

May 27, 2025

PROJECT NAME: DEVAULT CONCRETE POOL

PROJECT NUMBER: 2025050061

APPLICATION: DRC WAIVER REQUEST #32878

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 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 3188-037-000 is located within the Marion County Utilities service area and is currently served by Marion County water and sewer. Pool discharge is not permitted into MCU's sewer system. The parcel is also located within the Primary Springs Protection Zone and within the Urban Growth Boundary.
- 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.
The applicant owns a 0.47 -acre parcel (3188-037-000) and according to the MCPA, there is approximately 5,552 sf existing impervious area on-site. The applicant is proposing to add 735 sf for a pool+deck. The total existing and proposed impervious area is 6,287 sf. The site will be approximately 2,687 sf over the allowed 3,600 sf per the Deer Path Estates Phase 2 improvement plan. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. There is inconsistent measurements for the proposed DRA, with the note identifying a length of 90 ft while the sketch itself calls out a length of 92 ft. The proposed DRA would provide sufficient volume if the 92 ft length is used. The HOA/POA is still active, and must provide a letter of no-objection to the project. 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 32878


DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/16/2025 Parcel Number(s): 3188-037-000 Permit Number: 2025032839

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Devault Concrete Pool Commercial ☐ Residential ☒
Subdivision Name (if applicable): Deer Path Estates
Unit Block 2 Lot 37 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): DAVAULT DANIELLE MARIE, OLSZEWSKI CHRISTOPHER ANTHONY
Signature:  Signed by: 5/19/2025
Mailing Address: 1 SE 63RD COURT RD City: OCALA
State: FL Zip Code: 34472-7885 Phone # 520-635-8242
Email address: christopher.olszewski87@gmail.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): KOAH POOLS Contact Name: Lorrie Clark
Mailing Address: 4705 S Pine Ave City: Ocala
State: FL Zip Code: 34480 Phone # 352-642-8010
Email address: office@koahpools.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Permit denied due to impermeable areas. Requested waiver and updated site plan.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 5/21/25 BM Project # 2025050061 AR # 32878
5/19/25

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):

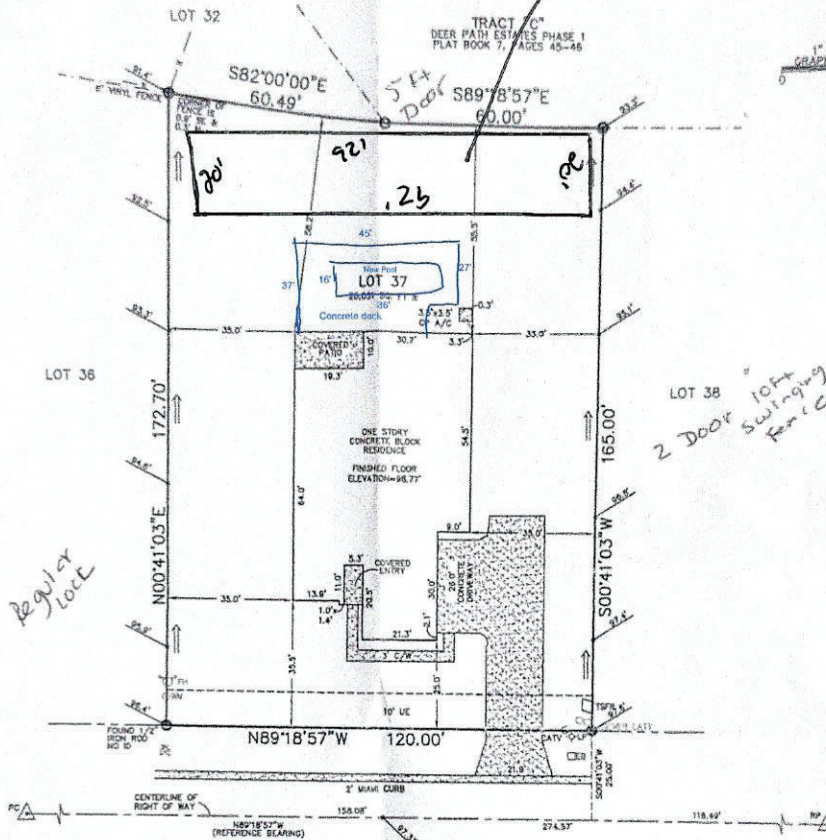
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION (AS FURNISHED)

LOT 37, DEER PATH ESTATES PHASE 2

AS RECORDED IN PLAT BOOK 10, PAGE(S) 18-19, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

20x90 DRA 2'
deep with 3:1 sides



ADDRESS:
1361 SE 63RD COURT ROAD
OCALA, FLORIDA 34472

FOR THE BENEFIT AND
EXCLUSIVE USE OF:

DEBORAH
America's Builder

DHI TITLE OF FLORIDA, INC.
DHI MORTGAGE COMPANY LTD.
DHI TITLE INSURANCE COMPANY
DANIELLE MARIE DAVAILL
CHRISTOPHER ANTHONY OLSZEWSKI

S.E. 63rd COURT ROAD
50' WIDE RIGHT OF WAY

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED. INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 06-10-22, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0028, ELEVATION 78.77', NAVD 83 DATUM.

FLOOD NOTE:
I HAVE EXAMINED THE FIRM MAP NO. 12062C000, DATED 8-16-2006, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE DEER ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASE:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF S.E. 63RD COURT ROAD BEING N89°18'57"W FOR PLAT.

DATE: 06-20-2022
SCALE: 1" = 30' HORIZ.
APPROVED BY: [Signature]
DATE: 06-20-2022
DRAWN BY: [Signature]
DATE: 06-20-2022
CHECKED BY: [Signature]
DATE: 06-20-2022
PLAT BOOK 10-13-2022 150

LEGEND:

- CENTERLINE
- RIGHT OF WAY LINE
- DRAINAGE FLOW
- EXISTING ELEVATION
- A/C AIR CONDITIONER
- CONCRETE
- CONCRETE BLOCK WALL
- CORNER NOT ACCESSIBLE
- CONCRETE PAD
- CONCRETE SLAB
- CONCRETE TIE
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- FLOOD INSURANCE RATE MAP
- IDENTIFICATION
- LICENSED BUSINESS
- LICENSED SURVEYOR
- DRAINAGE & UTILITY EASEMENT
- UTILITY EASEMENT
- NORTH AMERICAN VERTICAL DATUM
- WATER METER
- WATER VALVE
- ELECTRICAL BOX

- SET 1/2" IRON ROD AND CAP
- FOUND NAIL AND DISC
- FOUND 1/2" IRON ROD AND CAP
- PER PLAT
- MEASURED
- OFFSET
- POINT OF CURVATURE
- POINT OF COMPOUND CURVE
- PERMANENT CONTROL POINT
- POINT OF INTERSECTION
- PANORAMA
- POINT ON CURVE
- PERMANENT REFERENCE MONUMENT
- PROFESSIONAL SURVEYOR AND MAPPER
- POINT OF LANSING
- SQ. FT. SQUARE FEET
- SCHEMATA
- TYP. TYPICAL
- CABLE TELEVISION BOX
- LIGHT POST
- TRANSFORMER

ASM
AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
3191 Maguire Blvd Suite 300 Orlando, FL 32803
407 426-7970
www.asmsurveying.com

SURVEYOR NOTES:
I HEREBY CERTIFY THAT THIS SURVEY, SUBSEQUENT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461.13, F.L.A.C. ADMINISTRATIVE CODE PURSUANT TO CHAPTER 461.05, F.L.A.C. STATUTES.

James W. Boleman PLSM 6483
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.