

September 26, 2024

PROJECT NAME: WELCH DRAINAGE PLAN

PROJECT NUMBER: 2024070086

APPLICATION: DRC WAIVER REQUEST #31994

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: DEFER TO STORMWATER  
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.  
ACREAGE: 0.79  
FLU: MR  
ZONING: R-1
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - City of Belleview Utilities service area. MCU permitting note "Per City of Belleview availability letter, Water and wastewater services are NOT available for this property, exceeds LDC distance requirements of 400feet per ERC for SFR." BR 7/16/24
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.20.1.C(2) - Applicability  
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 proposed project. 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 0.79-acre parcel (PID 37512-017-01) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 8,999 sf for a new SFR + hangar. The total existing and proposed impervious area is 8,999 sf. The site will be approximately 2,999 sf over the allowed 6,000 sf per the Leeward Air Ranch Village Squadron 5 Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA is still active, and must provide a letter of no-objection to the project. Applicant has provided a sign and sealed drainage plan which would provide sufficient storage once infiltration has been taken into account, however no dimensions for the pond have been provided. 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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9/5/24 Parcel Number(s): 37512-017-01 Permit Number: 2024064806

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

Project Name: Welch Drainage Plan Commercial  Residential   
Subdivision Name (if applicable): Leeward Air Ranch Squadron 5  
Unit 5 Block 17 Lot 1 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): Cody Welch  
Signature: [Signature]  
Mailing Address: Po Box 1476 City: Ocala  
State: FL Zip Code: 34478 Phone #: 586-996-5381  
Email address: Cody@CodyWelch.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): Aloft Real Estate Contact Name: Kent Leeward  
Mailing Address: Po Box 1476 City: Ocala  
State: FL Zip Code: 34478 Phone #: 352 213 4000  
Email address: KLeeward@AOL.com

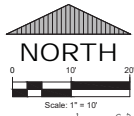
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2,20-1.C Minor site plan  
Reason/Justification for Request (be specific): Build SFR less than 3590 gross area, Under 9000 sf but greater than design criteria of subdivision improvements of 6000 sf

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



**STORMWATER CALCULATIONS:**

LOT BOUNDARY AREA: 0.8422 AC  
 PRE CN (6,000 SF IMP): 48.65  
 100-YR PRE- VOLUME: 13,211 CF

POST CN: (8,999 SF IMP): 53.47  
 100-YR POST- VOLUME: 15,775

REQUIRED STORAGE: 2,264 CF  
 PROPOSED STORAGE: 2,251 CF  
 (WITHOUT INFILTRATION)

ALL APOPKA SOILS (HS6 A), EXCELLENT DRAINAGE CHARACTERISTICS, HIGH PERMEABILITY RATE (24 FT/DAY), DEPTH TO WATER TABLE GREATER THAN 80" WITH INFILTRATION MORE THAN ENOUGH VOLUME STORAGE.

S.E. 70TH TERRACE  
 40' PRIVATE RIGHT OF WAY,  
 IN O.R. BOOK 1788, PAGE 182

P.R.C. TBM #5  
 ELEV.=62.89'  
 FOUND 5/8"

P.R.C. TBM #4  
 ELEV.=61.53'  
 FOUND 4"x4" CMBROKEN

20' DRAINAGE, TAXIWAY, & UNDERGROUND UTILITY EASEMENT

80' PRIVATE RIGHT OF WAY, RECORDED  
 IN O.R. BOOK 1788, PAGE 182

20' ASPHALT PAVEMENT

ORRUGATED L PIPE

SEPTIC TANK

75' WELL SETBACK RADIUS

50' BLDG SETBACK

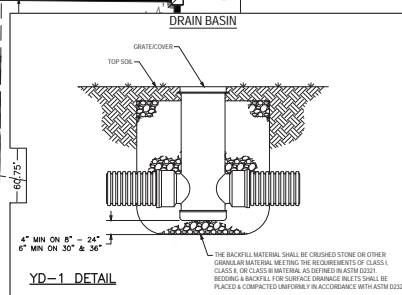
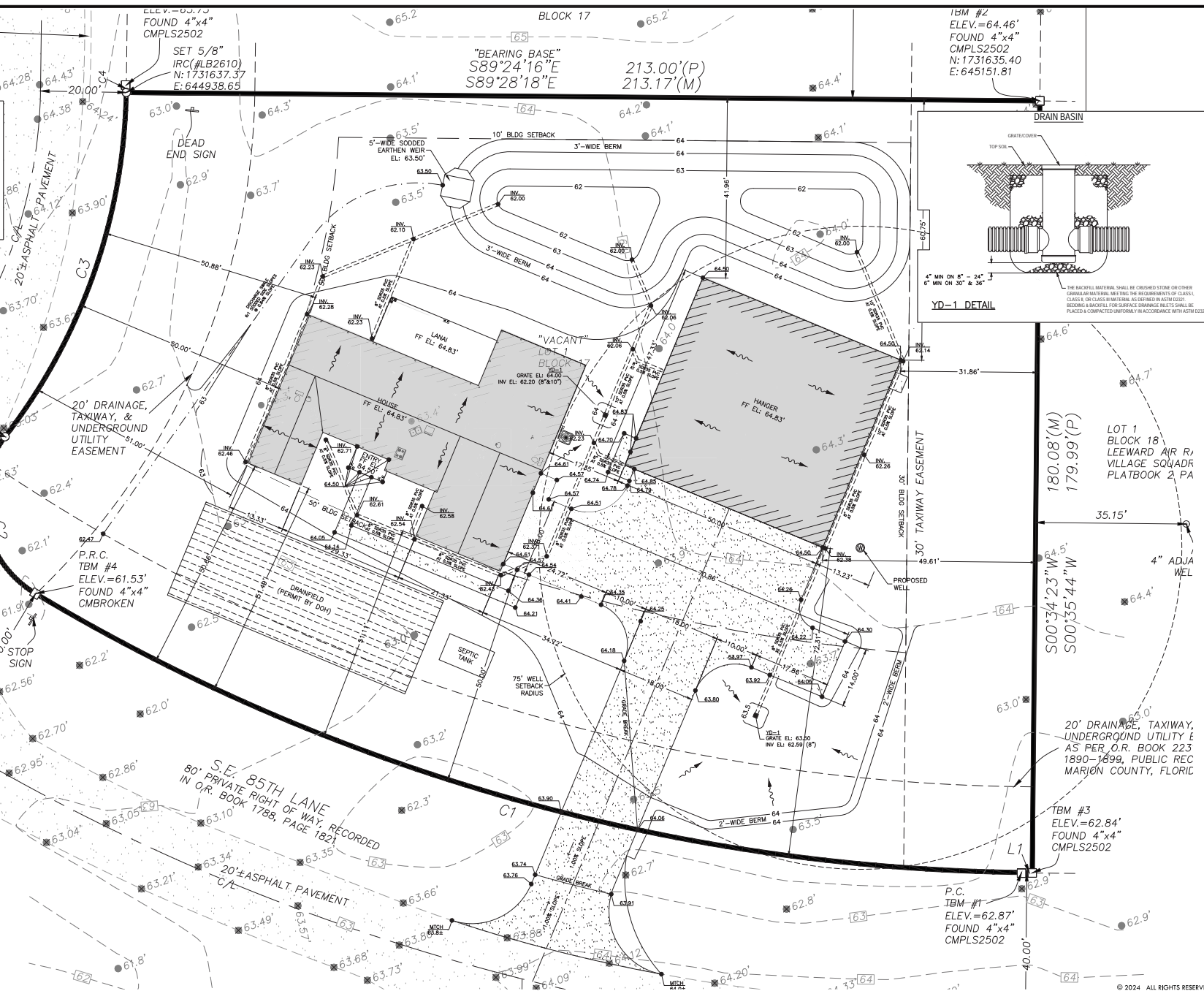
5" WIDE SODDED EARTHEN WEIR  
 EL.: 63.50'

DEAD END SIGN

SET 5/8" IRC (#LB2610)  
 N: 1731637.37  
 E: 644938.65

ELEV.=63.75  
 FOUND 4"x4"  
 CMPLS2502

"BEARING BASE"  
 S89°24'16"E  
 S89°28'18"E



INFINITE ENGINEERING  
 243 SW 4TH STREET, SUITE A  
 Ocala, Florida 34480  
 (352) 237-4600  
 WWW.INFINITEENGINEERING.COM  
 CADD BY: JAMES J. BROWN

PROJECT TITLE  
**A MINOR SITE PLAN FOR  
 CODY WELCH  
 LOT 1, BLOCK 17  
 LEEWARD AIR RANCH  
 SQUADRON 5**

SHEET TITLE  
**SITE PLAN**

CLIENT INFORMATION  
 CODY WELCH  
 C/O LEEWARD AIR RANCH  
 790 SE 81ST AVENUE, #102  
 Ocala, Florida 34480

SUBCONSULTANTS



ISSUE DATE  
**July 31, 2024**

PROJECT NUMBER  
**2024-032**

REVISIONS	
DATE	DESCRIPTION

SHEET DESIGNATION  
**C100**

SHEET  
**1 OF 1**