

August 9, 2024

PROJECT NAME: OS013I

PROJECT NUMBER: 2024070090

APPLICATION: DRC WAIVER REQUEST #31839

- 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: 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: 0.13
FLU: MR
ZONING: PUD
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - provided conditions by MCU permitting under building permit 2024021776 are complied with.
- 4 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
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A Central Water/Central Sewer
- 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 189 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.

Note: The applicant owns a 0.13-acre lot (PID 35623-09-013) in the Ocala Crossings South Phase 2 subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 3,431 sf of impervious coverage. The Ocala Crossings South Phase 2 subdivision assumes 3,242 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): 35623-09-013 Permit Number: 2024021776

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OS0131 Commercial Residential
Subdivision Name (if applicable): Ocala Crossings South
Unit Block 1 Lot 13 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: Peñsacola
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: Peñsacola
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 3,242 sf of impervious. Proposed SFR is 3,431
Request for allowance of additional 189 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): 35623-09-013
Site Address: 4445 SW 90TH PL
Subdivision: Ocala Crossings South Phase Two
Marion County Building Permit Application No. (if available): 2024021776
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 Ocala Crossings South Phase Two subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the OCALA CROSSINGS SOUTH HOMEOWNERS' ASSOCIATION INC (name of maintenance entity). The subdivision Improvement Plans (AR# 29061) 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 3,242 (for 50ft lots) square feet impervious coverage per lot. The above referenced lot currently has 0 square feet impervious coverage and the proposed project will add 3,431 square feet impervious coverage.

John Roberts
Owner Name (Print)

[Signature] 7-23-27
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.

HOA Steven Fischer Ocala Crossings South HOA [Signature] 7/23/27
Representative (Print) HOA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Steven Fischer
Address: 2500 Weston Rd Ste 311 Weston FL 33334
Phone: 954 385 3332
Email: Steve@SedoffandFischer.com

PLOT PLAN SKETCH

NOT A SURVEY

DESCRIPTION:

**LOT 13, BLOCK 1,
OCALA CROSSINGS SOUTH PHASE TWO.**
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 171
THROUGH 175, 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:

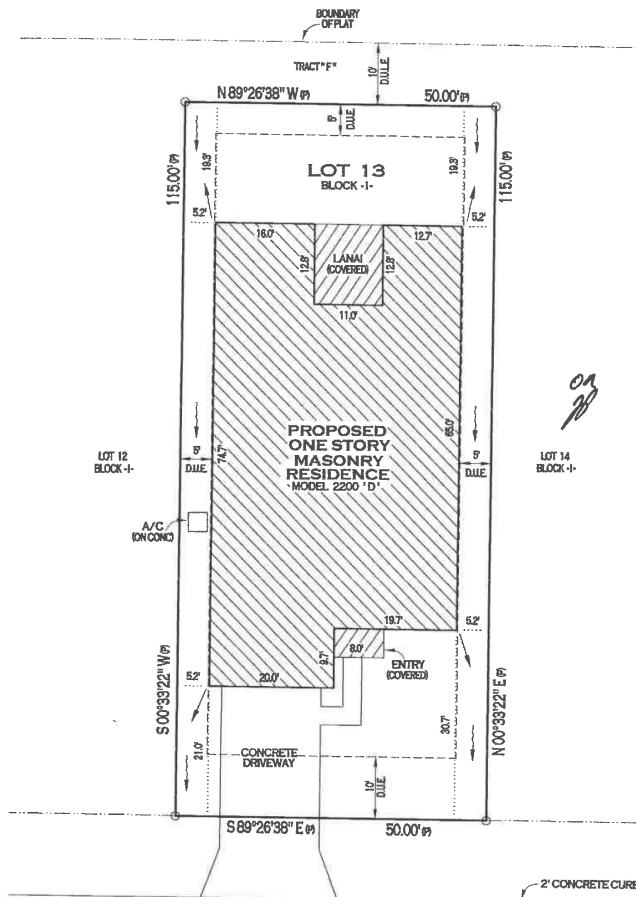
LOT	=	5750	SQ. FT.
LIVING AREA	=	2212	SQ. FT.
ENTRY	=	37	SQ. FT.
GARAGE	=	421	SQ. FT.
LANAI	=	141	SQ. FT.
PATIO	=	---	SQ. FT.
POOL AREA	=	---	SQ. FT.
DRIVEWAY	=	568	SQ. FT.
A/C PAD	=	9	SQ. FT.
SIDEWALK	=	43	SQ. FT.
SIDE YARD SWALE	=	---	SQ. FT.
CONSERVATION AREA	=	---	SQ. FT.
LOT OCCUPANCY	=	---	%
AREA TO IRRIGATE	=	---	%

SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. 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.
3. THIS SKETCH IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. 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.
7. PURPOSE OF SKETCH: SITE PLAN.

SOUTHWEST 90TH STREET

(60' RIGHT-OF-WAY WIDTH PER PLAT)
-ASPHALT PAVEMENT-



SOUTHWEST 90TH PLACE

(60' RIGHT-OF-WAY WIDTH PER PLAT)
-ASPHALT PAVEMENT-

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12083C0704E EFFECTIVE DATE: 04/19/2017

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

DRAWN: MJW
CHECKED BY: ESS
SCALE: 1"=20'
FILE:
JOB#: OS00131
S.T.R.: 22-16S-21E

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 IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

ERIC S. SMITH
DATE: 02.12.24
PSM No. 6929 LB#8009

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

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