

November 14, 2024

PROJECT NAME: CIRCLE K REMODEL

PROJECT NUMBER: 1999008288

APPLICATION: DRC WAIVER REQUEST #32140

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Fire Review has been conditionally approved. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 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 public water or sewer. Shall connect within 365 days' notice of availability.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Discussion Needed. The applicant owns a 1.51 -acre parcel (0880-001-000) and according to the MCPA, there is approximately 25,834 sf existing impervious area on-site. The applicant is proposing to add 330 sf for an addition. The total existing and proposed impervious area is 26,164 sf. The site will be approximately 17,164 sf over the allowed 9,000 sf per the Marion County LDC. The site's current impervious overage was approved under ARs I300005 / 3036. The existing drainage infrastructure was designed under the 25 yr-24 hr storm event. Based on the flood prone area located on site, the DRA fails under the 100 yr-24hr storm event and discharges off site. Additionally, there has been historic staff observations of flooding occurring at the intersection of E HWY 316 and NE HWY 315.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: 10/30/24 - Recommend against approval due to lack of clarity regarding proposed changes, existing traffic access concerns, and the possibility that changes could impact site trip generation data.



**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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9/24/2024 Parcel Number(s): 0880-001-000 Permit Number: 2024092701

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Circle K Remodel Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block 1 Lot 1.2 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): Tom Harman  
Signature: [Signature]  
Mailing Address: P.O. Box 52085 City: Phoenix  
State: AZ Zip Code: 85072 Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): Sandspur Construction Company Inc Contact Name: Jimmy Mullins  
Mailing Address: 207 Maddox Street City: Wildwood  
State: FL Zip Code: 34785 Phone # 352-266-8331  
Email address: jmullins@sandspurinc.com

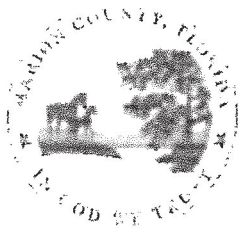
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): Please see attached email from engineering department. The email goes into great detail as to why we are submitting a development review waiver.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ 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): \_\_\_\_\_



**Marion County  
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

**COMMERCIAL SITE PLAN**

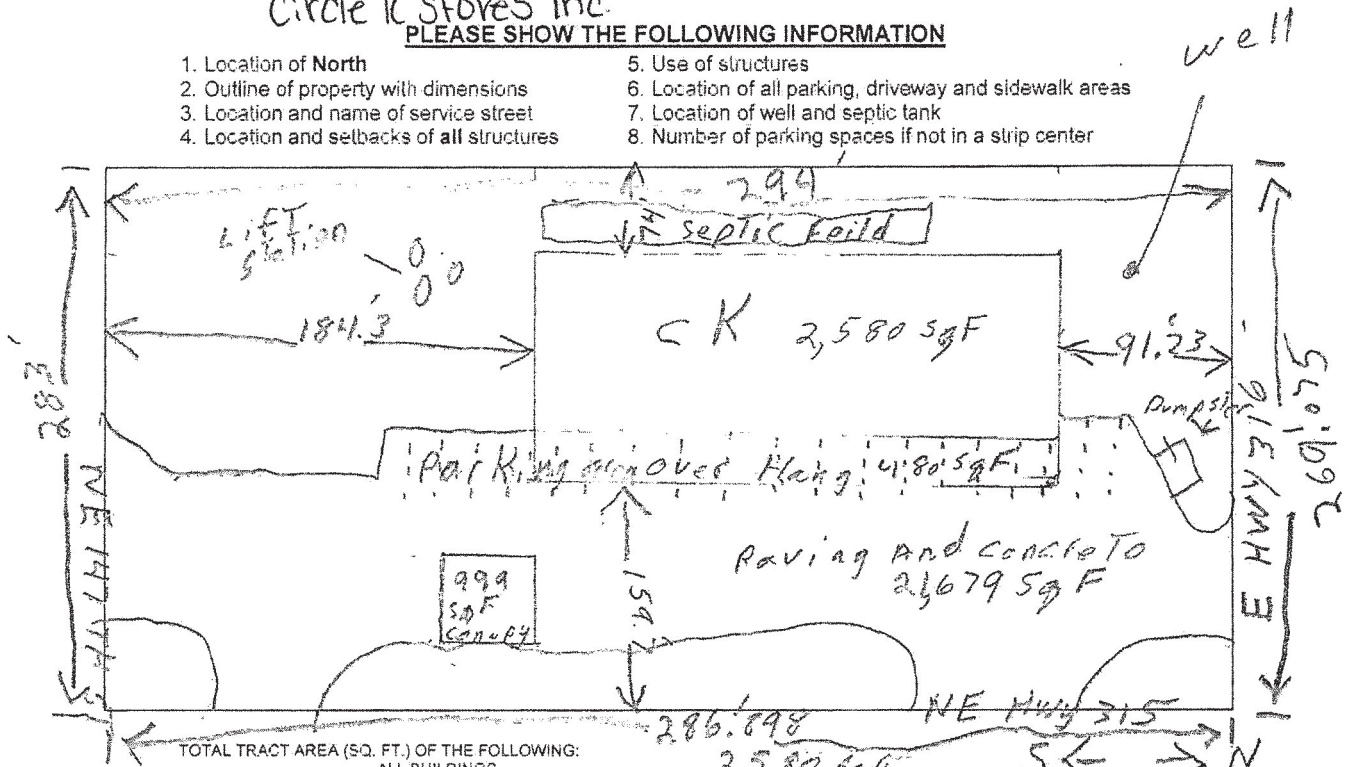
FOR PROPERTY WITH USE COVERAGE UNDER 9,000 SQ. FT. OF IMPERVIOUS AREA AND/OR under 35% OF TOTAL SITE/PANEL COVERAGE IN IMPERVIOUS AREA \* IMPERVIOUS IS ANY AREA THAT WILL NOT ALLOW WATER TO PERCOLATE INTO THE GROUND IMPERVIOUS AREAS INCLUDE ALL ASPHALT, CONCRETE, AND BUILDING SQUARE FOOTAGE.

OWNER'S NAME ~~0880-001-000~~  
Circle K Stores Inc.

PARCEL # 0880-001-000

**PLEASE SHOW THE FOLLOWING INFORMATION**

1. Location of North
2. Outline of property with dimensions
3. Location and name of service street
4. Location and setbacks of all structures
5. Use of structures
6. Location of all parking, driveway and sidewalk areas
7. Location of well and septic tank
8. Number of parking spaces if not in a strip center



TOTAL TRACT AREA (SQ. FT.) OF THE FOLLOWING:	
ALL BUILDINGS	2,580 sqF
ANY OTHER COVERAGE AREA	14,790 sqF
ALL PARKING	10,320 sqF
ALL DRIVEWAY AND SIDEWALKS	3,160 sqF
SEPTIC TANK	
<b>TOTAL COVERAGE</b>	<b>25 1/2</b>
<b>% OF COVERAGE</b>	

SIGNATURE *[Signature]*

DATE: 3-1-2023

**COMMERCIAL RECONNECTS PLEASE SHOW THE FOLLOWING:**

1. SHOW LOCATION OF ALL STRUCTURES ON PROPERTY.
2. SHOW LAYOUT OF PARKING AREA AND NUMBER OF SPACES AVAILABLE. INDICATE IF AREA IS PAVED OR NOT PAVED.
3. STATE TYPE OF BUSINESS I.E RETAIL SALES, AUTO REPAIR, ETC...
4. INDICATE IF COMPANY VEHICLES WILL PARK OVERNIGHT ON SITE.
5. STATE PREVIOUS BUSINESS USE. IF NO PRIOR USE MARK VACANT.