

September 4, 2025

PROJECT NAME: LEVON LAKE KERR PROPOSED RESIDENCE

PROJECT NUMBER: 2025080044

APPLICATION: DRC WAIVER REQUEST #33246

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: NO, this is not an allowable waiver. This is a designated FEMA Floodplain with a 26.5' BFE and the Florida Building Code and the Marion County Land Dev. Code does not allow any variance or waiver when it comes to the one foot above the BFE when building in the FEMA Floodplain. Whenever there is another floodplain, such as the Marion County Flood Prone Area the FEMA Floodplain ALWAYS supersedes all. All structures must be showing during the FEMA Elevation Certificate Process with a Surveyor that the top of the bottom floor will be at least 27.5'
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: NO, this is not an allowable waiver. This is a designated FEMA Floodplain with a 26.5' BFE and the Florida Building Code and the Marion County Land Dev. Code does not allow any variance or waiver when it comes to the one foot above the BFE when building in the FEMA Floodplain. Whenever there is another floodplain, such as the Marion County Flood Prone Area the FEMA Floodplain ALWAYS supersedes all. All structures must be showing during the FEMA Elevation Certificate Process with a Surveyor that the top of the bottom floor will be at least 27.5'
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 11345-003-00 is within the Marion County Utilities service area but is currently outside of connection distance. Existing MCU infrastructure is located approximately 4.5 miles away (+/-). MCU has no comments regarding the floodplain zones for this site, as they will not impact future utility connections, utility easements, or rights-of-way.  
  
This parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: N/A

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO  
REMARKS: N/A

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 6.13.5 Flood plain and protection  
STATUS OF REVIEW: INFO

REMARKS: Staff supports the waiver to provide compensating storage on the lake front for essential grading to reach the desired FFE of the habitable structure. This does not constitute approval for grading the site at will or for any other structures outside of the habitable structure. Engineer to provide grading plan for staff review and approval.

Staff does not support the waiver for compensating storage for the south flood prone area. Based on available contour data, this flood prone is a low spot in the community and affects adjacent properties. Also, the flood prone area is depicting as inundating NE 131st Lane and therefore could affect ingress/egress for properties to the east.



**Marion County  
Board of County Commissioners**

33246

**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**

Date: 8/15/25 Parcel Number(s): 11345-003-00 Permit Number: \_\_\_\_\_

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

Project Name: Levon Lake Kerr Proposed Residence Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
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): Levon Lake Kerr, LLC, Michael V. Wiechens, Manager  
Signature: [Signature]  
Mailing Address: 1441 S.E. 80th Street City: Ocala  
State: FL Zip Code: 34480 Phone # 352-266-4402  
Email address: mwiechens@wiechensconstruction.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.  
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala  
State: FL Zip Code: 34470 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.13.5 Flood plain and protection  
Reason/Justification for Request (be specific): Please see attached Reason/Justification for Request  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: email 8/18/25 Date Processed: 8/20/25 kah Project # 2025080044 AR # 33246

**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): \_\_\_\_\_

## Levon Lake Kerr Proposed Residence

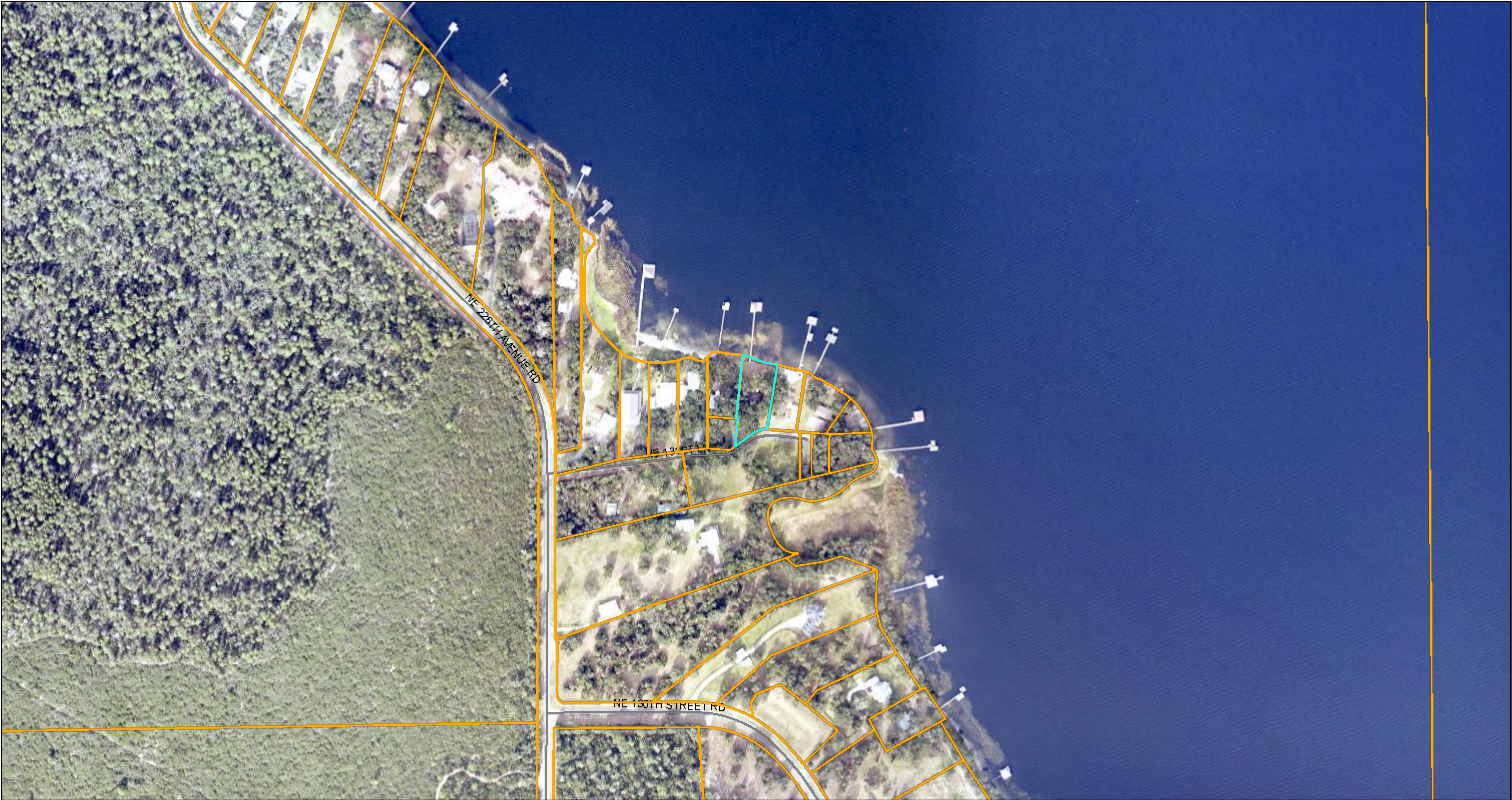
### 6.13.5 Flood Plain and Protection

#### Reason/Justification for Request Continued:

There are three (3) different flood plains onsite; two (2) are Marion County Flood Prone Areas and one (1) is a FEMA Flood Zone. The elevation difference between the FEMA Flood Zone and the Marion County Flood Prone Area for Lake Kerr is 0.61', with the FEMA Flood Zone being the higher elevation. We are proposing the FF elevation of the proposed building to be 27.5', one foot above the FEMA BFE, and to not have to provide floodplain compensation for fill in the FEMA flood plain of Lake Kerr (~5,000 acres) due to it being de minimis. We would also like to request not providing any flood plain compensation for the southern Marion County Flood Prone area located onsite, as it does not have an established BFE and based on the owner not seeing any flooding conditions nor standing water onsite since family ownership dating back to the early 1970s.



# Marion County Florida - Interactive Map



8/20/2025, 10:58:29 AM

Marion County

Parcels

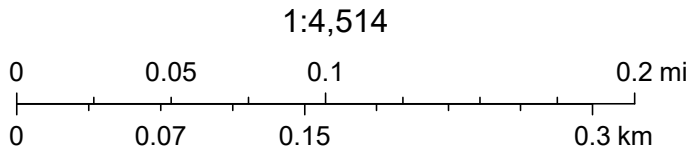
Streets

Aerial 2024

Red: Band\_1

Green: Band\_2

Blue: Band\_3



Marion County Property Appraiser, Marion County BOCC



WHITE LINE = PROPOSED RESIDENCE FOOTPRINT

BLUE LINE = TOPOGRAPHIC LIMITS

YELLOW LINE/HATCH = FEMA FLOODPLAIN (26.5')

ORANGE LINE/HATCH = MC FLOOD PRONE AREA (25.89')

