

March 28, 2024

PROJECT NAME: KAFFAI/MCDOWELL RESIDENCE

PROJECT NUMBER: 2024030042

APPLICATION: DRC WAIVER REQUEST #31327

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: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: DEFER TO STORMWATER

ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.

ACREAGE: 1.35

FLU: LR

ZONING: R-1

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED - verified by MCU Permitting for permit 2024031406 sign off (Brandy Raymond) that public utilities within the FGUA/Dunnellon utility service boundary are not available to serve this parcel.

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 proposed project. 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 1.35 -acre parcel (34663-000-00) and according to the provided survey, there is approximately 3,404 sf existing impervious area on-site. The applicant is proposing to add 10,294 sf for a new SFR + driveway. The total existing and proposed impervious area is 13,698 sf. The site will be approximately 4,698 sf over the allowed 9,000 sf per the Marion County LDC. There is a FEMA Special Flood Hazard Area (zone AE) & a Flood Prone Area on the property. The applicant has proposed a DRA, however it does not provide a sufficient volume and it is built within a wetlands area. 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 31327

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/18/24 Parcel Number(s): 34663-000-00 Permit Number: 2024031562
 P 2024031400

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Kaffai/McDowell Residence (9491 SW 190th Ave Rd, Dunnellon 34432) Commercial Residential
Subdivision Name (if applicable): Neighborhood 8070 - Rainbow River
Unit _____ Block _____ Lot _____ Tract _____ Sec 18, Twp 16, Rge 19

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): Katie Kaffai (River Rat Holdings LLC)
Signature: [Signature]

Mailing Address: 100 1st Ave N, Unit 502 City: St. Petersburg
State: FL Zip Code: 33701 Phone #: 727-492-8303
Email address: Smartsky4200@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): Fagan Construction Inc. Contact Name: Matt Campbell
Mailing Address: 20782 Walnut St. City: Dunnellon
State: FL Zip Code: 34431 Phone #: 352-489-7430
Email address: faganconstruction10430@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan

Reason/Justification for Request (be specific): Applicant requests a waiver to the major Site plan for a new SFR. The Site will be over the allowed 9,000 sf per Marion County LDC but well under the 35% pervious vs impervious. Please see the attached engineered stormwater plan.

DEVELOPMENT REVIEW USE:

Received By: Email 3/22/24 Date Processed: 3/22/24 BM Project # 2024030042 AR # 31327

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): _____



This item has been digitally signed and sealed by Michael D. Wilburn, PE, on 02/26/2024.

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


Michael
Wilburn

Digitally signed by Michael
Wilburn
Date: 2024.02.28 11:13:53
-05'00'

SURVEY INFORMATION PROVIDED BY:
ANDERSON SPECIALTY SERVICES, INC.

PROJECT NO: 23-058 | FIELD DATE: 04/26/2023 | DRAWN BY: PLH

SITE LOCATION:
9491 SW 190TH AVE RD
DUNNELLON, FL 34432

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

SITE DATA
PARCEL AREA = 58,806 SF / 1.35 ACRES
DISTURBED AREA = 37,082 SF / 0.85 ACRES

IMPERVIOUS SURFACE
PROPOSED SFR AREA = 4,905 SF
PROP. CONCRETE / PAVER AREAS = 5,389 SF
EXIST. ACCESSORY BLDG AREA = 1,697 SF
EXIST. CONCRETE / PAVER AREAS = 717 SF
EXISTING BOAT HOUSE AREA = 196 SF
EXISTING DOCK AREA = 614 SF
EXIST. COVERED DOCK AREA = 180 SF
TOTAL IMPERVIOUS AREA = 13,636 SF
TOTAL IMPERVIOUS RATIO = 23.29%

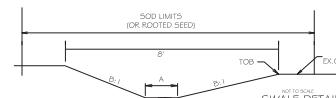
1/2" RETENTION OF DISTURBED AREA
1/2" (37,082 SF) = 1,546 CF

RETENTION POND AREA = 4,047 SF
RETENTION POND PERIMETER = 315 LF
RETENTION POND DEPTH = 0'-4"
POND RETENTION = 1,557 CF

TOTAL REQUIRED RETENTION 1,546 CF
TOTAL PROVIDED RETENTION 1,557 CF

The Stormwater Management System shown on this plan has been designed to provide treatment of the runoff from small areas of disturbed earth and prevent water infiltration of stormwater to reduce flooding of downstream properties. At the time of the Final Lot Grade Inspection the finished project does not match these plans, the Engineer of Record will be required to verify that has been constructed will satisfy the requirements of the Land Development Code and submit an As-Built Plan.

SWALE #	A	B
I	0	4



ENGINEERING
PAGE 1 of 1
SCALE: 1" = 30'
NOTES: 1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL SLOPES ARE REVEGETATED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY SEDIMENT OR ERODED MATERIAL.

INSPECTIONS

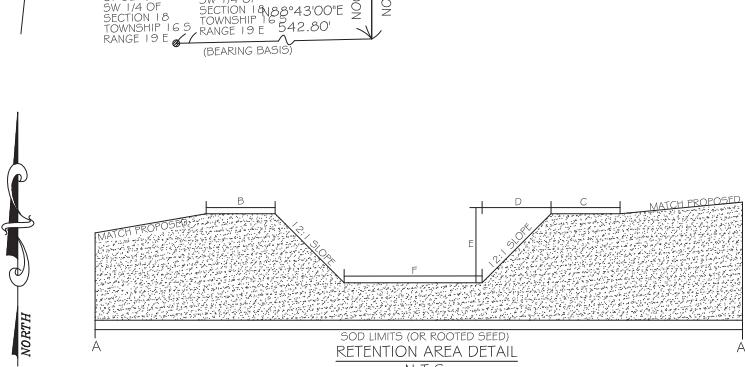
DATE: 02/29/2024	DATE: 03/29/2024
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DESIGN

ENGINEER OF RECORD: MICHAEL D. WILBURN, PH.D., P.E. PO BOX 938 FLORAL CITY, FL 34436 PHONE (352) 749-5384

RETENTION POND BOTTOM AREA

NOTES:
SEC 6420 B.2.A. - 1" = 30' SCALE
SEC 6420 B.2.A - NO ADVERSE AFFECTS
SEC 6420 B.2.C - SEE SUBMITTED AERIAL
SEC 6420 B.2.D - SEE TOPO ELEVATIONS PROVIDED BY SURVEYOR
SEC 6420 B.2.E - SEE PLAN SET FOR FEMA FLOOD ELEVATION (32.02' ENGINEERED), COMPENSATION AREA, AND RETENTION AREA
SEC 6420 B.2.F - SEE PLAN SET FOR FLOOD ELEVATION AND FLOOD LEVEL FOR RETENTION AREA
SEC 6420 B.2.G - SEE PLAN SET FOR RETENTION OF 1/2 OF RAINFALL FROM DEVELOPED AREA
SEC 6420 B.2.H - SEE PLAN SET FOR PROPOSED STRUCTURE LOCATIONS
SEC 6420 B.2.I - SEE PLAN SET FOR LOCATION AND DIMENSIONS OF DRIVEWAY
SEC 6420 B.2.J - FINISHED FLOOR ELEVATION IS (2.67') ABOVE FEMA 100 YEAR FLOOD ELEVATION
SEC 6420 B.2.K - SEE PLAN SET FOR FLOOD ELEVATION AND FLOOD LEVEL FOR RETENTION AREA
SEC 6420 B.2.M - SEE PLAN SET DETAILS FOR CROSS SECTION OF SWALE AND RETENTION AREAS
SEC 6420 B.2.N - SEE PLAN SET FOR COMPLIANCE
SEC 6420 B.2.O - SEE PLAN SET FOR FLOOD ELEVATION AND FLOOD LEVEL FOR RETENTION AREA
SEC 6420 B.2.P - SEE PLAN SET FOR COMPLIANCE
SEC 6420 B.2.Q - SEE PLAN SET FOR COMPLIANCE (4:1 MIN. ON ALL SLOPES)
SEC 6420 B.2.R - SEE PLAN SET FOR FLOOD COMPENSATION CALCULATIONS
SEC 6420 B.2.S - N/A



LOCAL
ENGINEERING INC.

CERTIFICATE OF AUTH.
32355