

June 24, 2025

PROJECT NAME: SINGLE WILMARIE

PROJECT NUMBER: 2025060036 APPLICATION: DRC WAIVER REQUEST #32964

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
Note: permit 2025043899 was rejected by the Zoning Dept.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
Note: permit 2025043899 was rejected by the Zoning Dept.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 3544-005-002 is located within the Marion County Utility Service Area. Potable water is approximately 500 ± feet away, and sanitary sewer is approximately 540 ± feet away. Connection to Marion County Utilities is not required for the proposed single-family residence under permit #2025043899
The parcel lies within the Urban Growth Boundary and is located within the Secondary Springs Protection Zone.
Please note that the parcel directly to the east is a Planned Unit Development (PUD) currently being developed with 69 proposed single-family homes. As a result of this development, water infrastructure will be extended and brought within connection distance, which may support utility connections for any future development on Parcel 3544-005-002.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A 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 0.11 -acre parcel (3544-005-002) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 1,949 sf for a new SFR. The total existing and proposed impervious area is 1,949 sf. The site will be approximately 272 sf over the allowed 35% (1,677 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The swale mentioned in the waiver application appears to be referring to a swale in the ROW. Staff recommends approval with conditions.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 6/17/25 - CONDITIONAL APPROVAL: Stormwater controls must prohibit conveyance onto public roadways.



**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

32964

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5/7/25 Parcel Number(s): 3544-005-002 Permit Number: 2025043899

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Single Wilmarie Commercial ☐ Residential ☒
Subdivision Name (if applicable): Hibiscus Park Unit 1
Unit 1 Block E Lot 2 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): Wilfredo Bordon, HES Contractors Inc.
Signature: [Signature]
Mailing Address: 5370 SW 36th AVE City: Ocala
State: Florida Zip Code: 34471 Phone #: (787) 314-5960
Email address: wilfredorondon@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): HES Contractors Inc Contact Name: Wilfredo Bordon
Mailing Address: 5370 SW 36th AVE City: Ocala
State: Florida Zip Code: 34471 Phone #: (787) 314-5960
Email address: wilfredorondon@gmail.com

D. WAIVER INFORMATION:

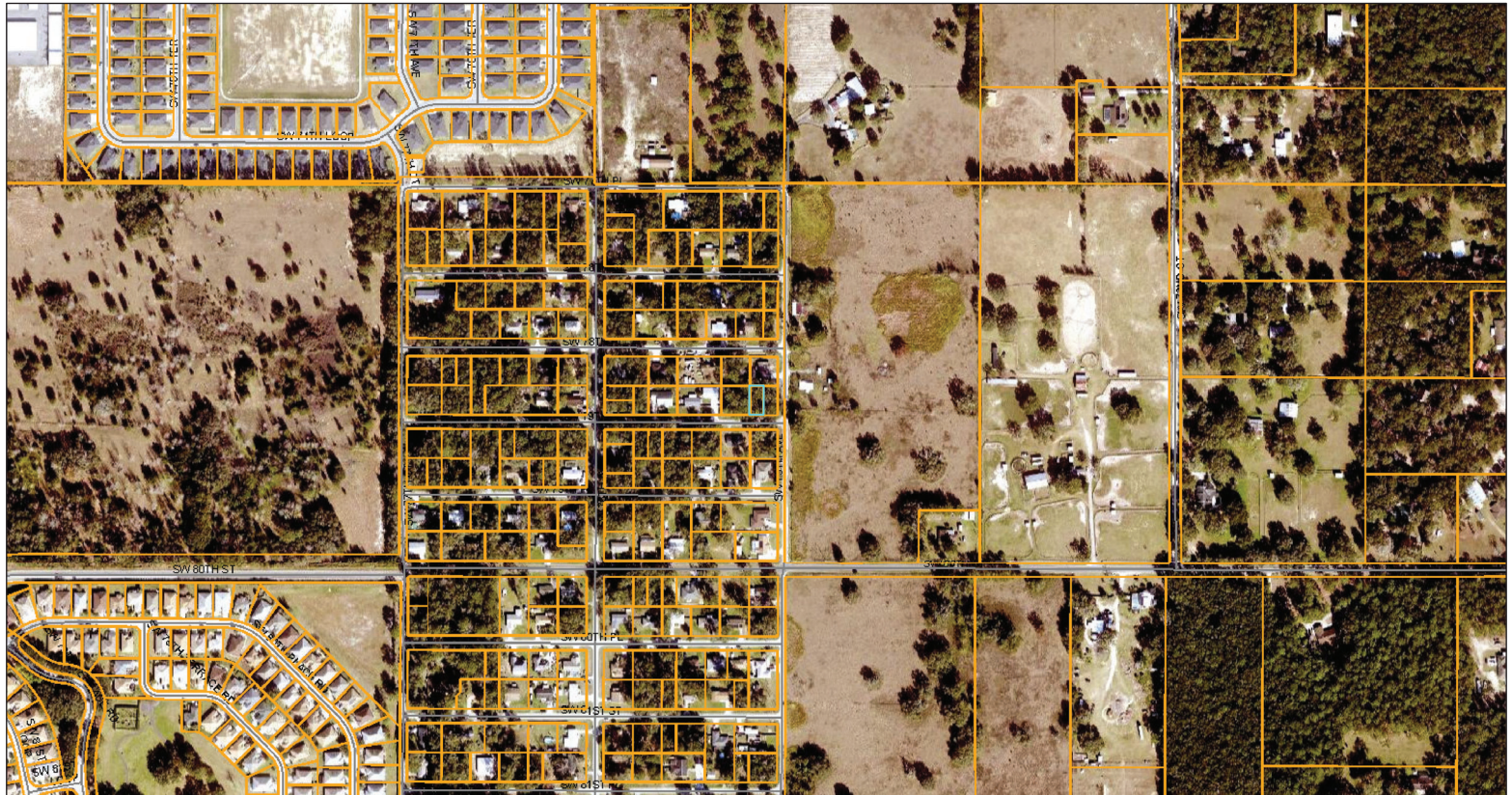
Section & Title of Code (be specific): _____ 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Per the site Plan provided, the elevation of the proposed house will be 12" over the road height and the swell will be 3' Lower than the house witan area of 3,203.87 sq.ft.

DEVELOPMENT REVIEW USE:

Received By: hand delivered 6/11/25 Date Processed: 6/11/25 kah Project # 20250600036 AR # 32964

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): _____

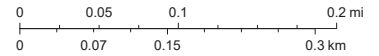
Marion County Florida - Interactive Map



6/16/2025, 4:06:07 PM

 Marion County
  Streets
  Green: Band_2
 Parcels
  Aerial 2024
  Blue: Band_3
 Red: Band_1

1:4,514



Marion County Property Appraiser, OCE, Marion County
BOCC

Marion County Board of County Commissioners

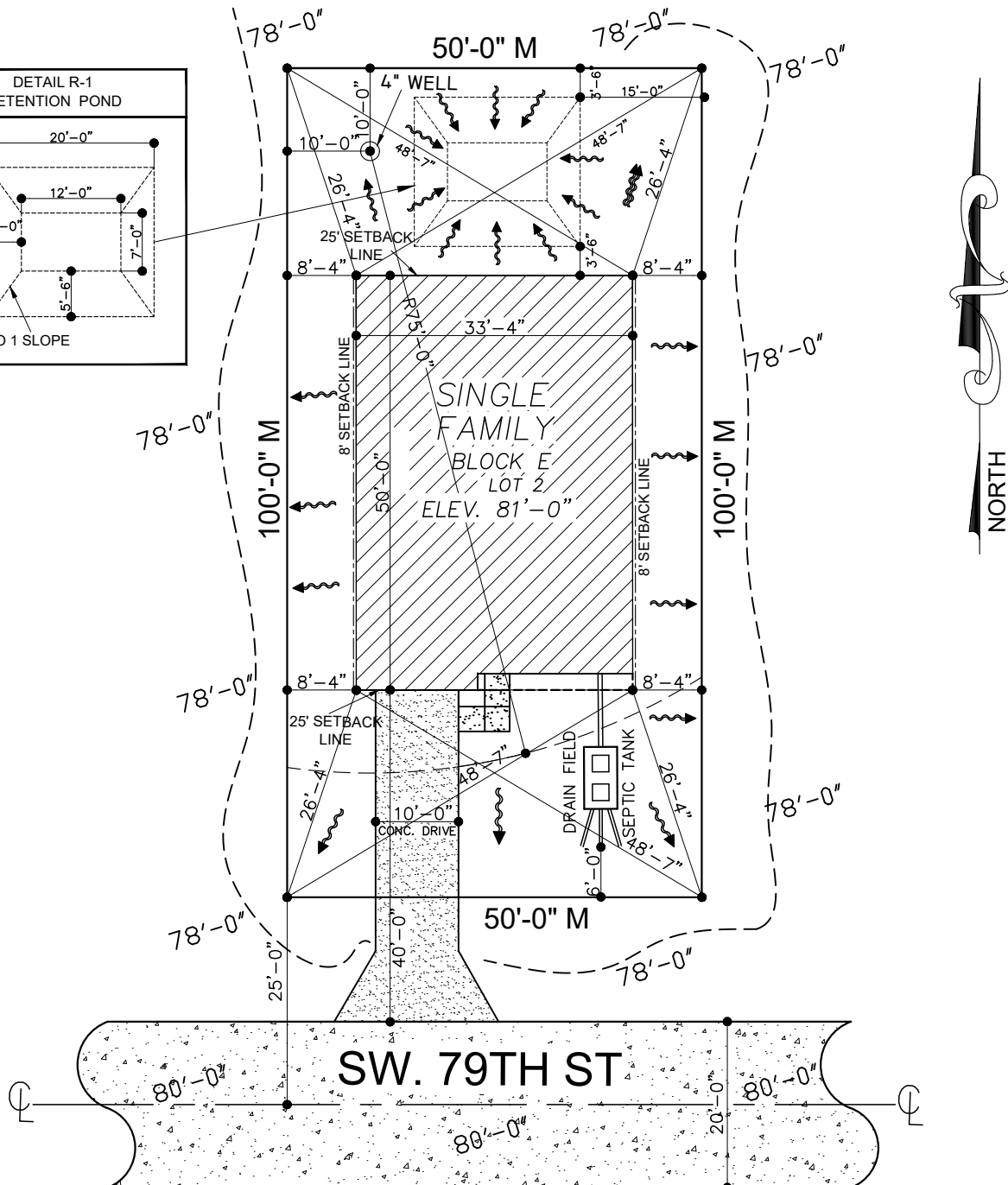
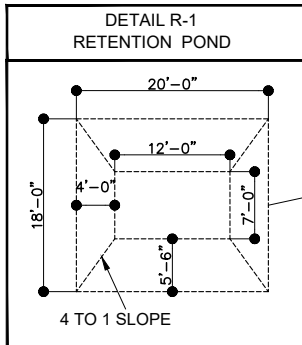
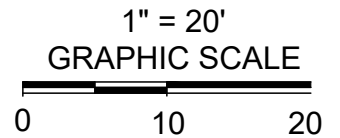
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

ADDRESS

SW 79th ST
OCALA, FLORIDA 34476

Site Plan

Scale: 1" = 20'-0"



SWELL SQ FT = 1569

HES CONTRACTORS INC.
Subdivision - Hibiscus Park Unit 1

N&N Design Studio LLC
3028 SE 11TH ST
Ocala, FL 34471
352-615-5575

Date: 05/07/2025

Parcel No.
3544-005-002