



Marion County

Development Review Committee

Meeting Agenda

Monday, August 26, 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. **August 19, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

- 5.1. **Douglas M Dawson Subdivision - Final Plat/Replat**
Project #2023080121 #30586
R.M. Barrineau And Associates

This replat is to split parcel # 29860-011-02 into 3 lots. An Easement and Maintenance Covenant has been provided for recording placing the responsibility of maintenance of the ingress/egress easement amongst the individual owners of each parcel.

- 5.2. **Island Lake Resort - Replat - Final Plat/Replat**
Project #2023040006 #31661
CHW Professional Consultants

The replat is to adjust the parcel lines of Parcel A which is used for access to Lots 1 - 4 (on an island). No other lots in the original subdivision are being changed and there are no improvements associated with this Final Plat.

- 5.3. **Ma Barker House Restoration Assistance - Major Site Plan**
Project #2023070011 #30367
CHW

- 5.4. **Midway Terrace Apartments 9007-0101-27 - Major Site Plan**
Project #2023120072 #30983
Linn Engineering & Design

- 5.5. **Debonair Estates (fka: Golden Ocala North Residential) - Preliminary Plat**
Project #2020090102 Preliminary Plat #29491
Tillman & Associated Engineering

6. **SCHEDULED ITEMS:**

- 6.1. **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 6.8.8.B - Building landscaping

CODE states B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. APPLICANT requests waiver to allow less than 60 percent minimum screening of building due to proposed use and bay doors on each unit.

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three 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.

APPLICANT requests waiver from buffer wall requirement and to allow existing trees and natural vegetation to be used towards the buffer plant material requirements. Buffer trees were noted to be saved during mass grading of the site.

LDC 6.8.7.A. - Parking areas and vehicular use areas

CODE states A. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests waiver from hedge planting requirements along the southern edge of the parking as it is interior to the site and will be adequately screened by the southern buffer.

- 6.2. Ocala Palms 2024 Amenity Improvements - Waiver Request to Major Site Plan in Review**
5234 NW 26th St Ocala
Project #2024050072 #31601 Parcel #2151-000-001
Michael W Radcliffe Engineering

LDC 6.8.2.A & B. - Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved.

APPLICANT requests waiver to omit Landscape Plan requirements as existing amenity center is fully landscaped and minimal disruption will occur. Any plantings damaged will be replaced with like kind. See attached four (4) photos of existing landscaping.

- 6.3. Convenience Store @ US HWY 441 & SE 147TH PL - Waiver Request to Major Site Plan in Review**
Project #2023060042 #30312 Parcel #4593-006-001
Native Engineering

LDC 2.1.3 - Order of Plan Approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT states per the recently approved traffic study a 290-foot westbound right turn lane and a 100-foot eastbound left turn lane extension are required at the existing entrance to the site on 147th PL. We will be submitting a separate off-site improvement application for this review; however, we request that the site plan be approved with a condition that states final inspection not be completed prior to the off-site improvement plan approval.

- 6.4. 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 2.18.4.C - Construction, completion, and close out

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans. APPLICANT requests waiver to commence site grading prior to improvement plan approval, at the developer's risk.

LDC 6.13.3.D(1) - Types of stormwater management facilities

CODE states Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility.

APPLICANT requests waiver for berm width criteria for private DRAs. Request a minimum berm width of five feet.

- 6.5. Calesa Township-Perlino Grove (FKA: Calesa Phase 5) - Waiver Request to Preliminary Plat in Review
3835 SW 80th Ave Ocala
Project #2024060025 #31660 Parcel #35300-000-14
Tillman & Associates Engineering**

LDC 6.12.9.K - Subdivision roads and related infrastructure

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver to reduce design speeds to a minimum of 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

- 6.6. **Calesa Township-Perlino Grove (FKA: Calesa Phase 5) - Waiver Request to Improvement Plan in Review**
3835 SW 80th Ave Ocala
Project #2024060025 #31662 Parcel #35300-000-14
Tillman & Associates Engineering

LDC 6.8.2. - Landscape plan requirements & LDC 6.9.2.A. - Irrigation submittal requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver to allow landscape submittals to be 90 days following improvement plan approval, as outlined in the attached. Please see "Landscape Submittals" attachment.

LDC 6.7.4.D - Shade trees & LDC 6.7.8. - Protected tree replacement requirements

CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

CODE states All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below.

APPLICANT requests waiver to allow 2-inch shade trees and #7 (5-6 foot height) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage, and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see the attachment.

LDC 2.22.4.A.(1) (a, b, c, d & e) - Tree removal

CODE states A. Purpose and intent. (1) The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees from or in public and private property. Tree protection and replacement shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of Marion County, complementing the natural and built environments, while providing shade and habitat through: (a) Preservation of existing trees and native plant communities; (b) Replacement of trees that are removed; (c) Maintenance of trees and (d) Prevention of tree abuse; and (e) Enforcement.

APPLICANT requests waiver to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached. Please see "Landscape Submittals" attachment.

6.7. Conley Family Holdings 484 - Waiver Request to Major Site Plan in Review
Project #2024060073 #31719 Parcel #44617-005-00
Rogers Engineering

This item is under the authority of the County Engineer. A deviation request was approved on 8/22/24 with the following condition:

The driveway is approved as shown on the plans; however, a cross access easement lining up with the easement on the property to the east shall be provided. Additionally, if either parcel to the east or west redevelops as a commercial property, this driveway may be removed and connection to the other adjacent driveway made at the owner's expense.

LDC 6.11.5.B(3) - Driveway Access

CODE states driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. APPLICANT requests waiver because the existing cross-access easement is not paved and is located on a church's property. The project will have large trucks making deliveries on weekdays and box trucks making numerous trips, and the turning movements will be troublesome. The church does not want to share its driveway with this kind of business and cannot afford to pave the cross-access easement.

This item is under the authority of the County Engineer. A deviation request was disapproved on 8/22/24.

Applicant must provide a 24' wide paved cross access easement lining up with the cross-access easement on the parcel to the east.

LDC 6.11.4.B(2) - Cross 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 because the properties on both sides of the project have their own driveways and do not need to use the project's driveway.

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 the client wishes to pay fee \$5,338.00 in lieu of sidewalk construction.

LDC 6.13.8.B(7) - Minimum Pipe Size

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests waiver to allow use of 15-inch RCP with supporting hydraulic calculations.

LDC 6.8.6.K(4) - Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT requests waiver to request use of five ft. high four board black fence in lieu of wall, as preferred by the horse farm owner opposite of the buffer.

LDC 6.8.6.K(4) - Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT requests waiver to use existing oak trees in the Type "D" buffer in lieu of planted trees.

LDC 6.8.8.B - Building Landscaping

CODE states landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests waiver to request reduction of nine feet to length of plantings. Owner to provide potted plants on covered porch.

- 6.8. 2024 Barn Addition - Farring - Waiver Request to Major Site Plan
15390 S US HWY 301 Summerfield
Project #2024080047 #31890 Parcel #47646-000-01
Abshier Engineering**

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 site is 10.97 acres. The owner will compensate for the excess runoff from the 9,000 sf. The proposed barn is 3,000 sf. They will work with Marion County Stormwater Staff on the required controls.

- 6.9. 2024 Barn Addition PIDs 36754-000-00 & 36749-001-00 - Waiver Request to Major Site Plan
8493 S Magnolia Ave Ocala
Project #2024080050 #31891 Parcel #36754-000-00 & 36749-001-00
Abshier Engineering**

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 states the site is 6.49 acres. The owner will compensate for the excess runoff from the 2,400 square feet proposed barn. We will work with Marion County Stormwater staff on the required controls.

- 6.10. Kerry Joseph - Waiver Request to Major Site Plan
4635 SW 117th Pl Ocala
Project #2024080024 #31893 Parcel #3579-001-344
Abshier Engineering**

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 owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. They will work with Marion County staff on the required controls

- 6.11. Pole Building Construction - Waiver Request to Major Site Plan
5957 NE 43rd Lane Rd Silver Springs
Project #2024080042 #31886 Parcel #16132-005-00
Desantis Anthony**

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 they are constructing a 64-foot by 48-foot pole building that will exceed the 8,400 square feet impervious coverage requirement.

6.12. Carty Timothy A & Carty Maureen P - Waiver Request for Family Division
8150 SE 21ST Ave Ocala
Project #2024070033 #31765 Parcel #36659-002-02
Carty Timothy A

Applicant requests to be reheard. This item was tabled on 7/29/24 allowing time for research of the easement. This was previously reviewed and published using the former language of the LDC for this section of Code and is republished here in the same format.

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. 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. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests a waiver to LDC 2.16.1.B(10) - Family Division to give 2.2 acres to son, not sharing a driveway.

- 6.13. CMH INC - Waiver Request to Water Connection**
4000 SE 56th Ter Ocala
Project #2024080046 #31887
Parcel #3137-004-022 Permit #2024053482
Ellamia, LLC

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 waiver because the property has existing well. New water main (which is 400 feet away) will cost \$50,000 and take one year to complete. The cost for city water to be brought to homesite is way too expensive. The estimate is 48 to 55K. The timeline from MCU is 10 to 12 months which is too long for this home project. I did get an independent bid from Civil Works & Maintenance LLC and this estimate is almost \$45K which is way too much also for our home project. This lot already has a working well and septic and if we have to bring city water to homesite, the costs that we will spend will make our project way too expensive for anybody to buy a new home on this property. We could not get an appraisal that would justify the costs of a new home on the property with city water costs. Clayton Homes of Ocala has a great reputation in our community providing quality homes to people living in our county already or moving into our county. Our project would clean up the last lot on this street and we would bring another happy homeowner into our community.

- 6.14. City of Belleview Utilities Water and Sewer Connection Waiver - Waiver Request to Water and Wastewater Connection
9830 SE 36TH AVE Belleview
Project #2024030076 #31346 Parcel #3682-009-001
Freytes Erick R**

Applicant requests to be reheard. This item was previously approved by DRC on 4/8/24. The motion for the water connection was approved to use existing well on site. The motion for the sewer connection was approved using a nitrogen reducing septic system in lieu of connecting to the City.

LDC 6.14.2.B(1)(A) - Connection Requirements & 6.14.2.B(2)(A)1 - Connection Requirements

CODE states new single family residential 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.

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 a waiver as permittee has a Mobile Home on site mid 1980s that burned in the early 2000s and is now permitting for a new SFR. The new home will be able to use the existing well and septic that are on site. Estimate cost to run on site water and sewer lines are approximately \$20k plus City of Belleview utilities connection fees. The site plan was approved with a well and septic. the owner did not know connection was required until the finals were ready to be called in.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for August 26, 2024
Marion County Growth Services Department**

<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS:

10. ADJOURN: