Marion County
Development Review Committee
Meeting Agenda

Monday, January 13, 2025 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. January 6, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Farm Credit Building Addition - Major Site Plan
Project #2023080063 #31389
Davis Dinkins Engineering

5.2. Forest Glen- USA YMOR - Preliminary Plat
Project #2024070015 #31755
Tillman And Associates Engineering

5.3. Urgent Care Lot 7 - Maricamp Market Centre - Major Site Plan
Project #2024020072 #31570
Mastroserio Engineering

5.4. Ring Power Expansion - Major Site Plan
Project #2022030278 #30211
Kimley-Horn & Associates

5.5. Atchley Detached Garage - Waiver Request to Major Site Plan
3373 SW 51st Ter Ocala
Project #2025010004 #32343 Parcel #2385-013-012
Atchley Kevin

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 not submit a Major Site Plan for a detached garage which puts the overall impervious ground coverage over the allowed 20% lot coverage. Allowed is 8,712 square feet as we are proposing 1,619 square feet for a total of 10,652 square feet. We do not have drainage issues and this area drains to the rear corner of our lot. The HOA has signed the drainage acknowledgement for accepting the additional stormwater runoff.

6. SCHEDULED ITEMS:

6.1. Marion Oaks Unit 9 Townhomes - Waiver Request to Major Site Plan in Review
Project #2024070047 #32259 Parcel #8009-1279-21
Menadier Engineering

LDC 6.14.2.A(1) - Sewer Connection requirements
CODE states Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.
APPLICANT requests to Waive the connection requirement. Project was not within connection distance during Minor Site Plan review. Required distance is 1600-ft and as of Oct 3, 2024 the nearest connection point is 1520-ft. Project and property acquisition was based on due diligence performed by client. Marion County Utilities provided email stating that sewer connection would not be required for five units.

6.2. Dungarven Oaks Ag Lot Split - Waiver Request to Establishment of County MSBU
Project #2024120017 #32278 Parcel #03154-000-00
Rogers Engineering

LDC 2.16.1.B(8)(g) - Establishment of County M.S.B.U.
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 Easement Agreement for maintenance requirements and HOA documents.

6.3. Morrison Coker-Accessory Structure - Waiver Request to Major Site Plan
8473 SW 137th Ct Dunnellon
Project #2025010002 #32341
Parcel #3490-039-005 Permit #2024121645
Coker Morrison

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 to replace two sheds with one new metal building adjacent to a DRA (300x80).

6.4. Prestige Home Centers - Waiver Request to Major Site Plan
4020 S Pine Ave Ocala
Project #2024120060 #32335 Parcel #3111-014-000
Prestige Home Centers Inc.

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 existing office 1,572 square feet. The replacement office is only 1,166 square feet or 74%of the old office is resulting in a 26% reduction in impervious area from the office. The total impervious is only 10,022 square feet (8,856 in driveway and 1,166 for the office) or 3.9% of the site. The office is even off-grade, on piers, which is not impervious area.

LDC 2.21.1.A(2) - 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: (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
APPLICANT requests a waiver as the trips per day will average 6 per day, way below the 50-trip threshold.

LDC 2.21.1.A(3) - 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: (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests a waiver as a storm pipe greater than 24" is not necessary, nor in use.

6.5. Ob/Walton - Waiver Request to Major Site Plan
2340 SE 34th St Ocala
Project #2024120022 #32284 Parcel #29860-003-06
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 333 square-foot bathroom addition to existing SFR (this permit), future patio slab less than 600 square feet, and future detached garage 1,500 square feet, etc. Site improvement is currently 9,250 square feet, ex, proposed and future approximately 13,919 square feet or 36.73% site coverage. Requesting to work with stormwater to address the additional runoff.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Tree Mitigation Costs
Jim Couillard, Parks and Recreation

9. OTHER ITEMS:

10. ADJOURN: