

March 6, 2025

PROJECT NAME: JF183

PROJECT NUMBER: 2025020075

APPLICATION: DRC WAIVER REQUEST #32549

- 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.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - FGUA service area. Letter of availability recieved from FGUA dated 10/24/2024.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Discussion Needed – The applicant owns a 0.16-acre lot (PID 34546-183-00) in the Juliette Falls subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 3,247 sf of impervious coverage. The Juliette Falls subdivision assumes 2,500 sf impervious coverage per lot. There has been concerns from staff regarding stormwater management system for the for Juliette Falls and its two replatted sections with the HOA choosing to accept all of the runoff from the impervious overage from numerous properties.

AR# 32549



**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: 2/18/2025 Parcel Number(s): 34546-183-00 Permit Number: 2024100379

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: JF183 Commercial Residential
Subdivision Name (if applicable): Juliette Falls
Unit Block Lot 183 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): Adams Homes of Northwest Florida, Inc.
Signature: [Signature]
Mailing Address: 100 W. Garden Street, 4th Floor City: Peršacola
State: FL Zip Code: 32502 Phone # 352-592-7513
Email address: shpermits@adamshomes.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): Adams Homes of Northwest Florida, Inc Contact Name: Francine Riale
Mailing Address: 100 W. Garden Street, 4th Floor City: Peršacola
State: FL Zip Code: 32502 Phone # 352-592-7513
Email address: shpermits@adamshomes.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Request (be specific): this subdivision only allows for 2,500 sf of impervious. Proposed SFR is 3,242
Request for allowance of additional 742 sq ft.

DEVELOPMENT REVIEW USE:

Received By: Kristen S Date Processed: 02/28/25 Project # 2025 02 0075 AR # 32549
02/28/25

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):

Revised 6/2021

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marionfl.org

PLOT PLAN SKETCH

NOT A SURVEY

DESCRIPTION:

**LOT 183,
JULIETTE FALLS.**

ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 79 THROUGH 96, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PRELIMINARY DRAWING:

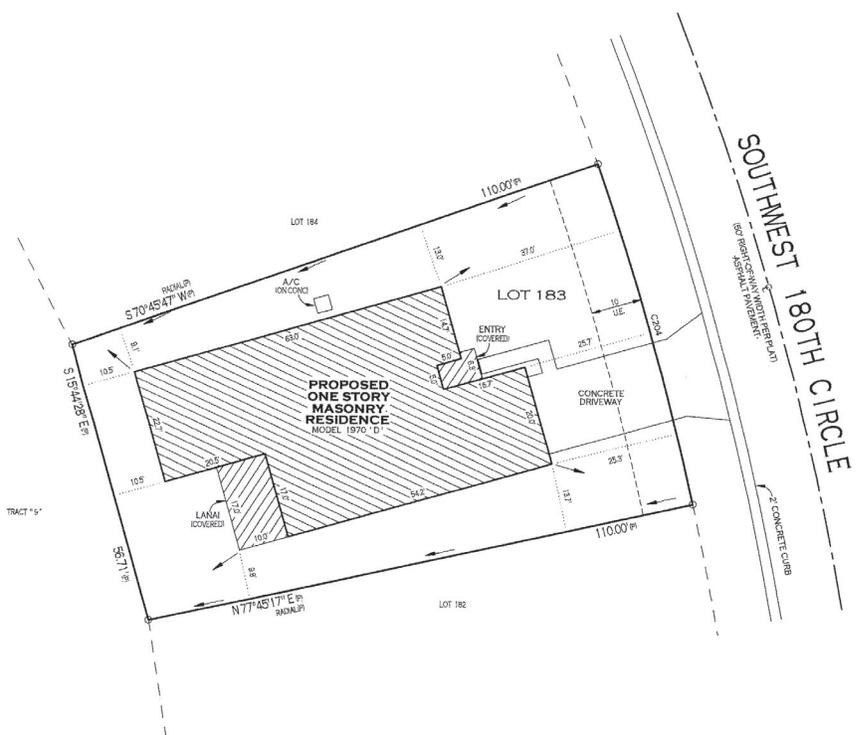
THIS PLAN IS FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION. VERIFY ALL DIMENSIONS BEFORE ANY CONSTRUCTION.

SITE CALCULATIONS:

LOT	=	7013	SQ. FT.
LIVING AREA	=	1955	SQ. FT.
ENTRY	=	44	SQ. FT.
GARAGE	=	404	SQ. FT.
LANAI	=	170	SQ. FT.
PATIO	=	...	SQ. FT.
POOL AREA	=	...	SQ. FT.
DRIVEWAY	=	607	SQ. FT.
A/C PAD	=	9	SQ. FT.
SIDEWALK	=	53	SQ. FT.
SIDE YARD SWALE	=	...	SQ. FT.
CONSERVATION AREA	=	...	SQ. FT.
LOT OCCUPANCY	=	...	%
AREA TO IRRIGATE	=	...	%

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SKETCH IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT.
6. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SKETCH: SITE PLAN.



CURVE DATA:

CURVE	ARC LENGTH	CHORD	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C244E	73.17	107.02	E 59° 20'	N 19° 44' 30" W	171.72

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 120B3C0656D EFFECTIVE DATE: 08/28/2008

TLS SURVEYORS AND MAPPERS, INC.

LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)277-6550

DRAWN: M.J.W.
CHECKED BY: ESS
SCALE: 1"=20'
FILE: JF183
JOB#: JF183
S-T-R: OS-16G-19E

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE, TITLE 61, PART 1, CHAPTER 472-0027 FLORIDA STATUTES.
Eric S. Smith
Eric S. Smith
PSM No. 6929 LB#8009
DATE: 09.20.24



LEGEND: U. E. = UTILITY EASEMENT, (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, E = CENTERLINE, A/C = AIR CONDITIONER, C.I.F. = CONCRETE, COVD = COVERED, P/E = POOL EQUIPMENT, F/C = FENCE CORNER, "X" = FOUND GROSS SCRIBE, F.I.P. = FOUND IRON PIPE, F.N.D = FOUND NAIL & DISK, F.C.M = FOUND CONCRETE MONUMENT, O.R. = OFFICIAL RECORD BOOK, P.B. = PLAT BOOK, P.C.P. = PERMANENT CONTROL POINT, P.R.M. = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, S.I.R = SET 5/8" IRON ROD & CAP NO. 8009, S.N.D = SET NAIL & DISK, (BT) = BUILDING THE W/F = WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, N = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS

Applicant Name (Owner): _____
 Parcel ID (lot): 34546-183-00
 Site Address: 7744 SW 180TH CIR
 Subdivision: Juliette Falls
 Marion County Building Permit Application No. (if available): 2024100379
 Waiver Application Request No. (if available): TBD

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Juliette Falls subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the JULIETTE FALLS HOMEOWNERS ASSOCIATION, INC. (name of maintenance entity). The subdivision Improvement Plans (AR# 2540) 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 2,500 square feet impervious coverage per lot. The above referenced lot currently has 0 square feet impervious coverage and the proposed project will add 3,242 square feet impervious coverage.

John Roberts
 Owner Name (Print)

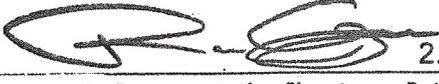

 Owner Signature 2-21-25
Date

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 and the HOA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.

Ronald Clapper
 HOA Representative (Print)


 HOA Representative Signature 2.25.2025
Date

HOA/ POA/ DEVELOPER Contact Information:
 HOA/ POA/ DEVELOPER Name: Juliette Falls
 Address: 17985 SW 64th PL, Dunnellon, FL 34432
 Phone: 352-897-2909
 Email: HOA@juliettefallshoa.com