

May 27, 2025

PROJECT NAME: SHIFLETT PROPERTY

PROJECT NUMBER: 2025050039

APPLICATION: DRC WAIVER REQUEST #32848

- 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 08458-001-01 is located within the Marion County Utility Service Area but lies outside the standard connection distance, with the nearest water connection over 14,000 feet away. The parcel is located within the Silver Springs Primary Protection Zone and outside 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 the homeowner obtaining a drainage easement to allow for runoff to enter the portion of DRA located on parcel 08458-001-02.
The applicant owns a 5.73 -acre parcel (08458-001-01) and there is approximately 41,399 sf existing impervious area on-site. The applicant is proposing to add 2,362 sf for a pool and patio with 2,500 sf future impervious area. The total existing and proposed impervious area is 46,261 sf. The site will be approximately 37,261 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Area on the property. The DRA that the applicant wishes to use was originally platted as a part of the Long Meadows subdivision, but has since been vacated from the plat and abrogated. Based on the provided calculations the DRA has sufficient capacity. 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

32848

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5/6/2025 Parcel Number(s): 08458-001-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Shiflett Property Commercial ☐ Residential ☒
Subdivision Name (if applicable): LONG MEADOWS (PB X, PG 081)
Unit N/A Block A Lot 1 Tract N/A

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): Earnest and Robin Shiflett
Signature: [Signature]
Mailing Address: 12101 N MAGNOLIA AVE City: OCALA
State: FL Zip Code: 34475 Phone # _____
Email address: _____

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): MSP waiver requested for residential project on 5.72-acres (A1).
Owner to add 2,362 sf impervious coverage for a pool and patio, and 2,500 sf future impervious allowance.
Existing impervious is 41,399 sf (16.62%) per MCPA. Total impervious will be 46,261 sf (18.57%).
Applicant request approval of waiver to work with staff on a mutually agreeable solution for stormwater controls.

DEVELOPMENT REVIEW USE:

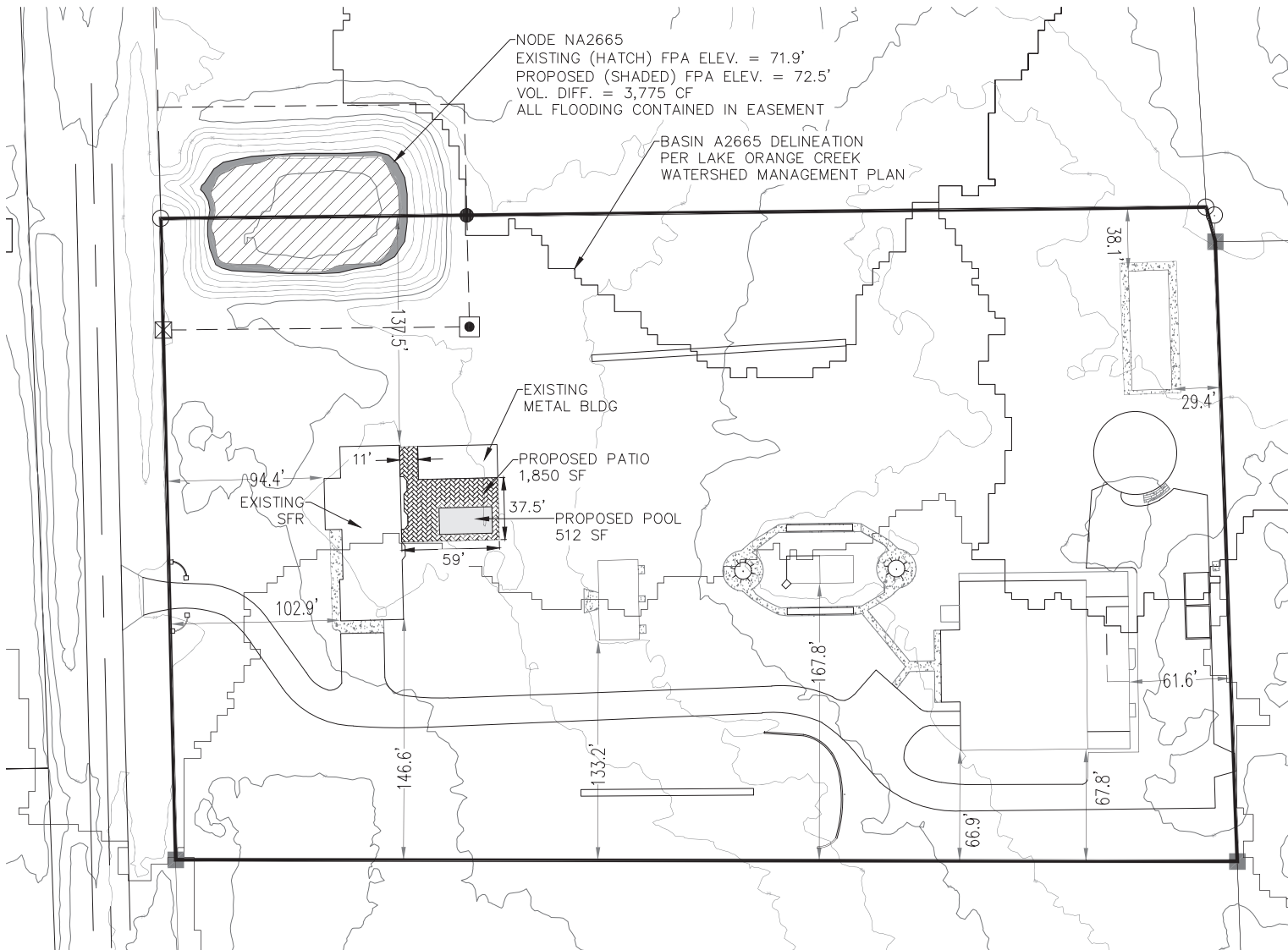
Received By: email Date Processed: 5/14/25 ch Project # 2025050039 AR # 32848

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): _____

Revised 6/2021

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NODE NA2665
EXISTING (HATCH) FPA ELEV. = 71.9'
PROPOSED (SHADED) FPA ELEV. = 72.5'
VOL. DIFF. = 3,775 CF
ALL FLOODING CONTAINED IN EASEMENT

BASIN A2665 DELINEATION
PER LAKE ORANGE CREEK
WATERSHED MANAGEMENT PLAN

EXISTING
METAL BLDG

PROPOSED PATIO
1,850 SF

PROPOSED POOL
512 SF

EXISTING
SFR

OWNER'S CERTIFICATION

I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan

EARNEST SHIPLETT, OWNER

IMPERVIOUS DATA:
LOT AREA: 249,065 SF (5.72 AC)
EXISTING IMPERVIOUS: 41,399 SF
PROPOSED IMPERVIOUS: 512 SF
POOL: 1,850 SF
FUTURE IMPERVIOUS: 2,500 SF
MISC: 46,261 SF
TOTAL IMPERVIOUS: 46,261 SF

IMPERVIOUS COVERAGE:
46,261 / 249,065 = 0.1857 (18.57%)

POST-PRE RUNOFF VOLUME (100Y-24H):
AREA (SF) CN RUNOFF (IN) RUNOFF (CF)
PRE: 4,862 39 3.38 1,369
POST: 4,862 98 11.76 4,765
(Runoff depths for 12" storm from Table 2-1, NRCS TR-55 Manual)

POST-PRE RUNOFF VOLUME = 3,396 CF

FLOODPLAIN STORAGE (100Y-24H):
AREA (SF) ELEV (FT)
NA2665 (PRE): 6,983 71.9
NA2665 (POST): 8,118 72.5

STORAGE VOLUME (AVERAGE END-AREA METHOD)
 $(6,983 + 8,118) \times (71.9 - 72.5) = 3,775 \text{ CF}$

SUMMARY:
3,396 CF RUNOFF < 3,775 CF STORAGE.
ALL FLOODING WILL BE FULLY CONTAINED ON-SITE
WITHIN THE EXISTING DRAINAGE RETENTION AREA
LOCATED AT THE NORTHWEST CORNER OF THE
PROPERTY (NODE NA2665).

STORMWATER ANALYSIS BACKGROUND:
THE CONTOURS (SHOWN) AND CALCULATIONS (ABOVE)
ARE BASED ON INFORMATION DERIVED FROM 2003
LOAD AND THE ORANGE CREEK WATERSHED
MANAGEMENT PLAN. PER MCA RECORDS, ALL EXISTING
IMPERVIOUS COVERAGES WERE EXISTING PRIOR TO THE
DEVELOPMENT OF THE ORANGE CREEK WATERSHED
MANAGEMENT PLAN, AND THEREFORE, ACCOUNTED IN
THE EXISTING FLOODING CONDITIONS. THE PURPOSE OF
THIS ANALYSIS IS TO DEMONSTRATE THERE IS ADEQUATE
CAPACITY IN THE OWNER'S DRA TO ACCEPT THE
ADDITIONAL RUNOFF FROM THE PROPOSED PROJECT.

SITE INFORMATION:
OWNER: SHIPLETT EARNEST T
SHIPLETT ROBIN L
12101 N MAGNOLIA AVE
OCALA, FL 34475-1052
PARCEL: 08458-001-01
ADDRESS: 12101 N MAGNOLIA AVE
OCALA, FL 34475-1052

Shipllett & Associates
ENGINEERS, LLC
ONE ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN WAIVER
SHIPLETT SITE PLAN
MARION COUNTY, FLORIDA

DATE: 5/9/25
DRAWN BY: JHH
CHECKED BY: JMM
JOB NO.

SHT. 1

STORMWATER COMPLIANCE