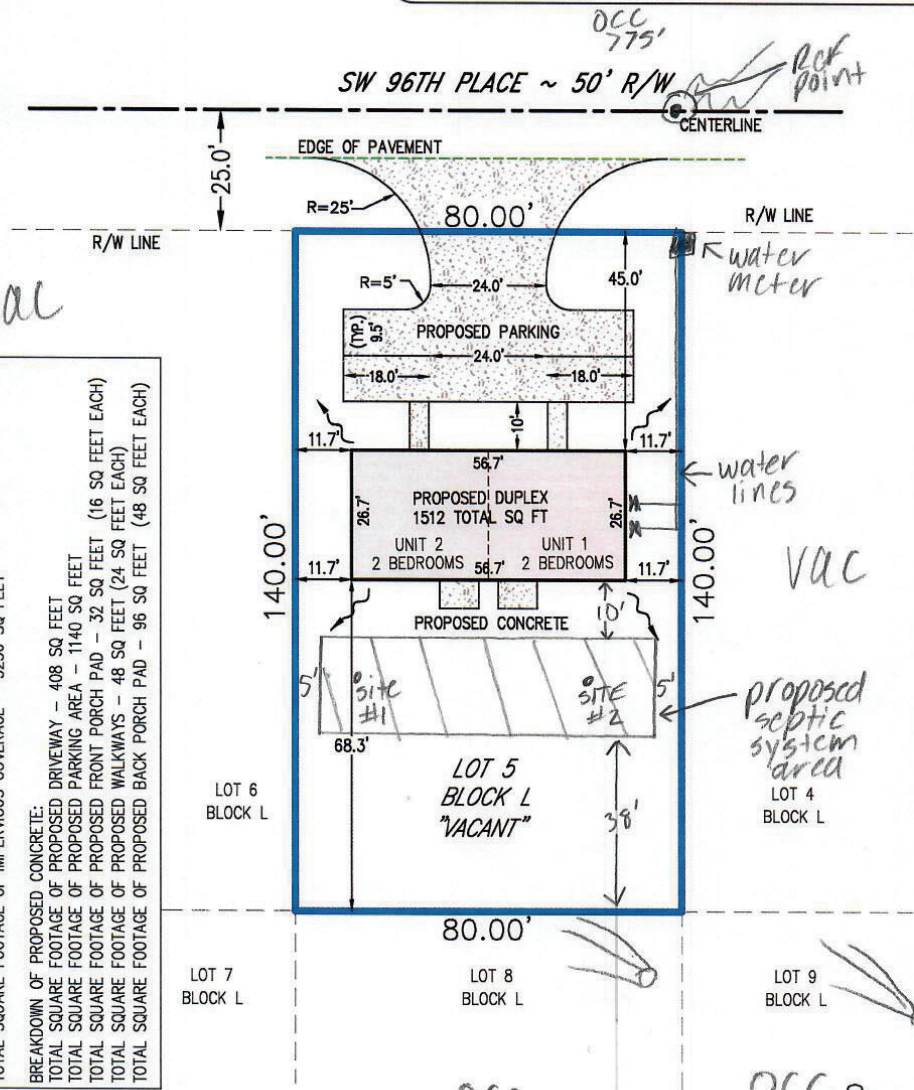
MODEL: ALDANA DUPLEX

2 UNITS

NO GARAGE

2 BEDROOMS PER UNIT

2 PARKING SPOTS PER UNIT



TOTAL SQUARE FOOTAGE OF LOT - 11200 SQ FEET
 PROPOSED IMPERVIOUS COVERAGE

TOTAL SQUARE FOOTAGE OF DUPLEX - 1512 SQ FEET
 TOTAL SQUARE FOOTAGE OF TOTAL PROPOSED CONCRETE - 1724 SQ FEET
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE - 3236 SQ FEET

BREAKDOWN OF PROPOSED CONCRETE:
 TOTAL SQUARE FOOTAGE OF PROPOSED DRIVEWAY - 408 SQ FEET
 TOTAL SQUARE FOOTAGE OF PROPOSED PARKING AREA - 1140 SQ FEET
 TOTAL SQUARE FOOTAGE OF PROPOSED FRONT PORCH PAD - 32 SQ FEET (16 SQ FEET EACH)
 TOTAL SQUARE FOOTAGE OF PROPOSED WALKWAYS - 48 SQ FEET (24 SQ FEET EACH)
 TOTAL SQUARE FOOTAGE OF PROPOSED BACK PORCH PAD - 96 SQ FEET (48 SQ FEET EACH)

GEODRAFT, LLO

Survey Job Reference # 23-1071

NOTES

1. THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
2. PROPOSED BUILDING OFFSETS ARE GIVEN/DETERMINED BY CLIENT.
3. EASEMENTS SHOWN ARE TAKEN FROM THE SUBDIVISION PLAT ONLY AND DOES NOT DEPICT OTHER EASEMENTS THAT MAY BE PRESENT IN OTHER DOCUMENTS SUCH AS BUT NOT LIMITED TO THE DEED OR TITLE WORK.

SYMBOLS & ABBREVIATIONS

= ENTRY
 = PROPOSED CONCRETE
 = PROPOSED RUNOFF DIRECTION





Travis Aldana , Owner
Office (352)307-7727
3002 SE 1st Ave Bldg 300
Ocala, FL 34471
CGC 1533310

Reason / Justification for Request

We are asking for a waiver to the LDC regulation (4.2.11.D) that calls for an R3 zoned property to have 100' of road frontage to construct a duplex (see attached rejection we received from the zoning department on our building application review). Section 4.2.11. of the LDC - States that smaller lots may be approved administratively through the waiver process. We are requesting an administrative approval based on the following finding of facts.

Proposed Development Facts:

The proposed construction is consistent with the surrounding usages throughout the neighborhood. Leighton Estates is a subdivision with many types of residences. There are Mobile Homes, SFR's and Multifamily buildings currently in it. There are (38) existing multi-family structures (see existing multi-family map). The existing multifamily properties range from 1 year old buildings to 40 year old buildings.

The proposed develop is for a smaller than normal sized duplex, consisting of (2) 2 bed 1 bath units. The building is only 1,552 sq ft under air, or 756 sq ft under air for each unit. The building dimensions 56.7' wide by 26.7 deep. (see attached site plan)

Setbacks are being met with no issues, leaving ample room for green space activities. (see attached site plan)

The property will be serviced by water utilities not water wells. (see attached site plan)

The property will have an aerobic nitrogen reducing septic system. (see attached site plan)

The proposed construction is consistent with the allowable usages of R3 zoning.

Sincerely,
Travis Aldana Sr.



REVIEW DEPARTMENT	STATUS	OUT DATE	RELEASED
911 MANAGEMENT	REJECT	5/29/2024	5/29/2024
BUILDING PERMIT DEPARTMENT	COMPLETE	5/20/2024	5/20/2024
ENGINEERING ROW UTILITY DEPARTMENT	COMPLETE	5/23/2024	5/23/2024
ENVIRONMENTAL HEALTH	PENDING		
FILE FOLDER LOCATION	COMPLETE	5/20/2024	5/20/2024
MARION COUNTY UTILITIES	COMPLETE	5/28/2024	5/28/2024
PERMIT READY FOR ISSUANCE	PENDING		
PLANNING IMPACT FEE DEPARTMENT	PENDING		
PLANS REVIEW FOR GOV SUPPORT AGENCY	COMPLETE	5/28/2024	5/28/2024
ZONING DEPARTMENT	REJECT	5/28/2024	5/28/2024

Remarks

Rejected By: ZO342CB
 5/28/24 To build a duplex parcel would need to be a minimum of 100' frontage. This parcel is only 80' frontage so a duplex would not be permitted. Thank you CB

