September 12, 2024
PROJECT NAME: EXTENSION OF HOME TO INCLUDE LANAI BATH
PROJECT NUMBER: 2024090013
APPLICATION: DRC WAIVER REQUEST #31971

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 THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.26
FLU: MR
ZONING: R-1

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - existing MCU water customer; no sewer available at this time.

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 0.26 -acre parcel (8001-0282-02) and according to the MCPA, there is approximately 4,288 sf existing impervious area on-site. The applicant is proposing to add 56 sf for a concrete pad. The total existing and proposed impervious area is 4,344 sf. The site will be approximately 381 sf over the allowed 35% (3,963 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# 31971

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10 Jul 24 Parcel Number(s): 8001-0282-02 Permit Number: 2024 053982

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Extension of Home to include LANAI BATH Commercial ☐ Residential ☒
Subdivision Name (if applicable):
Unit 1 Block 282 Lot 2 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): JOSE R. MARQUEZ
Signature: Jose R. Marquez
Mailing Address: 2712 SW 140th Loop City: OCALA
State: FL Zip Code: 34473 Phone # 362-5781 (352)
Email address: JMARQUEZ@CAPTELEK.NET

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence. N/A

Firm Name (if applicable): Contact Name: OWNER
Mailing Address: City:
State: Zip Code: Phone #
Email address:

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A – Major Site Plan
Reason/Justification for Request (be specific):

DEVELOPMENT REVIEW USE:
Received By: Stan Williams 7/10/24 Date Processed: 09/06/2024 Project # 202409 0013 AR # 31971

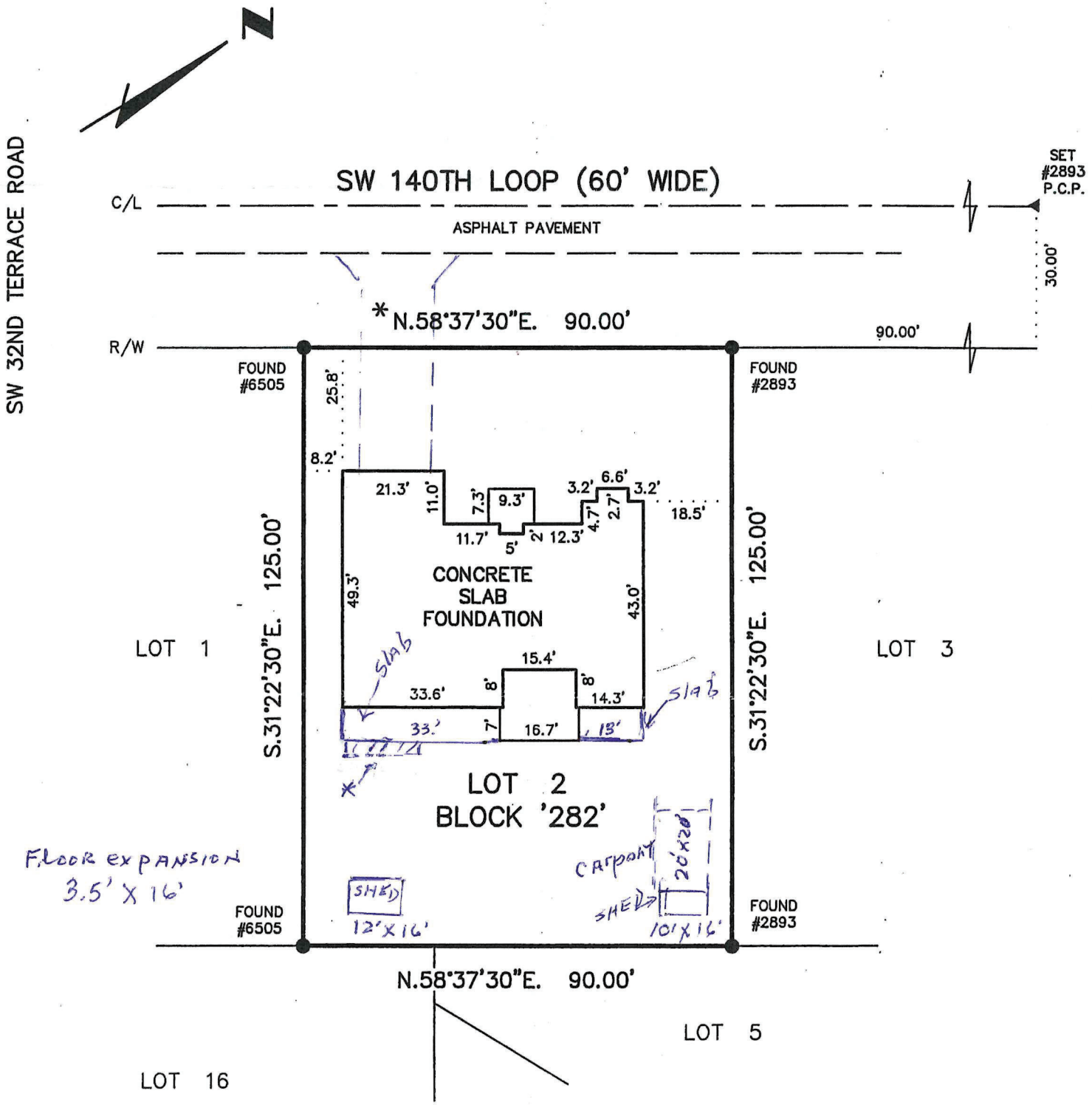
ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: ESOZ: P.O.M. Land Use: **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: Verified by (print & initial):

BOUNDARY SURVEY

CERTIFIED TO:

JOSE MARQUEZ AND LUZ RAMOS
BANK OF AMERICA
ADVANCE HOMESTEAD TITLE, INC.
STEWART TITLE GUARANTY COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
NO ONE OTHER THAN THE PARTY OR PARTIES NAMED ABOVE SHALL RELY ON THIS SURVEY.



*NOTE: SLAB WAS BUILT ON 20/10/2006

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Subject **Reason for a waiver request to permit 2924053982**

From jmarquez@captelek.net

To developmentwaiver@marionfl.org

Date Today 13:32

Gentlemen:

A week ago, I visited your office to talk to Mr. Alex concerning an impervious on my house lot 8001-0282-02. I requested an addition to my house on 06/20/2024. The assigned number is 202453982. Additional information was requested to include a reason to cover more lot space which will alter the drain of the lot area.

The prints submitted in 06/03/24 indicate that there is an extension of 3'.5"wide by 16" long by the side of an existing concrete slab approved by the county last year.

Let's go over why that have an approval on 2023. On 2008 I request an approval for the same addition, permit 2009040647 that was canceled due to a sinkhole that appeared running from the existing Lanai to the master bedroom. By that date of cancellation, the slabs were built. Of course, the two slabs stay without having an approved permit. At that moment I prepare a written document indicating that will give back the house to the Bank of America, owner of the mortgage. the county suggests me to resubmit the request for addition once the fixing was finished.

At the moment the bank told me to repair because they include that in the insurance of the house. Permit 2012 120106 was issued to the Surface Grouting and Underpinning to fix the sinkhole at a cost of $132,000.

Last year I had to replace the AC of the house and the permit was place on hold because I had a construction without permit in my lot which was the two slabs built under permit 2009040647. (Big mistake from the county that do not send an engineer to check the area before closing the permit). Due to that the told me to request a permit for the two slabs in 2023. (20230817900

I have two sheds approved in my lot (2008090988 and 2023060665) built in wood over the ground. The AC permit is inside the house. The electrical permit is in the soffit of the house and a portion under the ground approved to Mr. Sparky (20231028100)

Notice that the portion of 3'.5" by 16' is a piece of slab to complete the area for the original request done before the sinkhole I will build the new request on top of the two old slabs.

I don't want to be penalized because I bought a lot that had an underground hole that you don't see or know if the county does not advise. Studies of subsurface should one portion to request when people buy lots. That will avoid situations such as this.

Hope this clarify the situation, and I could have the approval of the pending permit

MR JOSE R MARQUEZ

2712 SW 140th Loop

Ocla, Fl 34473

APPROVED PERMITS

20/10/2006			
2006100202	$220,000	MARCO POLO BUILDERS	
13/08/2008			
2009040649	$10,000	CAMOUFLAGE ELECTRIC INC	Cancelled
24/11/2008			
2008090988	2,800	SHED BUILT BY OWNER	
17/05/20011			
2011050665	192	LIMITED ENERGY SYSTEM	
06/12/2011			
2012120106	131,896	DUNELLON A/C INC	DUE TO SINKHOLE

200940649 WAS CANCELLED DUE TO THIS SITUATION.
Two slabs were built before cancellation (as of today are still as built)

Note: After this situation, we moved to another property and the house was rented until 2023 when we came back to the house and had to repair everything broken by tenents

24/08/2023		
2023060665	7,430	ALL WEATHER HEATING AND COOLIING INC
24/08/2023		
2023081790	10,000	OWNNER (requested by County to approved the cancellation of 2009040649 (slabs) pending.
06/09/2023		
2023090524	7,800	OWNER (Premanufactured Shed)
06/12/2023		
2023102810	12,850	MR SPARKY