



Marion County

Development Review Committee

Meeting Agenda

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

Monday, July 26, 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. GREYSTONE HILLS PHASE 2 - FINAL PLAT

8750 SW 49TH AVE OCALA

Project #2020110056 #26640 Parcel #35627-000-00

AM Gaudet & Associates

5.2. OAKS AT OCALA CROSSINGS SOUTH PHASE 2 - FINAL PLAT

Project #2019080079 #26547 Parcel #35623-001-03

AM Gaudet & Associates

5.3. FAMILY HOMES RESOURCE PID #8003-0350-17 - WAIVER REQUEST
MARION OAKS UNIT 3 BLK 350 LOT 17

Project #2021070046 #27069 Parcel #8003-0350-17

BBG Developments

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

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 and not connect to public sewer force main by extension.

- 5.4. **OCALA PRESERVE - REZONING TO PUD WITH CONCEPT PLAN**
Project #2004100032 #25913 Parcel #13693-0000-00,
13697-005-00, & 13687-000-00
Waldrop Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on February 16, 2021.
- 5.5. **GOLDEN OCALA WORLD EQUESTRIAN CENTER MOBILE HOME PARK PHASE 2 @ NW 73RD TERRACE - REZONING TO PUD WITH CONCEPT PLAN**
OCALA RIDGE LOT 23 UNR
100 NW 73RD AVE OCALA
Project #2002100042 #26040 Parcel #23204-023-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on March 6, 2021.
- 5.6. **GOLDEN OCALA WORLD EQUESTRIAN CENTER MOBILE HOME PARK - REZONING TO PUD WITH CONCEPT PLAN**
OCALA RIDGE LOTS 12 & 17 UNR
365 NW 73RD TER OCALA
Project #2006090040 #24979 Parcel #23204-017-00
Tillman & Associates Engineering
DRC final approval of rezoning to PUD. The rezoning to PUD was approved by the Board on July 21, 2020.

6. SCHEDULED ITEMS:

- 6.1. **STONE CREEK (REVISION TO #26176) - PUD MASTER PLAN**
Project #2005030050 #26944 Parcel #35300-000-00
Kimley-Horn & Associates
Initial comments review. Applicant met with staff on July 22, 2021.
- 6.2. **LARSEN SUSSEY FARMS - WAIVER REQUEST**
12191 N MAGNOLIA AVE OCALA
Project #2021060076 #27051 Parcel #08458-002-00
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.

6.3. ARTHURS POINT EAST - WAIVER REQUEST**20051 SW 5TH PL DUNNELLON****Project #2021070038 #27055 Parcel #17295-000-00****Allen Heine****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 provide an HOA document in-lieu-of creating an MSBU. This waiver request is associated with agricultural lot split #27054.

6.4. BEECHER PROPERTY, ASHMAN - WAIVER REQUEST**MARION OAKS UNIT 1 BLK 127 LOT 3****15255 SW 47TH TER OCALA****Project #2021070047 #27070 Parcel #8001-0127-03 Permit #2021070472****Ashman Beecher****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 hobby room (170 square feet), a screened room (84 square feet), an extension to bedroom #1 (54 square feet), an extension to bedroom #2 (52 square feet), a closet (52 square feet), and a birdcage (389 square feet) for a total of approximately 801 square feet. The additions to the premises are 384 square feet over the limit. Applicant provided a drawing to show the stormwater control for 400 square feet (10' wide x 40' long x 1 foot deep).

6.5. SUNSET HILLS SUBDIVISION - PRELIMINARY PLAT**10520 SE SUNSET HARBOR RD SUMMERFIELD****Project #2019120020 #26584 Parcels #47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00, 48206-001-00, 48271-001-00 & 48205-001-00****Tillman & Associates Engineering**

Initial comments review. Applicant met with staff on July 22, 2021.

6.6. SUNSET HILLS SUBDIVISION - IMPROVEMENT PLAN**10520 SE SUNSET HARBOR RD SUMMERFIELD****Project #2019120020 #26585 Parcels #47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00, 48206-001-00, 48271-001-00 & 48205-001-00****Tillman & Associates Engineering**

Initial comments review. Applicant met with staff on July 22, 2021.

6.7. DEER PATH NORTH PHASE 2 - PRELIMINARY PLAT
Project #2008070033 #26868 Parcel #31865-000-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.

6.8. DEER PATH NORTH PHASE 2 - IMPROVEMENT PLAN
Project #2008070033 #26869 Parcel #31865-000-00
Tillman & Associates Engineering
Initial comments review. Applicant met with staff on July 22, 2021.

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

8.1. PLANNING & ZONING COMMISSION ITEMS FOR JULY 26, 2021
Marion County Growth Services Department

9. OTHER ITEMS:

10. ADJOURN: