



# Marion County

## Development Review Committee

### Meeting Agenda

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686

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**Monday, March 8, 2021**                      **9:00 AM**                      **Office of the County Engineer**

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1.     **ROLL CALL**
2.     **PLEDGE OF ALLEGIANCE**
3.     **ADOPT THE FOLLOWING MINUTES: December 7, 2020, December 14, 2020, & December 21, 2020**
  - 3.1.     **ADOPT THE FOLLOWING MINUTES: December 7, 2020, December 14, 2020, & December 21, 2020**
4.     **PUBLIC COMMENT**
5.     **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1.     **ON TOP OF THE WORLD LONGLEAF RIDGE PHASE 4 - PRELIMINARY PLAT**  
**9925 SW 96TH ST OCALA**  
**Project #2020120011    #25906    Parcel #35300-000-00**  
**Tillman & Associates Engineering**
  - 5.2.     **DANNYQ BBQ - MAJOR SITE PLAN**  
**9575 N US HWY 441 OCALA**  
**Project #2020100038    #26185    Parcel #14082-000-00**  
**Radcliffe Engineering**
6.     **SCHEDULED ITEMS:**
  - 6.1.     **WEST END OCALA - PLAT VACATION**  
**Project #1999001370    #26316    Parcels #21630-002-01 & 21630-005-00**  
**Michael Cooper; Stephanie Emrick**  
Plat vacation for various lots, or portions of, within the boundaries of parcel #21630-002-01 & 21630-005-00.

- 6.2. WEST END OCALA - ROAD CLOSING**  
**Project #1999001370 #26317 Parcels #21630-002-01 & 21630-005-00**  
**Michael Cooper; Stephanie Emrick**  
Road closing for unnamed streets lying within the boundaries of parcel #21630-002-01 & 21630-005-00.
- 6.3. PERREAULT PROPERTY, EDWARD & LORY - WAIVER REQUEST**  
**SUMMERCREST BLK G LOT 5**  
**5036 SE 89TH ST OCALA**  
**Project #2021020093 #26310 Parcel #3664-007-005 Permit #2021020322**  
**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 an additional 437 square feet for a pool deck area. The buildable impervious area of Summercrest is 3,500 square feet and the current home is already over that amount.
- 6.4. THOMAS PROPERTY, JOHN & COLLEEN - WAIVER REQUEST**  
**SHADY ROAD RANCHES BLK 1 TRACT 14**  
**9585 SW 19TH AVENUE RD OCALA**  
**Project #2021020096 #26312 Parcel #3575-001-014 Permit #2021020783**  
**Bowden Construction Services**  
**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 720 square foot pad to the existing impervious area.
- 6.5. PELLOT PROPERTY, JOSE JR - WAIVER REQUEST**  
**10648 SE 141ST AVENUE RD OCKLAWAHA**  
**Project #2021020105 #26321 Parcel #40134-009-19**  
**Jose Pellot Jr**  
**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 existing and proposed buildings (15,000 square feet) and future driveway (approximately 27,000 square feet) on 13.17 acre parcel.

- 6.6. **ARIAS PROPERTY, ARIEL - WAIVER REQUEST**  
**SUMMERCREST PHASE 1 BLK K LOT 28**  
**9127 SE 48TH COURT RD OCALA**  
**Project #2021020106 #26322 Parcel #3664-011-028**

**Ariel Arias**

**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 build a pergola, tool house, and walkways for a total of 1,100 square feet of additional concrete.

**6.7. ARROWHEAD CAMPSITES & MOBILE HOME PARK EXPANSION -  
WAIVER REQUEST**

**1720 NW 38TH AVE OCALA**

**Project #2021020091 #26307 Parcel #21664-001-00**

**Moorhead Engineering**

**LDC 6.14.2.C(1) - Water Connection**

CODE states all new developments shall connect to an existing central water system if a system with available capacity has distribution lines within a distance equal to or less than 400 feet times the total number of ERCs within the project at build out.

APPLICANT requests waiver because the City of Ocala has agreed to permit Arrowhead Mobile Home Park to connect to the City water system utilizing a master meter. The Arrowhead Mobile Home Park will be connected to both central water and sanitary sewer system so there is no need to make the extremely costly connection to the County water and sanitary sewer systems. A letter from Sean Lanier, PE, City Engineer, has been provided.

**LDC 6.14.2.C(2) - Sanitary Sewer Connection**

CODE states all new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out.

APPLICANT requests waiver because Arrowhead Mobile Home Park is already connected to the City of Ocala sanitary sewer system with a lift station and force main. The Arrowhead Mobile Home Park will be connected to both central water and sanitary sewer system so there is no need to make the extremely costly connection to the County water and sanitary sewer systems. A letter from Sean Lanier, PE, City Engineer, has been provided.

**LDC 6.15.3.A - Fire Protection**

CODE states fire flow capacity for water distribution systems and/or water main extensions shall be designed and constructed in accordance with division 18.

APPLICANT requests waiver because the existing water system is not adequately sized for fire flow or fire hydrants. Per discussions with Ken McCann, the applicant was advised that the 1.9 acre RV expansion project could utilize a 30,000 gallon fire tank and dry hydrant in-lieu-of providing a fire main and fire hydrant.

**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 for the traffic impact analysis requirement because the proposed 1.9 acre RV expansion project is being created to provide housing to homeless people and help them transition to a more healthy and productive life. Most of the occupants of the RVs will not own vehicles so there will be no appreciable increase in the existing vehicle trips from the Arrowhead Mobile Home Park.

- 6.8. A&M PROPERTY DEVELOPMENT PID #9008-0026-15 - WAIVER REQUEST  
SILVER SPRINGS SHORES UNIT 8 BLK 26 LOT 15  
7852 BAHIA RD OCALA  
Project #2021020098 #26313 Parcel #9008-0026-15 Permit #2020120007**

**A&M Property Development**

**LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential**

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.

APPLICANT requests waiver because, after starting construction paperwork, they were made aware that they would have to tap into a water pipe. The applicant cannot afford the additional \$17,000.00. Also, as all properties in that area already have wells, no one would benefit from it and the applicant would not have a chance to get any money back from any neighbors around the property.

- 6.9. A&M PROPERTY DEVELOPMENT PID #9009-0084-04 - WAIVER REQUEST  
SILVER SPRINGS SHORES UNIT 9 BLK 84 LOT 4  
50 PINE TRACE OCALA  
Project #2021020101 #26315 Parcel #9009-0084-04 Permit #2021020628**

**A & M Property Development**

**LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential**

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.

APPLICANT requests waiver because, after starting construction paperwork, they were made aware that they would have to tap into the water main pipe. The applicant cannot afford the additional \$22,000.00. Also, all properties in that block have wells and no one would not benefit. Mr. Gabre Nelson owns adjacent Lot 5 (PID #9009-0084-05) and was approved for a well by the BCC on October 20, 2020. The applicant hopes they are, too.

- 6.10. CAMPUS USA SUMMERFIELD - MAJOR SITE PLAN  
STONECREST CENTER PHASE 1 BLK B LOT 3  
Project #2020060062 #25164 Parcel #6200-102-003  
CHW**

Initial comments review. Applicant met with staff on March 4, 2021.

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- 6.11. **GOLDEN OCALA WORLD EQUESTRIAN CENTER FLEX BARN 3, 4, & 5 - MAJOR SITE PLAN**  
1598 NW 87TH COURT RD OCALA  
Project #2020110042 #25828 Parcel #21068-002-00, 12674-001-04, & 21056-000-00  
Tillman & Associates Engineering  
Resubmittal comments review. Applicant did not meet with staff.
- 6.12. **DEBENEDICTY PROPERTY, GEORGE @ NW 60TH AVENUE - REZONING TO PUD WITH CONCEPT PLAN**  
2900 NW 60TH AVE OCALA  
Project #2021020028 #26222 Parcel #21615-000-00  
Tillman & Associates Engineering  
DRC recommendation to Planning & Zoning Commission on March 29, 2021. This is a rezoning from A-1 to PUD for 207 units.
- 6.13. **CARISSA OAKS (PUCEK PROPERTY, NICK PUD) - REZONING TO PUD WITH CONCEPT PLAN**  
7481 SE 135TH ST SUMMERFIELD  
Project #2009020007 #26218  
Parcel #45446-000-00, 45446-002-00, & 45446-002-01  
Tillman & Associates Engineering  
DRC recommendation to Planning & Zoning Commission on March 29, 2021. This is a rezoning from expired PUD to PUD for 680 units.
- 6.14. **GOLDEN OCALA GARCIA SITE ADDITION - REZONING TO PUD WITH CONCEPT PLAN**  
Project #2021010030 #26099 Parcel #21623-000-00  
Tillman & Associates Engineering  
DRC recommendation to Planning & Zoning Commission on March 29, 2021. This is a rezoning from A-3 to PUD for 8 homes.
- 6.15. **DEER PATH NORTH PHASE 2 - REZONING TO PUD WITH CONCEPT PLAN**  
Project #2008070033 #26219 Parcel #31865-000-00  
Tillman & Associates Engineering  
DRC recommendation to Planning & Zoning Commission on March 29, 2021. This is a rezoning from R-1 to PUD for 127 units.
7. **CONCEPTUAL REVIEW ITEMS: None**
8. **DISCUSSION ITEMS: None**
9. **OTHER ITEMS:**
10. **ADJOURN:**
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