



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 14, 2020 9:00 AM

MEMBERS PRESENT: Tracy Straub, Chairman (County Engineer)
Anthony Marino (for Fire Marshal)
Michelle Hirst (for Growth Services Director)
Jody Kirkman (Utilities Director)
Michael Brown (for Building Safety Director)

OTHERS PRESENT: Russell Ward (Legal)
Joana Coutu (Planning/Zoning)
Chris Rison (Planning/Zoning)
Arthur Hall (Planning/Zoning)
Kenneth Odom (Planning/Zoning)
Dan Zhu (Planning/Zoning)
Don Atwell (Office of the County Engineer)
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)
Cheryl Weaver (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**

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5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**5.1 WEYBOURNE LANDING PHASE 1B - FINAL PLAT****6830 SW 80TH AVE OCALA****Project #2020050033 #25439 Parcel #35300-000-17****JCH Consulting Group****5.2 INA A COLEN ACADEMY - MAJOR SITE PLAN****Project #2020080042 #25370 Parcel #35300-000-29****Tillman & Associates Engineering**

Approval subject to completing the appropriate land use exchange documentation prior to building permit issuance.

5.3 COMMERCIAL RETAIL STORE @ CR 200A - MAJOR SITE PLAN**Project #2020050011 #25495 Parcel #14795-001-00****CHW**

Approval subject to deferring recording of the drainage easement (south bypass swale) and recording being completed prior to final building inspections.

Motion by Michelle Hirst to approve the consent agenda, seconded by Michael Brown

Motion carried 5-0

6. SCHEDULED ITEMS:**6.1 IJL & SON QUAPLEX PID #9024-0616-06 - WAIVER REQUEST****SILVER SPRINGS SHORES UNIT 24 BLOCK 616 LOT 613 JUNIPER LOOP
CRSE OCALA****Project #2020040067 #25898 Parcel #9024-0616-06 Permit #2020071028****Amanda Houck, Mandy Fales - Weitlund 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 for the construction of a multi-family unit quadplex to conform to surrounding properties. The total of square footage for the build is 7,530 square feet which includes the construction of both units as well as all parking, flat work, and sidewalks.

Motion by Tracy Straub that there is no action to take on the major site plan, however, to allow the fee submitted to be moved to any waivers that should be necessary, seconded by Jody Kirkman

Motion carried 5-0

6.2 YORK PROPERTY, CHRISTINE & WILLIAM - WAIVER REQUEST**16251 NW 120TH ST MORRISTON****Project #2008080036 #25904 Parcel #05796-002-00****Christine York; Danny Delbene**

YORK PROPERTY, CHRISTINE & WILLIAM CONTINUED**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 60' x 70' (4,200 square feet) horse barn on a 10.28 acre property.

Motion by Tracy Straub to approve subject to working with Stormwater staff to provide controls for the runoff from the 4,200 square feet of impervious coverage, providing a sketch for approval purposes, and providing a final sketch with a final inspection with vegetative controls on anything that has loose earth on that stormwater system, seconded by Anthony Marino

Motion carried 5-0

6.3 SAMUEL PROPERTY, RAPHAEL & ANDREA - WAIVER REQUEST

Project #2020090051 #25867 Parcel #35814-006-00

Andrea Samuel

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 property with 2 acres to the brother and 2 acres to the son.

Motion by Tracy Straub to allow the family division subject to a 40 foot wide easement serving the parcels and subject to the recorded deeds to show the shared access, seconded by Anthony Marino

Motion carried 5-0

**6.4 CARTER PROPERTY, CHARLES & PATRICIA - WAIVER REQUEST
JB RANCH SUBDIVISION PHASE 1 LOT 3459061 SW 62ND TERRACE RD**

OCALA

Project #2020110066 #25868 Parcel #35700-000345

Ashley Browning - Yandle's Splash Time Pools

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 34' x 20' (680 square feet) pool. The property allows 3,542 square feet of impervious area coverage and the proposed project will add an additional 392 square feet to the impervious area.

Motion by Tracy Straub to approve subject to the letter of authorization that was provided by the Homeowners Association, seconded by Anthony Marino

Motion carried 5-0

6.5 SPRUCE CREEK COUNTRY CLUB SOUTH COMMERCIAL SUBDIVISION - PRELIMINARY PLAT

14037 DEL WEBB BLVD SUMMERFIELD

Project #2015100068 #17141 Parcel #6100-000-009

Darrin Taylor - Carlton Fields

Applicant requests preliminary plat extension in accordance with Executive Orders for COVID-19 (2020-52, 114, 166, 192, 213, & 276 for 6 months plus 298 days) & Tropical Storm Eta (2020-277 & 278 for 6 months plus 4 days). This preliminary plat currently expires on December 21, 2020. These Executive Orders will extend the expiration date to October 20, 2022.

Motion by Tracy Straub to extend the expiration date for the Spruce Creek Country Club South Commercial Subdivision preliminary plat to October 20, 2022 in accordance with the various Executive Orders that have occurred, seconded by Anthony Marino

Motion carried 5-0

**6.6 OCALA SPRINGS BAPTIST CHURCH - WAIVER REQUEST
NORTH PINE RANCHETTES TRACT 21 UNR & PINE ACRES BLK 1 LOTS 1 & 2
5000 NE 36TH AVENUE RD OCALA**

Project #2009070005 #25786 Parcel #14915-000-21 Permit #2020102257

No One Present

The following waiver was tabled by DRC on November 16, 2020 until the engineer provides calculations and the buffering was reviewed by the Zoning Department. Both of these items have been resolved.

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 36' x 60' (2,160 square feet) unenclosed roofed shelter with dirt floor (pole barn). The ground under the parcel and the surrounding properties is sand and even during epic rainfall, water quickly dissipates. Applicant would appreciate the consideration of the request, as they do not have sufficient property nor the wherewithal for a multipurpose building.

Motion by Tracy Straub to approve a waiver to the major site plan subject to maintaining a 25 foot setback, maintaining the existing vegetative cover, providing stormwater controls to be approved with a final inspection from Stormwater staff, and vegetative cover must be established at the time of the final inspection, seconded by Anthony Marino

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

10. ADJOURNED: 9:35 a.m.

Tracy Straub, Chairman

Attest:

Carla Sansone,
Development Review Coordinator