

August 8, 2024

PROJECT NAME: JF261

PROJECT NUMBER: 2024070096

APPLICATION: DRC WAIVER REQUEST #31845

- 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: Growth Services staff will ultimately defer to the Storm Water Division of the Office of the County Engineer. However, the request for this type of waiver, at this location, has become very common. Staff has concerns regarding the monitoring of storm water capacity for the Juliette Falls development. The current system has a capacity threshold which these waivers continue to consume. How is the collective exceedance being monitored.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.22
FLU: LR
ZONING: PUD
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED by comments and conditions required by MCU Permitting under building permit 2024051032 - FGUA service area
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 7/31/24-Defer to Stormwater
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 7 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 586 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.
Note: The applicant owns a 0.22-acre lot (PID 34546-261-00) in the Juliette Falls 2nd Replat subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 4,186 sf of impervious coverage. The Juliette Falls 2nd Replat subdivision assumes 3,600 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 7/31/24 - APPROVED



**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: 7/18/2024 Parcel Number(s): 34546-261-00 Permit Number: 2024051032

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: JF261 Commercial Residential
Subdivision Name (if applicable): Juliette Falls
Unit Block Lot 261 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): Adams Homes of Northwest Florida, Inc.
Signature: [Signature]
Mailing Address: 100 W. Garden Street, 4th Floor City: Penisacola
State: FL Zip Code: 32502 Phone # 352-592-7513
Email address: shpermits@adamshomes.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): Adams Homes of Northwest Florida, Inc Contact Name: Francine Riale
Mailing Address: 100 W. Garden Street, 4th Floor City: Penisacola
State: FL Zip Code: 32502 Phone # 352-592-7513
Email address: shpermits@adamshomes.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Request (be specific): this subdivision only allows for 3,600 sf of impervious. Proposed SFR is 4,186
Request for allowance of additional 586 sq ft.

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): _____

Revised 6/2021

Empowering Marion for Success

marionfl.org

Applicant Name (Owner): Adams Homes of Northwest Florida, Inc.
Parcel ID (lot): 34546-261-00
Site Address: 6698 SW 179TH AVENUE RD
Subdivision: Juliette Falls 2nd Replat
Marion County Building Permit Application No. (if available): 2024051032
Waiver Application Request No. (if available): TBD

SW-1

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Juliette Falls 2nd Replat subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the JULIETTE FALLS HOMEOWNERS ASSOCIATION, INC. (name of maintenance entity). The subdivision Improvement Plans (AR# 3916) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm based on 3,600 square feet impervious coverage per lot. The above referenced lot currently has 0 square feet impervious coverage and the proposed project will add 4,186 square feet impervious coverage.

John Roberts
Owner Name (Print)

[Signature] 7-23-24
Owner Signature Date

MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL

By signing below, I affirm that the above referenced project has been duly reviewed and HOA agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.

By signing below, I affirm that the above referenced project has been duly reviewed by the HOA and the HOA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.

RONALD CLAPPER
HOA Representative (Print)

[Signature] 7.23.24
HOA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: _____

Address: _____

Phone: _____

Email: _____

PLOT PLAN SKETCH

NOT A SURVEY

DESCRIPTION:

LOT 261, PARCEL "T", JULIETTE FALLS SECOND REPLAT.
 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 1111 THROUGH 1116, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PRELIMINARY DRAWING:

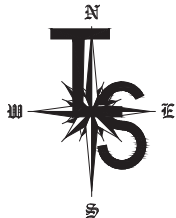
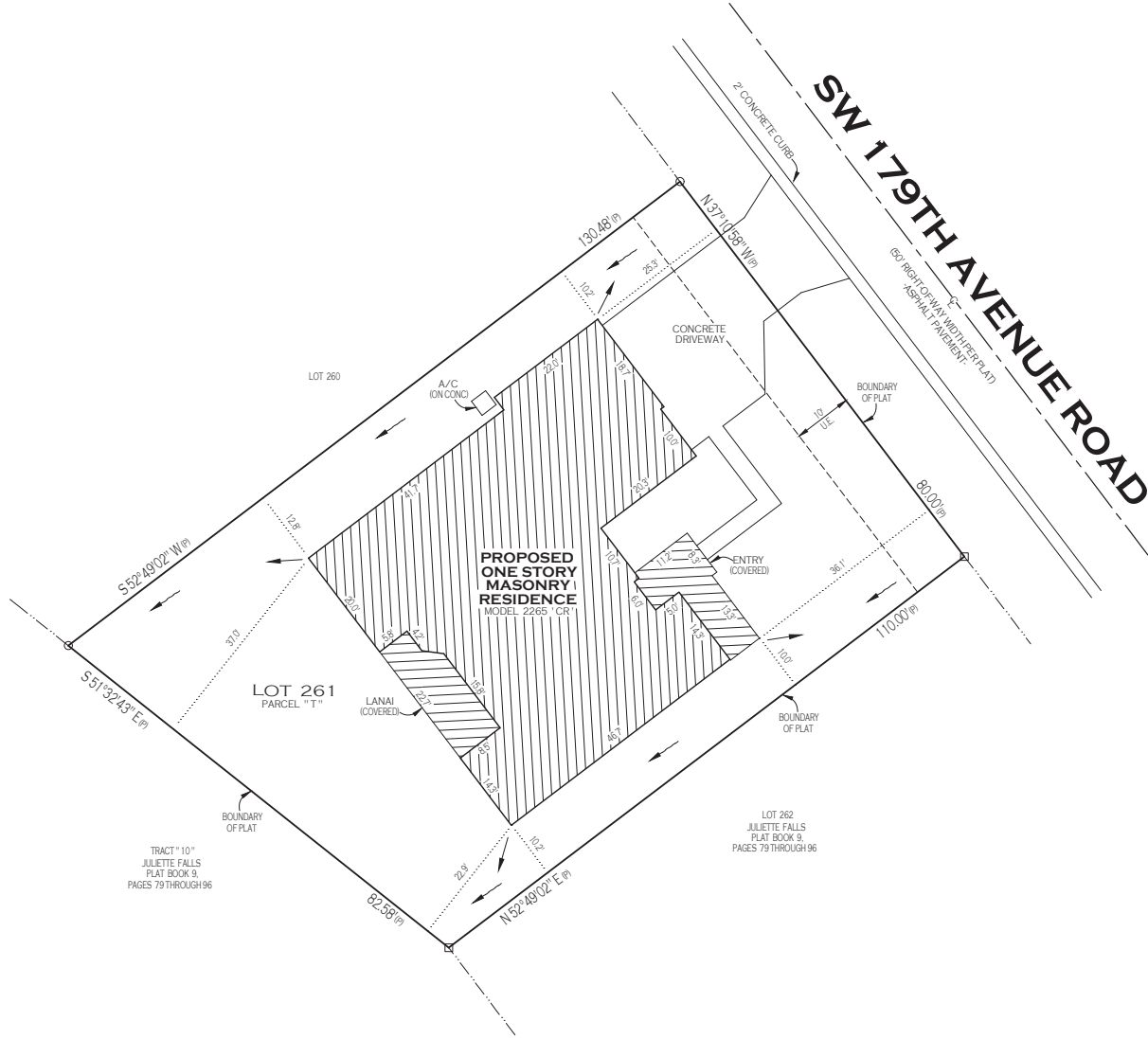
THIS PLAN IS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION. VERIFY ALL DIMENSIONS BEFORE ANY CONSTRUCTION.

SITE CALCULATIONS:

LOT	=	9619	SQ. FT.
LIVING AREA	=	2287	SQ. FT.
ENTRY	=	176	SQ. FT.
GARAGE	=	617	SQ. FT.
LANAI	=	180	SQ. FT.
PATIO	=	...	SQ. FT.
POOL AREA	=	...	SQ. FT.
DRIVEWAY	=	829	SQ. FT.
A/C PAD	=	9	SQ. FT.
SIDEWALK	=	88	SQ. FT.
SIDE YARD SWALE	=	...	SQ. FT.
CONSERVATION AREA	=	...	SQ. FT.
LOT OCCUPANCY	=	...	%
AREA TO IRRIGATE	=	...	%

SURVEYORS NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- THIS SKETCH IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON ARE PER PLAT
- THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
- PURPOSE OF SKETCH: SITE PLAN.



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12083C0656D EFFECTIVE DATE: 08/28/2008

TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)-277-6550

DRAWN: M.J.W.
 CHECKED BY: ESS
 SCALE: 1"=20'
 FILE:
 JOB#: JF261
 S-TR: 05-16S-19E

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, CHAPTER 472.027 FLORIDA STATUTES.

ERIC S. SMITH DATE: 05-16-24
 PSM No. 6929 LB#8009

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND: U.E = UTILITY EASEMENT, D.E. = DRAINAGE EASEMENT, (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP No. 8009, SND= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, P= POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS

