



**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

RECEIVED

MAY 03 2021

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/27/2021 Parcel Number(s): 31023/000/00 Permit Number: 2021042429
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Eric Reipstuck Property, Eric Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Waldo PL Vac 1 NE
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): Eric Reipstuck
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 2750 SW 7th Ave
City: Ocala State: FL Zip Code: 34471 Phone # 352-895-1261

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

Firm Name (if applicable): Colbert Construction Contact Name: Craig Colbert
Mailing Address: 5002 SE 38th St City: Ocala State: FL Zip Code: 34480
Phone # 352-342-7743 Alternate Phone # N/A
Email address: colbertconstructioninc@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: to add a 20' x 40' Shed to property.

DEVELOPMENT REVIEW USE:

Received By: CG Date Processed: 5/4/21 Project # 2016050057 AR # 26725

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

May 13, 2021

PROJECT NAME: REIFSTECK PROPERTY, ERIC - WAIVER REQUEST

PROJECT NUMBER: 2016050057 APPLICATION: #26725

2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE-Stormwater. [Site include Flood Prone area, and additional Flood Prone areas are in the vicinity, along with formal Flood Zones. Site is zoned A-1; improvements will need to comply with A-1 setbacks.]
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **CONDITIONAL APPROVAL** - Defer to OCE - Stormwater. Portion of property is a flood prone area. Zoning approval based on structure meeting minimum 25' setbacks required for A-1 zoning.
- 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. Silver Springs primary springs protection zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A
- 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) The applicant must provide on-site stormwater control for the additional runoff from the new 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.

Note: The subject parcel (PID 31023-000-00) is 11.68 acres. There is approximately 41,665 sf existing impervious coverage according to the MCPA website. The applicant is proposing to add an 800 sf shed for a total of 42,465 sf (8.3%).

REIFSTECK PROPERTY, ERIC - WAIVER REQUEST

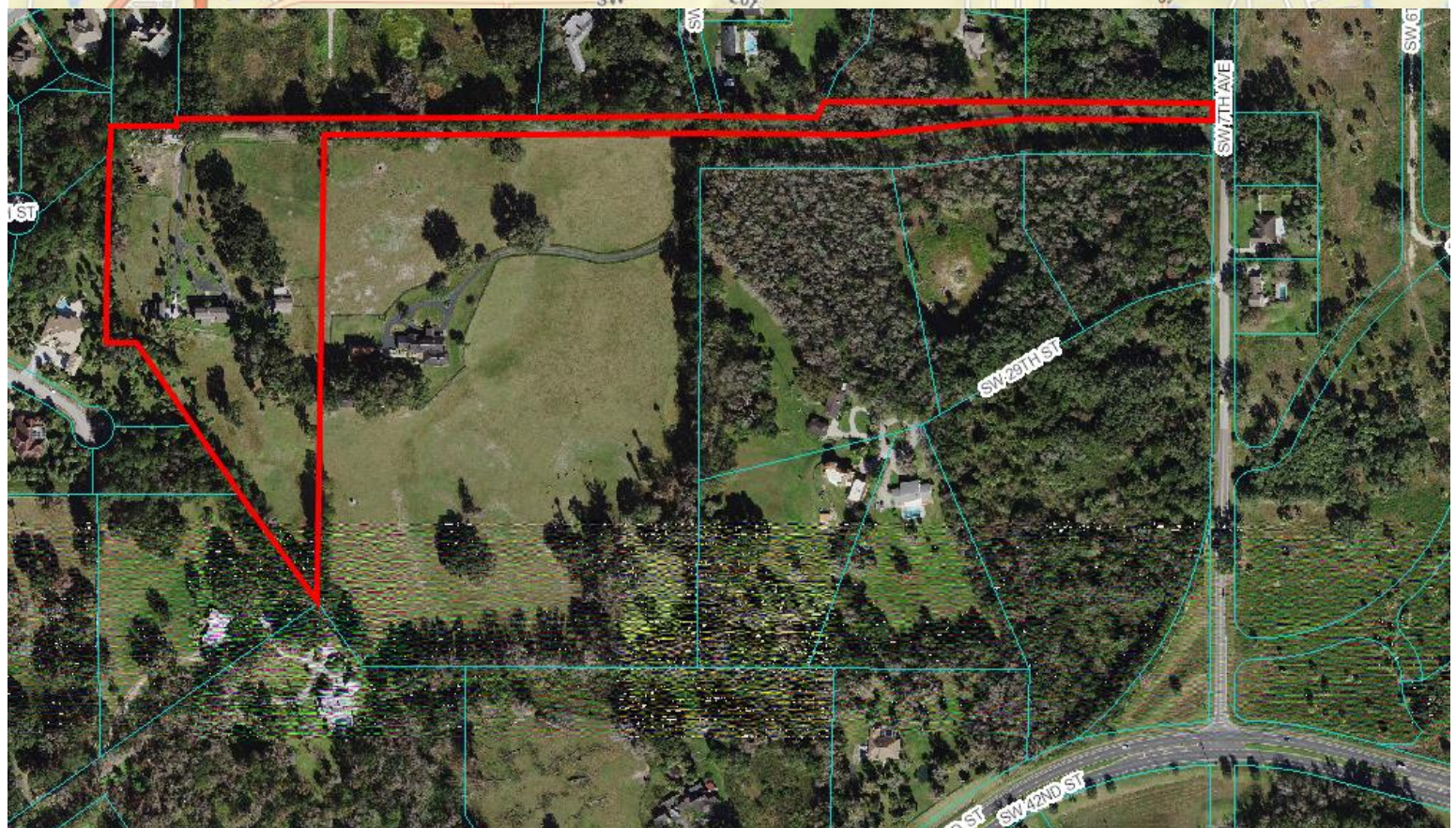
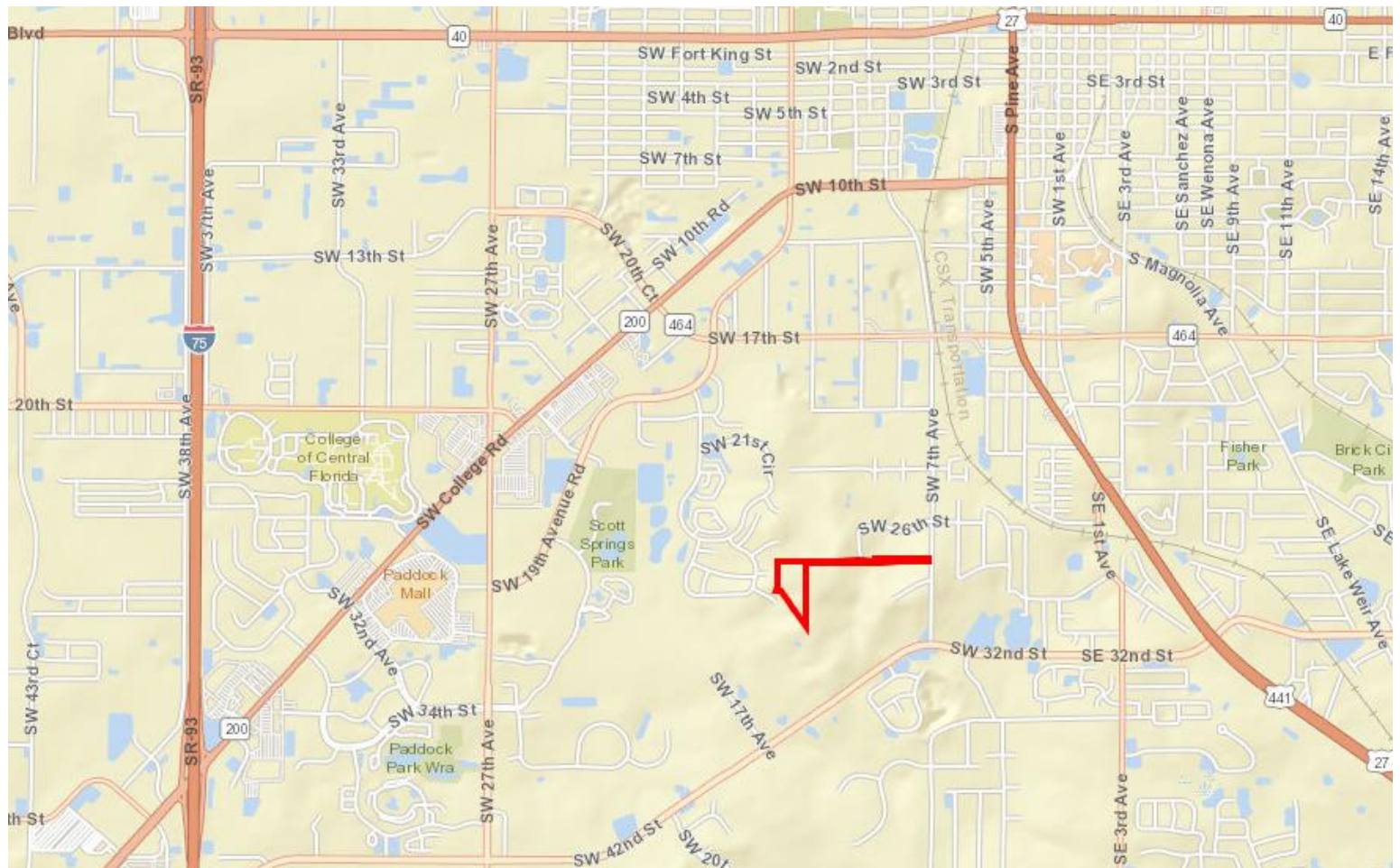
2750 SW 7TH AVE OCALA

Project #2016050057 #26725

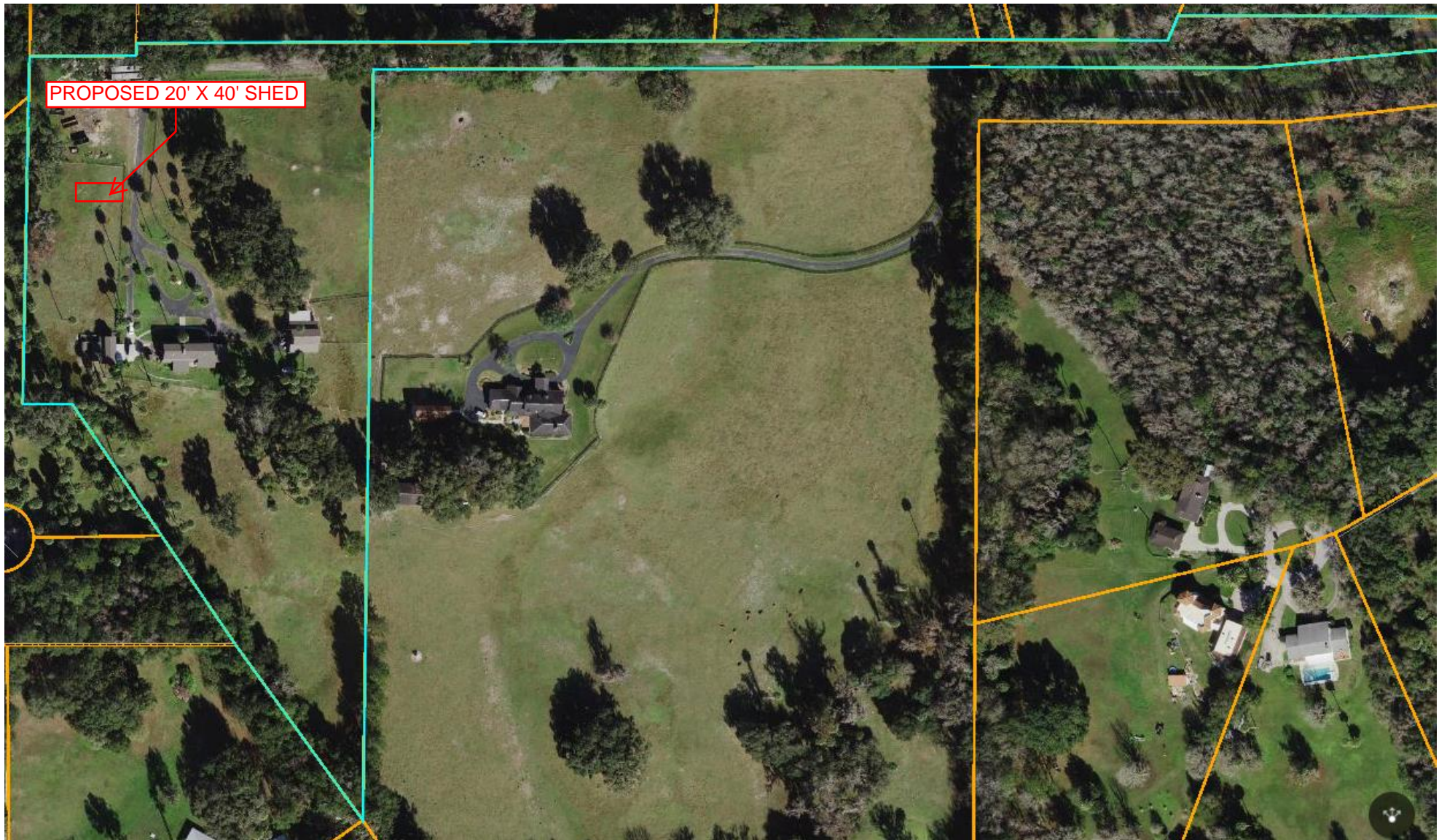
Parcel #31023-000-00

Permit #2021042429

COLBERT CONSTRUCTION

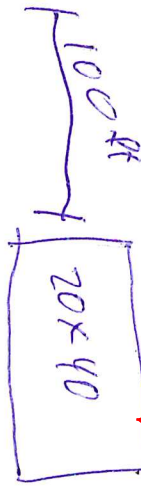


REIFSTECK PROPERTY, ERIC - WAIVER REQUEST
2750 SW 7TH AVE OCALA
Project #2016050057 #26725 Parcel #31023-000-00 Permit #2021042429
COLBERT CONSTRUCTION



REIFSTECK PROPERTY, ERIC - WAIVER REQUEST
2750 SW 7TH AVE OCALA
Project #2016050057 #26725 Parcel #31023-000-00
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COLBERT CONSTRUCTION

1000 ft +



200 ft

Proposed 20' x 40' shed

SW 7TH AVE



REIFSTECK PROPERTY, ERIC - WAIVER REQUEST

2750 SW 7TH AVE OCALA

Project #2016050057

#26725

Parcel #31023-000-00

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COLBERT CONSTRUCTION

