



SUBMITTAL SUMMARY REPORT Waiver STA-000796-2026

PLAN NAME: Nelsons Property 2026	LOCATION: 19400 SE HWY 42 UMATILLA,
APPLICATION DATE: 05/19/2026	PARCEL: 50656-000-00
DESCRIPTION: I have removed more then I have added structures to my property in terms of sq ft. Recently I poured 4 slabs, 3 for small temporary structures and one for a pickleball court. I removed multiple mobiles homes, cabins, sheds, marina boat covers, fish cleaning area, bat shop and a large shed that had concrete plus a sidewalk and a ramp. I am happy to meet with someone to walk our property. We basically have been removing items that are 40-60 years old. Nelsons is an old property and we are trying as time goes by to bring it current.	
LDC 2.21.1.A(1) - Major Site Plan CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds (select all that are applicable): (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.	

CONTACTS	NAME	COMPANY
Applicant	Ryan Kanaga	Nelsons Outdoor Resort

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	05/19/2026	05/29/2026	05/21/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/29/2026	05/19/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/29/2026	05/20/2026	Informational
<i>Comments</i>	Defer to Stormwater. Parcel has a Policy 1.20 letter (uploaded in attachments), with B-2 Zoning, RL and PR Land Use, and is within the ESOZ.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/29/2026	05/19/2026	Informational
<i>Comments</i>	<p>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 coverage on the property as well as compensating storage for the volume of fill material brought into the FEMA flood zone. 2) A permit hold will be placed until the applicant has identified the area of impervious area that is being removed and its location as well as the volume of fill material that is being brought into the FEMA flood zone/flood prone area. If stormwater controls or compensating storage is needed, an adequate design for runoff storage must also be provided 3) If runoff storage is required, a Certification 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.</p> <p>The applicant owns a 18.78 -acre parcel (50656-000-00) and according to the MCPA, there is approximately 73,345 sf existing impervious area on-site with the existing coverage approved per AR 25782. The applicant has stated there will be impervious area removed with a pickleball court added, but has not specified both how much impervious area is being added and removed. The total existing and proposed impervious area is unclear. There is a FEMA Special Flood Hazard Area and Flood Prone Area on the property where the proposed pickleball court will be located. Staff recommends approval with conditions.</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/29/2026	05/21/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/29/2026	05/20/2026	Not Required
<i>Comments</i>	Parcel 50656-000-00 is within the Marion County Utility service area and currently outside of connection distance to MCU water or sewer infrastructure. MCU has no further comment on this waiver.			



**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

Waiver Request to Major Site Plan

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid.

Please be specific in the reason/justification for the request below.

Section Number & Title of Code: LDC 2.21.1.A(1) - Major Site Plan

Details from Code:

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds (select all that are applicable):

- (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
- (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
- (3) A 24-inch diameter pipe, its equivalent, or larger, is utilized to discharge stormwater runoff from the project area.

Reason/Justification for Request:

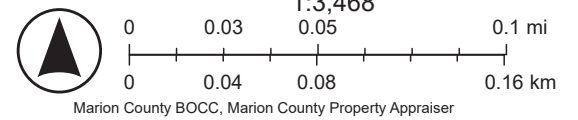
I have removed more than I have added structures to my property in terms of sq ft. Recently I poured 4 slabs, 3 for small temporary structures and one for a pickleball court. I removed multiple mobile homes, cabins, sheds, marina boat covers, fish cleaning area, bat shop and a large shed that had concrete plus a sidewalk and a ramp. I am happy to meet with someone to walk our property. We basically have been removing items that are 40-60 years old. Nelsons is an old property and we are trying as time goes by to bring it current.

ArcGIS Web Map



5/21/2026, 4:00:51 PM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1



Ryan,

Following our meeting, John Pearson, our Building Official, has provided guidance to the Building Safety team. Based on his direction, the associated Building Code cases have now been closed. Please note that this closure applies only to Building Code matters and does not prevent other enforcement departments, such as Code Enforcement, from taking action if they identify violations of the Land Development Code or other applicable regulations.

The affected work scopes are as follows:

- Non-structural concrete flatwork (including pads and the pickleball court) does not require a permit.
- Decks under 30 inches in height do not require a permit.
- The cabins and yurts in question are not regulated under the Florida Building Code and therefore fall outside the enforcement authority of this agency.

We will be cancelling the following permit applications related to these work scopes and issuing a refund:

- BLDC-26-04-01016 - "Cabin Lot 95 - ANSI Standards Pre-built all inclusive No Plumbing Electric plug into RV Plug 50amp Installed on a Slab 3000 psi with fiber rebar around the perimeter 4 inch thick"
- BLDC-26-04-01017 - "Cabin Lot 96 - ANSI Standards Pre-built all inclusive No Plumbing Electric plug into RV Plug 50amp Installed on a Slab 3000 psi with fiber rebar around the perimeter 4 inch thick"
- BLDC-26-04-01018 - "Cabin Lot 9 - ANSI Standards Pre-built all inclusive No Plumbing Electric plug into RV Plug 50amp Installed on a Slab 3000 psi with fiber rebar around the perimeter 4 inch thick"
- BLDC-26-04-01001 - "Yurt 1 Handicap 24ft Yurt"
- BLDC-26-04-01002 - "Yurt 2 24 ft"
- BLDC-26-04-01000 - "Pickleball Court Slab 3000 psi with fiber rebar around the perimeter 4 inch thick"

Although the Building Code cases are closed, you must still coordinate with the Zoning Department and the Development Review Council to ensure the site complies with all applicable land use and zoning requirements.

Please also note that any work on the property requiring a building permit cannot be issued under an owner/builder designation. A licensed contractor will be required for any future permittable work.

Let us know if you need any additional assistance.

Thank You,

Chuck Brown, MBA

Assistant Director

Building Safety

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: +1 352 438 2400

[Empowering Marion for Success!](#)

Yurts located at Nelson's Outdoor Resort

From: Ables, Andrea P (andrea.ables@flhealth.gov)

To: ryankanaga@yahoo.com

Date: Thursday, May 14, 2026 at 04:07 PM EDT

Good afternoon Mr. Kanaga-

Thank you for reaching out to the Florida Department of Health regarding the new yurts/glamping style tents you have installed in your park. We would consider these temporary structures like we would for traditional RVs or tents. You would be allowed to have electricity at these sites like you would an RV space.

Thank you-



Andrea P. Ables
Environmental Administrator

Florida Department of Health
Div. of Disease Control and Health Protection
Bureau of Environmental Public Health
Facility Programs

Mail 4052 Bald Cypress Way, Bin A-08
Tallahassee, FL 32399-1710
850-901-6484

A dream without action is a fantasy, not a vision.....

Mission: To protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.

NOTE: Florida has a very broad public records law. Most written communication to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.



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3.9 MB



NELSONS LLC
19400 STATE ROAD 42
UMATILLA, FLORIDA 32784

NELSONS OUTDOOR RESORT

NELSONS OUTDOOR RESORT

SITE PLAN

JOB NO: 5480

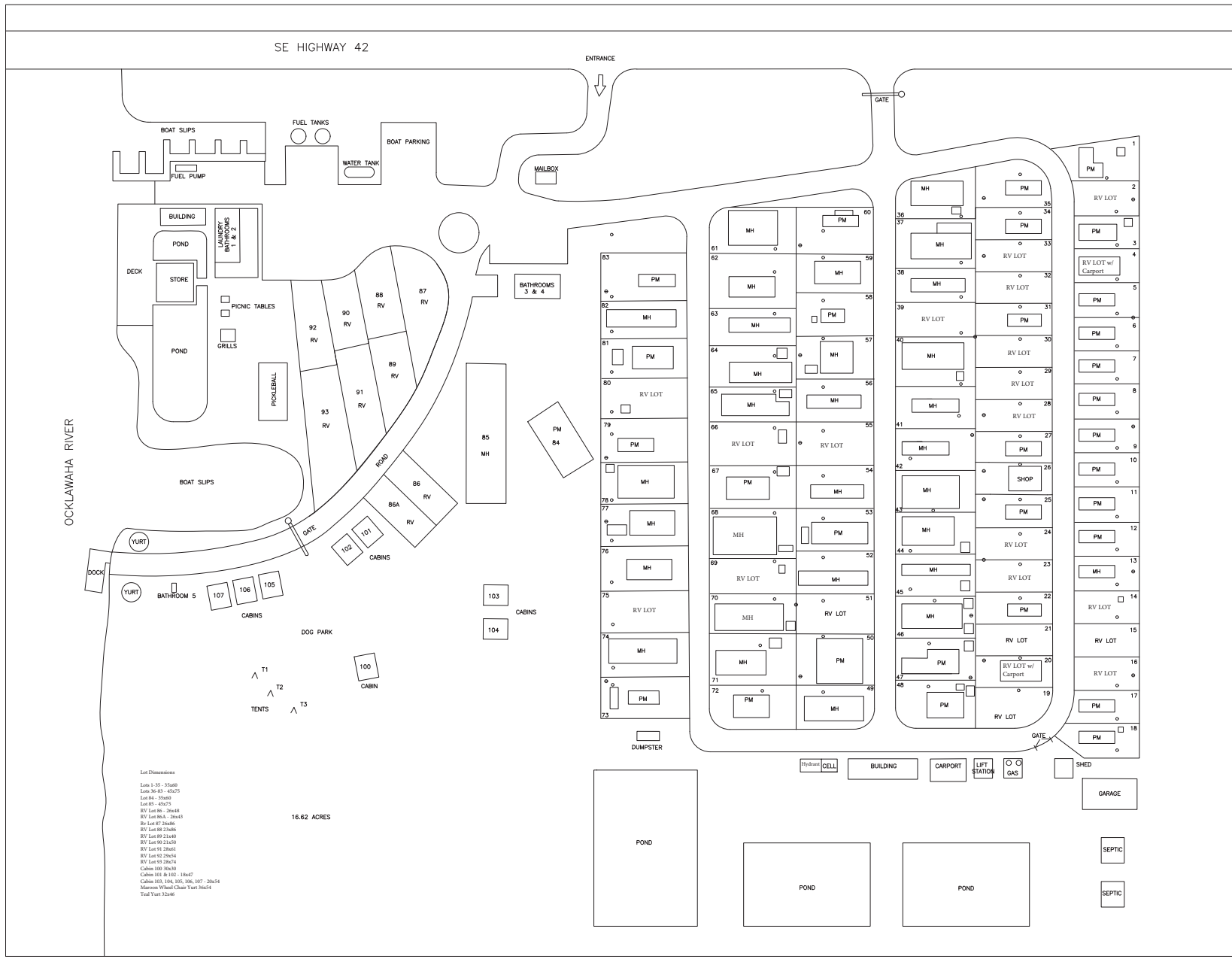
Revisions	NO.	DATE	DESCRIPTION

DATE: 04/25/2026
DRAWN BY: MCH
SCALE: AS SHOWN

SITE PLAN

NELSONS OUTDOOR RESORT

A1.0



Lot Dimensions
 Lots 1-35 - 35x60
 Lots 36-83 - 45x75
 Lot 84 - 30x60
 Lot 85 - 45x75
 RV Lot 86 - 28x48
 RV Lot 86A - 28x43
 RV Lot 87 - 28x60
 RV Lot 88 - 23x66
 RV Lot 89 - 23x66
 RV Lot 90 - 21x50
 RV Lot 91 - 26x41
 RV Lot 92 - 26x54
 RV Lot 93 - 26x74
 Cabins 100-104
 Cabin 101 & 102 - 18x27
 Cabin 103, 104, 105, 106, 107 - 20x14
 Maroon Wood Chair Yurt 104c
 Total Yrns 12x46

16.62 ACRES



Marion County
Board of County Commissioners
Zoning/Development Review Department
2631 S.E. 3rd Street, Ocala, Florida 34471-9101
(352) 620-7410--Suncom 667-7410--Fax (352) 620-7682

See Vesting File

July 29, 1998

Dave Register, Vice President
J & R Recreational Development, Inc.
2335 NW 10th Street
Ocala, FL 34475

Dear Mr. Register:

RE: Nelson's Fish Camp, Parcel Account No. 50656-000-00 located in Section 20, Twp. 17S, RGE. 25E

In conformance with Policy 1.20 of the Marion County Comprehensive Plan as amended on April 7, 1994, the above described parcel and the existing use of the structures are considered conforming uses in the B-2, Community Business zoning classification. This parcel shall be depicted on the Future Land Use Map at the time of the next map amendment.

Expansion of the use will be allowed only on property with the same ownership, properly zoned and part of or contiguous to the above parcel. A contiguous parcel must have been owned by you on April 7, 1994.

By copy of this letter and a zoning map to be forwarded to the Planning Department, we will request that your property be shown on the Future Land Use Map.

Should you have any further questions regarding this provision of the code, please let me know.

Sincerely,

Michael E. May

Michael E. May, Director

WAC:cp

cc: Planning Department
Code Enforcement Department