



Marion County

Development Review Committee

Meeting Agenda

Monday, April 8, 2024

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **April 1st, 2024.**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Orange Lake RV Phase 2 - Major Site Plan**
Project #2023070086 #30456
Mastroserio Engineering
 - 5.2. **Pointe Grand Ocala South (Revision To 28702) - Major Site Plan**
Revision
Project #2002080018 #30895
Kimley-Horn & Associates
6. **SCHEDULED ITEMS:**

- 6.1. Max and Sammy's Used Cars - Waiver Request to Minor Site Plan and Buffers**
4830 NE 35TH ST
Project #2014020012 #31272
Parcel #24176-000-00 Permit #2024010605
New Phase Construction

LDC 6.8.6 - Buffers - Approved by DRC on 4/1/24

The below item was denied by DRC on 4/1/24. Applicant requests to be reheard. A revised site plan including driveway apron dimensions has been provided.

LDC 2.20.1.B(1) - Minor Site Plan

CODE states A Minor Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.

APPLICANT requests waiver due to a 65-foot by 24-foot (1,560 square feet), 200 square feet of concrete, and an old storage building 40-foot by 20-foot (800 square feet) have been removed (earlier demo permits). The building we are installing is 2,000 square feet plus 240 square feet of driveway we are installing has decreased the impervious area by 320 square feet.

- 6.2. Kaffai/McDowell Residence - Waiver Request to Major Site Plan**
9491 SW 190TH Avenue RD Dunnellon
Project #2024030042 #31327
Parcel #34663-000-00 Permit #2024031562 & 2024031406
Fagan Construction

Tabled from 4/1/24

LDC 2.21.1.A(1) - Major Site Plan

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver to the major site plan for a new SFR. The site will be over the allowed 9,000 square feet per Marion County LDC but well under the 35 percent pervious vs impervious. Please see the attached engineered stormwater plan

- 6.3. 31 JUNIPER PASS - Standalone Waiver Request**
Project #2024010080 #31107
Parcel #9025-0636-17 Permit #2023122614
Aldana Contracting

Denied 2/12/24 - This is a request to be reheard

LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification

CODE states Development Standards: Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.) Minimum Lot Area: 7,500 square feet Single-family, 12,500/7,700 square feet Two-family, 12,500/7,700 square feet 3 or more family. Minimum Lot Width: 85/70* feet Single-family, 100/70* feet Two-family, 100/70* feet 3 or more family. Maximum Building Height: 40 feet. Maximum Floor Ratio: None. APPLICANT states Marion County LDC requires 100 feet of road frontage to construct a multi-family dwelling on a parcel zoned R3. We are requesting a waiver to be allowed to construct a duplex on PID 9025-0636-17, which is zoned R3 but has only 90 feet of road frontage.

- 6.4. Self Storage - Ocala - Waiver Request to Major Site Plan in Review**
Project #2023050138 #30953 Parcel #29697-020-00
Bohler Engineering FL

LDC 6.4.3.H - Preliminary Plat requirements - Approved on 3/25/24

LDC 6.11.8.B(1) - Parking requirements - Approved on 3/25/24

Denied 3/25/24- This is a request to be reheard

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requesting a waiver to not provide a screening wall along the Type B buffer along the western property boundary. Our justification is that there is already a 6' wood fence along the length of the property boundary, our proposed building will not have any windows or doors along the western property boundary and a combination of proposed and existing landscaping will be used to screen the site along the western property boundary.

- 6.5. City of Bellevue Utilities Water and Sewer Connection Waiver - Waiver Request to Water and Wastewater Connection**
9830 SE 36TH AVE Bellevue
Project #2024030076 #31346 Parcel #3682-009-001
Freytes Erick R

LDC 6.14.2.B(1)(A) - Connection Requirements & 6.14.2.B(2)(A)1 - Connection Requirements

CODE states new single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet.

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an on-site pumping station.

APPLICANT requests a waiver as permittee has a Mobile Home on site mid 1980s that burned in the early 2000s and is now permitting for a new SFR. The new home will be able to use the existing well and septic that are on site. Estimate cost to run on site water and sewer lines are approximately \$20k plus City of Bellevue utilities connection fees. The site plan was approved with a well and septic. the owner did not know connection was required until the finals were ready to be called in.

- 6.6. 3845 SE HWY 42 - Waiver Request to Major Site Plan**
3845 SE HWY 42 Summerfield
Project #2024030077 #31347 Parcel #44755-012-00
David Lewis

LDC 2.21.1.A(1) - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver as the max impervious is 9,000 square feet. Currently there is 12,599 square feet of impervious material on the parcel.

- 6.7. **Major Site Plan for Hwy 200 Storage Facility - Waiver Request to Major Site Plan in Review**
Project #2023110100 #30898 Parcel #3501-100-013, 3501-100-007, 3501-700-301
Abshier Engineering

LDC 6.13.7.B(1) - Geotechnical Criteria

CODE states B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

APPLICANT requests waiver because the site is in candler soils. The borings were taken in an area the Geotech company thought was the lowest point of the pond area. It is very overgrown and missed the location a few feet. The pond is providing 1.33 feet of freeboard.

LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria

CODE states Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver because the pond is shown to be 7 feet deep. It is only holding 5.67 feet of stormwater. The extra freeboard was used because the DRA has no discharge. Also, bottom of the DRA is only 1 foot below the existing low point in the area of the pond.

LDC 6.12.12.D - Sidewalks

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver because the owner requests to pay into the sidewalk fund in lieu of constructing sidewalks. Fee to be paid prior to final inspections.

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requests waiver for the east buffer because the owner requests no wall be required. There is already an existing wall 8-10 feet tall. We have worked with staff to provide a palm tree and clumping bamboo buffer that will

provide a better buffer than what code required. Staff was concerned that there was not room for large trees. The owner is requesting some credit towards his tress fund payment.

LDC 6.8.6.I - Buffers

CODE states Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities.

APPLICANT requests waiver for the north buffer because existing power lines prevent trees in this area. Request only understory trees be used.

LDC 6.8.6.K(3) - Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver for the DRA because the DRA is up against the C-Type roadside buffer. No large trees can be planted because of power lines. C-Type buffer provides sufficient screening.

- 6.8. Minor Site Plan for Dan Wilson - Waiver Request to Minor Site Plan in Review**
Project # 2023110014 #30825 Parcel #12869-000-00
Abshier Engineering

LDC 2.20.1.A - Major Site Plan

CODE states when any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required.

APPLICANT requests waiver as site barely exceeds threshold. Owner will contain excess runoff on site.

LDC 6.12.2.A - Right-of-way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver as County requesting r-o-w dedication. If r-o-w is needed in the future is can be purchased.

LDC 6.12.12.D - Sidewalks

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver as the owner request to pay into the sidewalk fund in lieu of constructing sidewalks. Fee to be paid prior to final inspections.

6.11.4.B(1) - Cross Access

CODE states cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

APPLICANT requests waiver as the adjacent parcel has access to both NW Gainesville Rd and NW 89th Place. Internal access can be provided to both Streets.

6.11.5.A - Driveway Access

CODE states driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take in to account

characteristics of the roadway, the site, and the potential users.
APPLICANT requests waiver as driveway doesn't meet spacing requirements. Drive way can't be moved further west due to existing water well.

- 7. **CONCEPTUAL REVIEW ITEMS:**
- 8. **DISCUSSION ITEMS:**
- 9. **OTHER ITEMS:**
- 10. **ADJOURN:**