



## SUBMITTAL SUMMARY REPORT Waiver STA-000884-2026

<b>PLAN NAME:</b>	Lake Waldena 20 x 20 deck.	<b>LOCATION:</b>	13582 E HWy 40 Silver Springs, FL 34488
<b>APPLICATION DATE:</b>	06/07/2026	<b>PARCEL:</b>	32015-000-00
<b>DESCRIPTION:</b>	<p>Applicant respectfully requests a waiver from the Major Site Plan requirement under LDC Section 2.21.1.A(1) for the proposed 20' x 20' open, free-standing wood deck.</p> <p>The proposed work is limited to a minor accessory/common-area improvement at an existing resort property. The deck is open, non-habitable, not enclosed, not conditioned, and does not include plumbing, mechanical systems, new driveway access, utility expansion, or stormwater infrastructure.</p> <p>The proposed deck does not create a new use, does not increase occupancy in a manner requiring additional site infrastructure, does not generate additional driveway trips, and does not include a 24-inch stormwater discharge pipe or equivalent system.</p> <p>Because the scope is limited to a small open deck amenity and does not materially alter the existing site layout, drainage pattern, access, traffic, or utility demand, Applicant respectfully requests that DRC waive the requirement for a full Major Site Plan and allow the building of the deck to proceed through the permitting process.</p>		

CONTACTS	NAME	COMPANY
Applicant	Matthew Cortes	Matthew Kenneth Cortes CBC1268351

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	06/09/2026	06/18/2026	06/16/2026	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)		06/18/2026	06/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/18/2026	06/09/2026	Approved
<i>Comments</i>	Defer to Stormwater			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/18/2026	06/15/2026	Informational
<i>Comments</i>	<p>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 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.</p> <p>The applicant owns a 21.18-acre parcel (32015-000-00) and according to the MCPA, there is approximately 40,803 sf existing impervious area on-site. The applicant is proposing to add 400 sf for a deck. The total existing and proposed impervious area is 41,203 sf. The site will be under the allowed per AR J600011. There are FEMA Special Flood Hazard Areas and Flood Prone Areas on the property. Stormwater controls to address the runoff from the proposed addition will be required.</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/18/2026	06/09/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/18/2026	06/11/2026	Not Required
<i>Comments</i>	No proposed flows with the deck. Parcel 32015-000-00 is within the MCU service area, outside of connection distance to public water and sewer.			



**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.

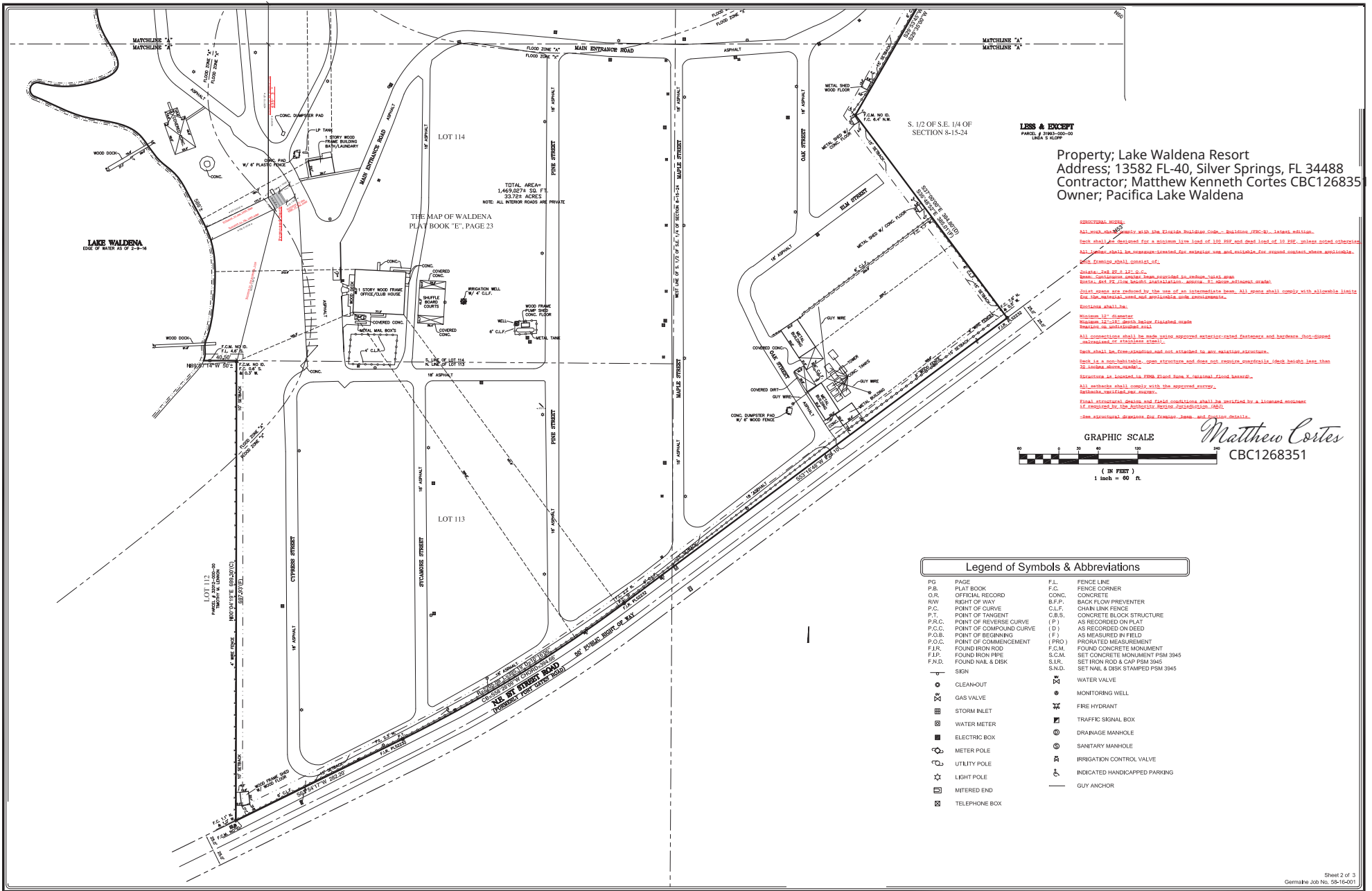
Reason/Justification for Request:

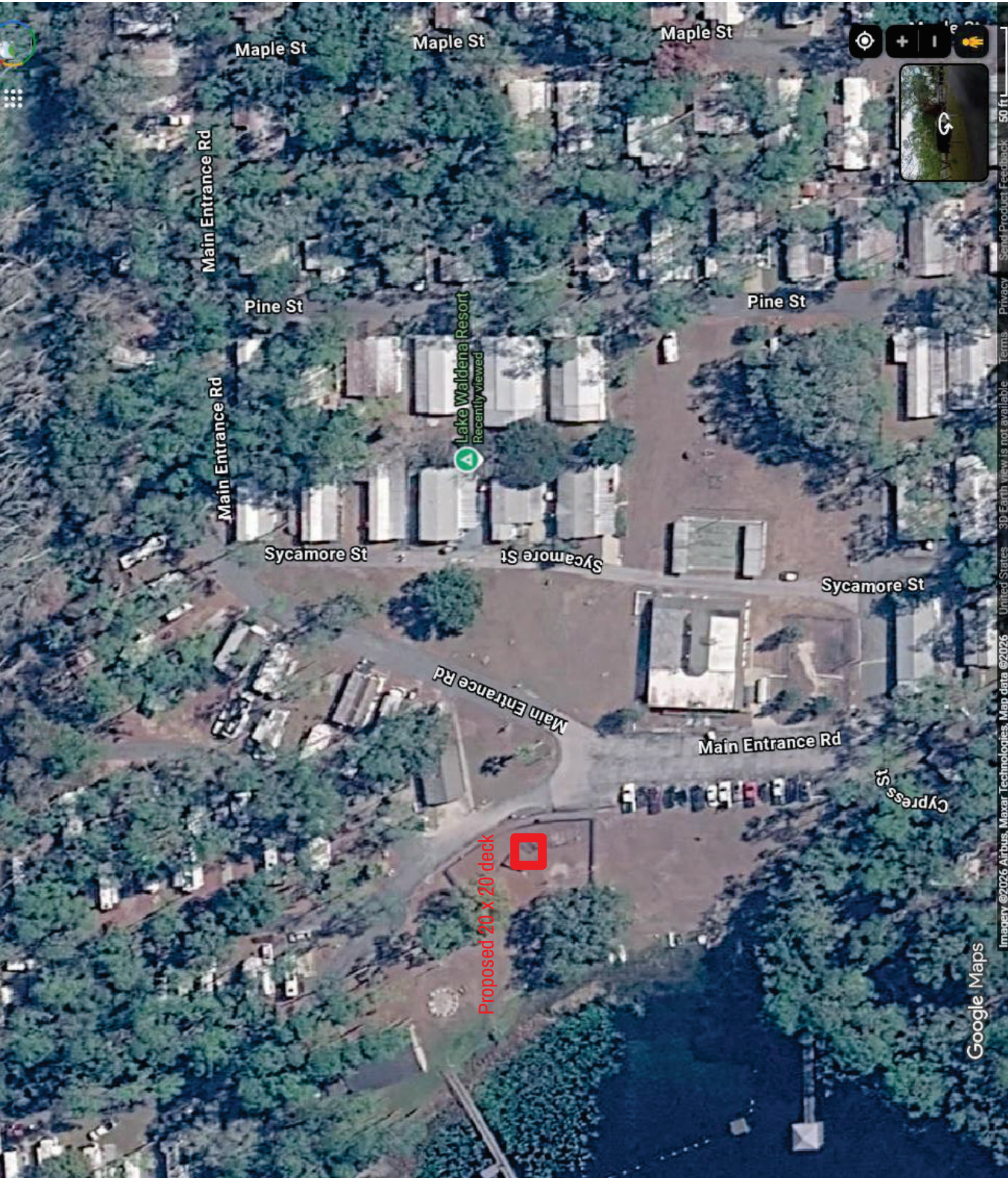
Applicant respectfully requests a waiver from the Major Site Plan requirement under LDC Section 2.21.1.A(1) for the proposed 20' x 20' open, free-standing wood deck.

The proposed work is limited to a minor accessory/common-area improvement at an existing resort property. The deck is open, non-habitable, not enclosed, not conditioned, and does not include plumbing, mechanical systems, new driveway access, utility expansion, or stormwater infrastructure.

The proposed deck does not create a new use, does not increase occupancy in a manner requiring additional site infrastructure, does not generate additional driveway trips, and does not include a 24-inch stormwater discharge pipe or equivalent system.

Because the scope is limited to a small open deck amenity and does not materially alter the existing site layout, drainage pattern, access, traffic, or utility demand, Applicant respectfully requests that DRC waive the requirement for a full Major Site Plan and allow the building permit review to proceed with the submitted building permit documents and any additional limited documentation County staff may require.





Proposed 20 x 20 deck

