

June 11, 2025

PROJECT NAME: OSWALD HENRY

PROJECT NUMBER: 2025060003

APPLICATION: DRC WAIVER REQUEST #32931

- 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: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 9018-0331-12 is within the Marion County Utility Service area, but not currently connected to water or sewer. Closest MCU infrastructure is approximately 225' away. MCU has no comment on impervious space. However, if any additional structures are built on the property with flows, connection to MCU water may be required.  
Parcel is located outside the Urban Growth Boundary and within the Primary Springs Protection zone.
- 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 total impervious overage on the property. 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. 4) Removal of the portion of the concrete in the county right-of-way  
The applicant owns a 0.27 -acre parcel (9018-0331-12) and according to the MCPA, there is approximately 5,268 sf existing impervious area on-site. The applicant is proposing to address the impervious overage created with an unpermitted driveway expansion. The area of the driveway expansion has not been identified, however it appears that the driveway expansion had occurred sometime in 2018-2019 and is likely the 1,938 sf stated on the property card to have been added in 2020. The total existing and proposed impervious area is 5,268 sf. The site will be approximately 1,152 sf over the allowed 35% (4,116 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. A portion of the driveway extension appears to have encroached into the ROW and needs to be removed. 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# 32931

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 5/23/25 Parcel Number(s): 9018-0331-12 Permit Number: \_\_\_\_\_

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

Project Name: Oswald Henry 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): OSWALD HENRY  
Signature: [Signature]  
Mailing Address: H7 Pine Trace Loop City: OCALA  
State: FL Zip Code: 34472 Phone #: (352) 620-5656  
Email address: HCHENRY@AOL.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): \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A  
Reason/Justification for Request (be specific):  
TOD MUCH CONCRETE ON LAND

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: 06/02/2025 Project # 2025-06-0003 AR # 32931

**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): \_\_\_\_\_

















