



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, July 15, 2024**

**9:00 AM**

**Office of the County Engineer**

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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. July 8, 2024**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. Midway Point - Major Site Plan**  
**Project #2022080122 #29062**  
**Spruce Creek Civil Engineering**
  - 5.2. 7-Eleven Belleview - Major Site Plan**  
**Project #2022080152 #30884**  
**Common Oak Engineering**
  - 5.3. The Congregational Church Building Expansion Project - Major Site Plan**  
**Project #2024010081 #31109**  
**Senatore, Inc.**
  - 5.4. Saddle Oak Club Expansion - Major Site Plan**  
**Project #2022120009 #29897**  
**Atwell**
  - 5.5. Calesa Township Phase 3 - Mass Grading Plan**  
**Project #2023050005 #30102**  
**Tillman & Associates Engineering**
- 6. SCHEDULED ITEMS:**

- 6.1. **Major Site Plan for Marion Soccer Academy - Waiver Request to Major Site Plan in Review**  
**11638 S US HWY 301 Belleview**  
**Project #2024020094 #31215 Parcel #39151-000-00**  
**Abshier Engineering**

**LDC 6.11.4.B - Cross Access, denied by DRC 7/8/24. This section of the LDC is under the County Engineer's authority.**

**LDC 6.8.7.A - Parking areas and vehicular use areas, DRC approved 7/8/24**

**LDC 6.8.7.D(2) - Parking areas and vehicular use areas, DRC approved 7/8/24**

**LDC 6.8.7.E - Parking areas and vehicular use areas, DRC approved 7/8/24**

Applicant withdrew this request on 7/8/24 and is asking be reheard.

**LDC 6.8.8.A. & B. - Building landscaping**

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. APPLICANT states the only "building" proposed is a small bathroom. It is behind a cargo container that is 8 feet wide that will be used for storage and concession. No food to be cooked.

**6.2. Portion of east 30' of Centre Street aka SE 138th Court in South Lake Weir - Road Closing / Abrogation  
16180 SE 137th Ct Weirsdale  
Project #2024020055 #31164 Parcel #4984-007-000  
Weirsdale Presbyterian Church**

This item was tabled on 7/1/24 pending further information from Growth Services and again on 7/8/24 as the Applicant was unable to attend. The applicant had requested re-review and approval allowing this item to proceed to the BCC.

On 2/26/24 DRC's motion was to move forward subject to providing information showing that the western parcels have been abrogated into one parcel.

Applicant's original request from 2/26/24 was as follows:

Applicants request to close road/ally/W 1/2 of road previously closed in 1956 (DB 340, page 514); complete road closure will allow petitioner to clear portions of trail road (infrequently used) encroaching onto Petitioner's property and will help prevent illegal dumping by others for which Petitioner recently received a code enforcement violation and will allow Petitioner to better secure and protect property used to conduct Boy Scout and other related activities.

**6.3. Portion of Sunset Avenue aka SE 174th Place in Belleview Hills Manor  
Petition to Close and Abandon Road - Road Closing / Abrogation  
Project #2024020057 #31166  
Joseph True**

This item was tabled on 2/26/24, due to the survey. Applicant is requesting to be reheard

The Petitioner is requesting to abrogate that certain portion of Sunset Avenue lying between and adjacent to Lot 18, Block H, and Lot 17, Block G, Belleview Hills Manor, Plat Book Unr, Page 115. Additionally, Petitioners agree to grant a utility easement to Marion County Utilities for future connections to the west.

- 6.4. Calesa Township Sorrel Glen 1 (Revision # 28438) - Waiver Request to Improvement Plan in Review**  
**Project #2022040341 #31139 Parcel #35300-000-14**  
**Tillman & Associates Engineering**

**LDC 2.12.8 - Current Boundary and Topographic Survey**

CODE states current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests a waiver to provide a survey more than a year old. The proposed revisions are within the previously approved Sorrel Glen 1 project boundary and are internal to the neighborhood. The current site conditions are consistent with the previously approved Sorrel Glen 1 Grading Plan. Staff supports the waiver.

**LDC 6.8.2 - Landscape Plan Requirements**

CODE states a landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

**LDC 6.9.2.A - Irrigation Requirements**

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests a waiver because Landscape & Irrigation Plans were previously approved with Sorrel Glen 1. Landscaping that conflicts with the improvements associated with this revision will be field adjusted.

- 6.5. Adena Golf & Country Club PUD Subdivision - Rezoning to PUD With Concept Plan**  
**Project #2009070012 #31749 Parcel #14606-000-00**  
**Tillman & Associates Engineering**

This was originally heard by DRC on 6/24/24 under AR # 31599 but was listed as a Rezoning to PUD with Master Plan. This record was created (AR 31749) in order to bring clarity to the records reflecting this is a request for Rezoning to PUD with Concept Plan.

DRC's motion on 6/24/24 was an approval to transmit to P&Z and the BCC with a request of the applicant to aggressively update the TIA as required in the Code and for a time table to be provided to the BCC when the right-of-way dedication may occur.

Applicant is requesting an amendment to a previously approved PUD (160711Z) to allow townhouses, villas, duplexes, condominiums and SFRs and revise development standards.

**6.6. Armstrong - Whisper Woods - Rezoning to PUD with Concept Plan  
Project #2022070114 #31750 Parcel #9007-0000-12  
Tillman & Associates Engineering**

This was originally heard by DRC on 6/24/24 under AR # 31600 but was listed as a Rezoning to PUD with Master Plan. This record was created (AR 31750) in order to bring clarity to the records reflecting this is a request for Rezoning to PUD with Concept Plan.

DRC's motion on 6/24/24 was an approval to transmit to P&Z and the BCC with staff comments and DRC conditions such as that frontage less than 50' would take special consideration (DRC doesn't support 25' frontage) and concerns with traffic components (e.g. trip generations), Building Code requirements, setbacks, close proximity of buildings to property lines, fire flow, amenities (square footage and details are needed), and Code violations for drainage easements and minimum widths,

Applicant is requesting an amendment to a previously approved PUD (221111ZP) from townhomes to single family detached units.

**6.7. Sunnyhill Monopole Tower - Waiver Request to Minor Site Plan in Review**  
**15737 Se 182nd Avenue Rd Umatilla**  
**Project #2024020053 #31651 Parcel #50744-000-00**  
**Vertex Development**

**LDC 6.8.1 - Landscaping Purpose and Intent**

CODE states the purpose and intent of this division is to provide landscaping guidelines establishing minimum standards and criteria for the design, installation, and maintenance of landscaping which enhances the aesthetic appearance of Marion County, complimenting the natural and built environments, reducing noise and glare, improving air and water quality, providing shade and habitat, and buffering the aspects of development. APPLICANT requests a waiver because it would not make sense to remove mature vegetation that will provide adequate buffering to then replace it with smaller adolescent trees with less screening. The proposed location should not have any negative aesthetic impact on adjacent uses or public rights-of-way as the compound will be buffered by existing mature vegetation. Chain link fencing will surround the tower compound.

**LDC 6.9.1 - Irrigation Purpose and Intent**

CODE states the purpose and intent of this division is to provide guidelines establishing minimum standards and criteria for the design, permitting, installation, and maintenance of irrigation systems to prevent the wasteful uses of water.

APPLICANT requests a waiver to avoid removing existing mature vegetation at this location. If the landscaping waiver is approved, irrigation would not be needed at this location.

**LDC 6.8.6.K - Buffers**

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering.

APPLICANT requests a waiver because the proposed location has existing mature vegetation that will provide adequate screening to adjacent uses or public rights-of-way. Vertex will also provide chain link fencing to surround the tower compound.

- 6.8. Sanchez - Waiver Request to Major Site Plan**  
**Project #2022030269 #31695 Parcel # 4763-011-001**  
**Jody Wilson Construction**

**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 enjoy a covered outdoor space with family and friends

- 6.9. Trident Courtright - Waiver Request to Major Site Plan**  
**5098 SE 89TH ST Ocala**  
**Project #2024070011 #31752**  
**Parcel #3664-007-010 Permit #2024062735**  
**Jennifer's Permitting Service**

**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 waiver for a proposed inground pool with concrete deck shall add 612 square feet of impervious; existing impervious is 4,636 square feet for EX house and EX concrete total. Requesting to work with stormwater for the overage of 448 square feet.

- 6.10. 30X50 Building Steel - Waiver Request to Major Site Plan**  
**7595 SE 121st PI Belleview**  
**Project #2024060074 #31720**  
**Parcel #45277-015-00 Permit #2024061940**  
**Pedro Tlatenchi Aguilar**

**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 build a 30'x50' steel building for storage.

- 6.11. Tetreault Benjamin, Castillo Indiana E - Waiver Request for Family Division**  
**370 SE 145th St Summerfield**  
**Project #2017110040 #31736 Parcel #44616-002-01**  
**Benjamin Tetreault**

**LDC 2.16.1.B(10) - Family Division**

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests family division to give one acre to mother & stepdad (Maria & David Denslow) and one acre to husband's father (Marc Tetreault) for their permanent residences. And to not share a 40-foot easement.

**7. CONCEPTUAL REVIEW ITEMS:**

- 7.1. Yellowstone Subdivision - Conceptual Plan**  
**Project #2024060012 #31741**  
**JCH Consulting Group**

**8. DISCUSSION ITEMS:**

**9. OTHER ITEMS:**

**10. ADJOURN:**