

July 25, 2025

PROJECT NAME: MC SSS LIBRARY CENTER

PROJECT NUMBER: 2003100050

APPLICATION: DRC WAIVER REQUEST #33051

- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to stormwater, not an expansion of the building

- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to stormwater, not an expansion of the building

- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 7/25/25 - CONDITIONAL APPROVAL: Unable to find evidence of a prior traffic impact analysis. If applicant can demonstrate traffic intensity for this site is within the threshold of a traffic statement, then waiver may proceed as primarily an impervious review.

33051



**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: 07-03-2025 Parcel Number(s): 9011-0000-01 Permit Number: 2025050103

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MC SSS LIBRARY CENTER Commercial Residential
Subdivision Name (if applicable): SILVER SPRINGS SHORES UNIT 11
Unit _____ Block _____ Lot _____ Tract A-A COMMUNITY CENTER

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): Jared Goodspeed, Director Facilities Management
Signature: [Signature] 7/7/25
Mailing Address: 2602 SE 8TH STREET City: OCALA
State: FL Zip Code: 34471 Phone # 352-671-8750
Email address: Jim.Huber@marionfl.org

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Request (be specific): Request to allow the proposed project to be waived from the Major and Minor Site Plan submittal & approval process. This is a renovation of an existing building with no additional building area added. The proposed site work includes the removal of 299 s.f. of existing concrete, and the addition of 887 s.f. of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase is 588 s.f. This increase is minimal and will not cause drainage or adverse impacts to the surrounding area. See attached plan sheets for reference.

DEVELOPMENT REVIEW USE:

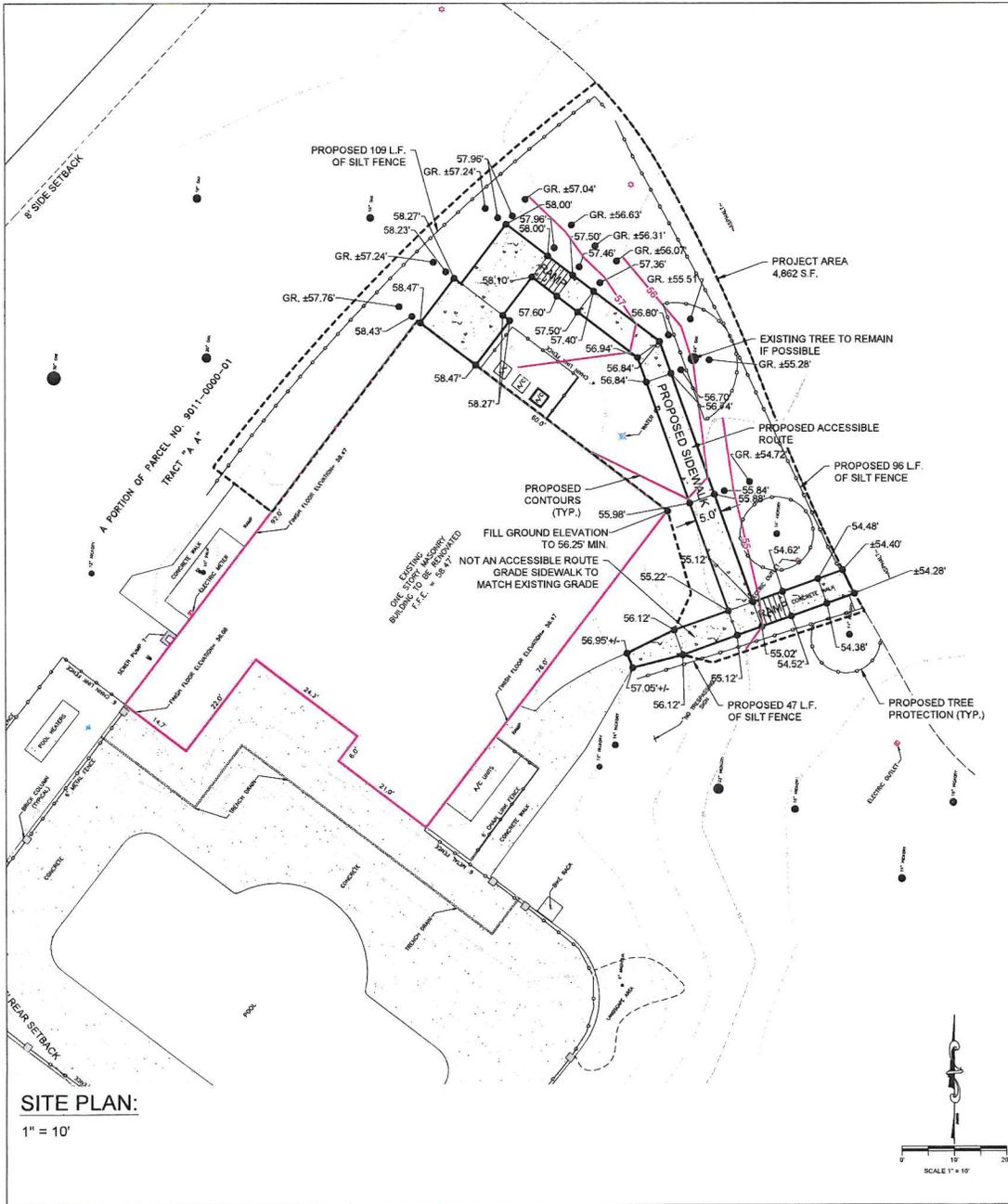
Received By: hand delivered 7/3/25 Date Processed: 7/9/25 kah Project # 2003100050 AR # 33051

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): _____

Revised 6/2021

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marionfl.org



SITE DATA:
PROJECT NAME: SILVER SPRINGS SHORES LIBRARY
PROJECT LOCATION: 508 SILVER ROAD,
MARION COUNTY, FL, SEC 9 TWP. 16. RG. 23
991 NISSAN
P.L.D.: SILVER SPRINGS SHORES SPECIAL DISTRICT
OWNER: P.O. BOX 1078
ADDRESS: OCEOLA, FL 34478

TOTAL PARCEL AREA: 0.29 ACRES
SPECIFIC PROJECT AREA: 4.82 S.F. ± 0.11 ACRES ±
CURRENT ZONING: A-1
FUTURE LAND USE: HR
BUILDING SETBACKS: 30' FRONT, 5' SIDE, 20' REAR

DATA BLOCK OF SITE COVERAGE
(VOLUTE COVERAGE ONLY - PROPOSED PROJECT AREA)

EXISTING SITE COVERAGE	4,862 S.F. (0.09%)
EXISTING CONCRETE	429 S.F. (0.009%)
EXISTING OPEN SPACE	4,433 S.F. (0.10%)
PROPOSED SITE COVERAGE	881 S.F. (18.24%)
EXISTING CONCRETE TO BE REMOVED	208 S.F. (0.54%)
PROPOSED IMPERVIOUS AREA INCREASE	588 S.F. (12.09%)
PROPOSED DRA.	0.00 S.F. (0.00%)
PROPOSED OPEN SPACE	4,274 S.F. (87.91%)

GENERAL PURPOSE:
THE PROPOSED DEVELOPMENT SHALL CONSIST OF THE RENOVATION OF THE EXISTING YOUTH CENTER FOR A NEW LIBRARY, THE REMOVAL OF EXISTING CONCRETE AND THE ADDITION OF NEW CONCRETE ACCESS TO THE PROPOSED MANHOLES TO THE MARION COUNTY ROADWAY.

SPRINGS PROTECTION NOTE:
THIS SITE IS LOCATED IN THE MARION COUNTY PRIMARY SPRINGS PROTECTION AREA.

TRAFFIC STATEMENT:
THIS PROJECT WILL NOT AFFECT THE TRAFFIC FLOW, TRAFFIC SIGNALS, OR TRAFFIC SIGNALS TO THIS SITE.

TREE NOTE:
ALL EXISTING TREES MUST REMAIN AND NO TREES ARE PROPOSED TO BE REMOVED DURING DEVELOPMENT.

CONSTRUCTION NOTES:

- REPRODUCTION OF THESE PLANS AND NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER AND THE PROFESSIONAL SURVEYOR. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
- CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
- EXISTING IMPROVEMENTS ON THE SITE ARE SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR A LIFE EXPECTATION PRIOR TO CONSTRUCTION AND REPAIRS TO EXISTING CONCRETE AND UNDERGROUND UTILITIES PRIOR TO DISMANTLING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MARION COUNTY. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DEPOSITION OF ANY UTILITIES.
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS AND THE MARION COUNTY WATER MANAGEMENT DISTRICT REGULATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.
- AFTER AVOIDING DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.
- ALL AREAS FACED MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL BIDDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SIDE AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE DISTRIBUTED AND/OR STABLE MATERIAL.
- ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SLOPE OF THE CONSTRUCTION EXCAVATIONS PRIOR TO SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF SLOTTED AND ALL TYPES AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DRAINAGE OR BEST OCCURRING QUALITY OF EFFLUENT SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
- IF A BRANCHLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPARENTLY HARMLESS" PART'S BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED. THE PROJECT ENGINEER, MARION COUNTY ENGINEER, AND S.L.B.M.A.S. SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
- IF DURING CONSTRUCTION ANY UNDESIRABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERMINING UTILITIES.
- THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONTACT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER PIPELINES.
- IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMONSTRATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAGING THAT HAVE BEEN REPAIRED OR DESTROYED DUE TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL DEMONSTRATION THAT IS TO BE DONE BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COOPERATE WITH THE DEVELOPER ANY SLEEPS OR REQUIREMENTS IN THE ROADWAYS FOR PROTECTION LINES AND/OR OTHER UTILITIES.
- ALL QUALITY CONTROL & IDENTIFY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF ALL TESTING.
- ALL SUITABLE MATERIAL SHALL BE STOCKPILED PRIOR TO CONSTRUCTION. THE PROJECT ENGINEER AND/OR DEVELOPER, ALL UNDESIRABLE MATERIAL SHALL BE REMOVED OR OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
- ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY MUST OBTAIN A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEER AND/OR DEVELOPER A MINIMUM OF 60 DAYS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL COMPLY WITH CONSTRUCTION STAGING REGULATIONS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
B) THE FIRST BROWNSHAW & TRAFFIC DESIGN STANDARDS.
C) FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- ALL AREAS RESTORED BY THE CONTRACTOR SHALL BE RESTORED AND SOILED. ALIGN FOR 500 WITH A 2" UNDERLUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE REPAIRED UNLESS OTHERWISE SPECIFICALLY PROVIDED.
- TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
B) FOOT MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS & C) FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- ALL FREIGHTWAY MATERIALS, AND DEVS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS AND BY CONFORMANCE WITH ALL APPLICABLE FOOT STANDARDS AND THE MARION COUNTY TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY UTILITY OPERATIONS. TRAFFIC PAINT SHALL BE FOOT CODE 11.1.2 AND HIGH INTERVIST. THERMOPLASTIC.
- THE UTILITIES CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO USE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PREVIOUSLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.
- THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.
- EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTIONS 11.0.1 AND 11.0.2. AERIAL UTILITIES SHALL BE IN MINIMUM ABOVE CENTERLINE GRADE OF ROAD.
- AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FRESH GRADED AND SOILED FOR 6" MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SLOPE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLANS/PROFILES.
- CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINAGE AFTER PLACEMENT OF SOIL OR GRASS AND MULCH.
- ALL DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINAGE. DELINEATOR INSTALLATION SHALL BE 2" MINIMUM AND 4" MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE.

REVISION DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	DATE
		PM	JAC	07-20-2025
ENGINEER'S CERTIFICATION				
I, THE UNDERSIGNED, ENGINEER IN CHARGE, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND THAT I AM THE DESIGNER OF THE ABOVE PROJECT.				
PROJECT: MC SSS LIBRARY CENTER - MINOR SITE PLAN COUNTY: STATE OF FLORIDA - MARION COUNTY, FL 31623				
TITLE: MINOR SITE PLAN				
SCALE: 1" = 10'				
JOB# 24-22				
SHEET C2 OF 2				