

June 2, 2023

PROJECT NAME: ANTHONY & MARY DEROSE BELLA ROSA STABLES

PROJECT #2021050073 APPLICATION #30213

- 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.**  
The purpose of the waiver is to build a small caretaker cottage
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **DEFER TO STORMWATER**  
ACREAGE: 10.50  
FLU: RL  
ZONING: A-1  
ZONING CONSISTENT W/ FLU.  
USE IS CONSISTENT W/ A-1 ZONING.  
FARMLAND PRESERVATION: NO  
URBAN GROWTH BOUNDARY: NO  
SPRING PROTECTION ZONE: SECONDARY  
ESOT: NO
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **APPROVED** - Marion County Utilities service area but outside connection distance to water or sewer at this time. Connection will be required within 365 days' notice of availability.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **N/A**
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: **N/A**

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: **APPROVED.** The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 8,526 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.

Note: The applicant owns a 10.5-acre lot (PID 37338-015-00) in the Equine Estates subdivision. There is 18,246 sf existing impervious coverage on the site. The project proposes to add 1,280 sf of impervious coverage. The Equine Estates subdivision assumes 11,000 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.



**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 30213

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 4/16/23 Parcel Number(s): R 37338-015-00 Permit Number: \_\_\_\_\_

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

Project Name: Anthony & Mary DeRose Bella Rosa Stables Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Equine Estates  
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): Anthony L. DeRose, Mary E DeRose  
Signature: \_\_\_\_\_  
Mailing Address: 1088 SW 104th St. Rd. City: Ocala  
State: FL Zip Code: 34476 Phone # 757-897-3203  
Email address: ad.bellarosa@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): \_\_\_\_\_ Contact Name: Anthony L. DeRose  
Mailing Address: 1088 SW 104th St. Rd. City: Ocala  
State: FL Zip Code: 34476 Phone # 757-897-3203  
Email address: ad.bellarosa@gmail.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A  
Reason/Justification for Request (be specific): We wish to build a small caretaker cottage

**DEVELOPMENT REVIEW USE:**

Received By: JAM Date Processed: 5/20/23 BM Project # 2021050073 AR # 30213

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

Applicant Name (Owner): \_\_\_\_\_  
 Parcel ID (lot): 37338-015-00  
 Site Address: 1088 SW 104TH STREET RD  
 Subdivision: Equine Estates  
 Marion County Building Permit Application No. (if available): \_\_\_\_\_  
 Waiver Application Request No. (if available): TBD

### ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Equine Estates subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the EQUINE ESTATES HOMEOWNERS ASSOCIATION, INC (name of maintenance entity). The subdivision Improvement Plans (AR# E020) 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 11,000 square feet impervious coverage per lot. The above referenced lot currently has 18,245 square feet impervious coverage and the proposed project will add 1280 square feet impervious coverage.

Anthony DeRose

Owner Name (Print)

[Signature]

Owner Signature

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 HOA 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 HOA and the HOA 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.

HOA

John Cwik  
 Representative (Print)

HOA

[Signature]  
 Representative Signature Date


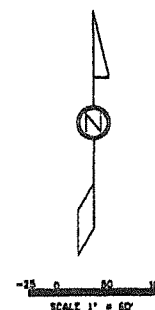
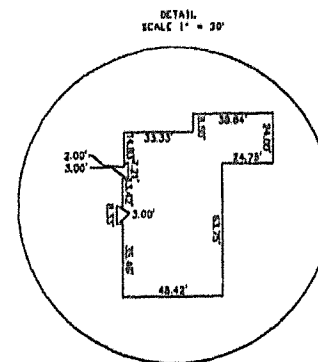
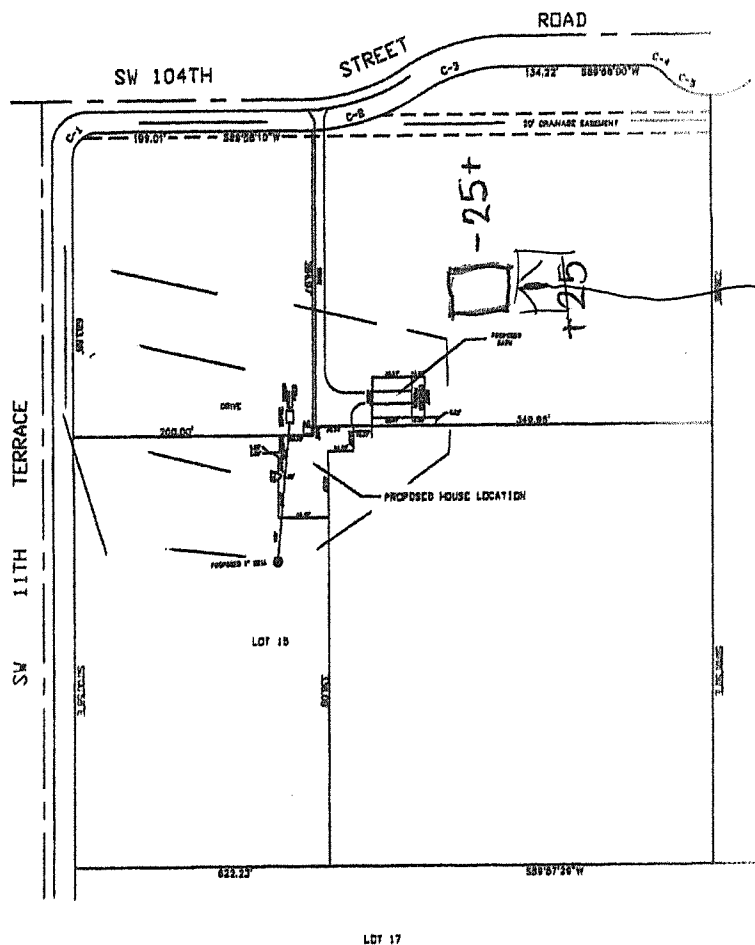
HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: John Cwik

Address: \_\_\_\_\_

Phone: 352-266-2791

Email: Jcwik352@gmail.com



40'

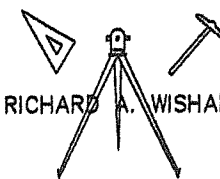
30'

farm  
equipment  
storage

**LEGEND:**

[illegible]

## BOUNDARY SURVEY



PROFESSIONAL SURVEYOR AND MAPPER

10914 S.E. Highway 441 (702) 248-5319  
P.O. Box 2941 34421 (202) 248-0004  
Belleair, Florida 34620 Fax 818-2829

Cont

ARMSTRONG HOMES

Lesson

## EQUINE ESTATES

MARION COUNTY, FLORIDA

Project No. 163-30 LOT FIT 4638	Date JUNE 8, 2020
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Drawing Title

LOT FIT

EJOG Name: 103-20 LOT PIT 4938

Drawn By  
D. WISHAM

**FLOOD CERTIFICATION:**

THE HEREIN DESCRIBED PARCEL (IF LAND) IS NOT SUBJECT TO ANY EASE, RIGHT OR INTEREST ON THE FLOOD INSURANCE RATE MAP, PAVEN 100 13083070-01.  
DATED AUGUST 28, 2008.

**LEGAL DESCRIPTION:**

LOT 10, EQUINE ESTATES, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 8, PAGES 87 AND 88 OF THE PUBLIC  
RECORDS OF MARION COUNTY, FLORIDA.

REVISCD 06/12/2020