

June 2, 2023

PROJECT NAME: SEVILLA

PROJECT #2023050106

APPLICATION: DRC WAIVER REQUEST #30221

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: Conditional Approval: Defer to stormwater, permit or site plan will need to show dimensions and setbacks as well as meet all other development requirements.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: DEFER TO STORMWATER

ACREAGE: 0.63

FLU: HR

ZONING: R-3

ZONING CONSISTENT W/ FLU.

USE IS CONSISTENT W/ R-3 ZONING.

FARMLAND PRESERVATION: NO

URBAN GROWTH BOUNDARY: YES

SPRING PROTECTION ZONE: PRIMARY

ESOZ: NO

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.1 Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - MCU service area with available water & sewer; required to connect.

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: 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 proposed project. 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 0.63-acre parcel (PID 3188-045-000) and according to the MCPA, there is approximately 3,720 sf existing impervious area on-site. The applicant is proposing to add 888 sf for a pool and deck. The total existing and proposed impervious area is 4,608 sf. The site will be approximately 1,008 sf over the allowed 3,600 sf per the Deer Path Estates Phase 2 Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA has provided a letter of no-objection to the project. Staff recommends approval with conditions.



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: 5/17/2023 Parcel Number(s): 3188-045-000 Permit Number: 2023030836

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SEVILLA Commercial Residential
Subdivision Name (if applicable): Deer Path Estates Phase 2
Unit _____ Block _____ Lot 45 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): Jorge Sevilla 
Signature: _____
Mailing Address: 1300 SE 63rd Ct Rd City: Ocala
State: FL Zip Code: 34472 Phone # 407-917-2194
Email address: sevilla5241@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): Outback Pools Fl Contact Name: Shawn Wood
Mailing Address: 5870 NE 25th Ave City: Ocala
State: FL Zip Code: 34475 Phone # 352-789-8628
Email address: outbackpoolsfl@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section & Title of Code: 2.21.1.A – Major Site Plan
Reason/Justification for Request (be specific): _____
Applicant requests a waiver to the major site plan for a pool and deck.
The site will be over the allowed 3,600 sf per the Deer Path Estates Phase 2.

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): Jorge E. Sevilla
Parcel ID (lot): 3188-045-000
Site Address: 1300 SE 63rd Court Rd
Subdivision: Deer Path Estates Phase 2
Marion County Building Permit Application No. (if available): 2023030836
Waiver Application Request No. (if available): _____

SW-1

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Deer Path Estates Phase 2 subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the Deer Path Estate Property Owners' Association, Inc (name of maintenance entity). The subdivision Improvement Plans (AR# 3086) 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 3,600 square feet impervious coverage per lot. The above referenced lot currently has 3,720 square feet impervious coverage and the proposed project will add 888 square feet impervious coverage.

Jorge E. Sevilla

Owner Name (Print)


Owner Signature

05/16/2023

Date

MASTER PERMITTEE: 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 POA agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.

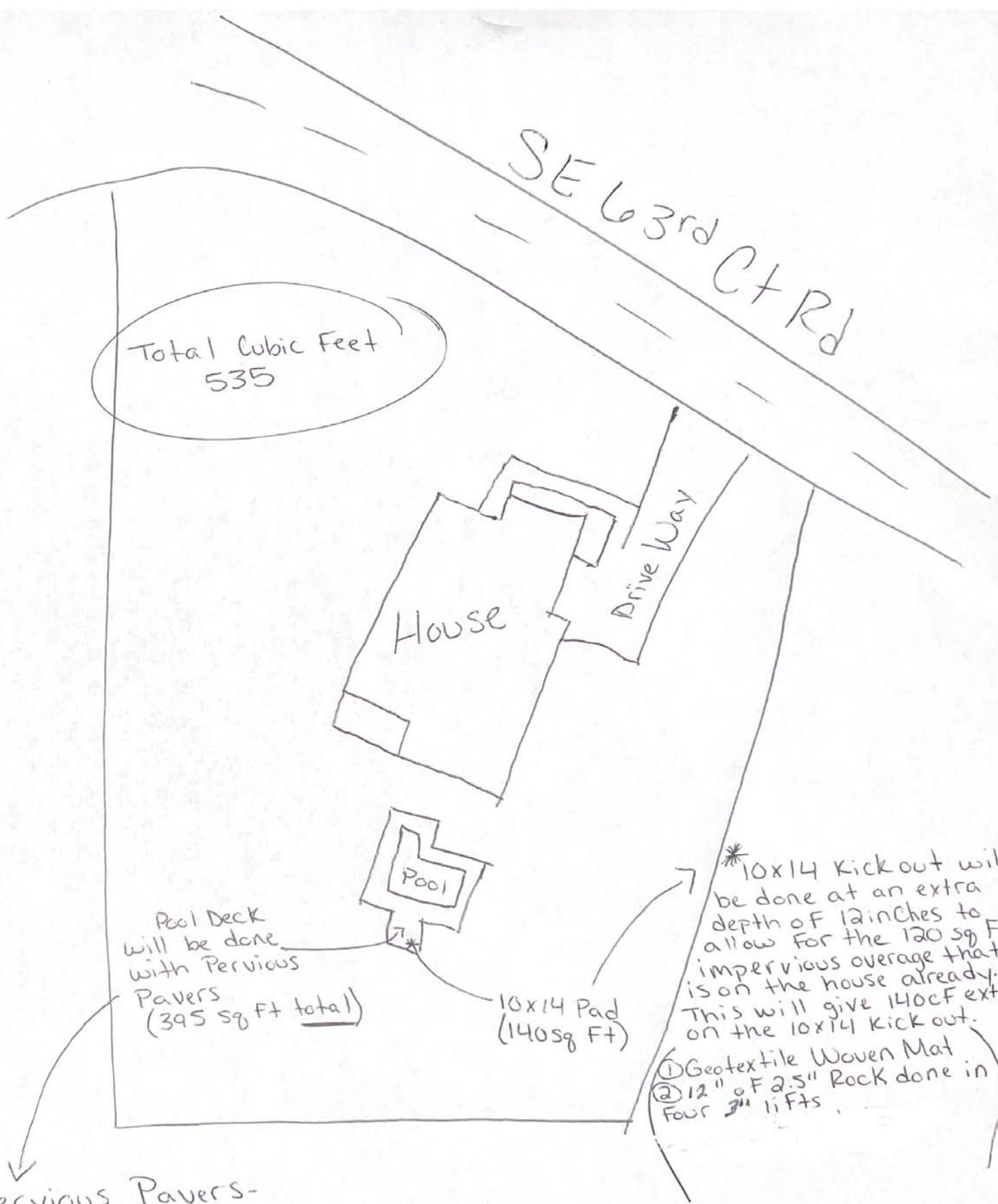
By signing below, I affirm that the above referenced project has been duly reviewed by the POA and the POA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Permitting may proceed with the understanding that the Owner will need to construct stormwater controls on-site to address any excess impervious coverage. Once the on-site controls are approved by the County, the HOA will have final approval of the project prior to construction commencing.

POA Michael J. Saxe Chairman A&DRC
Representative (Print)

POA 
Representative Signature 05/15/2023
Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Michael J. Saxe A&DRC Chairman Deer Path Estates
Address: Deer Path POA
Phone: _____
Email: _____



Pervious Pavers-

- ① Geotextile woven Mat
- ② 8" of 2.5" Rock done in two 4" lifts
- ③ 4" of 3/4" Rock done in two 2" lifts
(This gives a total of 12" of a Rock Bed for Water control.)
- ④ 2" Pavers are placed with 1/2" gaps & pea gravel placed in between to allow water to flow through.