

October 7, 2025

PROJECT NAME: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)

PROJECT NUMBER: 2025090078

APPLICATION: DRC WAIVER REQUEST #33454

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)

STATUS OF REVIEW: INFO

REMARKS: recommend denial- commercial uses need site plans to show buffering and screening for outdoor activities/ Current zoning is B-5, B-2 and R-4. All business in B-2 must be completely enclosed with no outside storage. appears uses spill over into other zonings outside of the B-5. In B-5 screening of outdoor storage must be at least 8' in height.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)

STATUS OF REVIEW: INFO

REMARKS: Staff recommendation: Deny.

[1] What are all of the business activities conducted at this site? Auto body work, junk/salvage yard, towing services, other/more? Auto mobiles appear to be stored in the rear where the property was rezoned. Zoning case file number 180105Z requested R-4 to B-5. B-5 was denied, but B-2 was approved. Outdoor storage and certain auto-related uses are not permitted in B-2 by right.

[2] The site, owned by Loopster Towing and Collision Inc, appears to be accessed by an adjacent property owned by Gerry Lopez. Is this legal access? Additionally, this secondary parcel 32112-000-00 appears be accessed at two points - from HWY 40 and from NE 14th St Rd. This may be a concern for FDOT/OCE.

[3] Updating the site would trigger a need to bring screening and buffers up to current Land Development Code standards. LDC Sec. 4.2.15 states requirements for screening. LDC Sec 6.8.6 provides buffer requirements. 15' C-Type buffer for HWY 40 and 20' B-Type buffer for adjacent single-family residence at 32110-000-00.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)

STATUS OF REVIEW: INFO

REMARKS: Parcel 32098-000-00 is within the Marion County Utilities service area but is currently outside of connection distance. The current infrastructure is over 4 miles away. The proposed buildings do not impact Marion County Utilities. MCU has no comments on this waiver

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)

STATUS OF REVIEW: INFO

REMARKS: APPROVED. The applicant owns a 3.77-acre parcel (PID 32098-000-00) and according to the MCPA, there is approximately 828 sf existing impervious area on-site. The applicant is proposing to add 6,400 sf for a three storage sheds and a driveway. The total existing and proposed impervious area is 7,228 sf. The site will be approximately 1,772 sf under the allowed 9,000 sf per the Marion County LDC. There is a FEMA Special Flood Hazard Areas and a Flood Prone Area on the property. The proposed improvements will not be placed within SFHA so a signed and dated letter stating that no fill will be brought into the FEMA

flood zone will be required as a part of the permit review. Staff is unsure as to why Stormwater staff is being cited as justification for a waiver to a minor site plan.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)
STATUS OF REVIEW: INFO
REMARKS: 1. Type C buffer required along SR 40 - staff does not support
2. Zoning to confirm any additional buffer requirements
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL)
STATUS OF REVIEW: INFO
REMARKS: N/A



**Marion County
Board of County Commissioners**

33454

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: 9/23/25 Parcel Number(s): 32098-000-00 Permit Number: 2025083144, (-149), (-151)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: LOOPSTER ACCESSORY STRUCTURES (3 STRUCTURES TOTAL) Commercial ☒ Residential ☐
Subdivision Name (if applicable): NA
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): LOOPSTERS TOWING AND COLLISION INC
Signature: *James J. J. J.*
Mailing Address: 14055 E HWY 40 City: SILVER SPRINGS
State: FLORIDA Zip Code: 34488-3949 Phone # 352-302-5804
Email address: loopsterstowing@yahoo.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): CHBM PRO GROUP / MYER DEVELOPMENT Contact Name: CLINTON SCHWEERS
Mailing Address: 22190 SW RAINBOW LAKES BLVD City: DUNNELLON
State: FLORIDA Zip Code: 34431 Phone # 352-502-7750
Email address: CHBMPROGROUP@GMAIL.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): SECTION 2.20.1
Reason/Justification for Request (be specific): WAIVER FROM MINOR SITE PLAN
-SPOKE WITH STORMAWATER DEPARTMENT : ALL CRITERIA HAS BEEN MET. PLEASE SEE ATTACHED SITE PLAN.

DEVELOPMENT REVIEW USE:

Received By: email 9/24/2025 Date Processed: 9/25/2025 Project # 2025090078 AR # 33454

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: ES0Z P.O.M. Land Use: Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: Verified by (print & initial):

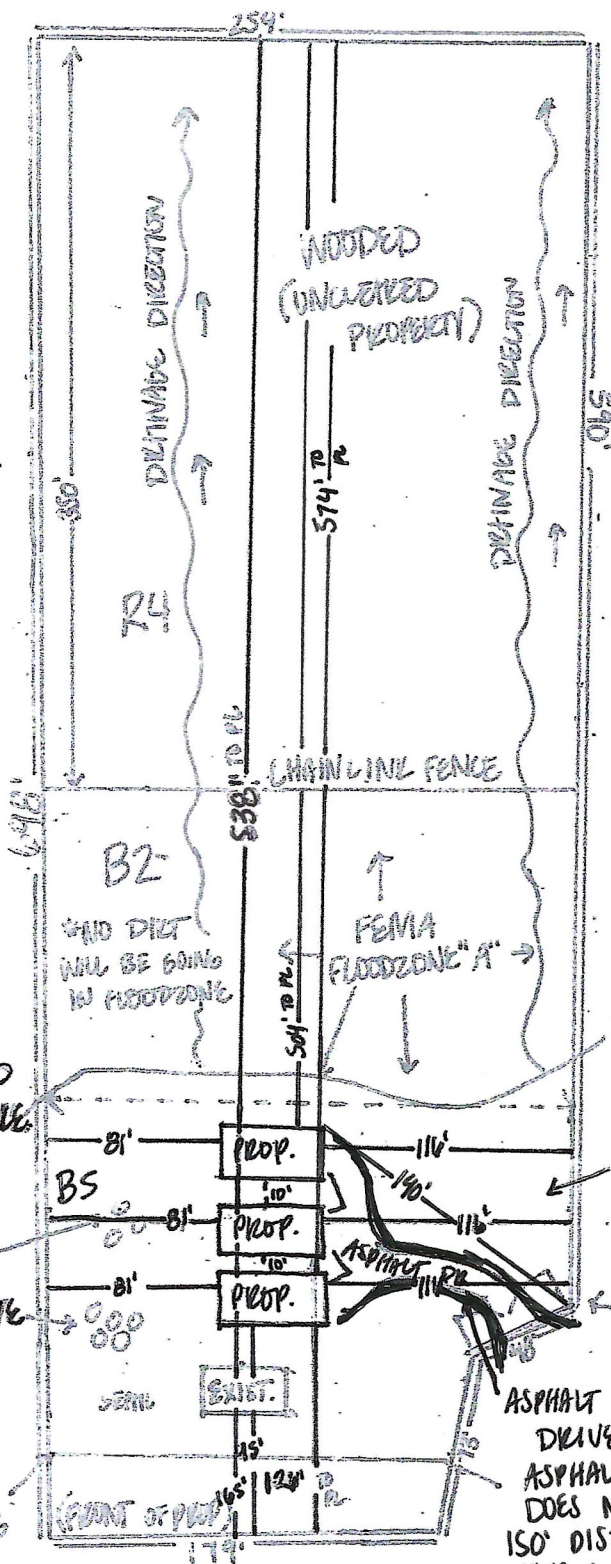


ALL WATER DRAINS TOWARDS BACK OF THE PROPERTY.

*NO TREES OR FOLIAGE WILL BE REMOVED TO INSTALL STRUCTURE.

EXISTING TREES TO REMAIN; LIVE OAK TREES.

CHAIN LINK & BULK NETTING



OWNER:

LOOPSTER'S TOWING + COLLISION, INC.

PARCEL ID:

32098-000-00

ADDRESS:

14055 E HIGHWAY 40
SILVER SPRINGS, FL 34488

SCOPE:

PROPOSED 24x50 METAL STORAGE STRUCTURE ON CONCRETE, 3000PSI, 4" THICK W FIBER.



SCALE:

1 CM = 3 SFT

E HWY 40

E HWY 40

CURRENT IMPERVIOUS: 828SF
PROPOSED IMPERVIOUS: 3,600SF
PROPOSED ASPHALT: 2,800SF