

December 17, 2024

PROJECT NAME: REYNOLD'S POOL

PROJECT NUMBER: 2024120027

APPLICATION: DRC WAIVER REQUEST #32289

- 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: APPROVED
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
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 0.25-acre parcel (PID 35621-003-02) and according to the MCPA, there is approximately 5,006 sf existing impervious area on-site. The applicant is proposing to add 233 sf for a pool+ deck. The total existing and proposed impervious area is 5,239 sf. The site will be approximately 2,239 sf over the allowed 3,000 sf per the Majestic Oaks 1st Addition Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA has provided a letter of no-objection to the project. 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

AR 32289

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 12/8/24 Parcel Number(s): 35621-003-02 Permit Number: 2024 091234

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

Project Name: Reynold's Pool Commercial  Residential   
Subdivision Name (if applicable): Majestic Oaks First Add.  
Unit \_\_\_\_\_ Block C Lot 2 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): GEORGE REYNOLDS  
Signature: *George Reynolds*  
Mailing Address: 5497 SW 83RD LANE City: OCCALA  
State: FL Zip Code: 34476 Phone #: 352-598-0700  
Email address: PETESR@SpecialProducts.Nets

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

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

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): owner will compensate for  
Imperious over 3,000 sf

**DEVELOPMENT REVIEW USE:**

Received By: Email Date Processed: 12/12/24 BM Project # 2024120027 AR # 32289  
12/11/24

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

Applicant Name (Owner): CONNIE REYNOLDS  
Parcel ID (lot): 35621-003-02  
Site Address: 5497 SW 83RD LN  
Subdivision: Majestic Oaks 1st Addition  
Marion County Building Permit Application No. (if available): 2024091234  
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 Majestic Oaks 2nd Addition subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the HOMEOWNERS MAJESTIC OAKS HOA (name of maintenance entity). The subdivision Improvement Plans (AR# M011) 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 3,000 square feet impervious coverage per lot. The above referenced lot currently has 5,006 square feet impervious coverage and the proposed project will add 233 square feet impervious coverage.

CONNIE REYNOLDS Owner Name (Print)  
Connie Reynolds Owner Signature  
9/18/24 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.

HOA GERALD COUCH Representative (Print) HOA Gerald Couch Representative Signature Date 9/23/24

HOA/ POA/ DEVELOPER Contact Information:  
HOA/ POA/ DEVELOPER Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

