



Marion County

Development Review Committee

Meeting Agenda

Monday, July 22, 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. **July 15, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
6. **SCHEDULED ITEMS:**
 - 6.1. **Jacinto Garcia - Waiver Request to Major Site Plan**
7 Bahia Pass Loop Ocala
Project #2024060049 #31689 Parcel #9016-0244-27
Jacinto Garcia

This item was tabled on 7/1/24 and on 7/8/24 since the applicant was not in attendance. This is a request to rehear this item. The customer visited the Office of the County Engineer on 7/12/24 for clarification and agreed to requirements being imposed.

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 they are going over their impervious due to the addition of a 10x20 car port

- 6.2. Neighborhood Business Park at Palm Cay - Waiver Request to Major Site Plan in Review**
Project #2022070089 #31579 Parcel #35770-055-21
Kimley-Horn & Associates

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 states waiver request to utilize a survey greater than 12 months old. This site was previously approved for mass-grading under AR #29259. Site conditions at the time of construction will be consistent with demolition schedule and grading approved under the previous mass-grading. No additional improvements have taken place on-site.

- 6.3. Bel Lago North Hamlet Residential - Waiver Request to Improvement Plan in Review**
Project #2004120076 #30620 Parcel #40754-000-00
Tillman & Associates Engineering

LDC 2.12.8 - Topographical Contours

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 waiver to use current survey that does not provide one-foot contours extending 100 feet beyond the project boundary in all locations. On average the topo does extend 50 to 100+ feet beyond the project boundary.

- 6.4. Gabriel Carport - Waiver Request to Major Site Plan**
2380 SE 44th Ct Ocala
Project #2024070023 #31761
Parcel #29647-000-00 Permit #2024043362
CHBM Pro Group

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 because this parcel is 79.94 acres, and the metal storage structure is going next to the rental residential mobile home on-site, which has been approved by Parks and Rec. This structure is going on dirt. No concrete is being poured.

- 6.5. Water Connection Waiver for SFR 9024-0542-12 - Waiver Request to Water Connection**
17 Laurel Pass Ln Ocala
Project #2024070009 #31751
Parcel #9024-0542-12 Permit # 2024052816
Antar Unique Multi Service

LDC 6.14.2.B(1)(a) - Water connection

CODE states new development 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 times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver as they feel water main extension (City of Belleview Utilities) is cost prohibitive to the project.

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