

June 5, 2025

PROJECT NAME: SCREEN ENCLOSURE AND POOL DECK EXTENSION

PROJECT NUMBER: 2025050072

APPLICATION: DRC WAIVER REQUEST #32901

- 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: Parcel 3634-022-000 is within the Marion County Utilities service area but falls outside of the standard connection distance. The closest Marion County infrastructure is approximately 3+ miles away. Marion County Utilities has no comment on the waiver request for the pool deck extension. Parcel is located outside the Urban Growth Boundary and lies within the Primary Springs Protection Zone. Additionally, the file uploaded as "HOA Letter" appears to be a land survey.
- 5 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 1,199 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.  
Note: The applicant owns a 1-acre lot (PID 3634-022-000) in the COUNTRY CLUB OF OCALA UNIT 2 subdivision. There is 9,315 sf existing impervious coverage on the site. The project proposes to add 596 sf of impervious coverage. The COUNTRY CLUB OF OCALA UNIT 2 subdivision assumes 20% (8,712 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# 32901

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 5/22/2025 Parcel Number(s): 3634-022-000 Permit Number: 2025052054

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

Project Name: Screen Enclosure and Pool Deck Extension Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Country Club of Ocala  
Unit 2 Block \_\_\_\_\_ Lot 22 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): Nick Guasco  
Signature: \_\_\_\_\_  
Mailing Address: 7146 SE 12th Circle City: Ocala  
State: FL Zip Code: 34480 Phone # (732) 522-2188  
Email address: ftw6425@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): JPI Constrtuction Contact Name: Jeremy Lipham  
Mailing Address: 4414 CR 124A City: Wildwood  
State: FL Zip Code: 34785 Phone # (352) 748-6467  
Email address: info@joshpowellinc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): Home owner wants to expand existing pool deck. (12 ft)

**DEVELOPMENT REVIEW USE:**

Received By: Kristen Date Processed: 05/28/2025 Project # 2025-05-0072 AR # 32901

**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): NICHOLAS GUASCO  
Parcel ID (lot): 3634-022-000  
Site Address: 7146 SE 12TH CIR  
Subdivision: COUNTRY CLUB OF OCALA UNIT 2  
Marion County Building Permit Application No. (if available): 2025052054  
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 COUNTRY CLUB OF OCALA UNIT 2 subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the CCO HOSPITALITY LLC (name of maintenance entity). The subdivision Improvement Plans (AR# C083) 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 8,712 (20% lot coverage) square feet impervious coverage per lot. The above referenced lot currently has 9,315 square feet impervious coverage and the proposed project will add 596 square feet impervious coverage.

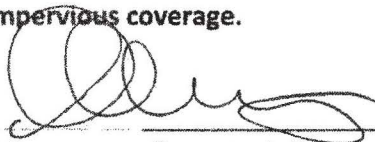
Nick Gausco  
Owner Name (Print)

  
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 POA ☐ 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 POA ☐ and the POA 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.

Alicia Hobson  
POA Representative (Print)

 5/22/25  
POA Representative Signature Date

**HOA/ POA/ DEVELOPER Contact Information:**

HOA/ POA/ DEVELOPER Name: The Country Club of Ocala Property Owners Association, Inc.  
Address: 6972 Lake Gloria Blvd, Orlando FL 32809  
Phone: (732) 522-2188  
Email: ftw6425@gmail.com



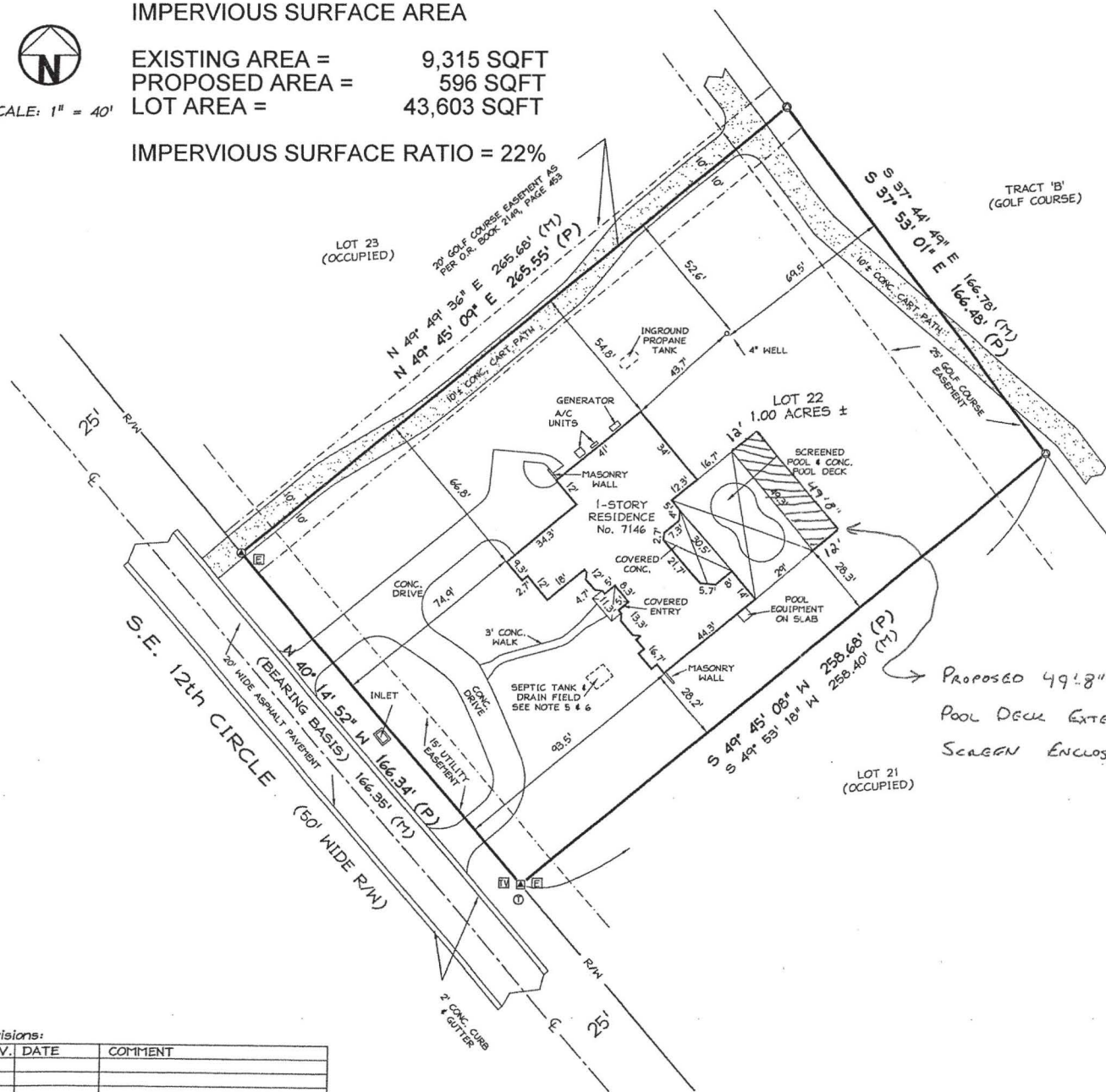


SCALE: 1" = 40'

### IMPERVIOUS SURFACE AREA

EXISTING AREA = 9,315 SQFT  
PROPOSED AREA = 596 SQFT  
LOT AREA = 43,603 SQFT

IMPERVIOUS SURFACE RATIO = 22%



## BOUNDARY SURVEY for NICHOLAS & ELLEN GUASCO

**LEGAL DESCRIPTION:**  
LOT 22 OF THE COUNTRY CLUB OF OCALA UNIT II,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
BOOK 3, PAGES 89-96 OF THE PUBLIC RECORDS OF MARION  
COUNTY, FLORIDA.

### NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND RECORD PLAT.
3. BEARINGS BASED ON PLAT AND/OR DEED AS SHOWN.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
6. SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME.
7. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; NO ONE OTHER THAN THE ENTITIES NAMED IN THE CERTIFICATION SHOULD RELY ON THIS SURVEY.
9. THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.

### LEGEND:

N = NORTH E = EAST W = WEST S = SOUTH  
(OR ANY COMBINATION SUCH AS NE, SW)  
° = DEGREES WHEN USED IN A BEARING  
' = MINUTES WHEN USED IN A BEARING  
" = SECONDS WHEN USED IN A BEARING  
= FEET WHEN USED IN A DISTANCE  
" = INCHES WHEN USED IN A DISTANCE

R/W = RIGHT OF WAY LINE  
--- = BROKEN SCALE LINE  
C = CENTERLINE

WM = WATER METER  
TR = TELEPHONE RISER  
TV = CABLE T.V. BOX  
EB = ELECTRIC BOX

(C) = CALCULATED FROM FIELD MEASUREMENT  
(CP) = CALCULATED FROM PLAT DIMENSIONS  
(D) = DEED CALL  
(M) = FIELD MEASUREMENT  
(P) = PLAT CALL  
(R) = RADIAL DIMENSION  
P.C.P. = PERMANENT CONTROL POINT  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
A/C = AIR-CONDITIONER  
CONC. = CONCRETE  
R/W = RIGHT OF WAY

⊙ = FOUND NAIL & DISK STAMPED 'MOOREHEAD ENGINEERING COMPANY'  
⊠ = FOUND 4x4x8 CONCRETE MONUMENT WITH DISK STAMPED LB. 1918  
⊙ = FOUND 5/8" IRON ROD, SET CAP STAMPED LB. 6413 ON TOP

PROPOSED 49'-8" X 12'-0"  
POOL DECK EXTENSION w/  
SCREENED ENCLOSURE

### CERTIFY TO:

NICHOLAS GUASCO AND ELLEN GUASCO  
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.,  
Its successors and/or assigns as their interests may appear  
KLEIN & KLEIN, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE  
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE  
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM BLEY

P.L.S. 5088

BILL BLEY & ASSOCIATES, INC.

L.B. # 6413

521 SE 2nd STREET  
OCALA, FLORIDA 34471  
mail@billeyley.com  
(352) 694-7777 FAX (352) 694-1777

CLIENT: GUASCO  
DATE OF FIELD WORK: 14 AUG 2020  
FIELD BOOK: FILE  
DRAWN BY: P.C.  
JOB NUMBER: 20-1491

### Revisions:

REV.	DATE	COMMENT
A		
B		
C		