

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
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Lauck Property, James
Project Name: JAMES E LAUCK Commercial ☐ or Residential ☒
Subdivision Name (if applicable): OAK HOLLOW
Unit Block Lot 1

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): 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 SURREY LANE City: THE VILLAGES State: FL Zip Code: 32162
Phone # 804-271-7000 Alternate Phone # _____
Email address: DEPCO7@OIMCAST.NET

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: ADDED THE DETACHED GARAGE (25' X 51') AND THE
LARGER APRON BETWEEN GARAGES. *future addition of and pool.*
total impervious with future additions 11,289 sq ft.

DEVELOPMENT REVIEW USE:

Received By: *Lauck* Date Processed: 12/29/20 Project # 2020120112 AR # 25991

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

Empowering Marion for Success

www.marioncountyfl.org

January 7, 2021

PROJECT NAME: LAUCK PROPERTY, JAMES - WAIVER REQUEST

PROJECT NUMBER: 2020120112 APPLICATION: #25991

2.21.1.A - MAJOR SITE PLAN

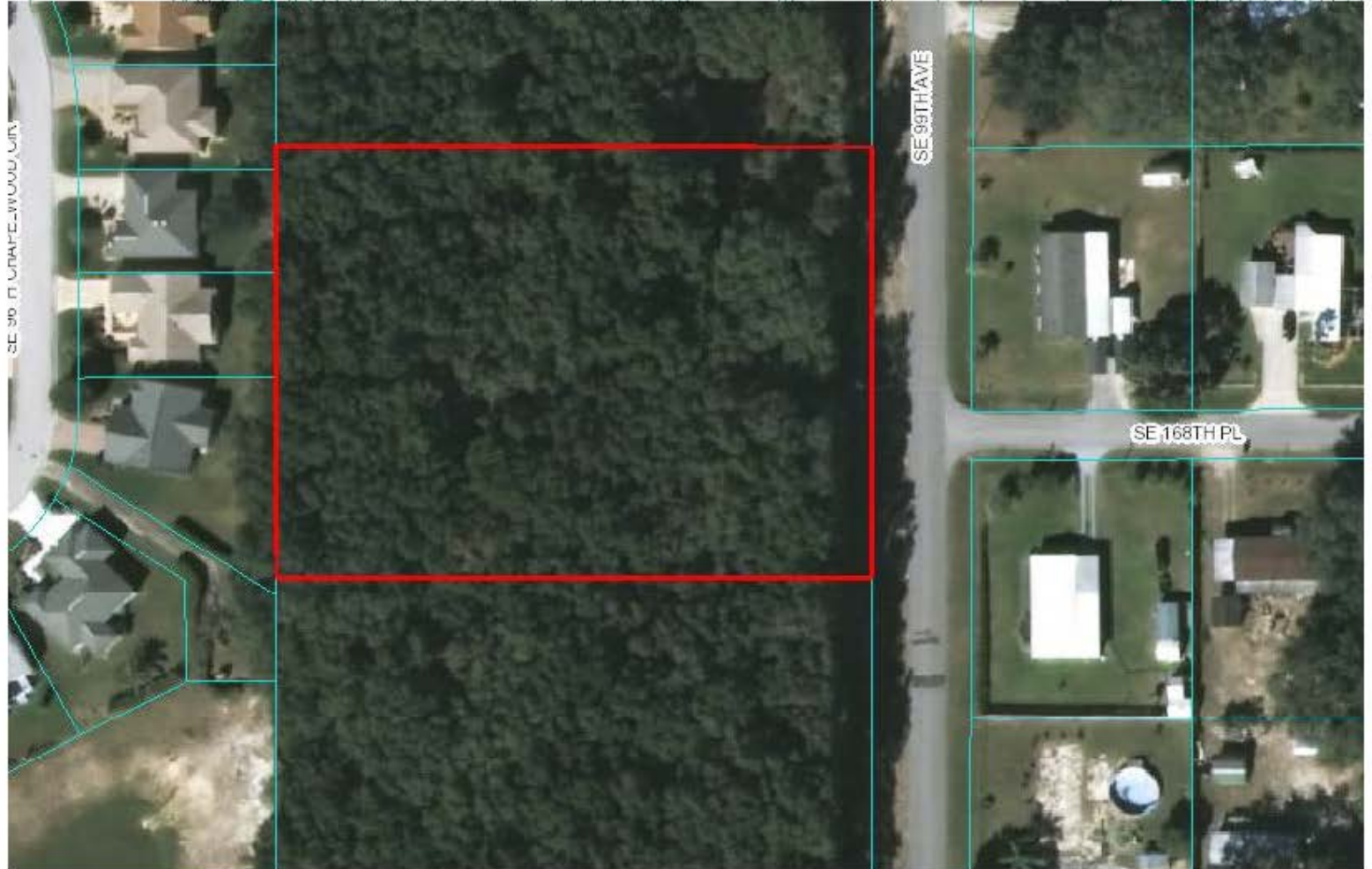
- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE-Stormwater, and subject to all other LDC provisions.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **APPROVED**
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - 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.

Project #2020120112	#25991	Parcel #48332-000-01	Permit #2020121306
JAMES LAUCK			

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

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044
PROJECT

NEW
SINGLE FAMILY RESIDENCE

FOR
JIM & STEVIE
LAUCK

OAK HOLLOW LOT 1
SE 99th AVE
MARION COUNTY, FLORIDA

DRAWN BY: NSJ

CHECKED BY:

APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

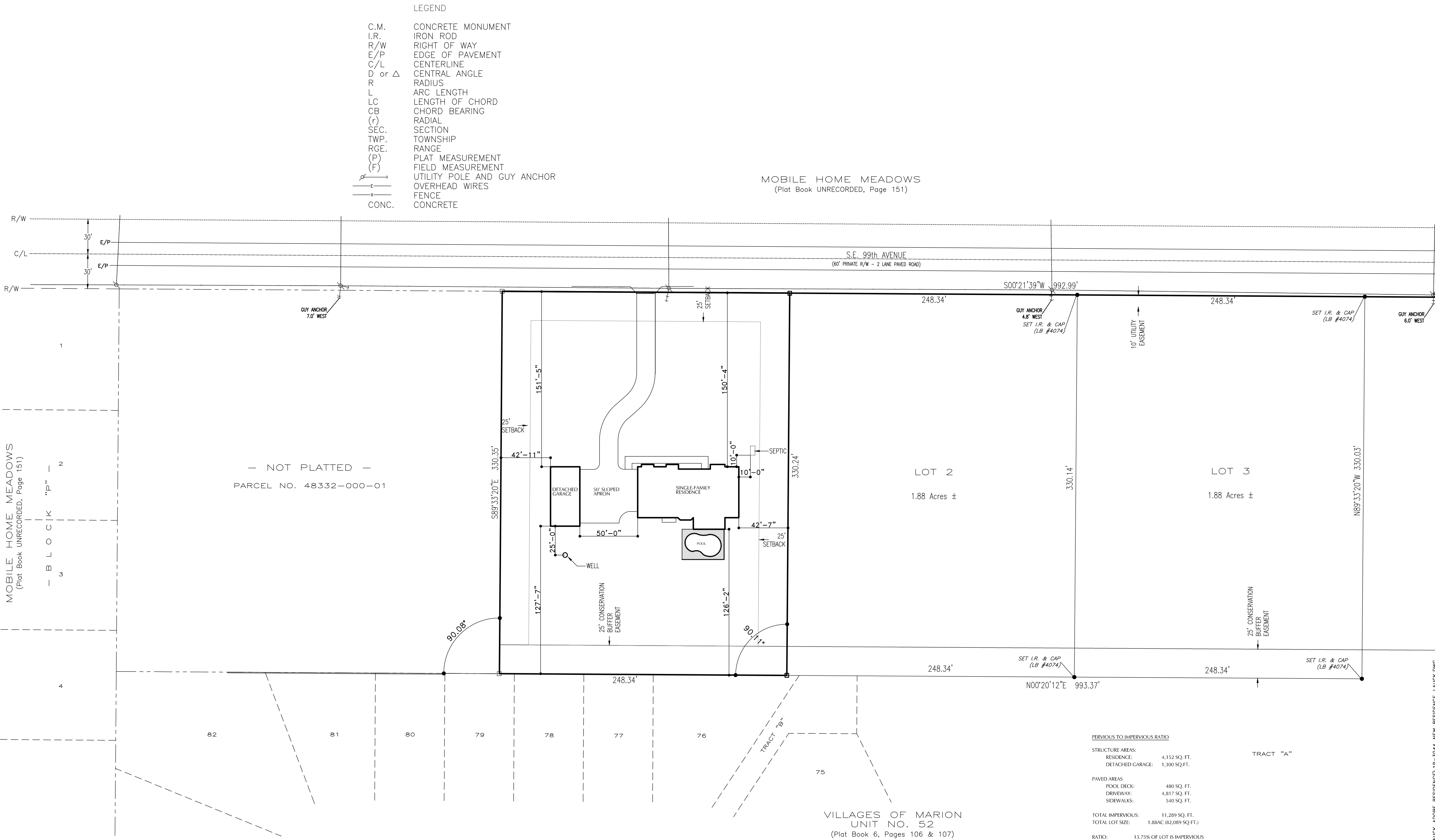
19-3044

SHEET TITLE:

SITE PLAN

SHEET NUMBER

S4



SITE LAYOUT

Scale: 1" = 50'-0"

OAK HOLLOW

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

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.

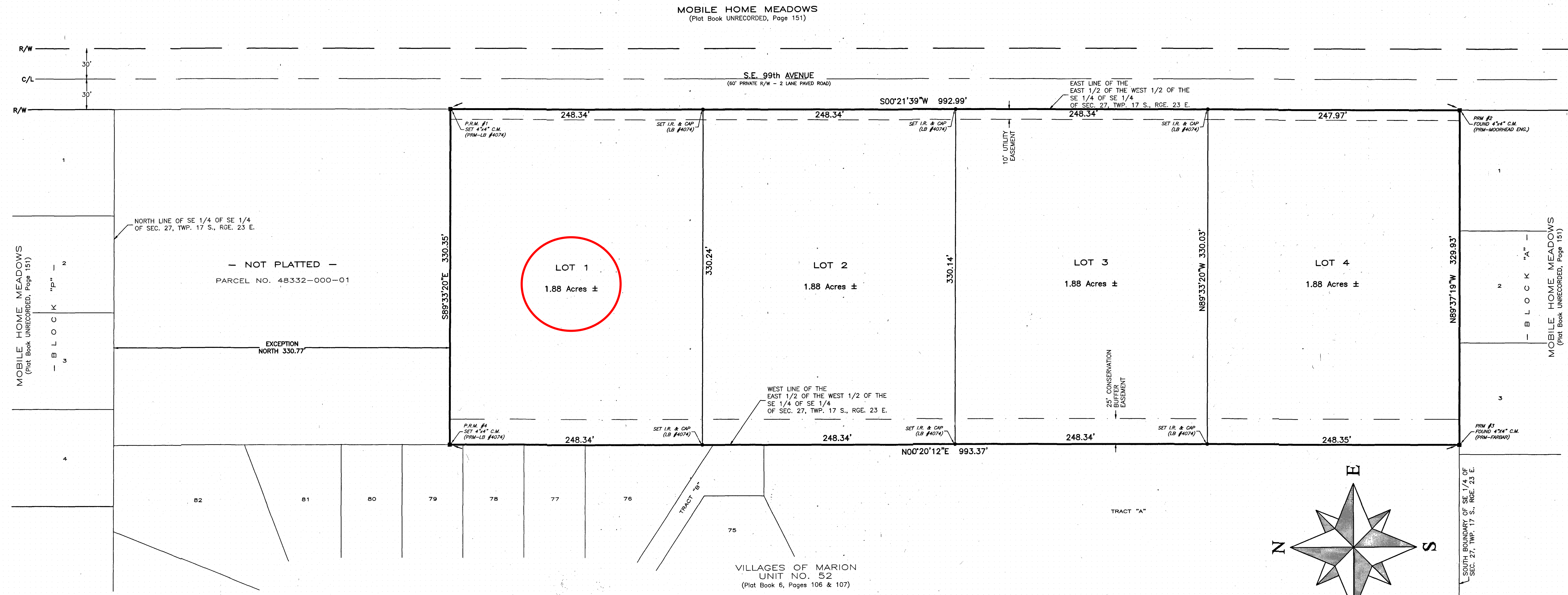
GENERAL NOTES:

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.
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 PLAT.
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 FLOPS 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 N00°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 NOTICE 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

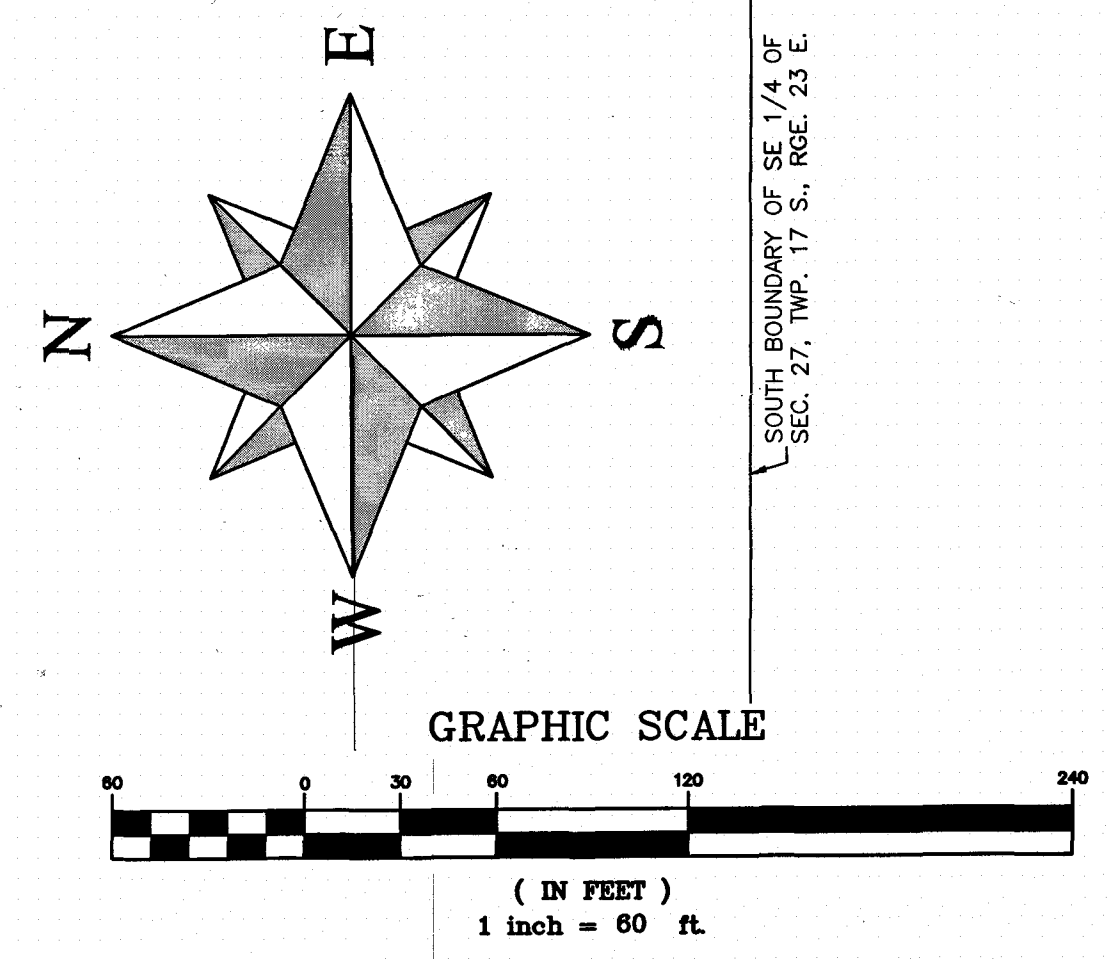
MARION COUNTY, FLORIDA
LYING IN SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST



- LEGEND**
- C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - D or Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - LC LENGTH OF CHORD
 - CB CHORD BEARING
 - (r) RADIAL
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (F) FIELD MEASUREMENT
 - Utility Pole and Guy Anchor
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE

STATE PLANE COORDINATES

PRM #1	
N	1688083.482
E	659536.771
PRM #2	
N	1687090.555
E	659536.969
PRM #3	
N	1687090.589
E	659207.059
PRM #4	
N	1688083.898
E	659206.443



PREPARED BY:
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