

August 1, 2024

PROJECT NAME: PETERSON & SMITH GUARD HOUSE

PROJECT NUMBER: 2024070066

APPLICATION: DRC WAIVER REQUEST #31801

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: No issue with Fire
- 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: 1. Comply OCE Stormwater Divisions conditions, and  
2. Comply with applicable site development standards, particularly setbacks.
- 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 water & sewer connection required with the City of Ocala Utilities. Connection will have to be demonstrated to MCU Permitting when the building permit comes through for this structure in order to pass the review and clear.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL. The applicant owns a 11.52 -acre parcel (23834-001-02) and according to the MCPA, there is approximately 69,380 sf existing impervious area on-site. The applicant is proposing to add 1,504 sf for an office + driveway. The total existing and proposed impervious area is 69,380 sf. The site will be approximately 61,884 sf over the allowed 9,000 sf per the Marion County LDC. The current impervious overage has been approved per ARs 897/2261 which allows for an overall total of 111,587 sf of impervious area between three drainage basins. Staff would not be opposed to a waiver to allow for this addition, however a major site plan revision would be needed prior to the construction of the future structures proposed in ARs 897/2261.



**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

AR # 31801

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7/15/2024 Parcel Number(s): 23834-001-02 Permit Number: 2024051252

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

Project Name: Peterson & Smith Guard House Commercial  Residential   
Subdivision Name (if applicable): N/A  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ 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): Peterson & Smith & Matthews & Hahn & Slone PA  
Signature: \_\_\_\_\_  
Mailing Address: 4747 SW 60th Ave City: Ocala  
State: FL Zip Code: 34474 Phone #: (352) 812-4240  
Email address: jmade@petersonsmith.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): McLaughlin & Company Contact Name: Clayton Bratcher  
Mailing Address: 3019 SW 27th Ave #102 City: Ocala  
State: FL Zip Code: 34471 Phone #: (352) 873-3900  
Email address: cbratcher@mclaughlin.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): See next page.  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: Walkin CF Date Processed: 7/23/24 CF Project # 2024070066 AR # 31801  
7/22/24

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





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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) \_\_\_\_\_ Major Site Plans: Sec. 2.21.1. - Applicability  
Reason/Justification for Request (be specific): Peterson & Smith Equine Hospital has an approved major site plan dated 4/21/06 which shows the proposed improvements for the site (Parcel #23834-001-02). The improvements included the main equine hospital building, several horse barns, paddocks, miscellaneous asphalt driveways, parking areas and stormwater retention ponds and structures to accommodate the planned impervious area. The attached site plan differentiates between existing and future improvements and shows the extent of the proposed scope. The overall site is 11.52 acres.

To date, not all the approved buildings on the major site plan have been built. However, all the retention ponds and stormwater structures have been built to accommodate the full approved impervious area of the site. The major site plan that was previously approved a credit of 20,737 square feet of impervious area on file with Marion County Stormwater.

The property owner is requesting approval to build a tiny receiving office that is 12' wide x 12' long (144 square feet) and add approximately 1,360 square feet of pavement to the property. These two improvements will add 1,504 square feet of impervious area to the property but will not come close to the originally approved impervious area.

We are asking for a waiver to the requirement for a revised major site plan, since these two minor improvements will not come near the already approved impervious area for which the current stormwater system is designed to accommodate. After these minor improvements are completed, there will still be 19,233 square feet of impervious that could be built for the current stormwater system that is in operation. These minor improvements are internal to the site and not visible from SW 60th Avenue. The existing facility is nicely landscaped and is sufficient for this minor request.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

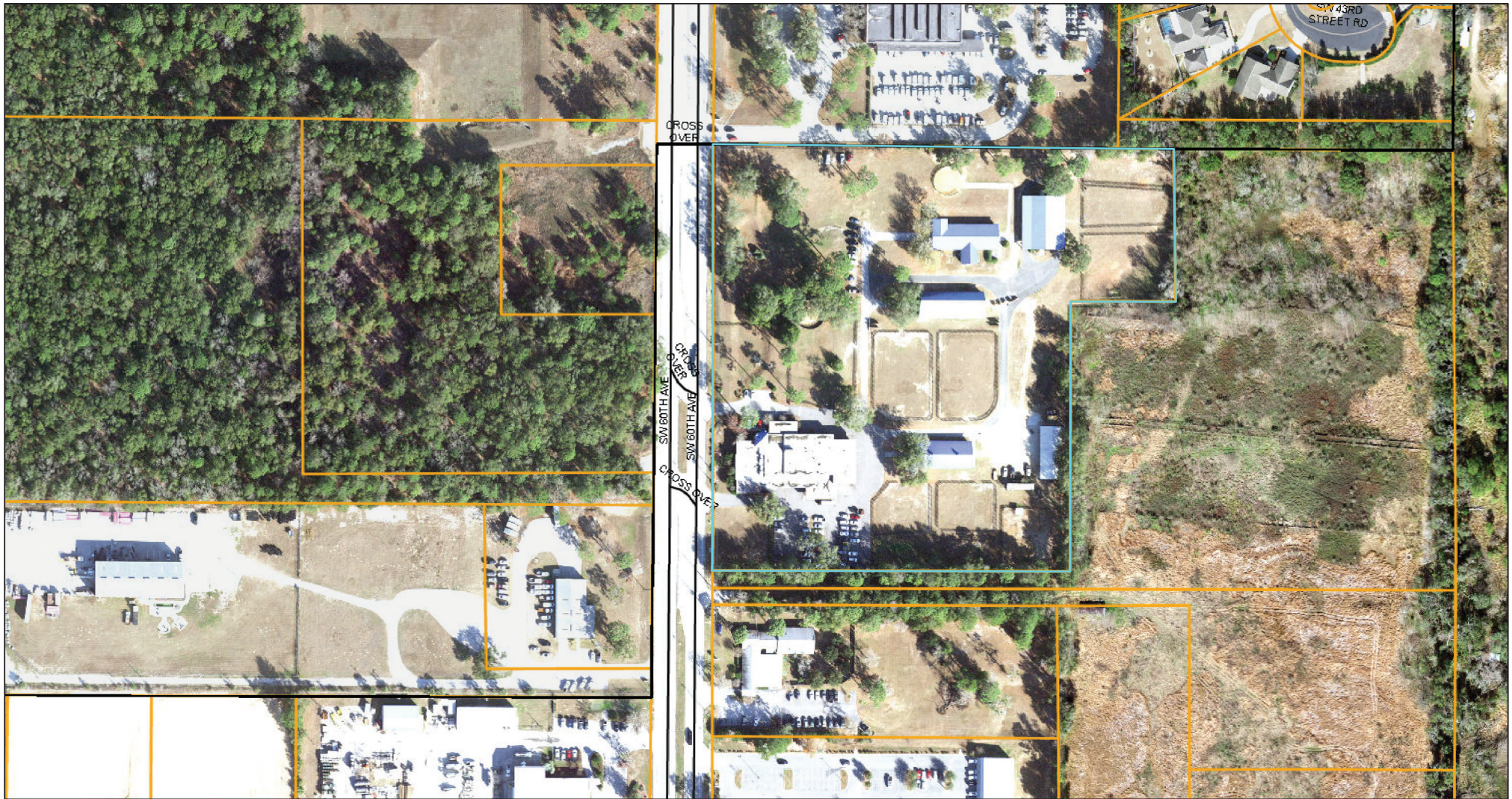
Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_





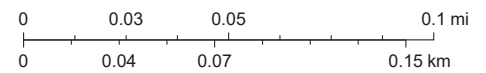
# Marion County Florida - Interactive Map



7/23/2024, 8:50:30 AM

- |                |                         |               |
|----------------|-------------------------|---------------|
| Marion County  | County Road Maintenance | Aerial 2023   |
| Municipalities | OCE Maintained Paved    | Red: Band_1   |
| Parcels        | Not Maintained          | Green: Band_2 |
|                | Streets                 | Blue: Band_3  |

1:2,257



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Marion County Board of County Commissioners

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