



**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: 03/11/2021<sup>JS</sup> Parcel Number(s): 2097-007-016 Permit Number: 2021011951  
mm/dd/yyyy

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

Project Name: SLOCUM Property, Jonathan Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): MEADOW WOOD FARMS  
Unit 2 Block 7 Lot 16

**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): Jonathan JS  
Property Owner's Signature: [Signature]  
Property Owner's Mailing Address: 3 TROPICAL PARK RD  
City: OCALA State: FL Zip Code: 34482 Phone # 352-362-8193

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

Firm Name (if applicable): ALOHA CUSTOM POOLS Contact Name: BRIAN POLLARD  
Mailing Address: 6926 W GROVER CLEVELAND City: HOMOSASSA State: FL Zip Code: 34461  
Phone # 352-419-4231 Alternate Phone # \_\_\_\_\_  
Email address: ALOHACUSTOMPOOLS@GMAIL.COM

**D. WAIVER INFORMATION:**

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN  
Reason/Justification for Waiver Request: PARCEL WILL BE OVER IMPERVIOUS WITH  
PROPOSED IMPROVEMENTS. WE NEED TO INSTALL 400 CF OF STORMWATER  
CONTROL. TO install a 15'x30' concrete pool and 40'x30' Concrete deck  
IMPERVIOUS: 8663 sf EXISTING, 750 sf PROPOSED=9413 sf TOTAL

**DEVELOPMENT REVIEW USE:**

Received By: CG Date Processed: 4/19/21 Project # 2021040077 AR # 26612

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

**Submit via Email**

**Print Form**

**Clear Form**

Empowering Marion for Success

www.marioncountyfl.org

DRC 5/3/21

April 29, 2021

PROJECT NAME: SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST

PROJECT NUMBER: 2021040077 APPLICATION: #26612

**LDC 2.21.1.A - MAJOR SITE PLAN**

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REMARKS: Defer to OCE/Stormwater. No concerns.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REMARKS: **DISCUSSION REQUIRED**. All proposed structures to meet 25 foot setbacks to all property lines. Site plan does not show proposed garage/accessory building in the NW area of lot (permit 2021041479). Will proposed retention area include run-off from accessory building?
- 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. Not within any 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: N/A
- 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. 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.



## Permit #2021011951

An aerial photograph of a residential neighborhood with property boundaries overlaid in cyan. A single property is highlighted with a red border. The property is located east of Tropical Park Rd and north of Wood Ridge Dr. The surrounding area includes other houses, trees, and a road labeled 'TROPICAL PARK RD' and 'WOOD RIDGE DR'.



**SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST**

**MEADOW WOOD FARMS UNIT 2 BLOCK 7 LOT 16**

**3 TROPICAL PARK RD OCALA**

**Project #2021040077 #26612**

**Parcel #2097-007-016**

**Permit #2021011951**

**ALOHA CUSTOM POOLS**

Proposed 400 cubic feet of  
stormwater control



**Legend**

- Storm Basins (DRAs)
- Subdivisions
- Storm Pipes
- Storm Inlets
- Storm Manholes

Impervious:

8663 SF existing

750 SF proposed

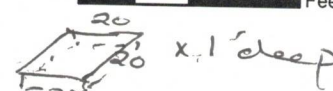
9413 SF total

Permit 2021011951

≈ 400 CF of  
stormwater  
control  
installed



0 15 30 60 Feet



Marion County  
Office of the County Engineer  
Stormwater Program  
412 SE 25th Avenue  
Ocala, FL 34471



POINTS BASED ON ASSUMED DATUM  
 HOW OF SEPTIC TANK & DRAIN FIELD IS 40'  
 C TANK LOCATED BY PROBING TO FIND CO  
 FIELD SHOWN BY DIFFERENCE IN GROUND  
 SCAVENGE WAS DONE TO EXPOSE TANK ON

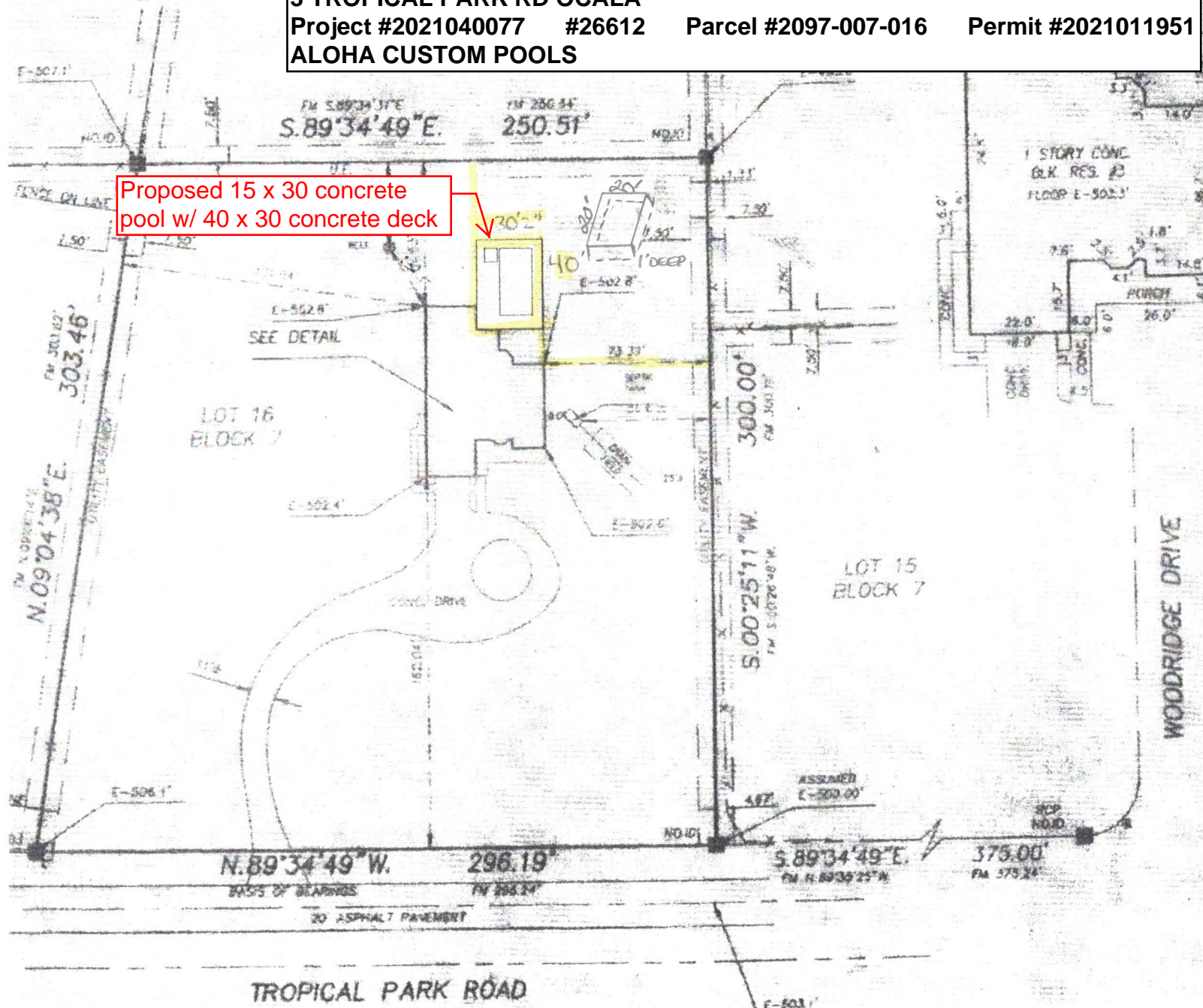
**SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST**  
**MEADOW WOOD FARMS UNIT 2 BLOCK 7 LOT 16**  
**3 TROPICAL PARK RD OCALA**  
 Project #2021040077 #26612 Parcel #2097-007-016 Permit #2021011951  
**ALOHA CUSTOM POOLS**

**JONATHAN R. &**  
**LEGAL DESCRIPTION:**  
**LOT 16, BLOC**  
**WOOD FARMS**  
**AS PER PLAT**  
**RECORDED IN**  
**"N" PAGES 1**  
**OF THE PUBI**  
**MARION COUN**

**FLOOD STATEMENT:**  
 THE ABOVE DESCRIBED  
 APPEARS TO BE IN A ZONE  
 PRONE AREA ) ZONE. [ ]  
 AS SCALED ON THE FLOOD  
 FEDERAL EMERGENCY MANA  
 ASSISTANCE ADMINISTRATION  
 COMMUNITY PANEL No.  
 EFFECTIVE DATE: AUC  
**FURTHER CERTIFIED TO**  
 BRANCH BANKING & TR  
 OLD REPUBLIC TITLE  
 BRIDGECRUST TITLE CO

- LEGEND:**
- FOUND CONCRETE WORKING
  - SET CONCRETE MONUMENT
  - FOUND REBAR AND CAP
  - SET REBAR AND CAP
  - FOUND NAIL AND TAG
  - SET NAIL AND TAG
  - POLE
  - WELL
  - UNDER METER
  - UTILITY BOX
  - PO POINT OF CORRELATION
  - PT POINT OF TANGENCY
  - WIRE FENCE
  - ASPH ASPHALT
  - BLK BLOCK
  - BOY BOULEVARD
  - CONC CONCRETE
  - E ELEVATION
  - FM FIELD MEASURED
  - PCP PERMANENT CONTROL
  - TEMP TEMPORARY BENCH
  - P PROPOSED ELEVATION

THIS SURVEY REFLECTS THE  
 THE SURVEY DATE: NOV-3





# MEADOW WOOD FARMS

## UNIT NO. 2

### MARION COUNTY, FLORIDA

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 03-1-206 RECORDED IN OFFICIAL RECORD BOOK 03554 PAGE 0524

Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merits.

No part of the septic tank system may be within fifty (50) feet of the high water levels of a lake or pond or where the ground water table is less than thirty-six (36) inches below finished grade of the building site, or, not less than twelve (12) inches below the proposed level of the bottom of the drain field trench.  
Subject to bond approval.

Section 18, Township 15 South, Range 20 East  
West 5 chains of Northeast 1/4 of North West 1/4,  
Northwest 1/4 of Northwest 1/4, Southwest 1/4 of  
Northwest 1/4, except road right-of-way  
Section 13, Township 15 South, Range 19 East  
East 1/2 of Northeast 1/4  
Section 12, Township 15 South, Range 19 East  
South 1/2 of Southeast 1/4 of Southeast 1/4, East  
1/2 of Southwest 1/4, Southeast 1/4 of Northwest  
1/4, North 3/4 of East 1/2, Southwest 1/4 of  
Southeast 1/4, North 1/2 of Southeast 1/4 of  
Southeast 1/4  
Section 1, Township 15 South, Range 19 East  
All of fractional Section 1, except the North  
1/2 of West 1/2 and except the West 1/2 of  
Southwest 1/4 thereof  
Section 8, Township 15 South, Range 20 East  
Southwest 1/4 of Southwest 1/4, except the North  
70 yards of West 85 yards thereof, Northwest 1/4  
of Southwest 1/4, South 1/2 of Southeast 1/4  
Section 7, Township 15 South, Range 20 East  
All of Section 7, Township 15 South, Range 20 East,  
lying North and West of Meadow Wood Farms, Unit  
No. 1 as recorded in Plat Book L, Pages 33 to 45,  
Public Records of Marion County, Florida. The  
Northwesterly Boundary of said Meadow Wood Farms,  
Being more fully described as follows: Commencing  
at the NE corner of SE 1/4 of NE 1/4 of Section  
7, Township 15 South, Range 20 East, The Bearing  
of the East Boundary of said SE 1/4 of NE 1/4,  
Begin N 00° 12' 57" W, Thence  
N 89° 57' 13" W, 1140.00 feet, thence N 78° 28' 54" W,  
451.88 feet, thence S 59° 46' 31" W, 480.00 feet,  
thence N 33° 13' 29" W, 191.69 feet, thence  
S 60° 37' 22" W, 1335.00 feet, thence S 43° 19' 48" W,  
833.53 feet, thence S 0° 45' 49" W, 580.00 feet,  
thence S 22° 21' 12" E, 378.32 feet, thence  
S 0° 12' 28" E, 1760.00 feet to a point on the South  
Boundary of said Section. Said point being  
S. 89° 47' 32" W, 1000.27 feet from the South 1/4 corner.

#### NOTES:

All lots shall have a 7.5' wide easement reserved for utilities  
along both side lines and along the rear lot line.

Unless otherwise shown, All cul-de-sac streets shall end in a  
curve having a 50' radius.

All public rights-of-way from streets to drainage areas shall  
be 25' wide unless specified otherwise.

Areas shown as drainage ways or public rights-of-way, including  
streets, may also be used for installation of utilities.

All lots of less than 10,000 sq. ft. which are a part of  
this plat will not be issued septic tank or well permits,  
but must be served by a central water and/or a central  
sewage system.

Coordinates refer to Mercator Projection, Florida West Zone.

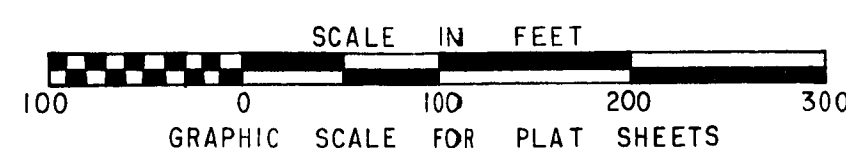
#### SYMBOLS-

N 30 15 30 W - The bearing of a line in degrees, minutes and seconds.  
100.00 - Distance between points in feet.

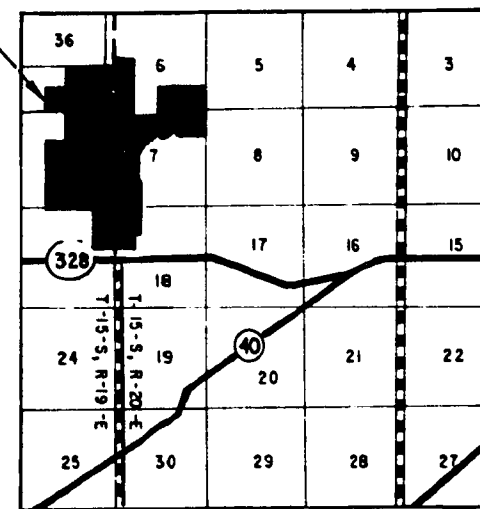
- ▨ - Public right-of-way or drainage area.
- - Permanent Reference Monuments (PRM).
- - Permanent Control Point (PCP).

RAD = Radial lines

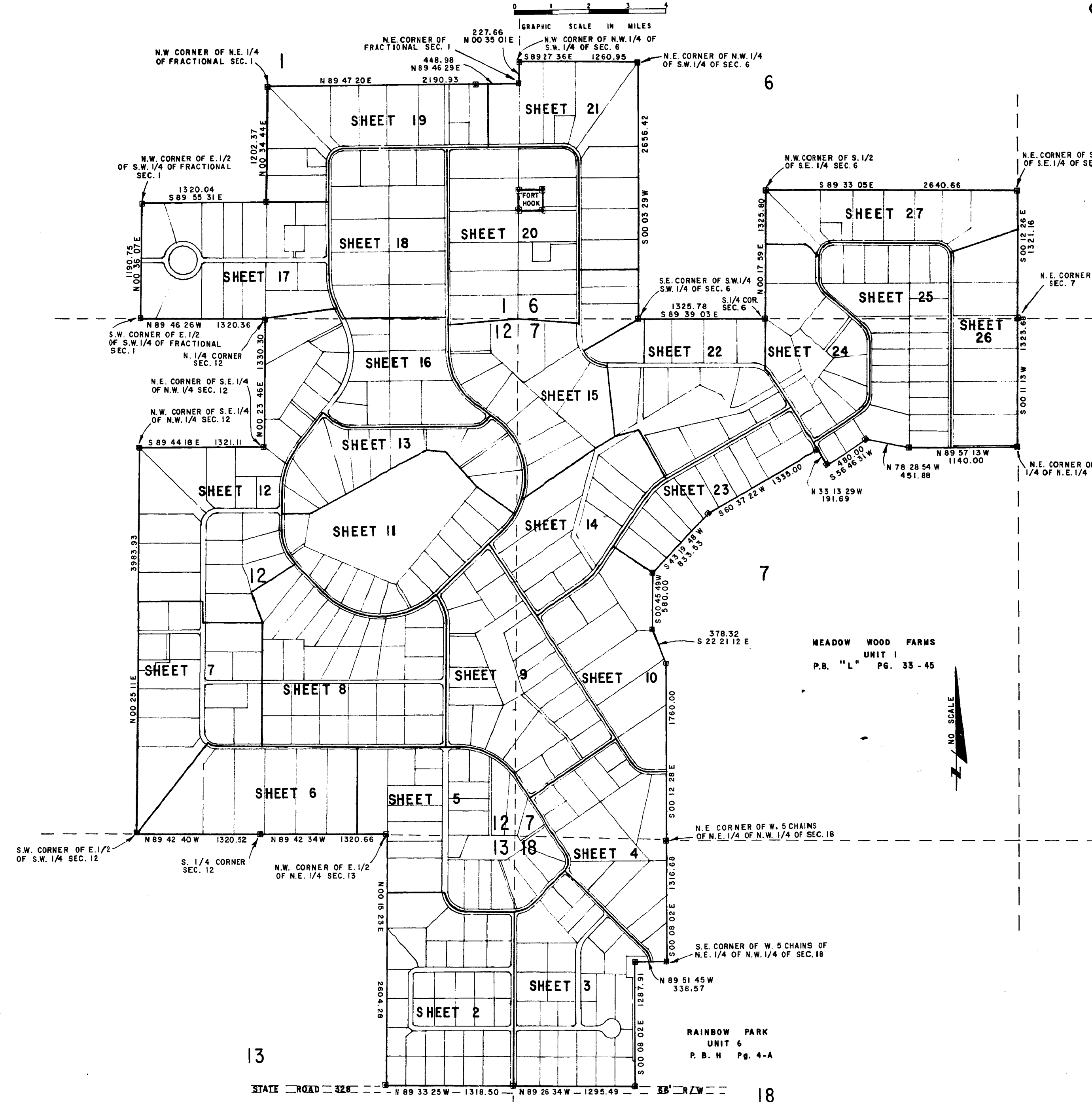
▨ = Fill area



MEADOW WOOD FARMS  
UNIT NO. 2



LOCATION MAP



#### STATE OF FLORIDA COUNTY OF MARION

The undersigned corporation which is duly organized under the laws of the State of  
Delaware and the owner of the real estate included in this plat does hereby authorize the  
same to be recorded in the public records of Marion County, Florida, and does hereby dedicate  
to the public forever the roads, streets and water retention areas as shown hereon for the  
benefit of the public.

Witness whereof said corporation has caused its seal to be affixed by the undersigned  
officers, duly authorized by the Board of Directors, this 9 day of MAR. A.D. 1972  
Signed, sealed, and delivered in  
the presence of:

Context Development Co.

*Paul C. Green*  
Witness

*Armer E. White*  
President

*Miriam Blanco*  
Witness

*R. Diane Arch*  
Secretary

#### CERTIFICATE OF NOTARY PUBLIC

Before me this day personally appeared *R. Diane Arch* and *Armer E. White*  
respectively, of Context Development Co., a Delaware Corporation  
and acknowledged before me that they executed the dedication hereon shown for the uses  
and purposes therein stated on behalf of said Corporation as its free act  
and deed and have been duly authorized so to do by the Board of Directors thereof.  
Witness my hand and official seal at Marion County of Fla., State of Florida,  
this 9 day of MAR. A.D. 1972

My commission expires: Aug. 24, 1973

*Pauline C. Overhoff*  
Notary Public, State of Florida Large

#### CERTIFICATE OF SURVEYOR

I, Donald E. Stansland, maker of this plat, do hereby certify that it is  
a correct representation of the land platted and that permanent reference  
monuments have been placed thereon as called for under chapter 177, Florida  
Statutes as amended. Permanent Control Points have not been set and are to  
be included in the bond for improvements.

*Donald E. Stansland*  
Donald E. Stansland, Registered Land Surveyor  
Certificate No. 1577, State of Florida

#### CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

This certifies that this plat was presented to the Board of County Commissioners  
of Marion County, Florida, and approved by them for record on the 28 day of MAR. A.D. 1972  
Attest: *John F. Nicholson* Clerk of the Circuit Court  
*George M. Rou Jr.* Chairman, Board of County Commissioners

#### CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do  
hereby certify that this foregoing plat conforms to the provisions of chapter 177, of the  
Florida statutes, was filed in my office for record on the 28 day of MAR. A.D. 1972  
and recorded in the public records of said County on the 28 day of MAR. A.D. 1972 in  
plat book N, pages 1 thru 27.

*John F. Nicholson*  
Clerk of the Circuit Court

#### MORTGAGEES CONSENT

The mortgagee consents and agrees to the platting of the lands embraced  
in this plat and to the dedication shown hereon; and further, should it become  
necessary to foreclose the mortgage covering the said property, that all pieces  
and parcels dedicated or offered for dedication to the public shall be excluded  
from the suit and the dedication remain in full force and effect.

Ocala Manufacturing, Ice and Packing Company

*Armer E. White*  
A. M. Collins  
President

*Hilda H. Knight*  
Hilda H. Knight  
Assistant Secretary

REVISED: MARCH 1, 1972

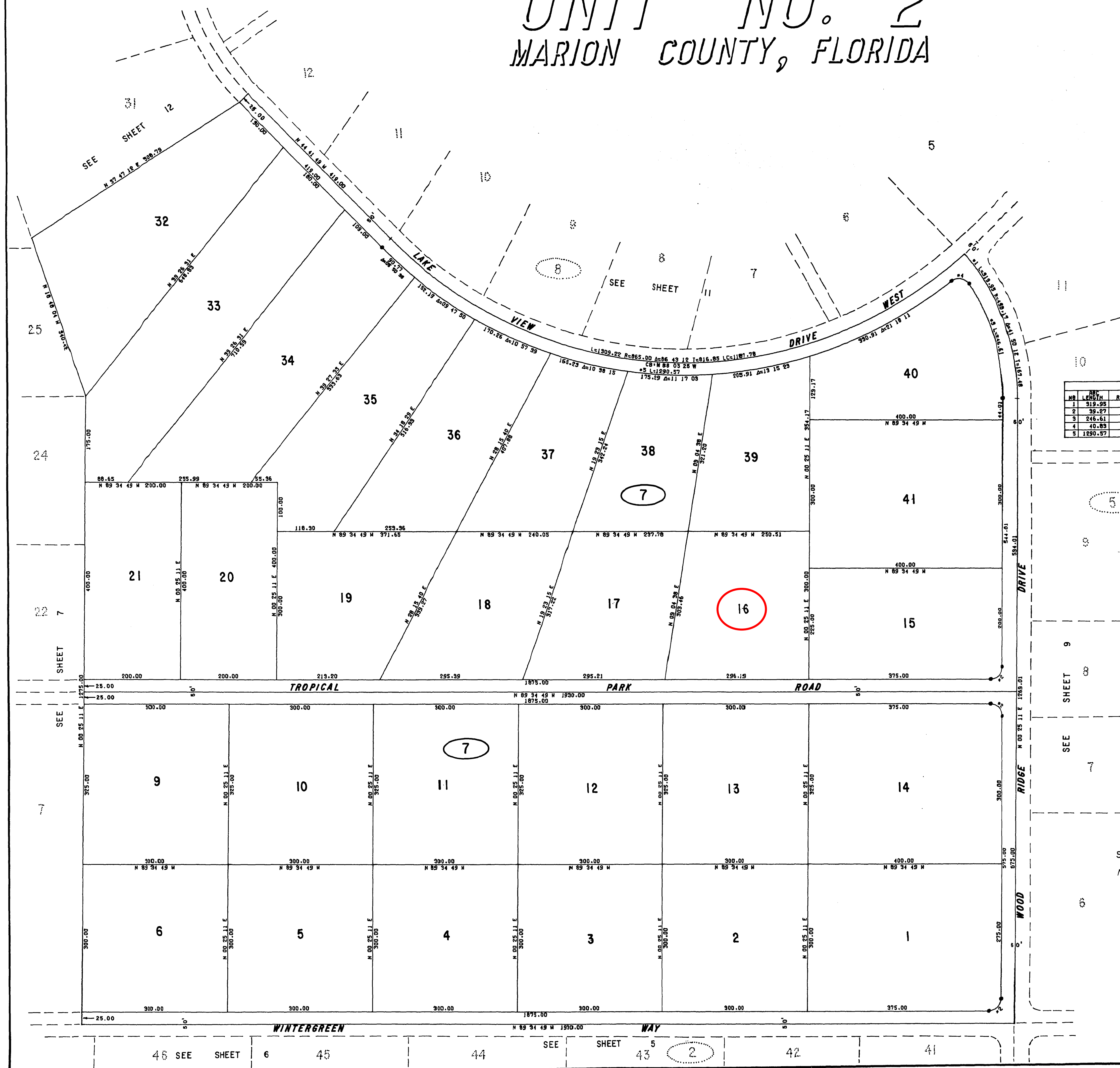
ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 01-283, RECORDED IN OFFICIAL RECORD BOOK 2744, PAGE 1501.

# MEADOW WOOD FARMS

## UNIT NO. 2

### MARION COUNTY, FLORIDA

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



NO.	LENGTH	RADIUS	DELTA	TAN	L. CH.	CH. BRG.
1	319.95	436.17	41 50 12	167.48	312.89	N20 29 55W
2	35.27	25.00	89 59 59	25.00	35.36	
3	246.61	400.17	94 36 59	127.20	242.87	N16 53 19W
4	40.69	25.00	93 34 59	26.61	36.44	N80 59 19W
5	1290.57	890.00	85 04 59	788.56	1180.43	N86 14 19W

SCALE: 1" = 100'

#### SYMBOLS

N 30 15 30 W = The bearing of a line in degrees, minutes and seconds.

100.00 = Distance between points in feet.

[Line with dots] = Public right-of-way or drainage area.

[Square with dot] = Permanent Reference Monuments (PRM).

[Dot] = Permanent Control Point (PCP).

RAD = Radial lines

[Hatched area] = Fill area

[Circle] = Block Number

