

July 23, 2024

PROJECT NAME: CHANNEL INNOVATIONS RELOCATION

PROJECT NUMBER: 2024070016

APPLICATION: DRC WAIVER REQUEST #31758

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 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 OCE for impervious addition. However, the applicant need to contact Kenneth Odom at Growth Services department to discuss buffer addition on the SR 35 facing side of the subject parcel. 352-438-2620.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.46
FLU: COM
ZONING: B-4
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU Permitting review of building permit 2024071143 identified mandatory connection to water and sewer forcemain along SE 58th Ave. Approval of this waiver contingent upon satisfying those connections and payment of all connection fees.
- 5 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 0.46 -acre parcel (9023-0475-25) and according to the MCPA, there is approximately 11,256 sf existing impervious area on-site. The applicant is proposing to add 780 sf for concrete slabs. The total existing and proposed impervious area is 12,036 sf. The site will be approximately 5,023 sf over the allowed 35% (7,013 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. 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 #31758

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6-27-24 Parcel Number(s): 9023-0475-26 Permit Number: 2024053360

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Channel Innovations relocation Commercial Residential
Subdivision Name (if applicable): SILVER SPRINGS SHORES UNIT 23
Unit _____ Block 475 Lot 25 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): Mark E Schuster
Signature: [Signature]
Mailing Address: 8855 E Broad St City: Reynoldsburg
State: Ohio Zip Code: 43068 Phone #: 614-937-3764
Email address: mschuster@channel-innovations.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): Fincher Services LLC Contact Name: Cassidy Fincher
Mailing Address: 4855 E Broad St City: Reynoldsburg
State: Ohio Zip Code: 43068 Phone #: 352-239-3388
Email address: cassidy@fincherservicesllc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan for concrete slabs. The site will be over the allowed 35% (7,013 sf) per Marion County LDC.
Total proposed new impervious area - 780 SqFt

DEVELOPMENT REVIEW USE:

Received By: Email 7/4/24 Date Processed: 7/8/24 CF Project # 2024070016 AR # 31758

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): _____



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

LIMITED POWER OF ATTORNEY

I, Mark Schuster (Owner name) hereby appoint Cassidy Fincher (Appointee name)

To be my lawful attorney-in-fact to act for me and apply to Marion County Building Safety for a permit to perform construction, at a location described below:

Parcel no.: 9023-0475-26 Lot: _____ Block: _____

Subdivision: _____ Unit: _____

Job address: 2685 SE 58th Avenue, Ocala, FL 34480

Job description: _____

Property owner: Mark E Schuster Holding Company LLC

And to sign my name, and do all things necessary to this appointment as it pertains to Marion County Building Safety and Marion County Growth Services.

Owner: Mark E Schuster
Printed full name (First name, MI, Last name)

[Signature]
(Signature of Owner)

STATE OF OHIO, County of Licking

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of June, 2024.

by Scott Kole
(Name of person making statement)

[Signature]
(Signature of notary public - state of Ohio)

(Print, type, or stamp commissioner's name)



Scott Kole
Notary Public, State of Ohio
Commission #:2023-RE-859618
My Commission Expires 02/14/28

- Personally Known
- Produced Identification

(Type of Identification Produced)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CHANNEL INNOVATIONS CORPORATION

Filing Information

Document Number	S30137
FEI/EIN Number	59-3047691
Date Filed	02/05/1991
Effective Date	01/30/1991
State	FL
Status	ACTIVE

Principal Address

2685 SE 58th Avenue
OCALA, FL 34480

Changed: 03/24/2024

Mailing Address

2685 SE 58th Avenue
OCALA, FL 34480

Changed: 03/24/2024

Registered Agent Name & Address

Flammang, Donna
8891 Brighton Lane
Suite 112
Bonita Springs, FL 34135

Name Changed: 03/24/2024

Address Changed: 03/24/2024

Officer/Director Detail

Name & Address

Title President

Schuster, Mark E
2685 SE 58th Avenue
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2022	03/10/2022
2023	03/27/2023
2024	03/24/2024

Document Images

03/24/2024 -- ANNUAL REPORT	View image in PDF format
03/27/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
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03/06/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
04/25/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
02/27/2006 -- ANNUAL REPORT	View image in PDF format
03/17/2005 -- ANNUAL REPORT	View image in PDF format
03/22/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/15/2001 -- ANNUAL REPORT	View image in PDF format
04/18/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/25/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
06/14/1996 -- ANNUAL REPORT	View image in PDF format
02/21/1995 -- ANNUAL REPORT	View image in PDF format

~~XXXX~~

Parcel 9023-6475-25

Date 6/3/24



*not to scale

SE 58th Ave

Total Proposed New additional impervious area - 780 Sq Ft



Existing driveway - 1081 Sq Ft

Existing concrete pad - 132 Sq Ft

Existing concrete pad - 194 Sq ft

Existing concrete pad - 333 Sq Ft

Added Sq Ft - 447 Sq Ft

Proposed Concrete Pad - 480 Sq Ft

Proposed Concrete Pad - 1414 Sq Ft

Added Sq ft - 333 Sq Ft

24x14 8 1/2" thick 3,000 PSI Fiber Concrete

100x8' 4" 3,000 PSI Fiber Concrete

267

* Not crossing any property lines *