

July 17, 2025

PROJECT NAME: KIM TRIANI POOL SPA DECK ENCLOSURE

PROJECT NUMBER: 2025070024

APPLICATION: DRC WAIVER REQUEST #33057

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: No issue with Fire
- 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 Parcel 90411-002-01 is within the Marion County Utility service area but is currently outside of connection distance. Marion County Utilities has no comment regarding impervious surface area at this time.  
The parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.
- 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 3.23 -acre parcel (90411-002-01) and according to the MCPA, there is approximately 3,081 sf existing impervious area on-site with 4,839 sf being added per permit 2022110711. The applicant is proposing to add 3,603 sf for a pool+deck. The total existing and proposed impervious area is 11,523 sf. The site will be approximately 2,523 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. 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 #33057**

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 06-19-25 Parcel Number(s): 90411-002-01 Permit Number: 2025-06-0769

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

Project Name: Kim Triani Pool Spa Deck Enclosure 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): Kimberly Triani  
Signature: Kimberly Triani  
Mailing Address: 10653 SE 100th Ln. City: Ocklawaha 32179  
State: FL Zip Code: 32179 Phone #: \_\_\_\_\_  
Email address: trianikimberly@gmail.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): COSTA'S OASIS Contact Name: David S. DeLafield  
Mailing Address: 3004 Ohara Drive City: New Port Richey  
State: FL Zip Code: 34655 Phone # cell 863-602-4332 office 352-49-7943  
Email address: david.deLafield@COSTASOASIS.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): 2 lots combined to 1 address. Storm water should not be an issue  
Large parcels all sand and absorbent. Possible space

**DEVELOPMENT REVIEW USE:**

Received By: Email 7/9/25 Date Processed: 7/10/25 CF Project # 2025070024 AR # 33057

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



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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) 2021.1.1A Major Site Plan

Reason/Justification for Request (be specific):  
Two large lots. no surrounding development. Soil is all sand and permeable space is more than ample. possible SWALE if necessary.

~~Section & Title of Code (be specific)~~ Continued. - Applicant requests a waiver  
~~Reason/Justification for Request (be specific):~~  
To the major site plan for swimming pool construction. The site will be over the allowed 9000 sq ft. per Marion County LDC. 2961 sq of deck area. pool is permeable @ 790 sq.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

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Reason/Justification for Request (be specific): \_\_\_\_\_

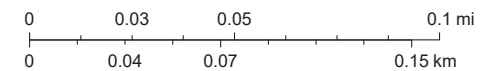
# Marion County Florida - Interactive Map



7/10/2025, 11:22:59 AM

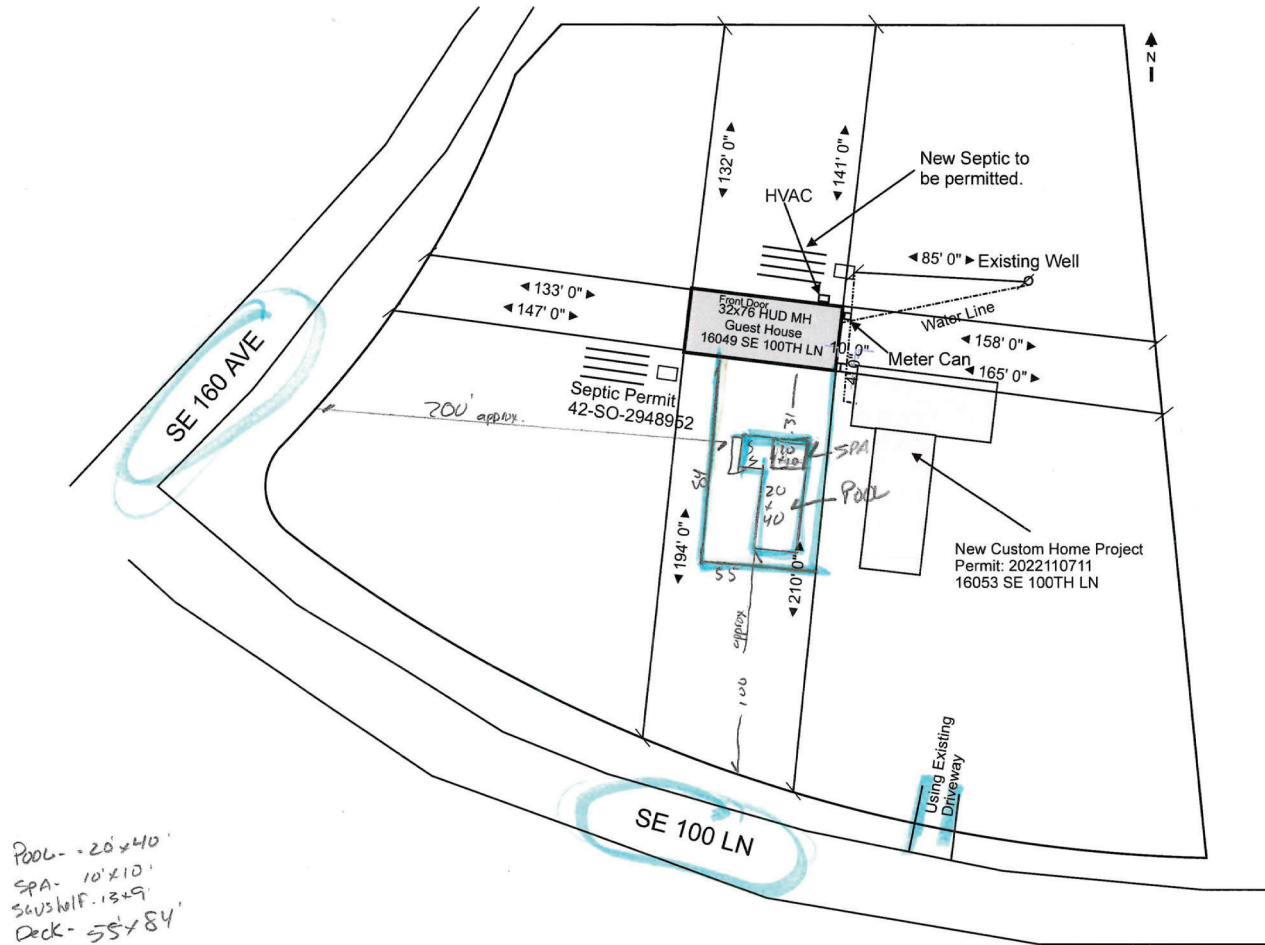
Marion County	Not Maintained	Green: Band_2
Parcels	Streets	Blue: Band_3
County Road Maintenance	Aerial 2024	
OCE Maintained Paved	Red: Band_1	

1:2,257



Marion County Property Appraiser, OCE, Marion County  
BOCC

1-60 SCALE



Site:	16053 SE 100th Ln Ocklawaha, FL 32179	Parcel:	90411-002-01	Project:	TRIAMI - Septic	Drawn:	Jon	Notes:	ALLSTAR HOMES 352-622-9910
Title:	New Septic Permit Site Plan for 16053 SE 110TH LN	Scale:	1" : 80'	Date:	08/06//2024	Rev:	A		