



Marion County

Development Review Committee

Meeting Agenda

Monday, December 9, 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. **November 25, 2024**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Major Site Plan for Marion Soccer Academy - Major Site Plan**
Project #2024020094 #31215
Abshier Engineering
 - 5.2. **Major Site Plan for Hwy 200 Storage Facility - Major Site Plan**
Project #2023110100 #30898
Abshier Engineering
 - 5.3. **Camila Estates Phase 1 - Preliminary Plat**
Project #2022010022 #32000
Tillman & Associates Engineering
 - 5.4. **Adena Phase 1A Condominiums - Preliminary Plat**
Project #2024040117 #31627
Tillman & Associates Engineering
 - 5.5. **Maricamp Market Centre - Tractor Supply - Major Site Plan**
Project #2024020084 #31659
Mastroserio Engineering

- 5.6. Dour Project - Waiver Request to Major Site Plan
11390 SE 177th St Summerfield
Project #2024110051 #32253 Parcel #6201-003-003
Dour Family Trust**

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 the major site plan for widening current driveway by two feet on both the left and right side of the driveway when the current driveway is replaced. The site will be over the allowed 42 percent (2,561 square feet per the Lakes of Stonecrest-Unit 1 Improvement Plan). Less than 140 square feet of impervious will be added to the site.

- 5.7. Inground Pool & Deck - Waiver Request to Major Site Plan
19489 SW 77th Pl Dunnellon
Project #2024110053 #32257
Parcel #33172-095-00 Permit #2024100537
Superstar Pools**

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 the major site plan for a pool and deck. The site will be over the allowed 4,290 square feet per AR 30238. The proposed amount of impervious being added to this site is 880 square feet impervious coverage.

6. SCHEDULED ITEMS:

**6.1. Emerson Pointe Phase 1 - Standalone Waiver Request
Project #2023050018 #32254 Parcel #24286-000-01
Tillman & Associates Engineering**

The Preliminary Plat for this project was DRC approved on 9/11/23, the Improvement Plan was approved on 9/19/23 by the County Engineer with as-builts for roads and drainage facilities satisfactorily complete on 10/23/24, and the Final Plat was DRC approved 9/23/24. As a result, the following items were processed as a Standalone Waiver Request.

LDC 6.8.6.A - Buffers

CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT states A.) To reduce irrigation and maintenance, along the DRA and powerline in the NW corner of phase 1, request to remove hedge and accent trees and replace the shade trees with #15 pine trees and add cordgrass. See Exhibit 'A'. B.) Due to an existing city DRA adjacent to the proposed DRA in the SE corner of phase 1, request to remove the hedge and relocate the shade trees elsewhere on site. See Exhibit 'A'. C.) Due to conflicts with the adjacent off-site wooded lots, request to remove the hedge and relocate the trees. See Exhibit 'A'. D.) A 6' ht. privacy fence is provided, and in the area along lots 69-76 the fence may be visible to the neighbors. Request to install shrubs as needed to screen the fence from the neighbors, and adjust the tree locations to avoid conflicts with existing off-site trees and structures. Move and replace shade trees with #15 pine trees as needed. See Exhibits 'A' and 'B'.

LDC 6.8.10.C(3)(a) - General planting requirements

CODE states Trees. (a) Shade trees shall have a minimum caliper of 3.5 inches.

APPLICANT states code calls for shade trees to be 3.5-inch caliper.

Request to allow 1 to 1.5-inch pine trees (#15, 5-6' ht) as noted in other waivers / Exhibit 'A'. The number of proposed trees shall match the currently approved plant schedule (123 shade trees).

LDC 6.7.8 - Protected tree replacement requirements

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 states allowing 1 to 1.5-inch pine trees (see Planting Requirements waiver) will effectively reduce the number of provided tree mitigation inches. Request to allow a reduction from 1,205" (as called for on the approved plans, sheet L7.01) to +/- 1,100".

- 6.2. Heritage Oaks - Waiver Request to Improvement Plan in Review
16209 SE 73rd Ave Summerfield
Project #2023080054 #30516 Parcel #48347-000-00
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 construction prior to plan approval and approve early site work permit (earthwork only) at the Developers risk. The purpose of this early work request is to begin necessary gopher tortoise relocation.

- 6.3. MARO 111 - PUD Master Plan - Master Plan
Project #2024010045 #31051
Tillman & Associates Engineering**

This item was processed as a Master Plan even though PUD is part of the project's title.

**6.4. RaceTrac Summerfield - Waiver Request to Major Site Plan in Review
Parcel #45976-000-00 & 46008-001-00
Project #2008020043 #31043 Parcel #45976-000-00
Mastroserio Engineering**

LDC 6.3.1.D(1)(b)1 - Right of Way Dedication Public Road

CODE states The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below: (1) All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided. (b) Streets, Rights-of-way, and Parallel Access Easements, select as appropriate: 1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

APPLICANT requests waiver to defer the recording of the proposed right-of-way dedication as shown on the site plan after site plan approval and before issuing the building certificate of occupancy. The developer is currently preparing the documents for approval by the county.

LDC 6.3.1.D(1)(b)3 - Cross Access Easement

CODE states The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below: (1) All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

APPLICANT requests waiver to defer the recording of the proposed cross access easement dedication as shown on the site plan after site plan approval and before issuing the building certificate of occupancy. The developer is currently preparing the documents for approval by the county.

LDC 6.3.1.D(1)(c)1 - Utility Easements

CODE states The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below: (1) All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided. Utility Easements, select as appropriate: 1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

APPLICANT requests waiver to defer the recording of the proposed utility easement dedication as shown on the site plan after site plan approval and

before issuing the building certificate of occupancy. The developer is currently preparing the documents for approval by the county.

LDC 6.12.2. - Right-of-way dedication

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver to defer the recording of the proposed right of way dedication as shown on the site plan after site plan approval and before issuing the building certificate of occupancy. The developer is currently preparing the documents for approval by the county.

- 6.5. **Your Space Self-Storage - Waiver Request to Major Site Plan in Review**
7365 SW HWY 200 Ocala
Project #2022110040 #30776 Parcel #35670-000-00
Larson Design Group

LDC 6.13.8.B(7) - Stormwater conveyance criteria

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.

LDC 7.1.3.J(1)(a) - Construction specifications

CODE states Drainage facilities. (1) Pipe size and materials. (a) Drainage pipes shall be a minimum of 15 inches for residential and commercial driveways and 18 inches in diameter for all other stormwater systems within a right-of-way or easement associated with the right-of-way.

APPLICANT states roof drains prior to connection to the overall system are exempt from minimum size. Area drains shown (D-5 and D-6) are for landscape areas. These drains collect water within the grass areas and convey it to the stormwater pond. Stormwater calculations show the maximum flow of 0.88 cfs with a pipe capacity of 1.31 cfs (25year/24hour storm). Additional criteria below (second page).

The following item was reviewed and approved with conditions as a Deviation Request under the authority of the County Engineer. The reference here is due to the request being part of the waiver application. No motion from the Committee is necessary.

LDC 7.1.3.J(1)(b) - Construction specifications

CODE states the use of reinforced concrete pipe shall conform to FDOT Standard Specifications. Other pipe material may be allowed if on the FDOT Qualified Products List (QPL), and with the approval of the County Engineer. For projects that are to be maintained by the County, justification for use of material other than reinforced concrete pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. For County projects, a value engineering proposal shall be provided with the justifications for the use of other than reinforced concrete pipe.

APPLICANT states roof drain connection pipes and area drain connection pipes are shown as ADS HDPE pipes are proposed for both the roof drain connections and the area drain connections. ADS HDPE pipe is an approved FDOT product. A note on sheet C105 was added and states the following "All HDPE pipe to be ADS, per FDOT approved product list and installation. UV protection is required for pipe ends. Contractor to submit shop drawings to the EOR for approval by the county prior to construction."

**6.6. MSP 8003-0319-15 - Waiver Request to Minor Site Plan in Review
Project #2024100026 #32094 Parcel #8003-0319-15
MCA Consulting Engineers**

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 as 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.

- 6.7. Iglesia Cristiana Fe Y Esperanza - Waiver Request to Minor Site Plan in Review**
267 Marion Oaks Dr Ocala
Project #2014010022 #31560 Parcel #8002-0000-04
Local Engineering

LDC 6.8.6.K(3) - Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver for the North buffer to allow natural vegetation in areas shown.

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 for the East, West and South buffers to 1) allow natural vegetation for all tree and shrub plantings and 2) to waive the wall requirements because of natural vegetation.

LDC 6.8.7.A - Parking areas and vehicular use areas

CODE states 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 to the requirement for hedge plantings along parking areas because the fronts of the cars do not face the street and there is sufficient natural vegetation to screen all adjacent residential lots.

- 6.8. Do Saltre - Waiver Request to Major Site Plan**
8579 Se 155th Pl Summerfield
Project #2024100064 #32138 Parcel #4709-121-034
Do Caroline Madeleine

LDC 2.21.1.A(1) Major Site Plan

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APPLICANT request as waiver for a patio extension.

- 6.9. Watermain Connection (Well Request) - DRC Waiver Request**
8 Pine Trace Ct Ocala
Project #2024110043 #32239 Parcel #9018-0319-08
Mid-State Home Solutions LLC

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

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 request a waiver as the connection distance is 150' and 270' extension to the farthest corner.

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. Meridian Storage Group - Conceptual Plan**
10579 SE Maricamp Rd Ocala
Project #2024100003 #32065 Parcel #3761-004-000
Davis Dinkins Engineering

This item was tabled on 11/25/24 allowing applicant to update the drawing to accurately reflect the connection as it is today. The drawings have been updated.

8. DISCUSSION ITEMS:

- 8.1. Revision to 2025 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines**

This revised schedule is to change the start time for the Thursday Staff meetings from 8:30 to 9:00 am. Request formal approval of the revised schedule.

9. OTHER ITEMS:

10. ADJOURN: