

March 29, 2024

PROJECT NAME: OCALA CENTRAL VETERINARY CLINIC

PROJECT NUMBER: 2024030060

APPLICATION: DRC WAIVER REQUEST #31322

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Land Use acknowledges the southern portion of the property is densely vegetated with trees and would be willing to waive this particular buffer requirement if Landscape is amenable to the change. However, the eastern property line abuts residential which, by code requires a B-type buffer and roadways require C-type buffers. Staff would not support waiving all buffering requirements for these areas as is requested. Some sort of buffering needs to be proposed with the potential to waive (lessen) the buffering requirements per LDC.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: ZONING SUPPORTS THIS REQUEST.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: APPROVED - trees/buffers (no flow) MCU service area/no mains
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Due to OHE, ornamental trees should be planted in the buffer area, along with 50% shrubs and groundcover. Plants can be grouped or massed to provide sightlines to the building. Staff does not support
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: n/a
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Defer to Landscape



**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: 3/21/24 Parcel Number(s): 36778-000-00 Permit Number: 2023121597

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Ocala Central Veterinary Care Commercial Residential
Subdivision Name (if applicable): 20 SW 87th Place
Unit _____ Block _____ Lot _____ Tract _____ Ocala, FL 34476

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): Brice Owen DeLos
Signature: [Signature]
Mailing Address: 970 SW 104th Street Rd City: Ocala
State: FL Zip Code: 34476 Phone #: (352) 737-5723
Email address: hacalvms@gmail.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): Section 686 K3
Reason/Justification for Request (be specific):
W side of property - fence and stand of trees present
S side of property - the S 1/2 of property is tall grass field + stand of trees.
W + E side of property - we have shortened + moved the buffer yard for reasons of
safety + line of site for the intersection.

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): _____

Impervious surface

previous, original plan - 3756

Parking, added area - 5040

Total - 8796

REMAINDER OF SECTION 13
TOWNSHIP 16S
RANGE 22E
(NOT INCLUDED)

SW 87th PLACE
(IMPROVED)

LESS THE N 33' FOR RIGHT OF WAY

FOUND
NAIL/DISC
LB# 5058

SET 1/2
IRON ROD
LB#7463

N89°52'41"E 200.00'

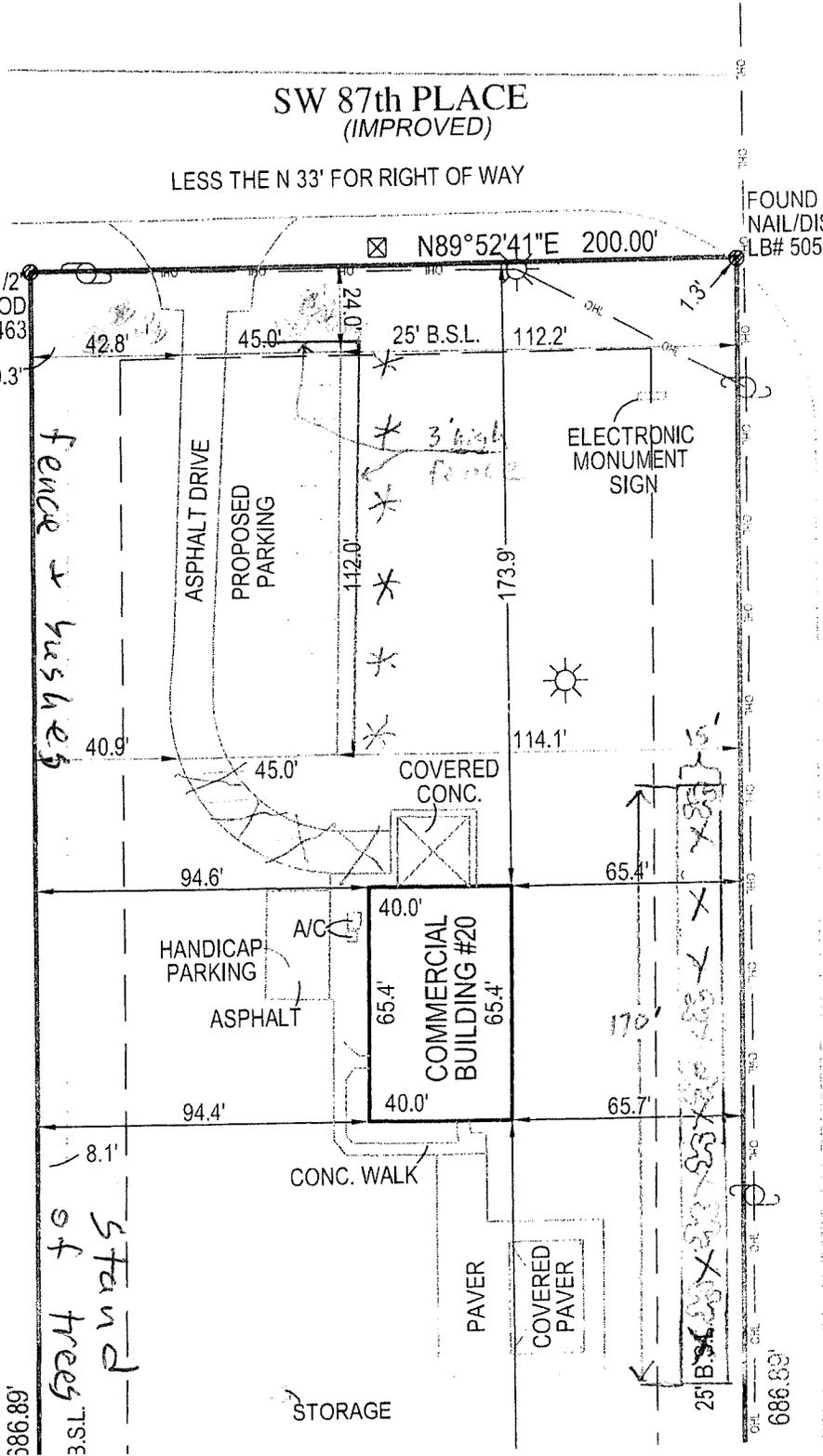
THE SOUTH
AY FOR
RTH END
22 EAST,
FEET

☉ - Plumbege

* - Live Oak

☉ - Indian Hawthorne
Lariope

X - Dwarf Crepe
Myrtle



MAGNOLIA AVENUE

REMAINDER OF
SECTION 18
TOWNSHIP 16S
RANGE 22E
(NOT INCLUDED)

PORTION OF
SECTION 18
TOWNSHIP 16S
RANGE 22E
(INCLUDED)

N00°17'40"E

N00°17'40"E

25'

stand of trees

447.7

stand of trees

FOUND 1/2"
IRON ROD
LB # 5058

25' B.S.L.

N89°52'41"E 200.00'
REMAINDER OF
SECTION 18
TOWNSHIP 16S
RANGE 22E
(NOT INCLUDED)

FOUND
4" X 4"
CONC.
MON.

LESS THE W 33' FOR RIGHT OF WAY

S

PERFORMED BY THIS OFFICE

MEASURED UNLESS OTHERWISE NOTED

, HAVING A BEARING OF S86°01'07"W.

LEGAL DESCRIPTION

THE NORTH 719.89 FEET OF THE EAST 1443.36 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD NO. 246 (COUNTRY RD NO. 312) ON THE NORTH END THEREOF, IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 1210.36 FEET THEREOF.



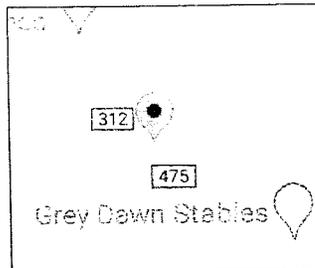
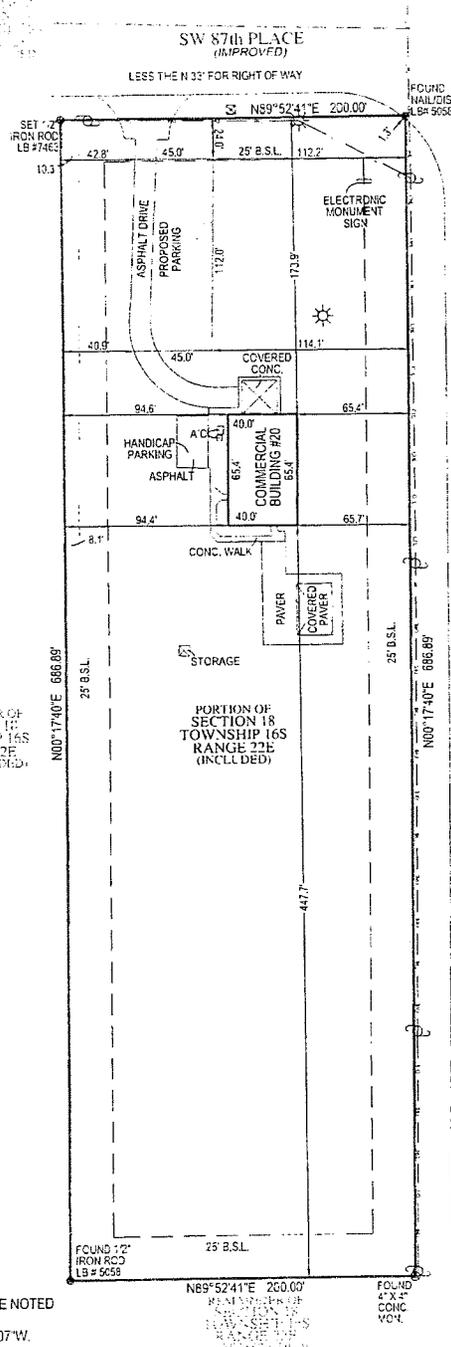
LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
N	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
FLAT	FLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.G.	PAGE
P.P.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
C.L.	CENTERLINE
AID	AID
NUMBER	NUMBER
DELTA OR CENTRAL ANGLE	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
B.S.L.	BUILDING SETBACK LINE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERNLY PROPERTY LINE, HAVING A BEARING OF S86°01'07"W.

REMAINDER OF SECTION 18 TOWNSHIP 16S RANGE 22E (NOT INCLUDED)



Flood Zone: X
 Community Number: 120160
 Panel: 12083C0710
 Suffix: D
 FIRM Date: 08/28/2008

SECTION 17 TOWNSHIP 16S RANGE 22E

SPECIFIC PURPOSE SITE PLAN OF IMPROVEMENTS OF
 20 SOUTHWEST 87TH PLACE
 OCALA, FL 34476
 PREPARED FOR:
 LISA DEVOS

Project	C619889	Sheet	
Date	01/03/2024		1 of 1
Scale	1"=50'		

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: 561.851.3307
 FAX: 561.851.8876
 LB #2463

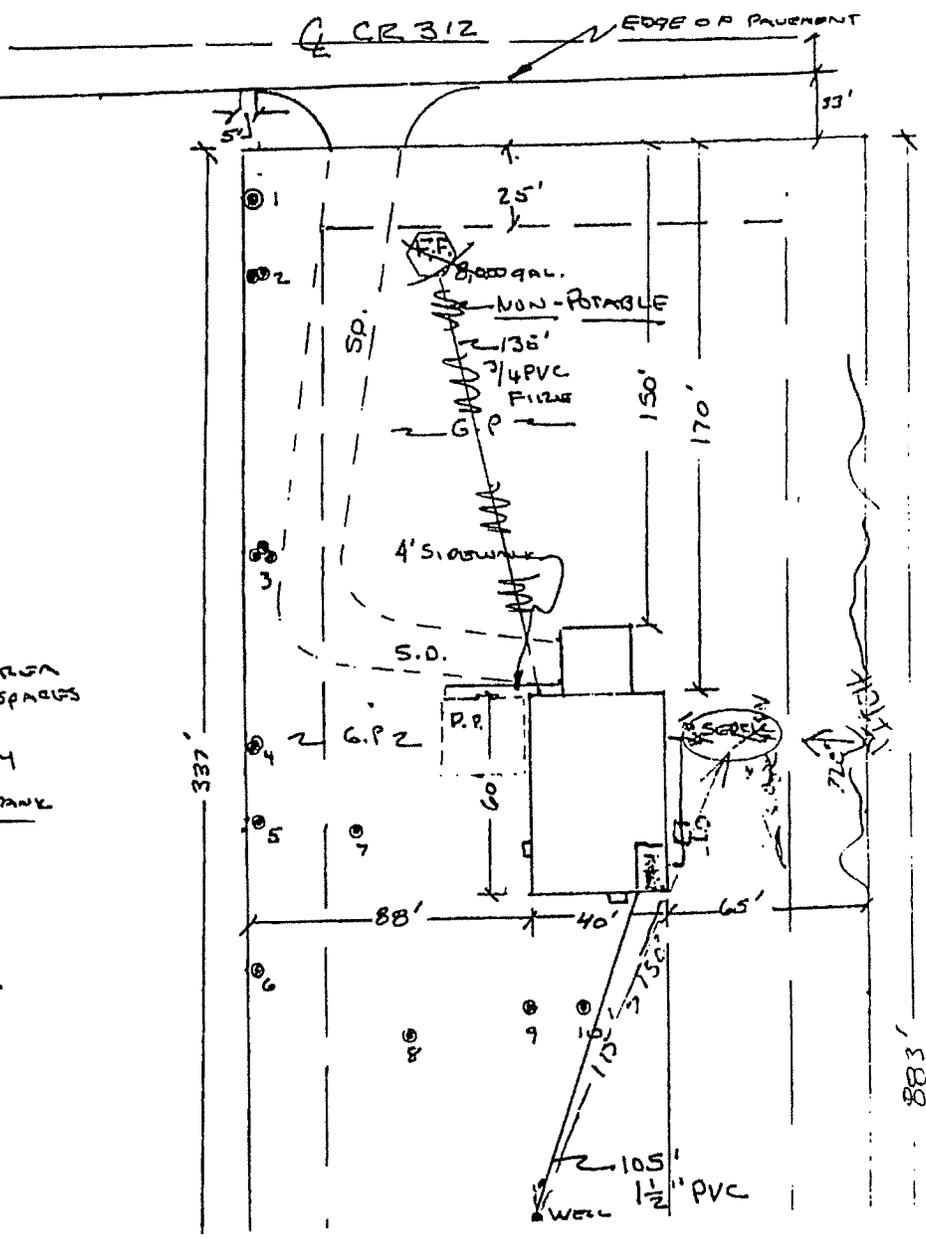


ORIGINAL FIELD WORK COMPLETED BY
 TARGET SURVEYING, LLC.
 SURVEY #: 608662 DATED: 01/09/2024

DATE OF MAP: 03/13/2024

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #414



NOTES:

1. 6" OAK
 2. DBL 6" OAK
 3. TRIPLE 10" OAK
 4. DBL 8" OAK
 5. 6" OAK
 6. 5" SWEET GUM
 7. 12" RAIN TREE
 8. 7" SWEET GUM
 9. 10" RAIN TREE
 10. 7" SWEET GUM
- G.P. INDICATES GRASS PARKING AREA
P.P. INDICATES 2 PAVED PARKING SPACES
- S.D. INDICATES STONE DRAINWAY
SEE JOHN LARSEN LTR.
- ~~100 GALLONS FREE DUMP WATER TANK~~

SIDEWALK CURBENT - N/A
PARALLEL ACCESS - N/A
20' DRIVE WITH 25' R/O 11 TO CR 312

IMPERVIOUS AREA

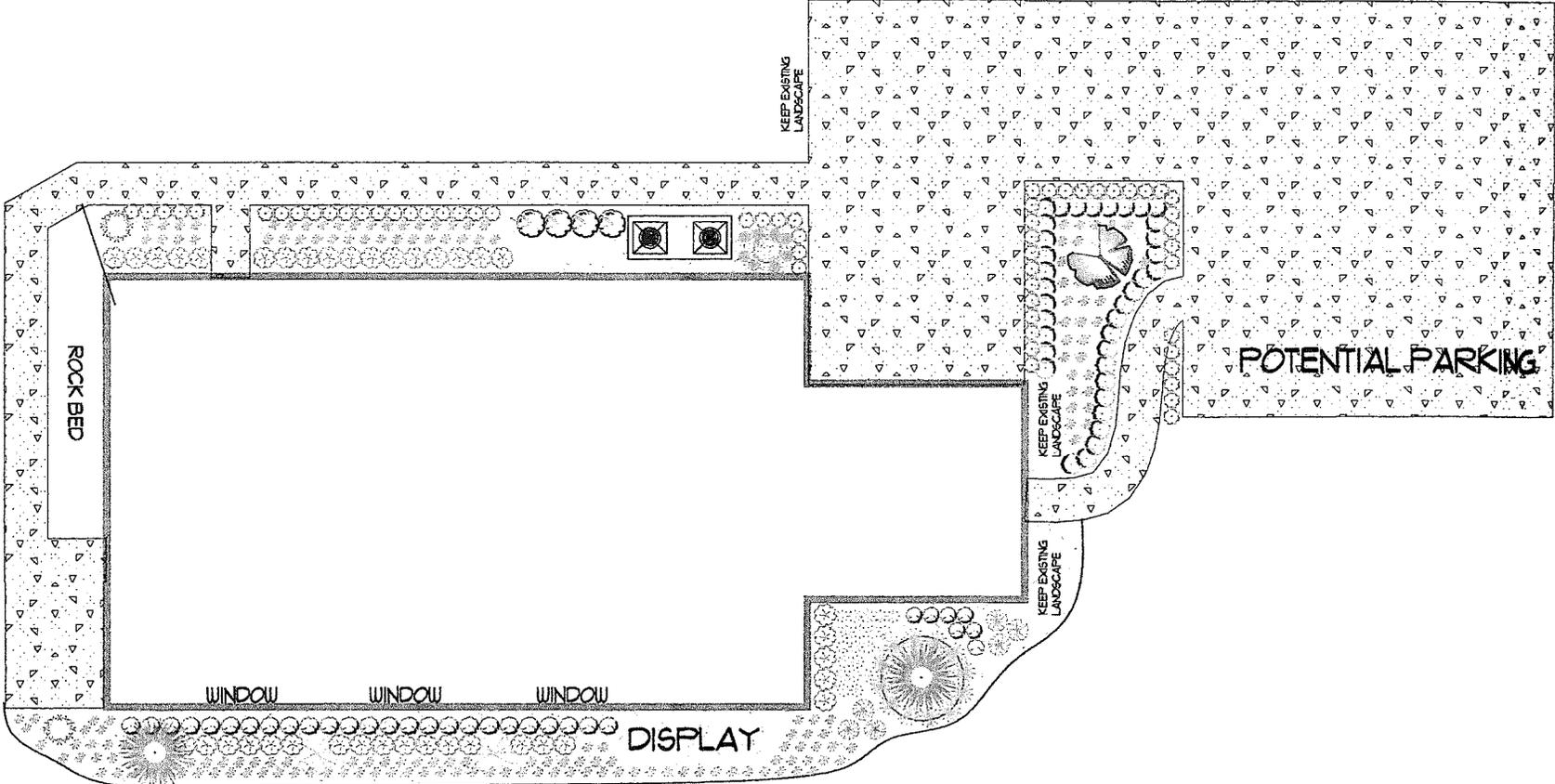
BUILDING	3013 SQ FT
STOOD (2)	18 SQ FT
PARKING	625 SQ FT
SIDEWALK	100 SQ FT

1475'

883'

LEGEND

COMMON NAME	QTY	COMMON NAME	QTY
INDIAN HAWTHORNE 3G	38	LANTANA, ANN MARIE 1G	19
BLUEBERRY TREE, JAPANESE 30G	2	LIRIOPE 1G	172
BLUEDAZE 1G	58	LOROPETALUM, EVER RED 3G	30
BOXWOOD 3G	36	MAGNOLIA, BRACKEN BEAUTY 30G	1
CRAPE MYRTLE DWARF 15G	2	PLUMBAGO 3G	2
FLAX LILY 1G	8	PODOCARPUS CONE 15G	1
GRASS, MULHY PINK 3G	12	PODOCARPUS, MAKI 7G	4
IRIS, APOSTLE 3G	6		



Scale:
1/16" = 1'

Landscape Plan:
Devos-Vet Clinic

Landscape Design by: Hanna Pieri
The Yard Stop Inc.

