

July 3, 2025

PROJECT NAME: POOL AND DECK ADDITION

PROJECT NUMBER: 2025060026

APPLICATION: DRC WAIVER REQUEST #32961

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance to closest water or sewer mains.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A
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 overage 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 2.23 -acre parcel (0800-302-003) and according to the MCPA, there is approximately 13,070 sf existing impervious area on-site. The applicant is proposing to add 416 sf for a pool+deck. The total existing and proposed impervious area is 13,486 sf. The site will be approximately 4,486 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas 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

32961

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/28/25 Parcel Number(s): 0800-302-003 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Pool and Deck Addition Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Meadowbrook Ranches
Unit _____ Block _____ Lot 302

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): Thomas Sapp
Property Owner's Signature: Thomas Sapp
Property Owner's Mailing Address: 14261 NE 42nd Terrace
City: Anthony State: FL Zip Code: 32617 Phone # 325-245-8592

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

Firm Name (if applicable): Abshier Engineering Inc. Contact Name: Ed Abshier
Mailing Address: P.O. Box 2770 City: Belleview State: FL Zip Code: 34421
Phone # 352-266-9555 Alternate Phone # 352-245-8592
Email address: ed@abshiereng.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: The site is 2.23 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 sf. Marion County Stormwater staff on the required stormwater controls.

DEVELOPMENT REVIEW USE:

Received By: email 6/5/2025 Date Processed: 6/10/25 kah Project # 2025060026 AR # 32961

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 7/2017

Empowering Marion for Success

www.marioncountyfl.org

Marion County Florida - Interactive Map

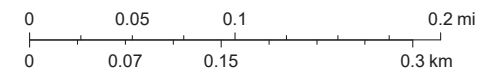


6/27/2025, 12:29:02 PM

- | | | |
|-------------------------|------------------------|---------------|
| Marion County | OCE Maintained Unpaved | Green: Band_2 |
| Parcels | Streets | Blue: Band_3 |
| County Road Maintenance | Red: Band_1 | |
| OCE Maintained Paved | | |

Aerial 2024

1:4,514



Marion County Property Appraiser, OCE, Marion County
BOCC

