

April 16, 2024

PROJECT NAME: WATERMAN

PROJECT NUMBER: 2024040040

APPLICATION: DRC WAIVER REQUEST #31413

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Letter provided from HOA - Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 0.24
FLU: LR
ZONING: PUD
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED FGUA service area with proof of service on file with MCU (against permit 2021091791)
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - 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 1,713 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.
Note: The applicant owns a 0.24-acre lot (PID 34546-144-00) in the Juliette Falls subdivision. There is 3,955 sf existing impervious coverage on the site. The project proposes to add 258 sf of impervious coverage. The Juliette Falls subdivision assumes 2,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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AR 31413

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4-3-24 Parcel Number(s): 34546-144-00 Permit Number: 2024-03-2502

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Waterman Commercial Residential
Subdivision Name (if applicable): Juliette Falls
Unit _____ Block _____ Lot 144 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): Edward Waterman
Signature: [Signature]
Mailing Address: 1129 SW 179th Court Road City: Dunnellon
State: FL Zip Code: 34432 Phone #: 586-850-0428
Email address: combuildersinc@aol.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): Community Builders Contact Name: Kick
Mailing Address: 2338 W. Dunnellon Rd City: Dunnellon
State: FL Zip Code: 34433 Phone #: 352-489-3178
Email address: combuildersinc@aol.com

D. WAIVER INFORMATION:

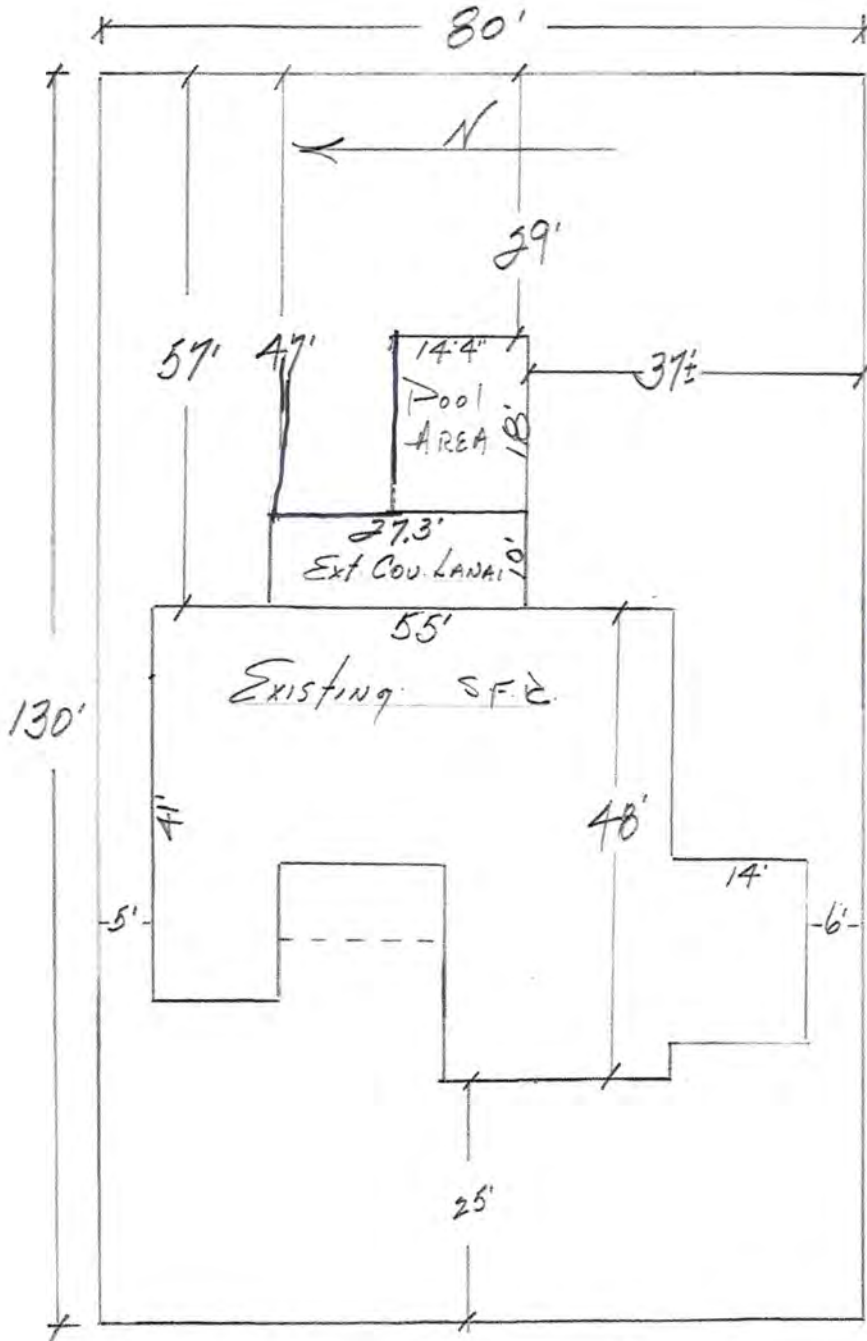
Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Installing a in-ground concrete pool with pavers and deck. We are over 257,994 square feet over impervious allowance. Waiver is for Allowance.

DEVELOPMENT REVIEW USE:

Received By: Email 4/9/24 Date Processed: 4/10/24 BM Project # 2024040040 AR # 31413

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): _____

Permit # 2024-03-2502



257 sq feet
of pavers and decks
will be added to
the property.

S/w 179th Ct. Rd.

EDWARD WATERMAN, 4129 S/w 179th Ct. Rd.
PAR ID. 34546-144-00
JULIETTE FALLS

1" = 20'

Applicant Name (Owner): EDWARD WATERMAN
Parcel ID (lot): 34546-144-00
Site Address: 7129 SW 179TH COURT RD
Subdivision: Juliette Falls
Marion County Building Permit Application No. (if available): 2024032502
Waiver Application Request No. (if available): TBD

SW-1

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Juliette Falls subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the JULIETTE FALLS HOMEOWNERS ASSOCIATION, INC. (name of maintenance entity). The subdivision Improvement Plans (AR# 2540) 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 2,500 square feet impervious coverage per lot. The above referenced lot currently has 3,955 square feet impervious coverage and the proposed project will add 257,994 square feet impervious coverage.

EDWARD WATERMAN
Owner Name (Print)

Edward Waterman 4-9-24
Owner Signature Date

MASTER PERMITEE: 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 HOA 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 HOA and the HOA does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.

RONI CHAPPER
HOA Representative (Print)

[Signature] 4-9-24
HOA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: JULIETTE FALLS
Address: 17985 SW 164th PL, SUMNER, FL 34432
Phone: 352-465-4000
Email: HOA@JULIETTEFALLSHOA.COM