

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 2024031406

**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 #: 352-489-7630  
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:**

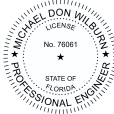
Received By: Email 3/22/24 Date Processed: 3/22/24 BM Project #: 2024030042 AR #: 31327

**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 02/28/2024.

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



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 / PAVEMENT AREAS = 5,369 SF  
EXIST. ACCESSORY BLDG AREA = 1,697 SF  
EXIST. CONCRETE / PAVEMENT AREAS = 7,177 SF  
EXISTING BOAT HOUSE AREA = 196 SF  
EXISTING DOCK AREA = 614 SF  
EXIST. COVERED DOCK AREA = 1,805 SF  
TOTAL IMPERVIOUS AREA = 13,658 SF  
TOTAL IMPERVIOUS RATIO = 23.29%

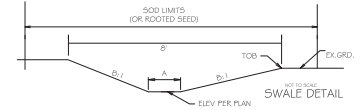
1/2" RETENTION OF DISTURBED AREA  
1/2" (37,082 SF) = 1,546 CF

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 storms to protect the adjacent water body and/or retention of stormwater to reduce flooding of downstream properties. If 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 what has been constructed will satisfy the requirements of the Land Development Code and submit an As-Built Plan.

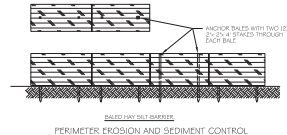
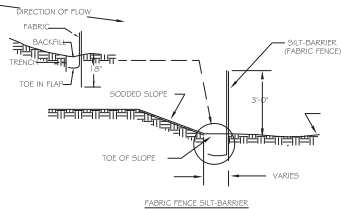
SWALE #	A	B
1	0	4



- L-XX** JD LINE (NONE SHOWN)
- CONTOUR LINE
- PROPOSED STRUCTURES / CONTOURS
- DISTURBED AREA / SILT FENCE
- EDGE OF WATER
- FEMA AE/X 32.00' (ENGINEERED)
- FEMA ZONE "AE" AREA
- RETENTION POND BOTTOM AREA

NOTES:  
SEC G420 B.2.A - 1"=30' SCALE  
SEC G420 B.2.B - NO ADVERSE AFFECTS  
SEC G420 B.2.C - SEE SUBMITTED AERIAL  
SEC G420 B.2.D - SET TOPO ELEVATIONS PROVIDED BY SURVEYOR  
SEC G420 B.2.E - SEE PLAN SET FOR FEMA FLOOD ELEVATION (32.00' ENGINEERED), COMPENSATION AREA, AND RETENTION AREA  
SEC G420 B.2.F - SEE PLAN SET FOR SWALE AND RETENTION LOCATIONS  
SEC G420 B.2.G - SEE PLAN SET FOR RETAINMENT OF 1/2" OF RAINFALL FROM DEVELOPED AREA  
SEC G420 B.2.H - SEE PLAN SET FOR PROPOSED STRUCTURE LOCATIONS  
SEC G420 B.2.I - SEE PLAN SET FOR LOCATION AND DIMENSIONS OF DRIVEWAY  
SEC G420 B.2.J.1 - FINISHED FLOOR ELEVATION IS (2.67') ABOVE FEMA 100 YEAR FLOOD ELEVATION  
SEC G420 B.2.K - SEE PLAN SET FOR LOCATION OF PROPOSED WATER SOURCE  
SEC G420 B.2.L - SEE PLAN SET FOR PROPOSED SPOT ELEVATIONS AND CONTOURS FOR DEVELOPED AREAS  
SEC G420 B.2.M - SEE PLAN SET DETAIL FOR CROSS SECTION OF SWALE AND RETENTION AREAS  
SEC G420 B.2.N - SEE PLAN SET FOR COMPLIANCE  
SEC G420 B.2.O - SEE PLAN SET FOR EROSION CONTROL PLAN  
SEC G420 B.2.P - SEE PLAN SET FOR COMPLIANCE  
SEC G420 B.2.Q - SEE PLAN SET FOR COMPLIANCE (4:1 MIN. ON ALL SLOPES)  
SEC G420 B.2.R - SEE PLAN SET FOR FLOOD COMPENSATION CALCULATIONS  
SEC G420 B.2.S - N/A

A
B 0.00
C 0.00
D 4.00'
E 0.33'
F 48.30'



NOTES:  
1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BAILED RAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND  
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY VEGETATION IS ESTABLISHED

