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

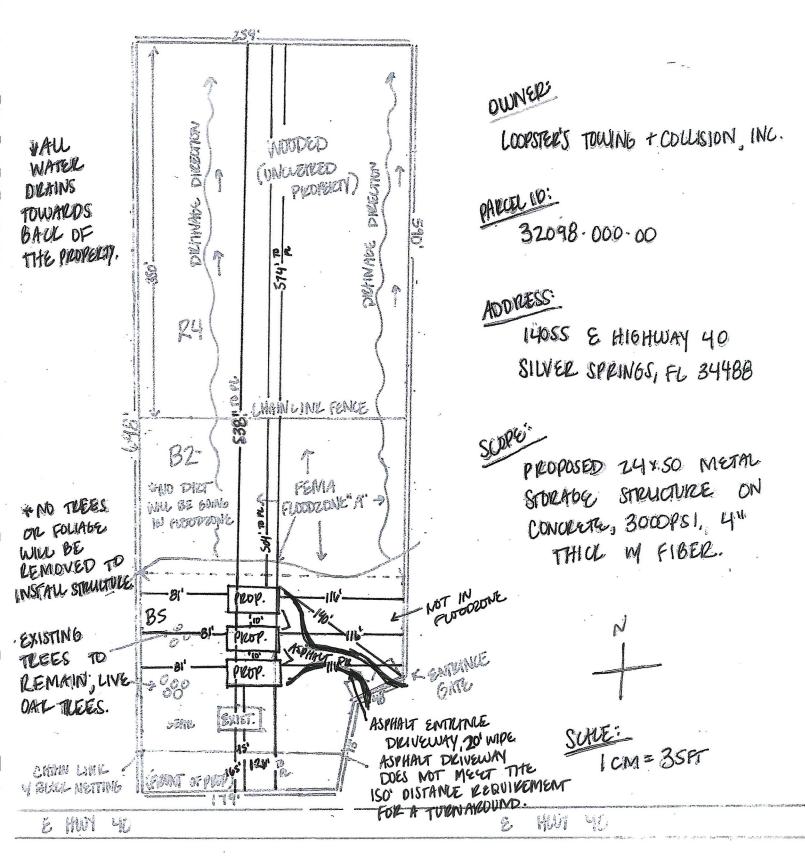
Office of the County Engineer

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): 320	098-000-00		Permit Number:	2025083144,( -1	49), (-151)	
Α.	PROJECT INFO	RMATION: Fill in bel	ow as applicable	<b>:</b> :				
		OPSTER ACCESSORY ST e (if applicable): NA	TRUCTURES (3 S	STRUCTURES TOTA	L) Commercial	✓ Reside	ntial	
	Unit Blo	ck Lot	Tract					
3.		NER'S AUTHORIZA r this waiver request. The signature below.						
	Name (print): LOOPSTERS TOWING AND COLLISION INC							
	Signature: James Mal							
	Mailing Address:	14055 E HWY 40	0 71 // 0=0		City: <b>SIL</b>	VER SPRING	SS	
	State: FLORIDA Zip Code: 34488-3949 Phone # 352-302-5804 Email address: loopsterstowing@yahoo.com							
	Linaii addiess.	opotoroto milg@yano	3.00111					
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: <b>FLORIDA</b> Email address: <b>C</b>	Zip Code: 34431  CHBMPROGROUP@GMAIL.C	Phone # 352	-502-7750				
D	WALVED INFO	DMATION.						
υ.	WAIVER INFO	KMATION: f Code (be specific):		SECTION	ON 2.20.1			
	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.							
	EVELOPMENT R ceived By: <u>email 9/</u>	EVIEW USE: 24/2025 Date Processo	ed: 9/25/2025	Project #20	25090078	AR #	33454	
Zo	ned: ES	cel of record: Yes D No OZ: P.O.M Verified by ()	Land Us	Eligible to apply	for Family Divisit Vacation Requir	ion: Yes □ N red: Yes □ N	No 🗆 No 🗆	
1 12	ie Keviewea:	v erified by (1	orini & initial):					





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