



SUBMITTAL SUMMARY REPORT WaiverSTA-000212-2026

PLAN NAME:	JAMES BERGER	LOCATION:	11320 W HWY 326 OCALA,
APPLICATION DATE:	01/07/2026	PARCEL:	1241-002-000
DESCRIPTION:	LDC 2.21.1(A)(1) Applicability A.A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. We are requesting a waiver to a major site plan for new construction of a residential residence that will exceed 9000 square feet of impervious. Onsite stormwater controls will be constructed to prevent runoff on adjacent parcels		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
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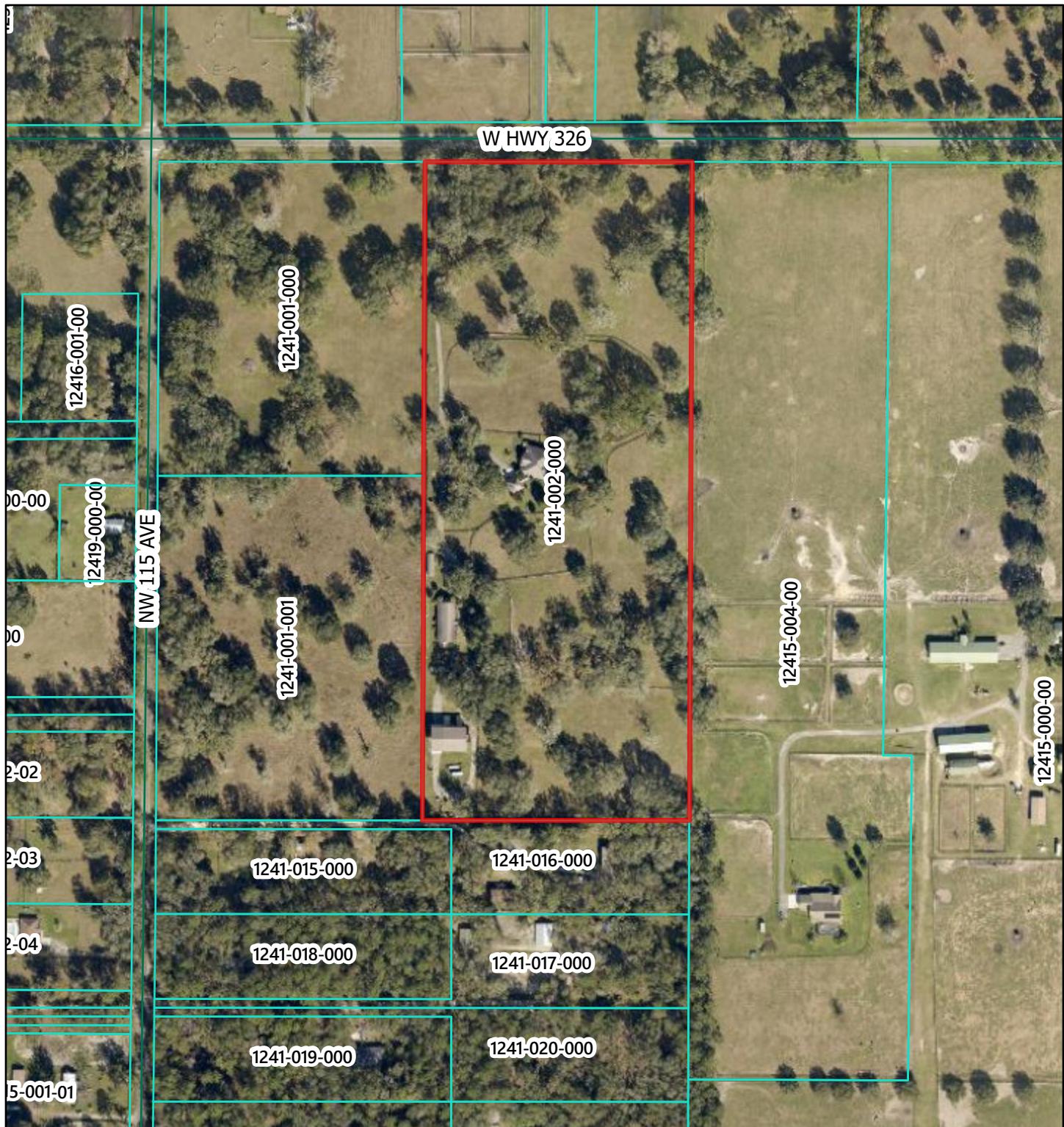
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.	01/12/2026	01/22/2026	01/22/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/22/2026	01/12/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	01/22/2026	01/12/2026	Approved
Comments	Defer to Stormwater			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/22/2026	01/15/2026	Informational
Comments	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 coverage on the property. 2) 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 20.99 -acre parcel (1241-002-000) and according to the MCPA, there is approximately 32,093 sf existing impervious area on-site, although there appears to also be approximately 14,232 sf of gravel on the site as well. The applicant is proposing to add 9,436 sf for several additions & structures across the property. The total existing and proposed impervious area is 55,761 sf. The site will be approximately 46,761 sf over the allowed 9,000 sf per the Marion County LDC with the entire coverage being added after 10/1/2023 and would not be ignored per ordinance 25-38. There is a FEMA Special Flood Hazard Area (Zone AE) and several Flood Prone Areas on the property. Staff recommends approval with conditions. The proposed berm appears to be insufficient for capturing the runoff from the impervious area coverage and dimensions for the stormwater controls will be required.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/22/2026	01/13/2026	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	01/22/2026	01/14/2026	Approved
Comments	Parcel 1241-002-000 is within the Marion County Utilities service area but is currently outside of connection distance to public water and sewer. The nearest public utility infrastructure is approximately seven (7) miles away.			
The parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.				

Marion County Property Appraiser



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