

February 9, 2024

PROJECT NAME: 31 JUNIPER PASS

PROJECT NUMBER: 2024010080

APPLICATION: DRC WAIVER REQUEST #31107

- 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: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: INFO
REMARKS: While the waiver for 90' could be granted, the issue at hand is the density. This lot is R-3 with Urban Residential land use (8-16 dwelling units per acre). At .42 acres, this lot is required to, at a minimum, develop three units.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: INFO
REMARKS: APPROVED - already signed off by MCU Permitting "Per City of Belleview availability letter, Water and wastewater services are NOT available for this property (closest water and sewer lines which are approximately 2600' away) exceeds LDC distance requirements"
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: INFO REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: INFO
REMARKS: N/A - No Review for 911 necessary
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: INFO
REMARKS: 42-SO-2848052
- 7 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. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 35% lot coverage (6,403 SF).
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification
STATUS OF REVIEW: NO
REMARKS: While the waiver for 90' could be granted, the issue at hand is the density. This lot is R-3 with Urban Residential land use (8-16 dwelling units per acre). At .42 acres, this lot is required to, at a minimum, develop three units.



**Marion County
Board of County Commissioners**

AR 31107

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: 1/29/24 Parcel Number(s): 9025-0636-17 Permit Number: 2023122614

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 31 Juniper Pass Commercial Residential
Subdivision Name (if applicable): Silver Springs Shores Unit 25
Unit 25 Block 636 Lot 17 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): Brett Howard
Signature: *Brett Howard*
Mailing Address: 5135 NE 25th Avenue City: Ocala
State: FL Zip Code: 34479 Phone # 352-307-7727
Email address: permits@aldanacontractingfl.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): Aldana Contracting LLC Contact Name: Travis Aldana
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) Development Standards
Reason/Justification for Request (be specific):
Marion County LDC requires 100' of road frontage to construct a multi-family dwelling on a parcel zoned R3. we are requesting a waiver to be allowed to construct a duplex on PID 9025-0636-17, which is zoned R3 but has only 90' of road frontage.

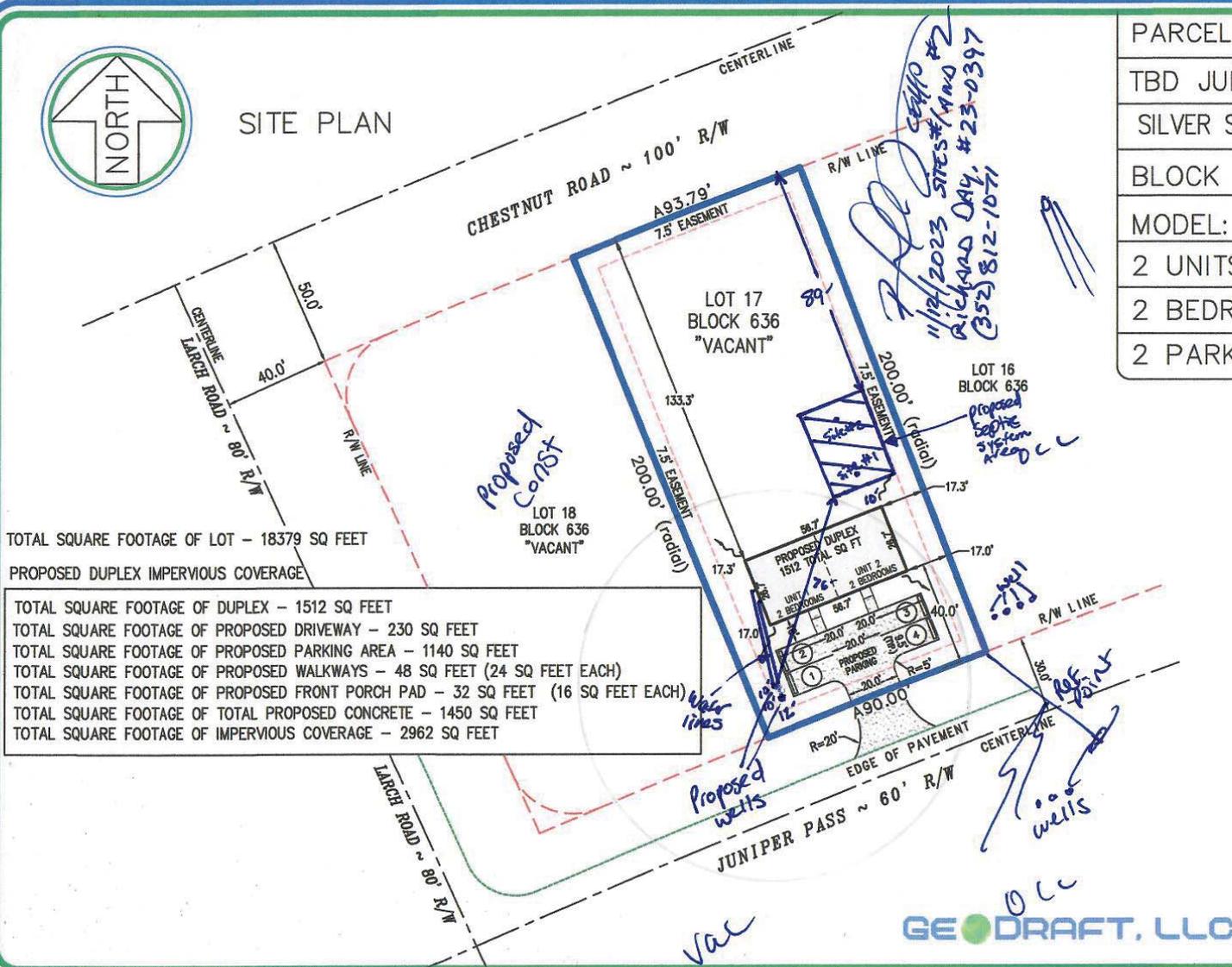
DEVELOPMENT REVIEW USE:

Received By: Email 1/29/24 Date Processed: 1/30/24 BM Project # 2024010080 AR # 31107

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

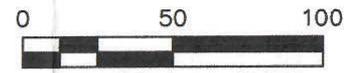


TOTAL SQUARE FOOTAGE OF LOT - 18379 SQ FEET

PROPOSED DUPLEX IMPERVIOUS COVERAGE

- TOTAL SQUARE FOOTAGE OF DUPLEX - 1512 SQ FEET
- TOTAL SQUARE FOOTAGE OF PROPOSED DRIVEWAY - 230 SQ FEET
- TOTAL SQUARE FOOTAGE OF PROPOSED PARKING AREA - 1140 SQ FEET
- TOTAL SQUARE FOOTAGE OF PROPOSED WALKWAYS - 48 SQ FEET (24 SQ FEET EACH)
- TOTAL SQUARE FOOTAGE OF PROPOSED FRONT PORCH PAD - 32 SQ FEET (16 SQ FEET EACH)
- TOTAL SQUARE FOOTAGE OF TOTAL PROPOSED CONCRETE - 1450 SQ FEET
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE - 2962 SQ FEET

PARCEL ID #9025-0636-17	
TBD JUNIPER PASS	
SILVER SPRINGS SHORES UNIT #25	
BLOCK 636	LOT 17
MODEL: ALDANA DUPLEX	
2 UNITS	NO GARAGE
2 BEDROOMS PER UNIT	
2 PARKING SPOTS PER UNIT	



Survey Job Reference #: 23-1361

SYMBOLS & ABBREVIATIONS

- A = ARC LENGTH
- ⊙ = PARKING SPOT #
- = PARKING CURB STOP
- ▒ = CONCRETE ▨ = ENTRY
- ↘ = PROPOSED RUNOFF DIRECTION

- NOTES
- THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
 - PROPOSED BUILDING OFFSETS ARE GIVEN/DETERMINED BY CLIENT.
 - 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.

Date: 11/22/23
 Scale: 1"=50' Job: 23-267.1
 NOT A SURVEY
 Sheet 1 of 1
 ALDANA CONTRACTING



Interactive Map

9025-0636-17 X Q

AERIAL VIEW

Show search results for 902...

