



Marion County

Development Review Committee

Meeting Agenda

Monday, June 5, 2023

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. May 22, 2023.**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. OCALA SOUTH LOGISTICS AT FLORIDA CROSSROADS - Final Plat/Replat**
Project #2023030041 #29882
Rogers Engineering
 - 5.2. OTOW LONGLEAF RIDGE PHASE 8 - Preliminary Plat**
Project #2023030074 #28325
Tillman & Associates Engineering
 - 5.3. GOLDEN OCALA - W.E.C. RESTAURANT/EVENT CENTER AT SOUTH COMMERCIAL - Major Site Plan**
Project #2022100106 #29389
Tillman & Associates Engineering
 - 5.4. HILLTOP OFFICE & WAREHOUSE DEVELOPMENT - Major Site Plan**
Project #2022070095 #28882
Baker Design Build
 - 5.5. FLOOR & DECOR - SUMMERFIELD - Major Site Plan**
Project #2023020085 #29780
Thomas Engineering Group

- 5.6. **FAMILY DOLLAR - MCINTOSH, FL (REVISION TO AR29204) - Major Site Plan**
Project #2022090108 #29283
Contineo Group
- 5.7. **FAIRFIELD VILLAGE EXPANSION REVISION TO FAIRFIELD VILLAGE PHASE 1 - Major Site Plan**
Project #2022110043 #29394
Atwell, LLC
- 5.8. **ANTHONY & MARY DEROSE BELLA ROSA STABLES - Waiver Request to Major Site Plan**
1088 SW 104TH STREET RD OCALA
Project #2021050073 #30213 Parcel #37338-015-00
Anthony L Derosé

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 a major site plan to build a small caretaker cottage.

- 5.9. **4169 SW 134TH ST - Waiver Request to Water Main Extension**
Marion Oaks Unit 7
4169 SW 134TH ST OCALA
Project #2023030067 #29909
Parcel #8007-1038-22 Permit #2022111570
Neat Custom Homes

LDC 6.14.2.A(3) - Water Extension

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request waiver willing to pay a construction share establish by MCU for the required water main extension; water main extension in this area to be covered by ARPA Marion Oaks Unit 7.

- 5.10. **CALESA - SORREL GLEN 2 - Preliminary Plat**
Project #2022100085 #29260
Tillman & Associates Engineering

6. SCHEDULED ITEMS:

- 6.1. SADDLE OAK CLUB EXPANSION - Waiver Request to a Major Site Plan in Review**
5610 SW 60TH ST Ocala
Project #2022120009 #29897 Parcel #35369-027-00
Atwell, LLC

LDC 2.12.8. - Current boundary and topographic survey

CODE states current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests waiver as we have survey outside of the property boundary, but not 100 feet beyond the boundary. We are proposing the use of LiDAR data to fill in the missing topography to 100 feet beyond the property boundary.

LDC 6.13.3.D(2) - Types of stormwater management facilities

CODE states commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes.

APPLICANT requests waiver as there is an existing dry retention stormwater pond that we are proposing an expansion to. We are only proposing a modification to a small area of this pond and adding a 5-foot maintenance path to the existing pond would require a major reworking of the pond outside of the proposed disturbed area.

- 6.2. GRAND PARK NORTH #79 - Waiver Request to Major Site Plan**
7789 SW 196TH TER Dunnellon
Project #2023050094 #30201 Parcel #33172-079-00
Lennar Homes LLC

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver to the Major Site Plan to add a new SFR, driveway, etc. The site will be 305 square feet over the 3,500 square feet allowed impervious coverage per Grand Park North.

- 6.3. GRAND PARK NORTH LOT #162 - Waiver Request to Major Site Plan**
19416 SW 79TH ST Dunnellon
Project #2023050095 #30202 Parcel #33172-162-00
Lennar Homes LLC

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 to add a new SFR, driveway, etc. The site will be 281 square feet over the 3,500 square feet allowed impervious coverage per Grand Park North.

- 6.4. GRAND PARK NORTH LOT #163 - Waiver Request to Major Site Plan**
19408 SW 79TH ST Dunnellon
Project #2023050096 #30204 Parcel #33172-163-00
Lennar Homes LLC

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 to add a new SFR, driveway, etc. The site will be 430 square feet over the 3,500 square feet allowed impervious coverage per Grand Park North.

- 6.5. GRAND PARK NORTH LOT #165 - Waiver Request to Major Site Plan**
19388 SW 79TH ST Dunnellon
Project #2023050097 #30205 Parcel #33172-165-00
Lennar Homes LLC

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver to the major site plan to add a new SFR, driveway, etc. The site will be 292 square feet over the 3,500 square feet allowed impervious coverage per Grand Park North.

- 6.6. GRAND PARK NORTH LOT #166 - Waiver Request to Major Site Plan**
19600 SW 77TH LOOP Dunnellon
Project #2023050098 #30207 Parcel #33172-166-00
Lennar Homes LLC

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 to add a new SFR, driveway, etc. The site will be 889 square feet over the 3,500 square feet allowed impervious coverage per Grand Park North.

- 6.7. GRAND PARK NORTH LOT #170 - Waiver Request to Major Site Plan
19640 SW 77TH LOOP Dunnellon
Project #2023050073 #30182 Parcel #33172-170-00
Lennar Homes LLC**

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT request a waiver to the Major Site Plan to add a new SFR, driveway, etc. The site will be 280 Square Feet over the 3,500 Square Feet allowed impervious coverage per Grand Park North.

- 6.8. GRAND PARK NORTH LOT #172 - Waiver Request to Major Site Plan
19654 SW 77TH LOOP Dunnellon
Project #2023050075 #30185 Parcel #33172-172-00
Lennar Homes LLC**

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver to the Major Site Plan to add a new SFR driveway, etc. The site will be 280 Square Feet allowed impervious coverage per Grand Park North.

6.9. FLORIDA GENERAL TRADING - Waiver Request to Major Site Plan in Review**Project #2022030049 #29548****PID # 03316-045-00 Parcel #03316-045-00****MCA Consulting Engineering****Tabled from 5/22/23****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 a waiver to the Type C buffer along US 301 for use of existing Palm trees in place of shade tree. Required trees are 4 shade & 4 ornamental TREES, - provided are 2 Oaks (1 being 40" DBH) and 1 cluster of ORNAMENTALS, with 6 existing Palm trees. All of the trees are viable.

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 a waiver for a modification of Buffer Type B on the north and south boundaries. The east half of the site shall retain a tree count that exceeds the required number of Trees. This waiver is requested to use the existing trees and understory as the buffer with shrubs spaced between the trees lined along the boundaries.

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 a waiver as there are no sidewalks in the developed adjacent lots nor in this area. Sidewalks shall have minimal service to the neighborhood. Client will pay fee-in-lieu of construction at final inspection to C.O.

- 6.10. CONCRETE WALKWAY ADDITION - Waiver Request to Major Site Plan**
CONCRETE WALKWAY ADDITION
19931 SW 93RD LANE RD Dunnellon
Project #2023050034 #30145
Parcel #3296-008-025 Permit #2023050715
Jorge A Rea Caicedo

Tabled from 5/22/23

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; 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 for concrete walkway and driveway addition. Info of square feet on copy.

- 6.11. 2023 ADDITION - Waiver Request to Major Site Plan**
4960 SW 7TH AVENUE RD
Project #2009100018 #30209 Parcel #23940-001-00
Abshier Engineering

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver from a major site plan. The owner is requesting to add approximately 4,680 square feet of new impervious area as shown on site plan. Owner will work with MC Engineering to mitigate the effects of the increase in stormwater.

- 6.12. BATTAGLIA NICK - Waiver Request to Major Site Plan**
156 SE 69TH PL Ocala
Project #2023050118 #30240 Parcel #36342-008-06
Mark Rodriguez Construction

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver to the Major Site Plan for adding a breezeway & extension for a covered porch. The site will be over the allowed 9,000 square feet per Marion County LDC and a future pool.

- 6.13. ROBERT OGLESBY POOL - Waiver Request to Major Site Plan**
5204 SW 85TH ST Ocala
Project #2023050123 #30247
Parcel #35626-004-07 Permit #2023051440
Jeff Oglesby

LDC 2.21.1.A(1) - Major Site Plan

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APPLICANT requests a waiver to the Major Site Plan for a pool and deck., The site will be over the allowed 9,000 square feet per Marion County LDC.

- 6.14. SEVILLA - Waiver Request to Major Site Plan**
1300 SE 63RD COURT RD Ocala
Project #2023050106 #30221 Parcel #3188-045-000
Outback Pools FL

LDC 2.21.1 Major Site Plan

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APPLICANT request a waiver to the major site plan for a pool and deck. The site will be over the allowed 3,600 square family per the Deer Path Estates Phase 2.

- 6.15. PLAT VACATE - MARION OAKS UNIT 7 - Plat Vacation**
Project #2023050111 #30232
TDC Deltona Land, LLC

The applicant is requesting to vacate various or portions of the plat of Marion Oaks Unit Seven, Recorded in Plat Book O, Pages 140-153, Public Records of Marion County, Florida. Vacating these plats will allow for future development of industrial warehouses.

- 6.16. A PORTION OF SW 27TH AVENUE - Road Closing / Abrogation**
Project #2023050109 #30226
TDC Deltona Land, LLC

The Petitioner is requesting to abrogate a portion of SW 27th Avenue. This portion was deeded to Marion County in 1951 and interferes with future development of industrial warehouses. If approved, SW 27th Avenue will remain accessible until the Developer completes construction of an extension and connecting road to Northern parcels.

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. HUNTER'S RIDGE OF OCALA - Conceptual Plan**
Project #2023050008 #30104
Davis Dinkins Engineering

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: