



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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AR 32349

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: April 14, 2025 Parcel Number(s): 35483-102-00 Permit Number: 32349 / 2025022324

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Stickney Dental and Aesthetics Commercial Residential
Subdivision Name (if applicable): Pidgeon Park
Unit _____ Block _____ Lot _____ Tract A-2

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): PRS DMD LLC - Peter Stickney, MGR
Signature: _____
Mailing Address: 17750 SW 61ST LANE RD 34432-9524 City: DUNNELLON
State: FL Zip Code: 34432-9524 Phone # 352-
Email address: stickneydental@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): Loyde W Sadlowski Inc. Contact Name: Loyde Sadlowski
Mailing Address: 7500 SW 61st Ave. Suite 200 City: Ocala
State: FL Zip Code: 34476 Phone # 352-861-0075
Email address: loyde@sadlowskiinc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): Marion County LDC 6.14.2
Reason/Justification for Request (be specific): Per code the developer is required to tie in to the MCUD sewer main. The main is located on the opposite side (North) of SR 200, which is a 7 lane hwy. The cost of construction of the force main, lift station, boring under SR 200, as well as the ROW and driveway repairs is extremely cost prohibitive when compared to an OSTDS which would be acceptable per Enviornmental Health with certain provisions.

(cont'd attached)

DEVELOPMENT REVIEW USE:

Received By: Walk-in Date Processed: 4/17/25 BM Project # 2025010012 AR # 32349

4/14/25 CF

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): _____



Loyde W. Sadlowski, Inc.

Real Estate Design & Development

7500 SW 61st Avenue, Suite 200 Ocala, Florida 34476-8314

Phone: (352) 861-0075 Fax: (352) 861-7395

loyde@sadlowskiinc.com

April 14, 2025

RE: WAIVER REQUEST AR 32349 – WAIVER INFORMATION

PARAGRAPH D CONTINUED

Per the Marion County Land Development code and due to the proposed use, amount of anticipated flow and distance to the available sewer, the owner of the above project is required to tie in to MCUD sewer (See the attached required design “FORCE MAIN WAIVER UTILITY PLAN”). On this project the sewer is located approximately **650LF** from the nearest property boundary, the required connection distance is **770ft**. The closest connection point is a 12” Force Main, located on the North side of State Road 200. This would require installing a private lift station, 2” service line, approx. 650 LF of 4” force main, crossing or boring under 3 Driveways, SW 62nd Court and Directional Drilling under 7 lanes of State Road. The restoration of the work areas along SW 62nd and SR 200 would also be included in the scope of work.

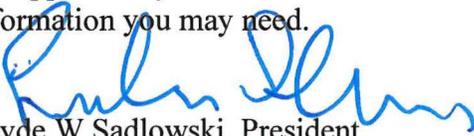
After consulting with MCUD and Carrie Hyde about possible connection credits or recouping developer expenses, if other properties tied into this new line, we were told that Marion County cannot participate in any sort of compensation for the work and existing properties could not be made to utilize this new line now or in the future, to make compensation possible.

The owner is asking for a waiver to construct an OSTDS (See attached “PROPOSED SEPTIC AND DRAINFIELD” as submitted) in lieu of connecting to county sewer. We have discussed possible OSTDS requirements, if a waiver was approved, with the Health Department. The size of the property and use, along with certain requirements such as a nitrogen reducing system, would allow for the use of an OSTDS. Due to the cost, see attached proposals and calculations, of connecting to MCU sewer of approximately \$252,000, with no chance of recovering costs compared to an OSTDS cost of \$14,600 the owner find it cost prohibitive to the project to tie in, when their needs could be met at a much more reasonable cost, with little to no negative impact to the environment or community.

The owner shall connect to MC water service, which is provided at the property. If a similar situation existed with the MC sewer, where the location did not require such extensive cost, certainly a connection would be made to sewer as well.

Please find attached to this waiver request our analysis of cost comparison for Force Main vs. OSTDS as well as quotes from various contractors who are qualified to complete the work.

We appreciate your consideration for our request and will provide whatever additional information you may need.


Loyde W Sadlowski, President
Loyde W Sadlowski Inc