

April 26, 2024

PROJECT NAME: ACCESSORY STRUCTURE ENCLOSED

PROJECT NUMBER: 2024040076

APPLICATION: DRC WAIVER REQUEST #31445

- 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: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved; site plan shows proposed accessory structure is meeting required setbacks.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - existing MCU water customer; no sewer available.
- 4 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 0.29 -acre parcel (8010-0993-18) and according to the MCPA, there is approximately 4,269 sf existing impervious area on-site. The applicant is proposing to add 420 sf for a storage building. The total existing and proposed impervious area is 4,689 sf. The site will be approximately 267 sf over the allowed 35% (4,422 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The applicant has proposed a sufficiently sized DRA. 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

AR 31445

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 4-18-24 Parcel Number(s): 8010-0993-10 Permit Number: 2024022881

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

Project Name: ACCESSORY structure enclosed Commercial  Residential   
Subdivision Name (if applicable): MARION OAKS  
Unit 10 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): ROLAND J LEFRANCOIS  
Signature: [Handwritten Signature]  
Mailing Address: 504 MARION OAK TRL City: Ocala  
State: FL Zip Code: 34473 Phone # 860-2090878  
Email address: AR601947@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): ROLAND J LEFRANCOIS Contact Name: ROLAND  
Mailing Address: 504 MARION OAK TRL City: Ocala  
State: FL Zip Code: 34473 Phone # (860)-209-0878  
Email address: AR601947@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): Extra STORAGE EQUIPMENTS AND TOOL

**DEVELOPMENT REVIEW USE:**

Received By: Email 4/18/24 Date Processed: 4/19/24 BM Project # 2024040076 AR # 31445

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESQZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser - Beta Map It+



Updated every 24 hrs

