

March 6, 2025

PROJECT NAME: SMA MARION OAKS BASKETBALL COURT

PROJECT NUMBER: 2025020064

APPLICATION: DRC WAIVER REQUEST #32532

- 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: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 2.28.25 - Current Marion County Utility customer. Waiver generates no additional flows.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved. The 25.25 -acre parcel (35460-004-00) and according to the MCPA, there is approximately 226,386 sf existing impervious area on-site. The applicant is proposing to add 3,400 sf for a basketball court. The total existing and proposed impervious area is 2,29786 sf. The existing impervious overage was approved under AR 22712 and the existing DRA has sufficient capacity for the runoff from the proposed addition. There is a FEMA Special Flood Hazard Area and a Flood Prone Area confined to the existing DRA on the property.



**Marion County
Board of County Commissioners**

AR #32532

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: 02/17/2025 Parcel Number(s): 35460-004-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SMA MARION OAKS BASKETBALL COURT 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): ANDREA SCHWEIZER, CFO, SMA HEALTHCARE
Signature:
Mailing Address: 150 MAGNOLIA AVE City: DAYTONA BEACH
State: FL Zip Code: 32114 Phone # 386.236.1683
Email address: aschweizer@smahealthcare.org

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

Firm Name (if applicable): DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS, P.E.
Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA
State: FL Zip Code: 34470 Phone # 352.854.5961
Email address: davis@dinkinsengineering.com

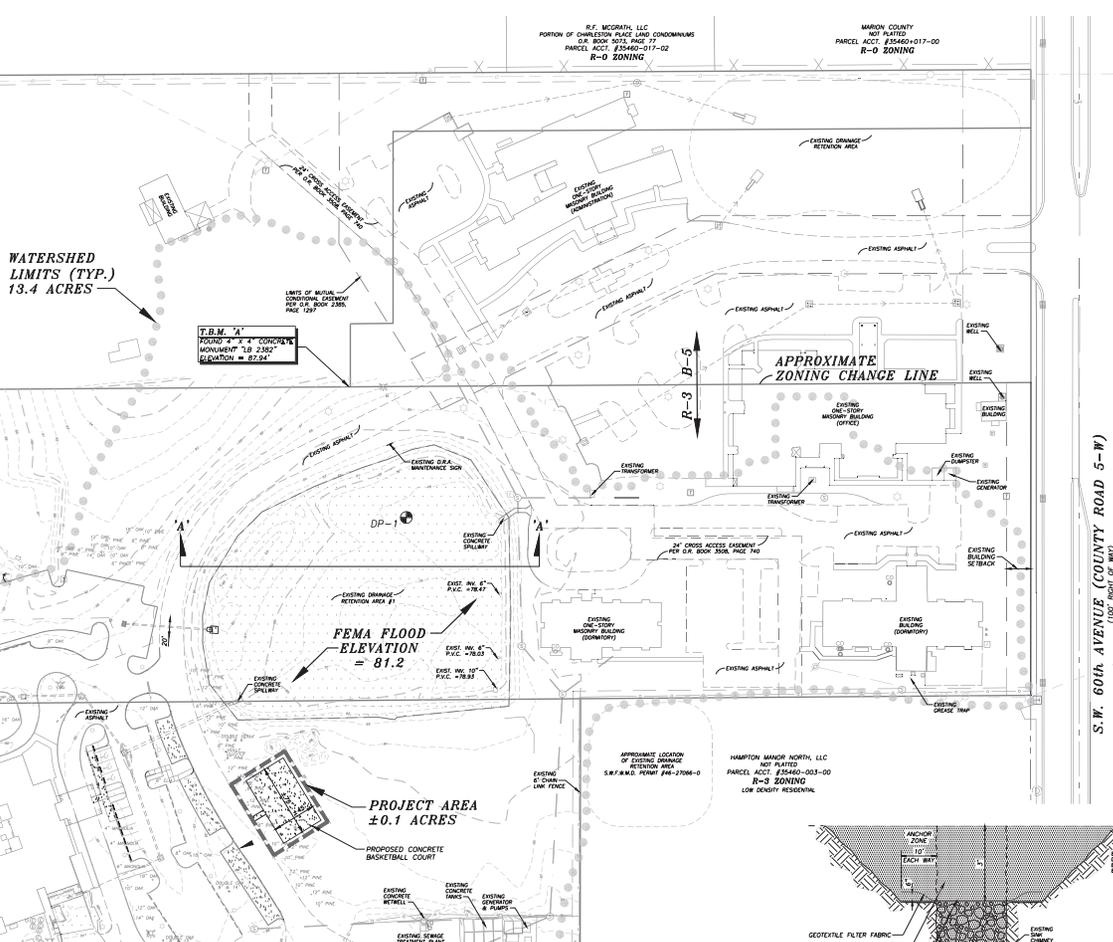
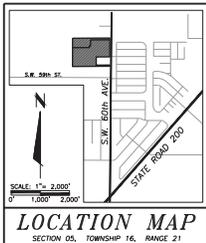
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1 MAJOR SITE PLAN
Reason/Justification for Request (be specific): This is a minor addition to a previously approved site plan for a grant funded basketball court. The minor addition has a negligible impact on the watershed or existing high functioning drainage retention area. A stormwater compliance plan has been prepared and illustrates sufficient capacity exists in the current condition.

DEVELOPMENT REVIEW USE:

Received By: Email 2/25/25 Date Processed: 2/26/25 CF _____ Project # 2025020064 AR # 32532

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): _____



WAIVER NOTE:
THIS STORMWATER COMPLIANCE PLAN HAS BEEN PREPARED AS A CONDITION OF A WAIVER OF THE MAJOR SITE PLAN (SECTION 2.2.1).

GENERAL STATEMENT:
THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A BASKETBALL COURT, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

OWNERSHIP DATA:
PARCEL ID#..... 35460-004-00
ZONING..... R-3 & B-5
FUTURE LAND USE..... URBAN RESIDENTIAL & COMMERCIAL
PROPOSED USE..... REHABILITATION CENTER
LAND OWNER..... SMA HEALTHCARE, INC.
384 HEALTHCARE, INC.
150 MICHOULI AVENUE
DAVENS BEACH, FL 32114
(386) 236-1883

SITE LOCATION:..... 5664 S.W. 60TH AVENUE, OCALA, FL 34744
(BASED ON R-3 ZONING)..... FRONT= 20' SIDE= 8' REAR= 25'

DRAINAGE CALCULATIONS:
RAINFALL (100-YEAR) (in)..... 11.5
HYDROLOGIC SOIL TYPE..... TYPE 'A'

WATERSHED CALCULATION:

WATERSHED AREA	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
WATERSHED AREA	206,216	4.74	100.00
PROJECT AREA	1,100	0.025	0.58
WATERSHED CN	61.87	62.21	

RUNOFF (100-YEAR) (in): 6.42
VOLUME (cft): 312,302
POST MAINT PRE (cft): 2,454

WATER QUALITY CALCULATION:
0.5" OF RUNOFF FROM WATERSHED = 24,340 C.F.

RETENTION AREA DESIGN:
PROPOSED ON-SITE D.R.A.

ELEV.	AREA (SQ. FT.)	VOLUME (CUB. FT.)
84.0	88,175	82,756
83.0	77,452	74,274
82.0	71,325	52,776
81.2	58,517	1,820
81.0	58,666	51,754
80.0	48,808	43,191
79.0	37,855	25,413
78.0	14,888	14,888
D.R.A. VOLUME (C.F.)		343,991 *

DRAINAGE NOTES:
1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT 100% 24HR STORM IS BY TR-55 TURBID-HYDROLOGY FOR SMALL WATERSHEDS.
2. THE TOTAL OF ON-SITE AND OFF-SITE AREAS WITHIN THE WATERSHED(S) WERE USED TO FIND THE WEIGHTED CN.
3. SEE SEPARATE DRAINAGE CALCULATIONS FOR ADDITIONAL RUNOFF AND STORAGE ANALYSIS.
4. * INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT INCLUDED. SEE NOTE 3 ABOVE.

DRAINAGE SUMMARY:
THE SMA HEALTHCARE BASKETBALL COURT ADDITION IS A 0.1 ACRE PROJECT LOCATED ON A 22.28 ACRE CAMPUS KNOWN AS THE CENTER AND IS LOCATED IN MARION COUNTY, FLORIDA. CURRENTLY, THE SITE IS DEVELOPED, GENERALLY SLOPED TO AN EXISTING D.R.A. IN THE CENTER OF THE CAMPUS. THE EXISTING D.R.A. IS ADEQUATELY SIZED TO MEET THE WATER QUALITY REQUIREMENTS OF THE MARION COUNTY WATER QUALITY REQUIREMENT. STORMWATER FROM THE DEVELOPMENT WILL BE DIRECTED TO THE ON-SITE D.R.A. BY A SERIES OF SWALES AND STORM PIPING.

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE LDC WITHIN THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60558

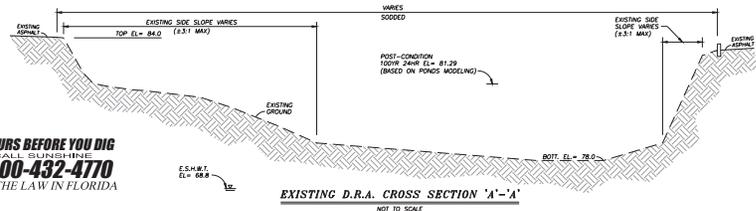
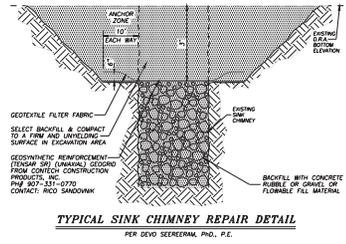
DATE:

IF DETAILED SOILED AND SEPALED, DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60558, THIS ITEM HAS BEEN DISTABLY SOILED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES

- GENERAL NOTES:**
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FOOT PRINT OF ANY SHALL CONFORM TO THE FOOT STANDARDS PLANS UNDER CURRENT EDITION.
 - NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER AND THE OFFICE OF THE COUNTY ENGINEER.
 - BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
 - TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
 - THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES. ANY ACCUMULATION OF EROSION, SEDIMENTATION, DIRT OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
 - MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - ANY DESTROYED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOILED, SEEDS AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOILED AREA SHALL BE UNDERGO 2" PRIOR TO INSTALLATION.
 - IF A SANDHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO MARION COUNTY AND S.W. ROAD SHALL BE NOTIFIED IMMEDIATELY.
 - DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
 - THE ELECTRICAL SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
 - THERE ARE NO WELDS ON THIS SITE.
 - AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN VERIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LOC. SECTION 4.1.8.4.
 - COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
 - THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS SECONDARY PROTECTION ZONE.
 - THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ).
 - FEMA HAS DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. A PORTION OF THE SITE IS IN FLOOD ZONE AE AND HAS AN ELEVATION OF 81.2.

SOIL TEST RESULTS: DP-X
TESTED BY: GEO-TECH, INC.
TEST DATE: SEPTEMBER 21, 2010
TEST HOLE #DP-1 (GROUND EL= ±77.8)
0" - 120" BROWN FINE SAND (SP)
ESTIMATED SEASONAL HIGH WATER TABLE GREATER THAN DEPTH DRILLED
CONTAINING LAYER GREATER THAN DEPTH DRILLED
FIELD HORIZONTAL PERMEABILITY @ APPROX. 1.0 FOOT = 33.3 FEET/DAY



48 HOURS BEFORE YOU DIG
CALL
1-800-432-4770
IT'S THE LAW IN FLORIDA

125 N.E. 1st AVENUE
OCALA, FL 34470
PHONE: (352) 834-9961

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150

NO.	REVISION	DATE
1	PRELIMINARY ISSUE	02-21-25

DESIGN: DD/JLS/DRW: T/M/S/O: CHECK: D.L.D.

STORMWATER COMPLIANCE PLAN

SMA BASKETBALL COURT

MARION COUNTY, FLORIDA