

May 19, 2025

PROJECT NAME: QUIRE, STOUT & MCCORD RIVER HOUSE

PROJECT NUMBER: 2025050040

APPLICATION: DRC WAIVER REQUEST #32849

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 34651-000-00 is located within the Florida Governmental Utility Authority (FGUA) service territory. Marion County Utilities (MCU) has no comment on the waiver request for impervious space. Please note that FGUA must be notified if any additional wastewater flows are anticipated as part of this project or if any further development is proposed on the parcel. The property is located within a Primary Springs Protection Zone and lies outside the Urban Growth Boundary.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
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 25-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 2.24 -acre parcel (34651-000-00) and according to the MCPA, there is approximately 16,704 sf existing impervious area on-site. The applicant is proposing to add 432 sf for a new screen porch. The total existing and proposed impervious area is 17,136 sf. The site will be approximately 8,136 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Area and a Flood Prone Area on the property. Staff recommends approval with conditions. The applicant has provided a design for a DRA that does not provide sufficient runoff storage.



**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

32849

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 5/13/2025 Parcel Number(s): 34651-000-00 Permit Number: 2025031418

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Quire, Stout & McCord River House Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ 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): Jennifer Quire/ Jan Stout  
Signature: *Jennifer Quire* *Jan Stout*  
Mailing Address: 9871 SW 190th Ave Rd City: Dunnellon  
State: Florida Zip Code: 34432 Phone # 687/467-1587  
Email address: jquire@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): Genesis Construction and Management, Inc. Contact Name: Bob T Hutchinson  
Mailing Address: PO Box 5698 City: Ocala  
State: Florida Zip Code: 34478 Phone # 352/239-0379  
Email address: htbjr@msn.com

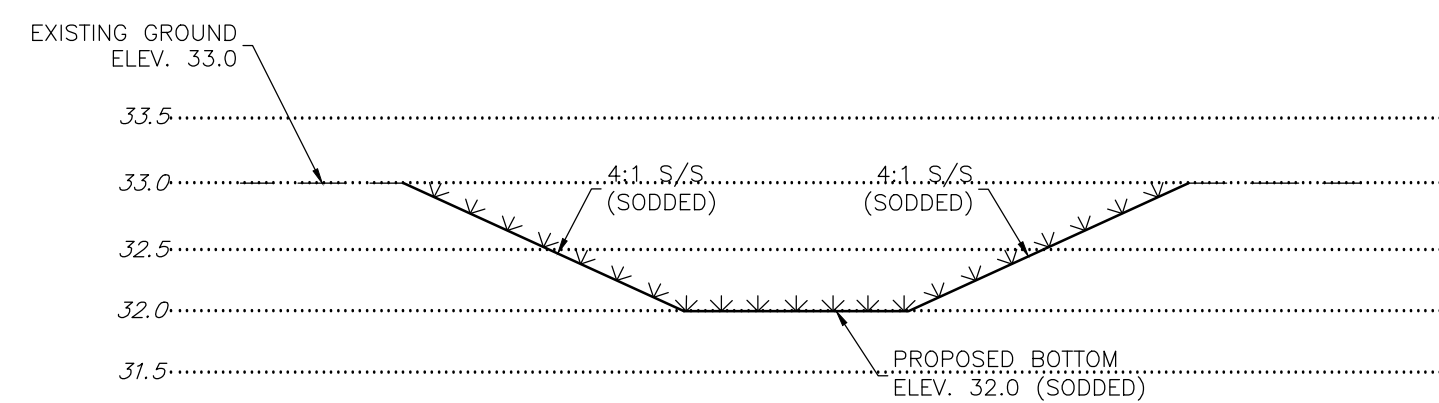
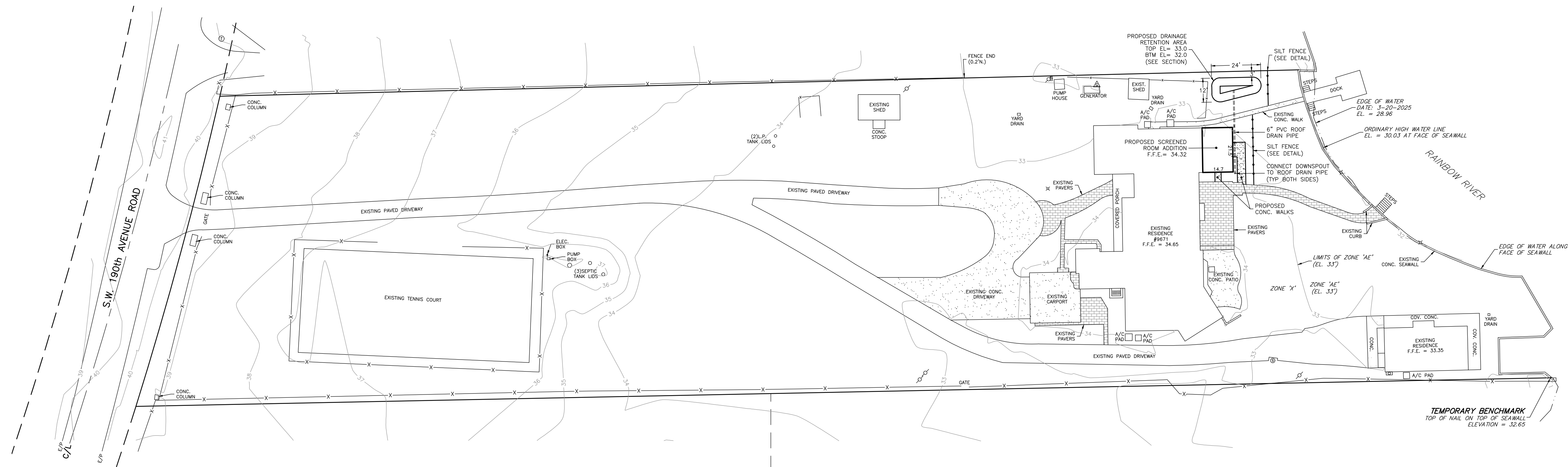
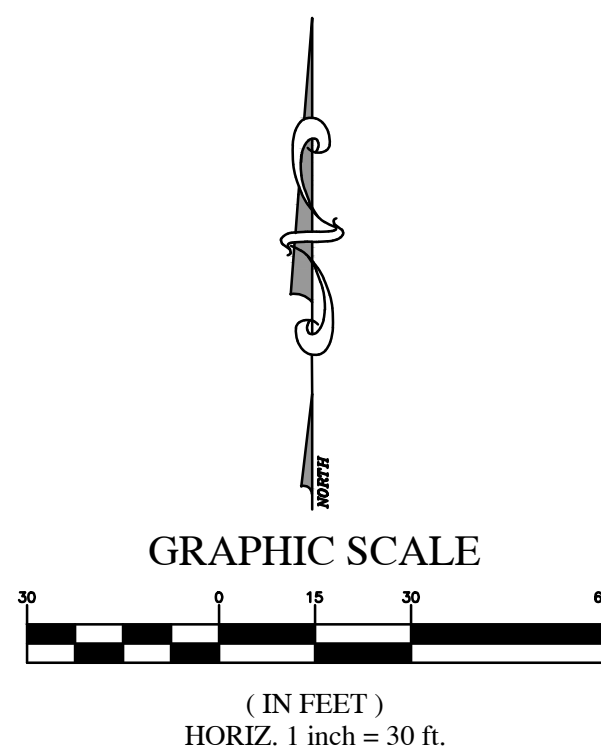
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2-21.1.A - Major Site Plan  
Reason/Justification for Request (be specific): 2-16.3.B(10) - FAMILY DIVISION  
Add additional impervious for new screen porch and connecting side walks, total of 432sf.

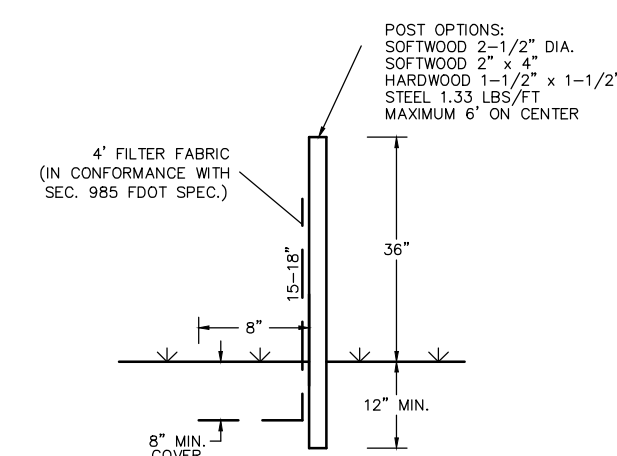
**DEVELOPMENT REVIEW USE:**

Received By: email 5/13/25 Date Processed: 5/14/25 ch Project # 2025050040 AR # 32849

**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): \_\_\_\_\_



### DRAINAGE RETENTION AREA SECTION



SILT FENCE DETAIL  
NOT TO SCALE

### E.S.OZ. DRAINAGE CALCULATIONS

DRAINAGE RETENTION REQUIRED:

RETENTION VOLUME OF 2.50" OVER THE PROPOSED IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA: 423 S.F.

$$2.50"/12 \times 423 = 88 \text{ C.F.}$$

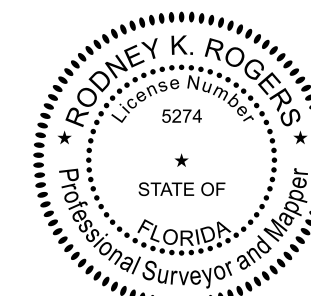
DRAINAGE RETENTION PROVIDED = 112 C.F.

GENERAL NOTES:

1. VERTICAL DATA SHOWN HEREON IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "DUNN RM3", PUBLISHED ELEVATION = 131.88, NAVD-88.
2. THERE SHALL BE NO FILL PROPOSED WITHIN THE 100 YR FLOOD PLAIN.
3. THE ORDINARY HIGH WATER LINE ELEVATION OF THE RAINBOW RIVER AT THIS LOCATION WAS DETERMINED BY THE STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND ORDINARY HIGH WATER LINE MAP OF BLUE RUN (RAINBOW RIVER), PREPARED BY HERBERT SHOUN, R.L.S. No. 551 OF THE FLORIDA BUREAU OF SURVEYING & MAPPING, DATED NOV. 15, 1973.
4. THIS PROPERTY IS LOCATED IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE (EL 33") (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0658, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008. THE LIMITS OF ZONE "AE" (EL 33') SHOWN HEREON WERE DETERMINED BY A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM.

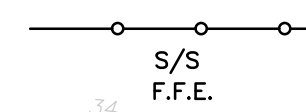
**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED  
IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION  
COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.



RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 5274  
STATE OF FLORIDA

**LEGEND:**



SILT FENCE  
SIDE SLOPE  
FINISHED FLOOR ELEVATION  
EXISTING GROUND CONTOUR

EROSION CONTROL NOTE:

1. THE SILT FENCE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE SODDED.

AN E.S.O.Z. PLAN  
FOR  
JENNIFER QUIRE

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

**Robert L. Rogers, PE**  
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rlrogers@rogerseng.com

**Rodney K. Rogers, PSM**  
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rkrogers@rogerseng.com

**Mekelle M. Boyer, PSM**  
Fl. Reg. No. 7398  
kboyer@rogerseng.com

## NOTES

**2015**

JOB No.  
RB\_34651-000-00

DATE  
-/1/2025

SCALE  
1" = 30'

SHEET  
1 OF 1