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

July 17, 2025
PIERRE FORTIN
PO BOX 1924
LADY LAKE, FL 321581924

SUBJECT: **DRC INFORMATIONAL LETTER**
PROJECT NAME: FORTIN
PROJECT #2025070036
APPLICATION: DRC WAIVER REQUEST #33063

Dear Pierre,

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for the Development Review Committee on July 21, 2025. This will be a scheduled item and attendance is required.

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED Parcel 49362-009-00 is within the Marion County Utility service area but is currently outside of connection distance. The closest Marion County Utilities water infrastructure is approximately 3,300 feet away. A single family residential home would not be required to extend and connect to MCU water.
Well and septic systems are shown on the site plan, as required.
The parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - 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 1.01-acre parcel (PID 49362-009-00) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 12,241 sf for a SFR as well as for a future pool+deck. The total existing and proposed impervious area is 12,241 sf. The site will be approximately 3,241 sf over the allowed 9,000 sf per the Marion County LDC. 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.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

33063

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/3/25 Parcel Number(s): 49362-009-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: FORTIN Commercial ☐ Residential ☒
Subdivision Name (if applicable): Agricultural Classes
Unit _____ Block _____ Lot 9 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): Pierre Fortin
Signature: [signature]
Mailing Address: P.O. Box 1924 City: Lady Lake
State: FL Zip Code: 32158 Phone # 352-516-8510
Email address: Prfishing1@yahoo.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): — Contact Name: Pierre Fortin
Mailing Address: P.O. Box 1924 City: Lady Lake
State: FL Zip Code: 32158 Phone # 352-516-8510
Email address: Prfishing1@yahoo.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.2.11.A Major Site Plan
Reason/Justification for Request (be specific): Applicant requests a variance to the major site Plan for new home. The site will be over the allowed 9,000 Sq FT per Marion County LDC. Total Amount of Impervious Surface is 12,241 Sq FT

DEVELOPMENT REVIEW USE:
Received By: email 7/3/25 Date Processed: 7/10/25 kah Project # 2025070036 AR # 33063

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): _____

Marion County Florida - Interactive Map

7/18/2025, 11:03:35 AM

1:4,514

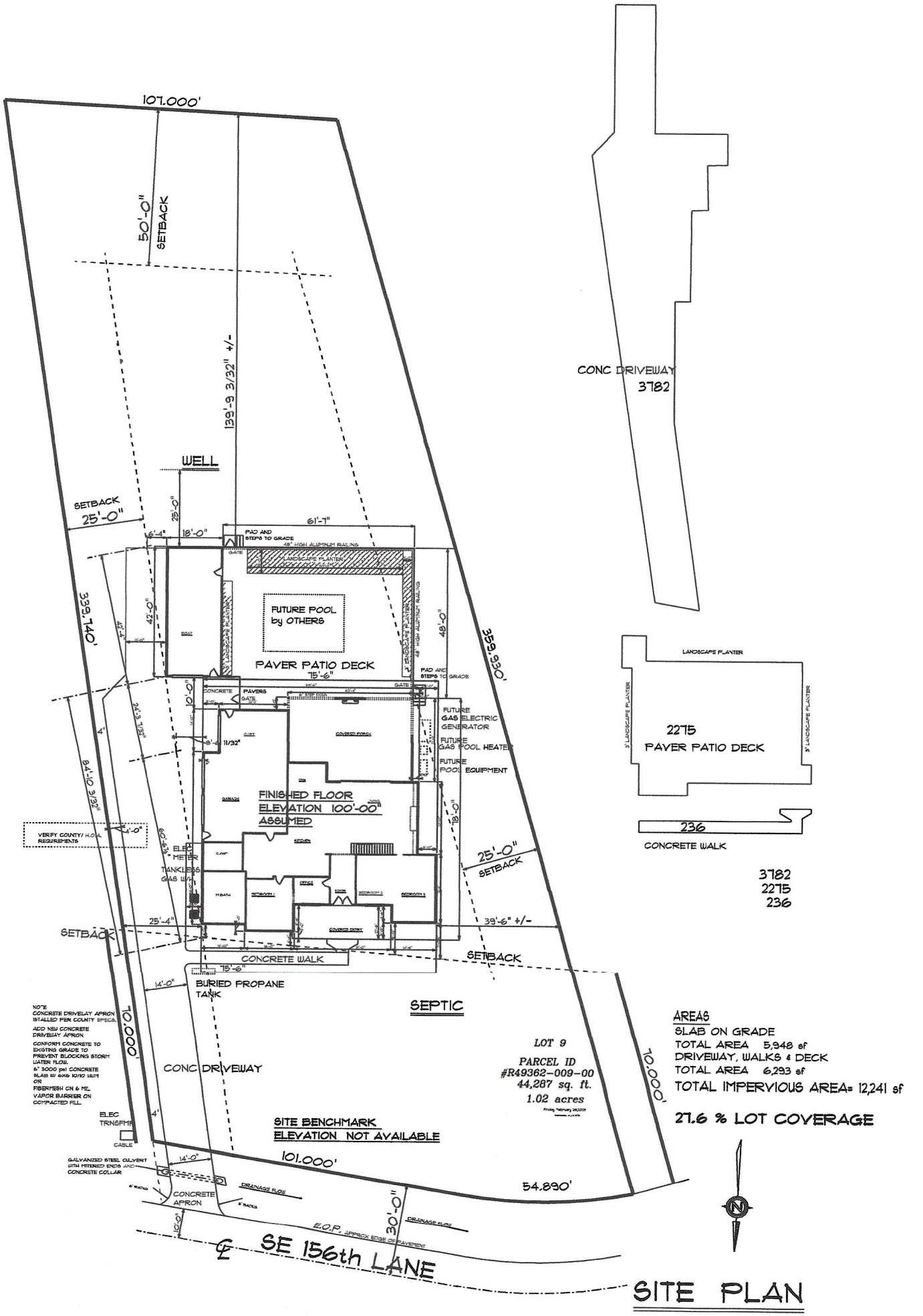
Marion County
Streets

Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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.


107.000'
50'-0" SETBACK
139'-9 3/32" +/-
WELL
SETBACK 25'-0"
25'-0"
6'-4"
18'-0"
61'-1"
PAD AND STEPS TO GRADE
48" HIGH ALUMINUM RAILING
GATE
LANDSCAPE PLANTER
FUTURE POOL by OTHERS
PAVER PATIO DECK 75'-6"
42'-0"
48'-0"
339.740'
359.930'
10'-0"
CONCRETE
PAVERS
GATE
FUTURE GAS ELECTRIC GENERATOR
FUTURE GAS POOL HEATER
FUTURE POOL EQUIPMENT
24'-3 1/32"
8'-4 11/32"
FINISHED FLOOR ELEVATION 100'-00" ASSUMED
84'-10 3/32"
4'-0"
VERIFY COUNTY/ H.O.A. REQUIREMENTS
ELEC METER
TANKLESS GAS W/H
18'-0"
25'-0" SETBACK
25'-4"
39'-6" +/-
SETBACK
SETBACK
CONCRETE WALK
75'-6"
14'-0"
BURIED PROPANE TANK
SEPTIC
NOTE
CONCRETE DRIVEWAY APRON INSTALLED PER COUNTY SPECS.
ADD NEW CONCRETE DRIVEWAY APRON.
CONFORM CONCRETE TO EXISTING GRADE TO PREVENT BLOCKING STORM WATER FLOW.
6" 3000 psi CONCRETE SLAB W/ 6X6 10/10 WWM OR
FIBERMESH ON 6 MIL VAPOR BARRIER ON COMPACTED FILL
70.000'
CONC DRIVEWAY
LOT 9
PARCEL ID #R49362-009-00
44,287 sq. ft.
1.02 acres
70.000'
ELEC TRNSFMR
CABLE
SITE BENCHMARK
ELEVATION NOT AVAILABLE
GALVANIZED STEEL CULVERT WITH MITERED ENDS AND CONCRETE COLLAR
14'-0"
101.000'
54.890'
CONCRETE APRON
DRAINAGE FLOW
30'-0"
E.O.P. APPROX. EDGE OF PAVEMENT
℄ SE 156th LANE
CONC DRIVEWAY 3782
LANDSCAPE PLANTER
3' LANDSCAPE PLANTER
3' LANDSCAPE PLANTER
2275 PAVER PATIO DECK
236
CONCRETE WALK
3782
2275
236
AREAS
SLAB ON GRADE
TOTAL AREA 5,948 sf
DRIVEWAY, WALKS & DECK
TOTAL AREA 6,293 sf
TOTAL IMPERVIOUS AREA= 12,241 sf
27.6 % LOT COVERAGE
N

SITE PLAN