



Marion County

Development Review Committee

Meeting Agenda

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

Monday, May 3, 2021 **9:00 AM** **Office of the County Engineer**

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES: None**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

5.1. **WEYBOURNE LANDING PHASE 1C - FINAL PLAT**
 8575 SW 80TH ST OCALA
 Project #2020110028 #25962 Parcel #35300-000-17
 JCH Consulting Group

5.2. **HAMMOCK LANE NORTH - AGRICULTURAL LOT SPLIT**
 13005 NW 32ND CT REDDICK
 Project #2021030030 #26408 Parcel #07244-000-01
 Rogers Engineering
 Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.

5.3. **HAMMOCK LANE SOUTH - AGRICULTURAL LOT SPLIT**
 13005 NW 32ND CT REDDICK
 Project #2021030031 #26409 Parcel #07244-001-00
 Rogers Engineering
 Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.

5.4. **GOLDEN OCALA WORLD EQUESTRIAN CENTER (REVISION TO**
 #23499) - MAJOR SITE PLAN
 Project #2016120032 #26549 Parcel #21068-001-00, 21068-002-00,
 21068-000-00
 Tillman & Associates Engineering
 Revision to sheet 06.11 (site grading plan).

6. SCHEDULED ITEMS:**6.1. DENSON PROPERTY, PATRICK - WAIVER REQUEST****OAK HAVEN LOT 10 UNR****8170 S MAGNOLIA AVE OCALA****Project #2021040074 #26607 Parcel #3676-010-000 Permit
#2021033091****Jeremy Lipham****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 construct a new 3,950 square foot accessory structure and new 2,080 square foot driveway for a total 12,787 square feet of impervious coverage.

6.2. SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST**MEADOW WOOD FARMS UNIT 2 BLOCK 7 LOT 16****3 TROPICAL PARK RD OCALA****Project #2021040077 #26612 Parcel #2097-007-016 Permit
#2021011951****Aloha Custom 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 install a 15' x 30' (450 square feet) concrete pool and 40' x 30' (1,200 square feet) concrete deck. The parcel will be over the impervious coverage with the proposed 750 square feet of improvements. Applicant will install 400 cubic feet of stormwater control.

**6.3. COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 -
WAIVER REQUEST****13827 N US HWY 27 OCALA****Project #2019080051 #26613 Parcel #12282-001-00****Michael Costello****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 four gravel RV pads totaling 3,200 square feet.

**6.4. DUNSTON PROPERTY, DONALD & HILARY - WAIVER REQUEST
8280 SE 126TH PL BELLEVIEW
Project #2013010031 #26615 Parcel #45269-046-00
Dianah Dunston**

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 construct a 50' x 84' (4,200 square feet) pole barn.

**6.5. LOPEZ PROPERTY, ANTONIO - WAIVER REQUEST
SILVER SPRINGS SHORES UNIT 18 BLOCK 305 LOT 2
Project #2021040083 #26618 Parcel #9018-0305-02 Permit
#2020122994**

Antonio Lopez Lopez

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 of the heavy and undue burden to the applicant. There are only three potential beneficiaries, which are the homes built in the 2000's, and their water wells will have much more than seven years of expected life. As the potential contributions expire in seven years, it is highly possible that no beneficiaries will contribute to the huge investment which will be a heavy and undue burden on the applicant alone. The minimum distance for the water extension requirement is less than 400 feet and the lot is 350 feet from the line, which is only 50 feet away from complying. Waiving 50 feet should not have a major impact on the water protection due to the aforementioned. Finally, the estimated construction cost is around \$40,000, which is four times the best market value of the land, and as it is highly possible that no potential beneficiaries would contribute in seven years.

- 6.6. **DRC24 PROPERTY PID #8005-0850-11 - WAIVER REQUEST
MARION OAKS UNIT 5 BLK 850 LOT 11
15875 SW 35TH COURT RD OCALA
Project #2021040094 #26630 Parcel #8005-0850-11 Permit
#2021041005**

Shamrock Construction

LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

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 onsite pumping station.

APPLICANT requests waiver because they will be installing, if permitted, the nitrogen reducing septic system for this site.

- 6.7. **WILLIAMS PROPERTY, CARMEN - WAIVER REQUEST
211 SE 58TH AVE OCALA
Project #2021030063 #26631 Parcel #31829-014-00 Permit
#2021031535**

Sandra Mobley

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.

LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

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 onsite pumping station.

APPLICANT requests waiver to use the well that is on the property and to get a septic tank put on the property. Existing utilities will be more affordable than to be connected with the City. Their retirement budget cannot compensate what the price would be if she is connected with the City.

- 6.8. NUEVA VIDA UNITED METHODIST CHURCH - WAIVER REQUEST
MARION OAKS UNIT 2 BLOCK 240 LOTS 4 & 5
232 MARION OAKS DR OCALA
Project #2006110047 #26629 Parcel #8002-0240-04 Permit
#2020072800
Zulma Diaz
LDC 6.14.2.C(2)(e)1 - Grease Removal System
CODE states new non-residential site developments which include cooking or food preparation on site, shall install grease removal systems, providing an effective size of 1.5 times the requirement of FDOH, or 1,200 gallons, whichever is greater.
APPLICANT requests waiver because one sink will be used for preparation of lunch for daycare within the church. The proposed GT-30 grease trap has a thirty-pound capacity with a fifteen gallon a minute flow rate.**
- 6.9. TERRA BELLO - WAIVER REQUEST
4151 SE 120TH ST BELLEVIEW
Project #2020100089 #26622 Parcel #37388-000-00
Rogers Engineering
LDC 2.16.1.B(8)(g) - Agricultural Lot Split: Establishment of County MSBU
CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
APPLICANT requests waiver to allow an easement agreement that stipulates maintenance.**
- 6.10. VIA PARADISUS PHASE III - IMPROVEMENT PLAN
Project #2006080043 #3680 Parcel #37370-001-00
Clymer Farnar Barley
Applicant requests extension to May 31, 2022. This plan was approved by the County Engineer on October 21, 2008 and has received seven extensions. The current extension approved by DRC on April 16, 2018 expired June 21, 2019. This improvement plan contains improvements for both Phases IIIA & IIIB. Phase IIIA has a completed as-built.**
- 6.11. RAINBOW SPRINGS EXPRESS GAS STATION - MAJOR SITE PLAN
RAINBOW ACRES UNIT 2 BLK 19 LOT 22
7400 S US HWY 41 DUNNELLON
Project #2019040012 #26259 Parcel #1752-019-023
EDA Consultants
Initial comments review. Applicant met with staff on April 22, 2021.**
- 6.12. NEIGHBORHOOD STORAGE SW HWY 484 - MAJOR SITE PLAN
Project #2021030084 #26499 Parcel #41200-056-07
Rogers Engineering
Initial comments review. Applicant met with staff on April 29, 2021.**

6.13. ON TOP OF THE WORLD ROAN HILLS AMENITY AREA - MAJOR SITE PLAN

5211 SW 80TH AVE OCALA

Project #2021030089 #26508 Parcel #35300-000-30

Tillman & Associates Engineering

Initial comments review. Applicant met with staff on April 29, 2021.

6.14. FREEDOM CROSSING AMENITIES AREA - MAJOR SITE PLAN

9251 SW 60TH AVE OCALA

Project #2021030038 #26421 Parcel #35699-006-00

Tillman & Associates Engineering

Initial comments review. Applicant did not meet with staff.

6.15. GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) - MAJOR SITE PLAN

8120 NW 21ST ST OCALA

Project #2020090059 #26451 Parcels #21068-000-01, 21068-001-02, & 21068-000-03

Tillman & Associates Engineering

Initial comments review. Requested waivers were tabled by DRC on April 26, 2021. Applicant met with staff on April 29, 2021.

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: