
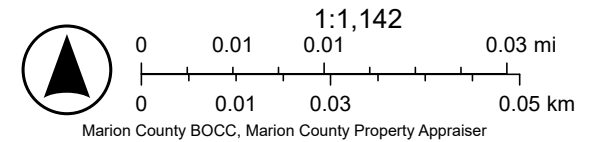


ArcGIS Web Map



6/23/2026, 3:40:05 PM

-  Marion County
-  Streets
-  Green: Band_2
-  Parcels
-  Aerial 2024
-  Blue: Band_3
-  Red: Band_1





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

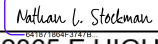
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/28/2026 Parcel Number(s): 4904-001-006 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: TWS Bluewater Investments, LLC 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): NATHAN L. STOCKMAN, MANAGER of TWS BLUEWATER INVESTMENTS, LLC
Signature: 
Mailing Address: 12865 E HIGHWAY 25 City: OCALAWAHA
State: FL Zip Code: 32179 Phone #: 352.427.4890
Email address: nate@conedist.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): DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS
Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA
State: FL Zip Code: 34470 Phone #: 352.854.5961
Email address: davis@dinkinsengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): MAJOR/MINOR SITE PLAN LDC SECTION 2.21.1
Reason/Justification for Request (be specific): AREA OF OPEN AIR SHEDS IS +/- 904.05 S.F.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



SUBMITTAL SUMMARY REPORT Waiver STA-000892-2026

PLAN NAME: TWS BLUEWATER INVESTMENTS, LLC	LOCATION: 12865 E HWY 25 OCKLAWAHA,
APPLICATION DATE: 06/09/2026	PARCEL: 4904-001-006
DESCRIPTION: MAJOR/MINOR SITE PLAN LDC SECTION 2.21.1 The waiver is being requested because the owner needs a building permit for sheds that were installed/replaced. The added area is de minimis. Please route the request for review and I will discuss directly with staff and DRC as needed.	

CONTACTS	NAME	COMPANY
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	06/12/2026	06/23/2026	06/23/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/23/2026	06/15/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/23/2026	06/15/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/23/2026	06/15/2026	Approved
	<i>Comments</i>	Defer to OCE - Stormwater			
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/23/2026	06/15/2026	Informational
	<i>Comments</i>	no comments			
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/23/2026	06/23/2026	Approved
	<i>Comments</i>	Defer to Growth			
	OCE Property Management (Plans) (Office of the County Engineer)		06/23/2026	06/23/2026	Not Required
	<i>Comments</i>	ROW is not a reviewer for this type of plan. - DR 6/23/26			
	OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/23/2026	06/15/2026	Informational
	<i>Comments</i>	Discussion needed. The applicant owns a 0.79 -acre parcel (4904-001-006) and according to the MCPA, there is approximately 7,562 sf existing impervious area on-site, although the property has a significant amount of gravel on the property, with most of the property being covered between mid-2016/early 2017. The applicant is proposing to add 904 sf for sheds, although no site plan showing where the sheds are being placed has been provided. The total existing and proposed impervious area appears to be 33,423.4 sf. The site will be approximately 24,423.4 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The site does not appear to have an existing major site plan.			
	OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/23/2026	06/22/2026	Not Required
	OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/23/2026	06/12/2026	Approved
	Utilities (OCE Plans) (Utilities)	Heather Proctor	06/23/2026	06/12/2026	Not Required
	<i>Comments</i>	Parcel is within the Central States Water Resources utility service area. No impact on water or sewer with the proposed waiver.			