

July 30, 2025

PROJECT NAME: BRUNICK DOMINIQUE

PROJECT NUMBER: 2025010070

APPLICATION: DRC WAIVER REQUEST #32425

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: n/a
- 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: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area, but City of Ocala water & sewer mains are immediately available. Permits presented for MCU review that have water or sewer impacts will require proof of connection to the City of Ocala at that time. 2/4/25 (clh)
- 5 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 (3000-005-004) and according to the MCPA, there is approximately 7,043 sf existing impervious area on-site with much of this being added without a permit in 2024 as identified by code case 943195 and the provided survey identifies 7,638. The total existing and proposed impervious area is 7,638 sf. The site will be approximately 2,760 sf over the allowed 35% (4,878 sf) per the Marion County LDC. The entire property is located within a FEMA Special Flood Hazard Area and Flood Prone Area. Site does not appear to have sufficient room for stormwater controls and will need to have enough of the excess impervious area remove so adequate storage may be provided to resolve active code case. Staff recommends approval with conditions.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



**Marion County
Board of County Commissioners**

32425

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: 7/24/2025 Parcel Number(s): 3000-005-004 Permit Number: AR #32425

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Brunick Dominique Commercial ☐ Residential ☒
Subdivision Name (if applicable): Forest Hills
Unit Block E Lot 4 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): Yataneil Dominique
Signature: [Signature]
Mailing Address: 1130 SE 30th Street City: Ocala
State: FL Zip Code: 34471 Phone # (786) 23 262 3
Email address: yataneil dominique91@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): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala
State: FL Zip Code: 34471 Phone # (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): Request waiver of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

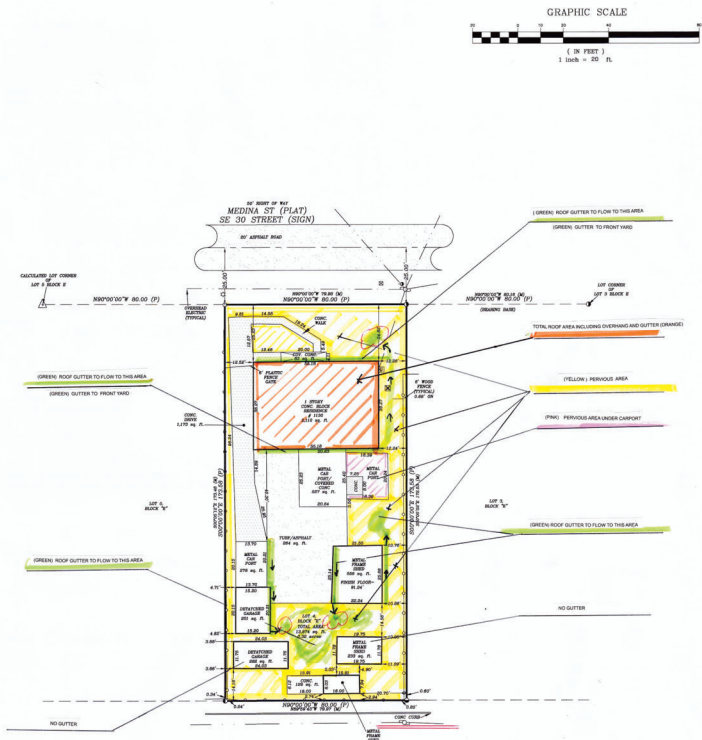
DEVELOPMENT REVIEW USE:

Received By: email 7/29/25 Date Processed: 7/30/25 kah Project # 2025010070 AR # 32425

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):

IMPERVIOUS AREA CALCULATIONS	
TOTAL AREA OF LOT: 15,874 SQFT	
TOTAL AREA OF IMPERVIOUS: 7,638 SQFT	
REMAINING AREA: 8,236 SQFT	

TOTAL LOT AREA	15,874 SF
TOTAL AREA OF IMPERVIOUS	7,638 SF
REMAINING AREA	8,236 SF
15,874 SF LOT AREA	
8 1/2% COVER	885.9 SF
7,638 SF IMPERVIOUS	
485.9	
2782.1 SF OVERAGE	
WE WERE ASKED TO CUTTER THE HOME TO THE POINT OF PROPERTY THIS IS THAT TOTAL AREA	
2782 SF OVERAGE	
-1222 HOME	
-422 OVERHANG OF HOME	
-59 GUTTERS	
-143 COVERED PORCH	
46 SF BALANCE OF OVERAGE	



NOT PART OF THIS PLAT
SE 31ST STREET (SIGN)

DESCRIPTION:
LOT 4, BLOCK "C", FOREST HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "C", PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- NOTES:
- 1) MEASURED BEARINGS BASED ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF MEDINA ST SAID BEARING BEING ASSUMED AS N100°00'00" E.
 - 2) SURVEY BASED ON EXISTING MONUMENTATION OF FOREST HILLS.
 - 3) DESCRIPTION FURNISHED BY CLIENT.
 - 4) BOUNDARY SURVEY FOR BRUNICK DOMINIQUE.
 - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
 - 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN APPROVED SURVEYOR'S SEAL.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, POWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
 - 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "A" AREAS DETERMINED TO BE UNDER THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL FIRM-0008-D, DATED AUGUST 28, 2006.
 - 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEY.
 - 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE DISPATCHED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANNON & ASSOCIATES LAND SURVEYING, LLC.
 - 12) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT NECESSARILY MENTIONED ON THE CLIENT'S DEED.
 - 13) NO EVIDENCE OF WATER SERVICE AT TIME OF SURVEY.
 - 14) ADJACENT PROPERTIES DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HYPOTHESES.

- LEGEND:
- N-NORTH, E-EAST, S-SOUTH, W-WEST (OR ANY COMBINATION)
 - DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 - MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 - SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - FEET WHEN USED IN A DISTANCE
 - P.C.-POINT OF COMMENCEMENT
 - P.T.-POINT OF TANGENCY
 - P.R.C.-POINT OF REVERSE CURVATURE
 - P.C.C.-POINT OF COMPOUND CURVATURE
 - CONC-CONCRETE
 - COV-COVERED
 - L.S.-LICENSED SURVEYOR
 - L.B.-LICENSED BUSINESS
 - R.L.S.-REGISTERED LAND SURVEYOR
 - P.E.M.-PROFESSIONAL ENGINEER & MAPPER
 - A.C.-AIR CONDITIONER
 - I.D.-IDENTIFICATION
 - (M)-MEASURED DISTANCE OR BEARING
 - (P)-PLAT DISTANCE OR BEARING
 - (C)-CALCULATED DISTANCE OR BEARING
 - (D)-DEED DISTANCE OR BEARING
 - PROP.-PROPOSED
 - P.C.P.-PERMANENT CONTROL POINT
 - P.O.B.-POINT OF BEGINNING
 - P.O.C.-POINT OF COMMENCEMENT
 - E.E.-ELECTRIC SERVICE
 - U.-UTILITY POLE
 - PH-PHONE RISE
 - W-METER
 - CATV-CATV RISER
 - L-LIGHT POLE
 - LINE NOT DRAWN TO SCALE
 - 4" WELL
 - CALCULATED POINT
 - FOUND 5/8" IRON ROD & CAP (LB 7021)
 - FOUND 5/8" IRON ROD & CAP (LB 4616)
 - FOUND 5/8" IRON ROD (NO ID)
 - FOUND 4"x4" CONCRETE MONUMENT (NO ID)
 - AIR CONDITIONER
 - GUY ANCHOR
 - ELECTRIC METER

CERTIFY TO BRUNICK DOMINIQUE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6-170-00-000 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BOHANNON & ASSOCIATES LAND SURVEYING, LLC
1000 L. BOHANNON, P.M. # 6175
OF BOHANNON & ASSOCIATES LAND SURVEYING, LLC
BRUNICK, FL 32609

01/05/25
DATE

NO.	DATE	BY	REVISION
1			
2			
3			

BOUNDARY SURVEY FOR BRUNICK DOMINIQUE
BOHANNON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
P.O. BOX 3777
DELESTATION, FLORIDA 34421
LDJ 8484
OFFICE: 352-296-2212

SURVEY DATE: 01/05/25	BOOK: 310/71-72	SHEET: 1 OF 1
DRAWN: TMT	REVIEWED: JLB	
APP NO. 24-715		