

July 2, 2024

PROJECT NAME: RICKY STREET

PROJECT NUMBER: 2024060051

APPLICATION: DRC WAIVER REQUEST #31692

- 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: Discussion Required: Defer to stormwater as it appears to be a residential lot asking for more impervious. Application is unclear as to the actual request here, what is existing and what is proposed.
- 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: 0.30  
FLU: RL  
ZONING: R-4
- 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 public water or sewer at this time. 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 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 0.3 -acre parcel (4040-167-000) and according to the MCPA, there is approximately 5,271 sf existing impervious area on-site. The applicant is proposing to add 966 sf for a home addition. The total existing and proposed impervious area is 6,237 sf. The site will be approximately 1,664 sf over the allowed 35% (4,573 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

AR31692

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 6/13/24 Parcel Number(s): 4040-107-000 Permit Number: 2024053238

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

Project Name: Ricky Street Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 107.108 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): Ricky Street  
Signature: Ricky Street  
Mailing Address: 11405 SE 189th Ct. City: Ocklawaha  
State: FL Zip Code: 32179 Phone # 352-572-2228  
Email address: SStreet5@CFL.net.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): Award construction LLC Contact Name: William Ward  
Mailing Address: 10735 SE 103rd Ln City: Ocklawaha  
State: FL Zip Code: 32179 Phone # 352-445-1855  
Email address: awardconstruction2023@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): over impervious allowed area

**DEVELOPMENT REVIEW USE:**  
Received By: email 6/24/24 Date Processed: 6/25/24 CH Project # 2024060051 AR # 31692

**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): \_\_\_\_\_

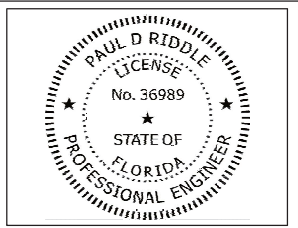
**Riddle Consulting Engineers, Inc.**

**structural civil mechanical**

Paul D. Riddle, P.E.  
Senior Engineer  
COA: 00004759

EMAIL: RIDDLEENG@AOL.COM  
ADDRESS: 1720 SE CITY HWY 484 BELLEVUE, FL 34420  
PHONE: (352) 245-7041  
FAX: (352) 245-5458  
WEBSITE: WWW.RIDDLEENGINEERING.COM

A CUSTOM DESIGN FOR STREET

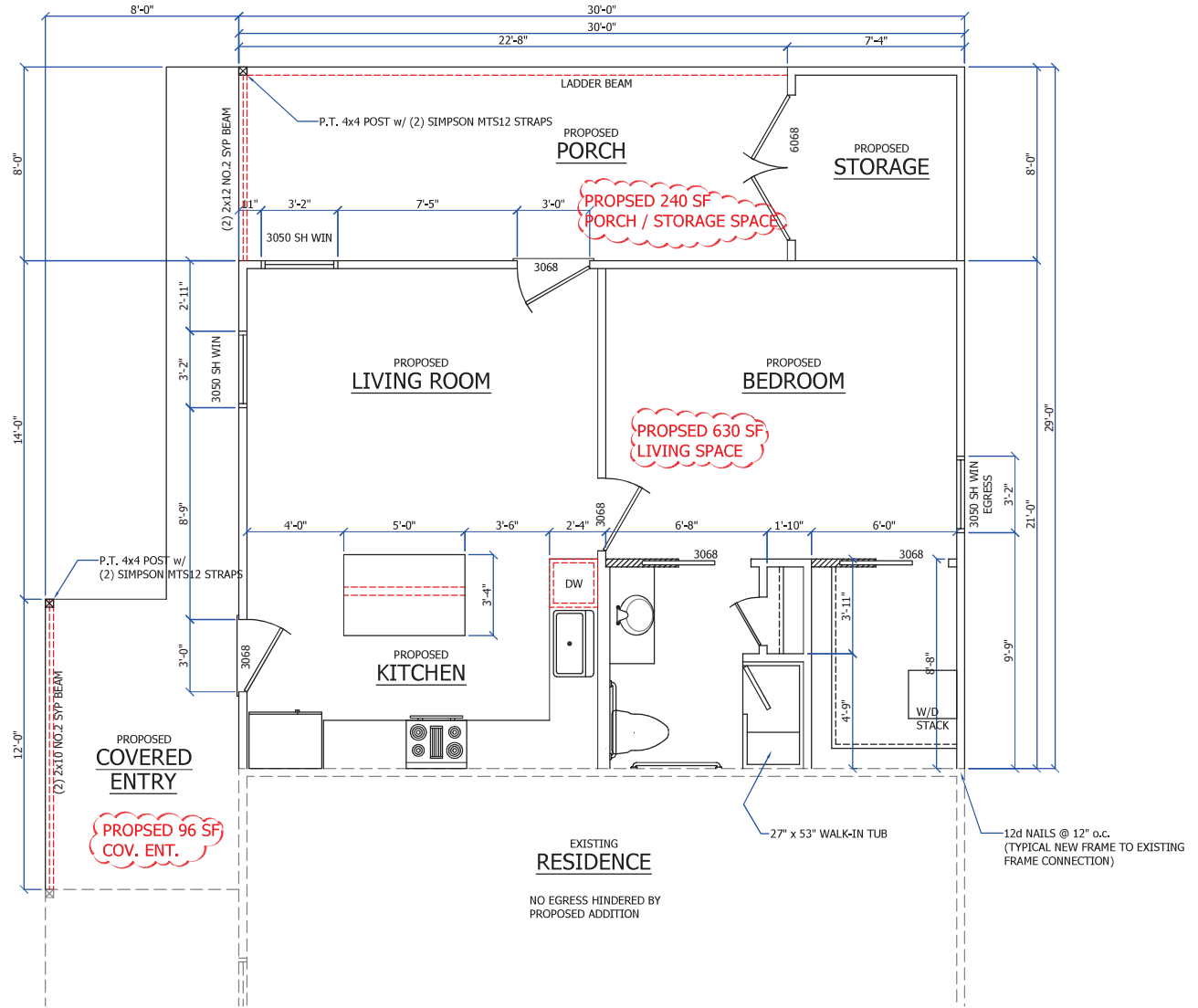


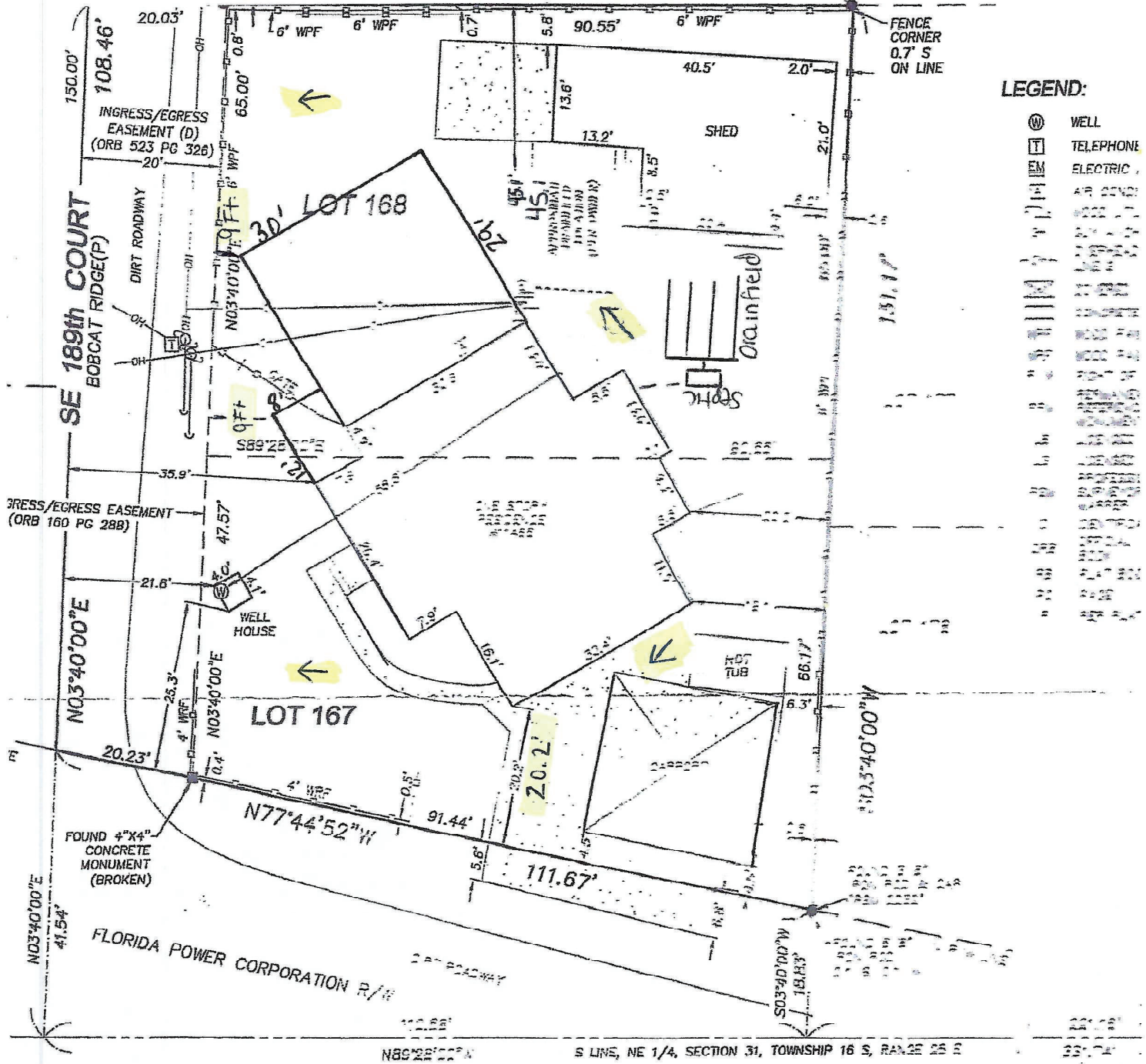
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL D. RIDDLE, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**IGC CA 1**

Digital Signer:  
IGC CA 1  
DN:CN=PAUL D RIDDLE,  
dnQualifier=A014  
10D000001855E  
A473080011E08  
C, O=Florida,  
C=US  
Date:2024.06.13  
06:49:19 -04:00

PAUL D. RIDDLE, P.E.  
P.E. 36989





**LEGEND:**

	WELL
	TELEPHONE
	ELECTRIC
	AIR CONDITIONING

**LEGAL DESCRIPTION:**  
 LOTS 167 AND 168, OAK COVE: THAT PORTION OF THE WESTERLY 110.68 FEET OF THE EASTERLY 331.74 FEET OF THE SOUTHERLY 150.00 FEET OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 25 EAST, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY OF FLORIDA POWER CORPORATION EXISTING TRANSMISSION LINE, THE WESTERLY 20.00 FEET OF THE ABOVE-DESCRIBED TRACT BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

TOGETHER WITH AN UNDIVIDED 2/193 INTEREST IN THAT TRACT OF LAND AS DESCRIBED IN O.R. BOOK 160, PAGE 290, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THOSE TRACTS OF LAND AS DESCRIBED IN O.R. BOOK 160, PAGES 288 AND 289, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR THE PURPOSE OF INGRESS AND EGRESS.

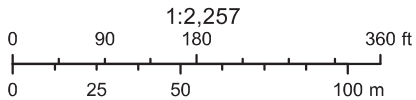
**CONVEYOR'S NOTES:**  
 North and the bearings shown herein are referenced to the plat bearing of N89°28'00"W, along the south line of the northeast 1/4 of Section 31, Township 16 south, Range 25 east.  
 The following title commitment was used for reference in the preparation of this survey: An Allstate National Title Insurance Company commitment by Freedom Title & Escrow Company, LLC; File No.: 2019-8338; Date: May 20, 2019 @ 08:00 AM.





**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser

Updated every 24 hours



[Map Title]

6/25/2024  
 Marion County Property Appraiser  
 Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.