

March 14, 2025

PROJECT NAME: NAUTILUS RV PARK COMMUNITY CENTER

PROJECT NUMBER: 2025030022

APPLICATION: DRC WAIVER REQUEST #32586

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: N/A

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: The parcel is located within the Marion County Utilities (MCU) service area; however, MCU will not extend infrastructure to serve this site. As a result, the parcel will be released to the City of Ocala for utility services. A letter from the City of Ocala confirming service availability and connection requirements must be submitted prior to the issuance of a building permit.

Additionally, the City of Ocala must review and approve utility connections on future site plans, as these are not part of Marion County Development Review Process.

Note: The site plan is difficult to read.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A(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 total impervious coverage 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 10.53 -acre parcel (30602-000-00) and according to the MCPA, there is approximately 67,182 sf existing impervious area on-site. The applicant is proposing to replace two structures with a new one and while they have stated the new structure will result in the addition of new impervious area, it is not clear as to where they are placing it nor has the proposed increase of impervious area has been identified in the submitted plans. The site's existing impervious coverage has been approved per AR 472. The site will be over the allowed impervious area per AR per AR 472. There is a FEMA Special Flood Hazard Areas and a Flood Prone Area on the property. 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

AR# 32586

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3-6-25 Parcel Number(s): 30602-000-00 Permit Number: 2025021516

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Nautilus RV Park Community Center Commercial Residential
Subdivision Name (if applicable): Nautilus RV Park
Unit _____ Block _____ Lot _____ 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): David Hess
Signature: David C. Hess, Manager of LLC
Mailing Address: 151 N River Dr E City: Jupiter
State: FL Zip Code: 34458 Phone # 204-994-0074
Email address: david.hess@audereventures.com 270

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence:

Firm Name (if applicable): Wilmek Construction Contact Name: William Martter
Mailing Address: 603 E Fort King St City: Ocala
State: FL Zip Code: 34471 Phone # 325-789-9908
Email address: scheduling@wilmek.com

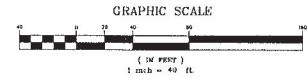
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A(1)
Reason/Justification for Request (be specific): This request is for the demolition of two existing buildings and the construction of one new building in their place. While the project results in an increase in impervious surface beyond the allowable amount, the proposed development brings zoning and land use regulations up to code, and there is no significant impact to site drainage, traffic, or infrastructure.

DEVELOPMENT REVIEW USE:

Received By: Kristen Date Processed: 03/07/2025 Project # 2025-03-0022 AR # 32586
03/07/2025

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): _____



THIS SURVEY IS PROVIDED AS A SERVICE ONLY AND IS INTENDED ONLY FOR THE PEOPLE LISTED AND THE PURPOSES SPECIFICALLY SET FORTH IN THE INSTRUMENT. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

LINE TABLE

BOUNDARY	---
THE LINE	---
LEFT LINE	---
BUILDINGS	---
CENTERLINE	---
POINT OF WAY	---
TOP OF BANK	---
TOP OF FLORE	---
ENTRANCE OF MANHOLE	---
OVERHEAD WIRE	---

LEGEND OF SYMBOLS & ABBREVIATIONS

F.C.	FACE	F.L.	FENCE LINE		
F.B.	FLAT BOOK	F.C.	FENCE CORNER		
O.R.	OFFICIAL RECORD	C.C.	CONCRETE		
NOV	NOTICE OF WAY	C.L.F.	CHAIN LINK FENCE		
P.C.	POINT OF CURVE	C.B.S.	CONCRETE BLOCK STRUCTURE		
P.T.	POINT OF TANGENT	E.P.	ASPHALTED PAVEMENT		
P.R.C.	POINT OF REVERSE CURVE	(D)	ASPHALTED DRIVE		
P.C.C.	POINT OF COMPASS CURVE	(F)	ASPHALTED DRIVE		
P.O.B.	POINT OF BEGINNING	(P.P.D)	PRIVATE MEASUREMENT		
P.O.C.	POINT OF COMMENCEMENT	F.C.M.	FOUND CONCRETE MONUMENT		
F.H.	FOUND IRON ROD	S.C.M.	SET CONCRETE MONUMENT #5M2045		
F.I.P.	FOUND IRON PIPE	S.I.R.	SET IRON ROD & CAP #5M2045		
F.N.D.	FOUND NAIL & DISK	S.N.D.	SET NAIL & DISK STAMPED #5M2045		
M.	METER POST	V.	VAULT	G.T.	GREASE TRAP
P.P.	POWER POLE	S.N.	SIGN (AS NOTED)	S.M.	SEWER MANHOLE
L.P.	LIGHT POLE	T.	TOWER	H.V.	HEWER VALVE
M.W.	MAY WIRE	M.W.	MONITORING WELL	C.	CLEAN OUT
E.M.	ELECTRIC MANHOLE	F.P.	FLAG POLE	G.V.	GAS VALVE
E.M.	ELECTRIC METER	W.V.	WATER VALVE	G.M.	GAS METER
E.V.	ELECTRIC VAULT	F.H.	FIRE HYDRANT	H.C.P.	HANDICAPPED PARKING
E.H.	ELECTRIC BOX	B.F.P.	BACKFLOW PREVENTER	M.E.S.	METER END SECTION
T.	TRANSFORMER	W.M.	WATER METER	T.S.B.	TRAFFIC SIGNAL BOX
A.C.U.	AIR CONDITIONER UNIT	W.	WELL	S.L.	SIGNAL LIGHT
T.M.	TELEPHONE MANHOLE	I.D.M.	IRIORM DRAIN MANHOLE	S.L.P.	SIGNAL LIGHT POLE
T.B.	TELEPHONE BOX	I.D.I.	IRIORM DRAIN INLET	P.A.	POINT OF ACCESS
C.B.	CABLE BOX				

