



Marion County

Development Review Committee

Meeting Agenda

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

Monday, July 12, 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. **FLORIDA AQUATICS SWIMMING & TRAINING CENTER - MAJOR SITE PLAN (LANDSCAPING SHEETS ONLY)**
6781 SW 46TH PL OCALA
Project #2020080043 #25371 Parcel #35300-000-29
Tillman & Associates Engineering
 - 5.2. **GOLDEN OCALA WORLD EQUESTRIAN CENTER FLEX BARN 1 & 2 (REVISION TO #26360) - MAJOR SITE PLAN**
Project #2019090029 #26581 Parcels #21068-000-00 & 21068-002-00
Tillman & Associates Engineering
Approval subject to resolving the following issue prior to obtaining building final inspection: The Property Appraiser continues to show the two separate parcels comprising this site (as listed on the cover sheet) have not yet be combined, placing a "parcel boundary" through the southern flex barn #1.
 - 5.3. **ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 1D - PRELIMINARY PLAT**
8575 SW 80TH ST OCALA
Project #2021040089 #26625 Parcel #35300-000-17
Tillman & Associates Engineering
 - 5.4. **OCALA CROSSINGS SOUTH - MASS GRADING & UTILITY PLAN**
Project #2011110019 #26760 Parcel #35623-005-00 & 35623-001-01
Mastroserio Engineering

- 5.5. **OAKS LANE - AGRICULTURAL LOT SPLIT**
601 SE 145TH ST SUMMERFIELD
Project #2021010121 #26175 Parcel #44617-000-00
Rogers Engineering
Approval subject to an affidavit being provided 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 the recording of the final approved Agricultural Lot Split.

- 5.6. **DOWNEY PROPERTY, JONATHAN - WAIVER REQUEST**
MARION OAKS UNIT 9 BLK 1161 LOT 3
15340 SW 60TH CIR OCALA
Project #2021060151 #27002 Parcel #8009-1161-03 Permit
#2021052870
Jonathan Downey
Approval subject to a DEP approved septic system which meets a minimum 65% nitrogen reduction being installed.

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 install a nitrogen reducing septic system in place of connection (by extension) to sewer force main. Property is within connection distance of the force main (237 feet).

- 5.7. **SULEIMAN PROPERTY, ARIES - WAIVER REQUEST**
ORANGE BLOSSOM HILLS UNIT 2 BLK 19 LOTS 13-15
8925 SE HWY 42 SUMMERFIELD
Project #2021060164 #27013 Parcel #4702-019-013 Permit
#2021051486
KAP Design Group

Approval subject to a DEP approved septic system which meets a minimum 65% nitrogen reduction being installed.

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 of the prohibitive cost of a lift station. Applicant is open to installing an advanced treatment unit (ATU) septic system.

6. SCHEDULED ITEMS:

- 6.1. BARTON PROPERTY, DAVID & PAMELA - WAIVER REQUEST
SPRUCE CREEK SOUTH IV BLOCK B LOT 1
17820 SE 102ND TER SUMMERFIELD
Project #2021060006 #26851 Parcel #6004-002-001 Permit
#2021021517
Aaryn Spell**

The following waiver request was reviewed by DRC on June 14, 2021 and tabled for 6 months for the applicant to confirm the survey and the overall HOA letter. Additional information has been submitted.

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 birdcage (962 square feet) and a 2 foot extension to the driveway (60 square feet). The existing impervious area is 4,787 square feet. The proposed additional impervious is 1,022 square feet.

- 6.2. MECONNAHEY PROPERTY, MARY - WAIVER REQUEST
SIMMONS LAKE SOUTH TRACT 3 UNR
7820 NE 192ND PL CITRA
Project #2021060163 #27012 Parcel #04719-003-00
Mary Meconnahey**

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 1 acre to daughter.

6.3. ADESA OCALA - WAIVER REQUEST**540 SW 38TH AVE OCALA****Project #1999007475 #26973 Parcel #22888-002-00****Kimley-Horn & Associates****LDC 2.20.1.B - Minor Site Plan**

CODE states a Minor 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 are in compliance with all thresholds stated in the section of code.

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 wavier from submitting major and minor site plans to install a modular employee office/work space and associated parking as discussed at the staff pre-application meeting on March 4, 2021.

6.4. HANAR PHASE 2 (COMMERCIAL CENTER) - MAJOR SITE PLAN**7210 SW HWY 200 OCALA****Project #2007070008 #3635 Parcel #31373-002-02****Kimley-Horn & Associates**

Applicant requests two year approval re-activation of this major site plan which was approved August 11, 2008 and expired on August 11, 2020. The approved 6,000 square foot building was never constructed. It will be reduced to 3,600 square feet and sidewalks will be added.

6.5. MORTON PROPERTY, SETH - WAIVER REQUEST**HUNTERDON HAMLET UNIT 1 BLOCK B LOT 4****6405 NW 54TH LOOP OCALA****Project #2021060123 #26974 Parcel #1361-002-004 Permit #2021060516****Center State 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 install a 2,840 square foot detached, site built garage. The existing impervious coverage is 9,388 square feet. With the new addition there will be a total of 12,228 square feet of impervious. Applicant has received permission from the HOA to accept the additional runoff.

- 6.6. BASSETT PROPERTY, GERALD & SUZANNE - WAIVER REQUEST
STONE CREEK SILVER GLEN LOT 50
9388 SW 60TH LANE RD OCALA
Project #2021060128 #26979 Parcel #3489-181-050 Permit
#2021061262**

Gerald Bassett

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 approximately 15' x 40.5' (607.5 square feet) screened porch.

- 6.7. WHITAKER PROPERTY, JOHN - WAIVER REQUEST
ORANGE BLOSSOM HILLS UNIT 8 BLK 96 LOTS 18-20
8872 SE 159TH LN SUMMERFIELD
Project #2021060159 #27011 Parcel #4708-096-018 Permit
#2021063018**

Construction Management Service Ocala

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 square off driveway by adding approximately 90 square feet, add a 2' x 30' (60 square feet) extension to the rear patio, and construct a 10' x 10' (100 square feet) storage shed in rear to freeze-proof well.

- 6.8. DIAMOND RIDGE AT LAKE DIAMOND - MAJOR SITE PLAN
LAKE DIAMOND G&CC SOUTH PHASE 3 TRACT 4
Project #2015080001 #16712 Parcel #9071-0000302
Rogers Engineering**

Applicant requests two year approval re-activation of this major site plan which was approved October 5, 2015 and expired on October 5, 2017.

- 6.9. SILVER OAK ACRES - WAIVER REQUEST**
18651 NW 53RD COURT RD CITRA
Project #2021060146 #27003 Parcel #03007-000-00
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. COMMERCIAL SUBDIVISION @ SW HWY 200 & 95TH ST RD - WAIVER REQUEST**
Project #2021020013 #27014 Parcel #35696-000-00
Olson Land Partners
LDC 2.17.1 - Preliminary Plat
CODE states Preliminary Plats shall be submitted for each development where platting is required.
APPLICANT requests waiver to proceed with final plat.
- 6.11. WAWA @ SR 200 & SW 100TH ST - MAJOR SITE PLAN**
KINGSLAND COUNTRY ESTATES UNIT 1 PORTION OF TRACT B
8300 SW 100TH ST OCALA
Project #2020090090 #26323
Parcels #3501-200-027, 3501-200-026, & 3501-400-002
Bohler Engineering
Resubmittal comments review. Applicant met with staff on July 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
Resubmittal comments review. Applicant did not meet with staff.
- 6.13. DUNNELLON AIRPORT T-HANGAR DEVELOPMENT - MAJOR SITE PLAN**
14968 SW 110TH ST DUNNELLON
Project #2021020051 #26362 Parcel #34801-000-00
AVCON
Resubmittal comments review. Applicant met staff on July 8, 2021.

- 6.14. **ON TOP OF THE WORLD CODY'S AT CANOPY OAKS - MAJOR SITE PLAN**
CANOPY OAKS PHASE II LOTS 4 & 5
Project #2021050110 #26839 Parcels #3530-1001-04 & 3530-1001-05
Tillman & Associates Engineering
Initial comments review. Applicant did not meet with staff.

7. **CONCEPTUAL REVIEW ITEMS: None**

8. **DISCUSSION ITEMS: None**

9. **OTHER ITEMS:**

10. **ADJOURN:**