

June 11, 2025

PROJECT NAME: BARN AND MISCELLANEOUS IMPERVIOUS AREA ADDITIONS

PROJECT NUMBER: 2025060015

APPLICATION: DRC WAIVER REQUEST #32952

- 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 9035-0000-05 is located within the Marion County Utility Service area, but it is beyond the connection distance, with the nearest MCU infrastructure being over 4 miles away. MCU does not have any comments regarding impervious surface area.

Additionally, the parcel lies outside of the Urban Growth Boundary and is situated within the Secondary Springs Protection Zone.

- 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 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 13.03 -acre parcel (9035-0000-05) and according to the MCPA, there is approximately 6,203 sf existing impervious area on-site. The applicant is proposing to add additional impervious area for a pool+deck as well as a pole barn, however the proposed amount of impervious area has not been identified outside of stating that the total impervious area will be above the allowable 9,000 sf. There is a FEMA Special Flood Hazard Areas and 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
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AR 32952

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/14/25 Parcel Number(s): 9035-0000-05 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Barn and Micellaneous Impervious Area additions Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Silver Springs Shores
Unit 35 Block _____ Lot C-W

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): George Dulanski Jr.
Property Owner's Signature: _____
Property Owner's Mailing Address: P.O. Box 211
City: Ocklawaha State: FL Zip Code: 32183 Phone # 1-352-843-0234

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: Bellevue 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 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 sf.
Marion County Stormwater staff on the required stormwater controls.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 6/6/25 BM Project # 2025060015 AR # 32952
6/6/25

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

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EXISTING SHOP

PROPOSED POOL BATH

PROPOSED ADDITION AND POOL DECK

EXISTING SPA

PROPOSED DRAINAGE
RETENTION LAKE 2

正在施工