



Marion County

Development Review Committee

Meeting Agenda

Monday, November 4, 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. **October 28, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Stone Creek Del Webb Solaire Phase 1 - Final Plat**
Project #2023070014 #31209
JCH Consulting Group

This Final Plat is associated with an Improvement Agreement with Performance Bond both of which will be placed in queue for the Board of County Commissioners on 11/19/24.
 - 5.2. **Southern Timber RV Storage (Revision To 30042) - Major Site Plan**
Revision
Project #2023040091 #32080
Radcliffe Engineering

- 5.3. Sunnyhill Monopole Tower - Waiver Request to Minor Site Plan in Review**
15737 SE 182nd Avenue Rd Umatilla
Project #2024020053 #32069 Parcel #50744-000-00
Vertex Development

LDC 2.20.1.B(1) - Minor Site Plan

CODE states A Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.

APPLICANT requests waiver to exceed 9,000 square feet of impervious ground coverage to stay within the Minor Site Plan Review process. The majority of the impervious area is due to Marion County requirements for Fire Department access to our site.

6. SCHEDULED ITEMS:

**6.1. MSP 8009-1274-14 - Waiver Request to Minor Site Plan in Review
Project #2024080060 #31904 Parcel #8009-1274-14
MCA Consulting Engineers**

LDC 6.8.6.K(1) - Buffering

CODE states A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting.

APPLICANT requests waiver because the Type A buffer modification is not possible due to space between the buildings and the west boundary line. The distance between boundary and building is less than 20 feet. We can replace/exchange the four trees per 100 if with ornamental trees at one to one. In addition, buried utilities service cannot be impaired by the tree roots.

LDC 6.12.12.D - Sidewalks

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver because there are no sidewalks in the developed adjacent lots and will have minimal service to the neighborhood. Client will pay fee-in-lieu of construction prior to final inspection to C.O.

- 6.2. **The Ole Oak Village - Waiver Request to Major Site Plan in Review
11987 S US HWY 301 Belleview
Project #2022120053 #31223 Parcel #38538-000-00
Tillman & Associates Engineering**

LDC 2.21.4.E - Commence Construction Prior to Plan Approval

CODE states all improvements shall be constructed in accordance with approved plans.

APPLICANT requests waiver to commence site clearing and grading prior to plan approval, at the developer's risk.

LDC 6.12.12.D - Sidewalks

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APPLICANT requests waiver to omit the sidewalk on at least one side of the internal streets. These will be private streets and will only serve the 31 proposed mobile homes. They would also like to omit or pay in lieu of for the sidewalk along S US 301. There are no sidewalks along 301 in this area.

- 6.3. **Burger King Restaurant SR 200 & SW 80th Ave - Major Site Plan -
Reactivation Request
Project #2015100020 #20027 Parcel #35300-001416
Rogers Engineering**

Applicant is requesting to reactivate this Major Site Plan in order to construct the double drive through lane (concrete island with menu board and ordering kiosk). The as-builts for this project were satisfactorily complete on September 7, 2017 but did not include the concrete island as indicated on the approved plans. Instead this area was covered with a full width of asphalt. The plan expired on May 15, 2019. The Applicant requests the reactivation period to be for one year.

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