

August 15, 2024

PROJECT NAME: FEEHERY PROPERTY

PROJECT NUMBER: 2024060018

APPLICATION: DRC WAIVER REQUEST #31834

- 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 OCE.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 15.60
FLU: RL
ZONING: A-1
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
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 proposed project. 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 15.6 -acre parcel (12236-001-01) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add a total of 31,483 sf for an SFR and future structures. The total existing and proposed impervious area is 31,483 sf. The site will be approximately 22,483 sf over the allowed 9,000 sf per the Marion County LDC. There are flood prone areas on the property. The applicant has provided a berm in addition to updated contours in the site plan to show that the flood prone area in the southeastern corner does not extend offsite. Staff recommends approval with conditions.



**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 31834

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/26/2024 Parcel Number(s): 12236-001-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Feehery Property Commercial Residential
Subdivision Name (if applicable): _____
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): Rick Feehery
Signature: Rick Feehery Digitally signed by Rick Feehery
Date: 2024.07.29 08:53:38 -0400
Mailing Address: 1335 MOUNT MAJOR HWY City: ALTON BAY
State: NH Zip Code: 03810-4304 Phone # 508-367-8155
Email address: feehery@comcast.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

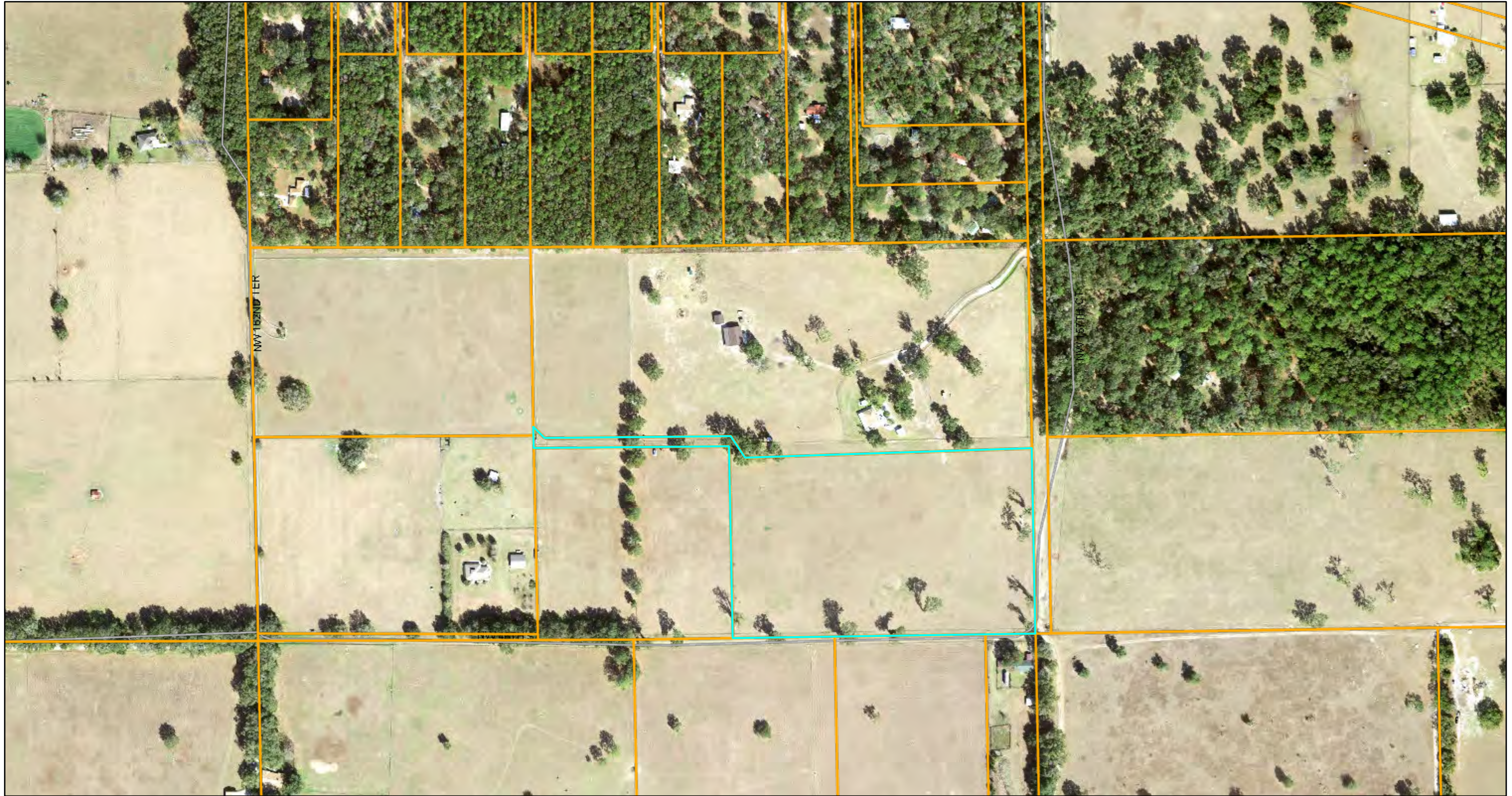
Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): MSP waiver requested for a residential project on a 15.59-acre (A1) property. Owner seeks to add 31,483 sf impervious coverage (4.63%) for home, driveway, and future impervious. Plan and calculations provided show an isolated natural low in SE corner of property can fully retain all runoff on site. Supporting plans and calculations were provided with the waiver request.

DEVELOPMENT REVIEW USE:

Received By: Email 7/29/24 Date Processed: 7/30/24 BM Project # 2024060018 AR # 31834

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): _____

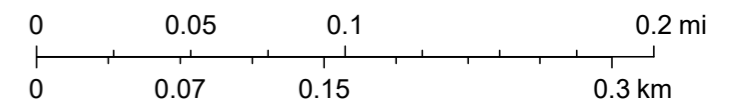
Marion County Florida - Interactive Map



8/15/2024, 2:41:53 PM

- Marion County
- Parcels
- County Road Maintenance
- Not Maintained
- Streets
- Aerial 2023
- Blue: Band_3
- Red: Band_1
- Green: Band_2

1:4,514



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE,

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.