

July 11, 2024

PROJECT NAME: TRIDENT COURTRIGHT

PROJECT NUMBER: 2024070011

APPLICATION: DRC WAIVER REQUEST #31752

1 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 0.22-acre parcel (PID 3664-007-010) and according to the MCPA, there is approximately 4,636 sf existing impervious area on-site. The applicant is proposing to add 612 sf for a pool + deck. The total existing and proposed impervious area is 5,248 sf. The site will be approximately 448 sf over the allowed 4,800 sf per the Summercrest subdivision. 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.

2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - City of Belleview service area but this waiver for a pool & deck (no flows) would not trigger a connection.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Defer to stormwater

4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: N/A



**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 #31752

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/3/2024 Parcel Number(s): 3664-007-010 Permit Number: 2024-06-2735

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Trident Courtright Commercial Residential
Subdivision Name (if applicable): Summercrest
Unit Block G Lot 10 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): Justin E. and Christine I Courtright
Signature: JC
Mailing Address: 5098 SE 89th St. City: Ocala
State: FL Zip Code: 34480 Phone # (305) 720-7783
Email address: firefighterjc22@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): Jennifer's Permitting Service, LLC. Contact Name: Jennifer M. Privateer
Mailing Address: 2995 SE 40th St City: Ocala
State: FL Zip Code: 34480 Phone # (352) 817-4988
Email address: JENNIFERPERMITTING@YAHOO.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Proposed inground pool with concrete deck shall add 612 sf of impervious; existing imp is 4636 sf for EX house and EX concrete total. Requesting to work with storm water for the overage of 448 sf;

DEVELOPMENT REVIEW USE:

Received By: Email 7/3/24 Date Processed: 7/8/24 CF Project # 2024070011 AR # 31752

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):

Pool Specs

Perimeter: 96' Area: 512.23 ft²
 Envelope: 32' x 16'
 Depth: 3' 6" to 4' 9" to 6' RTNS:
 Drains: 2 Lights: 2
 Skim: 1 Van: 1
 Dig Type Haul Volume: 12,040 gallons
 Coping Material: Concrete
 Interior Finish: Standard
 Concrete: 28.0 yards³
 Rebar: 2571' 3"

Tile Specs

Raised Beams: 5' at +12"
 Pool Tile Material: 6" X 6" Pool Tile
 Notes: _____

Deck Specs

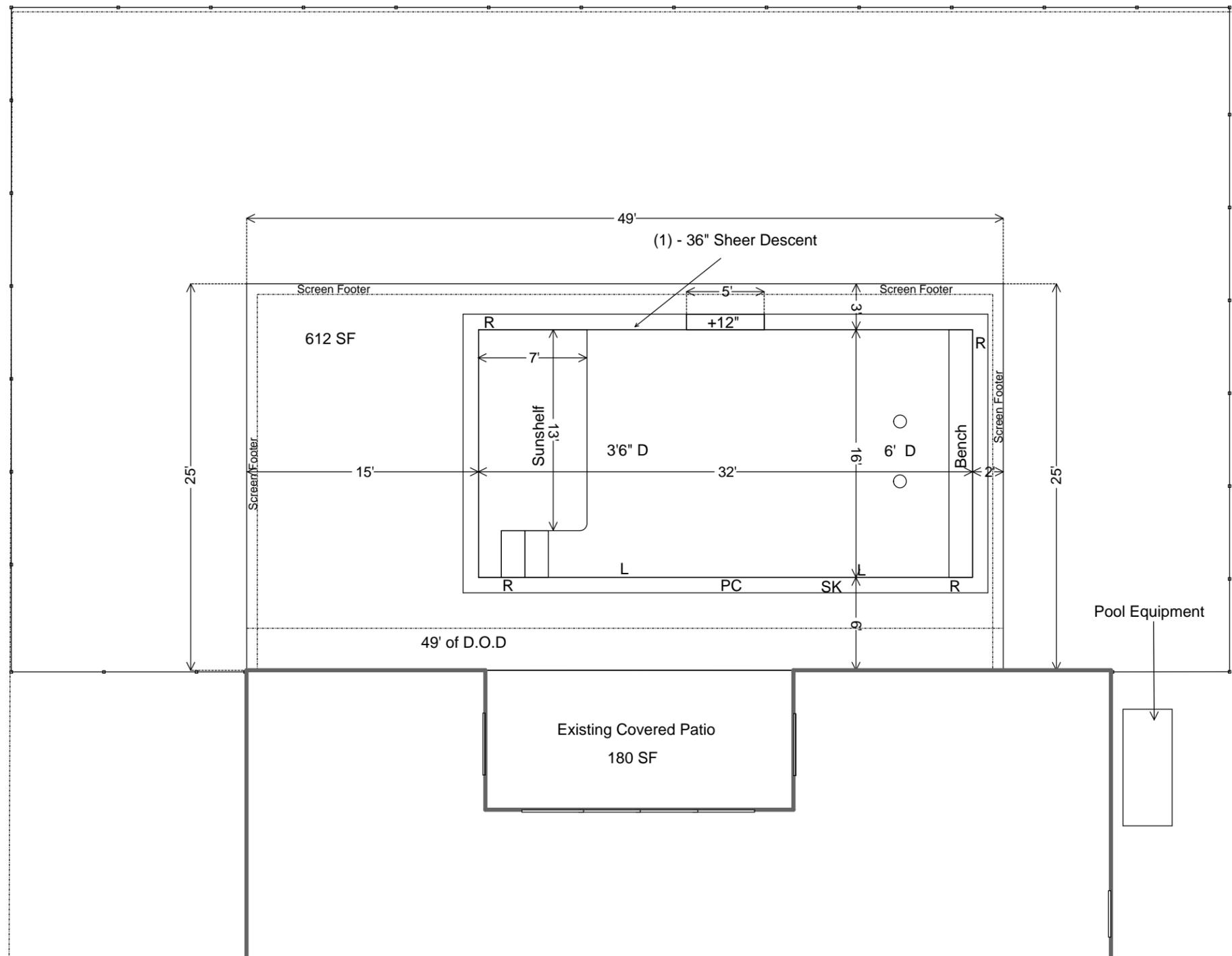
Area: 612 ft²
 Coping Area: 96 ft²
 Coping Material: Concrete
 Surface Material: Concrete
 Displacement: 5 ft³
 Concrete: 10.1 yards³
 NOTES: _____

Equipment

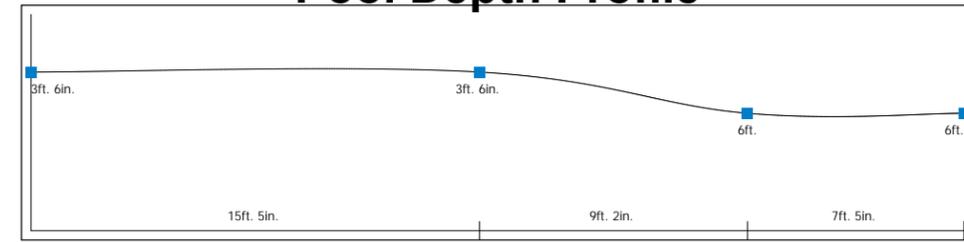
Circ Pump: 1 Hayward 1.85 HP VS Pool Pump
 Pump #2: 1 - Hayward 1.0HP Super II Pump
 Filter: 1 - Hayward 200 SF Cartridge Filter
 Heater: TBD
 Cleaner: TBD
 Pool Light: 1 - LED Colorlogic 320 1.5 Lights
 Control Panel: Pump Time System
 Remote: 1 - Wireless Light Remote
 Sanitizer: 1 - Hayward 15K Turbo Salt Unit

Other: 1 - 36" Sheer Descent Waterfall
 Other: Large Sunshelf
 Other: _____
 Other: _____

NOTES: _____

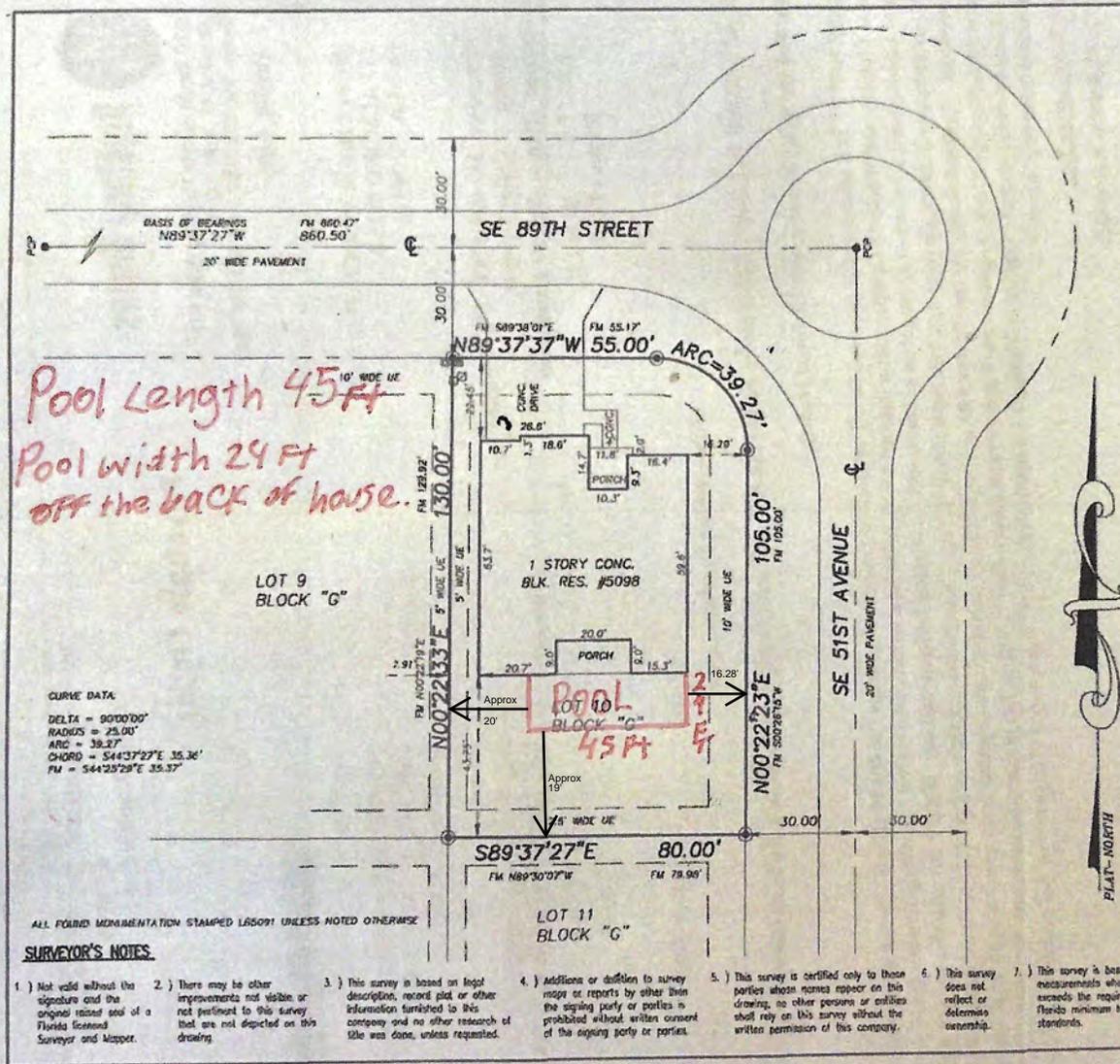


Pool Depth Profile



Project Name: Courtright Residence
 Client Name: Courtright Residence
 Client Email: _____
 Client Phone: _____
 Address: 5098 Southeast 89th Street
 City: Ocala
 State/Province: FL
 Zip/Postal Code: 34472
 Designer Name: Shawn Kevin Hughes

Subdivision: _____
 Lot #: _____ Gate Code: _____
 PG: _____ PB: _____
 Notes: _____



Pool Length 45 ft
 Pool width 29 ft
 off the back of house.

CURVE DATA
 DELTA = 90°00'00"
 RADIUS = 25.00'
 ARC = 39.27'
 CHORD = 54.43727'E 35.36'
 FM = 54.43729'E 35.37'

ALL FOUND INSTRUMENTATION STAMPED L65091 UNLESS NOTED OTHERWISE

SURVEYOR'S NOTES

- 1.) Not valid without the signature and the original stamped seal of a Florida licensed Surveyor and Mapper.
- 2.) There may be other improvements not visible or not pertinent to this survey that are not depicted on this drawing.
- 3.) This survey is based on legal description, record plat or other information furnished to this company and no other research of title was done, unless requested.
- 4.) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 5.) This survey is certified only to those parties whose names appear on this drawing, no other persons or entities shall rely on this survey without the written permission of this company.
- 6.) This survey does not reflect or determine ownership.
- 7.) This survey is based on measurements whose accuracy exceeds the requirements of Florida minimum technical standards.

**MAP OF SURVEY
 CERTIFIED TO
 JUSTIN & CHRISTINA COURTRIGHT**

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 10 BLOCK "G"
 SUMMERCREST, AS PER PLAT
 THEREOF RECORDED IN PLAT
 BOOK 10 PAGES 119-133 OF
 THE PUBLIC RECORDS OF
 MARION COUNTY, FLORIDA.

FLOOD STATEMENT:

THE ABOVE DESCRIBED APPEARS TO BE:
 IN ZONES "X" or "C" (A NOT FLOOD PRONE AREA)
 OR ZONES "A" or "AE" (A FLOOD PRONE AREA),
 AS DEPICTED ON THE FLOOD MAPS FURNISHED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 COMMUNITY PANEL No. 1204501729D
 EFFECTIVE DATE: AUGUST 28, 2008

FURTHER CERTIFIED TO:

FIDELITY BANK
 HOME BRIDGE FINANCIAL SERVICES
 INNOVATIVE TITLE, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 HIGHLAND HOLDINGS INC.

LEGEND

FOUR CORNER MARKER	FOUR CORNER REFERENCE MARKER
SET CONCRETE MARKER	POINT OF BEGINNING
FOUND REBAR AND CAP	PROG POINT OF COMMENCEMENT
SET REBAR AND CAP	PROG POINT
FOUND NAIL AND TAG	RESIDENCE
SET NAIL AND TAG	RIGHT OF WAY
POLE	SECTION
WATER METER	SEVIC MARK
UTILITY BOX	TOWNSHIP
POINT OF CURVATURE	TYPICAL
POINT OF TANGENCY	UNDER CONSTRUCTION
WIRE FENCE	UTILITY/DRAINAGE EASEMENT
ASPH BLOCK	BRIDGE EASEMENT
BEY BOUNDARY	CONCRETE
CONC CONCRETE	OP WIRE OR ARCHER
EL ELEVATION	IMMEDIATE RETURN AREA
FM FIELD MEASURED	ELECTRIC BOX
PCP PERMANENT CONTROL POINT	DRAINAGE EASEMENT
TEMPORARY BENCHMARK	ADJACENT LINES
PROPOSED ELEVATION	EXISTING ELEVATION
TAKEAWAY BOUNDARY OR	BUILDING SETBACK LINES

THERE MAY BE OTHER BUILDING SETBACK REQUIREMENTS OR EASEMENTS IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA NOT DEPICTED ON THIS SURVEY. CONTRACTOR/FIELDER MUST OBTAIN AND COMPLY WITH ALL BUILDING SETBACK REQUIREMENTS AS WELL AS ANY OTHER FLOOD ELEVATION REQUIREMENTS.

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE ONLY. LIABILITY TO CORRECT ERRORS EXPRESSES AND VARIES AFTER THE SIGNATURE DATE.

Signature Date
 Carlos Silvestre, Jr., Professional Land Surveyor
 STATE OF FLORIDA No. LS 4285
 Valid for 1 year
 Copyright ©

JOB NO.	REVISIONS	DATE	BY
REVISIONS	05/21/09	CS	
FORM CHECK	384-30		
FINAL SURVEY	384-30	08/29/19	CS

FR 384 PAGE 301 SCALE: 1"=30' DRAWN: CS APPROVED: CS | BARRY DATE: 04/11/19

TYPE OF SURVEY: TOPOGRAPHIC SURVEY SPECIFIC PURPOSE SURVEY BOUNDARY SURVEY

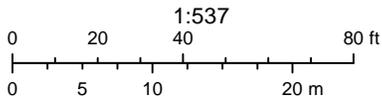
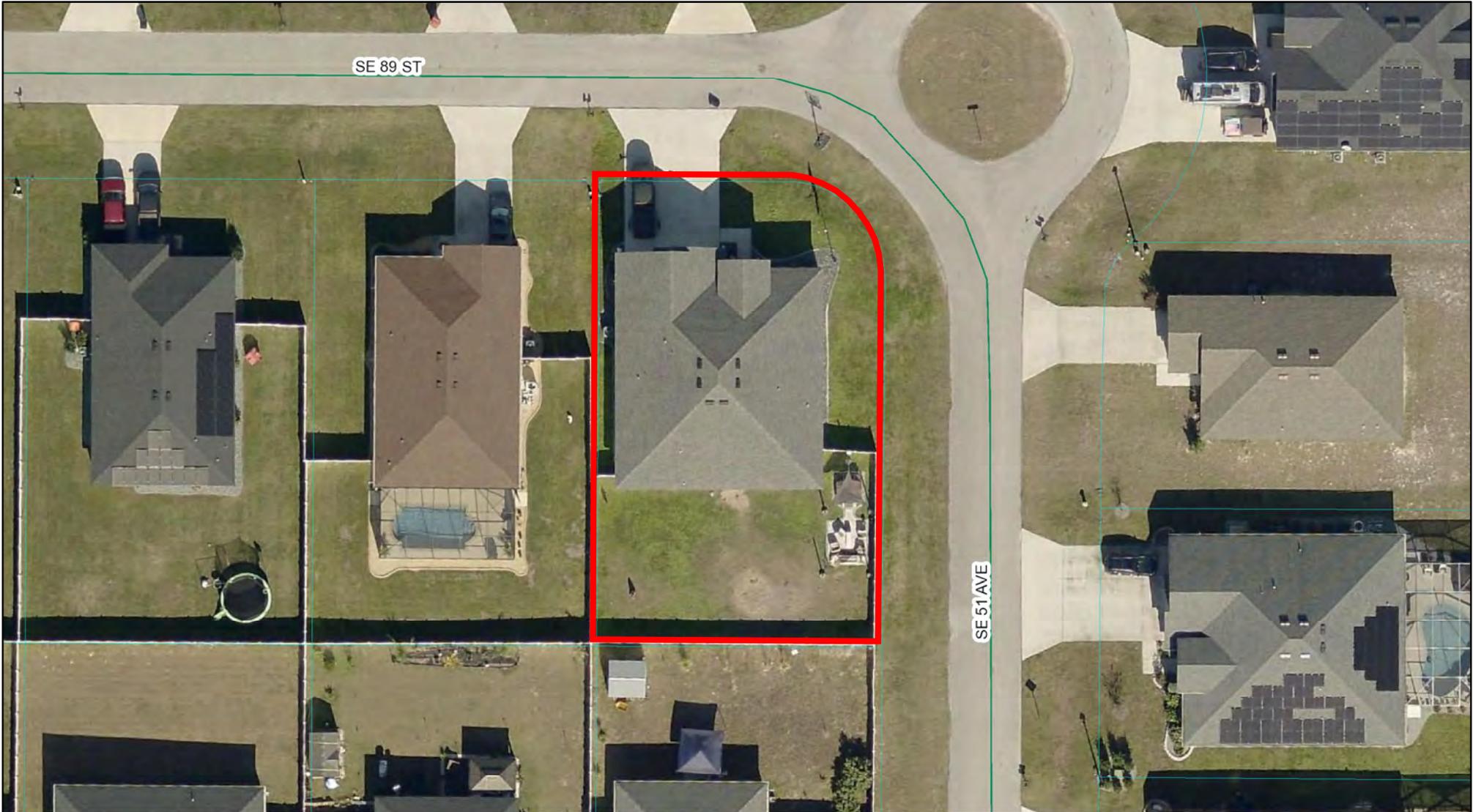
SILVESTRE & ASSOCIATES, INC
PROFESSIONAL LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION No. LE 6508
 177 ALMOND ROAD OCALA FL 34472
 TEL 352-694-5213 FAX 694-2288
 silvestre@centurylink.net

Impervious SF:
 Existing SFR 3532
 Existing conc 1104
 proposed pool
 (DECK only) 612
 Total Imp 5248sf



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

Updated every 24 hours



[Map Title]

7/3/2024
 Marion County Property Appraiser
 Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.