

September 2, 2025

PROJECT NAME: CARPORT (METAL BUILDING)
PROJECT NUMBER: 2023010043
APPLICATION: DRC WAIVER REQUEST #33292

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Applicability
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Applicability
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Applicability
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Applicability
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Parcel 4135-026-000 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: LDC 2.21.1.A - Applicability
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 3 -acre parcel (4135-026-000) and according to the MCPA, there is approximately 11,242 sf existing impervious area on-site. The applicant is proposing to add a storage building to the property, however the proposed impervious area has not been identified. The total existing and proposed impervious area will be at least 11,242 sf. The site will be at least 2,242 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

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

33292

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 08/19/2025 Parcel Number(s): 4135-026-000 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: carport (metal building) Commercial ☐ Residential ☒
Subdivision Name (if applicable): Marion Oaks Ranches
Unit _____ Block _____ Lot _____ Tract 263 Property card says Tract 26

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): Adalberto Hernandez
Signature: _____
Mailing Address: 17401 sw 17th circle City: Ocala
State: fl Zip Code: 34473 Phone # 352-286-9667
Email address: newlifehome4@yahoo.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): Adalberto Hernandez Contact Name: adalberto Hernandez
Mailing Address: 17401 sw 17th circle City: ocala
State: fl Zip Code: 34473 Phone # 352-286-9667
Email address: newlifehome4@yahoo.com

D. WAIVER INFORMATION:

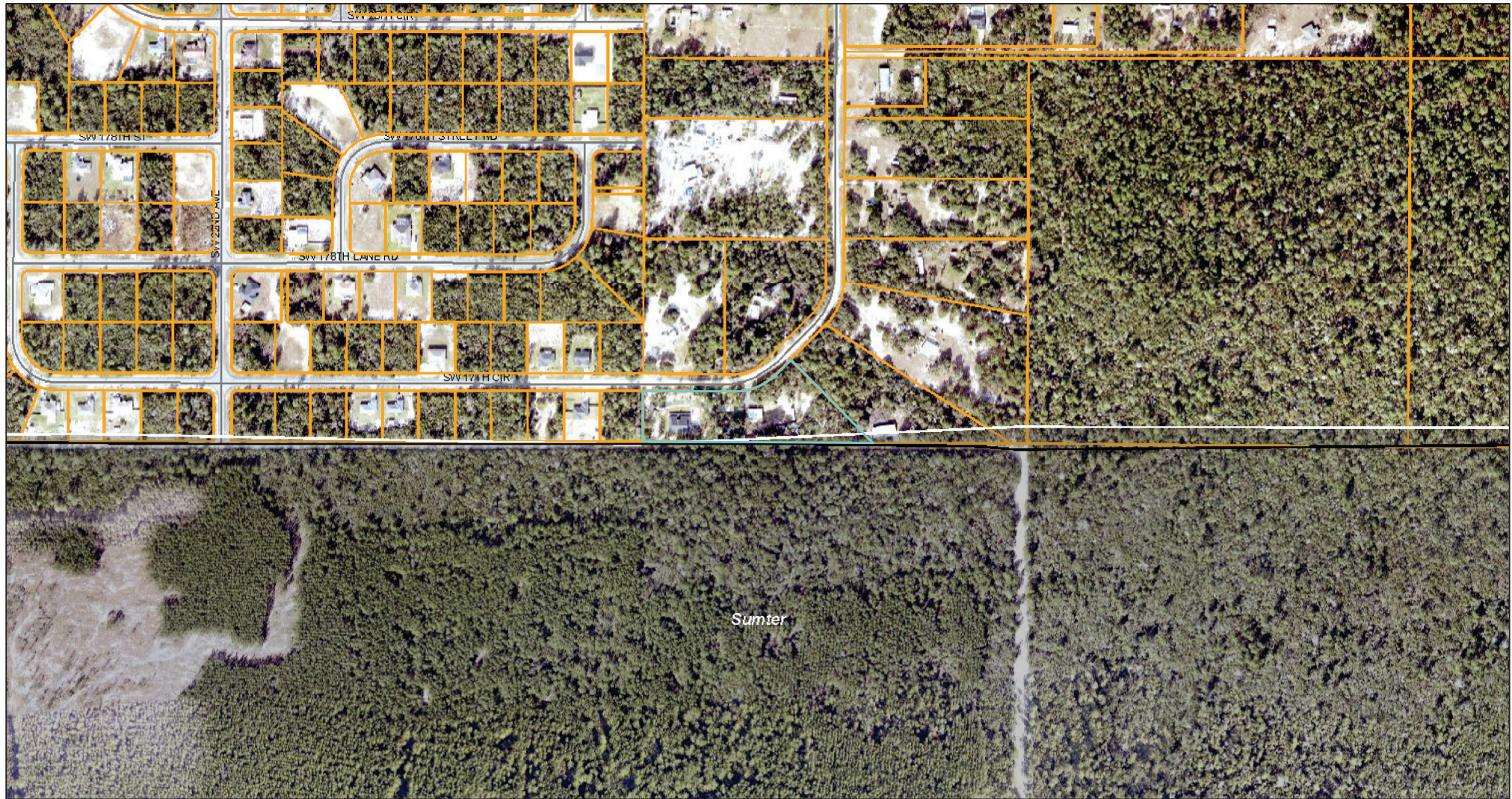
Section & Title of Code (be specific): installing a LDC 2-21.1.A - Applicability
Reason/Justification for Request (be specific): metal building to be used for storage and to protect farm equipment. This will put our lot over the allowable impervious.

DEVELOPMENT REVIEW USE:

Received By: hand delivered 0122/25 Date Processed: 8/25/25 KAH Project # 2023010043 AR # 33292

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): _____

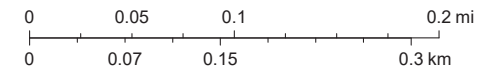
Marion County Florida - Interactive Map



8/25/2025, 4:06:23 PM

- | | | |
|---|---|---|
|  Florida Counties |  Streets |  Green: Band_2 |
|  Marion County |  Aerial 2024 |  Blue: Band_3 |
|  Parcels |  Red: Band_1 | |

1:4,514



Marion County Property Appraiser, Marion County BOCC

GENERAL NOTES:

G001. The General Contractor and all Subcontractors shall carry Public Liability, Property, and Unborn's Compensation Insurance. Valid Certificates of all shall be provided to the Owner.

G002. Prior to the submission of any bid the Contractor shall visit the project site and verify the Architect's dimensions, details, and information pertaining to the project. If any discrepancies, conflicting information, errors or omissions are present, the Contractor shall notify Riddle Consulting Engineers Inc. & the owner immediately. Any discrepancy or conflict not brought to the attention of the Architect and Owner prior to the final bid submission shall be corrected by the Contractor at no additional cost to the owner.

G003. The Contractor shall include in his bid all work necessary to ensure the project's compliance with the most stringent requirements of Florida Building Code (FBC) current local edition, NFPA-101, Florida Accessibility Code for Building Construction, and all other applicable codes.

G004. Dimensions as indicated on the drawings shall take precedence over reading of the drawings. The dimensions indicated on the drawings are calculated by computer and rounded to the nearest foot. The location of partitions to the center of mullions or to align with existing walls shall take precedence over written dimensions when so noted.

G005. The work shall be limited to the scope described in the Contract Documents. No additional work shall be executed without the prior written approval of the Owner and Architect. Any additional work done without prior written approval shall be at the sole expense of the contractor.

G006. The Contractor shall provide at all times protection from weather and moisture that may in any way damage the work, materials, fixtures, equipment, or present dangers to personnel. Any work or equipment damaged by a failure to provide adequate protection shall be removed and replaced with new work or equipment at the Contractor's expense.

G007. Should the scope of work for any reason not be fully indicated on the Contract Documents the Architect should be contacted immediately.

G008. The Contractor shall pay for and obtain all permits, and secure all certificates of inspection and occupancy that are required by the governing jurisdiction. The Owner shall receive a copy of the permit upon issuance.

G009. The Contractor shall be responsible for obtaining and distributing all current drawings to all Subcontractors and vendors during the duration of the project. The Contractor shall maintain on site in a convenient location, a complete set of the signed and sealed permit documents, including all the latest revisions, addendums, shop drawings, and supplemental information as may be required for proper execution of the project.

G010. The Contractor shall advertise and coordinate all work with Subcontractors, suppliers, vendors and specialty contractors.

G011. The Contractor shall exhibit supervision on site whenever work is being performed.

G012. All work done by the Contractor, Subcontractors, Vendors, and specialty contractors shall exercise due care and skill in performing all work in regards to the project. All work shall be done in a neat, workmanlike professional manner and in accordance with all applicable codes, regulations and rules.

G013. The Contractor shall remain free from rubbish and debris. Disposal of all construction debris shall conform to building regulations.

G014. Each contractor shall protect the work of other contractors.

G015. Any conflicts are to be resolved between the contractors involved and any work damaged shall be repaired by the contractor causing the damage.

G016. The Architect and the Owner shall be notified of such conflicts.

G017. The Contractor shall expedite the delivery of long lead time items to insure delivery conforming to the construction schedule. The Contractor will provide and install all equipment, fixtures, appliances, hardware, etc. unless specifically noted otherwise on the Contract Documents. Manufacturers' installation instructions and specifications shall be strictly adhered to, and are considered a part of the Contract Documents.

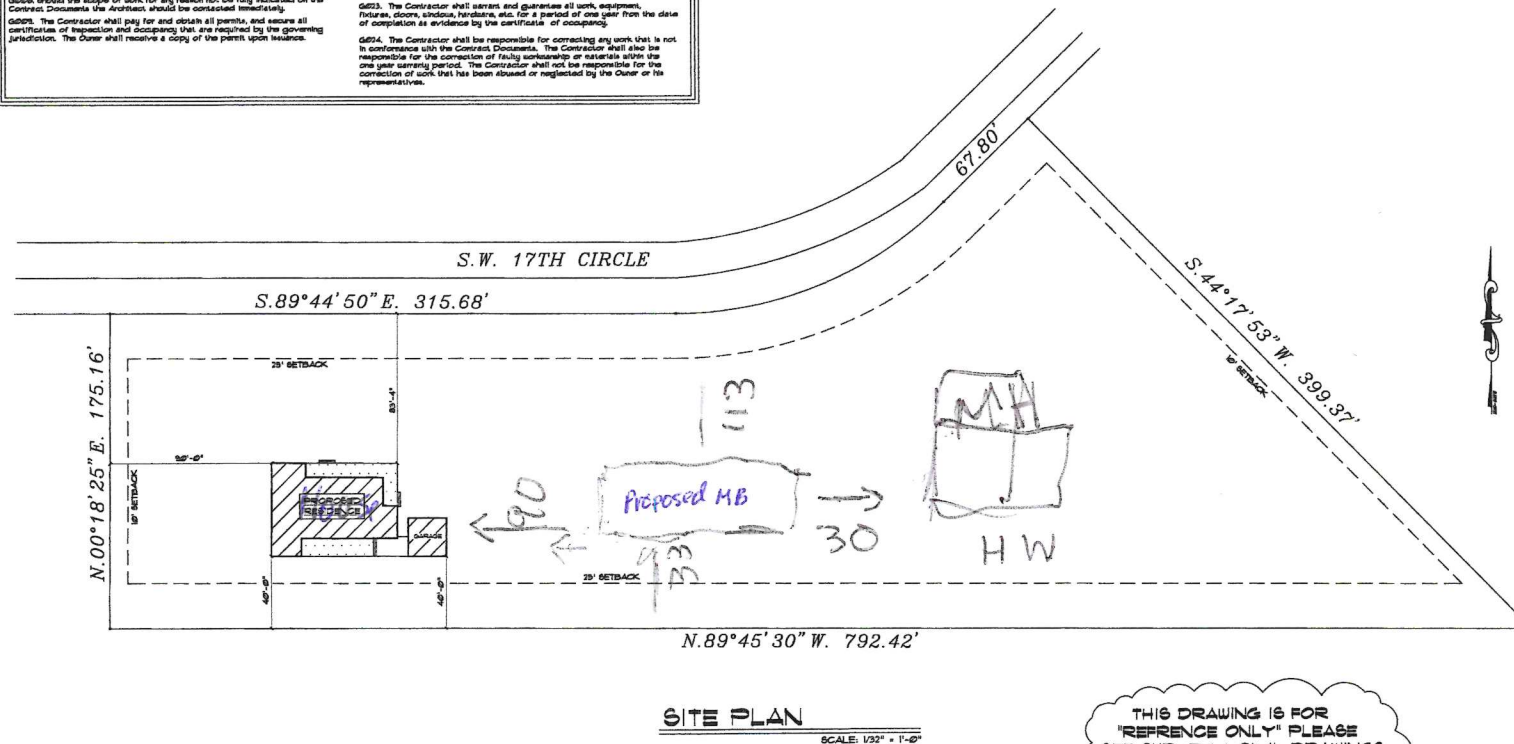
G018. Upon completion of the project, issuance of the occupancy certificate and acceptance by the owner, the contractor shall provide the owner with all equipment maintenance and instruction manuals.

G019. The Contractor shall warrant and guarantee all work, equipment, fixtures, doors, windows, hardware, etc. for a period of one year from the date of completion as evidenced by the certificate of occupancy.

G020. The Contractor shall be responsible for correcting any work that is not in accordance with the Contract Documents. The Contractor shall also be responsible for the correction of faulty workmanship or materials within the one year warranty period. The Contractor shall not be responsible for the correction of work that has been abused or neglected by the Owner or its representatives.

DRAWING INDEX

SITE PLAN / GENERAL NOTES	A-0
FOUNDATION PLAN (stem wall)	A-1
FLOOR PLAN	A-2
FRONT / LEFT ELEVATIONS	A-3
REAR / RIGHT ELEVATIONS	A-4
ROOF FRAMING PLAN	A-5
ELECTRICAL PLAN	E-1



SITE PLAN

SCALE: 1/32" = 1'-0"

THIS DRAWING IS FOR
"REFERENCE ONLY" PLEASE
SEE SURVEY & CIVIL DRAWINGS

W.A. RUPPEL LLC

Architectural
Design Services
4415 S.E. 4TH PLAZA
SUITE 201
FORT LAUDERDALE, FL 33309
PHONE - (352) 427-0004
FAX - (352) 427-0004
EMAIL - warruppel@phs.com

HERNANDEZ RESIDENCE
17387 SW 17TH CIR.
MARION COUNTY, FLORIDA

Riddle Consulting
Engineers, Inc.
structural
civil
mechanical
Paul D. Riddle, P.E.
Senior Engineer
GSA: 0000000000
P.E. NO. 0000000000
ILLUSTRATION BY: [Signature]
DATE: 07/08/22
PROJECT NO. 2022-031

JOB NUMBER: 2022-031
DESIGNER: W.A.R.
DRAWN BY: W.A.R.
PLAN REVIEW:

SUBMITTALS:
SITE PLAN #3
7/8/22

REVISIONS:
A

SITE PLAN

A-0

PAUL D. RIDDLE, P.E.
P.E. 0000000000