



Marion County

Development Review Committee

Meeting Agenda

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

Monday, July 19, 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. **GOLDEN OCALA WORLD EQUESTRIAN CENTER FLEX BARN 3, 4, & 5 (REVISION TO #25828) - MAJOR SITE PLAN**
8833 NW 18TH PL OCALA
Project #2020110042 #26582 Parcels #12674-001-04, 21068-002-00 & 21056-000-00
Tillman & Associates Engineering
Approval subject to a final inspection hold as noted in the applicant's June 30, 2021 comments response that states "...the property lines will need to be corrected with the Property Appraiser's office prior to the final request for CO (inspection) of the open air warm up arena."
 - 5.2. **EUBANKS PROPERTY, ERNEST & STACY - WAIVER REQUEST**
SAMARDAK'S CLOUD 9 RANCHETTES TRACT S-37 UNR
9930 SW 130TH AVE DUNNELLON
Project #2021070025 #27038 Parcel #34979-037-00
Ernest & Stacy Eubanks
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 9.10 acres to daughter and remaining 8.61 acres for parents.

- 5.3. CASPERSEN PROPERTY, MICHAEL - WAIVER REQUEST
SILVER SPRINGS SHORES UNIT 32 BLK 878 LOT 19
202 EMERALD RD OCALA
Project #2021070015 #27031 Parcel #9032-0878-19 Permit
#2020120227
Elite Building**

Approval subject to a DEP approved septic system which meets a minimum 65% nitrogen reduction is installed. When public gravity sewer becomes available, connection to that gravity system shall be made within 365 days notification.

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 the nitrogen reducing septic system instead of connecting to public sewer.

6. SCHEDULED ITEMS:

- 6.1. DUNNELLON AIRPORT T-HANGAR DEVELOPMENT - MAJOR SITE
PLAN
14968 SW 110TH ST DUNNELLON
Project #2021020051 #26362 Parcel #34801-000-00
Marion County Parks & Recreation**

Resubmittal comments review. Applicant met with staff on July 8, 2021. Clarification request for number of parking spaces waiver denied by DRC on July 12, 2021.

- 6.2. GREYSTONE HILLS PHASE 2 - FINAL PLAT
8750 SW 49TH AVE OCALA
Project #2020110056 #26640 Parcel #35627-000-00
AM Gaudet & Associates**

Resubmittal comments review. Additional waiver requested.

6.3. PORCIUNCULA PROPERTY, MAY - WAIVER REQUEST**2464 SW 7TH AVE OCALA****Project #2021040071 #27047 Parcel #31031-002-02 Permit
#2021041400****Triple Crown Homes****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 1,668 square foot guest house and 818 square feet of driveway.

6.4. GOOD OL BOYS PROPERTY - WAIVER REQUEST**SILVER SPRINGS SHORES UNIT 9 BLK 83 LOT 27****24 PINE TRACE PL OCALA****Project #2021070016 #27030 Parcel #9009-0083-27 Permit
#2021012186****Elite Building****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 the nitrogen reducing septic system instead of connecting to public sewer.

6.5. WILLIAMS WALTON PROPERTY PID #9032-0883-19 - WAIVER REQUEST

**SILVER SPRINGS SHORES UNIT 32 BLK 883 LOT 19
304 EMERALD RD OCALA**

**Project #2021070020 #27034 Parcel #9032-0883-19 Permit
#2021060142**

JLO Renovation Consultants

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 an “advanced nitrogen septic system” as an alternative to connecting to the proposed sewer main line. The closest sewer main line is 194 feet away and the cost to connect would inflate construction cost to over \$28,000.00 which exceeds the current market value of the homes in that area.

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 to install a private well on the lot with the stipulation of connecting to public water lines when they become available. The water line extension distance for Lot 19 is 312 feet. The cost to extend water lines up to 400 feet is estimated at \$44,766.32 which would exceed the current market value.

6.6. WILLIAMS WALTON PROPERTY PID #9032-0883-20 - WAIVER REQUEST

SILVER SPRINGS SHORES UNIT 32 BLK 883 LOT 20

Project #2021070022 #27035 Parcel #9032-0883-20

JLO Renovation Consultants

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 an "advanced nitrogen septic system" as an alternative to connecting to the proposed sewer main line. The closest sewer main line is 194 feet away and the cost to connect would inflate construction cost to over \$28,000.00 which exceeds the current market value of the homes in that area.

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 to install a private well on the lot with the stipulation of connecting to public water lines when they become available. The water line extension distance for Lot 20 is 393 feet. The cost to extend water lines up to 400 feet is estimated at \$44,766.32 which would exceed the current market value.

6.7. WILLIAMS WALTON PROPERTY PID #9032-0883-21 - WAIVER REQUEST

SILVER SPRINGS SHORES UNIT 32 BLK 883 LOT 21

Project #2021070023 #27036 Parcel #9032-0883-21

JLO Renovation Consultants

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 an "advanced nitrogen septic system" as an alternative to connecting to the proposed sewer main line. The closest sewer main line is 194 feet away and the cost to connect would inflate construction cost to over \$28,000.00 which exceeds the current market value of the homes in that area.

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 to install a private well on the lot with the stipulation of connecting to public water lines when they become available. The water line extension distance for Lot 21 is 471 feet. The cost to extend water lines up to 400 feet is estimated at \$44,766.32 which would exceed the current market value.

6.8. THELUSMA PROPERTY, MARTINE - WAIVER REQUEST

MARION OAKS UNIT 3 BLK 385 LOT 12

1765 SW 162ND PL OCALA

Project #2021060147 #27001 Parcel #8003-0385-12

Martine Thelusma

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 1,192 square foot concrete slab with stormwater drainage/control.

- 6.9. THOMAS PROPERTY, CATHY - WAIVER REQUEST**
7581 SE 147TH PL SUMMERFIELD
Project #2004010034 #27037 Parcel #46123-002-00 Permit
#2021063792
Cathy Thomas
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 (1) a 53' x 80' (~4,150 square feet under roof) barn, (2) a 53' x 33' (1,749 square feet) storage building, (3) a 31' x 11' (341 square feet) concrete pad, and (4) a possible 24' x 50' (1,200 square feet) future garage. Applicant will comply with Stormwater assessment and recommendations.
- 6.10. 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. Additional waiver requested.
- 6.11. GOLDEN OCALA WORLD EQUESTRIAN RV PARK SHRUBS - MAJOR SITE PLAN**
Project #2016120032 #25142 Parcel #12674-001-00
Cypress Management & Design
Resubmittal comments review. Applicant did not meet with staff.
Landscaping waivers were tabled by DRC on June 28, 2021.
- 6.12. M & S GLOBAL - REZONING TO PUD WITH CONCEPT PLAN**
Project #2021060021 #26872 Parcel #13086-002-00
Steve Rudninayn
DRC recommendation to Planning & Zoning Commission on July 26, 2021.
- 6.13. NOON RETAIL (AKA WEEKS PROPERTY, MARY & STACEY) - REZONING TO PUD WITH CONCEPT PLAN**
FOR FAMILY DOLLAR SALT SPRINGS @ CR 314 MAJOR SITE PLAN
#26609
KER VIEW LOT 5, 6, & 7
Project #2021060067 #26920 Parcel #1140-005-000, 1140-006-000, &
1140-007-000
Rogers Engineering
DRC recommendation to Planning & Zoning Commission on July 26, 2021.

- 6.14. LANDFAIR NORTH - REZONING TO PUD WITH CONCEPT PLAN**
Project #2009110021 #25336 Parcel #14503-000-00
Rogers Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on December 15, 2020.
- 6.15. FREEDOM COMMONS - REZONING TO PUD WITH CONCEPT PLAN**
4390 SW 80TH ST OCALA
Project #2021060029 #26882 Parcels #35523-000-00 & 35623-000-00
Tillman & Associates Engineering
DRC recommendation to Planning & Zoning Commission on July 26, 2021.
- 6.16. COMMERCE PARK SOUTH - REZONING TO PUD WITH MASTER PLAN**
AKA FLORIDA CROSSROADS COMMERCE PARK; RICHARD MCGINLEY
Project #2010010011 #26876 Parcel #41205-000-00, 41205-000-01, 41205-000-02, 41205-003-00, 41205-003-01, & 41205-002-00
Tillman & Associates Engineering
DRC recommendation to Planning & Zoning Commission on July 26, 2021.
- 6.17. MILLWOOD ESTATES - REZONING TO PUD WITH CONCEPT PLAN**
Project #2006020007 #26036 Parcel #15841-002-00 & 15841-002-04
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on March 16, 2021.
- 6.18. CARISSA OAKS - REZONING TO PUD WITH CONCEPT PLAN**
7481 SE 135TH ST SUMMERFIELD
Project #2009020007 #26218 Parcel #45446-000-00, 45446-002-00, & 45446-002-01
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on April 20, 2021.
- 6.19. DEER PATH NORTH PHASE 2 - REZONING TO PUD WITH CONCEPT PLAN**
Project #2008070033 #26219 Parcel #31865-000-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on April 20, 2021.
- 6.20. SHS PROPERTIES @ CR 25 - REZONING TO PUD WITH CONCEPT PLAN**
8545 E HWY 25 BELLEVIEW
Project #2006070126 #25342
Parcel #39279-000-01, 39279-005-01, 39279-026-00, & 39279-028-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on December 15, 2020.

- 6.21. OTOW CALESA SUBDIVISION - REZONING TO PUD WITH CONCEPT PLAN**
FKA EARL TOWNSHIP
5211 SW 80TH AVE OCALA
Project #2018010024 #24856 Parcel #35300-000-14, 35300-000-23, & 35416-000-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on July 21, 2020.
- 6.22. OTOW EARL EMPLOYMENT CENTER - REZONING TO PUD WITH CONCEPT PLAN**
Project #2011070009 #24854 Parcel #35300-000-29 & 35300-000-14
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on July 21, 2020.
- 6.23. MARCO POLO INDUSTRIAL @ CR 484 - REZONING TO PUD WITH CONCEPT PLAN**
2285 SW HWY 484 OCALA
Project #2011020006 #24951 Parcel #41200-082-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on July 21, 2020.
- 7. CONCEPTUAL REVIEW ITEMS: None**
- 8. DISCUSSION ITEMS: None**
- 9. OTHER ITEMS:**
- 10. ADJOURN:**