

June 5, 2025

PROJECT NAME: ADDITION OF A SWIMMING POOL

PROJECT NUMBER: 2025050045

APPLICATION: DRC WAIVER REQUEST #32855

- 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.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 02677-000-00 is located within the Marion County Utility Service Area, but it is outside of connection distance. The closest MCU infrastructure is over 5 miles away. Additionally, this parcel is outside the Urban Growth Boundary and not located within a Primary Springs Protection Zone. Utilities has no comments on waiver.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A - NO REVIEW NECESSARY
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Ensure pool is at least 5' from septic system
- 8 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 total impervious overage on the property. 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 108.5 -acre parcel (02677-000-00) and according to the MCPA, there is approximately 17,946 sf existing impervious area on-site. The applicant is proposing to add 1,275 sf for a pool+deck. The total existing and proposed impervious area is 19,221 sf. The site has two flood prone areas on it, which according to ICPR data, shows that there is 134.45 cfs of discharge from the first area centered on the existing pond which flows to the second flood prone area which discharges off the property to the north. The runoff from the proposed impervious area would need to be retained onsite. 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

32855

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/12/25 Parcel Number(s): 02677-000-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Addition of a swimming pool Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Premier CRU Farms LLC
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 4403 West Azeele Street
City: Tampa State: FL Zip Code: 33609 Phone # 1-813-494-9033

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421
Phone # 352-266-9555 Alternate Phone # 352-245-8592
Email address: ed@abshiereng.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: The site is 108.5 acres. The owner plans to build a 450 sf pool with a 1,275 sf deck. The runoff will be contained in the onsite pond area. We will work with Marion County Stormwater staff on the required stormwater controls if any are needed.

DEVELOPMENT REVIEW USE:

Received By: email 5/14/25 Date Processed: 5/15/25 ch Project # 2025050045 AR # 32855

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 7/2017

Submit via Email

Print Form

Clear Form



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

Last Updated 12/12/2024



14,514

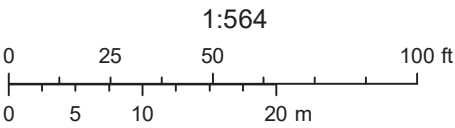
[Map Title]

5/14/2025

Marion County Property Appraiser
Marion County, FL

0 145 290 580 ft
0 40 80 160 m

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.



[Map Title]

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