

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:

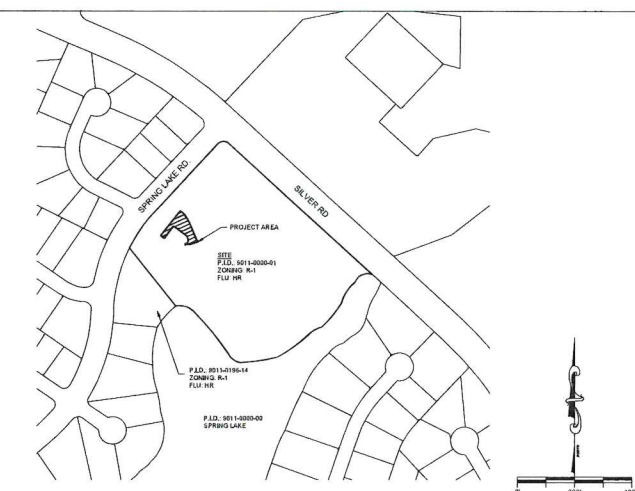
Received By: hand delivered 7/3/25 Date Processed: 7/9/25 Rah Project # 2003100050 AR # 33051

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

Empowering Marion for Success

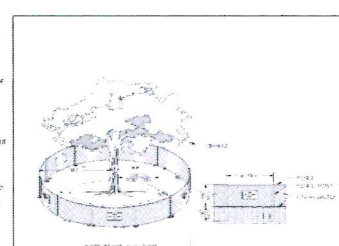
marionfl.org

[illegible]

SEC. 9 TWP. 16, RGE. 23  
MARION COUNTY, FLORIDA

1. THE BOUNDARY, TOPOGRAPHIC & TREE SURVEY WAS PROVIDED BY PREECE LAND SURVEYING, INC.
2. THE DEVELOPER SHALL MAINTAIN IMPROVEMENTS & COMMON AREA AS SHOWN ON THESE PLANS.
3. THE REQUIRED BUFFERS AND SETBACKS ARE MET.
4. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

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 MAIN ENTRANCE TO THE RENOVATED BUILDING. THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.



1. What are the main components of a cell?  
The main components of a cell are the nucleus, cytoplasm, and cell membrane.
2. What is the function of the nucleus?  
The nucleus contains the cell's genetic material (DNA) and controls the cell's activities.
3. What is the function of the cytoplasm?  
The cytoplasm is the fluid-filled space inside the cell where organelles are located.
4. What is the function of the cell membrane?  
The cell membrane is a thin barrier that separates the cell from its environment and controls the movement of substances in and out of the cell.
5. What are the main organelles of a cell?  
The main organelles of a cell are the nucleus, mitochondria, and Golgi apparatus.
6. What is the function of the mitochondria?  
The mitochondria are the powerhouses of the cell, producing energy for the cell's activities.
7. What is the function of the Golgi apparatus?  
The Golgi apparatus is a series of stacked membranes that process and transport proteins and lipids.
8. What is the function of the lysosomes?  
The lysosomes are small organelles that break down waste materials and cellular debris.
9. What is the function of the peroxisomes?  
The peroxisomes are small organelles that break down fatty acids and detoxify the cell.
10. What is the function of the vacuoles?  
The vacuoles are large, fluid-filled organelles that store water and other substances.

**ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT RIGHT DISTANCE REQUIREMENTS.

**OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I, MY SUCCESSORS AND/OR ASSIGNS SHALL PERPETUALLY MAINTAIN THE DRAINAGE IMPROVEMENTS AND THEIR INTENT AS SHOWN ON THIS PLAN.

PREECE LAND SURVEYING, INC.  
2201 SE 30TH AVE. SUITE 102  
OCALA, FLORIDA 34471  
PH. 352-351-0021  
EMAIL. GLEN@PLSINC.US

JAMES HUBER  
CONSTRUCTION MANAGER, FACILITIES MANAGEMENT  
MARION COUNTY BOARD OF COUNTY COMMISSIONERS  
2602 SE 8TH STREET  
OCALA, FLORIDA 34471  
352-674-4369

TITLE: DEMOLITION & EROSION CONTROL

SHEET  
1 OF 2

DATE	REVISION DESCRIPTION:

SCALE  
1"=10'



**MASTROSERIO ENGINEERING, INC**  
**CIVIL \* ENVIRONMENTAL \* SITE DESIGN**  
 170 SE 32ND PLACE  
 OCALA, FL 34471  
 PH: (352)840-9909  
 PAOLO@MASTROSERIOENG.COM

PLAN SHEETS	DRAWN BY: AHC
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DATE:	07-03-2025
CHECKED BY:	PM



PAOLO MASTROSERIO, P.E. 58691  
C.A.#26159  
170 SE 32ND PLACE  
OCALA, FL 34471  
PH#817-357-4335 FAX#817-357-4335



