



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/08/2021 Parcel Number(s): 3676-010-000 Permit Number: 2021033091
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Denson Property, Patrick Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Oak Haven
Unit Block Lot 10

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Patrick Denson
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 8170 S Magnolia Ave
City: Ocala State: FL Zip Code: 34476 Phone #

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

Firm Name (if applicable): Josh Powell, Inc Contact Name: Jeremy Lipham
Mailing Address: 10522 NW 27th Drive City: Wildwood State: FL Zip Code: 34785
Phone # (352) 303-6404 Alternate Phone # (352) 748-6467
Email address: info@joshpowellinc.com

D. WAIVER INFORMATION:

Section & Title of Code: LDC 2.21.1-A- Major Site Plan
Reason/Justification for Waiver Request: Construction of new 3,950 square foot accessory structure.
Existing impervious surface area total is 6,757 square feet. With proposed structure, the new total
impervious surface area will be 10,707. Which is 1,707 square feet over the allowed total of 9,000
square feet.

DEVELOPMENT REVIEW USE:

Received By: CG Date Processed: 4/16/21 Project # 2021040074 AR # 26607

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: ESOZ: P.O.M. Must Vacate Plat: Yes ☐ No ☐
Land Use: Date: Verified by:

Revised 5/2017



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Section & Title of Code: LDC 2.21.1A - Major Site Plan
Reason/Justification for Waiver Request: Construction of new 2,080 square foot concrete driveway.
Existing impervious surface area total is 6,757 square feet. With proposed structure and concrete
driveway the new total impervious surface area will be 12,787. Which is 3,787 square feet over
the allowed total of 9,000 square feet.

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

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Revised 7/2017

Empowering Marion for Success

www.marioncountyfl.org

April 29, 2021

PROJECT NAME: DENSON PROPERTY, PATRICK - WAIVER REQUEST

PROJECT NUMBER: 2021040074 APPLICATION: #26607

2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE/Stormwater. FYI - Structure is labeled as storage building but has new septic proposed. Size appears larger than existing residence so cannot be used as guest cottage/dwelling (proposed use as storage building is allowable).
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **CONDITIONAL APPROVAL**. Proposed structure to meet all A-1 zoning requirements, including 25 foot setbacks as shown on site plan. Structure within the flood prone area; the structure may be elevated 1 foot above base flood elevation OR owner to submit a Flood Prone Disclosure to Zoning.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Within Silver Springs primary springs protection zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: **APPROVED**
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1)a. The applicant must provide on-site stormwater control for the additional runoff. There are known downstream flooding issues. 2) A permit/inspection hold will be in effect until a sketch of the 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 all areas disturbed by construction 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.

DENSON PROPERTY, PATRICK - WAIVER REQUEST

OAK HAVEN LOT 10 UNR

8170 S MAGNOLIA AVE OCALA

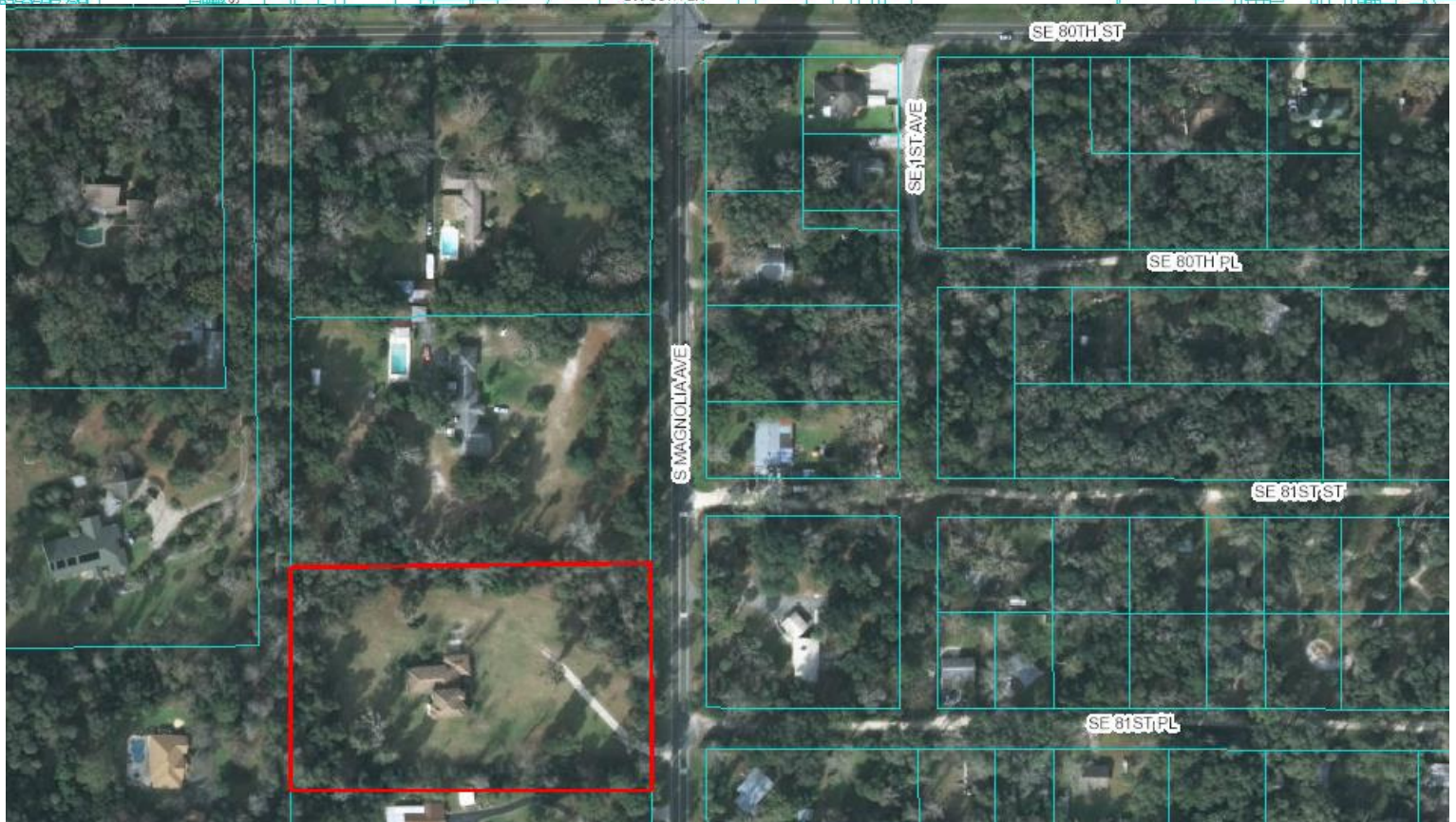
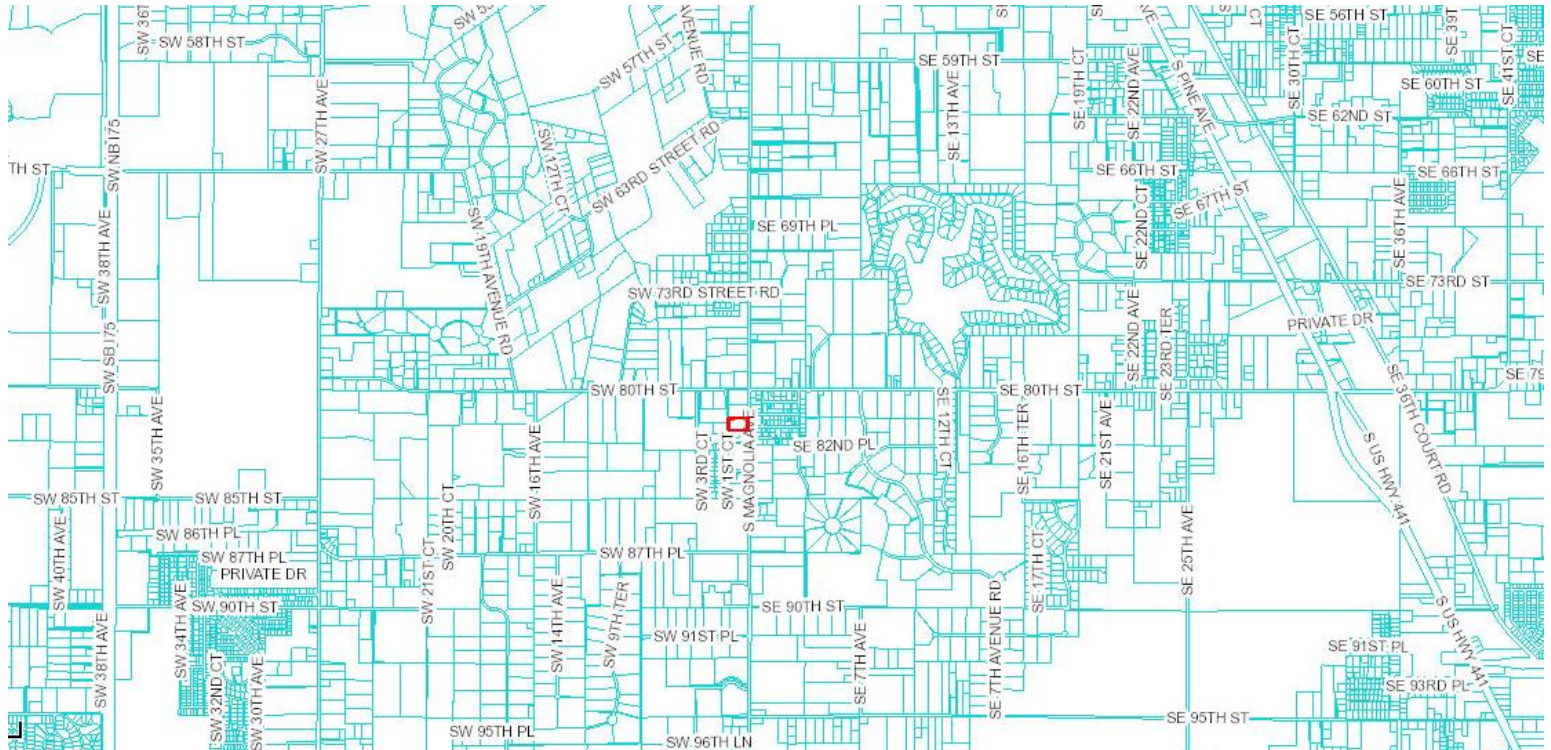
Project #2021040074

#26607

Parcel #3676-010-000

Permit #2021033091

JEREMY LIPHAM



DENSON PROPERTY, PATRICK - WAIVER REQUEST

OAK HAVEN LOT 10 UNR

8170 S MAGNOLIA AVE OCALA

Project #2021040074

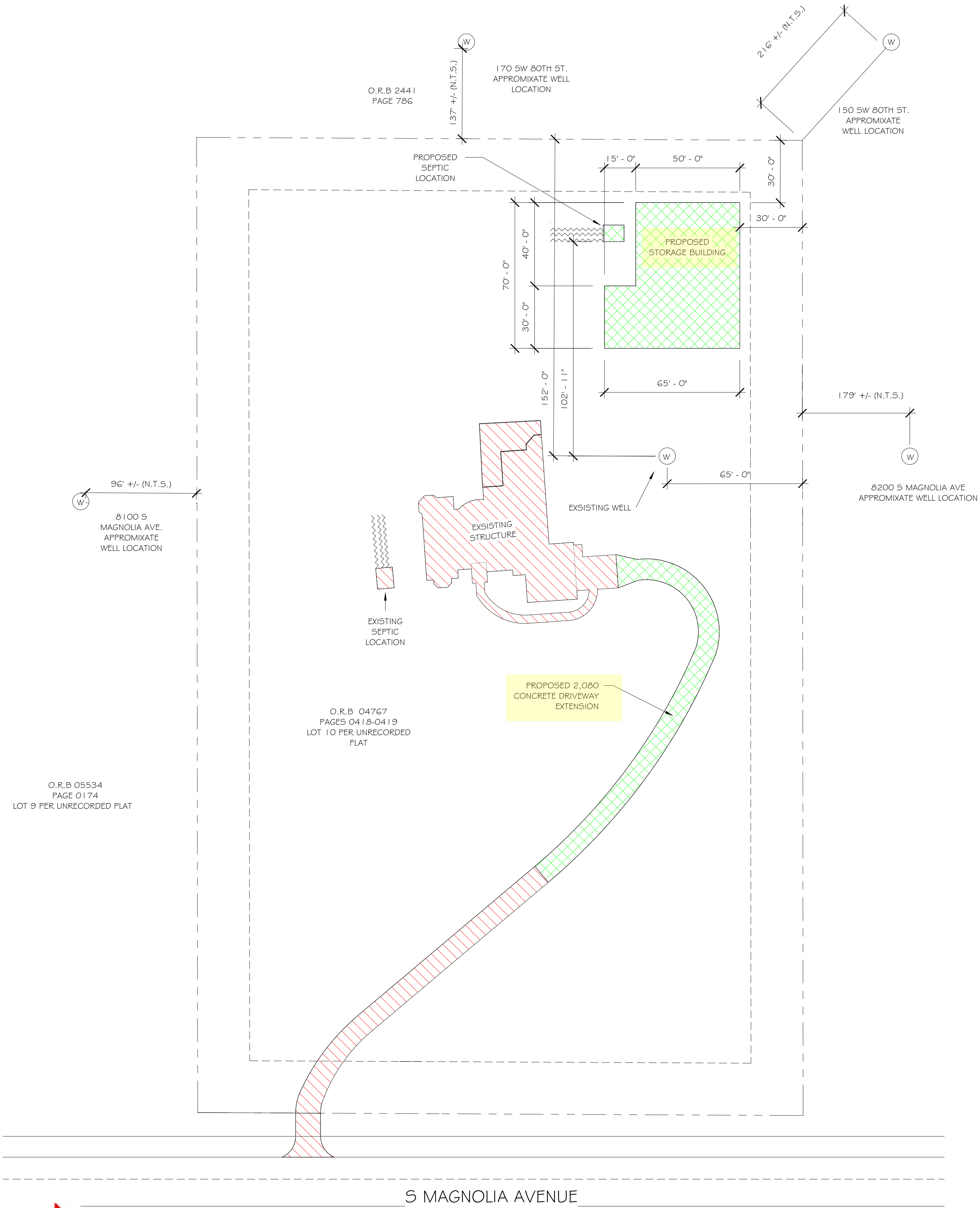
#26607

Parcel #3676-010-000

Permit #2021033091

Jeremy Lipham





① Site
1" = 30'-0"


"An Architectural Drafting Firm"
P.O. Box 1722
Wildwood, FL. 34785
PH: (352) 303-6404

Josh Powell, Inc.

Construction
10522 NW 27th Drive
Wildwood, FL. 34785
PH: (352) 303-6404

| Plan Revisions | |
|----------------|-------------|
| No. | Description |
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DENSON
8170 S MAGNOLIA AVE

DENSON OUT BUILDING

PROPOSED SITE PLAN

| | |
|----------------|-----------|
| Project number | 1143 |
| Date | 3/24/2012 |
| Drawn by | M.J.L |
| Checked by | S.T.P |

A103

Scale 1" = 30'-0"