

February 13, 2025

PROJECT NAME: JORDAN PAGANO & DANNIELLE PAGANO

PROJECT NUMBER: 2025020006

APPLICATION: DRC WAIVER REQUEST #32446

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 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: 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 0.32 -acre parcel (31856-007-04) and according to the MCPA, there is approximately 4,685 sf existing impervious area on-site. The applicant is proposing to add 480 sf for a pool+deck. The total existing and proposed impervious area is 5,165 sf. The site will be approximately 287 sf over the allowed 35% (4,878 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**

**AR #32446**

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 02-03-2025 Parcel Number(s): 31856-007-04 Permit Number: 2025012166  
mm/dd/yyyy

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

Project Name: Jordan Pasano & Danielle Pasano Commercial  or Residential   
Subdivision Name (if applicable): Pepper Tree Village  
Unit          Block 6 Lot 4

**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): Danielle Pasano  
Property Owner's Signature: [Signature]  
Property Owner's Mailing Address: 5981 SE 4th Pl  
City: Ocala State: FL Zip Code: 34472 Phone # 352-817-9130

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

Firm Name (if applicable): Wiseman Ventures Contact Name: Doug Heath  
Mailing Address: 1517 W Main St City: Leesburg State: FL Zip Code: 34748  
Phone # 352-615-4940 Alternate Phone #           
Email address: DougHeath73@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code: Z-21-1.A - Master Site Plan  
Reason/Justification for Waiver Request: Adding Driveway and they are over  
Inspections. Adding French Drain

**DEVELOPMENT REVIEW USE:**

Received By: Email 2/3/25 Date Processed: 2/3/25 CF Project # 2025020006 AR # 32446

**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned:          ESOZ:          P.O.M.          Must Vacate Plat: Yes  No   
Land Use:          Date:          Verified by:         

Revised 5/2017

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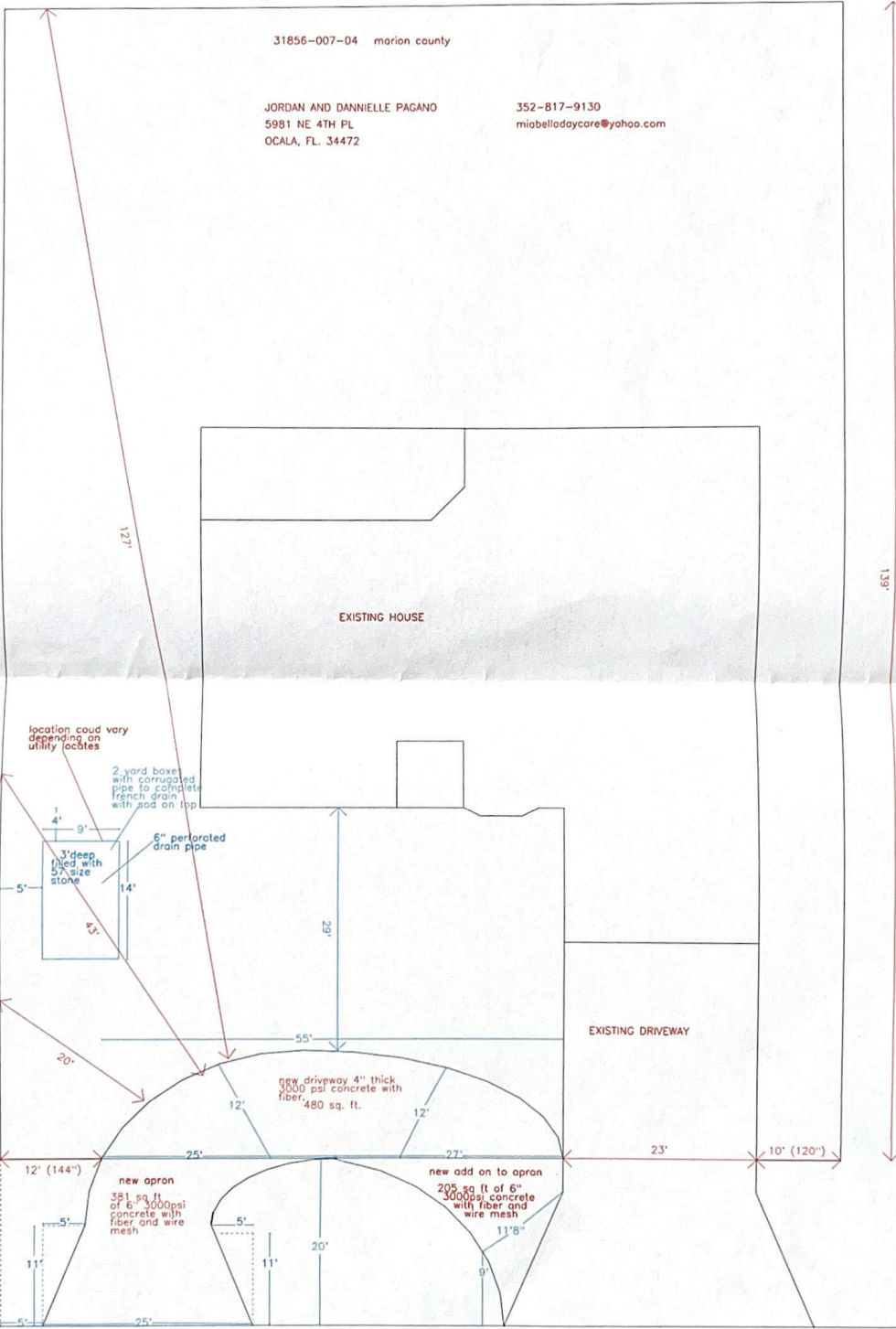


100'

31856-007-04 marion county

JORDAN AND DANNIELLE PAGANO  
5981 NE 4TH PL  
OCALA, FL. 34472

352-817-9130  
miobelladaycare@yahoo.com



location could vary depending on utility locates

2 yard boxes with corrugated pipe to complete french drain with sod on top

1' 4" 9"  
3' deep filled with 5/8" size stone

6" perforated drain pipe

EXISTING HOUSE

EXISTING DRIVEWAY

new driveway 4" thick 3000 psi concrete with fiber 480 sq. ft.

new apron 381 sq. ft. of 6" 3000psi concrete with fiber and wire mesh

new add on to apron 205 sq. ft. of 6" 3000psi concrete with fiber and wire mesh

SE 4TH PL.

100'

31856-007-04 marion county

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EXISTING HOUSE

EXISTING DRIVEWAY

New Driveway  
& APRONS

new driveway 4" thick  
3000 psi concrete with  
fiber 480 sq. ft.

new apron  
381 sq ft  
of 6" 3000psi  
concrete with  
fiber and wire  
mesh

new add on to apron  
205 sq ft of 6"  
3000psi concrete  
with fiber and  
wire mesh



SE 4TH PL.