

June 25, 2024

PROJECT NAME: MCGINNIS POOL PROJECT

PROJECT NUMBER: 2023090092

APPLICATION: DRC WAIVER REQUEST #31671

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: 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: 1.09

FLU: RL

ZONING: A-1

3 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 connection distance to closest water or sewer mains. Connection required within 365 days' notice of availability

4 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 1.09 -acre parcel (44683-006-25) and according to the MCPA, there is approximately 9,962 sf existing impervious area on-site. The applicant is proposing to add 780 sf for a pool+deck. The total existing and proposed impervious area is 10,742 sf. The site will be approximately 1,742 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. 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 31671

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6/13/24 Parcel Number(s): 44683-006-25 Permit Number: 2024061196
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinniss Pool Project Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Virmillion Estates
Unit Block K Lot 25

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): Taylor McGinnis
Property Owner's Signature: *Taylor McGinnis*
Property Owner's Mailing Address: 2651 SE 156th Place Rd.
City: Summerfield State: FL Zip Code: 34491-5026 Phone # 352-299-1106

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

Firm Name (if applicable): Paragon Pools of NCF, LLC. Contact Name: Shannon Whitaker
Mailing Address: 2875 SE 159th Lane Rd. City: Summerfield State: FL Zip Code: 34491
Phone # 352-203-3971 Alternate Phone # 352-258-5207
Email address: shannon@swimparagon.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: The site is 1.09 acres. The owner will compensate for the increase of runoff from the future planned impervious area over 9,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

DEVELOPMENT REVIEW USE:

Received By: Email 6/14/24 Date Processed: 6/18/24 BM Project # 2023090092 AR # 31671

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

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www.marioncountyfl.org

UNPLATTED

*P/F will be attached to existing barn structure
*835 sf decking

MAP OF SURVEY CERTIFIED TO TAYLOR MCGINNIS

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 25 BLOCK "F"
VERMILLION ESTATES. AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
"R" PAGES 5-10 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. 12083C0880D
EFFECTIVE DATE: AUGUST 28, 2008

FURTHER CERTIFIED TO:

CENTERSTATE BANK
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGEND:

WV	WATER VALVE	FRM	FIRE HYDRANT
FC	FOUND CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
SC	SET CONCRETE MONUMENT	FOB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT	PRD	PROPOSED
RE	REBAR AND CAP	RCE	RANGE
RES	RESIDENCE	RHS	RIGHT OF WAY
R/W	RIGHT OF WAY	SEC	SECTION
ST	SEPTIC TANK	TWP	TOWNSHIP
WATER METER		TYP	TYPICAL
UT	UTILITY BOX	UC	UNDER CONSTRUCTION
PC	POINT OF CURVATURE	UE	UTILITY EASEMENT
PT	POINT OF TANGENCY	UDE	UTILITY/DRAINAGE EASEMENT
X	WIRE FENCE	DE	DRAINAGE EASEMENT
ASPH	ASPHALT	CE	CENTERLINE
BLK	BLOCK	QW	QUARTER WIRE OR ANCHOR
BOY	BOUNDARY	ORA	ORANGE RESTORATION AREA
CONC	CONCRETE	EL	ELECTRIC BOX
ELEV	ELEVATION	FE	FIELD MEASURED
FM	FIELD MEASURED	PCP	PERMANENT CONTROL POINT
PGP	PERMANENT CONTROL POINT	TM	TEMPORARY BENCHMARK
TM	TEMPORARY BENCHMARK	P	PROPOSED ELEVATION
P	PROPOSED ELEVATION	BSL	BUILDING SETBACK LINES
BSL	BUILDING SETBACK LINES		

THERE MAY BE OTHER BUILDING SETBACK REQUIREMENTS OR EASEMENTS IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA NOT DEPICTED ON THIS SKETCH. CONTRACTOR/SUBSEDER MUST DETERMINE AND COMPLY WITH ALL BUILDING SETBACK REQUIREMENTS, AS WELL AS MINIMUM FLOOR ELEVATION REQUIREMENTS.

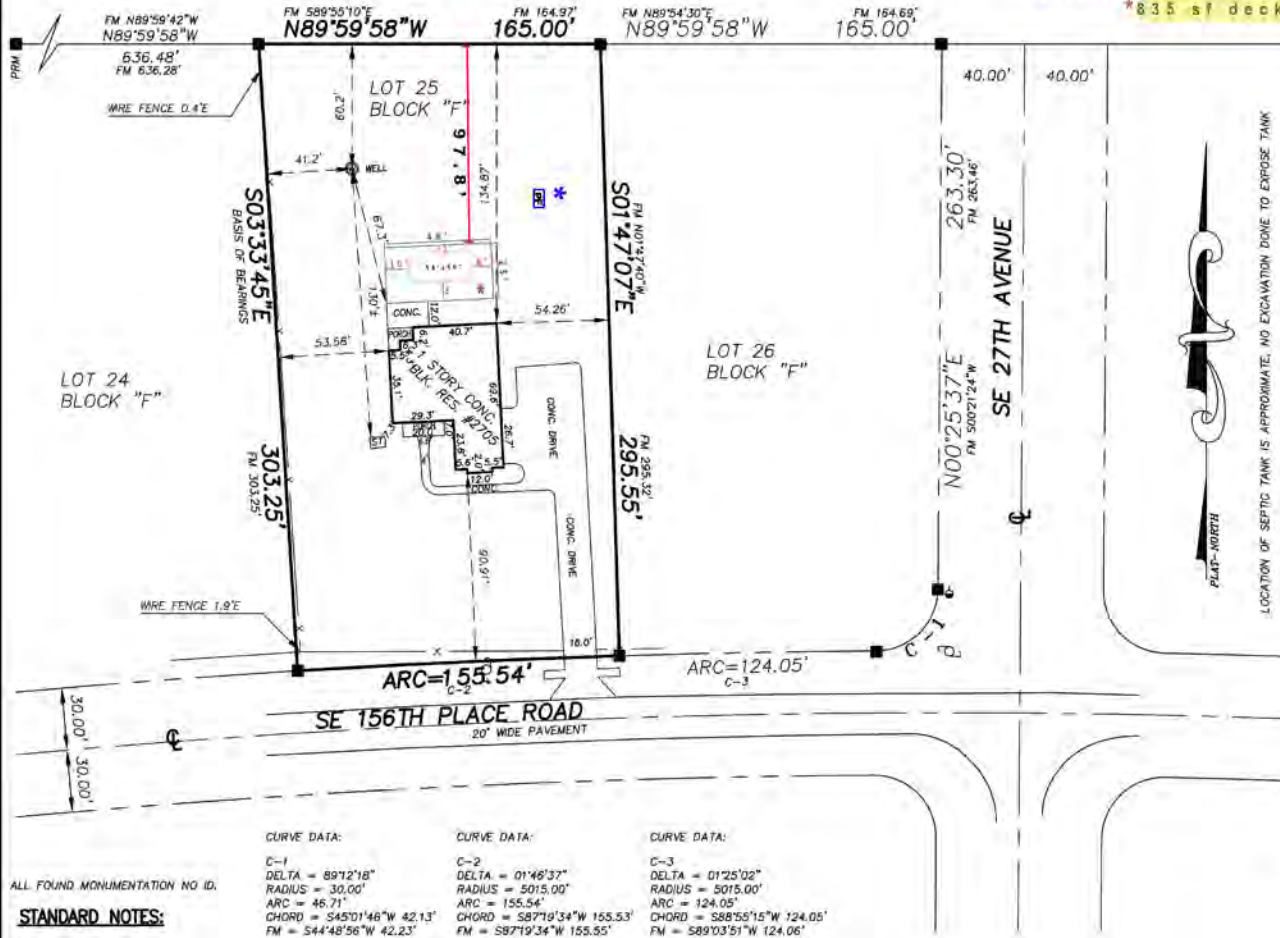
THIS SURVEY DEPICTS THE PROPERTY AS SHOWN ON THE SURVEY DATE ONLY. LIABILITY TO CERTIFIED ENTITIES EXPIRES AFTER THE SIGNATURE DATE.

CARLOS SILVESTRE JR.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. LS 4265

06/16/2021
Signature Date
Valid for 1 year
COPYRIGHT ©

JOB #	21-053
DATE	06/16/21
BY	CS
REVISIONS	
FINAL SURVEY	396-59
TYPE OF SURVEY	BOUNDARY SURVEY <input type="checkbox"/> TOPOGRAPHIC SURVEY <input type="checkbox"/> SPECIFIC PURPOSE SURVEY <input type="checkbox"/>

SILVESTRE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. LB 6506
177 ALMOND ROAD OCALA FL 34472
TEL 352-694-5233 FAX 694-2288
silvestre@centurylink.net



ALL FOUND MONUMENTATION NO. ID.

STANDARD NOTES:

- 1.) Not valid without the signature and the original raised 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 deletion 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.