

January 9, 2025

PROJECT NAME: OB/WALTON

PROJECT NUMBER: 2024120022

APPLICATION: DRC WAIVER REQUEST #32284

- 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: CONDITIONAL APPROVAL - MCU service area, but the City of Ocala has available public water along SE 34th St. While the bathroom expansion will NOT add additional ERCs to this property, a detached garage with plumbing WILL. This is advanced notice that when that garage permit comes through for MCU review and if there is water service to it, connection to the City of Ocala's utility system will be required, resulting in a future city annexation of this parcel. If served by well, it can be retained, but only for irrigation. LDC Sec 6.14.2.B(1)(a)
- 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 0.87 -acre parcel (29860-003-06) and according to the MCPA, there is approximately 9,274 sf existing impervious area on-site. The applicant is proposing to add 333 sf for a bathroom addition and 4,520 sf for future impervious area. The total existing and proposed impervious area is 14,127 sf. The site will be approximately 5,127 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 applicant has provided an insufficient design for stormwater controls. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

AR #32284

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: 11/12/2024 Parcel Number(s): 29860-003-06 Permit Number: 2024-10-1692
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OB/Walton Commercial or Residential
Subdivision Name (if applicable): Tillsons Plat
Unit Block Lot 10 partial, see legal

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): Louise and Jimmy D. Walton
Property Owner's Signature: *Louise Walton*
Property Owner's Mailing Address: 2340 SE 34th St
City: Ocala State: FL Zip Code: 34471 Phone # (352) 304-3428

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

Firm Name (if applicable): Jennifer's Permitting Service, LLC. Contact Name: Jennifer M. Privateer
Mailing Address: 2995 SE 40th St. City: Ocala State: FL Zip Code: 34480
Phone # (352) 817-4988 Alternate Phone #
Email address: jenniferpermitting@yahoo.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: Requesting waiver to a Major Site Plan for 333 sf bathroom addition to ex SFR (this permit), future patio slab < 600 sf, and future detached garage 1500 sf, etc.
Site imp is currently 9250 sf, Ex, prop'd and future approx 13919 sf or 36.13 % site coverage.
Requesting to work with stormwater to address the additional runoff.

DEVELOPMENT REVIEW USE:

Received By: Email 12/2/24 Date Processed: 12/11/24 CF Project # 2024120022 AR # 32284

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 5/2017

Empowering Marion for Success

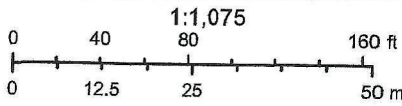
www.marioncountyfl.org



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser



Updated every 24 hours



Proposed Bath Addition
 See Inset Page 2 for details

[Map Title]

10/9/2024
 Marion County Property Appraiser
 Marion County, FL

p. 1 of 2

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

TH S 89-55-09 W 120 FT TH S 00-15-30 E 317.06 FT TH
 S 89-55-09 W 120 FT TH S 00-15-30 E 317.06 FT TH
 N 89-54-00 E 120 FT TH N 00-15-30 W 317.02 FT TO POB

South property line

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		120.0	317.0	R1	.87	AC	75,000.0000	1.00	1.00	1.00	65,250	65,250
9994		.0	.0	R1	1.00	UT	.0000	1.00	1.00	1.00		

Neighborhood 4691 - TILLSON'S PLAT
 Mkt: 8 70

Total Land - Class \$65,250
 Total Land - Just \$65,250

Traverse

Building 1 of 1

RES01=U35L45U2L6D2L26D9R12D4R11D18R28D4R26.L26
 FOP02=U4L28D6R28U2.L28
 FGR03=U22L11U4L12D26R23.L23U35R18
 PTO04=U14L16D10R8D4R8.
 FSP05=U12R19D12L5U2L6D2L8.

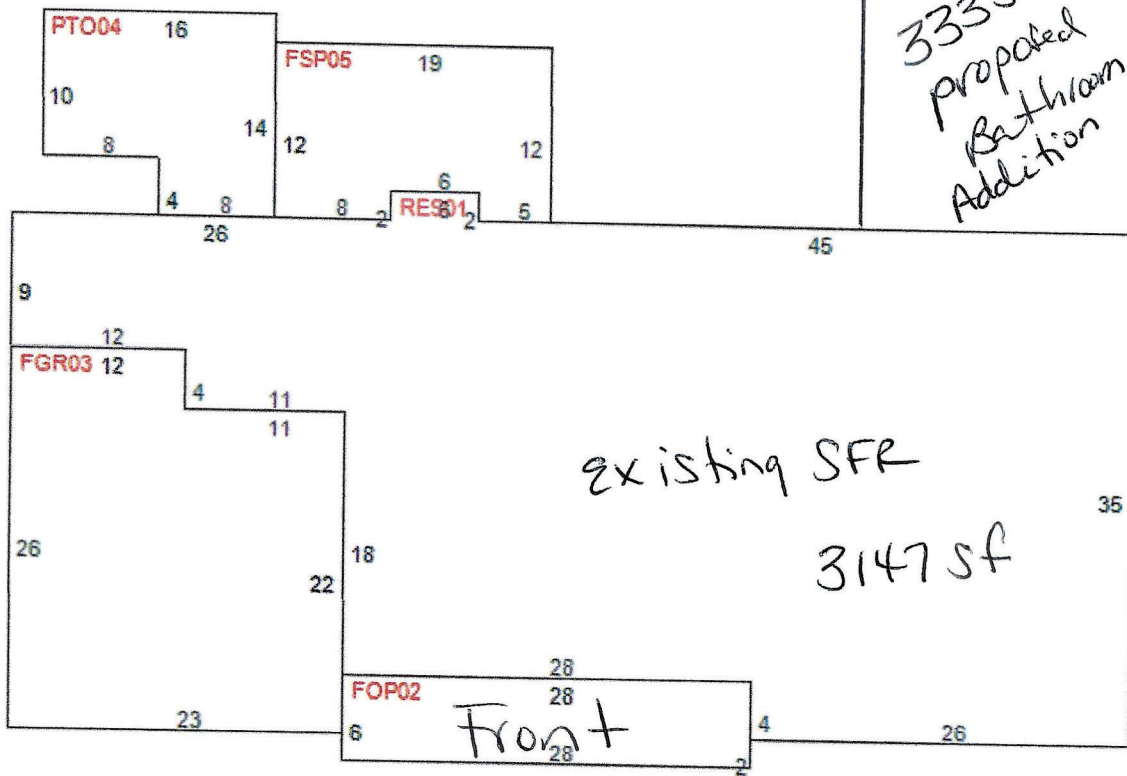
3112

Imp Sf:

Ex SFR = 3147
 Deck 480
 Concrete 1991
 Asphalt 3448
 Addition 333

 9399

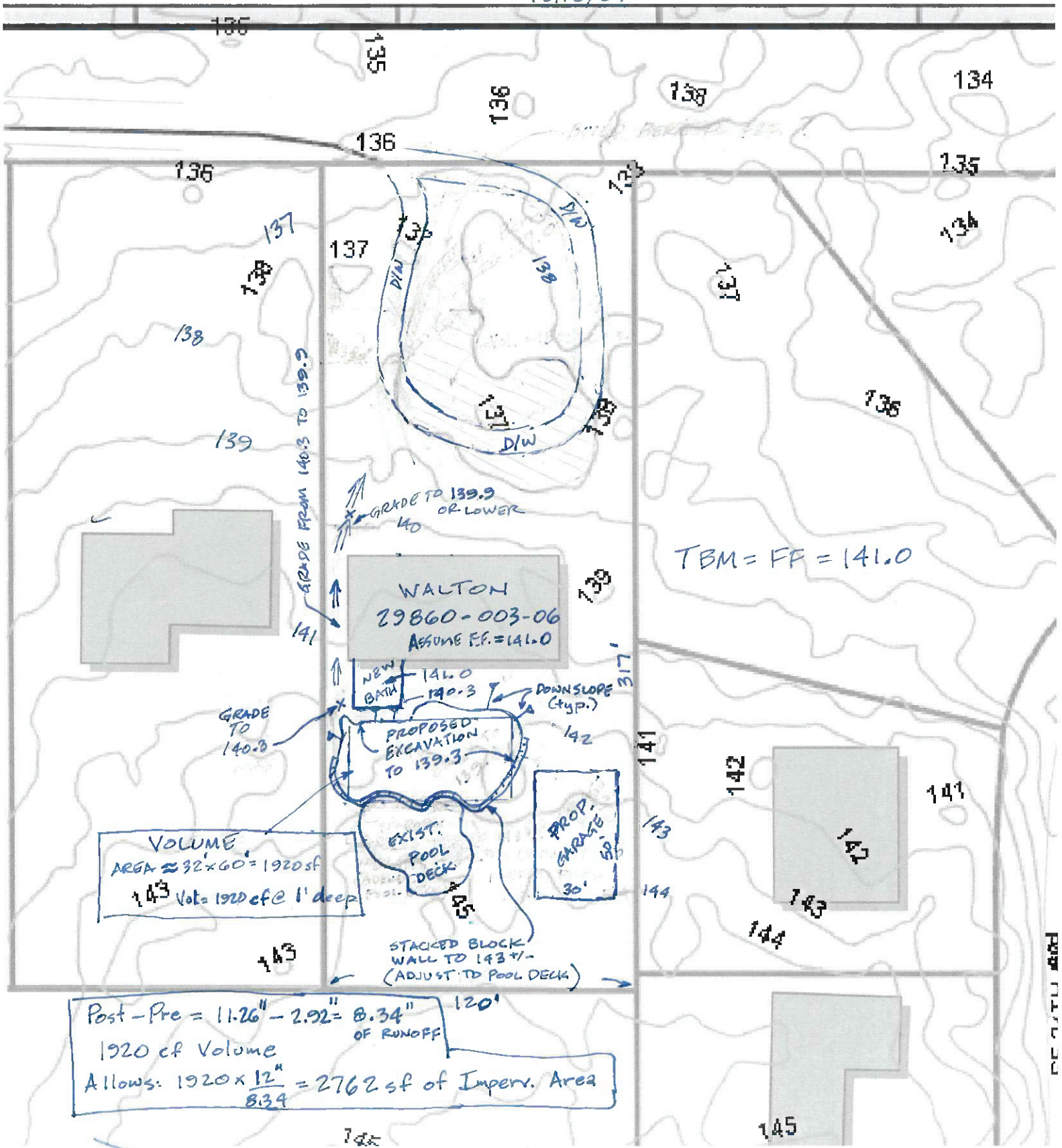
West property line



Building Characteristics

1" = 50'

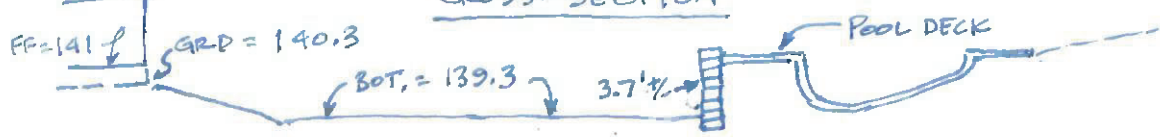
PROPOSED STORMWATER CONTROLS for JIMMY & LOUISE WALTON 12/10/24



VOLUME
AREA $\approx 32 \times 60 = 1920 \text{ sf}$
Vol. = 1920 cf @ 1' deep

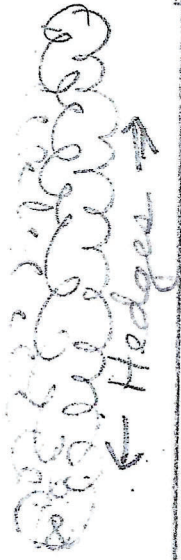
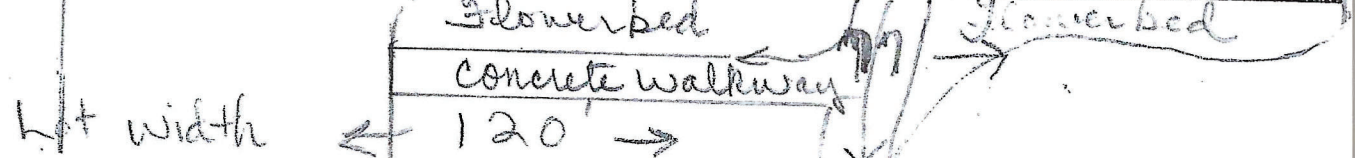
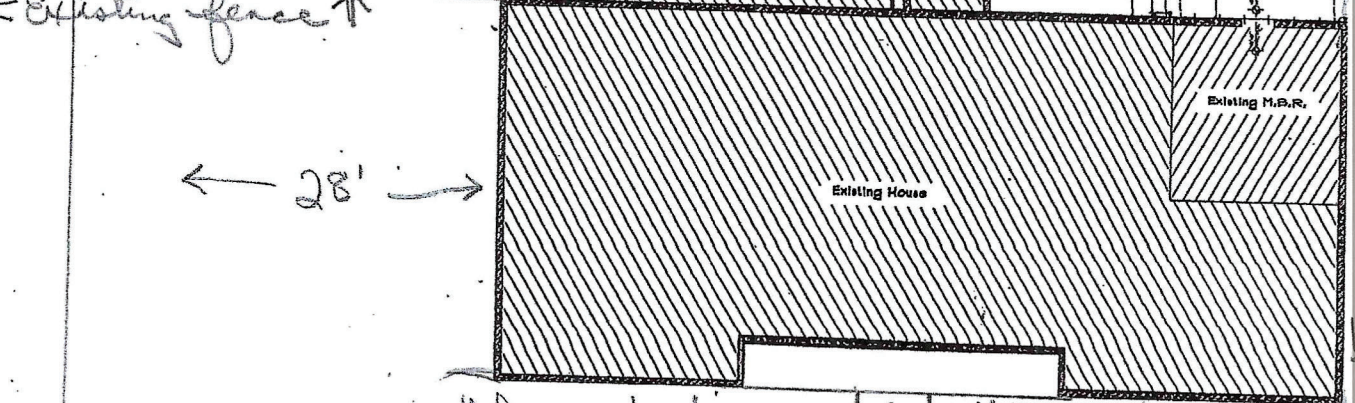
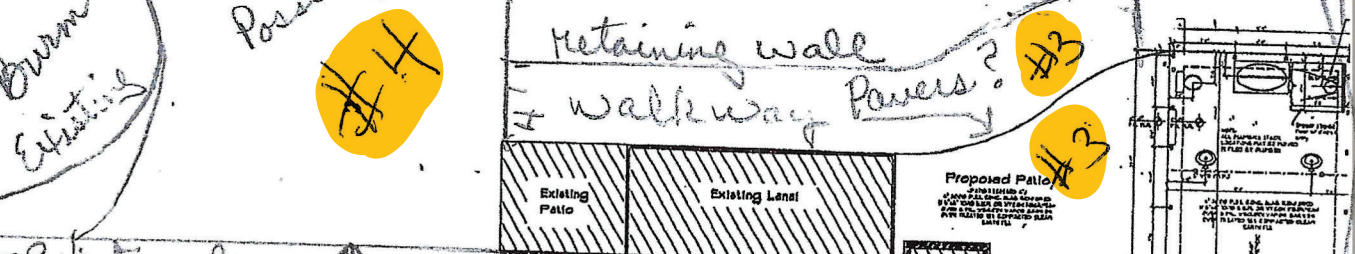
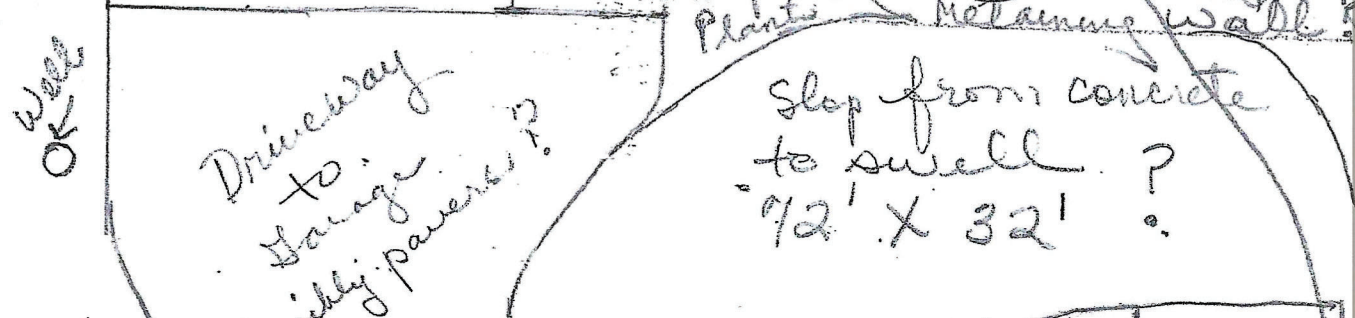
Post-Pre = $11.26' - 2.92' = 8.34'$ OF RUNOFF
1920 cf Volume
Allows: $1920 \times \frac{12'}{8.34} = 2762 \text{ sf}$ of Imperv. Area

CROSS-SECTION



← Existing fence 120' →

Existing fence



Lot width

← 120' →

IMPERVIOUS SF
M/M WALTON
2340 SE 34TH ST OCALA

Impervious SF:	
Existing SFR:	3147
Existing Deck:	480
Existing Concrete:	1991
Existing Asphalt:	3448
Proposed Bathroom Addition	
Permit # 2024-10-1692	333

Total Existing + Proposed	9399
---------------------------	------

FUTURE PROJECTS

(to be included in this DRC application but are NOT Part of the building permit)

(see site plan for designated areas with corresponding #2 Below)

#1 FUTURE 50' X 30' Garage	1500
#2 FUTURE Covered Pation	600
#3 FUTURE Prop'd Patio	
With Walkway	1440
#4 FUTURE Driveway	
28' X 35' connecting existing	
driveway to Future garage	980

Total FUTURE	4520
--------------	------

Total Existing, Proposed and Future Imp. SF	13,919 sf
---	-----------

Impervious Ratio 36.73%