



**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 05 2021

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/05/2021 Parcel Number(s): 36547-002-00 Permit Number: 24670
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OPTIMUM RV DEALERSHIP 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): OPTIMUM DEALERSHIP GROUP, LLC., DENVER BECK
Property Owner's Signature: *[Signature]*
Property Owner's Mailing Address: 7400 S. US HWY 441
City: OCALA State: FL Zip Code: 34480 Phone # 352-396-1000

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # _____
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code: LDC 6.13.4.D - RECOVERY ANALYSIS
Reason/Justification for Waiver Request: A waiver is requested to allow recovery of the proposed stormwater pond via a pumping station & forcemain equipped with a back up generator in case of power failure. Pumping stormwater to the existing quarry will provide a substantial amount of additional stormwater volume and will further reduce the risk of the flooding impact on 441

DEVELOPMENT REVIEW USE:

Received By: CG Date Processed: 5/5/21 Project # 2013090004 AR # 26729

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 7/2017

Empowering Marion for Success

www.marioncountyfl.org

May 13, 2021

PROJECT NAME: OPTIMUM RV DEALERSHIP - WAIVER REQUEST

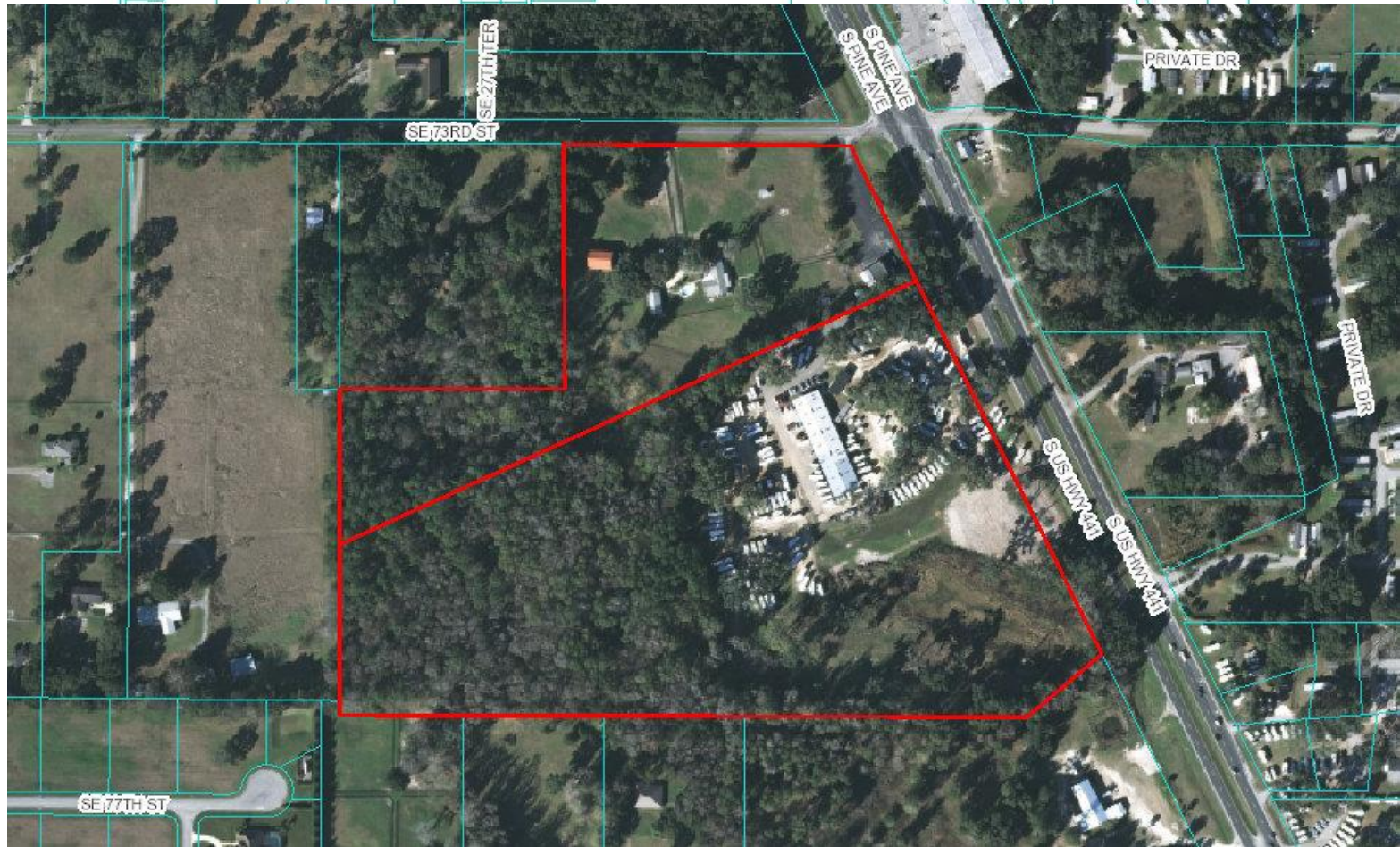
PROJECT NUMBER: 2013090004 APPLICATION: #26729

6.13.4.D - RECOVERY ANALYSIS

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: **DISCUSSION REQUIRED.** [Site is in Silver Springs Primary Springs Protection Zone - stormwater quality is a significant concern - will stormwater be adequately treated for nutrient & contaminant removal, etc., before pumping to former quarry site, particularly if waters from Hwy 441 may be introduced and the site will be essentially covered by new and used RV units being sold and/or serviced?]
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: N/A - Defer to OCE
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **DISCUSSION REQUIRED.** The applicant request the use of a permanent pump for the purposes of recovery. Site has a previously approved site plan which included an overflow (gravity) from the DRA to an abandoned mine. LDC 6.13.8.C(2) specifies that the use of pumps for the transmission of stormwater is not allowed, because pumps can clog, breakdown, lose power, etc, especially during inclement weather. It is staff's understanding that FDOT has requested the use of pumping as a means of recovery.

MASTROSERIO ENGINEERING

Parcel #36547-002-00



OPTIMUM RV DEALERSHIP - WAIVER REQUEST
7400 S US HWY 441 OCALA
Project #2013090004 #26729 Parcel #36547-002-00
MASTROSERIO ENGINEERING

SITE DATA:
PROJECT NAME: OPTIMUM RV DEALERSHIP-MAJOR SITE PLAN
PROJECT LOCATION: OCALA, FL. SEC. 10 TWP. 16, RGE. 22
PARCEL I.D.: 36547-000-00, 36547-002-00
OWNER: INVESTMENT CO OF FLORIDA, LLC
3725 SE 58TH AVENUE
OCALA, FL 34480
&
OPTIMUM DEALERSHIP GROUP, LLC
7400 S US HWY 441
OCALA, FL 34480
SITE AREA: 1,672,290 = 38.39 ACRES +/-
CURRENT ZONING: B-4 & B-5 (EASTERLY 500 FT)
CURRENT LAND USE: COMMERCIAL
PROPOSED ZONING: NO CHANGE
PROPOSED LAND USE: COMMERCIAL
BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR
CURRENT USE: OUTDOOR RV SALES
BUILDING USE: RV DEALERSHIP
CONTACT: DENVER BECK
PHONE: 352-396-1000
EMAIL: DENVER.BECK@OPTIMUMRV.COM

PARKING CALCULATIONS:
REQUIRED PARKING FOR:
OFFICE BLDG 2,520 S.F.
STORAGE BLDG 626 S.F.
SHOWROOM BLDG 1,326 S.F.
SERVICE BLDG 1,512 S.F.
TOTAL BLDG 5,984 S.F.
5,984 S.F. * 2.5 SPACES/1000 S.F. = 15 SPACES
TOTAL PROVIDED = 19 SPACES
(1 HANDICAP AND 18 REGULAR SPACES)

DATA BLOCK OF SITE COVERAGE:
TOTAL SITE AREA = 1,672,290 SF OR 38.39 AC

EXISTING COVERAGE:
BUILDINGS/ROOF FAR: 30,782 SF (FAR = 0.0184)
ASPHALT/CONCRETE: 101,060 SF
DECK: 404 SF
TOTAL EXISTING IMPERVIOUS: 132,246 SF

PROPOSED COVERAGE:
EXISTING BUILDINGS TO REMAIN: 30,782 SF
EXISTING ASPHALT/CONCRETE TO REMAIN: 63,739 SF
BUILDINGS: 22,000 SF
ASPHALT: 324,385 SF
GRAVEL: 41,817 SF
TOTAL IMPERVIOUS: 482,723 SF

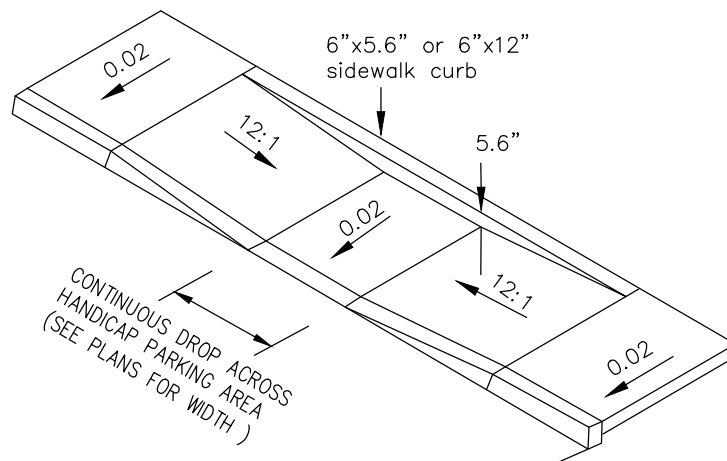
OPEN SPACE: 1,189,567 SF or 71.1%

NOTE:
A NET INCREASE OF 350,477 SF OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE AS A RESULT OF THE PROPOSED DEVELOPMENT.

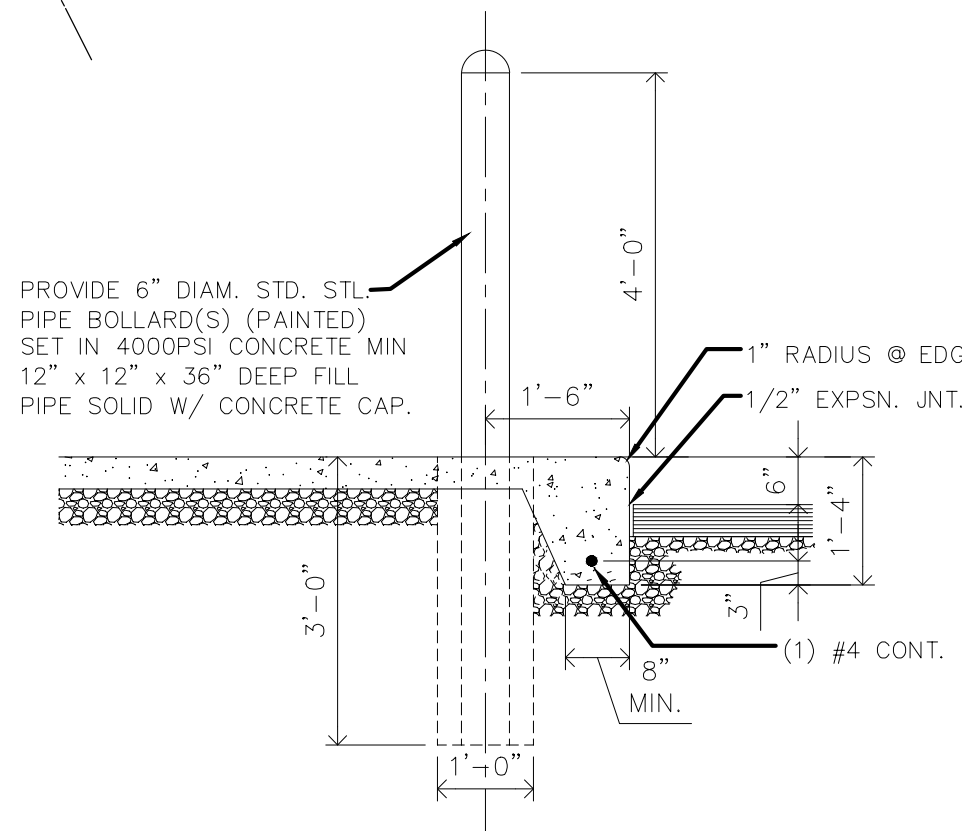
SURFACE HATCH LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PAVERS (PEDESTRIAN ACCESS AREA)
- PROPOSED LANDSCAPE BED(S)
- PROPOSED GRAVEL DISPLAY AREA(S) (SUBJECT TO VEHICULAR TRAFFIC)

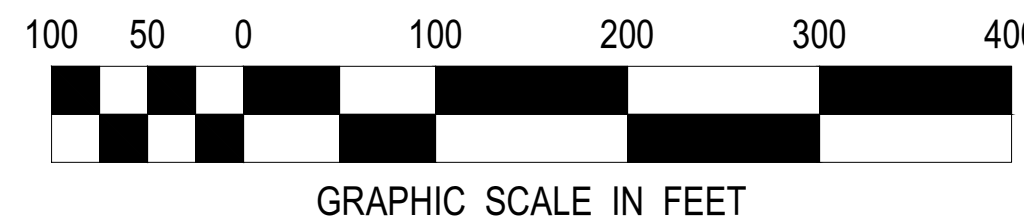
GRADING TIE-BACK NOTE
ALL GRADING TIE-BACK TO EXISTING GRADE SHALL NOT EXCEED 3:1 OR ENCROACH ON FOOT RIGHT OF WAY OR ADJACENT PROPERTIES THAT ARE NOT PART OF THIS PLAN SUBMITTAL.



HANDICAP CURB DETAIL



BOLLARD DETAIL



GRAPHIC SCALE IN FEET

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 24670
APPROVAL DATE: 1/4/2020
EXPIRATION DATE: 1/4/2022

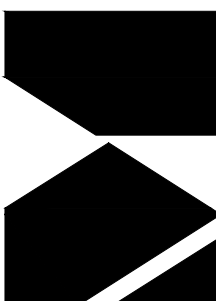
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designs.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

REVISION DESCRIPTION:	DATE:
DESIGNED BY: PM	10-12-20
COUNTY SUBMITTAL 1 RAI	
DRAWN BY: WPD	10-20-20
RESPONSE TO F.D.O.T. RAI	
CHECKED BY: PM	11-19-20
COUNTY SUBMITTAL 2 RAI	
DATE: 1-31-2020	

ENGINEER'S CERTIFICATION:

MASTROSERIO ENGINEERING, INC
CIVIL ENVIRONMENTAL - SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2165
PAOLO@MASTROSERIOENG.COM



PROJECT: OPTIMUM RV DEALERSHIP- MAJOR SITE PLAN
MARION COUNTY, FL SEC. 10, TWP. 16 S., RGE. 22 E.

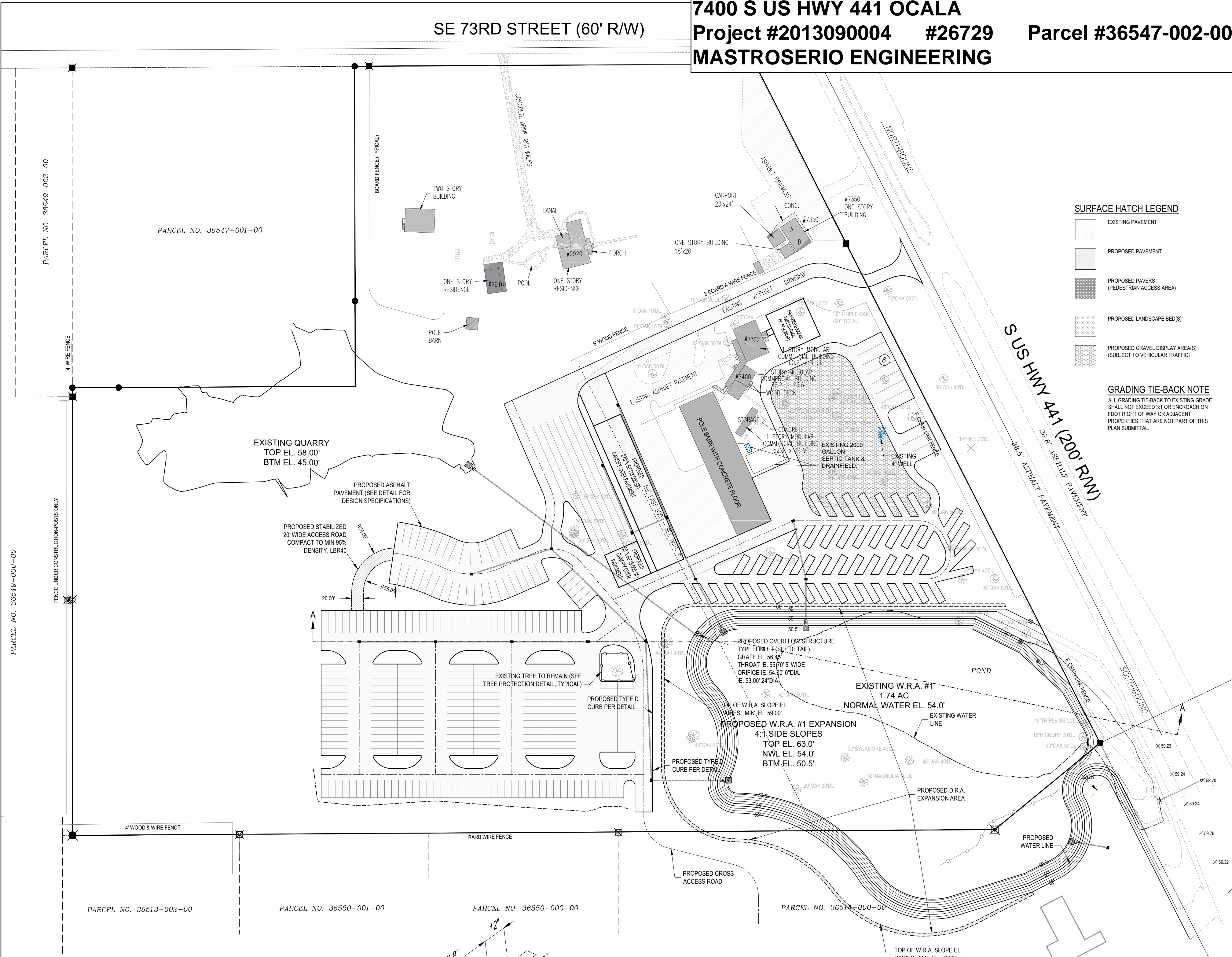
TITLE: SITE & GEOMETRY PLAN

SCALE:
1" = 100'

JOB#: 17-37

SHEET
C4 OF 8

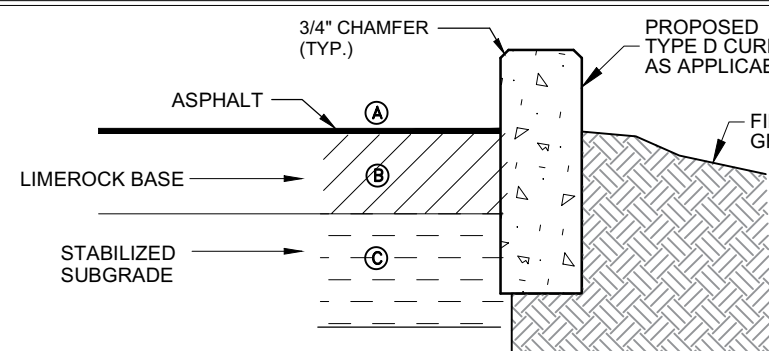
SE 73RD STREET (60' R/W)



SITE PLAN
SCALE: 1" = 100'

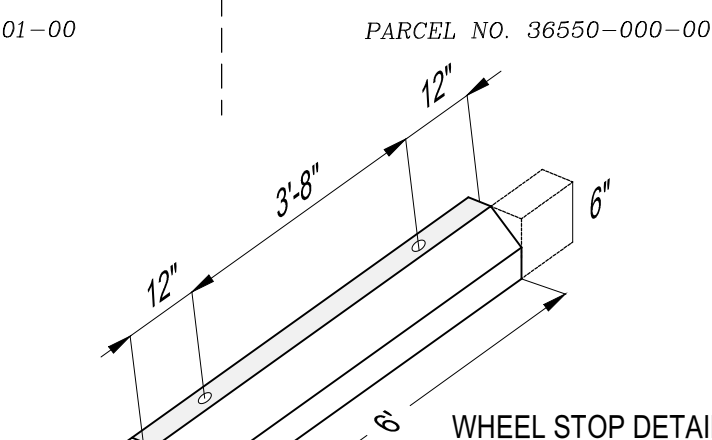
SIDEWALK SPECIFICATIONS:

SIDEWALKS TO BE CONSTRUCTED OF 6" THICK 3,500 PSI CONCRETE REINFORCED CONCRETE WITH 6X6 W1.4XW1.4 WWF. TOOLED CONTROLLED JOINTS NOT TO EXCEED 5' SPACING IN ANY DIRECTION.

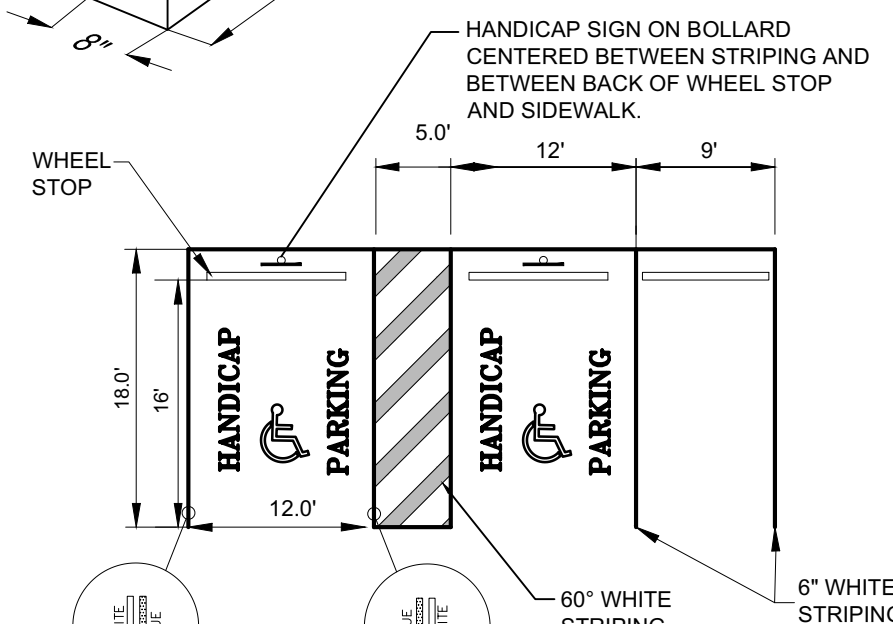


PAVEMENT SPECIFICATIONS DETAIL

- 1.5" SP-9.5 (SUPERPAVE)
STABILITY SHALL BE AT LEAST 1,500 POUNDS AS DETERMINED BY MARSHAL STABILITY TEST AND COMPACTED TO AT LEAST 96% OF MAXIMUM LABORATORY DENSITY.
- 10" COMPACTED LIMEROCK BASE TO BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY.
- 12" STABILIZED SUBGRADE WITH AN LBR OF 40 SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY.



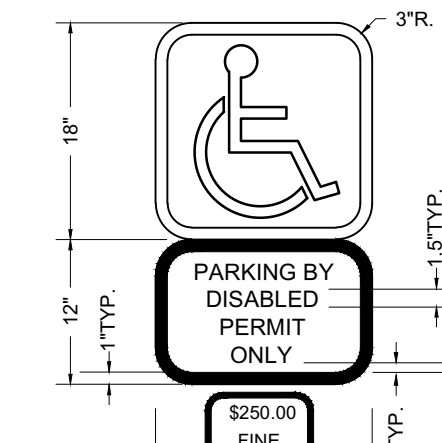
WHEEL STOP DETAIL



HANDICAP SIGN ON BOLLARD

NOTE: ALL STRIPING TO BE 6" THERMOPLASTIC
2% MAX. SLOPE ACROSS HANDICAP PARKING AREA AND LOADING ZONE IN ANY DIRECTION

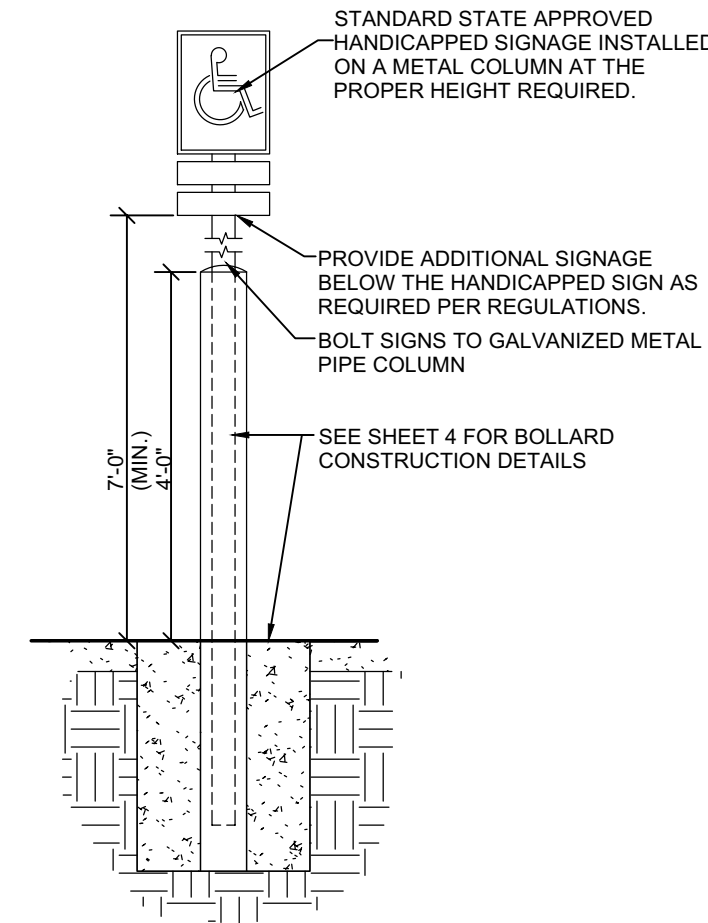
PARKING SPACE DETAIL
HANDICAP & REGULAR
ALL HANDICAPPED ACCESS AND PARKING MUST COMPLY WITH FBC CHAPTER 11.



HANDICAP SIGN DETAIL

- ALL LETTERS ARE 1.5" SERIES "C".
- TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WHITE REFLECTORIZED LEGEND & BORDER.
- BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

HANDICAP SIGN DETAIL



HANDICAP SIGN POST DETAIL

SIGNS SHALL CONFORM TO FDOT INDEX 17355