



SUBMITTAL SUMMARY REPORT

WaiverSTA-001051-2026

PLAN NAME:	Golf Central Waiver	LOCATION:	20650 SW 80TH PLACE RD DUNNELLON,
APPLICATION DATE:	07/08/2026	PARCEL:	3292-000-022
DESCRIPTION:	Waiver Request for permit applications BLDC-2026-01571 & 015712.		

CONTACTS	NAME	COMPANY
Applicant	Kasey Hodge	Affordable Building Products of FL., LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	07/10/2026	07/21/2026	07/21/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Roxanna Coleman	07/21/2026	07/10/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	07/21/2026	07/20/2026	Informational
Comments	Recommend DENIAL - Planning staff does not support waiver from Major Site Plan straight to building permit review. A Minor Site Plan will be required at least.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/21/2026	07/16/2026	Informational
Comments	CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control to address a volume of runoff equal to the proposed impervious area addition time an amount of rainfall based on the 100-year, 24-hour storm event. 2) 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 subject parcel (3292-000-022) is a 69.79 -acre and according to the MCPA, there is approximately 41,015 sf existing impervious area on-site. The applicant is proposing to add 6,980 sf. The total existing and proposed impervious area is 47,995 sf. The site will be approximately 38,995 sf over the allowed 9,000 sf per the Marion County LDC. There are Flood Prone Areas on the property. Staff recommends approval with conditions.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/21/2026	07/13/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/21/2026	07/21/2026	Informational
Comments	No flows are proposed. Project is within the FGUA service area. Marion County Utilities has no comment on the waiver request.			



**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

Development Review Committee Waiver Request Form

Waiver Request to Major Site Plan

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid.

Please be specific in the reason/justification for the request below.

Section Number & Title of Code: LDC 2.21.1.A(1) - Major Site Plan

Details from Code:

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds (select all that are applicable):

- ☒ (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
- ☐ (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
- ☐ (3) A 24-inch diameter pipe, its equivalent, or larger, is utilized to discharge stormwater runoff from the project area.

Reason/Justification for Request:

Narrative for Request to Waive Major Site Plan Review

Project: Permit Nos. BLDC 2026 01571 & BLDC 2026 01572

The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above referenced permits. The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean to and a 40' x 72' x 10' open canopy to serve the existing golf course. Both structures are open air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property.

These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

Increase the intensity of the existing use or change the property's current use.

Generate additional vehicle trips or increase traffic entering or exiting the site.

Require modifications to existing driveways, parking areas, or internal circulation.

Increase potable water demand or wastewater generation.

Create additional occupancy requiring expanded utility infrastructure.

Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process.

For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.



Narrative for Request to Waive Major Site Plan Review

Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572

The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits.

The proposed improvements consist of a **25' x 164' x 12.5' freestanding open lean-to** and a **40' x 72' x 10' open canopy** to serve the existing golf course. Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property.

These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

- Increase the intensity of the existing use or change the property's current use.
- Generate additional vehicle trips or increase traffic entering or exiting the site.
- Require modifications to existing driveways, parking areas, or internal circulation.
- Increase potable water demand or wastewater generation.
- Create additional occupancy requiring expanded utility infrastructure.
- Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. No grading, roadway modifications, utility extensions, or other site improvements are proposed as part of this project.

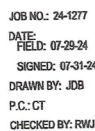
For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.

- PARCEL 1:
TRACT A-A, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA.
- PARCEL 2:
TRACT B-B, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA.

PROPERTY ADDRESS:

**Boundary
And
Mapping
Associates, Inc.**

160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH: (407) 656-1155



JOB NO.: 24-1277
DATE:
FIELD: 07-29-24
SIGNED: 07-31-24
DRAWN BY: JDB
P.C.: CT
CHECKED BY: RWJ

CERTIFIED TO:
GOLFCENTRAL REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION, ISADONATIMA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE "X" PER
F.L.R.M. MAP PANEL NO. 12063C 0655 D DATED 8-28-08.

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities in hereon. This boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Measurers in Chapter 30-77 F.A.C. pursuant to section 472-027 Florida Statutes.

Rodney W. Jackson

RODNEY W. JACKSON,
PSM 6281



Note:
With the Exception of an Electronic Signature, Seal
and Printed to Scale.
Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper.