

June 2, 2023

PROJECT NAME: GRAND PARK NORTH LOT# 170

PROJECT #2023050073 APPLICATION #30182

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **Approved**

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **DISCUSSION REQUIRED/DENY:** This Waiver Application is one of at least 27 of the 177 lots (15.25%) (for now) in the Grand Park North Subdivision built in 2007 that remained dormant until now. The subdivision consists of 177 lots and their internal street network. This individual application proposes an additional impervious surface exceeding the lots original maximum impervious surface amount, in this case (280 SF for this lot). The total approval amount above impervious area is 12,477 SF with an average of 462 SF.

The 27 lots, if at a similar rate of 462 SF, would result in gross increase of 12,477 SF - essentially almost equal to the max coverage allowed for 4 single lot. If similar applications are submitted for all of the subdivision lots, the gross increase in total impervious surface would be  $177 \times 462 = 81,774$  SF (exceeding a 1-acre equivalent based on 177 lots at 462 SF per lot). This request, given the other waiver applications and the potential for more, should instead be considered as a gross waiver to the overall subdivision - the Improvement Plan for instance - that is supported by sufficient data and analysis that the subdivision design will accommodate the gross impervious surface increase. Staff further notes that while "HOA" acceptance regarding responsibility for the stormwater increase is a historic practice, the subdivision is functionally owned by a developer that oversees the HOA, and once all sales are completed the responsibility will fall to individual property owners and the resulting actual "HOA" without providing any additional data regarding the long-term stormwater design impacts, and further, added other impervious additions may then be sought when other accessory improvements are proposed (e.g., swimming pools, extended patios/driveways, etc.).

The site is within the Rainbow Springs Primary Protection Zone.

Initial 12 waivers over by 5,228 SF (Previous waivers)

Last 8 waivers over by 4,492 SF (Previous waivers)

New 7 waivers over by 2,757 (New waivers)

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Grand Park North Lot 170

PID# 33172-170-00

Total acreage: .31

Requesting a waiver to the major site plan to add a new SFR, driveway. the site will be 280 SF over the 3,500 SF allowed impervious coverage.

AR: 30182

FLU: MR

Zoning: PUD

ESOZ: NO

Springs Protection Zone: PRIMARY

Farmland Preservation: NO

Urban Growth Boundary: NO

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1 Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED** - FGUA service area; applicant will be required to show proof of connection when this structure is reviewed by MCU Permitting. Rainbow Springs PFA
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.21.1 Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.21.1 Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.21.1 Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1 Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED.** The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 280 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.  
Note: The applicant owns a 0.31-acre lot (PID 33172-170-00) in the Grand Park North subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 3,780 sf of impervious coverage. The Grand Park North subdivision assumes 3,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



## 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

Date: 5/4/23 Parcel Number(s): 33172-170-00 Permit Number: \_\_\_\_\_

### A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: GRAND PARK NORTH LOT# 170 Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot 170 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 (printed): \_\_\_\_\_ DocuSigned by: \_\_\_\_\_ vision President for Lennar Homes  
Signature: Russell R Smith  
Mailing Address: 2100 SE 17TH ST, SUITE 601 City: OCALA  
State: FL Zip Code: 34471 Phone # 239-278-1177  
Email address: Russell.R.Smith@Lennar.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): \_\_\_\_\_ Contact Name: Kristina Pate  
Mailing Address: 2100 SE 17TH ST, SUITE 601 City: OCALA  
State: FL Zip Code: 34471 Phone # 352-615-1965  
Email address: Kristina.Pate@Lennar.com

### D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - MAJOR SITE PLAN  
Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan to add a new SFR, driveway, etc. The site will be 280 SF over the 3,500 SF allowed impervious coverage per GRAND PARK NORTH

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**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): \_\_\_\_\_

Applicant Name (Owner): LENNAR HOMES LLC

Parcel ID (lot): 33172-170-00

Site Address: \_\_\_\_\_

Subdivision: GRAND PARK NORTH

Marion County Building Permit Application No. (if available): \_\_\_\_\_

Waiver Application Request No. (if available): TBD

SW-1

**ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION**

The above referenced project is within the GRAND PARK NORTH subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the GRAND PARK NORTH COMMUNITY ASSOCIATION, INC. (name of maintenance entity). The subdivision Improvement Plans (AR# 2075) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm ☐ based on 3,500 square feet impervious coverage per lot. The above referenced lot currently has 0 square feet impervious coverage and the proposed project will add 3,780 square feet impervious coverage.

LENNAR HOMES LLC

Owner Name (Print)

5/4/23

Owner Signature

Date

**MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL**

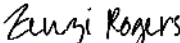
☒ By signing below, I affirm that the above referenced project has been duly reviewed and HOA agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.

☐ By signing below, I affirm that the above referenced project has been duly reviewed by the HOA, the potential stormwater implications are understood, and construction may proceed with NO OBJECTION.

Zenzi Rogers

HOA

Representative (Print)

DocuSigned by:  
  
 835A71EC3371457...

HOA

Representative Signature

5/4/23

Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Grand Park North Community AssociationAddress: 9718 SW 188TH TERR, DUNNELLON FL 34432Phone: 352-615-1965Email: Zenzi.Rogers@Lennar.com

PLOT PLAN for: LENNAR HOMES & ZONING SITE PLAN NO. \_\_\_\_\_

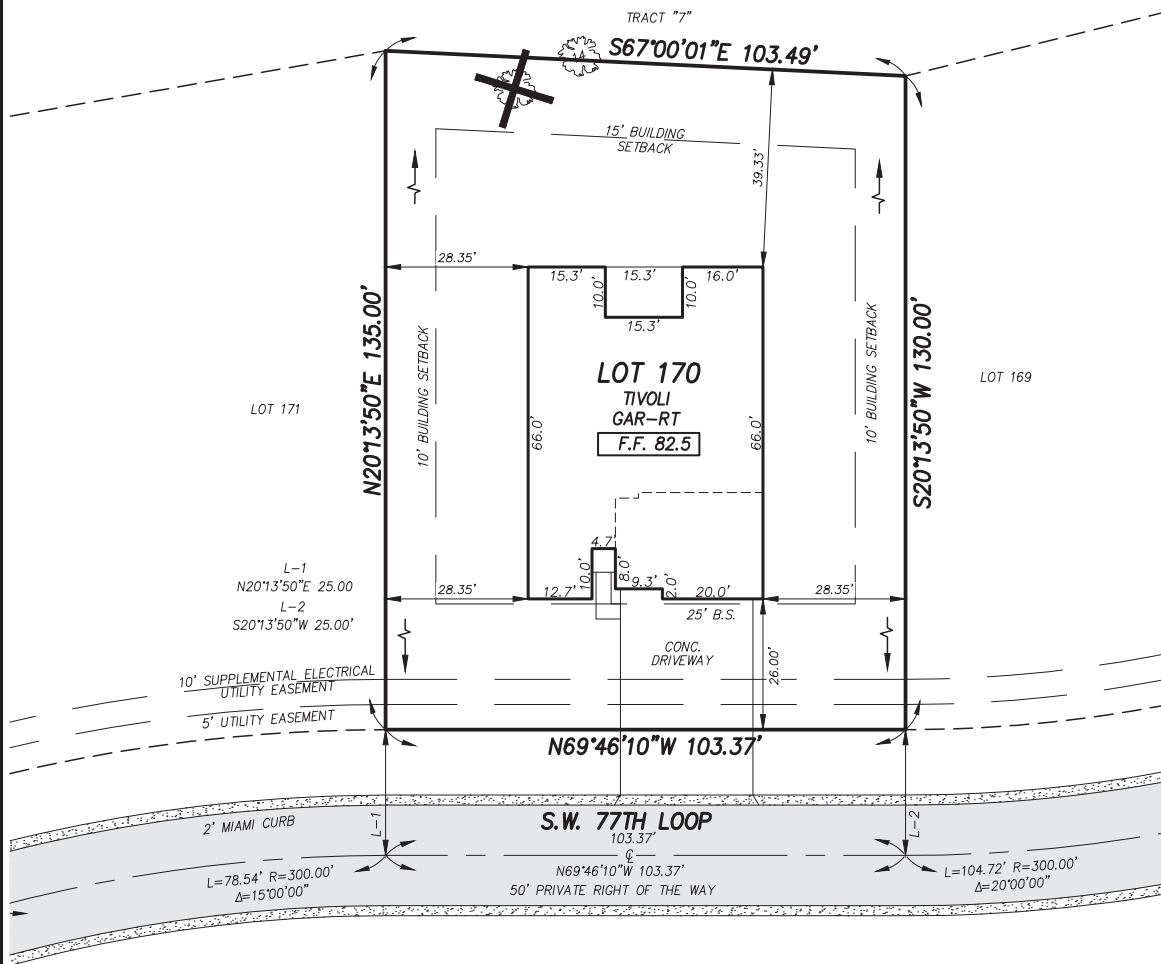
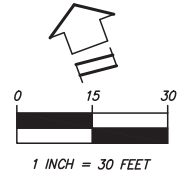
DESCRIPTION: LOT 170

GRAND PARK NORTH

RECORDED IN PLAT BOOK 9 PAGE(S) 71-78 PUBLIC RECORDS OF MARION COUNTY, FLORIDA

TOTAL IMPERVIOUS AREA  
= 3,780.00 SQ. FEET

TOTAL SOD AREA (TO CURB)  
= 10,918.00 SQ. FEET



 **JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SOUTHWEST 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

APPROVED  
DATE:

DENIED  
DATE:

ANY CHANGES TO SITE PLAN  
MUST BE APPROVED BY THE  
ZONING DEPARTMENT.

JOB #	230296	
DWG #	230296PLT	
REVISION	DATE	BOOK
PLOT PLAN	03/01/23	GS