

August 9, 2024

PROJECT NAME: CONCRETE 52X26

PROJECT NUMBER: 2024080002

APPLICATION: DRC WAIVER REQUEST #31848

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 8/5/24 - Recommend DENIAL. Existing driveways do not meet current code requirements and new traffic will be generated for the location. The pad is shown in close proximity to the right of way. It is unclear how the truck will enter the property and where it will be parked.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: NO
REMARKS: DENIED: The applicant owns a 0.75 -acre parcel (3134-001-001) and according to the MCPA, there is approximately 21,816 sf existing impervious area on-site. The applicant is proposing to add 1,352 sf for a concrete slab. The total existing and proposed impervious area is 23,168 sf. This site is a part of South Ocala Industrial Complex, which appears to have been designed around the 24hr-10year storm event. After further review of the South Ocala Industrial Complex drainage plans, it is unclear how much impervious area was allowed to this site, especially as ICPR modeling shows much of this site draining to the west onto private property. The area draining to the west, as well as the space where the identified concrete slab is being placed, is within a county identified flood prone area. A major site plan would be needed for this site to address the concerns of drainage.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 31848

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/25/24 Parcel Number(s): 3134-001-001 Permit Number: 2024042410

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Concrete 52x26 Commercial ☒ Residential ☐
Subdivision Name (if applicable): South Ocala Industrial Complex
Unit _____ Block A Lot 1 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): Prakash Brahmabhatt
Signature: Prakash Brahmabhatt
Mailing Address: 3028 S.E. 45th Ct. City: Ocala
State: FL Zip Code: 34480 Phone #: 478-501-6998
Email address: Prakashbrahmabhatt5743@gmail.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): _____ Contact Name: Prakash Brahmabhatt
Mailing Address: 3028 SE 45th Ct. City: Ocala
State: FL Zip Code: 34480 Phone #: 478-501-0998
Email address: powellspermitting@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): waiver major site plan 2.21.1. A
Reason/Justification for Request (be specific): major site plan for renewal for rejection comments on permit 2024042410 for 52x26 concrete pad for food truck seating.

DEVELOPMENT REVIEW USE:

Received By: 7-26-24 Date Processed: CH 8-12-24 Project #: 2024080002 AR #: _____

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): _____



Concrete: 1352

Commercial Building: 3948

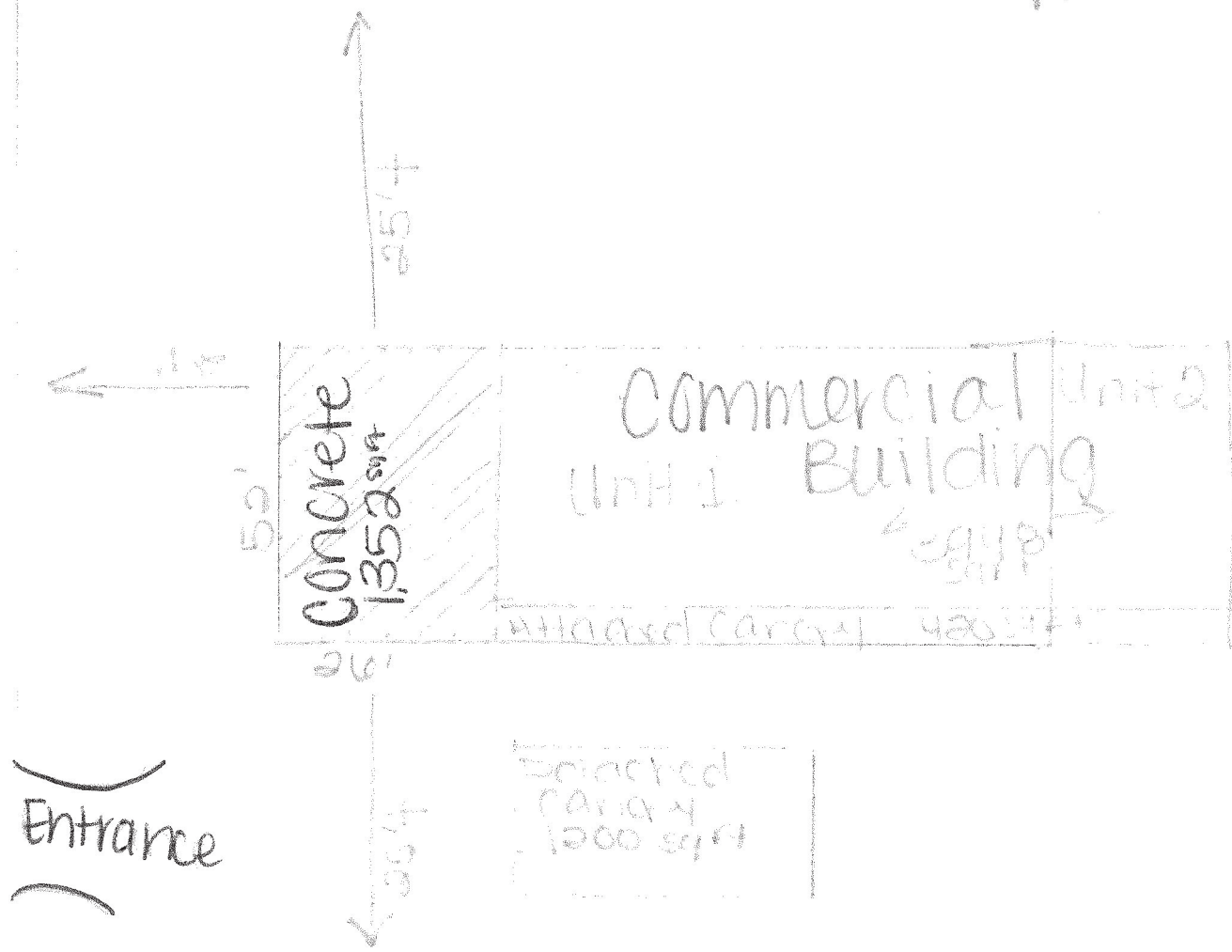
Attached: 420
Canopy

Detached: 1200
Canopy

Driveway: 14235

Impervious Concrete: 2013

Total = 23,108
Impervious



SE 44 Avenue Rd

Entrance

Entrance

SE Mani Camp Rd.

200-115-1131