

June 24, 2025

PROJECT NAME: SINGLE WILMARIE

PROJECT NUMBER: 2025060031 APPLICATION: DRC WAIVER REQUEST #32963

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A MAJOR SITE PLAN
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A MAJOR SITE PLAN
STATUS OF REVIEW: INFO
REMARKS: defer to Stormwater.
note: permit rejected 2025043888 thru zoning dept.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A MAJOR SITE PLAN
STATUS OF REVIEW: INFO
REMARKS: defer to Stormwater.
note: permit rejected 2025043888 thru zoning dept.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A MAJOR SITE PLAN
STATUS OF REVIEW: INFO
REMARKS: Parcel 3544-005-001 is located within the Marion County Utility Service Area. Potable water is approximately 560 ± feet away, and sanitary sewer is approximately 600 ± feet away. Connection to Marion County Utilities is not required for the proposed single-family residence under permit #2025043888. The parcel lies within the Urban Growth Boundary and is located within the Secondary Springs Protection Zone.
Please note that the parcel directly to the east is a Planned Unit Development (PUD) currently being developed with 69 proposed single-family homes. As a result of this development, water infrastructure will be extended and brought within connection distance, which may support utility connections for any future development on Parcel 3544-005-001.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A 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 0.11 -acre parcel (3544-005-001) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 1,890 sf for a new SFR. The total existing and proposed impervious area is 1,890 sf. The site will be approximately 213 sf over the allowed 35% (1,677 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The swale mentioned in the waiver application appears to be referring to a swale in the ROW. Staff recommends approval with conditions.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A MAJOR SITE PLAN
STATUS OF REVIEW: INFO
REMARKS: 6/17/25 - CONDITIONAL APPROVAL: 1) Driveway location shall comply with sight distance at corners per LDC Sec. 6.11.5.D(4), and 2) Stormwater controls must prohibit conveyance onto public roadways.



**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

32943

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5/7/2025 Parcel Number(s): 3544-005-001 Permit Number: 2025043888

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Single Wilmarie Commercial ☐ Residential ☒
Subdivision Name (if applicable): Hibiscus Park Unit 1.
Unit 1 Block E Lot 1 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): Wilfredo Bordon, HES Contractors Inc.
Signature: [Signature]
Mailing Address: 5370 SW 36th AVE City: Ocala
State: Florida Zip Code: 34471 Phone #: (787) 314-5960
Email address: wilfredorondon@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): HES Contractors Inc Contact Name: Wilfredo Bordon
Mailing Address: 5370 SW 36th AVE City: Ocala
State: Florida Zip Code: 34471 Phone #: (787) 314-5960
Email address: wilfredorondon@gmail.com

D. WAIVER INFORMATION:

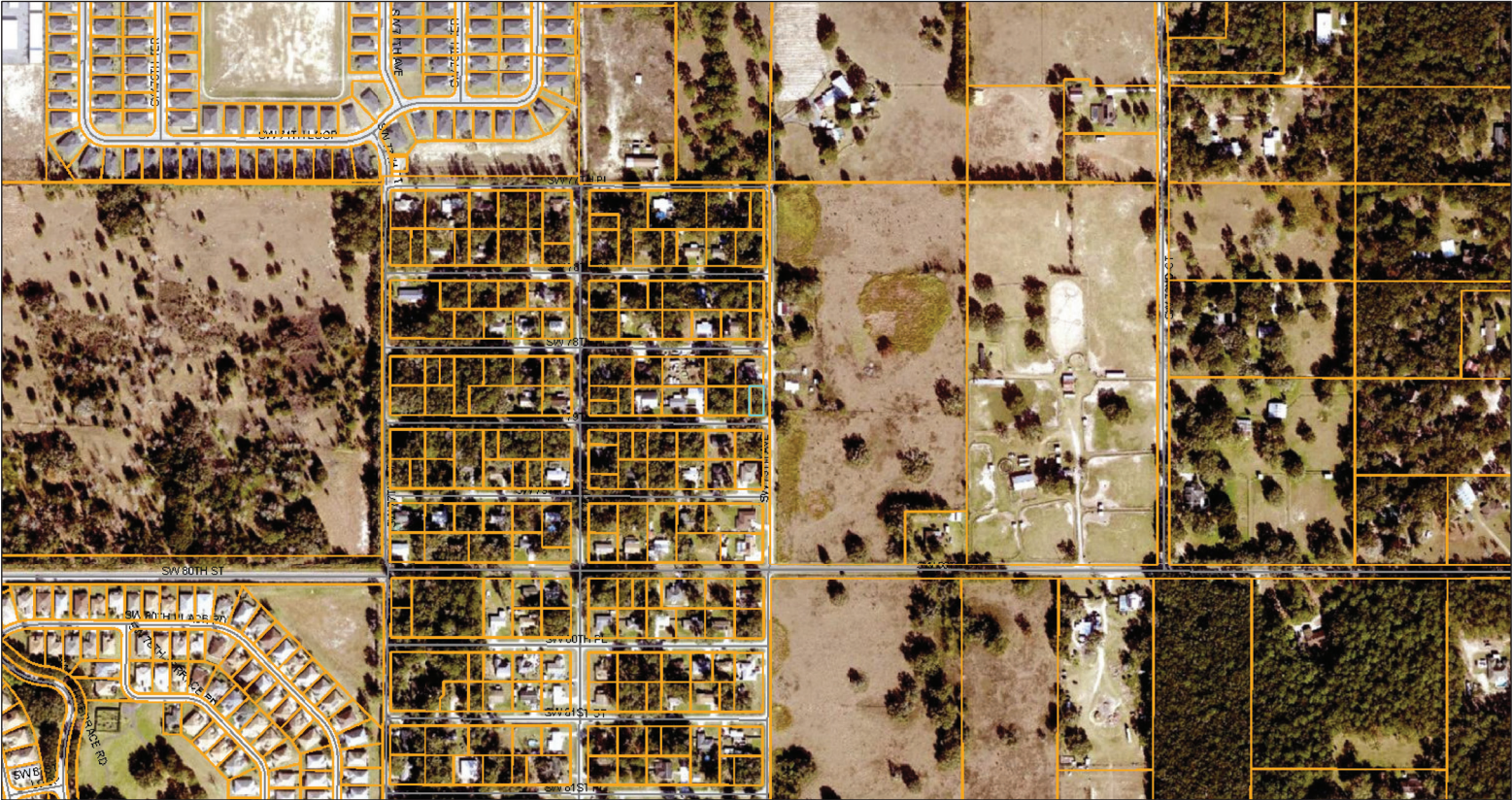
Section & Title of Code (be specific): _____ 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Per the site Plan provided, the elevation of the proposed house will be 12" over the road height and the swell will be 3' lower than the house witan area of 3,203.87 sq. ft.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 6/11/25 km Project # 2025040031 AR # 32943

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): _____

Marion County Florida - Interactive Map



SW 79th ST
OCALA, FLORIDA 34476

Scale: 1"= 20'-0"

DETAIL R-1
RETENTION POND

20'-0"

18'-0"

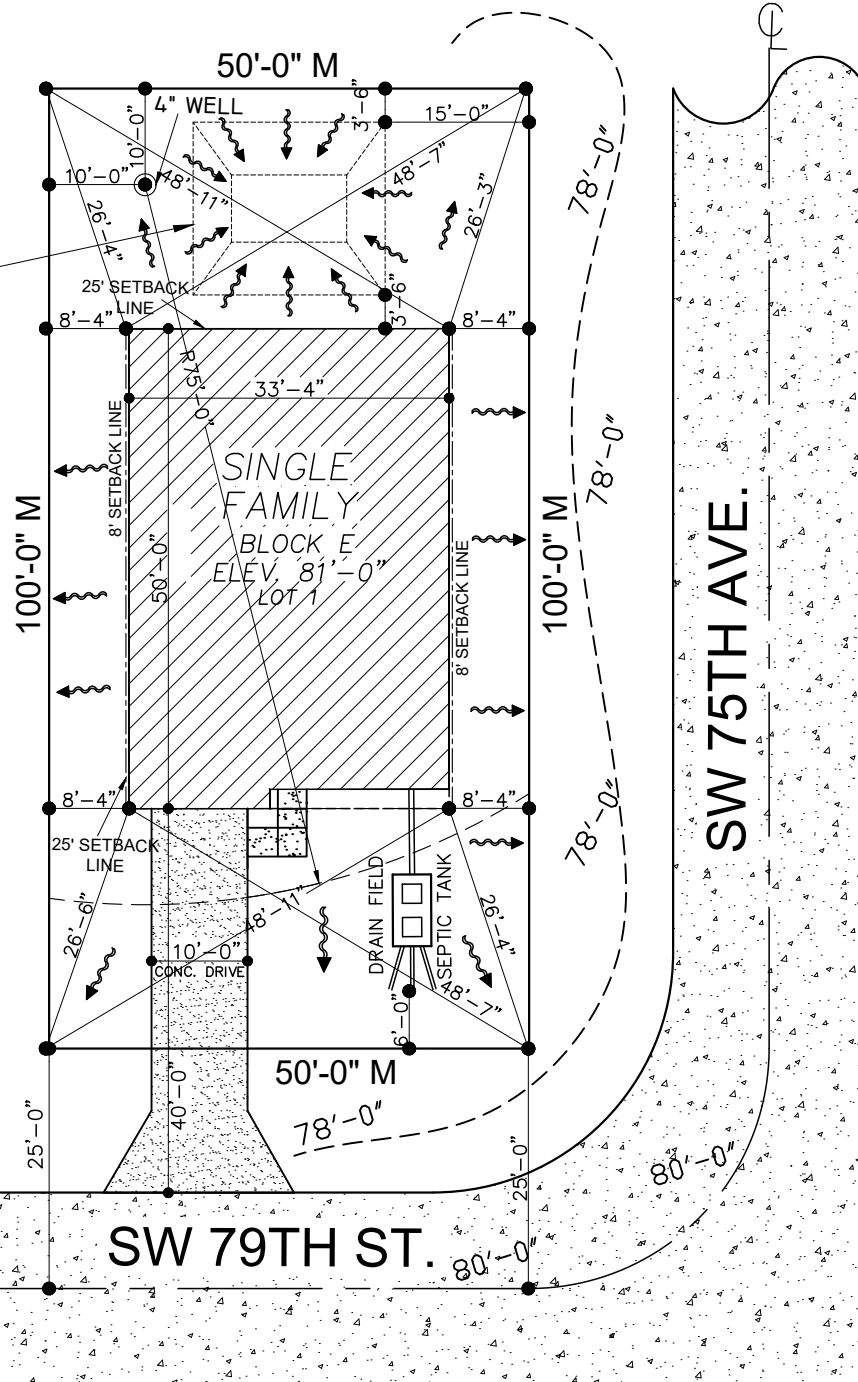
12'-0"

4'-0"

7'-0"

5'-6"

4 TO 1 SLOPE



HES CONTRACTORS INC.
Subdivision - Hibiscus Park Unit 1

Date: 05/07/2025

Parcel No.
3544-005-001