

September 12, 2025

PROJECT NAME: GROW GARAGE

PROJECT NUMBER: 2025090009

APPLICATION: DRC WAIVER REQUEST #33337

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: LDC 2.21.1.A - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: LDC 2.21.1.A - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: LU: Rural Land. Zoning: R-1

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.21.1.A - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Parcel 1611-003-013 is within the Marion County Utility service area; however, it is currently outside connection distance to both water and sewer. The proposed additional garage will not change flows or impact Marion County Utilities.

The parcel is located outside of the Urban Growth Boundary and within the Primary Springs Protection Zone.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A - 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 2.05-acre parcel (PID 1611-003-013) and according to the MCPA, there is approximately 11,802 sf existing impervious area on-site. The applicant is wanting to get a permit for a 2,904 sf garage + an unspecified amount of impervious area for a driveway extension that never received a CO. The total existing and proposed impervious area is 11,802 sf. The site will be approximately 5,802 sf over the allowed 6,000 sf per the SILVER MEADOWS NORTH Subdivision. The entire property is located within a FEMA Special Flood Hazard Area and mostly within a Flood Prone Area. The HOA/POA is still active, and must provide a letter of no-objection to the project. Staff recommends approval with conditions.

33337



**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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 8/25/25 Parcel Number(s): 1611-003-013 Permit Number: 2024081791

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

Project Name: Grow Garage Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Silver Meadows North  
Unit \_\_\_\_\_ Block C Lot 13 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): Darrell Grow  
Signature: [Signature]  
Mailing Address: 123 Magnolia Blvd City: Lufkin  
State: TX Zip Code: 75904 Phone # 503-502-1150  
Email address: dgrow2000@yahoo.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): IPC Services Contact Name: Sarah Cobo  
Mailing Address: 3445 NE 24th St City: Ocala  
State: FL Zip Code: 34470 Phone # 352-732-8566  
Email address: build@ipcsc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: email 9/4/25 Date Processed: 9/4/25 kah Project # 2025090009 AR # 33337

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

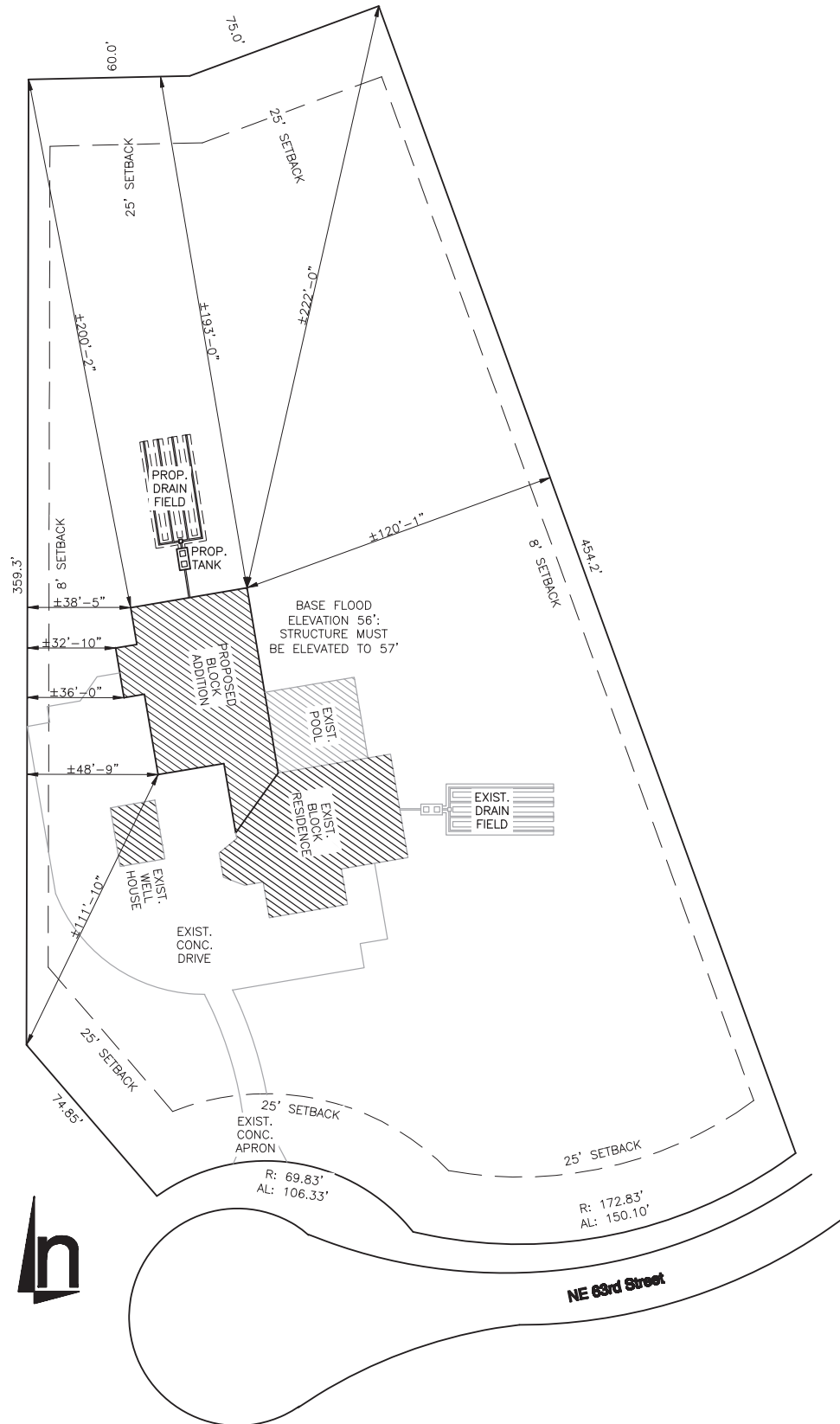
The reason for the wavier is on 3/23/2001 (permit number 1514717446) the existing residence was COED with an impervious area of 2,904 sq. ft. plus the driveway which is 4,178 totaling 7,082 sq. ft.. On 4/20/2001 (permit number 2001040583) a permit for a detached garage was issued but never COED and expired for a detached garage with an impervious area of 2,949 sq. ft.. At this point the total impervious area total is now 10,031 sq. ft. without taking into the account the concrete drive leading to the garage, which is over the allowable amount. On 9/19/2013 (permit number 2006040164) another permit was COED for an in-ground swimming pool with an impervious area of 1,030 sq. ft. bringing the property to a total impervious area of 12,901 sq. ft. which was all approved by the Marion County. Mr. Grow has now purchased the property and has made numerous efforts to remove as much area as possible to help with the impervious sq. ft. We do not believe Mr. Grow should be responsible for correcting what was already permitted and approved.

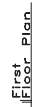
# Site Plan

# Grow Addition

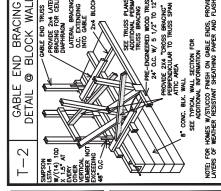
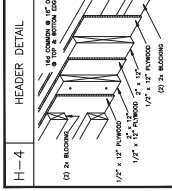
SCALE: 1" = 40'

P.I.D. 1611-003-013





PERMIT #	2001040583
DESCRIPTION	RESULT DATE
UNITS/ TR. BEAM	11/7/2001
FIND PRE-POUR	7/27/2001
ROUGH PLUMBING	7/26/2001
ADDITION/ ALTERATION TO EXIST. GARAGE W/ LIVING SPACE THIS PROPOSED WORK WILL BE OF AN EXIST. BLOCK GARAGE W/ LIVING SPACE ALTERATION TO THE EXTERIOR WILL BE NECESSARY. PROPOSED ADDITIONS WILL BE STRUCTURAL, & WILL CONSIST OF ELECTRICAL & PLUMBING. PROPOSED WORK IS TO BE A	



SQUARE FOOTAGE	
UPPER LIVING	6
LOWER LIVING	14
TOTAL LIVING	20
GARAGE	2
BREEZEWAY	1
FRONT ENTRY	1
LANAI	3
ATTIC STORAGE	

TOTAL (UNDER ROOF)	3,61
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DAVID L. O'NEAL, P.L. FL REG/17560

PROJECT	PAGE NUMBER	1	OF	7
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Zone	Effective Wind speed	POS	NEG	139
1	10	157	-20.8	
1	20	144	-24.4	
1	50	12.6	-18.6	
1	100	11.2	-14.2	
2	10	14.4	-20.3	
2	20	14.4	-20.3	
2	50	12.6	-23.9	
2	100	11.2	-20.5	
3	10	15.7	-38.9	
3	20	14.4	-33.9	
3	50	15.7	-27.2	
3	100	15.7	-27.2	
4	10	17.1	-16.6	
4	20	16.8	-17.9	
4	50	15.3	-16.8	
4	100	14.8	-16.1	
5	10	17.1	-22.9	
5	20	16.8	-22.9	
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5	100	14.8	-14.6	

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- SCHEDULE

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VERTICAL REINFORCING BARS (2)  
TOP BOND BEAM & (2) #5  
ALL FILLED WITH 3,000 P.S.I.  
CONCRETE (PUMP MIX)

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AGE

DER ROOF) 3,6

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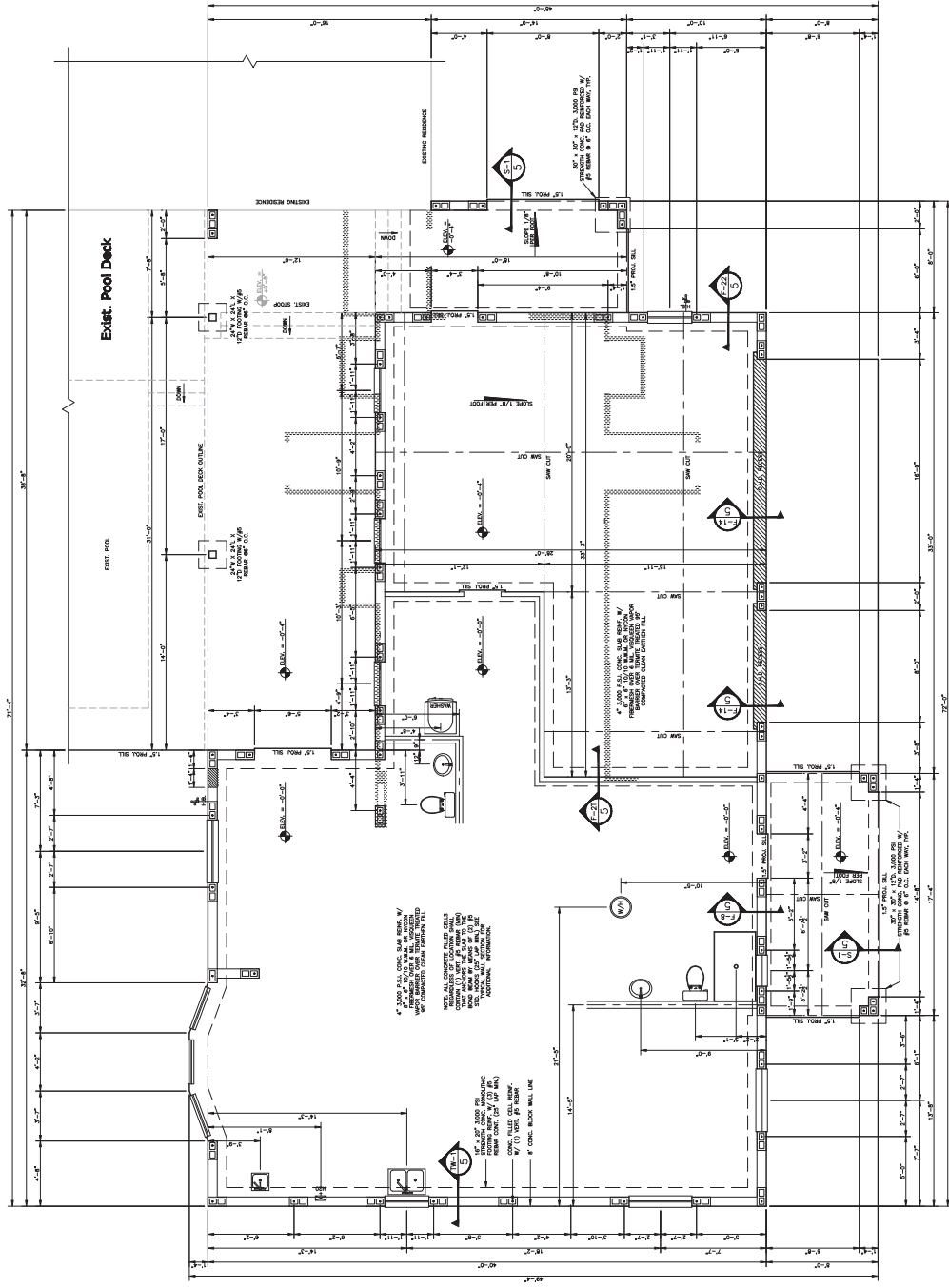








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Foundation Plan

PROJECT NAME: Grow Residence

PROJECT LOCATION: 5880 NE 24TH ST, SUITE 100, BOCA RATON, FL 33433

DATE: 01/11/2024

REVISIONS / ALTERATIONS:

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 24056

DESIGNER: Hayley Pittman

DATE: 01/11/2024

PAGE NUMBER: 7

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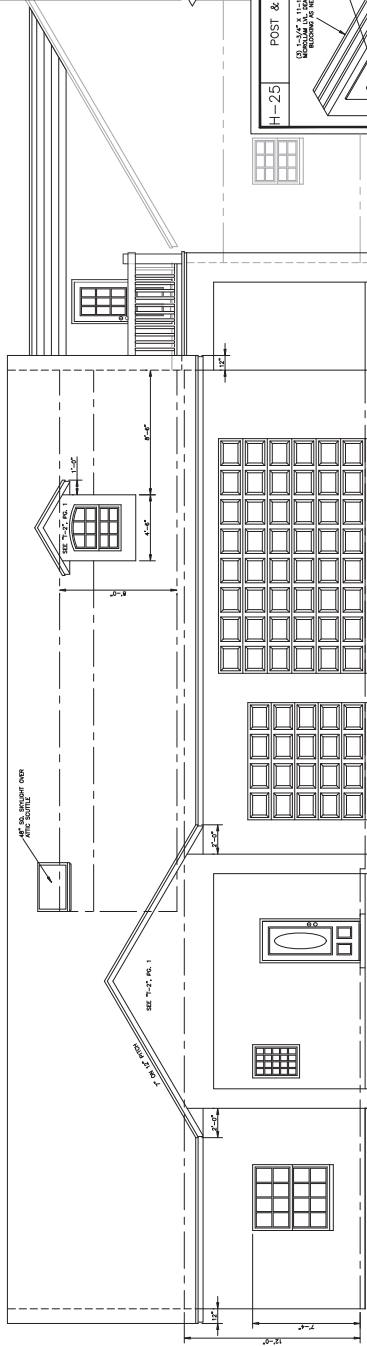
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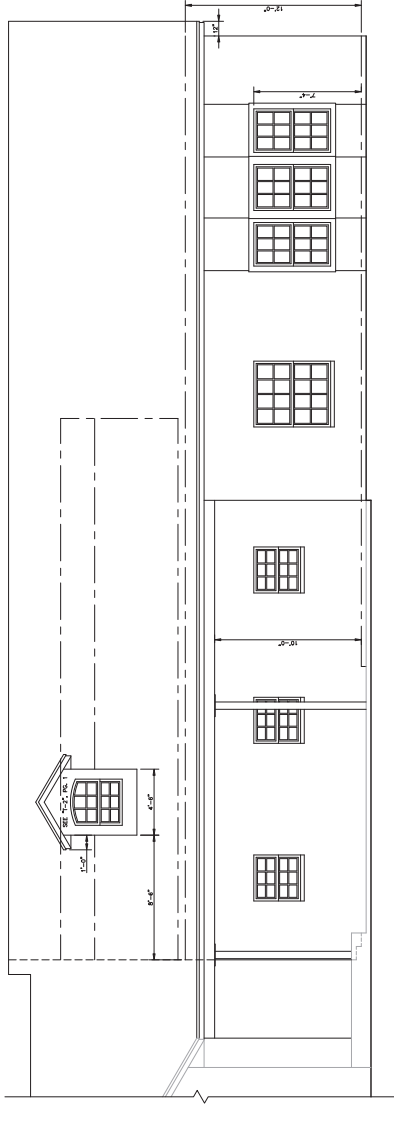


This form has been digitally signed and sealed by Darrell OKan on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



## Front Elevation



Rear Elevation



EXISTING RESIDENCE

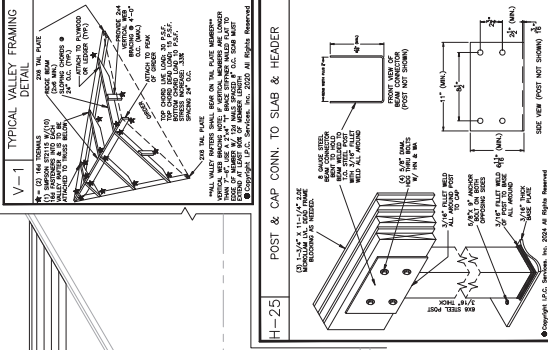


PROP. ROOF TO EXISTING ROOF



PROP. LANAI

TYPICAL MASONRY TO TRUSS CONNECTOR

[illegible]

RESERVED FOR BUILDING AUTHORITY

F.B.C.R. 8TH EDITION (2023)  
SECTION R703 EXTERIOR COVERING

[illegible][illegible][illegible][illegible]