

August 15, 2025

PROJECT NAME: REED SCREEN ROOM

PROJECT NUMBER: 2025080007

APPLICATION: DRC WAIVER REQUEST #33166

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 8010-0903-04 is within the Marion County Utility service area and is an existing MCU water customer. MCU has no comment on the waiver, as the proposed screen room will have no impact on utilities or flows.

The parcel is located outside of the Urban Growth Boundary and the Primary Springs Protection Zone.  
Marion Oaks – Unit 10 ARPA.\*\*

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A - 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 0.23 -acre parcel (8010-0903-04) and according to the MCPA, there is approximately 3,538 sf existing impervious area on-site. The applicant is proposing to add 264 sf for screen room. The total existing and proposed impervious area is 3,802 sf. The site will be approximately 295 sf over the allowed 3,507 sf per LDC (35% of lot area). There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

A scale bar for Figure 1. The top scale is in miles (mi), with markings at 0, 0.05, 0.1, and 0.2. The bottom scale is in kilometers (km), with markings at 0, 0.07, 0.15, and 0.3. The total length of the bar is labeled as 1:4,514.

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



**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

33146

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/1/25 Parcel Number(s): 8010-0903-04 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Reed Screen Room Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Marion Oaks  
Unit 10 Block 903 Lot 4 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): Wilmoth Reed  
Signature: [Signature]  
Mailing Address: 7080 SW 129th PL City: Ocala  
State: FL Zip Code: 34473 Phone # 850-728-7054  
Email address: calboy53@hotmail.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): \_\_\_\_\_ Contact Name: Wilmoth Reed  
Mailing Address: 7080 SW 129th PL City: Ocala  
State: FL Zip Code: 34473 Phone # 850-728-7054  
Email address: calboy53@hotmail.com

**D. WAIVER INFORMATION:**

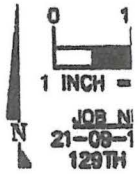
Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): Applicant/Homeowner request a waiver to build a 12'x22' 264sf screen room addition. The screen room addition would be over the allowed impervious for the lot allowance.

**DEVELOPMENT REVIEW USE:**

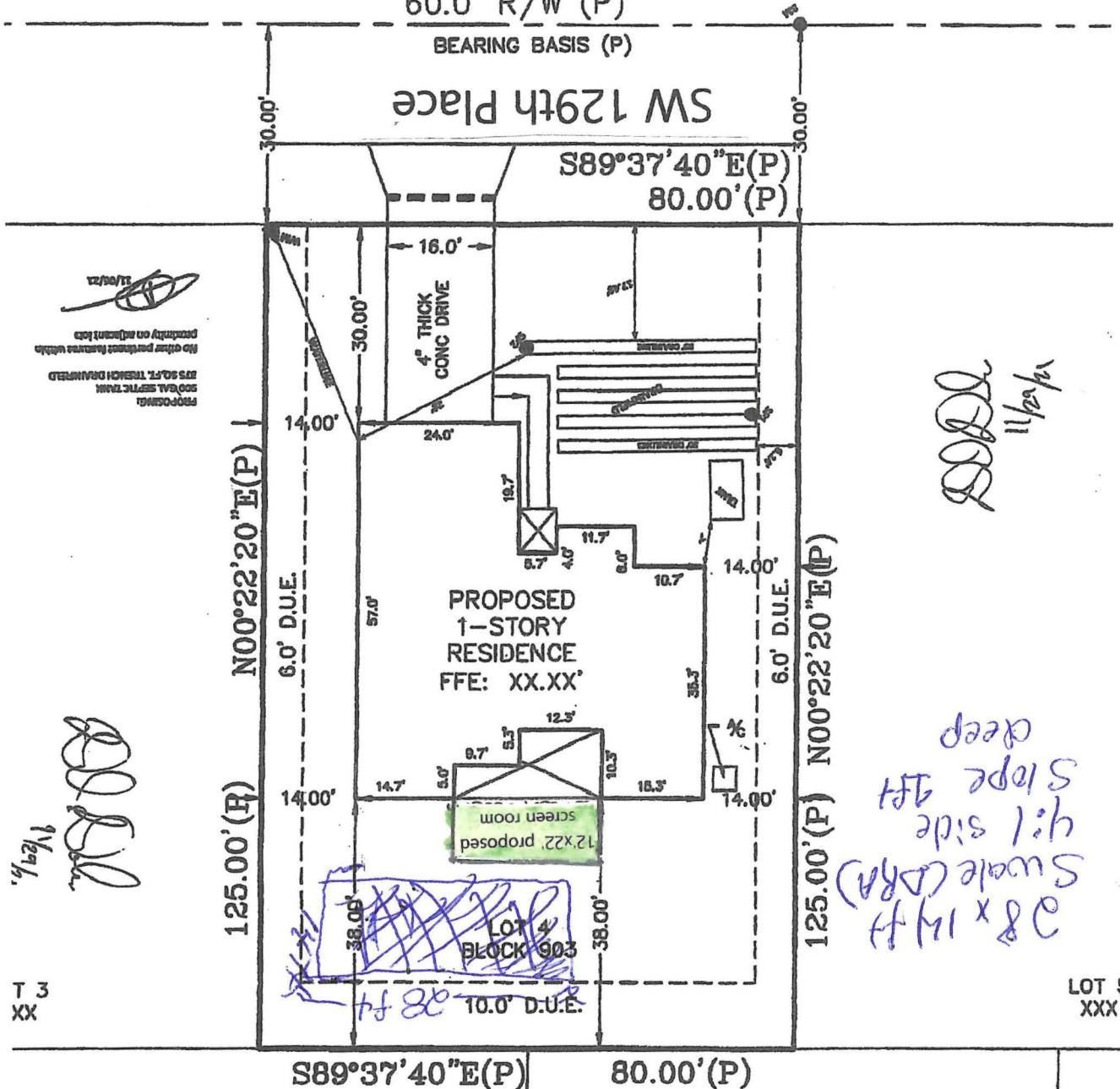
Received By: [Signature] Date Processed: 8/1/25 kan Project # 2025080007 AR # 33146

**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): \_\_\_\_\_

**LEGAL DESCRIPTION**  
**LOT 4, BLOCK 903,**  
**MARION OAKS, UNIT 10,**  
**AS RECORDED IN PLAT BOOK O, PAGES 194-213,**  
**PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**



**SW 129TH PLACE**  
**BALTIMORE STREET (P)**  
**60.0' R/W (P)**



PROPOSED:  
 200 GAL. SEPTIC TANK  
 275 SQ. FT. TRENCH DRAINFIELD  
 No other partition features within  
 proximity on adjacent lots  
 11/06/21

*Handwritten:* 11/06/21

*Handwritten:* deep  
 4:1 side  
 slope 9ft  
 (VYD) 11ft  
 8' x 11ft  
 C x M

*Handwritten:* 11/06/21

LOT 14  
 XXX

LOT 13  
 XXX

LOT 1  
 XXX