

September 11, 2025

PROJECT NAME: ZORRN INC, / ALTERATIONS
PROJECT NUMBER: 2025080010
APPLICATION: DRC WAIVER REQUEST #33168

- 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: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: If Stormwater is okay with waiving the major site plan, Planning & Zoning will need a Minor Site Plan submittal, as this is commercial property in the primary springs protection. The Zoning Classification is mixed with B2 & M2 with a Commerce District Land Use.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: If Stormwater is okay with waiving the major site plan, Planning & Zoning will need a Minor Site Plan submittal, as this is commercial property in the primary springs protection. The Zoning Classification is mixed with B2 & M2 with a Commerce District Land Use.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 13230-000-00 is within the Marion County Utilities service area. The closest MCU infrastructure is approximately 5,700 ± feet away. The proposed improvements being made to the existing structure on this parcel that will not trigger a water or sewer connection.
The parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Denied. The applicant owns a 7.2 -acre parcel (13230-000-00) and according to the MCPA, there is approximately 11,281 sf existing impervious area on-site with approximately 44,694 sf of gravel onsite. It is unclear as to what the proposed structure is and the proposed amount of impervious area and there appears to be a discrepancy between the impervious area listed on the property card and what is called out on the site plan that was provided, excluding the gravel which not normally identified by the MCPA. The total existing and proposed impervious area is unclear so staff cannot support the waiver until this information is clarified.
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: 8/5/25 – DENIED: Not enough information provided. How will the modifications impact traffic? What is the current traffic at this site (types of operations, land use codes, existing traffic statement,

etc.)? Would a waiver result in a minor site plan requirement and would traffic then be analyzed? If approved, would the commercial driveway spacing be reviewed?



**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

33168

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8.5.25 Parcel Number(s): 13230-000-00 Permit Number: —

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ZORN INC. / ALTERATIONS Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
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): CHRIS LITTLE
Signature: _____
Mailing Address: 6410 N.W. GAINESVILLE RD City: OCALA
State: FL Zip Code: 34475 Phone #: 352-236-4550
Email address: clittle@zorncompany.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): Michael White Architect Contact Name: Michael White
Mailing Address: 1255 S.E. 10th AVE City: Ocala
State: FL Zip Code: 34471 Phone #: 352-443-4654
Email address: mwhitearch@icloud.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 2.21.1A(1) - Major Site Plan
Reason/Justification for Request (be specific): IMPROVEMENTS TO EXISTING STRUCTURES ON SITE

DEVELOPMENT REVIEW USE:

Received By: hand delivered Date Processed: 8/5/25 km Project #: 20250000710 AR #: 33168

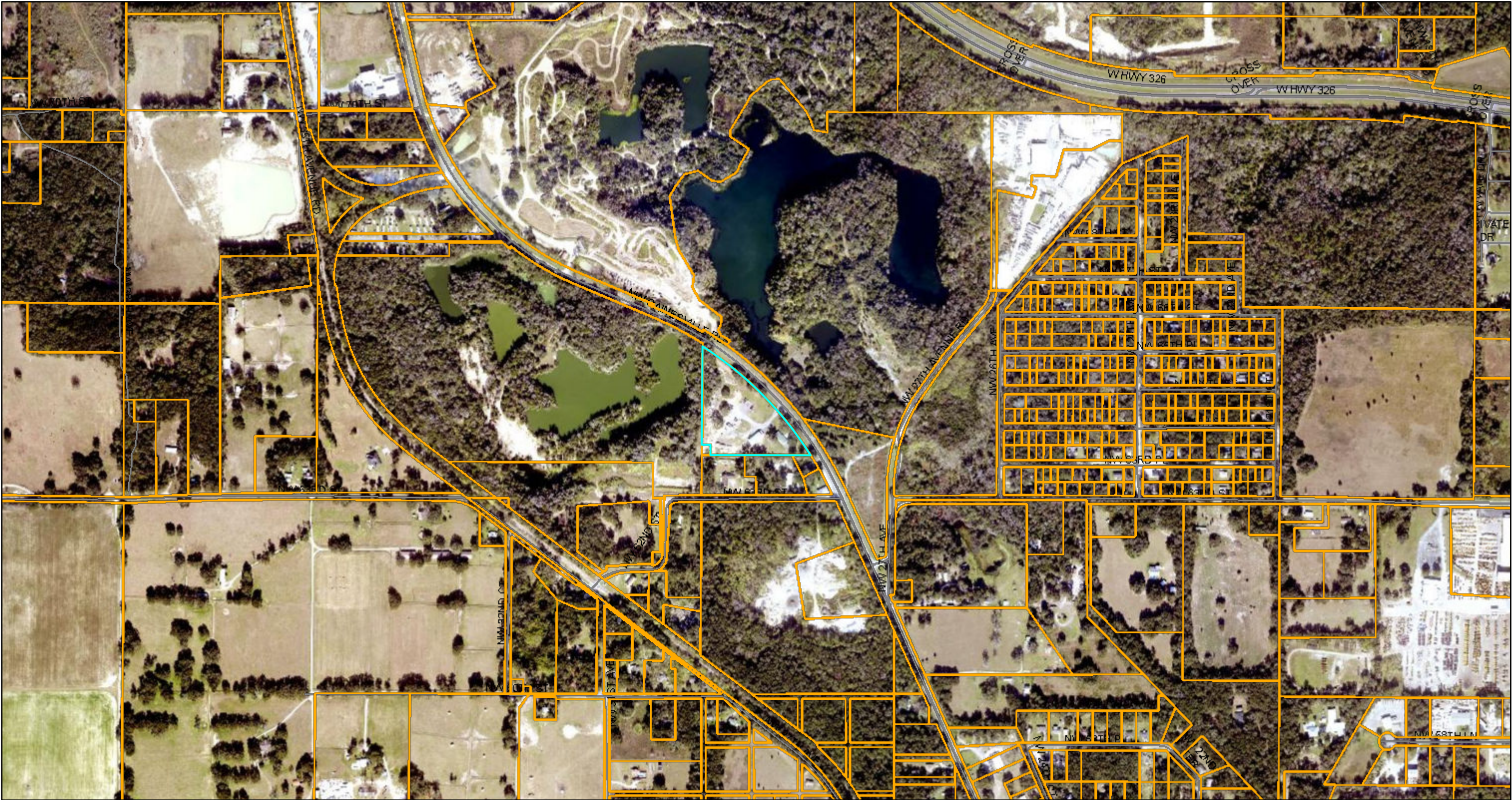
ZONING USE: Parcel of record: Yes ☐ No ☐

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 Florida - Interactive Map



8/5/2025, 12:15:09 PM

Marion County

Parcels

Streets

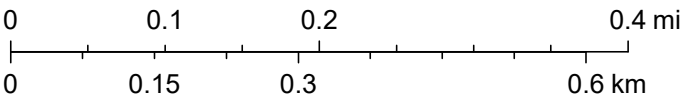
Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028



Marion County Property Appraiser, Marion County BOCC