

September 5, 2025

PROJECT NAME: HOME AND HANGER
PROJECT NUMBER: 2025080038
APPLICATION: DRC WAIVER REQUEST #33236

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: CONDITIONALLY APPROVED - City of Bellevue service area serves this PA#37511-022-07 and will be required to provide a letter to MCU regarding its water/wastewater availability prior to MCU's releasing permit 2025090627.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: HOME AND HANGER
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: HOME AND HANGER
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 1.07-acre parcel (PID 37511-022-07) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add approximately 10,238 sf for a house, hanger, and pool+deck. The total existing and proposed impervious area is 13,733 sf. The site will be approximately 7,733 sf over the allowed 6,000 sf per the LEEWARD AIR RANCH SQUADRON 8 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. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

33236

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: 08/10/25 Parcel Number(s): 37511-022-07 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Home and Hanger Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Leward Air Ranch Squadron 8
Unit _____ Block 22 Lot 7

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): Mason Richmond
Property Owner's Signature: _____
Property Owner's Mailing Address: 9740 SE 72nd Ave
City: Ocala State: FL Zip Code: 34472 Phone # _____

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421
Phone # 352-266-9555 Alternate Phone # 352-245-8592
Email address: ed@abshiereng.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: The site is 1.06 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 6,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

DEVELOPMENT REVIEW USE:

Received By: emailed 8/19/25 Date Processed: 8/19/25 Project # 2025080038 AR # 33236

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 7/2017

Marion County Florida - Interactive Map



9/5/2025, 11:34:53 AM

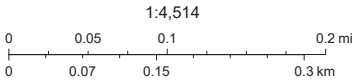
- Marion County

Streets

Green: Band_2
- Parcels

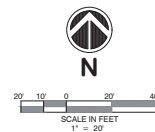
Aerial 2024

Blue: Band_3
- Red: Band_1



Marion County Property Appraiser, OCE, Marion County
BOCC

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.

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5614 SE 111TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770
BELLEVUE, FL 34422-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

RESIDENTIAL DRAINAGE PLAN

RICHMOND RESIDENCE
LEEWARD AIR RANCH
MARION COUNTY, FLORIDA

DATE 8/5/2025
DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. 1 OF 1

EDWARD ABBSHIER JR., P.E. #53961
DATE: August 10, 2025

SHT 1 OF 1