



**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

July 22, 2025

JENNIFER'S PERMITTING SERVICE  
JENNIFER M. PRIVATEER  
2995 SE 40TH STREET  
OCALA, FL 34480

**SUBJECT: DRC INFORMATIONAL LETTER**  
PROJECT NAME: SOUTHSIDE: COLE  
PROJECT #2025070061  
APPLICATION: DRC WAIVER REQUEST #33117

Dear Ms. Privateer:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on July 28, 2025. This item will be on the consent agenda and attendance is not required.

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 14864-000-03 is located within the Marion County Utility Service Area; however, it is currently outside of connection distance for both water and sewer services. Marion County Utilities has no objection to the requested waiver for construction of a single-family residence, as the proposed development will not impact utility infrastructure or trigger a connection requirement at this time.

Please note that the parcel is located within the Primary Springs Protection Zone and lies within the Urban Growth Boundary.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 6,028 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.

Note: The applicant owns a 2.93-acre lot (PID 14864-000-03) in the Avonlea Phase 1 subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 13,528 sf of impervious coverage. The Avonlea Phase 1 subdivision assumes 7,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**





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33116

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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7/9/2025 Parcel Number(s): 14864-000-03 Permit Number: 2025-07-0114  
mm/dd/yyyy

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: SouthSide : Cole Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): Autumn Downs  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Michael Cole and Janet N. Scargill-Cole  
Property Owner's Signature: Michael Cole Janet N. Scargill-Cole  
Property Owner's Mailing Address: 801 NE 45th Pl.  
City: Ocala State: FL Zip Code: 34479 Phone # \_\_\_\_\_

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

Firm Name (if applicable): Jennifer's Permitting Service Contact Name: Jennifer M. Privateer  
Mailing Address: 2995 SE 40th Street City: Ocala, State: FL Zip Code: 34480  
Phone # (352) 817-4988 Alternate Phone # \_\_\_\_\_  
Email address: jenniferpermitting@yahoo.com

**D. WAIVER INFORMATION:**

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN  
Reason/Justification for Waiver Request: Requesting waiver to a Major Site Plan to install a 9238sf house on 2.93 acres. 13,528sf with concrete; Per zoning, the allowance for this parcel is 6000sf  
Requesting to work with Stormwater to address the additional runoff. ISR is 10.599%

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

email 7/15/25 7/17/25 kah 202507006.  
**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Must Vacate Plat: Yes ☐ No ☐  
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

Revised 5/2017

*Empowering Marion for Success*

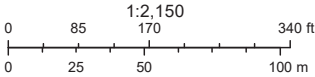
[www.marioncountyfl.org](http://www.marioncountyfl.org)





**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

Last Updated 12/12/2024



[Map Title]

7/15/2025  
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Impervious SF:  
 Proposed SFR: 9238  
 Conc D/Way 2240  
 Conc Slab 1900  
 Sidewalk 150  
 Total SF 13,528

Total Acres: 2.93  
 ISR is 10.599 %

S = Proposed Septic  
 will exceed minimum  
 setback requirements

