

July 29, 2025

PROJECT NAME: MILLER RESIDENCE

PROJECT NUMBER: 2002110001

APPLICATION: DRC WAIVER REQUEST #33126

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC Code 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 Code 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 15810-000-13 is located within the FGUA utility service area. Marion County Utilities has no comments regarding the waiver request. However, FGUA should be notified of the proposed construction, as the pool may impact system flows and they may have specific regulations concerning runoff or discharge water.
The parcel is located within the Urban Growth Boundary and falls within the Primary Springs Protection Zone.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC Code 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. 4) The HOA provides a letter stating that they are accepting the additional runoff into their stormwater management system
The applicant owns a 0.5-acre parcel (PID 15810-000-13) and according to the MCPA, there is approximately 3,792 sf existing impervious area on-site. The applicant is proposing to add 1442 sf for a pool+ deck. The total existing and proposed impervious area is 5,234 sf. The site will be approximately 1,319 sf over the allowed 3,915 sf per the Oakwood Estates Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The POA is still active, and must provide a letter of no-objection

to the project. 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**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

33126

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/09/2025 Parcel Number(s): 15810-000-13 Permit Number: 2025063071

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MILLER RESIDENCE Commercial ☐ or Residential ☒
Subdivision Name (if applicable): OAKWOOD ESTATES
Unit _____ Block _____ Lot 13 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): ERIN MILLER
Signature: *Erin Miller*
Mailing Address: 3931 NE 15TH COURT ROAD City: OCALA
State: FL Zip Code: 34479 Phone # 352-239-4384
Email address: N/A

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

Firm Name (if applicable): YANDLES SPLASH TIME POOLS Contact Name: ASHLEY BROWNING
Mailing Address: 7282 ASPEN AVE City: OCALA
State: FL Zip Code: 34480 Phone # 352-694-5900
Email address: Splashtime0614@aol.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A - Major Site Plan
Reason/Justification for Request (be specific): PROPERTY ALLOWS 3915 IMPERVIOUS COVERAGE
THE POOL AREA IS 1442 ADDING TO THE CURRENT 3792 WILL PUT IT OVER. THE HOA APPROVES THE
ADDITIONAL AREA FOR RUN OFF

DEVELOPMENT REVIEW USE:

Received By: email Date Processed: 7/21/25 Project # 200211001 AR # 33126

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): _____

3931 NE 15TH COURT ROAD



21'

Existing Lanai

4'

Pool Area

29'

17'

56'

39'

24'

75'



Marion County
Board of County Commissioners

REC'D: TUE 06/24/25@ 2:20 PM

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

☐ EMERGENCY PERMIT

"Requires Building Official's Approval"

PERMIT # 2025-06-3071

Date 06/25/25 Code FBC 8TH EDITION

ARN 280351 Rep MR

☒ Residential ☐ Commercial

Parcel ID 15810-000-13 Project # / Related Permit / Code Case _____

Project Address 3931 NE 15TH COURT ROAD OCALA FL 34479

13 N/A N/A 33 14 22 OAKWOOD ESTATES
Lot Blk Unit Sec Twp Rge Subdivision / MH Park

Property Owner ERIN MILLER

Address 3931 NE 15TH COURT ROAD OCALA FL 34479

Phone 352-239-4384

E-mail: N/A

- | | | |
|---|--|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Electric | <input type="checkbox"/> Residential (Add. / Alt.) |
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Fence / Wall | <input type="checkbox"/> Re- Roof |
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Exterior Door / Window | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Commercial (New) | <input type="checkbox"/> Fire | <input checked="" type="checkbox"/> Swimming Pool / Spa |
| <input type="checkbox"/> Commercial (Add. / Alt.) | <input type="checkbox"/> Mechanical / Gas / HVAC | <input type="checkbox"/> Tent / Temp Use |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Waterfront Structure |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Window /Exterior Door |
| <input type="checkbox"/> DCA - Modular Building | <input type="checkbox"/> Residential (New) | <input type="checkbox"/> Other: _____ |

Description of Work CONSTRUCTION OF INGROUND SWIMMING POOL

Cost of Construction \$ 73,600.00

Product Approval Numbers _____

Was This Building Damaged by Fire, Flood, or Other? ☐ Yes ☐ No Damage Assessment Report # _____

BUILDING: New sqft N/A Added sqft 1442 Alteration/Renovation sqft N/A Temp Power Pole? ☐ Yes ☐ No

Stories N/A Bedrooms N/A Bathrooms N/A Under A/C N/A sqft No A/C N/A sqft

Water: ☐ Existing Well ☐ New Well ☐ Replacement Well ☐ Central Water Irrigation: ☐ Yes ☐ No ☐ Existing

CONTRACTOR'S Business Name YANDLES SPLASH TIME POOLS

Contractor's Name MARK YANDLE State Lic CPC1456732 County Cert 3533

Address 7282 ASPEN AVE OCALA FL 34480

Contact Phone 352-694-5900 E-mail SPLASHTIME0614@AOL.COM

SUBCONTRACTORS: Qualifier Name	County Cert #	State License #	E-mail
MECHANICAL			
ELECTRIC <u>KEITH BRAMLETT</u>	<u>12475</u>	<u>EC13006501</u>	<u>KEITH@BRAMLETTELECTRIC.COM</u>
PLUMBING			
GAS			
ROOFING			
IRRIGATION			
OTHER			

Empowering Marion for Success

www.marioncountyfl.org

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. All work will be performed in accordance with the standards of all laws and ordinances regulating construction in Marion County, Florida, whether specified herein or not. I understand that subcontractors may be required to perform certain work under this permit. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature

Erin Miller

Print Name ERIN MILLER

Date:

6-13-25

Contractor's Signature

Mark Yandle

Print Name MARK YANDLE

OR

Authorized Agent's Signature

Print Name

Date:

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before

me by means of ☒ physical presence or

☐ online notarization,

this 13 day of June 2025

By ERIN MILLER

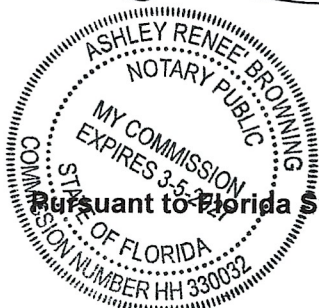
☒ Personally Known or ☐ Produced Identification

ID:

Notary Signature:

[Signature]

Notary Stamp:



STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by

means of ☒ physical presence or ☐ online

notarization, this 13 day of June 2025

By MARK YANDLE

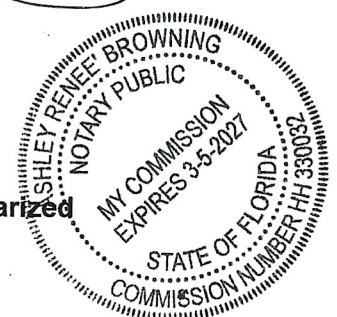
☒ Personally Known or ☐ Produced Identification

ID:

Notary Signature:

[Signature]

Notary Stamp:



Pursuant to Florida Statute 713.135(7) all signatures must be notarized



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

**RESIDENTIAL SWIMMING POOL, SPA AND HOT TUB
SAFETY ACT REQUIREMENTS**

Permit Number PARCEL: 15810-000-13

Location 3931 NE 15TH COURT ROAD OCALA FL 34479

I MARK YANDLE, License # CPC1456732

Hereby affirm that (2) two of the following methods will be used to meet the requirements of Chapter 515 of the Florida Statutes as well as FBC 454 and FBCR Ch.45.

X The Pool will be isolated from access to the home by enclosures that meet the barrier requirements of Florida Statute 515.29, FBC 454 and FBCR Ch. 45;

 The pool will be equipped with an approved cover that complies with ASTM F1346-91(Standard Performance Specifications for Safety covers for Swimming Pools Spas and Hot Tubs);
Note: Safety covers do NOT meet barrier requirements for Commercial Pools, Spas and Hot tubs Per FBC 454.1.3.1.9

X All doors and windows providing direct access from the house to the pool will be equipped with an exit alarm that has a delay for no more than 15 seconds and meets the sound pressure of 85 decibels at 10 feet;

 All doors providing direct access from the home to the pool or surrounding area to pool will be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor or deck;

I understand that not having one of the above installed at the time of final inspection will constitute a violation of Chapter 515 of the Florida Statute as well as FBC 454 and FBCR Ch. 45 And will be considered as committing a misdemeanor of the Second Degree, Punishable as provided in SECTION 775.082 or SECTION 775.083 of the Florida Statute.

Contractor Signature

Contractors Name (Please Print)

Erin Miller
Owner's Signature

Erin Miller
Owner's Name (Please Print)



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Construction Lien Law Affidavit

I/We will make all necessary attempts to provide a copy of the Construction Lien Law, Florida Statute Chapter 713, to the property owners(s) of the real property to which improvements are to be constructed.

Parcel ID: 15810-000-13

Project Address 3931 NE 15TH COURT ROAD OCALA FL 34479

<u>13</u>	<u>N/A</u>	<u>N/A</u>	<u>33</u>	<u>14</u>	<u>22</u>	<u>OAKWOOD ESTATES</u>
Lot	Blk	Unit	Sec	Twp	Rge	Subdivision / MH Park

Property Owner ERIN MILLER

Form shall be signed by only ONE of the following individuals:

Owner's Signature: Erin Miller

Contractor's Signature: _____

Print Name: Erin Miller

Print Name: _____

DATE: 6-13-25

DATE: _____

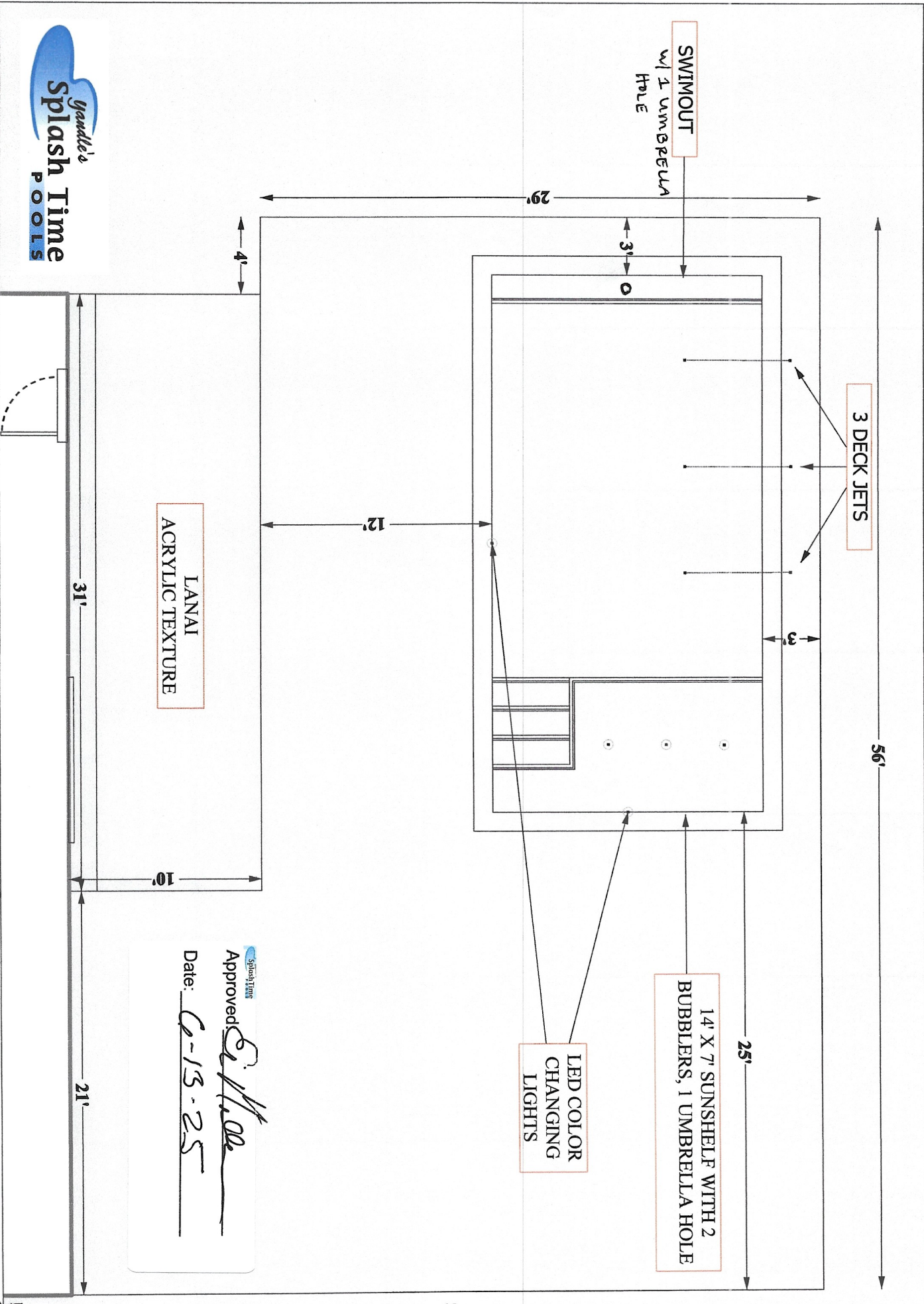
or

Authorized Agent's Signature: _____

Print Name: _____

DATE: _____

MILLER 3931 NE 15TH COURT ROAD, OCALA, FL 34479 352-239-4388



Approved: [Signature]
Date: 6-13-25

POOL SPECIFICATIONS

TYPE CONSTRUCTION: SHOTCRETE

MODEL/SHAPE: RECTANGLE

LENGTH: 28'

WIDTH: 14'

Depth: 3' 6" - 6"

TILE WATERLINE: CLD - BLUE

TILE DECO:

TILE TRIM: SAPPHIRE SMOOTH

DECK: 3000 PSI CONCRETE

1442 SQ. FT.

CANTILEVER: YES

BRICK COPING: NO

TOPPING: ACRYLIC

TOPPING S.F.: 1762 SQ. FT.

COLOR: CRYSTAL CREAM

BORDER: ONYX

EQUIPMENT:

PUMP/HP: STA RITE VARIABLE SPEED

FILTER: STA RITE CARTRIDGE

LIGHT: PENTAIR MICROBRITE (2)

CHLORINATOR: INTELLICHLOR

AUTOMATIC CLEANER: PENTAIR DORADO

HANDRAIL: YES - BEIGE

SWIMOUT: YES

INTERIOR FINISH: SUPER BLUE

SCREEN ENCLOSURE: N/A

ROOF LINE:

COLOR:

DOORS:

WALL HEIGHT:

MISC: 3 DECK JETS

14' X 7' SUNSHELF WITH 2 BUBBLERS, 1

UMBRELLA HOLE, AND 6" WATER DEPTH

* HANDRAIL PLACEMENT ON

SITE W/ FRAMEWORK

POOL Scale: 5/32" = 1 ft

EQUIP (EXACT LOCATION TBD w/ HOMEOWNER)

Applicant Name (Owner): Erin Miller
Parcel ID (lot): 15810-000-13
Site Address: 3931 NE 15th Court Rd
Subdivision: Oakwood Estates
Marion County Building Permit Application No. (if available): 2025063071
Waiver Application Request No. (if available): TBD

SW-1

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Oakwood Estates subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the OAKWOOD ESTATES PROPERTY OWNERS ASSOCIATION INC (name of maintenance entity). The subdivision Improvement Plans (AR# 25428) 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 3,915 square feet impervious coverage per lot. The above referenced lot currently has 3,792 square feet impervious coverage and the proposed project will add 1,442 square feet impervious coverage.

Erin Miller
Owner Name (Print)

Erin Miller 7/10/2025
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.

FRED BENNETT
HOA Representative (Print)

Bennett 07/10/2025
HOA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: OAKWOOD ESTATES.
Address: 3950 NE 15th Ct Rd Ocala FL 34479.
Phone: 954-579-0037.
Email: thecqtsct1@gmail.com.