DRC 1/11/21:

LAUCK PROPERTY, JAMES - WAIVER REQUEST
OAK HOLLOW LOT 1

Project #2020120112 #25991 Parcel #48332-000-01 Permit #2020121306 James Lauck

LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver for future improvements to the property consisting of a 25' x 51' (1,275 square foot) detached garage, enlarging the apron between the garages, and adding a pool. The future improvements to the property will total 11,289 square feet of impervious area as described on the site plan.

Motion by Tracy Straub to approve subject to working with stormwater controls, to providing sketches of the proposed stormwater controls, placing final holds on the building permits until such inspections can be done to confirm that the controls are in place, and that vegetative cover must be established at that time of final hold inspections, seconded by Michael Brown

Motion carried 5-0



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: 12/28/2020 Parcel Number(s): 48332-000-01 Permit Number: 2020121306
A.	PROJECT INFORMATION: Fill in below as applicable: Lauck Property, Jemes Project Name: JAMES E LAUCK Subdivision Name (if applicable): OAK HOLLOW UnitBlockLot1 Commercial □ or Residential □
В.	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): JAMES E LAUCK Property Owner's Signature: Property Owner's Mailing Address: 9371 SE 173RD SURREY LANE City: THE VILLAGES State: FL Zip Code: 32162 Phone #TEL: 804-271-7000
C.	APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.
	Firm Name (if applicable): Contact Name: JAMES E LAUCK Mailing Address: 9371 SE 173RD SURRY LANE City: THE VILLAGES State: FL Zip Code: 32162 Phone #804-271-7000 Alternate Phone # Email address: DEPCO7@OMCAST.NET
	WAIVER INFORMATION: Section & Title of Code: Reason/Justification for Waiver Request: ADDED THE DETACHED GARAGE (25' X 51') AND THE LARGER APRON BETWEEN GARAGES. and pool. total implicious with future additions 11,289 sq ft.
DEVELOPMENT REVIEW USE: Received By: Date Processed: 12 29 20 Project # 2020 2011 2 AR # 2599	
ZO	NING 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:
	riscd 5/2017

Empowering Marion for Success

January 7, 2021

PROJECT NAME: LAUCK PROPERTY, JAMES - WAIVER REQUEST

PROJECT NUMBER: 2020120112 APPLICATION: #25991

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, and subject to all other LDC provisions.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REMARKS: APPROVED

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: REVIEWER DID NOT RESPOND

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

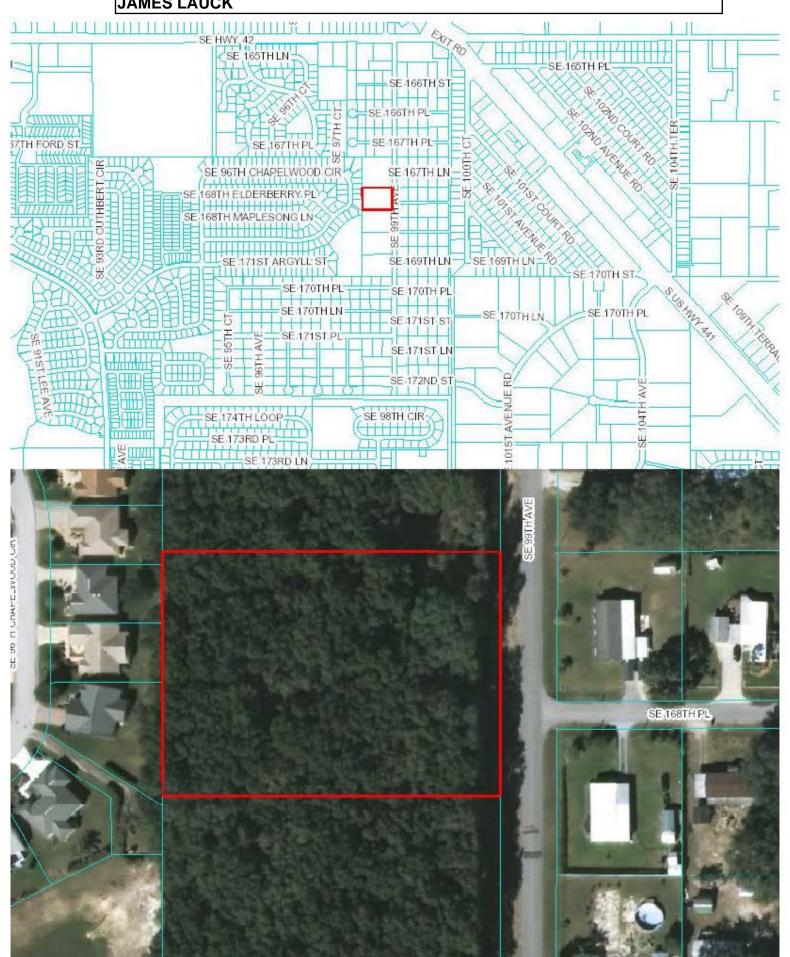
REMARKS: APPROVED

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from all impervious coverage on-site at the 100 year, 24 hour storm. It would be beneficial for the applicant to work with a private engineer on the project. 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.

Per the Oak Hollow plat, a stormwater management system is required for each lot regardless of the amount of impervious coverage. Maintenance of the stormwater facility will be the responsibility of the individual owners. The applicant owns a 1.88-acre parcel located on the west side of SE 99th Avenue at the intersection with SE 168th Place. According to the MCPA, there is no existing impervious area on-site. The applicant is proposing to add 11,289 sf (13.75%) of impervious surface for residence and improvements. The site is within the Marshall Swamp watershed. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property.

LAUCK PROPERTY, JAMES - WAIVER REQUEST
OAK HOLLOW LOT 1
Project #2020120112 #25991 Parcel #48332-000-01 Permit #2020121306
JAMES LAUCK



LAUCK PROPERTY, JAMES - WAIVER REQUEST OAK HOLLOW LOT 1 Project #2020120112 #25991 Parcel #48332-000-01 Permit #2020121306 JAMES LAUCK DRAWING ISSUE PERMIT 18 DECEMBER 2020 REVISED: XXXXX LEGEND CONCRETE MONUMENT IRON ROD R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
D or \(\Delta \) CENTRAL ANGLE
R RADIUS
L ARC LENGTH LENGTH OF CHORD CHORD BEARING RADIAL SECTION TOWNSHIP RANGE PLAT MEASUREMENT FIELD MEASUREMENT UTILITY POLE AND GUY ANCHOR MOBILE HOME MEADOWS OVERHEAD WIRES (Plat Book UNRECORDED, Page 151) FENCE CONC. CONCRETE S.E. 99th AVENUE David P. King, Jr (60' PRIVATE R/W - 2 LANE PAVED ROAD) GUY ANCHOR 4.8' WEST SET I.R. & CAP/ (LB #4074) GUY ANCHOR 6.0' WEST SUITE 400 OCALA, FL. 34476 352.873.3737 (PH) 352.873.0737 (FAX) SET I.R. & CAP ((LB #4074) **REGISTRATIONS:** STATE OF FLORIDA AR 12,999 STATE OF GEORGIA PROJECT ______ 42'-11" - NOT PLATTED -LOT 2 LOT 3 PARCEL NO. 48332-000-01 1.88 Acres \pm 1.88 Acres ± SINGLE FAMILY RESIDENCE JIM & STEVIE LAUCK OAK HOLLOW LOT 1 SE 99th AVE MARION COUNTY, FLORIDA SET I.R. & CAP (LB #4074) SET I.R. & CAP (LB #4074) 248.34 248.34 DRAWN BY: N00°20'12"E 993.37' CHECKED BY: APPROVED BY: ARCHITECT'S PROJECT No.: 78 77 PERVIOUS TO IMPERVIOUS RATIO _____ 19-3044 STRUCTURE AREAS: TRACT "A" RESIDENCE: 4,152 SQ. FT. DETACHED GARAGE: 1,300 SQ.FT. SHEET TITLE: PAVED AREAS POOL DECK: 480 SQ. FT. 4,817 SQ. FT. DRIVEWAY: SITE PLAN 540 SQ. FT. SIDEWALKS: VILLAGES OF MARION UNIT NO. 52 TOTAL IMPERVIOUS: 11,289 SQ. FT. TOTAL LOT SIZE: 1.88AC (82,089 SQ FT.) (Plat Book 6, Pages 106 & 107) RATIO: 13.75% OF LOT IS IMPERVIOUS SHEET NUMBER SITE LAYOUT

SHEET 1 OF 2

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS LOW DENSITY RESIDENTIAL AND R-E.

2. FUTURE DEVELOPMENT OF EACH LOT WILL REQUIRE PERMITTING FROM MARION COUNTY.

3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 12083C, PANEL 0905, SUFFIX D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.

4. THIS PLAT CONTAINS 7.53 ACRES, 4 LOTS AND 0.00 LINEAR MILES OF PRIVATE ROADS.

5. THE STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION WILL BE PRIVATE. EACH LOT WILL BE REQUIRED TO HAVE A STORMWATER MANAGEMENT FACILITY, REGARDLESS OF THE AMOUNT OF IMPERVIOUS COVERAGE. MAINTENANCE OF THE STORMWATER FACILITY WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.

6. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

GENERAL NOTES:

1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

2. ALL DISTANCES SHOWN BETWEEN THE PERMANENT REFERENCE MONUMENTS ARE FIELD MEASURED DISTANCES.
3. NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY WHICH PLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.

OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.

4. THE UTILITY EASEMENT SHOWN HEREON IS EXCLUSIVELY GRANTED TO MARION COUNTY UTILITIES DEPARTMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SANITARY SEWER UTILITIES. NO OTHER UTILITY COMPANIES (PUBLIC OR PRIVATE) ARE GRANTED THE RIGHT TO UTILIZE THIS EASEMENT AS CREATED BY THIS

5. SITE PLAN APPROVAL SHALL BE REQUIRED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.

6. STATE PLANE COORDINATES ARE BASED ON FLORIDA WEST ZONE (TRANSVERSE MERCATOR) MARION COUNTY FLGPS 43 AZ MK AND "Q424 1994" (NAD 83/1990 ADJUSTMENT) AVERAGE SCALE FACTOR 0.999941193.
7. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 17

SOUTH, RANGE 23 EAST, AS BEING NOO'20'12"E, AS SHOWN ON THE RECORD PLAT OF VILLAGES OF MARION, UNIT NO. 52.

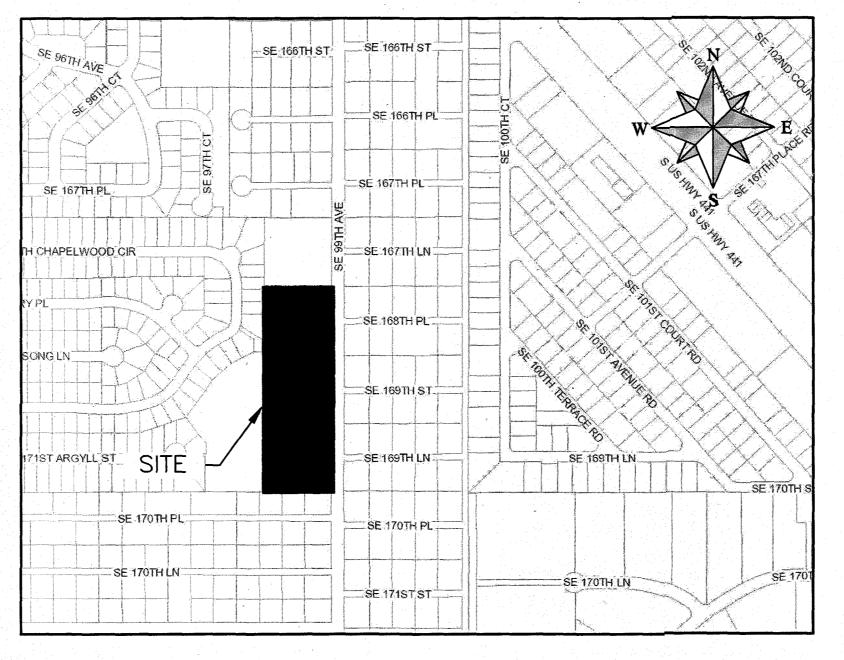
8. ALL LOTS IN THIS PLAT WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
9. THIS PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.

10. THE 25' CONSERVATION BUFFER EASEMENT SHALL REMAIN UNDISTURBED AND IS RESTRICTED FROM REMOVAL OF ANY TREES OR UNDERBRUSH.

11. THE MEMORANDUM AND NUTICE OF FINAL JUDGMENT BY FLORIDA POWER CORPORATION IN O.R. BOOK 5161, PAGE 1544, REFERRED TO IN THE OPINION OF TITLE, IS NOT A SURVEY MATTER AND IS NOT DISPLAYED HEREON.

OAK HOLLOW

MARION COUNTY, FLORIDA
LYING IN SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST



LOCATION MAP

APPROVAL OF OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: COUNTY ENGINEERING

COUNTY FIRE SERVICES

BY: COUNTY GROWTH SERVICE

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

COUNTY BUILDING SAFETY

SURVEYOR'S CERTIFICATION

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: (2-13-1)

RODNEY K. ROGERS, P.S.M.

REGISTRATION NO. 5274

STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

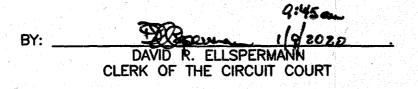
THIS IS TO CERTIFY, THAT ON ______/__/2020, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA
ATTEST:

DAVID R. ELLSPERMANN CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

RECORDING. THIS PLAT FILED FOR RECORD THIS AND RECORDED ON PAGE(S) 182 \$ 183 OF PLAT BOOK 13 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT MCDONALD PROPERTIES AND INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE ONLY, UNDER THE FLORIDA LAND TRUST 314159 (HEREINAFTER REFERRED TO AS "MCDONALD PROPERTIES"), HAS CAUSED TO BE MADE THIS PLAT OF OAK HOLLOW, THE SAME BEING A SUBDIVISION OF LAND AS HEREIN DESCRIBED; AND THAT AN EXCLUSIVE EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO MARION COUNTY UTILITIES DEPARTMENT TO UTILIZE THIS EASEMENT CREATED BY THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SANITARY SEWER UTILITIES; AND THAT THE CONSERVATION BUFFER EASEMENT, AS SHOWN HEREON, SHALL BE RESTRICTED FROM REMOVAL OF LIVE TREES AND UNDERBRUSH WITH THE EXCEPTION OF THE MINIMUM REQUIRED FOR INSTALLATION OF FENCING ALONG THE PROPERTY LINE.

IT IS NOT THE INTENT OF THE OWNERS TO DEDICATE ANY LAND IN OAK HOLLOW TO THE GENERAL PUBLIC.

IN WITNESS WHEREOF MCDONALD PROPERTIES AND INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE ONLY

UNDER THE FLORIDA LAND TRUST 314159, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 12 th DAY OF December, 2020. 2019

PRINT NAME: Nekelle Boyer

THOMAS MCI

THOMAS MCDONALD, AS MANAGER OF MCDONALD PROPERTIES AND INVESTMENTS, LLC

NOTARY ACKNOWLEDGMENT: STATE OF FLORIDA

COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF DECEMBER. 2019

BY THOMAS MCDONALD OF MCDONALD PROPERTIES AND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: Melinda Clemons.

(PLEASE PRINT)

COMMISSION NUMBER: GGOH 2990

PERSONALLY KNOWN OR

PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)

TYPE OF IDENTIFICATION PRODUCED:

LEGAL DESCRIPTION

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 330.77 FEET THEREOF.

CONTAINING 7.53 ACRES, MORE OR LESS.

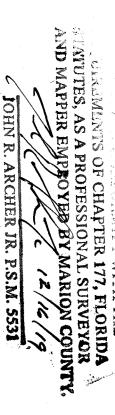
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:



1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074



JOSHUA 1:8 I BELLO, LLC CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6462, PAGE 148 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

YISSELLE ZELLO, AUTHORIZED M

PRINT NAME) Graha

SHEET 2 OF 2

OAK HOLLOW

MARION COUNTY, FLORIDA LYING IN SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST

