

June 28, 2024

PROJECT NAME: THOMAS POOL

PROJECT NUMBER: 2024060047

APPLICATION: DRC WAIVER REQUEST #31688

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

- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.24
FLU: MR
ZONING: R-1

- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside 400' connection requirement to mandate public water connection by this development at this time.

- 4 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 100-year, 24-hour storm from the proposed project. 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 0.24 -acre parcel (4702-028-047) and according to the MCPA, there is approximately 3,530 sf existing impervious area on-site. The applicant is proposing to add 419 sf for a pool deck. The total existing and proposed impervious area is 3,949 sf. The site will be approximately 290 sf over the allowed 35% (3,659 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.



**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

AR 31688

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6-20-24 Parcel Number(s): 4702-028-047 Permit Number: 2024060475

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Thomas Pool Commercial Residential
Subdivision Name (if applicable): Orange Blossom Hills
Unit 2 Block 28 Lot 47.48-49 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): Scott & Joanne Thomas
Signature: [Handwritten Signature]
Mailing Address: 8610 SE 163rd Lane City: Summerfield
State: FL. Zip Code: 34491 Phone # 352-484-6641
Email address: scottypools12@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): Wiseman Ventures, Inc. Contact Name: J. Shawn Wiseman
Mailing Address: 1517 W main St. City: Lensburg
State: FL. Zip Code: 34748 Phone # 352-431-3766
Email address: shawn@wisemanpools.com

D. WAIVER INFORMATION:

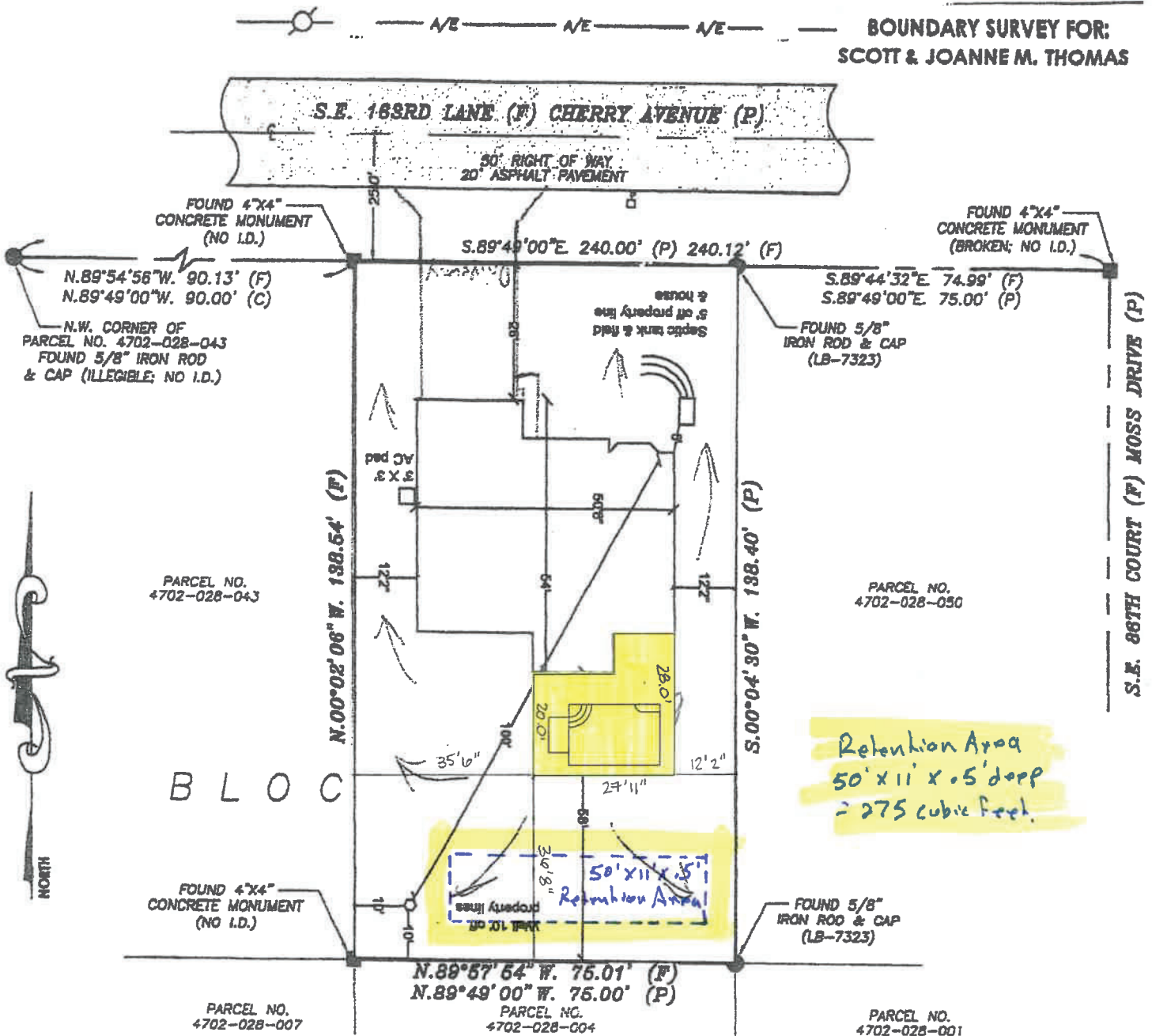
Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Additional 290 sqft. Need for Pool Deck Area For New Swimming Pool to be built

DEVELOPMENT REVIEW USE:

Received By: emailed 6/24/24 Date Processed: 6/24/24 CH Project # 2024060047 AR # 31688

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): _____

BOUNDARY SURVEY FOR:
SCOTT & JOANNE M. THOMAS



Retention Area
50' x 11' x 0.5' deep
= 275 cubic feet.

SITE PLAN

DESCRIPTION:

PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6454 PAGE 1444, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PLAT(S) 47, 48 AND 49, BLOCK 28, ORANGE BLOSSOM HILLS UNIT NO. 2, ACCORDING TO THE MAP OR PLAT HEREOF, AS RECORDED IN PLAT BOOK G, PAGE(S) 23, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:

- DATE OF FIELD SURVEY: JUNE 26, 2017
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS ARE ASSUMED BASED ON THE SOUTH RIGHT OF WAY LINE OF S.E. 163RD LANE AS BEING S.89°49'00"E.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

CERTIFIED TO:

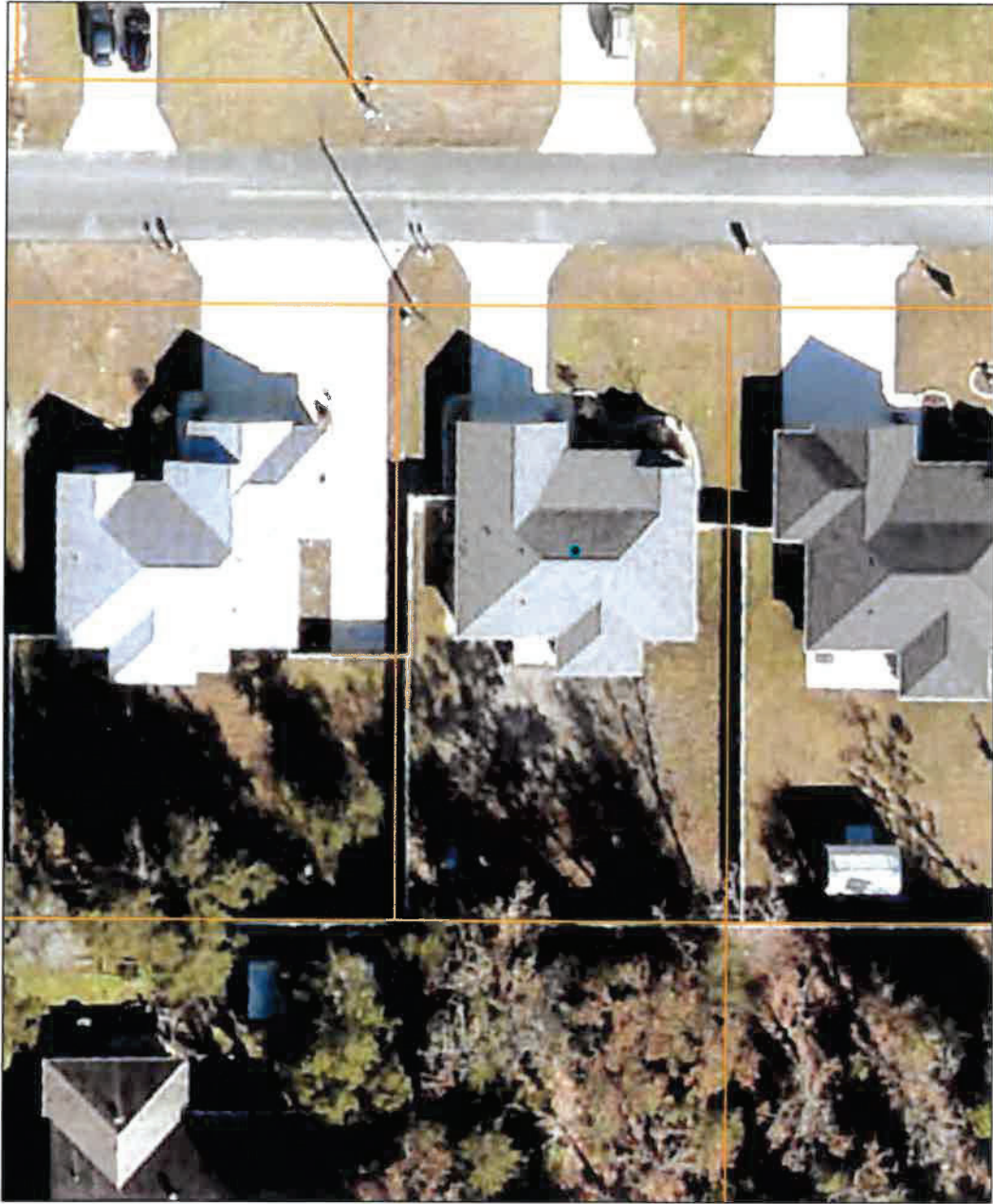
1. SCOTT & JOANNE M. THOMAS
2. NORTHPOINTE BANK
3. BRICK CITY TITLE INSURANCE AGENCY, INC.
4. WESTCOR LAND TITLE INSURANCE

LEGEND UNLESS OTHERWISE NOTED

- = FOUND 5/8" IRON ROD & CAP
- = FOUND 4" x 4" CONCRETE MONUMENT
- = CENTERLINE OF RIGHT OF WAY
- = PLAT DIMENSION

SURVEYOR'S CERTIFICATION:

Marion County Florida - Interactive Map



6/21/2024, 12:52:08 PM

- Marion County
- Parcels
- Aerial 2021
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:282



FDOT, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsof, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., NETNUSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE / IT,

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