



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: 04/16/2021 Parcel Number(s): 12282-001-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: RV sites Costello Family Holdings Property PID # 12282-001-00 Commercial ☐ or Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Michael J. Costello
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 2940 Appaloosa Blvd
City: Melbourne State: FL Zip Code: 32904 Phone # 3216934586

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): _____ Contact Name: Michael Costello
Mailing Address: 2940 Appaloosa Blvd City: Melbourne State: FL Zip Code: 32934
Phone # 3216934586 Alternate Phone # _____
Email address: mcostello@morsecom.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: _____
RV pads totaling 3,200 square feet using gravel as the base.

DEVELOPMENT REVIEW USE:

Received By: CG Date Processed: 4/19/21 Project # 2019080051 AR # 26613

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

Empowering Marion for Success

www.marioncountyfl.org

April 29, 2021

PROJECT NAME: COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST

PROJECT NUMBER: 2019080051 APPLICATION: #26613

2.21.1.A - MAJOR SITE PLAN

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REMARKS: **APPROVED**

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REMARKS: Site approved for up to 4 self-contained RV sites by BCC on 4/20/21 with 12 conditions (210411SU). No permanent occupancy (transient only) for RV's to support horse shows in area. Defer to OCE/Stormwater re gravel waiver request - does not violate conditions approved by BCC if granted.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REMARKS: **APPROVED**. Subject to meeting the conditions for SUP 2110411SU, including a 25 foot setback to all property lines.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REMARKS: Is this for personal use, or for a business purpose?

6 DEPARTMENT: 911 - 911 MANAGEMENT

REMARKS: **APPROVED**

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REMARKS: **APPROVED**. 5 or more RVs creates a permitted park (this is only 4). A Limited Use public supply well will be required if the lots are used by non-family members (rentals).

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REMARKS: **APPROVED**

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1)a. The applicant must provide on-site stormwater control for the additional runoff from the 3,200 sf of additional impervious area 2) A permit/inspection hold will be in effect until a sketch of the 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 all areas disturbed by construction 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.

COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST

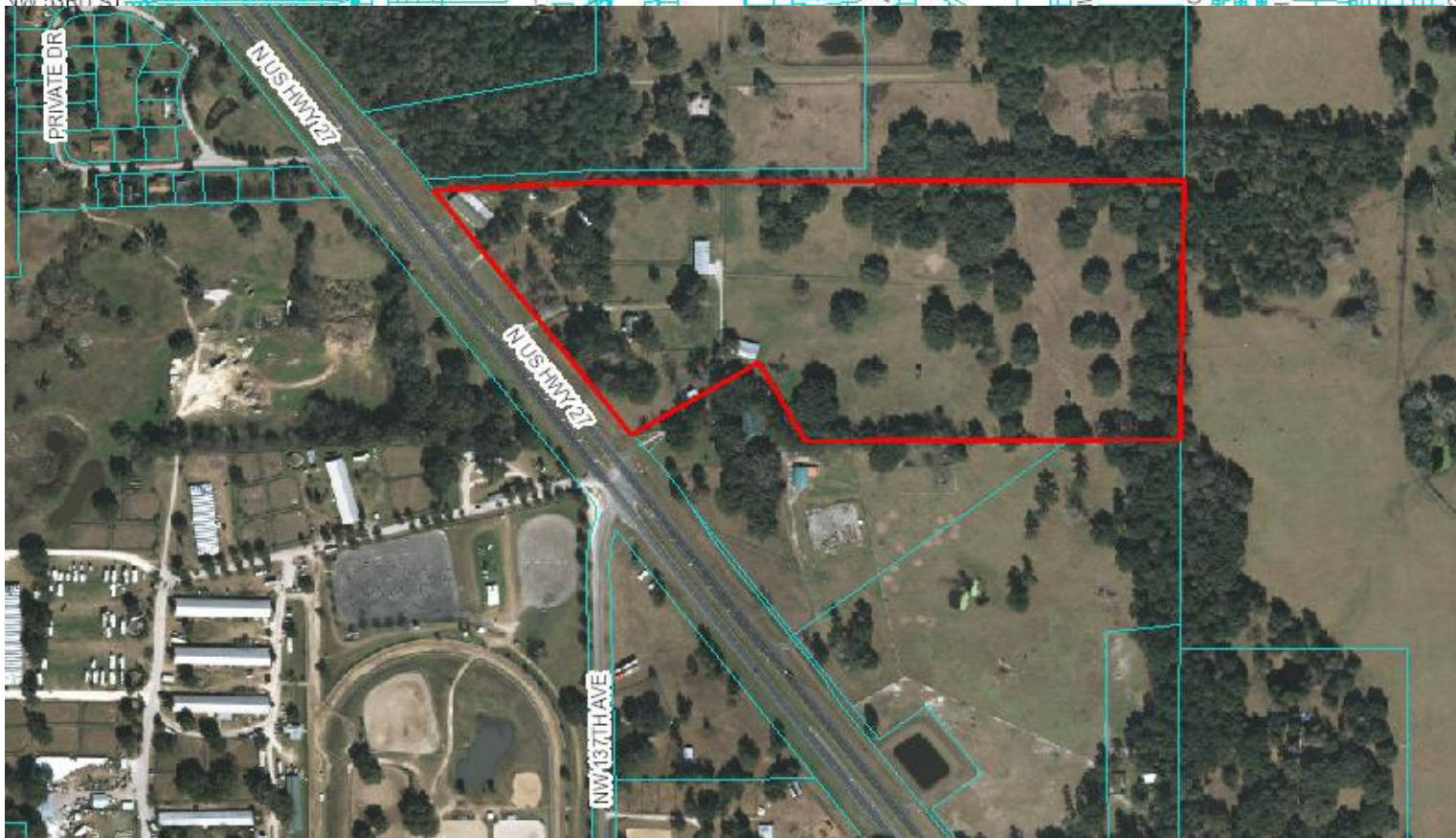
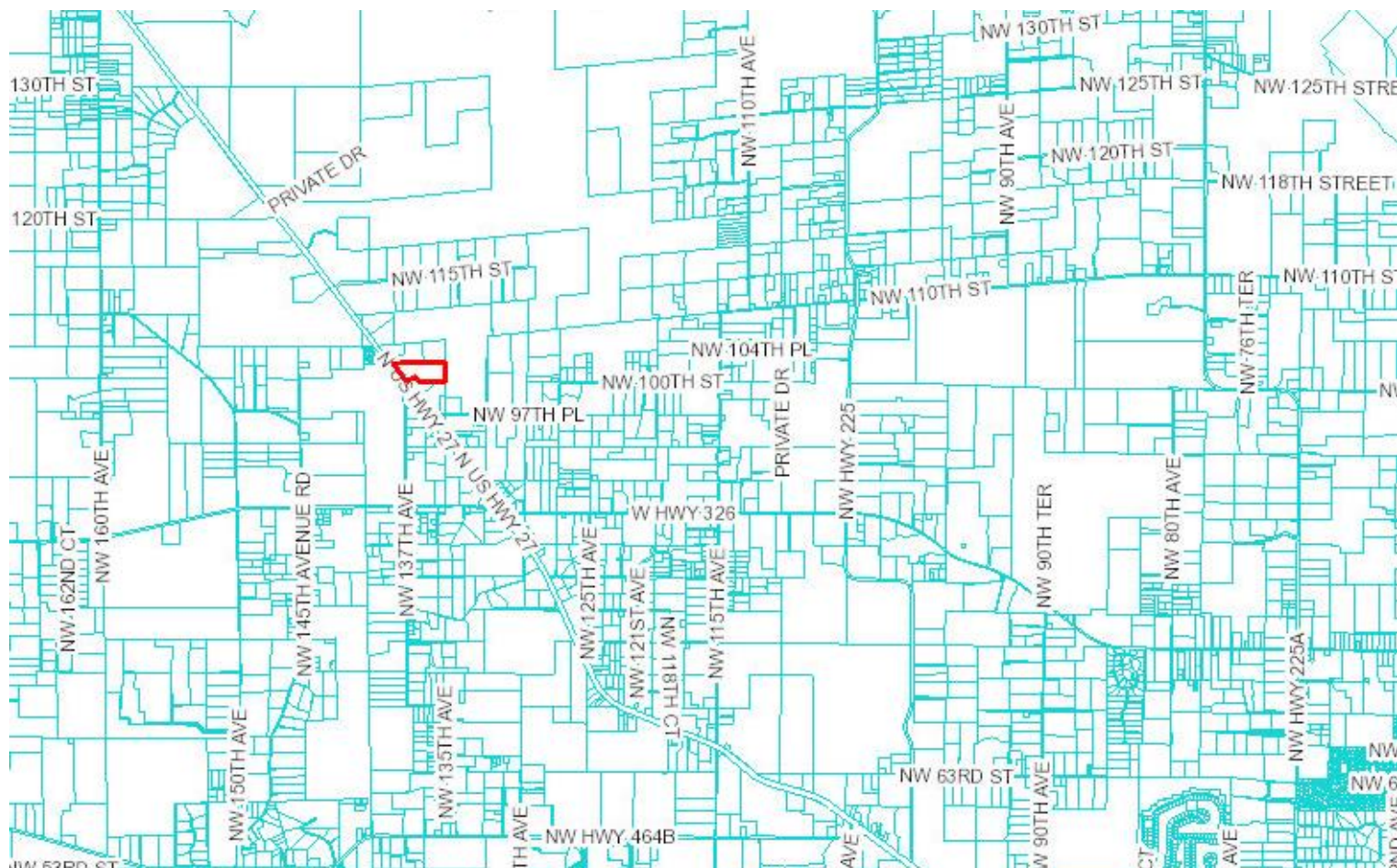
13827 N US HWY 27 OCALA

Project #2019080051

#26613

Parcel #12282-001-00

MICHAEL COSTELLO



COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST

13827 N US HWY 27 OCALA

Project #2019080051 #26613 Parcel #12282-001-00

MICHAEL COSTELLO



0 250 500 750 1,000
Feet



COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST
13827 N US HWY 27 OCALA
Project #2019080051 #26613 Parcel #12282-001-00
MICHAEL COSTELLO

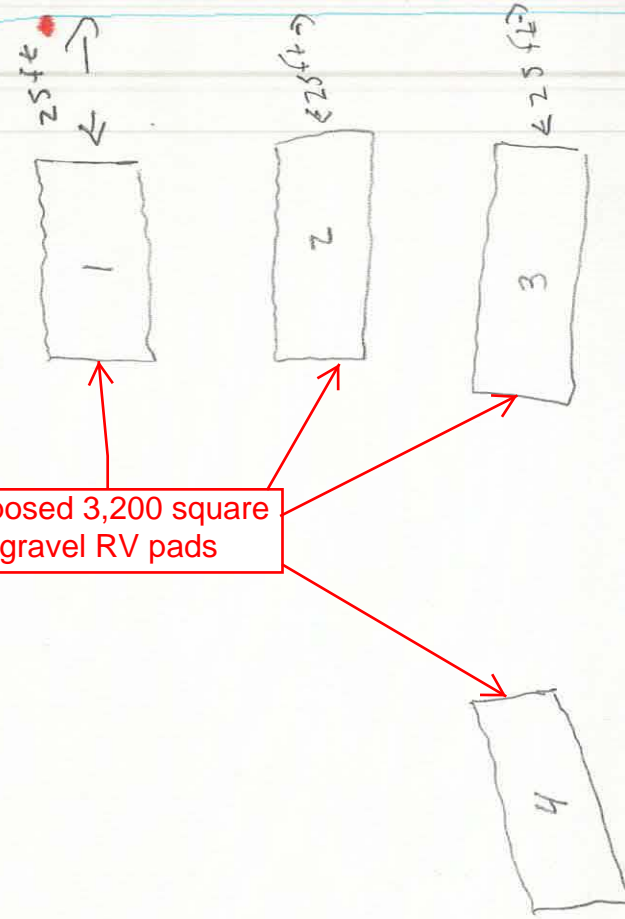
Parcel
12282-001-00

NW Corner
of Property

EXISTING
DRIVEWAY

GRAVEL SITES
3,200 square feet

Proposed 3,200 square
feet gravel RV pads



Click here

RESOLUTION NO. 21-R-189
A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
SPECIAL USE PERMIT, PROVIDING AN
EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 29, 2021; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 20, 2021. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 210411SU – Costello Family Holdings, LLC. Michael Costello. The application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code as submitted by Michael Costello, Melbourne FL, a copy of said application being on file with the Marion County Growth Services Director, for four (4) RV spots for Equine Shows and veterinarian practice, in an A-1 (General Agriculture) zone, on Parcel Account No. 12282-001-00, 33.11 Acres.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted application, conceptual plan and the conditions as provided with this approval. Where conditions conflict with the proposed site plan, the written conditions prevail.
2. No more than four recreational vehicles (RV's) are permitted at any time.
3. The recreational vehicles must be self-contained for waste disposal and connected to the existing septic system.
4. All RV sites must be a minimum of 25 ft from any property line.
5. RVs must be owned by guests/clients and removed at their departure. No RVs may be placed on premises for the purpose of permanent occupancy.
6. No RV tenant may occupy the property for more than 3 continuous months.
7. A site plan is required for approval by the Development Review Committee. If otherwise required, a waiver to a major site plan may be granted by the committee, provided that all development concerns including stormwater management are adequately addressed and approved by staff.
8. No golf carts are approved in this application to access NW US HWY 27 under any circumstances.
9. The applicants, Michael Costello or Annette Costello, must reside onsite.
10. The property is subject to the plainly audible provisions of the Marion County Code of Ordinances for Land Use Acoustic Category B for noise related to the RV use.

11. This SUP relates to the use of the property for transient RVs only. It is not intended to supersede any professional or building safety requirements related to a proposed veterinary practice.
12. The Special Use Permit shall expire on April 20, 2026.

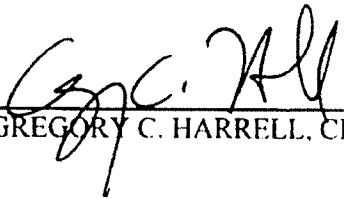
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of April, 2021.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



JEFF GOLD, CHAIRMAN