April 26, 2024
PROJECT NAME: DIMOVSKI PROPERTIES BRANKO DUPLEXES
PROJECT NUMBER: 2024040066
APPLICATION: DRC WAIVER REQUEST #31437

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Approved

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Staff is supportive of the C type buffer reduction from 15' to 8' ft; standard buffer planting requirements will still apply if approved.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: APPROVED - buffers

4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: staff supports

5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: n/a

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) - Buffers
STATUS OF REVIEW: INFO
REMARKS: Defer to Landscape

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 31437

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/12/2024 Parcel Number(s): 9025-0639-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: DIMOVSKI PROPERTIES BRANKO DUPLEXES Commercial ☑ or Residential ☐
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 25 Block 639 Lot 2

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): BRANKO & HEATHER DIMOVSKI
Property Owner's Signature: _____
Property Owner's Mailing Address: 4295 SE 120 Street
City: Bellview State: Fl Zip Code: 34420 Phone # (352) 219-3282

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

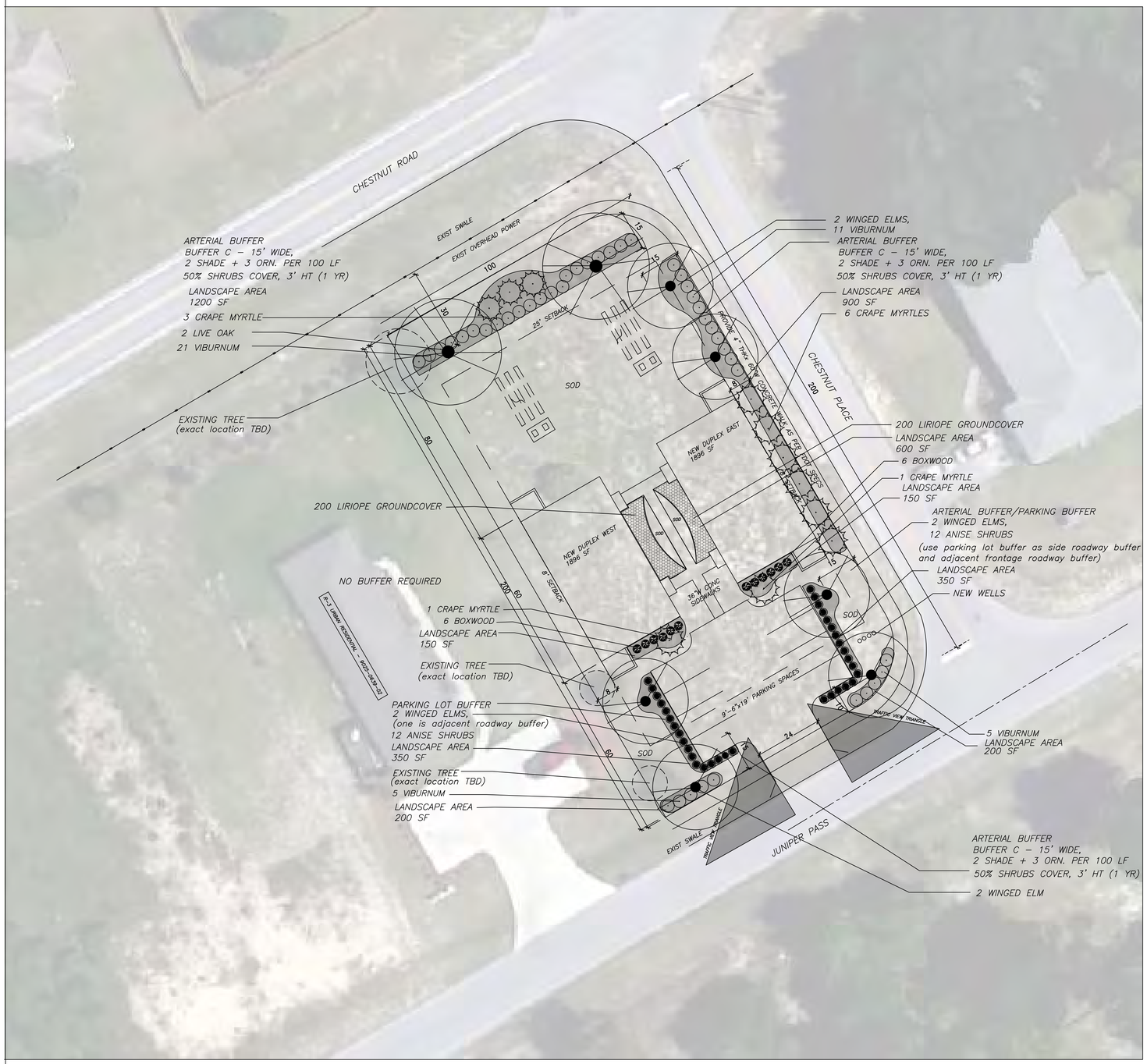
Firm Name (if applicable): _____ Contact Name: BRANKO DIMOVSKI
Mailing Address: 4295 SE 120 Street City: Belleview State: Fl Zip Code: 34420
Phone # (352) 219-3282 Alternate Phone # _____
FAX Number or Email address: BRANKO1@COMCAST.NET

D. WAIVER INFORMATION:
Section & Title of Code: 6.8.6.K (3)
Reason/Justification for Waiver Request: REDUCE ARTERIAL BUFFER TYPE C ALONG CHESTNUT PLACE FROM 15 FT TO 8 FT TO FIT IN THE BUILDING SETBACK. THE REMAINDER OF THE BUFFER WILL BE 15 FT USING SOME COMBINATIONS OF BUFFERS REQUIRED.

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:
Received By: Email 4/15/24 Date Processed: 4/16/24 BM Project # 2024040066 AR # 31437

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____



SITE DATA:

20,473 SF OR .47 ACRES
3,792 SQ.FT. BUILDING OR 18.5%
3,180 SQ.FT. CONCRETE AND PAVEMENT OR 15.5%
13,501 SQ.FT. OPEN SPACE/RETENTION OR 65.9%
6,972 SQ.FT. TOTAL ON–SITE IMPERVIOUS AREA, 34.1%

SITE LOCATED WITHIN SILVER SPRINGS PRIMARY PROTECTION ZONE

BUFFERS

The development of an individual single family residence or duplex is exempt from providing the required buffer on adjacent residential lot

ARTERIAL/COLLECTOR

C–Type buffer shall consist of a 15–foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof.
Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

PARKING

A minimum five–foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

TREE PRESERVATION

Landscape Calculations

Site Size (sf): 20,473.00
0.47 ACRE

Landscape Area: 20% Inside the Primary SPZ area

Landscape Area (sf): 4,095.00
4,100 SF PROVIDED
FFL Area (sf; 40% LA): 1,638.00
2,500 SF PROVIDED

Tree Protection / Tree Replacement

Pre-Development-Phase 1

Total Native DBH Inches: NO EXISTING ON SITE
(existing on site)

Per acre ratio: 0.00 per acre

Proposed Tree Removal

Total Native DBH Inches: 0.00
(to be removed)

Proposed Replacement

Total Native DBH Inches: 47" REQUIRED
(to be installed) 51.5 PROVIDED
Per acre ratio: 1" per acre

Shade Tree

Site Size / 3,000: 7.00
Required Shade Trees: 7.00
(rounded up)
Existing Shade Trees: 0.00
(to be preserved)
Proposed ShadeTrees: 8.00
3" CAL 6 WINGED ELMS
3" CAL 2 LIVE OAKS
ornamental
11 CRAPE MYRTLE 2.5" CAL 11 ORNAMENTAL
Total Shade Trees: 8.00

Sec. 6.8.5. - New residential developments.
The MFLA requirements for the residential components are as follows:

Within the Primary SPZ, 20 percent of the project area shall be MFLA.
Outside of the Primary SPZ, 15 percent of the project area shall be MFLA.

LANDSCAPE KEY

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	2	QUERCUS VIRGINIANA	LIVE OAK	MIN. 14' HT., 3" CAL MIN.,	Y
	6	ULMUS ALATA	WINGED ELM	MIN. 12' HT., 3" CAL. MIN., 30'OC MIN	Y
UNDERSTORY					
	11	LAGERSTROEMIA INDICA'TUSCARORA' CRAPE MYRTLE, SEMI–DWARF VARIETY 'DELTA JAZZ' (8–10'HT x 4–6' W) OR EARLY BIRD SERIES (5–8' H x 3–4' W)		11' HT., 2–1/2" MIN. CAL. MULTI–TRUNK–RED	N
SHRUBS					
	24	ILLICIUM PARVIFLORUM	OCALA ANISE	3 GAL., 3' O.C. 24" HT, MIN.	Y
	42	VIBURNUM ORORATISSIMUM	SWEET VIBURNUM	3 GAL., 3' O.C. 24" HT, MIN.	N
	12	BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	3 GAL., 2' OC, 12" HT.	N
GROUNDCOVER					
		LIRIOPE MUSCARI	BIG BLUE LIRIOPE	1 GAL., FULL	
MULCH		TYPE B PINE BARK (18 CYD)			
SOD		ARGENTINE BAHIA			

Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As–Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

Outdoor Lighting – any proposed outdoor security lighting to to be shielded and comply with Marion County LDR Code: 6.19

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LANDSCAPE

APPROVALS

DATE: 4/9/2024
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 24–101

ELIZABETH C. HOUCK
LANDSCAPE ARCHITECTURE, LLC
SITE PLANS * CONSULTATION * CONSTRUCTION DOCUMENTS
(352) 875-8291 (CELL)

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW

ELIZABETH C. HOUCK, R.L.A. A.S.L.A. – DATE
LA # 00001734 – FLORIDA

LANDSCAPE PLAN
PREPARED FOR: BRANKO DUPLEX
45 JUNIPER PASS – TAX PARCEL NUMBER 9025–0639–01
OCALA, FLORIDA

SHEET
LA–001