

April 9, 2024

PROJECT NAME: SANABRIA

PROJECT NUMBER: 2024040011

APPLICATION: DRC WAIVER REQUEST #31367

- 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, Zoning supports this request.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - MCU service area, but outside 400' connection distance to closest water or sewer mains; defer to DOH for onsite water/wastewater management.
- 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 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 1.25 -acre parcel (3579-001-206) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 9,393 sf for a new SFR + driveway. The total existing and proposed impervious area is 9,393 sf. The site will be approximately 393 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The applicant has provided a design DRA that has sufficient storage capacity. Staff recommends approval with conditions.
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - SW 114th St is not maintained by the County. It is a private subdivision street with numerous residential driveways. The circular driveway will not create a safety issue.



**Marion County  
Board of County Commissioners**

AR 31367

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: 3-27-24 Parcel Number(s): 3579-001-206 Permit Number: 2022081835

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

Project Name: Sanabria Commercial  Residential   
Subdivision Name (if applicable): KINGSLAND COUNTRY Ocala Waterways  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 206 Tract \_\_\_\_\_ SEC 34 TWP 16S - RANGE 21

**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): Isaias Jason Sanabria  
\* Signature: SANABRIA  
Mailing Address: 6115 SW 117th Ln Rd. City: Ocala  
State: FL Zip Code: 34476 Phone # 352 553 6670  
Email address: isaiasjasonsanabria@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): DREAM CUSTOM HOMES OF CITRUS Contact Name: NATALIE KRAUSE  
Mailing Address: 4302 N Canarywood Ter. City: BEVERLY HILLS  
State: FL Zip Code: 34465 Phone # 352 527-7171  
Email address: dreamcitrus@yahoo.com

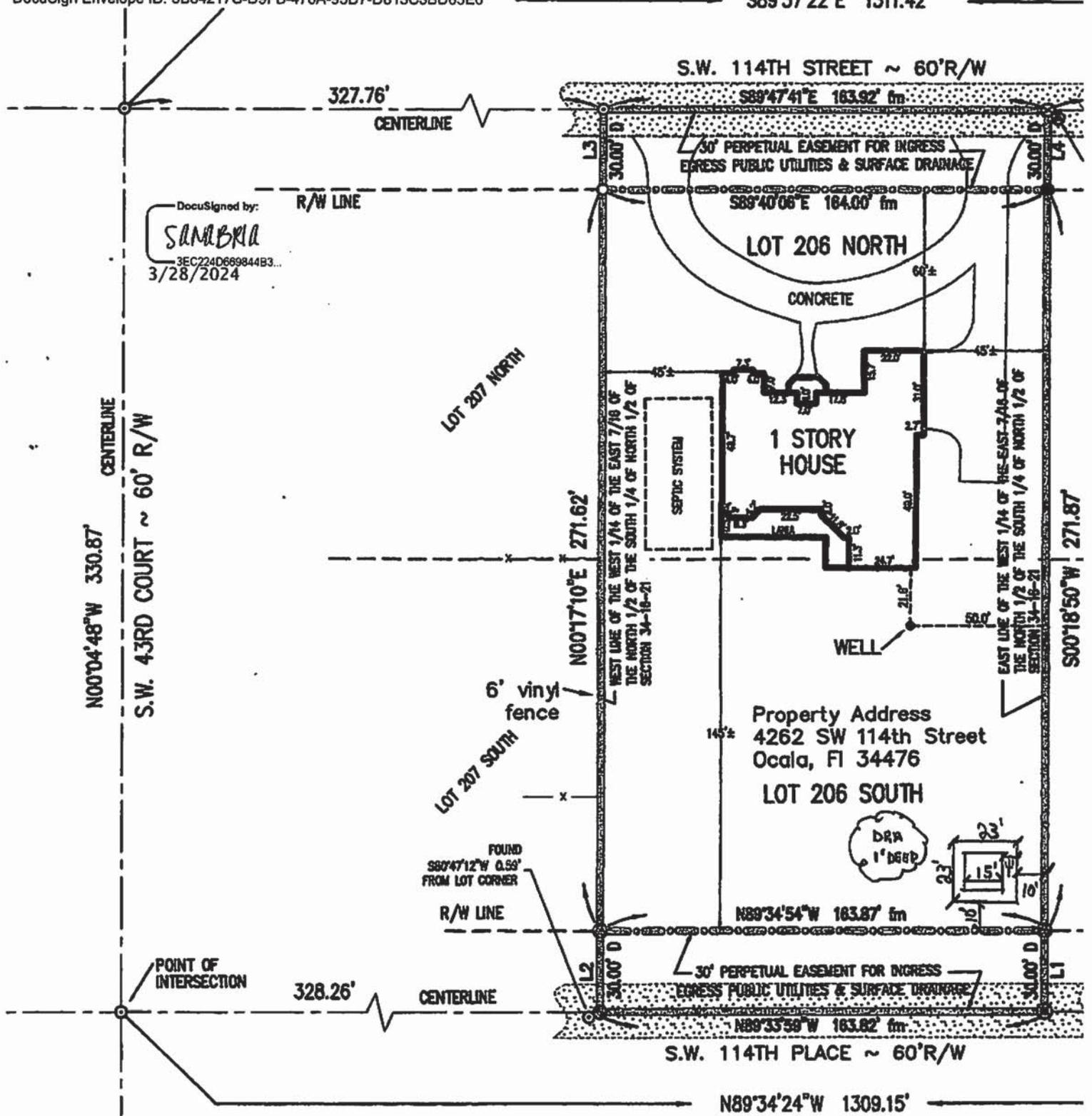
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): HOMEOWNER REQUESTED A LARGER DRIVE AS DESIGNED. DREAM DID NOT SEE DENIAL OF REQUEST AND POURED. HOMEOWNER WOULD LIKE TO KEEP DRIVE AS DESIGNED.

**DEVELOPMENT REVIEW USE:**

Received By: Email 3/29/24 Date Processed: 4/2/24 BM Project # 2024040011 AR # 31367

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



DocuSigned by:  
**SAMBRA**  
 3EC224D699844B3...  
 3/28/2024

**NOTES**

1. THIS SURVEY IS ONLY VALID FOR THE ENTITIES NAMED IN THE CERTIFICATION AND SHALL NOT BE REPRODUCED OR RELIED UPON BY ANY OTHER INDIVIDUALS OR ENTITIES WITHOUT THE CONSENT OF RICK WHITT SURVEYING, INC.
2. OFFSET DIMENSIONS SHALL NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
3. SEPTIC TANK & DRAINFIELD DEPICTION IS APPROXIMATE. THE SEPTIC SYSTEM MUST BE FULLY EXPOSED FOR VERIFICATION.
4. FLOOD ZONE NOT DETERMINED.
5. FENCE LINE DEPICTION IS NOT TO SCALE.

**LEGAL DESC**

LOT 206  
 THE NORTH AND  
 DESCRIBED AS F  
 THE WEST 1/4  
 TOWNSHIP 16 S

THIS SURVEY IS P  
 Rick Whitt Sur  
 3570 NE 28th S  
 352-624-1513