

September 19, 2025

PROJECT NAME: ENCLOSURE

PROJECT NUMBER: 2025090015

APPLICATION: DRC WAIVER REQUEST #33346

- 1 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.
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 3651-006-004 is within the Legendary Trails POA Utility area. Marion County Utilities has no concerns or comments regarding the enclosure expansion, as no additional flows are proposed for the local utility.
The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.
- 4 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 0.77-acre parcel (PID 3651-006-004) and according to the MCPA, there is approximately 6,657 sf existing impervious area on-site. The applicant is proposing to add 1,056 sf for a patio extension. The total existing and proposed impervious area is 7,713 sf. The site will be approximately 3,113 sf over the allowed 4,600 sf per the LEGENDARY TRAILS 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# 33346

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/8/2025 Parcel Number(s): 3651-006-004 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Enclosure Commercial ☐ Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block F Lot 4 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): Kristen Westling
Signature: _____
Mailing Address: 2635 SE 77th Street City: Ocala
State: FL Zip Code: 34480 Phone #: 201-879-7349
Email address: Kasm64@hotmail.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): _____ Contact Name: Same as above
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Patio extension with enclosure (24' by 44')

DEVELOPMENT REVIEW USE:

Received By: Kristen Date Processed: 09/08/2025 Project #: 2025-09-0015 AR # 33346

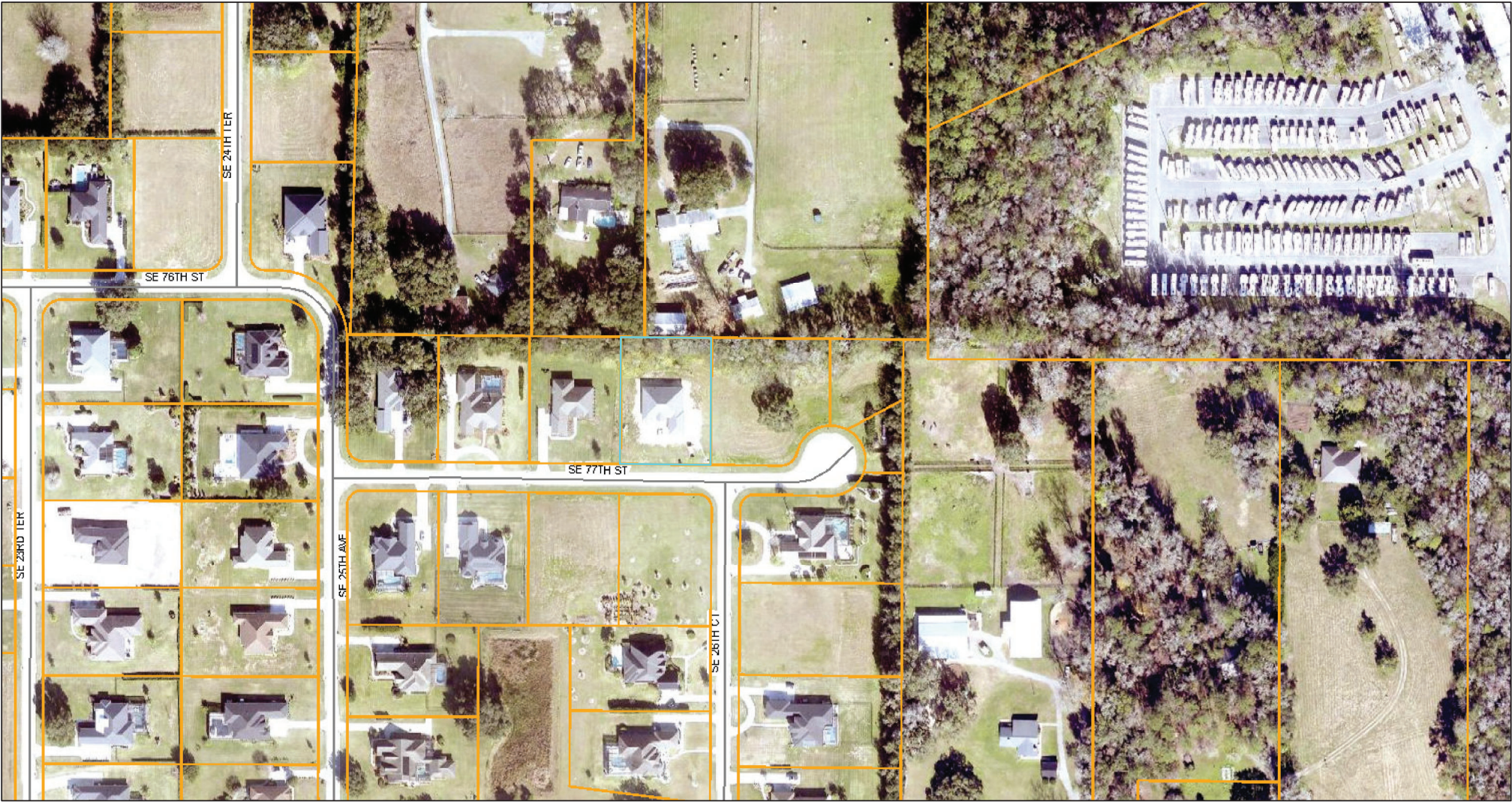
ZONING USE: Parcel of record: Yes ☐ No ☐

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): _____

MCBCC Interactive Map - Internal



9/16/2025, 11:54:03 AM

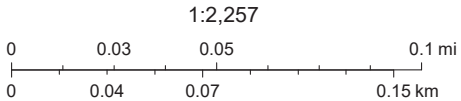
- Parcels

Streets

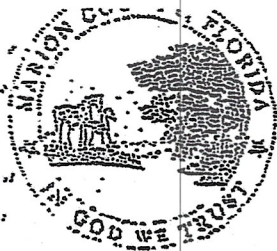
Marion County
- Green: Band_2

Blue: Band_3

Red: Band_1
- Aerial 2024



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC



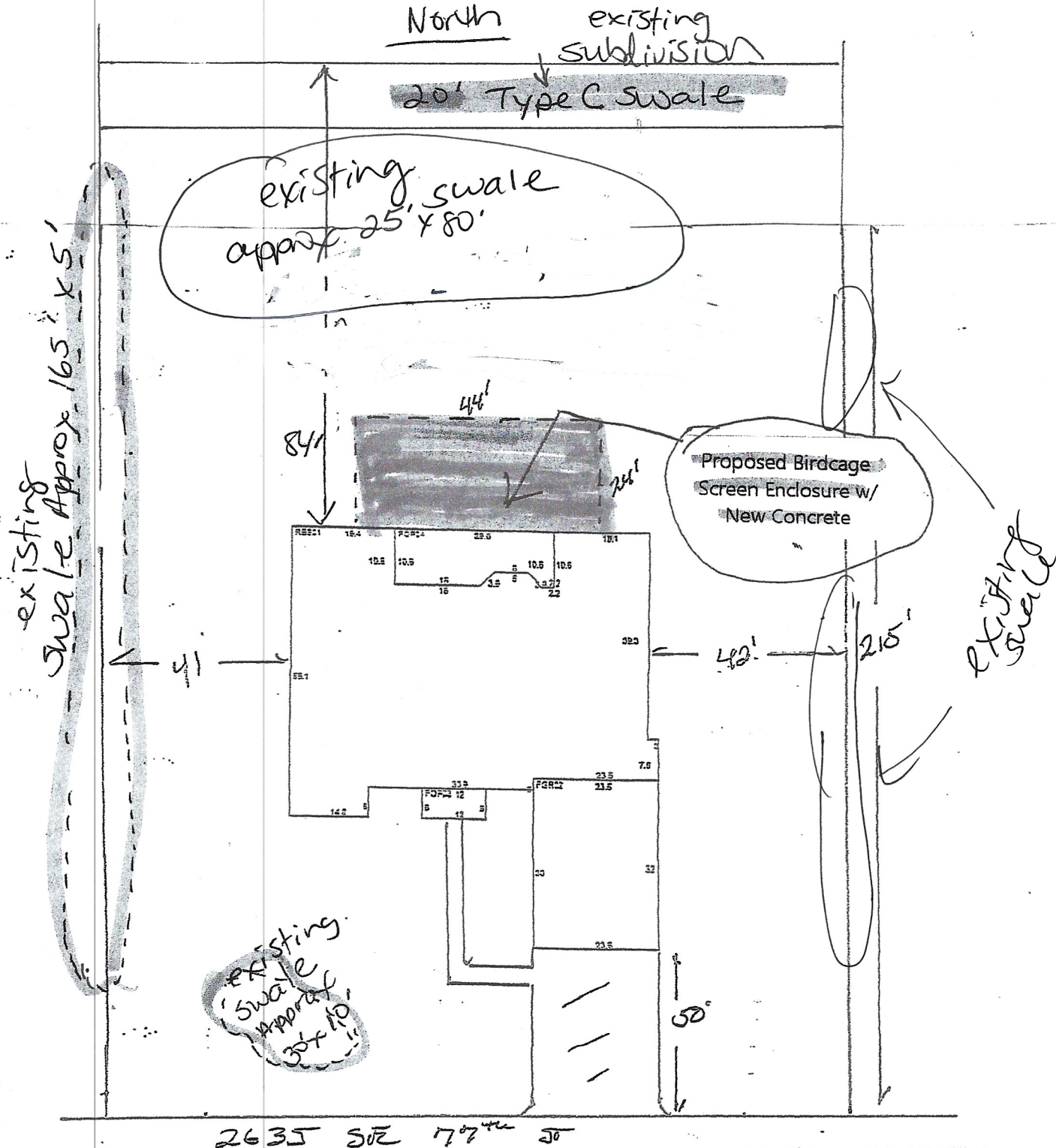
Marion County
Board of County Commissioners
Growth Services • Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Bird cage Screen room
Permit # 2025 06 1972

SITE PLAN

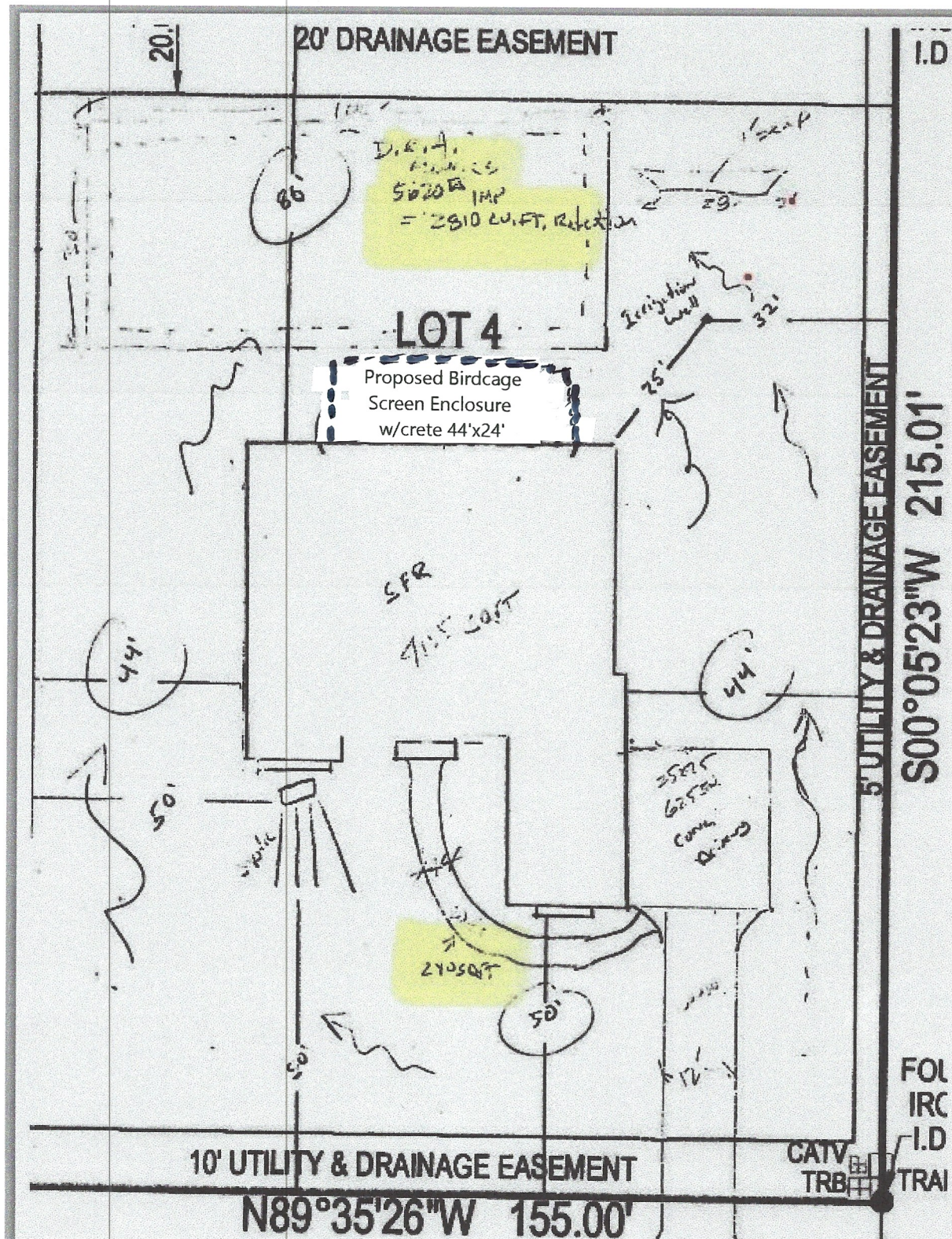
2635 SE 77th St.

State of Florida Department of Health & Marion County Building, Zoning and 9-1-1 Management
Parcel No. 3651-006-004. Scale: NOT TO SCALE



Site Plan Submitted By: Aluma-TEC REMODELING Inc Date: 5/12/25

"Meeting Needs by Exceeding Expectations"



Applicant Name (Owner): KRISTEN WESTLING
Parcel ID (lot): 3851-006-004
Site Address: 2835 SE 77TH ST
Subdivision: Legendary Trails
Marion County Building Permit Application No. (if available): TBD
Waiver Application Request No. (if available): TBD

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Legendary Trails subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the LEGENDARY TRAILS POA INC (name of maintenance entity). The subdivision Improvement Plans (AMS 3102) 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 4,800 square feet impervious coverage per lot. The above referenced lot currently has 6,857 square feet impervious coverage and the proposed project will add 1056 square feet impervious coverage.

Kristen Westling
Owner Name (Print)

K Westling
Owner Signature

6/22/2025
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 POA ☐ 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 POA ☐ and the POA 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.

Gene Nelson
POA Representative (Print)

Gene Nelson July 2025
POA Representative Signature Date

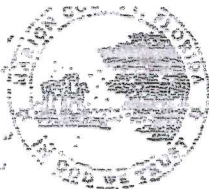
HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Legendary Trails

Address: _____

Phone: _____

Email: _____

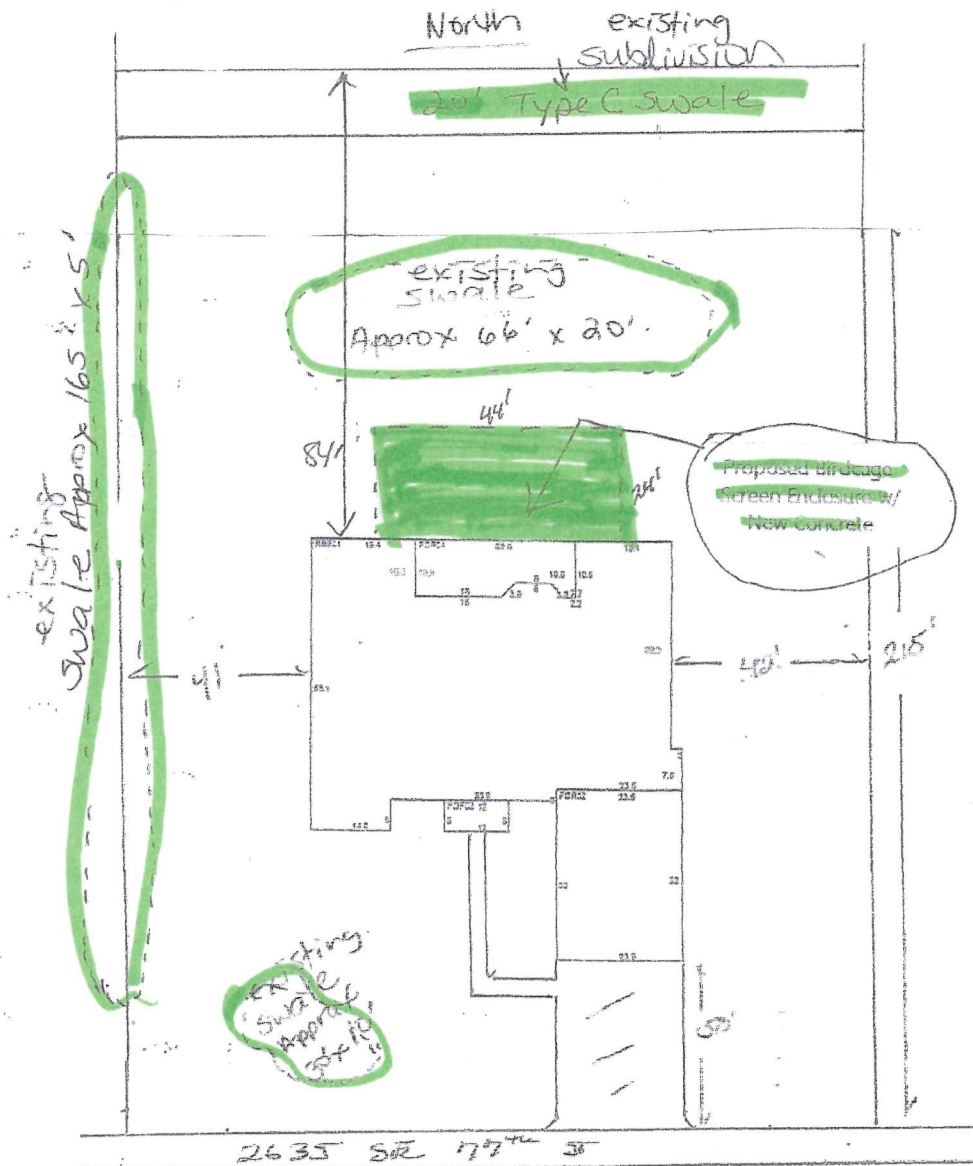


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Bird cage Screen room
Permit # 2025 06 1972

SITE PLAN

State of Florida Department of Health & Marion County Building, Zoning and 9-1-1 Management
Parcel No. 3651-006-004 Scale: NOT TO SCALE



Site Plan Submitted By: ALMA-TEC REMODELING, Inc. Date: 5/12/18

"Meeting Needs by Exceeding Expectations"

BEVIN + KAUSTEN WESTING
 2635 S.E. 77th ST.
 OCEAN FL 34480
 LEADLINE TRAILS

BIRD CAGE / FROG
 SCALE 1/8" = 1'

