



# Marion County

## Development Review Committee

### Meeting Agenda

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

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**Monday, May 17, 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: None**
4.     **PUBLIC COMMENT**
5.     **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1.     **OCALA PRESERVE PHASE 13 - PRELIMINARY PLAT**  
          **3330 NW 54TH CT OCALA**  
          **Project #2021030019    #26370    Parcel #13687-000-00**  
          **Waldrop Engineering**
  - 5.2.     **HEATHER ISLAND MARKET CENTER PARTIAL REPLAT - FINAL PLAT**  
          **REPLAT OF HEATHER ISLAND MARKET CENTER LOTS 6, 8, 9, 10, 11,**  
          **TRACTS A, E, F, H, & DRA**  
          **9256 SE MARICAMP RD OCALA**  
          **Project #2010100016    #25728    Parcel #9009-2000-06, 9009-2000-08,**  
          **9009-2000-09, 9009-2000-10, 9009-2000-11, 9009-2000+01,**  
          **9009-2000+05, 9009-2000006, 9009-2000008, & 9009-0000+11**  
          **R.M. Barrineau & Associates**
  - 5.3.     **DEER PATH NORTH PHASE 2 - WAIVER REQUEST**  
          **Project #2008070033    #26705    Parcel #31865-000-00**  
          **JCH Consulting Group**  
          **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 in this section. APPLICANT requests waiver per meeting with county staff for the tree locations will be located within a sample area and all trees 30 inches and larger will be located within proposed residential development.

- 5.4. **DUNWOODY - WAIVER REQUEST  
SILVER SPRINGS SHORES UNIT 6  
Project #2021040135 #26692 Parcels #9006-0000-03 &  
37506-000-00**

**JCH Consulting Group**

**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 in this section. APPLICANT requests waiver, per meeting with County staff, for the tree locations located within a sample area and all trees 30 inches and larger will be located within the proposed residential development.

**6. SCHEDULED ITEMS:**

- 6.1. **FALLS OF OCALA UNIT 2 - REZONING TO PUD WITH CONCEPT PLAN  
Project #2005040074 #26565 Parcel #23304-001-00  
HALFF Associates**

DRC recommendation to Planning & Zoning Commission on May 24, 2021. This is a rezoning from PUD to PUD to allow for a proposed single family residential community with 89 units.

- 6.2. **LAUCK PROPERTY, JAMES - WAIVER REQUEST  
OAK HOLLOW LOT 1**

**Project #2020120112 #25991 Parcel #48332-000-01 Permit  
#2020121306**

**James Lauck**

Applicant requests reconsideration of this waiver request in order to obtain the CO for the home and follow up with the constructed stormwater controls within 60 days. The DRC motion on January 11, 2021 was to approve subject to working with stormwater on controls, to providing sketches of the proposed stormwater for controls, placing final holds on the building permits until such inspections can be done to confirm that the controls are in place, and that vegetative cover must be established at that time of final hold inspections.

**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 future improvements to the property consisting of a 4,152 square foot home, a 1,300 square foot detached garage, enlarging the apron between the garages, and adding a pool. The future improvements to the property will total 11,289 square feet of impervious area as described on the site plan.

- 6.3. SLACK PROPERTY, DUANE & TAMMY - WAIVER REQUEST**  
**3801 WEST ANTHONY RD OCALA**  
**Project #2003110019 #26732 Parcel #15391-002-02 Permit**  
**#2021030101**  
**Abshier 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 add a 60' x 40' (2,400 square feet) detached garage and a 14,705 square foot driveway. The proposed DRA will mitigate the extra runoff created.
- 6.4. LAMBERT PROPERTY, TONY - WAIVER REQUEST**  
**Project #2021050018 #26728 Parcel #51265-001-00**  
**RLW Realty**  
**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 divide the parcel into four parts. The applicant will keep parcel 1 (9.25 acres) as the parent parcel, his sister will receive parcel 2 (9.23 acres), his oldest son will receive parcel 3 (5.65 acres), and his youngest son will receive parcel 4 (5.65 acres).
- 6.5. ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-018 -**  
**WAIVER REQUEST**  
**OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLOCK C LOT 18**  
**5069 SW 91ST ST OCALA**  
**Project #2021040119 #26661 Parcel #3573-003-018 Permit**  
**#2020122792**  
**Adams Homes of Northwest Florida**  
**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 a proposed single family residence (total 3,520 square feet under roof) plus a 519 square foot driveway, totaling 4,039 square feet of impervious coverage. Per the final plat calculations, the maximum per lot for Phase 1 is 3,598 square feet of impervious coverage.

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- 6.6. ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST**  
**OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22**  
**5141 SW 91ST ST OCALA**  
**Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920**  
**Adams Homes of Northwest Florida**  
**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 a proposed single family residence (total 3,520 square feet under roof) plus a 519 square foot driveway, totaling 4,039 square feet of impervious coverage. Per the final plat calculations, the maximum per lot for Phase 1 is 3,598 square feet of impervious coverage.
- 6.7. SHELTON PROPERTY, RAY & DOROTHY - WAIVER REQUEST**  
**RIO VISTA REPLAT BLK A LOT 2 & 3**  
**10721 SW 185TH TER DUNNELLON**  
**Project #2020100094 #26721 Parcel #3483-001-003 Permit #2021020094**  
**Ray Shelton**  
**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 the addition of a small 10' x 27' (270 square feet) storage room.
- 6.8. REIFSTECK PROPERTY, ERIC - WAIVER REQUEST**  
**2750 SW 7TH AVE OCALA**  
**Project #2016050057 #26725 Parcel #31023-000-00 Permit #2021042429**  
**Colbert 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 a 20' x 40' (800 square feet) shed to the property.
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- 6.9. WALFORD PROPERTY, ANTHONY - WAIVER REQUEST**  
**NORTH CONANT ESTATES SUBDIVISION TRACT 24 UNR**  
**13875 SE 175TH ST WEIRSDALE**  
**Project #2021050016 #26727 Parcel #50027-024-00 Permit**  
**#2021041069**  
**Central Florida Steel Building**  
**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 52' x 60' (3,120 square feet) steel building on new concrete and a future 30' x 25' (750 square feet) steel building.
- 6.10. SAPP PROPERTY, MARK & TIFIANY - WAIVER REQUEST**  
**HUNTINGTON REVISED PORTION BLOCK A LOT 11**  
**5041 SE 18TH ST OCALA**  
**Project #2021050004 #26708 Parcel #2970-001-011 Permit**  
**#2021042059**  
**Mark Sapp**  
**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 500 square foot pool. The runoff will be captured in the existing low point that is currently controlling runoff.
- 6.11. OPTIMUM RV DEALERSHIP - WAIVER REQUEST**  
**7400 S US HWY 441 OCALA**  
**Project #2013090004 #26729 Parcel #36547-002-00**  
**Mastroserio Engineering**  
**LDC 6.13.4.D - Recovery Analysis**  
CODE states all retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event.  
APPLICANT requests waiver to allow recovery of the proposed stormwater pond via a pumping station and force main equipped with a back up generator in case of power failure. Pumping stormwater to the existing quarry will provide a substantial amount of additional stormwater volume and will further reduce the risk of the flooding impact on 441.
- 6.12. TERRA BELLO - AGRICULTURAL LOT SPLIT**  
**4151 SE 120TH ST BELLEVIEW**  
**Project #2020100089 #26621 Parcel #37388-000-00**  
**Rogers Engineering**  
Initial comments review. Applicant did not meet with staff.

- 6.13. NEIGHBORHOOD STORAGE CENTER #2 OUTDOOR GRASS STORAGE EXPANSION - MAJOR SITE PLAN**  
**Project #2021010043 #26062 Parcel #31416-000-00**  
**Kimley-Horn & Associates**  
Initial comments review. Applicant met with staff on February 11, 2021.
- 6.14. FAMILY DOLLAR SALT SPRINGS @ CR 314 - MAJOR SITE PLAN**  
**KER VIEW LOTS 6 & 7**  
**Project #2021040075 #26609 Parcel #1140-006-000 & 1140-007-000**  
**Berry Engineers**  
Initial comments review. Applicant did not meet with staff.
- 7. CONCEPTUAL REVIEW ITEMS: None**
- 8. DISCUSSION ITEMS: None**
- 9. OTHER ITEMS:**
- 10. ADJOURN:**