

June 2, 2023

PROJECT NAME: GRAND PARK NORTH LOT# 172

PROJECT #2023050075 APPLICATION #30185

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **Approved**

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **DISCUSSION REQUIRED/DENY:** This Waiver Application is in the Grand Park North Subdivision built in 2007 that remained dormant until now. The subdivision consists of 177 lots and their internal street network. This individual application proposes additional impervious surface coverage that will exceed the originally authorized maximum impervious surface amount for the lot, in this case 280 SF over the original 3,500 SF allowed.

The application now brings the number of lots with excess impervious surface coverage requests to 28 wherein, at a similar rate of 280 SF, would result in gross increase of 7,840 SF - essentially equal to the max coverage allowed for two total lots. If similar applications are submitted for all of the subdivision lots, the gross increase in total impervious surface based on that same 280 SF amount would approach 50,000 SF (exceeding 1-acre of added impervious surface).

Following the approval of a limited number of similar requests, it was noted by DRC and affirmatively responded to by the applicant, that no further requests would be made, and instead a gross waiver to the overall subdivision's Improvement Plan likely proposing design adjustments would then be submitted. Staff is not aware that any such request has been made and this request conflicts with the prior action and discussion for the prior requests. Staff further notes that while "HOA" acceptance regarding responsibility for the stormwater increase is a historic practice, the subdivision is functionally owned by a developer that oversees the HOA, and once all sales are completed the responsibility will fall to individual property owners and the resulting actual "HOA" without providing any additional data regarding the long-term stormwater design impacts, and further, added other impervious additions may then be sought when other accessory improvements are proposed (e.g., swimming pools, extended patios/driveways, etc.). This creates significant concerns related to the subdivision's stormwater design, implications to flood plain management, implications to Marion County's standing/status in the FEMA Community Rating System program that provides for discounts on flood insurance to all property owners within Marion County, and potential flood effects related to the Rainbow River, and the Rainbow Springs Primary Protection Zone.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Grand Park North Lot 172

PID# 33172-172-00

Total acreage: .33

Requesting a waiver to the major site plan to add a new SFR, driveway. the site will be 280 SF over the 3,500 SF allowed impervious coverage.

AR: 30185

FLU: MR

Zoning: PUD

ESOZ: NO

Springs Protection Zone: PRIMARY

Farmland Preservation: NO

Urban Growth Boundary: NO

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1 Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: **APPROVED** - FGUA service area; applicant will be required to show proof of connection when this structure is reviewed by MCU Permitting. Rainbow Springs PFA

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1 Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: **N/A**

6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1 Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: **APPROVED**

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1 Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: **N/A**

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1 Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: **APPROVED**. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 280 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.
Note: The applicant owns a 0.33-acre lot (PID 33172-172-00) in the Grand Park North subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 3,780 sf of impervious coverage. The Grand Park North subdivision assumes 3,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



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

Date: 5/4/23 Parcel Number(s): 33172-172-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: GRAND PARK NORTH LOT# 172 Commercial Residential

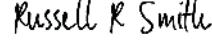
Subdivision Name (if applicable): _____

Unit _____ Block _____ Lot 172 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.

DocuSigned by:

Name (print): Russell R Smith Position: President for Lennar Homes

Signature: 

Mailing Address: 2100 SE 17TH ST, SUITE 601 City: OCALA

State: FL Zip Code: 34471 Phone #: 239-278-1177

Email address: Russell.R.Smith@Lennar.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: Kristina Pate

Mailing Address: 2100 SE 17TH ST, SUITE 601 City: OCALA

State: FL Zip Code: 34471 Phone #: 352-615-1965

Email address: Kristina.Pate@Lennar.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.21.1.A - MAJOR SITE PLAN

Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan to add a new SFR, driveway, etc. The site will be 280 SF over the 3,500 SF allowed impervious coverage per GRAND PARK NORTH

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project #: _____ AR #: _____

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): _____

Applicant Name (Owner): LENNAR HOMES LLC

Parcel ID (lot): 33172-172-00

Site Address: _____

Subdivision: GRAND PARK NORTH

Marion County Building Permit Application No. (if available): _____

Waiver Application Request No. (if available): TBD

SW-1

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the GRAND PARK NORTH subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the GRAND PARK NORTH COMMUNITY ASSOCIATION, INC. (name of maintenance entity). The subdivision Improvement Plans (AR# 2075) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm based on 3,500 square feet impervious coverage per lot. The above referenced lot currently has 0 square feet impervious coverage and the proposed project will add 3,780 square feet impervious coverage.

LENNAR HOMES LLC 5/4/23
 Owner Name (Print) Owner Signature Date

MASTER PERMITTEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL

By signing below, I affirm that the above referenced project has been duly reviewed and HOA agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.

By signing below, I affirm that the above referenced project has been duly reviewed by the HOA, the potential stormwater implications are understood, and construction may proceed with NO OBJECTION.

Zenzi Rogers
 HOA Representative (Print)

DocuSigned by:

 635A71EC3371457...

5/4/23
 HOA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:
 HOA/ POA/ DEVELOPER Name: Grand Park North Community Association
 Address: 9718 SW 188TH TERR, DUNNELLON FL 34432
 Phone: 352-615-1965
 Email: Zenzi.Rogers@Lennar.com

PLOT PLAN for: _____

LENNAR HOMES

& ZONING SITE PLAN NO. _____

DESCRIPTION: _____

LOT 172

GRAND PARK NORTH

RECORDED IN PLAT BOOK

9

PAGE(S)

71-78

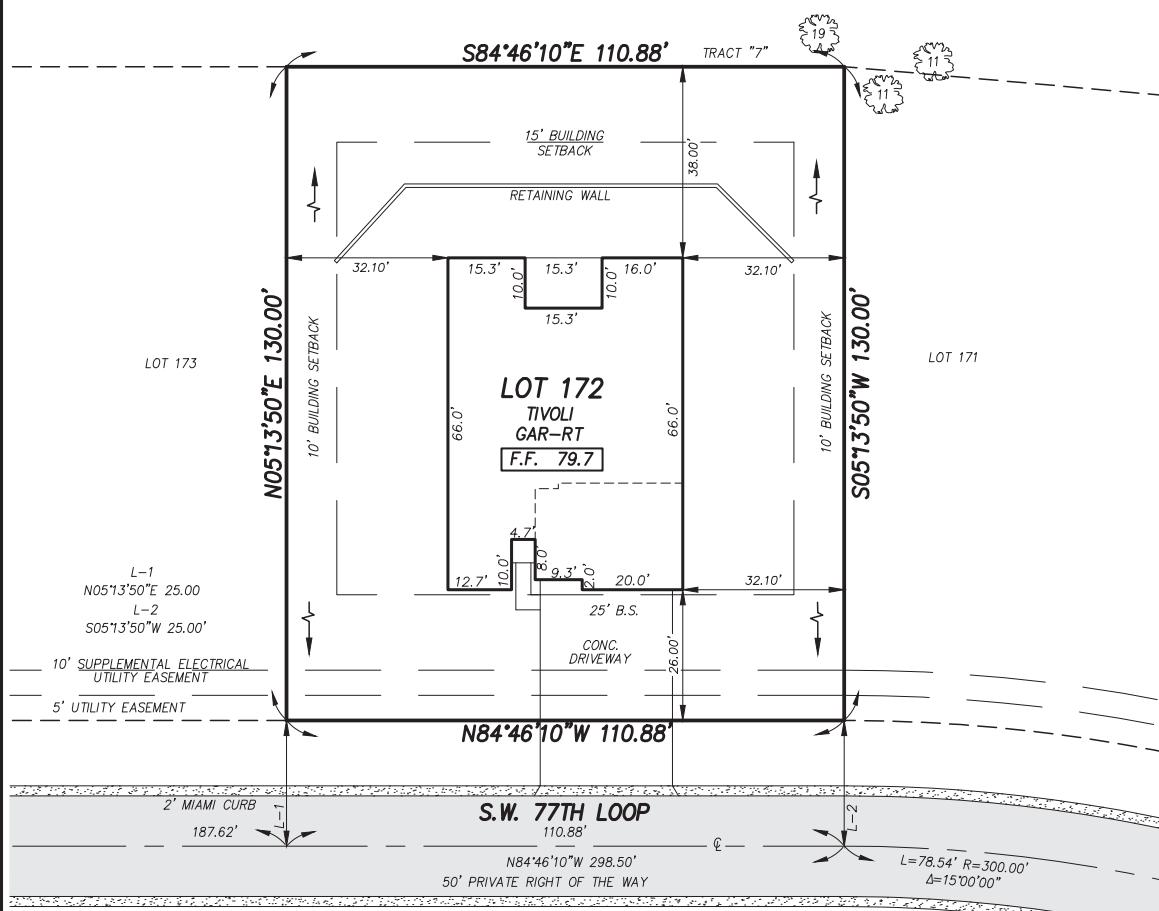
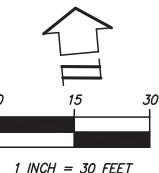
PUBLIC RECORDS OF

MARION

COUNTY, FLORIDA

TOTAL IMPERVIOUS AREA
=3,780.00 SQ. FEET

TOTAL SOD AREA (TO CURB)
=11,733.00 SQ. FEET



J C H
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING & MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
426 SOUTHWEST 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8333 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - I.B. 8071

APPROVED
DATE:
DENIED
DATE:
**ANY CHANGES TO SITE PLAN
MUST BE APPROVED BY THE
ZONING DEPARTMENT.**

JOB #	230297	
DWG #	230297PLT	
REVISION	DATE	BOOK
PLOT PLAN	03/01/23	GS