

January 9, 2025

PROJECT NAME: MORRISON COKER-ACCESSORY STRUCTURE

PROJECT NUMBER: 2025010002

APPLICATION: DRC WAIVER REQUEST #32341

- 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 - MCU service area but outside connection distance to closest water or sewer mains; shall connect within 365 days' notice of availability.
- 5 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 total impervious coverage 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 1.67 -acre parcel (3490-039-005) and according to the MCPA, there is approximately 4,153 sf existing impervious area on-site, however there appears to be an additional 5,702 sf driveway that has not been permitted as well as an additional 1,020 sf area where an unpermitted structure had burned down. The applicant is proposing to add 1,020 sf for a new barn + carport over the area where the previous structure burned down. The total existing and proposed impervious area is 10,875 sf. The site will be approximately 1,875 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**

AR 32341

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 1/3/25 Parcel Number(s): 3490-039-005 Permit Number: 2024121645

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Morrison Coker - Accessory Structure Commercial Residential
Subdivision Name (if applicable): Rolling Hills
Unit 1 Block 39 Lot 5 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): Regina and Morrison Coker
Signature: Regina Coker
Mailing Address: 8473 SW 137th Court City: Dunnellon
State: Florida Zip Code: 34432 Phone #: 352 441 5916
Email address: morriscoker2002@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): Same as above Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): UDC. 2.21.1.AU) Major Site Plan
Reason/Justification for Request (be specific): ISR is unchanged - replacing two sheds with one new metal building adjacent to a DRA (300x80)

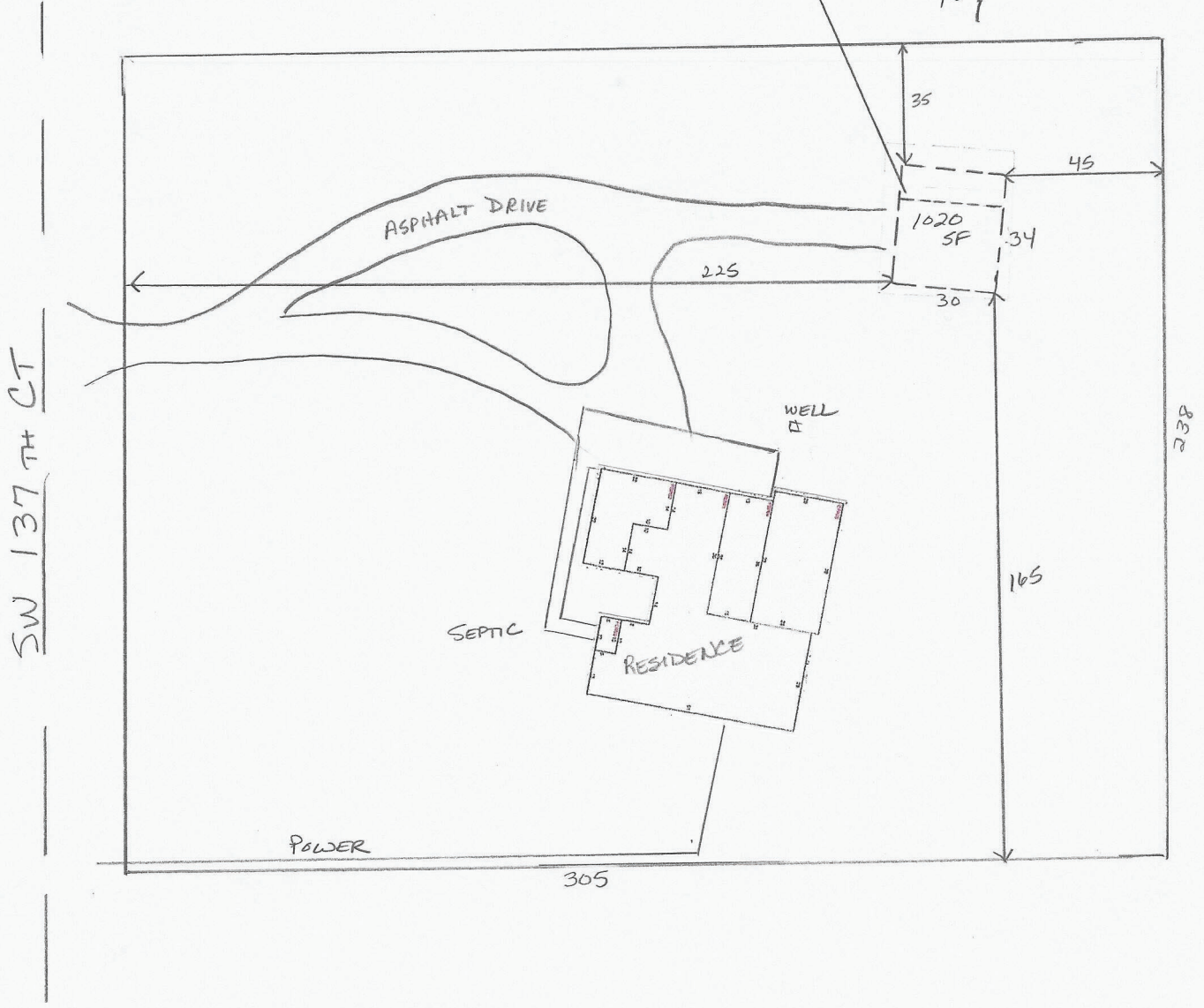
DEVELOPMENT REVIEW USE:

Received By: Walk-in BM Date Processed: 1/3/25 BM Project # 2025010002 AR # 32341
1/3/25

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): _____

PROPOSED LOCATION FOR
 24x30x10 METAL BUILDING
 W/ 10x30x8 LEANTO ON
 NEW CONCRETE

SCALE:
 1" = 50'



ISR

LOT: 72,590 SF

EXISTING: 14.98% (10875 SF)

PROPOSED: Unchanged 14.98%

MORRISON COKER

8473 SW 137TH CT

DUNNELLON FL 34432

PARCEL ID: 3490-039-005