



Marion County

Development Review Committee

Meeting Agenda

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

Monday, May 10, 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. **GOLDEN OCALA WORLD EQUESTRIAN CENTER FLEX BARNs 1 & 2
(REVISION TO #23973) - MAJOR SITE PLAN**
Project #2019090029 #26360 Parcel #21068-002-00
Tillman & Associates Engineering
Revision to cover sheet 01.01 & grading sheets 06-02 through 06-06.
 - 5.2. **CRS FLEMINGTON - FINAL PLAT**
17970 N HWY 329 REDDICK
Project #2021010082 #26107 Parcel #01995-000-00
CHW
Approval subject to Covenants, Restrictions, and/or Reservations affecting ownership or use of the property shown in this plat being filed in Marion County Official Records. The plat may be approved by DRC with the condition that the Covenants, Restrictions, and/or Reservations documents are provided prior to building permit final inspection for Commercial Retail Store AR #26013.
6. **SCHEDULED ITEMS:**

**6.1. A3CM PROPERTY PID #9029-0722-34 - WAIVER REQUEST
SILVER SPRINGS SHORES UNIT 29 BLK 722 LOTS 23-38
475 OAK RD OCALA**

Project #2021040091 #26627 Parcel #9029-0722-34

EDK - Environmental Design

LDC 2.22.4.B(11) - Tree Removal Stand Alone Permit

CODE states the preservation and replacement of trees and protected plant species shall apply to all development with the following exceptions: removal of trees required by a development plan which has been fully approved by the County.

APPLICANT requests waiver because the tree removal is not in connection with submittal of site development plans. This request is for:

1. A tree survey of all the trees within the proposed removal trees (limited tree survey provided);
2. Tree calculations and agreement for tree replacement at 100"/acre (to be accomplished as shown on submitted plans);
3. No tree within the clearing area meets the criteria of age, size, rarity, uniqueness, or historical value as a specimen tree, or is of outstanding quality;
4. Grading will be returned to as natural grade as possible; and
5. Calculations will be based on 1" replacement for each 1" removed up to 100"/acres (after the inclusion of all trees to be preserved and replacement trees on Tract 1).

**6.2. BELL PROPERTY, ANDREW - WAIVER REQUEST
KOZICKS SUBDIVISION BLOCK 3 LOT 2 UNR**

4010 SE 47TH PL OCALA

**Project #2021040106 #26638 Parcel #3132-003-002 Permit
#2021041380**

Wilmek Construction

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 852 square foot in-law addition to the home.

- 6.3. HARPER PROPERTY, CONSTANCE - WAIVER REQUEST
OXFORD HEIGHTS REVISED PORTION OF LOTS 16 & 17
4850 SE 166TH ST SUMMERFIELD
Project #2021040110 #26639 Parcel #44747-001-03 Permit
#2021041943
Carport Solutions
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 new 40' x 80' (3,200 square foot) barn. The water will run slightly downhill toward the center of the property. The neighbor's lot is one foot higher than the proposed building location.**
- 6.4. BECK PROPERTY, DAVID & LORA - WAIVER REQUEST
HUNTERDON HAMLET UNIT 1 BLOCK A LOT 5
6412 NW 54TH LOOP OCALA
Project #2021040114 #26644 Parcel #1361-001-005
Lora Beck
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 24' x 36' (864 square foot) barn.**
- 6.5. MADORE PROPERTY, MICHAEL - WAIVER REQUEST
BELLEVIEW SUBDIVISION BLOCK 84 LOTS 1 & 2
12560 SE 55TH AVENUE RD BELLEVIEW
Project #2021040117 #26647 Parcel #38513-019-00 Permit
#2021031465
Florida Metal Building 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 build an 80' x 30' (2,400 square foot) metal building with a concrete foundation.**

- 6.6. KAGEL PROPERTY, LINDA - WAIVER REQUEST**
2230 SE 150TH ST SUMMERFIELD
Project #2021040118 #26650 Parcel #44678-001-00
Linda Kagel
LDC 2.16.1.B(10) - Family Division
CODE states 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 the Farmland Preservation area each new tract and the remaining parent tract must be at least one (1) acre in size.
APPLICANT requests waiver to deed 2 acres to son and to use the existing driveway.
- 6.7. TIMMONS PROPERTY, GARY - WAIVER REQUEST**
DEER PATH PHASE 3 BLK G LOT 7
6943 SE 11TH PL OCALA
Project #2021040121 #26666 Parcel #3187-007-007
Radcliffe Engineering
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 1,632 square foot pool deck. Applicant will provide stormwater controls to meet Deer Path drainage requirements.
- 6.8. COPPERLEAF SUBDIVISION - PRELIMINARY PLAT**
Project #2006060037 #26132 Parcel #35770-055-00
BESH HALFF
Initial comments review. Applicant met with staff on May 6, 2021.
- 6.9. CALUMET PARK - MAJOR SITE PLAN**
FORTY WEST INDUSTRIAL PARK LOT 1 & TRACT A
Project #2020120042 #25950 Parcel #2283-001-000
Rogers Engineering
Resubmittal comments review. Additional waiver requested. Applicant did not meet with staff.
- 6.10. DARWIN FIGUEROA TRUCK STORAGE & REPAIR SHOP - MAJOR SITE PLAN**
5230 NW GAINESVILLE RD OCALA
Project #2020060081 #26442 Parcel #13410-000-00
Abshier Engineering
Initial comments review. Applicant met with staff on April 29, 2021.

- 6.11. OCALA PRESERVE PHASE 13 - IMPROVEMENT PLAN**
3330 NW 54TH CT OCALA
Project #2021030019 #26371
Parcel #13551-006-00, 13551-007-00, 13551-008-00, & 13687-000-00
Waldrop Engineering

Initial comments review. Applicant met with staff on April 8, 2021.

- 6.12. TRAILHEAD LOGISTICS PARK - MAJOR SITE PLAN**
2285 SW HWY 484 OCALA
Project #2020110018 #26513 Parcels #41200-082-00 & 41200-086-01

Kimley-Horn & Associates

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

- 6.13. TRAILHEAD LOGISTICS PARK SW 20TH AVE RD EXTENSION - OFFSITE IMPROVEMENTS**

2285 SW HWY 484 OCALA

Project #2020110018 #26514 Parcel #41200-082-00

Kimley-Horn & Associates

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

- 7. CONCEPTUAL REVIEW ITEMS: None**

- 8. DISCUSSION ITEMS:**

- 8.1. GLEN AIRE PHASE IB - IMPROVEMENT PLAN**
PORTION OF MARION OAKS UNIT 2

Project #2021030040 #26423

Marion County 911 Management

Discussion regarding the project name. This project was submitted to finish the portion of Marion Oaks Unit 2 marketed as Glen Aire (Phase 1). It is located north of Marion Oaks Manor (aka Deltona Blvd) & west of SW 34th Court Road.

- 9. OTHER ITEMS:**

- 10. ADJOURN:**