

September 2, 2025

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB
STATUS OF REVIEW: INFO
REMARKS: Parcel 8006-0616-06 is within the Marion County Utility Service Area and is currently provided water by MCU. The proposed storage building does not specify whether any additional bathrooms, sinks, or other fixtures will be included that could increase flow for the property. If the storage building does result in increased flows, capacity charges may need to be recalculated during permitting. The parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: ACCESSORY STEEL STRAGE BUILDING 24'X40' ON CONCRETE SLAB
STATUS OF REVIEW: INFO
REMARKS: 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 overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) 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 0.87 -acre parcel (8006-0616-06) and according to the MCPA, there is approximately 9,124 sf existing impervious area on-site. The applicant is proposing to add 960 sf for an accessory structure. The total existing and proposed impervious area is 10,084 sf. The site will be approximately 1,084 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471
Phone: 352-671-8686
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33303

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AUG 26 2025

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 08/25/2025 Parcel Number(s): 8006-0616-06 Permit Number: 2025082293

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Accessory Steel Storage Building 24' x 40' on concrete slab Commercial ☐ Residential ☒
Subdivision Name (if applicable): Marion Oaks
Unit 6 Block 616 Lot 6 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): John H King
Signature: [Signature]
Mailing Address: 17450 SW 38th Ave Road City: Ocala
State: FL Zip Code: 34473 Phone # 352-443-9100
Email address: kingjohnemail@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): John H King Contact Name: John H King
Mailing Address: 17450 SW 38th Ave Road City: Ocala
State: FL Zip Code: 34473 Phone # 352-443-9100
Email address: kingjohnemail@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.211.A Major Site Plan
Reason/Justification for Request (be specific): Applicant request waiver to add a 24'x40' Steel Storage Building with a concrete slab, this will result in the total impervious surface coverage to exceed 9,000 square feet

DEVELOPMENT REVIEW USE:

Received By: hand delivered Date Processed: 8/26/2025 Project # 1999001654 AR # 33303
8/26/2025

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): _____



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