

August 21, 2025

PROJECT NAME: DIXON JOB  
PROJECT NUMBER: 1999001653  
APPLICATION: DRC WAIVER REQUEST #33180

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: DIXON JOB  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: DIXON JOB  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: DIXON JOB  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: DIXON JOB  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 8005-0780-12 is within the Marion County Utilities service area and is an active MCU customer. Marion County Utilities has no comment or objection to the waiver.  
  
The parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: DIXON JOB  
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 0.23 -acre parcel (8005-0780-12) and according to the MCPA, there is approximately 3,158 sf existing impervious area on-site. The applicant is proposing to add 840 sf for a pool+deck. The total existing and proposed impervious area is 3,998 sf. The site will be approximately 492 sf over the allowed 35% (3,506 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.



Marion County  
Board of County Commissioners

AR #33180

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: 08/04/2025 Parcel Number(s): 8005-0780-12 Permit Number: 2025072282

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Dixon Job Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Marion Oaks  
Unit 5 Block 780 Lot 12 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): Kimberly and Richard Dixon  
Signature: Kimberly and Richard Dixon  
Mailing Address: 602 Marion Oaks Blvd City: Ocala  
State: FL Zip Code: 34473 Phone # 804-514-7972  
Email address: kdixon7156@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): Fiesta Park of Ocala Inc Contact Name: Stewart Bell  
Mailing Address: 2217 N. Pine Ave City: Ocala  
State: FL Zip Code: 34478 Phone # 352-622-8978  
Email address: Herward9999@yahoo.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2-21.1.A(1) Major Site Plan  
Reason/Justification for Request (be specific): To build inground concrete pool + deck

DEVELOPMENT REVIEW USE:

Received By: walk-in Date Processed: 8/7/2025 Project # 1999001653 AR # 33180  
8/7/25 BM

ZONING USE: Parcel of record: Yes ☐ No ☐

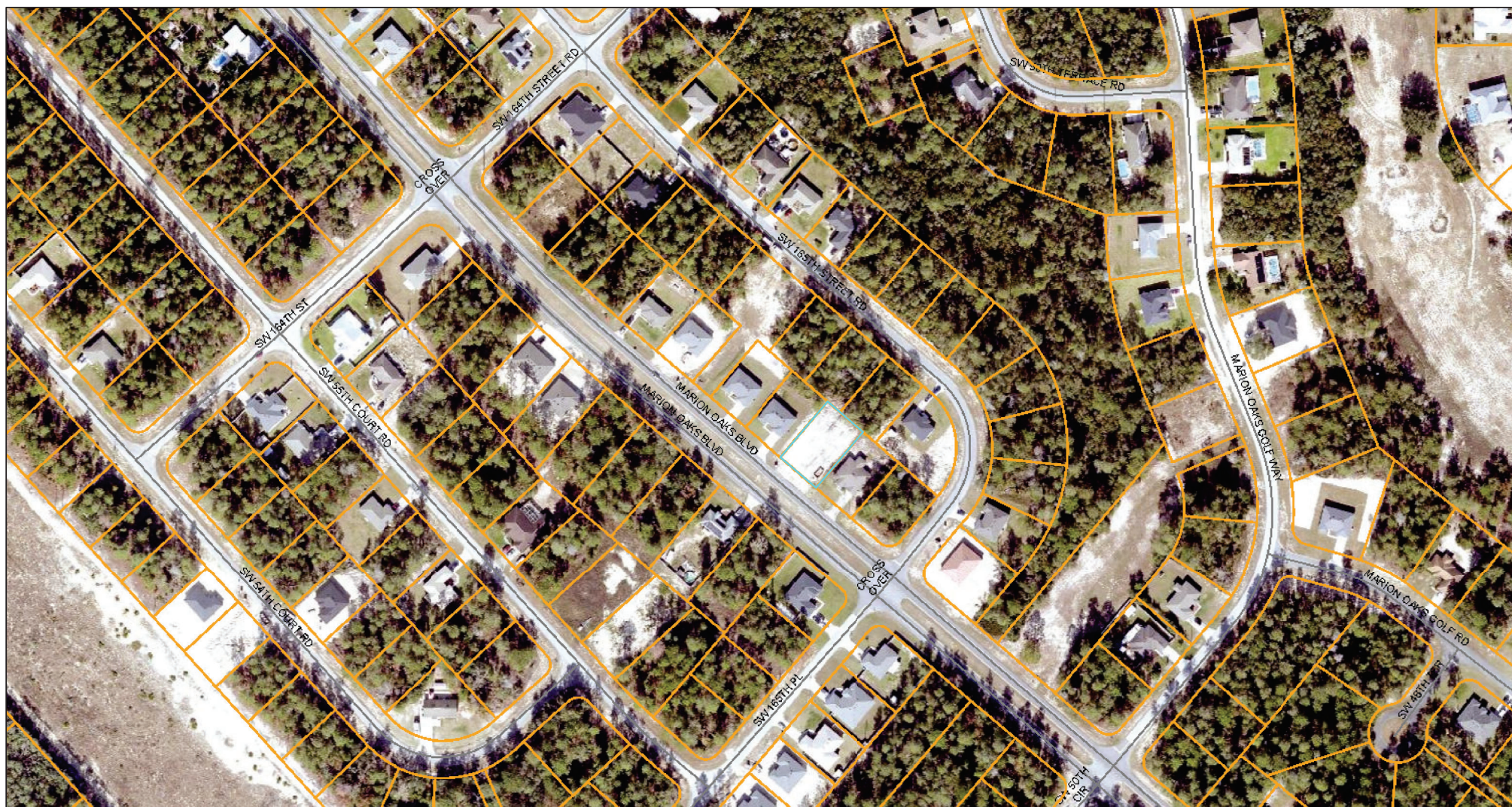
Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



# MCBCC Interactive Map - Internal



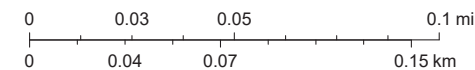
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 Parcels
  Streets
  Green: Band\_2

 Marion County
  Aerial 2024
  Blue: Band\_3

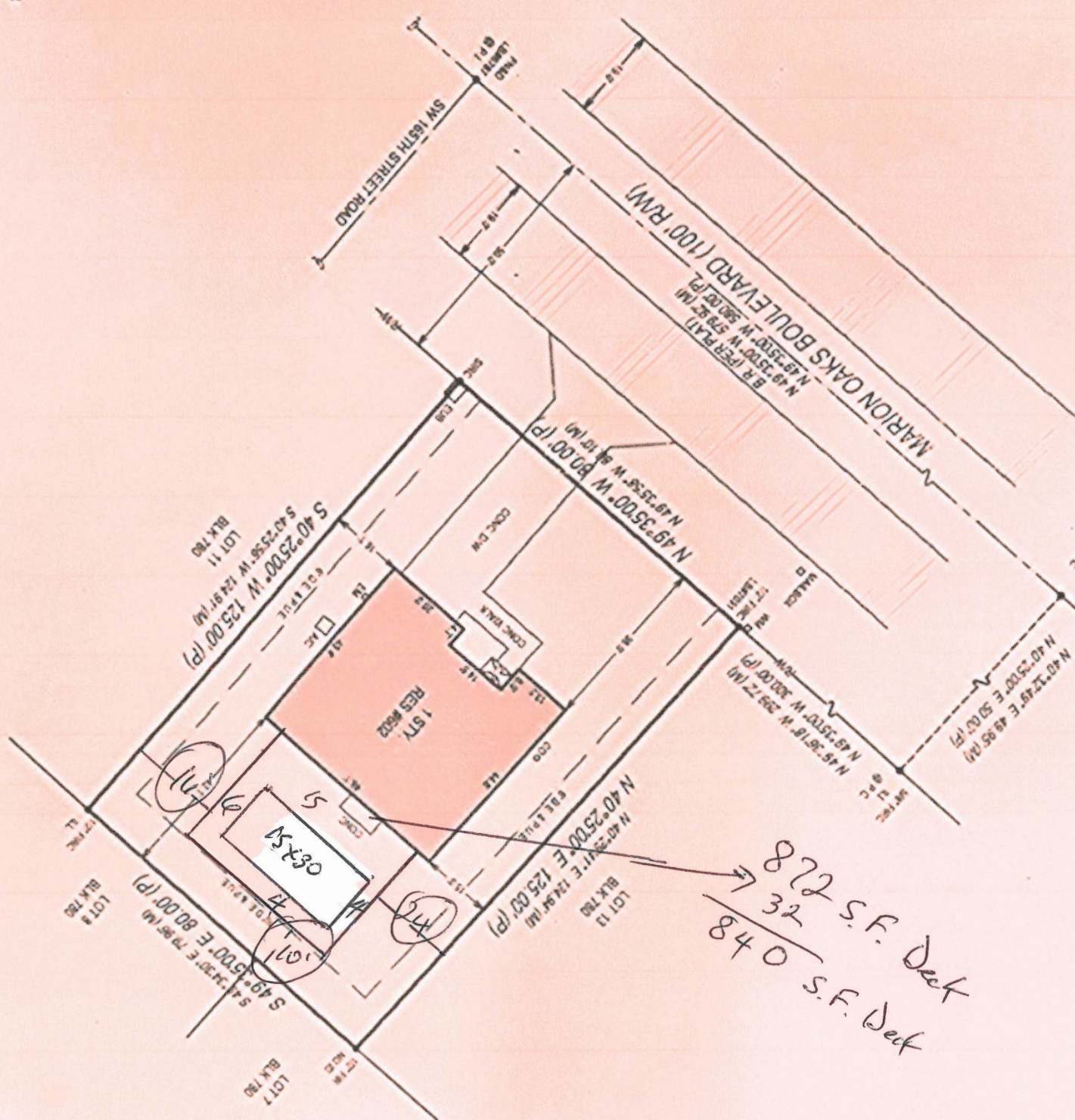
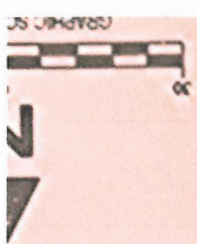
 Red: Band\_1

1:2,257

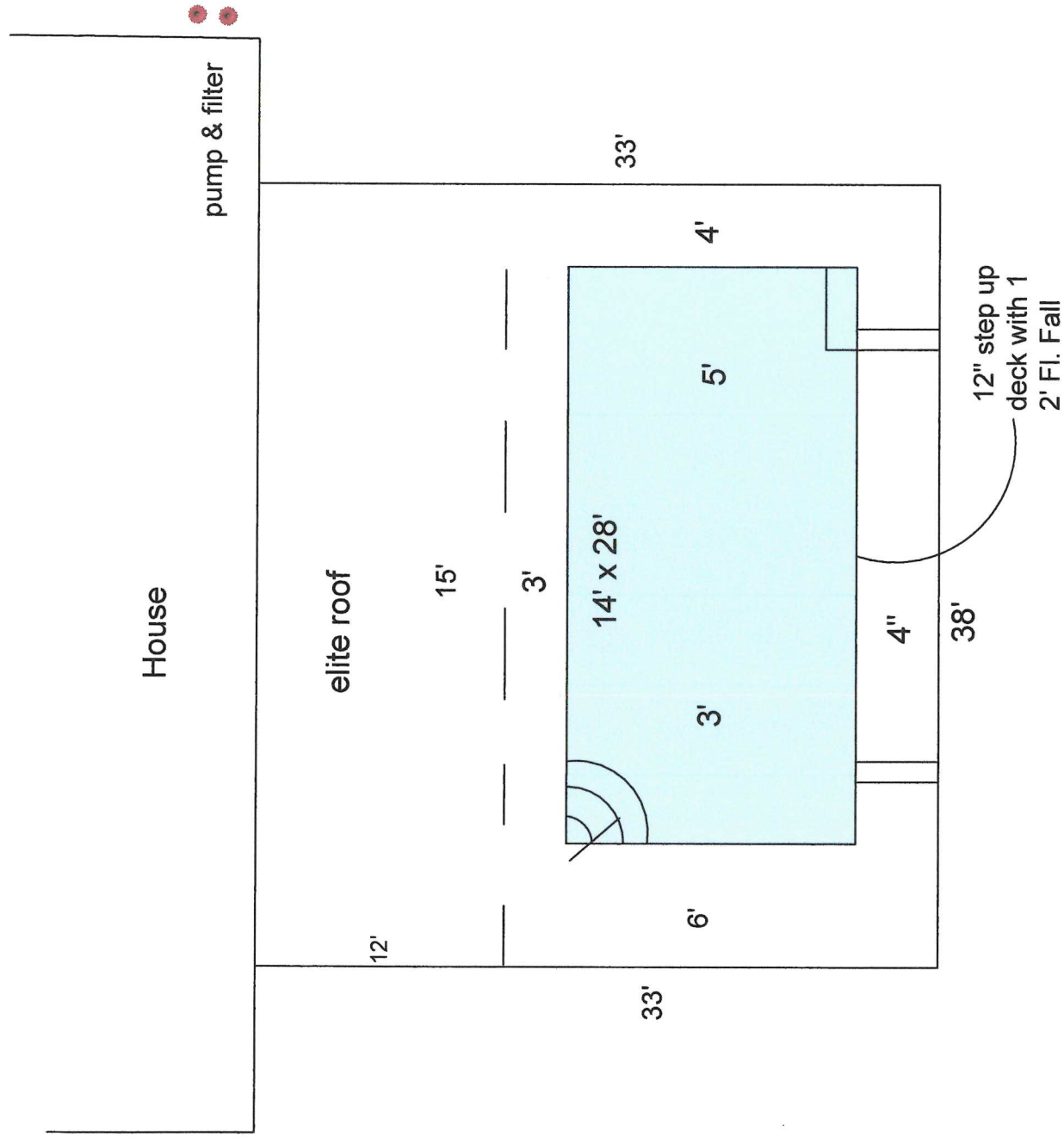


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC





822 S.F. Deck  
32  
840 S.F. Deck



SCALE: 1/8" = 1'

<b>Fiesta Pools</b> 2217 N. Pine Ave. Ocala, FL 34478	Phone: 352 239 5355 Fax: 352 622 0147	Designed by: Stu Bell 7/2/2025	Designed for: Dixon Pool
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