



Marion County

Development Review Committee

Meeting Agenda

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686

Monday, July 26, 2021 **9:00 AM** **Office of the County Engineer**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPT THE FOLLOWING MINUTES: None
4. PUBLIC COMMENT
5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. GREYSTONE HILLS PHASE 2 - FINAL PLAT
8750 SW 49TH AVE OCALA
Project #2020110056 #26640 Parcel #35627-000-00
AM Gaudet & Associates

5.2. OAKS AT OCALA CROSSINGS SOUTH PHASE 2 - FINAL PLAT
Project #2019080079 #26547 Parcel #35623-001-03
AM Gaudet & Associates

5.3. FAMILY HOMES RESOURCE PID #8003-0350-17 - WAIVER REQUEST
MARION OAKS UNIT 3 BLK 350 LOT 17
Project #2021070046 #27069 Parcel #8003-0350-17
BBG Developments

Approval subject to installing a DEP approved septic system which meets a minimum 65% nitrogen reduction.

LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

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 onsite pumping station.

APPLICANT requests waiver to install the nitrogen reducing septic system and not connect to public sewer force main by extension.

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- 5.4. **OCALA PRESERVE - REZONING TO PUD WITH CONCEPT PLAN**
Project #2004100032 #25913 Parcel #13693-0000-00,
13697-005-00, & 13687-000-00
Waldrop Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on February 16, 2021.
- 5.5. **GOLDEN OCALA WORLD EQUESTRIAN CENTER MOBILE HOME PARK PHASE 2 @ NW 73RD TERRACE - REZONING TO PUD WITH CONCEPT PLAN**
OCALA RIDGE LOT 23 UNR
100 NW 73RD AVE OCALA
Project #2002100042 #26040 Parcel #23204-023-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on March 6, 2021.
- 5.6. **GOLDEN OCALA WORLD EQUESTRIAN CENTER MOBILE HOME PARK - REZONING TO PUD WITH CONCEPT PLAN**
OCALA RIDGE LOTS 12 & 17 UNR
365 NW 73RD TER OCALA
Project #2006090040 #24979 Parcel #23204-017-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on July 21, 2020.
6. **SCHEDULED ITEMS:**
- 6.1. **STONE CREEK (REVISION TO #26176) - PUD MASTER PLAN**
Project #2005030050 #26944 Parcel #35300-000-00
Kimley-Horn & Associates
Initial comments review. Applicant met with staff on July 22, 2021.
- 6.2. **LARSEN SUSSER FARMS - WAIVER REQUEST**
12191 N MAGNOLIA AVE OCALA
Project #2021060076 #27051 Parcel #08458-002-00
Rogers Engineering
LDC 2.16.1.B(8)(g) - Agricultural Lot Split: Establishment of County MSBU
CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to allow an easement agreement that stipulates maintenance.
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- 6.3. ARTHURS POINT EAST - WAIVER REQUEST**
20051 SW 5TH PL DUNNELLON
Project #2021070038 #27055 Parcel #17295-000-00
Allen Heine
LDC 2.16.1.B(8)(g) - Agricultural Lot Split: Establishment of County MSBU
CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to provide an HOA document in-lieu-of creating an MSBU. This waiver request is associated with agricultural lot split #27054.
- 6.4. BEECHER PROPERTY, ASHMAN - WAIVER REQUEST**
MARION OAKS UNIT 1 BLK 127 LOT 3
15255 SW 47TH TER OCALA
Project #2021070047 #27070 Parcel #8001-0127-03 Permit #2021070472
Ashman Beecher
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 to add a hobby room (170 square feet), a screened room (84 square feet), an extension to bedroom #1 (54 square feet), an extension to bedroom #2 (52 square feet), a closet (52 square feet), and a birdcage (389 square feet) for a total of approximately 801 square feet. The additions to the premises are 384 square feet over the limit. Applicant provided a drawing to show the stormwater control for 400 square feet (10' wide x 40' long x 1 foot deep).
- 6.5. SUNSET HILLS SUBDIVISION - PRELIMINARY PLAT**
10520 SE SUNSET HARBOR RD SUMMERFIELD
Project #2019120020 #26584 Parcels #47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00, 48206-001-00, 48271-001-00 & 48205-001-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.
- 6.6. SUNSET HILLS SUBDIVISION - IMPROVEMENT PLAN**
10520 SE SUNSET HARBOR RD SUMMERFIELD
Project #2019120020 #26585 Parcels #47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00, 48206-001-00, 48271-001-00 & 48205-001-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.

6.7. DEER PATH NORTH PHASE 2 - PRELIMINARY PLAT
Project #2008070033 #26868 Parcel #31865-000-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.

6.8. DEER PATH NORTH PHASE 2 - IMPROVEMENT PLAN
Project #2008070033 #26869 Parcel #31865-000-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

8.1. PLANNING & ZONING COMMISSION ITEMS FOR JULY 26, 2021
Marion County Growth Services Department

9. OTHER ITEMS:

10. ADJOURN: