



**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

July 17, 2025

VILLAGER'S CHOICE POOL & SPA  
ARIZ KING  
2545 SOUTH STREET  
LEESBURG, FL 34748

**SUBJECT: DRC INFORMATIONAL LETTER**  
PROJECT NAME: WHITE POOL ADDITION  
PROJECT #2025070015  
APPLICATION: DRC WAIVER REQUEST #33042

Dear Ariz:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on July 21, 2025. This item will be on the consent agenda and attendance is not required.

- 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: 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: AAPPROVED – Parcel #35700-02-055 is currently connected to Marion County Utilities (MCU) water and sewer. Please note: Pool discharge is not permitted to be pumped into the MCU sewer system.  
This parcel is located within the Urban Growth Boundary and the Secondary Springs Protection Zone.

5 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED. The HOA (O&M Entity) has provided a letter accepting the additional runoff in excess of 1,121 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.

Note: The applicant owns a 0.36-acre lot (PID 35700-02-055) in the JB Ranch Phase 2A subdivision. There is 1,355 sf existing impervious coverage on the site. The project proposes to add 1,355 sf of impervious coverage. The JB Ranch Phase 2A subdivision assumes 3,350 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.

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

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**



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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 6/17/25 Parcel Number(s): 35790-00-055 Permit Number: 2025060836

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

Project Name: White Commercial ☐ Residential ☒  
Subdivision Name (if applicable): JB Ranch Subdivision Phase 2A Lot 55  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ 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): James Robert Jr. White & Sandra Lee Blood  
Signature: [Signature]  
Mailing Address: 6085 SW 93rd Loop City: Ocala  
State: FL Zip Code: 34486 Phone #: 407-437-5468  
Email address: pasadena.jim@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): Village's Choice Pool Spa Contact Name: Aria King  
Mailing Address: 2545 South St. City: Leesburg  
State: FL Zip Code: 34748 Phone #: 407-988-9001  
Email address: aria@vc.pools.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 221.1.A Major Site Plan  
Reason/Justification for Request (be specific):  
project is over impervious allowance of 3300 sq feet.

**DEVELOPMENT REVIEW USE:**

Received By: DAL Date Processed: 7/8/2025 Project # 2025070015 AR # 33042

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): JAMES WHITE  
Parcel ID (lot): 35700-02-055  
Site Address: 6095 SW 93RD LOOP  
Subdivision: JB RANCH PHASE 2A  
Marion County Building Permit Application No. (if available): 2025060836  
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 JB RANCH PHASE 2A subdivision, which has a privately-maintained stormwater management system. This stormwater management system is operated and maintained by the VINE MANAGEMENT, LLC (name of maintenance entity). The subdivision Improvement Plans (AR# 27527 ) 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 3,350 square feet impervious coverage per lot. The above referenced lot currently has 3,116 square feet impervious coverage and the proposed project will add 1,355 square feet impervious coverage.

James R White  
Owner Name (Print)

  
Owner Signature

6/23/2025  
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.

Thomas Wamuck, President  
POA Representative (Print)

  
POA Representative Signature Date

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: JB Ranch HOA  
Address: 3300 SW 34th Ave, Suite 112, Ocala, FL 34476  
Phone: 352-812-8086  
Email: info@meinfo.com



## Marion County Florida - Interactive Map

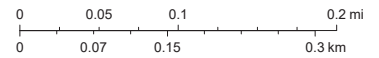


7/18/2025, 8:25:40 AM

 Marion County
  Aerial 2024
  Green: Band\_2

 Streets
  Red: Band\_1
  Blue: Band\_3

1:4,514

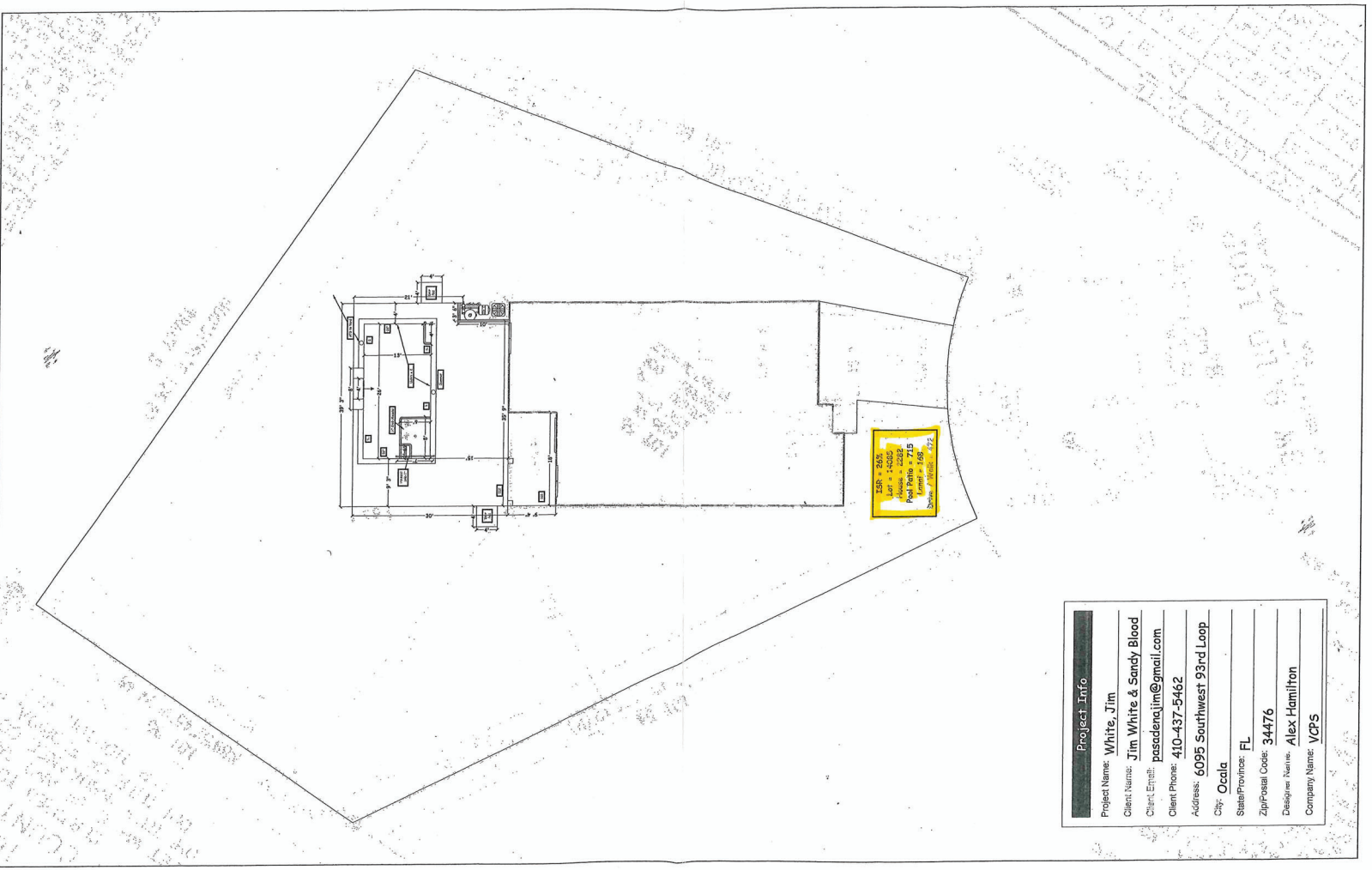


Marion County BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

DATE		REMARKS	BUT
01-01-23		FOUNDATION SURVEY FIELD DATE 11-28-2023	OAC
02-22-24		FINAL SURVEY FIELD DATE 09-21-2024	OAC
04-28-24		ADDED CERTIFICATIONS; NOT A FIELD UPDATE	OAC





Project Info	
Project Name:	White, Jim
Client Name:	Jim White & Sandy Blood
Client Email:	pasadena.jim@gmail.com
Client Phone:	410-437-5462
Address:	6095 Southwest 93rd Loop
City:	Ocala
State/Province:	FL
Zip/Postal Code:	34476
Designer Name:	Alex Hamilton
Company Name:	VCPFS