



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: 04/30/2021 Parcel Number(s): 3483-001-003 Permit Number: 2021-02-0094

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Property, Ray & Dorothy
Storage Room Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Rio Vista
Unit Block A Lot 2 & 3

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): Ray Shelton
Property Owner's Signature: *Ray Shelton*
Property Owner's Mailing Address: 10731 SW 185th Terrace
City: Dunnellon State: FL Zip Code: 34432 Phone # (352) 274-8467

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): IPC Services, Inc. Contact Name: Rusty Stout
Mailing Address: 3445 NE 24th St. City: Ocala State: FL Zip Code: 34470
Phone # (352) 732-8566 Alternate Phone # (352) 387-1597
FAX Number or Email address: rusty@ipcs.cc

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A Major Site Plan
Reason/Justification for Waiver Request: Code Enforcement Case 827143: Small Room Addition has minimal impact to existing site conditions. 10' x 27' (270 square feet)

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: CG Date Processed: 5/4/21 Project # 202100094 AR # 26721

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: ESOZ: Must Vacate Plat: Yes ☐ No ☐ Date: Verified by:
Land Use: Date: Verified by:

"Meeting Needs by Exceeding Expectations"

May 13, 2021

PROJECT NAME: SHELTON PROPERTY, RAY & DOROTHY - WAIVER REQUEST

PROJECT NUMBER: 2020100094 APPLICATION: #26721

2.21.1.A - MAJOR SITE PLAN

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REMARKS: **APPROVED**

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REMARKS: **DISCUSSION/CONDITIONAL APPROVAL**: Subject to completing Rainbow River ESOZ Plan, and obtaining variance, if required. [Plan lacks detail to verify if proposed addition complies with ESOZ 75' waterbody/waterfront setback.]

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REMARKS: **DENIED**. Subject property has R-1 zoning and has 2 non-conforming dwelling units from 1975 & 1976. The east dwelling does not meet current ESOZ standards. There are 3 open code cases in which owner has modified dwelling to a hotel. These code cases have not been resolved. It is unclear if proposed storage room will have a residential or commercial use. Some of the improvements to the west dwelling appear to have been done without building permits. Comparison of different year aerials show a possible addition. This addition extends onto Lot 1, currently owned by same. Per Code Enforcement Officers, there appears to have been regrading done to shoreline. Zoning requests onsite inspection of current conditions prior to waiver approval for Zoning, Code and/or OCE officials. And to clear the "change of use" code case to verify use is personal residence only. Zoning also requests stormwater controls for as much impervious as possible and not just for the 270sf storage room. Proposed room will have to meet minimum 8' side setback if approved.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REMARKS: **APPROVED** - FGUA service area; MCU will require a letter from the utility stating the parcel's availability and capacity to connect to FGUA's public water and/or sewer system. Inside the Rainbow 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: N/A

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REMARKS: **APPROVED**

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **DISCUSSION NEEDED/CONDITIONAL APPROVAL**. There is currently 14,616sf existing impervious coverage on the 1.2-acre subject parcel (PID 3483-001-003). There has been an additional structure (309sf) added without permit and a current Code Enforcement case pending. The site is a waterfront property located in the Rio Vista Replat subdivision along the Rainbow River (ESOZ). Staff recommends approval under the following conditions: 1) The applicant must provide on-site stormwater control for the additional runoff from the impervious areas not previously approved by the County. 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.

SHELTON PROPERTY, RAY & DOROTHY - WAIVER REQUEST

RIO VISTA REPLAT BLK A LOTS 2 & 3

10721 SW 185TH TER DUNNELLON

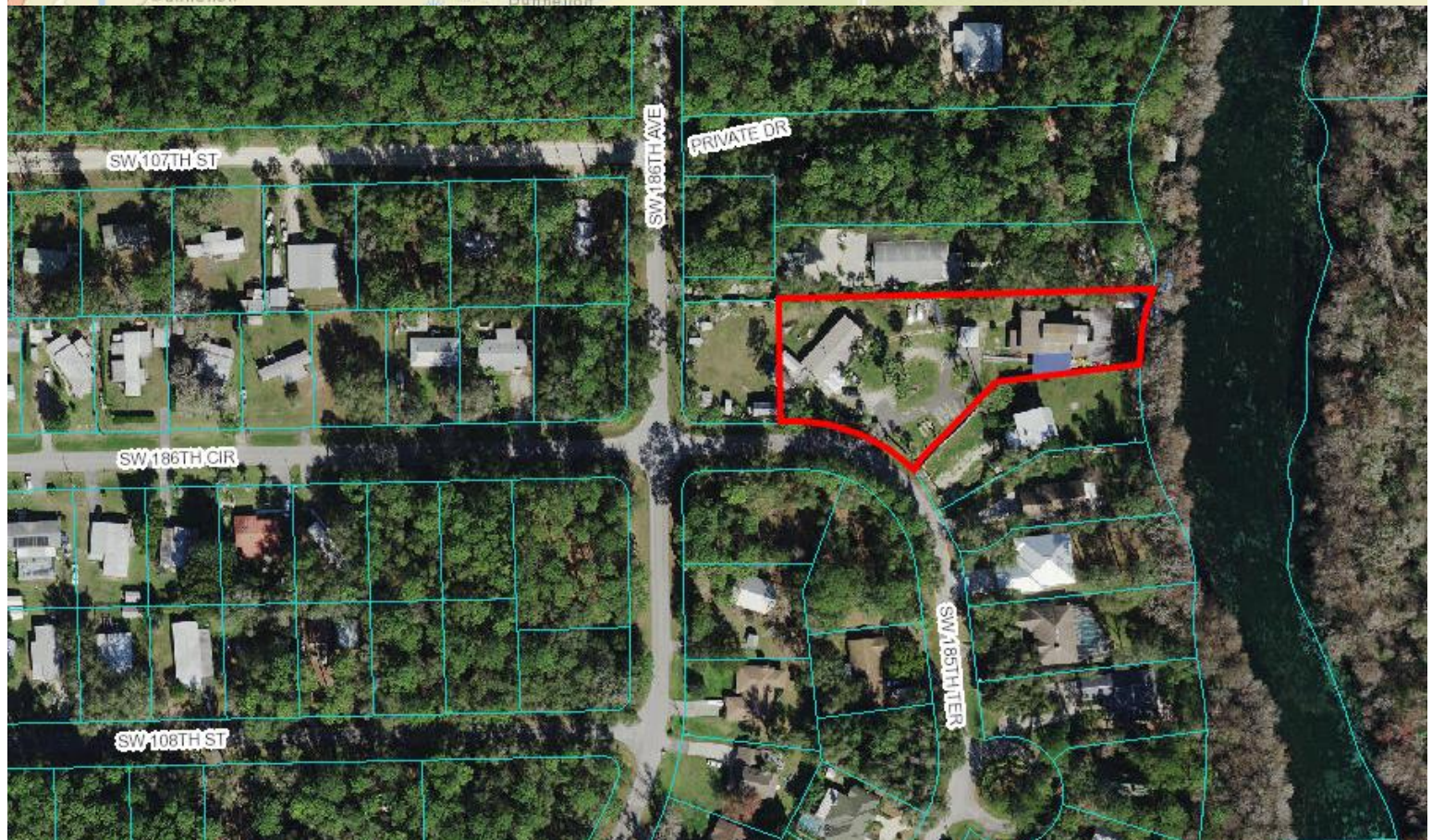
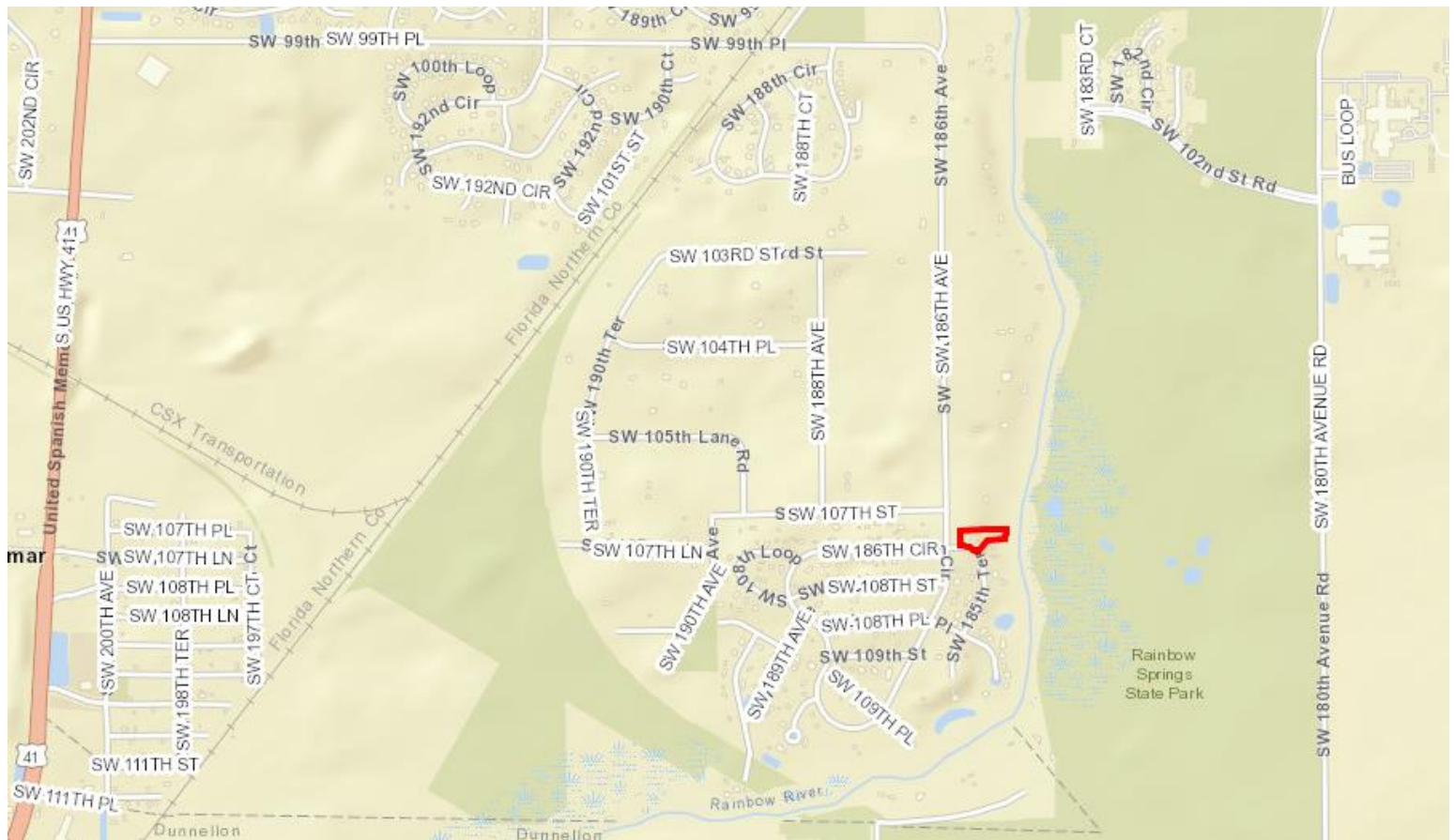
Project #2020100094

#26721

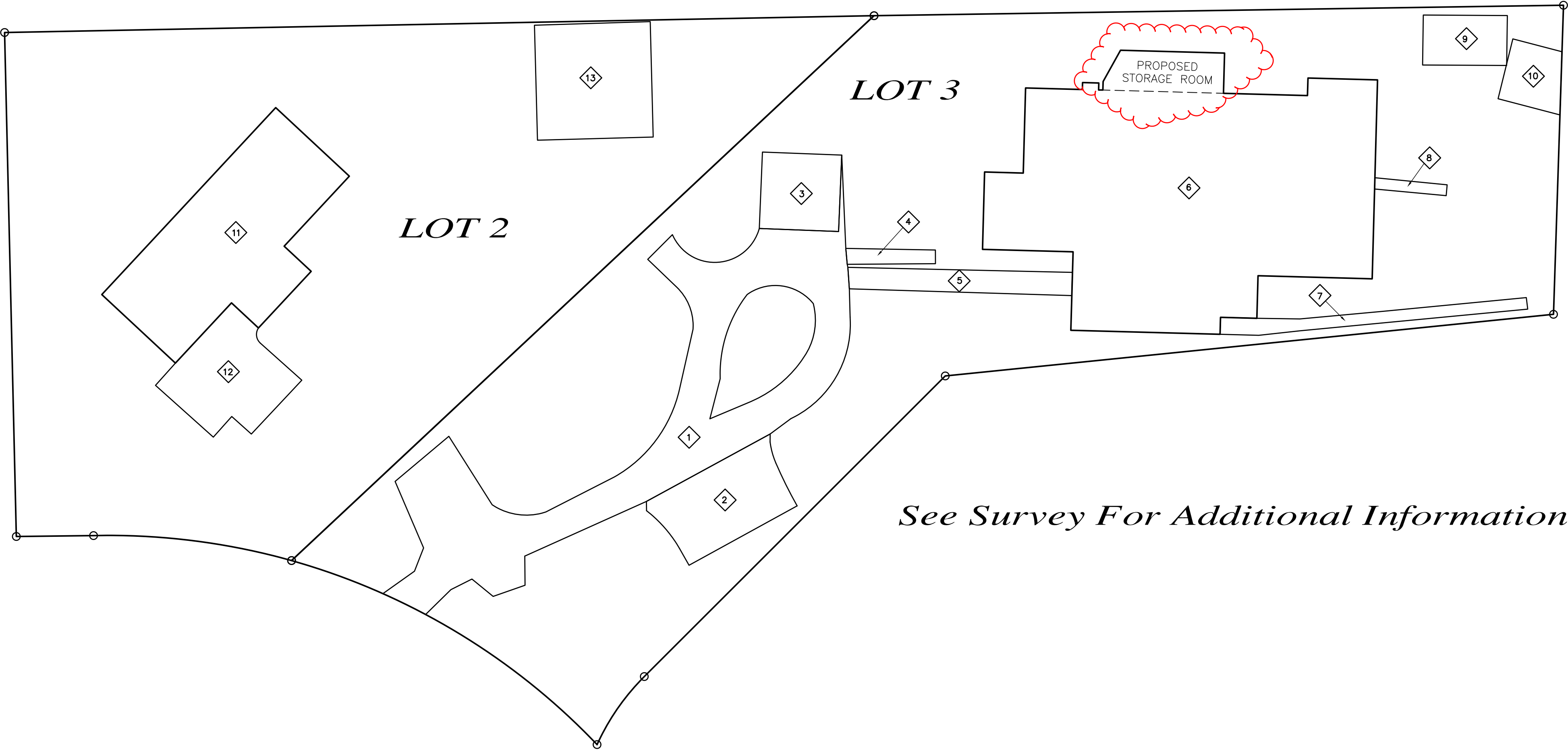
Parcel #3483-001-003

Permit #2021020094

RAY SHELTON



SHELTON PROPERTY, RAY & DOROTHY - WAIVER REQUEST
RIO VISTA REPLAT BLK A LOTS 2 & 3
10721 SW 185TH TER DUNNELLON
Project #2020100094 #26721 Parcel #3483-001-003 Permit #2021020094
RAY SHELTON



Existing Conditions; Impervious Calculations

LOT 3		
IMPERVIOUS CALCULATIONS		
ITEM #	DESCRIPTION	AREA (SQ. FTG.)
1	ASPHALT DRIVEWAY	2,990
2	CONCRETE PAD	658
3	METAL CARPORT	406
4	CONCRETE STEPS	88
5	WOOD RAMP	334
6	RESIDENCE	5,492
7	CONCRETE PAVER WALKWAY	260
8	CONCRETE PAVER WALKWAY	53
9	CONCRETE PAVER PATIO	281
10	WOOD DOCK	236
	TOTAL IMPERVIOUS AREA	10,798
	LOT #3 AREA	28,193
	% OF IMPERVIOUS COVERAGE	38.30%

LOT 2 & 3		
IMPERVIOUS CALCULATIONS		
ITEM #	DESCRIPTION	AREA (SQ. FTG.)
1	ASPHALT DRIVEWAY	2,990
2	CONCRETE PAD	658
3	METAL CARPORT	406
4	CONCRETE STEPS	88
5	WOOD RAMP	334
6	RESIDENCE	5,492
7	CONCRETE PAVER WALKWAY	260
8	CONCRETE PAVER WALKWAY	53
9	CONCRETE PAVER PATIO	281
10	WOOD DOCK	236
11	RESIDENCE	1,907
12	CONCRETE PAD	684
13	CONCRETE PAD	892
	TOTAL IMPERVIOUS AREA	14,281
	LOT #2 AREA	19,992
	LOT #3 AREA	28,193
	LOTS 2 & 3	48,185
% OF IMPERVIOUS COVERAGE		29.64%

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PHONE: 352-732-8566
FAX: 352-369-7329
3445 NE 24TH ST,
OCALA, FL 34470
WEB SITE: www.ipcs.cc
DRAFTING, PERMITTING, CONSULTING

PROJECT LOCATION:
10731 SW 185TH TER
DUNNELLON FL 34432

REVISIONS / ALTERATIONS
1/21/2021- INITIAL PRELIM

PROJECT NAME:
Shelton Property

DRAWN BY:
R.R.S.

I.P.C. JOB NUMBER:
20146

TYPICAL SCALE:
1" = 20'-0"

PAGE NUMBER
1

OF
1

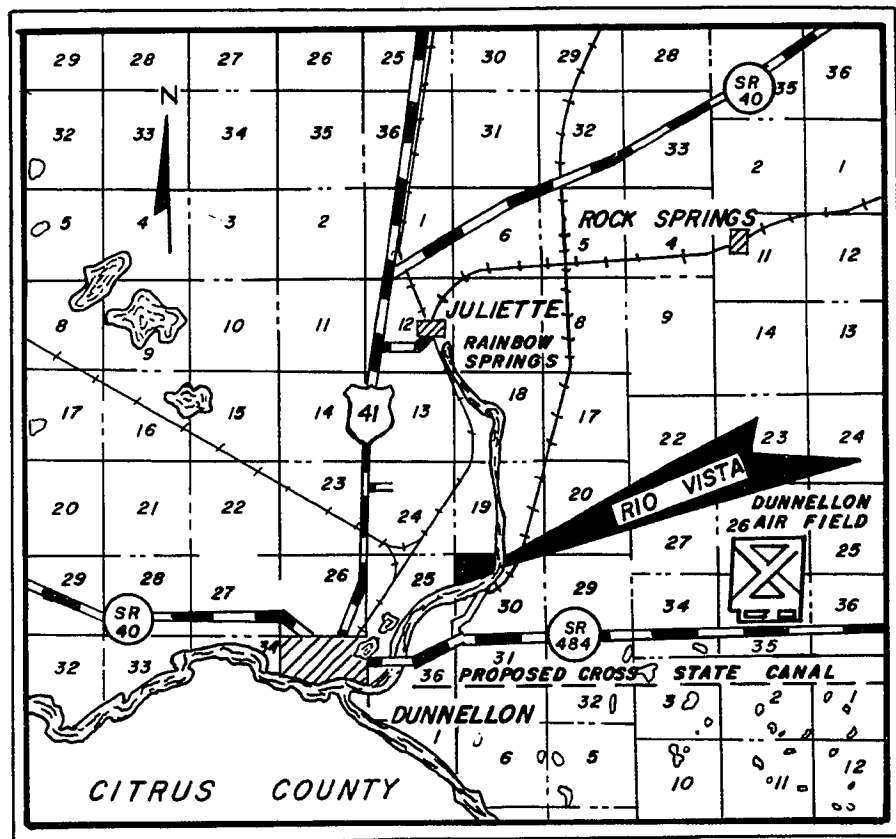


Permit #2021020094

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RIO VISTA
MARION COUNTY, FLORIDA
REPLAT

ASSULED AND/OR VACATED IN PART
OR WHOLE BY BOARD OF COUNTY
COMMISSIONERS RESOLUTION NUMBER
08-8-5 RECORDED IN OFFICIAL
RECORD BOOK 2452 PAGE 256



LOCATION MAP

DESCRIPTION :

All of the Northwest 1/4 of Section 30, Township 16 South, Range 19 East, lying North and West of the Rainbow River (Blue Run) excepting that portion of the Northwest 1/4 lying South and East of the Rainbow River and excepting the North 200 feet of the Northwest 1/4 lying West of the Rainbow River, said Northerly 200 feet extending along the parallel to the North Boundary of said Northwest 1/4 of Section. And EXCEPT that portion of the Railroad right-of-way and Borrow Pit for Cross Florida Barge Canal.

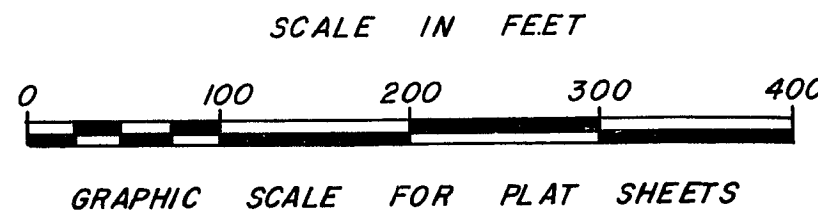
NOTE: All easements shown are reserved for the perpetual use of construction and maintenance of drainage facilities and all utilities. In addition to the easements specifically shown hereon, there is also reserved a 7.5 feet easement along all front, sides, and rear lot lines for the same purposes.

All cul-de-sac radii are 60.00 feet unless otherwise shown.

All lot corners of street intersections have a 25.00 feet radius unless otherwise shown. Distances shown extend to the point of intersection of street lines but for ownership extends only to the curve.

○ = 4" x 4" Concrete Permanent Reference Monuments.

D.E. = Drainage Easement
--- Final Flood Plane = 33.5'



NOTE: Applications for septic tank permits will be considered on a lot by lot basis only, for construction in outlying areas of this subdivision not served by central sewage system. No permits for conventional septic tank systems will be issued on the waterfront lots that would create hazards of sewage pollution leaching into Blue Run.

Minimum center line elevation of roads will be 35.1 feet Mean Sea Level.

STATE OF FLORIDA
COUNTY OF MARION

The undersigned corporation which is duly organized under the laws of the State of Florida 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 officials, duly authorized by the Board of Directors, this 26 day of Oct. A.D. 1970. Signed, sealed, and delivered in the presence of:

Astoria West, Inc.
A.M. Collins, Jr., President
Charles W. Rush, Jr., Secretary
Witness: Don C. Callahan
Witness: Don E. Bivins

STATE OF FLORIDA
COUNTY OF MARION

Before me this day personally appeared A.M. Collins, Jr. and Charles W. Rush, Jr., President and Secretary, respectively, of ASTOR WEST, INC., a Florida Corporation and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated on behalf of said ASTOR WEST, INC. 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 Ocala, County of Marion, State of Florida, this 26th day of OCT. A.D. 1970.

My commission expires: DEC. 21ST 1971
Douglas M. Halber
Notary Public, State of Florida at large

I, J.W. JERNIGAN, of the Marion Engineering Associates, Inc., 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.

J.W. Jernigan
J.W. Jernigan, Registered Land Surveyor
Certificate No. 574, State of Florida

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 27 day of October A.D. 1970.

Attest: John F. Nicholson
Clerk of the Circuit Court
Fred W. Folks
Chairman, Board of County Commissioners

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, Florida statutes, was filed in my offices for record on the 27 day of October A.D. 1970, and recorded in the public records of said County on the 27 day of October A.D. 1970 in plat book K, pages 46 thru 48.

John F. Nicholson
Clerk of the Circuit Court

As a condition precedent to the recordation of this plat in the Public records of Marion County, Florida, the undersigned owners of this subdivision do hereby guarantee to each and every person, firm, copartnership, or corporation, their heirs, successors, and assigns, who shall purchase a lot or lots in said subdivision from said owners, that said owners shall within 12 months of the date of the sale thereof fully comply with each and every regulation of the Board of County Commissioners of Marion County, Florida, covering subdivisions in effect at the time of the filing of this final plat in so far as the same effects a lot or lots sold. Time of such performance being of the essence, which said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

ASTOR WEST, INC.
A.M. Collins, Jr., President
Charles W. Rush, Jr., Secretary

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

Affidavit filed OR

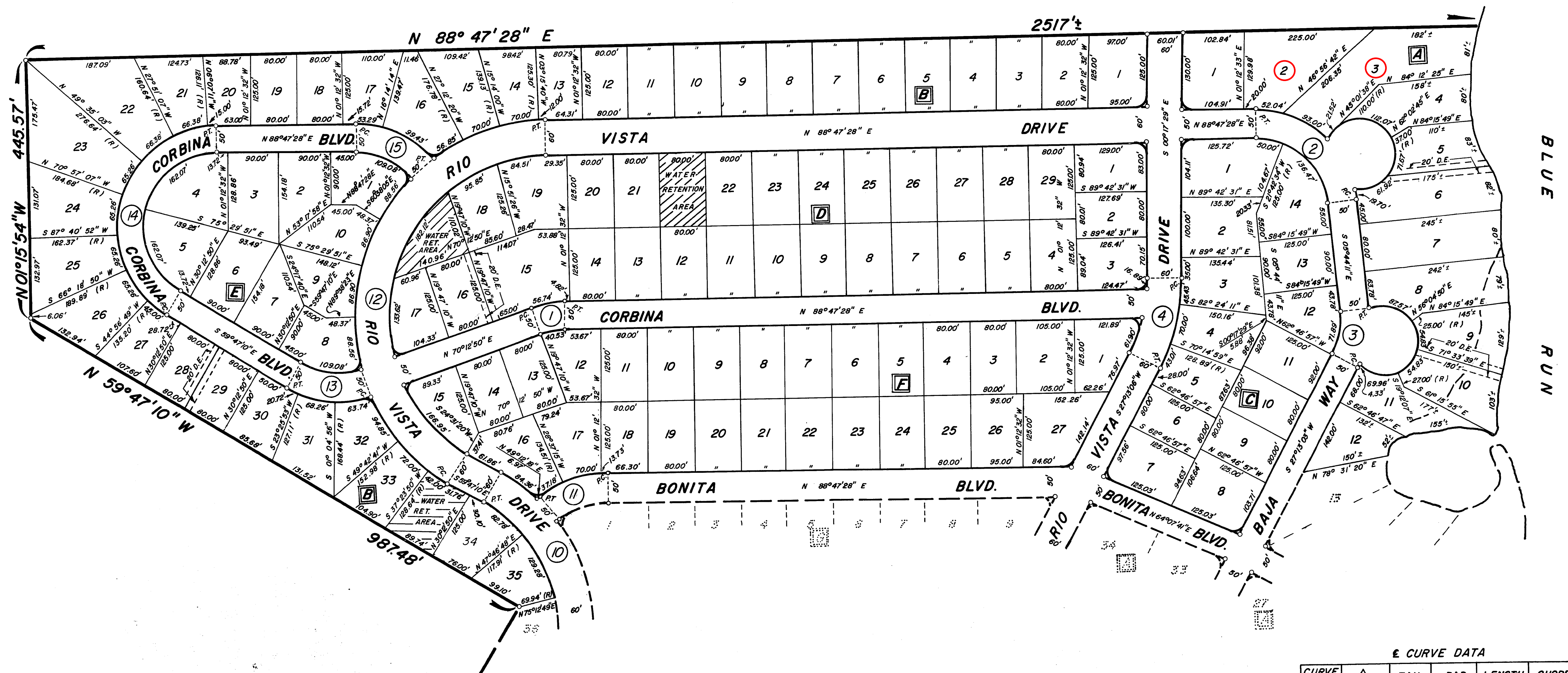
ANNULLED AND/OR VACATED IN PART OR WHOLE
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 08-18-5 RECORD IN OFFICIAL
RECORD BOOK 2452 PAGE 256

RIO VISTA

MARION COUNTY, FLORIDA

REPLAT

Scale 1" = 100'



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

OR Affiant filed

JOINS

SHEET

NO.

3

Curve Data

CURVE NO.	Δ	TAN.	RAD.	LENGTH	CHORD
1	18°34'38"	24.53'	150.00'	48.64'	48.42'
2	85°28'21"	138.59'	"	223.76'	203.58'
3	32°57'14"	44.36'	"	86.27'	85.09'
4	27°30'02"	73.43'	300.00'	144.03'	142.65'
5	56°07'12"	79.96'	150.00'	146.92'	141.12'
6	31°05'19"	41.72'	"	81.39'	80.39'
7	182°59'44"	311.62'	"	995.28'	623.03'
8	49°54'39"	69.80'	150.00'	130.67'	126.57'
9	30°33'28"	40.98'	"	80.00'	79.06'
10	90°00'00"	300.00'	300.00'	471.24'	424.26'
11	39°35'10"	53.98'	150.00'	103.64'	101.59'
12	148°34'39"	1084.26'	305.00'	790.92'	587.21'
13	50°00'00"	69.95'	150.00'	130.90'	126.79'
14	148°34'39"	533.24'	"	388.98'	288.79'
15	50°00'00"	69.95'	"	130.90'	126.79'