



Marion County Board of County Commissioners

Office of the County Engineer

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Ocala, FL 34471
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DEVELOPMENT REVIEW COMMITTEE

MINUTES

December 21, 2020 9:00 AM

MEMBERS PRESENT: Tracy Straub, Chairman (County Engineer)
Ken McCann, Vice Chairman (Fire Marshal)
Michelle Hirst (for Growth Services Director)
Jody Kirkman (Utilities Director)
Michael Brown (for Building Safety Director) in at 9:03 a.m.

OTHERS PRESENT: Russell Ward (Legal)
Joana Coutu (Planning/Zoning)
Chris Rison (Planning/Zoning)
Arthur Hall (Planning/Zoning)
Kenneth Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Susan Heyen (Parks)
James Hulseley (Office of the County Engineer)
Christine Vrabic (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Bert Yancey (Office of the County Engineer)
Shawn Hubbuck (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Ashley Luciano (Office of the County Engineer)
Carla Sansone (Office of the County Engineer)
Sindy Sato (Office of the County Engineer)
Linda Goles (Office of the County Engineer)

Tracy Straub called the Development Review Committee to order at 9:00 a.m.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES: None**
4. **PUBLIC COMMENT: None**
5. **CONSENT AGENDA: None**
6. **SCHEDULED ITEMS:**
 - 6.1 **TOWNLEY FOUNDRY & MACHINE OFFICE BUILDING (REVISION TO #23118) - MAJOR SITE PLAN**
10551 SE 110TH STREET RD BELLEVIEW
Project #2019020114 #24413 Parcel #37681-000-00
Doug Iannarelli - Moorhead Engineering
Applicant requests a one year approval extension to February 17, 2023. This plan was approved by DRC on February 17, 2020. Current plan approval will expire on February 17, 2022.

Motion by Jody Kirkman to approve the one year extension, seconded by Ken McCann

Motion carried 5-0

- 6.2 **JEN HOMES PID #8010-0953-22 - WAIVER REQUEST**
MARION OAKS UNIT 10 BLK 953 LOT 22
7394 SW 133RD LOOP OCALA
Project #2020120014 #25911 Parcel #8010-0953-22 Permit #2020111160
Jennifer Casey - Jen Homes
LDC 6.14.2.B(2)(a) - 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 on-site pumping station.
APPLICANT requests waiver to install a nitrogen reducing septic system in-lieu-of connecting to the sewer line.

Motion by Jody Kirkman to table this item to January 4, 2021 when the applicant is present, seconded by Ken McCann

Motion carried 5-0

- 6.3 **ISRAELSEN PROPERTY, KAREN - WAIVER REQUEST**
EQUINE ESTATES LOT 11
1271 SW 104TH STREET RD OCALA
Project #2006040056 #25920 Parcel #37338-011-00
No One Present - Wilcox Construction
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 2,400 square foot barn which exceeds the impervious area allowed.

ISRAELSEN PROPERTY, KAREN CONTINUED

Motion by Jody Kirkman to table this item to January 4, 2021 when the applicant is present, seconded by Ken McCann

Motion carried 5-0

**6.4 HUNT PROPERTY, CHARLES & ALYCIA - WAIVER REQUEST
SUMMERLANE OAKS TRACT 5 UNR**

Project #2020120032 #25939 Parcel #44739-005-00

Austin Dailey - Klein & Klein

LDC 2.16.1.B(10) - Family Division

CODE states 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, provided that the tract divided and the remaining parent tract are at least one acre in size. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests waiver to divide the property into two parcels. The parent parcel will be 2.8 acres and the second parcel will be 2.2 acres for parent.

Motion by Ken McCann to approve the family division subject to providing the 40 foot easement and recording as necessary, seconded by Jody Kirkman

Motion carried 5-0

**6.5 CORONADO SUBDIVISION (PB C PG 82) - PLAT VACATION
10544 SE 146TH TERRACE RD OCKLAWAHA**

**Project #1999004249 #25941 Portion of Parcel #3977-001-001, Block F
Ken Kloza**

Applicant requests to vacate parcel #3977-001-001 located in Coronado because the parcel was prematurely split. The plat vacation is required by the County Zoning Department as a remedy in order to develop.

Motion by Jody Kirkman to accept the request to vacate parcel #3977-001-001 as the portion within Block F, seconded by Ken McCann

Motion withdrawn by Jody Kirkman

Second withdrawn by Ken McCann

Motion by Jody Kirkman to table the item until they get everything together working with staff, seconded by Ken McCann

Motion carried 5-0

6.6 TANGLEWOOD SUBDIVISION (PB F PG 07) - PLAT VACATION

Project #1999005548 #25942 Parcel #5078-002-001, Block B Lots 1-6

Marguerite McDermott

Applicant requests to vacate parcel #5078-002-001 located in Tanglewood to allow for construction of a residence and other accessory structures.

TANGLEWOOD SUBDIVISION CONTINUED**Motion by Tracy Straub to recommend approval of the vacate of parcel #5078-002-001, seconded by Jody Kirkman**

Motion carried 5-0

**6.7 SILVER ACRES SUBDIVISION (PB 2 PG 113) - PLAT VACATION
2 PECAN PASS DR OCALA****Project #1999001770 #25944 Parcel #9021-0013-04, Lot 4
Kim Burt**

Applicant requests to vacate parcel #9021-0013-04 located in Silver Acres to officially split the lot into two lots. The one acre lot was divided, approved, and two houses exist on the lot now. Two separate wells, septic tanks, and utilities are functioning and have been utilized since 2006.

Motion by Ken McCann to approve the splitting of the lot into two separate lots as described for the parcel, seconded by Michelle Hirst

Motion carried 5-0

6.8 OCONNOR FARM - WAIVER REQUEST**8200 NW HWY 225A OCALA****Project #2015010074 #25943 Parcel #13009-000-16****Michael Radcliffe - Radcliffe Engineering****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 provide stormwater controls for a proposed 48' x 56' storage barn (2,688 square feet) on 13.91 acres. Total existing impervious area equals approximately 29,591 square feet (4.88%).

Motion by Tracy Straub to approve subject to providing the sketch that shows the stormwater controls, providing for a final inspection, and having vegetative cover at time of final inspection and hold releases, seconded by Jody Kirkman

Motion carried 5-0

6.9 DOLLAR TREE INTERNATIONAL EXPANSION - MAJOR SITE PLAN**Project #2020100110 #25768 Parcel #41205-002-00****Bethany Fritz - H+M Architects/Engineers**

Initial comments review. Applicant did not meet with staff.

LDC 2.21.3.C - Commence Improvements Prior Plan Approval

CODE states upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests waiver for commencement of grading operations prior to major site plan approval to meet the owner's required occupancy schedule.

DOLLAR TREE INTERNATIONAL EXPANSION CONTINUED

Motion by Ken McCann to approve the waiver for the commencement of grading with the understanding that the applicant proceeds at their own risk and still must comply with all comments as provided, seconded by Jody Kirkman

Motion carried 5-0

Motion by Tracy Straub to acknowledge all the remaining comments and to allow a resubmittal by February 15, 2021, seconded by Michael Brown

Motion carried 5-0

6.10 GREYSTONE HILLS PHASE 2 - IMPROVEMENT PLAN

9246 SW 49TH AVE OCALA

Project #2020110056 #25858 Parcel #35627-000-00

Paolo Mastroserio - Mastroserio Engineering

Initial comments review. Applicant met with staff on December 17, 2020.

LDC 6.11.3 - Traffic Impact Analysis

CODE states a Traffic Impact Analysis is required to determine necessary mitigation and improvements to accommodate the proposed development.

APPLICANT requests waiver to defer the Traffic Impact Analysis at this time. The prior waiver includes The Oaks and Greystone Hills Subdivision which are located on the west side of SW 49th Avenue. A traffic study will be provided with the first phase of development on the east side of SW 49th Avenue known as Ocala Crossings South development.

Motion by Tracy Straub to allow the traffic study to commence with the first phase of development on the east side of SW 49th Avenue, seconded by Michael Brown

Motion carried 5-0

LDC 6.13.3.D(4) - Landscaping of Private Stormwater Management Facilities

CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. APPLICANT requests waiver to the landscape requirement around the proposed drainage retention facilities. A landscape buffer will be provided around the perimeter of the DRA against the roadway boundaries. This was not an issue in Phase 1 of this development, and furthermore, additional landscaping will hinder the maintenance and proposed operation of the proposed DRAs. Landscaping shown on the provided plan should be sufficient to meet the intent of the code.

GREYSTONE HILLS PHASE 2 CONTINUED

Motion by Tracy Straub to allow modified buffering adjacent to the DRA areas looking for a minimum of double layer of hedge and shrub material but to be worked out with staff, seconded by Michelle Hirst

Motion carried 5-0

Motion by Ken McCann to acknowledge the comments and have a resubmittal within 30 working days, seconded by Jody Kirkman

Motion carried 5-0

6.11 HIGH POINT APARTMENTS - REZONING TO PUD WITH CONCEPT PLAN 6650 SE MARICAMP RD OCALA

Project #2007120013 #25379 Parcel #37471-013-00

Paolo Mastroserio - Mastroserio Engineering

DRC final approval of rezoning to PUD approved by BCC on November 17, 2020.

Motion by Tracy Straub for final approval of the rezoning to PUD as approved by Board of County Commissioners on November 17, 2020 subject to all the comments and provisions, seconded by Michelle Hirst

Motion carried 5-0

6.12 CIRCLE K STORE @ SE 147TH PL & US HWY 441 - MAJOR SITE PLAN Project #2019060008 #23550 Parcels #46008-000-00 & 46008-000-01 Ryan Fallin - AVID Group

Applicant requests reconsideration of previous motion by DRC on November 25, 2019. This request is to provide a parallel access covenant to pave the parallel access in the future.

LDC 6.11.4.B(2) - Cross Access (Parallel Access)

CODE states cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT requests waiver to extend pavement connection for cross access when the neighboring RV Storage site is ready. The grade difference between properties prevents stub out to the property line.

Motion by Tracy Straub to bring this item back in front of DRC to re-discuss the cross access/parallel access, seconded by Jody Kirkman

Motion carried 5-0

Motion by Tracy Straub to approve a covenant for future construction of the last 10 feet or so of the cross parallel access connecting to Safe Harbor back to the west, seconded by Michelle Hirst

Motion carried 5-0

7. **CONCEPTUAL REVIEW ITEMS: None**
8. **DISCUSSION ITEMS: None**
9. **OTHER ITEMS: None**
10. **ADJOURNED: 10:09 a.m.**

Tracy Straub, Chairman

Attest:

Carla Sansone,
Development Review Coordinator