



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, August 1, 2022**

**9:00 AM**

**Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
  - 3.1. **April 11, 2022 (Revised) and July 25, 2022**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. **CYPRESS POINTE MASS GRADING - Mass Grading Plan**  
**Project #2022040002 #28259**  
**Tillman & Associates Engineering LLC**
  - 5.2. **OTOW WEYBOURNE LANDING PHASE 2 - Preliminary Plat**  
**Project #2022020018 #27949**  
**Tillman & Associates Engineering LLC**
  - 5.3. **OTOW WEYBOURNE LANDING PHASE 2 - Improvement Plan**  
**Project #2022020018 #27950**  
**Tillman & Associates Engineering LLC**
  - 5.4. **PARADISE FARMS WEST - Agricultural Lot Split**  
**Project #2021060157 #27905**
6. **SCHEDULED ITEMS:**
  - 6.1. **SPIRES 27 - Master Plan**  
**Project #2022030292 #28400**  
**CHW, Inc.**

**Conditional approval subject to obtaining Board of County Commissioners' final approval.**

- 6.2. CALESA TOWNSHIP ROADWAY EXTENSION PHASE 2 (AKA: EARL TOWNSHIP ROADWAY EXTENSION PH 2) - Improvement Plan**  
**Project #2022070178 #27542**  
**Tillman & Associates Engineering LLC**

**This item is for plan approval in conjunction with a staff supported waiver request regarding LDC 6.8 Landscaping and 6.9 Irrigation being deferred for 60 days.**

- 6.3. OTOW LONGLEAF RIDGE PHASE 6 - Waiver to Improvement Plan in Review**  
**9925 SW 96TH ST OCALA**  
**Project #2019030047 #28313 Parcel #35300-000-00**  
**Tillman & Associates Engineering**

**6.12.9(K)-Subdivision roads and related infrastructure**  
**(Approved 7/18/22)**

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver to reduce design speeds to a minimum of 10mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

**6.12.12(A) - Sidewalks (Approved 7/18/22)**

CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.

APPLICANT requests waiver because a sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal paths and pedestrian facilities outside of the residential pods.

**2.22.4 - Tree Removal (Tabled from 7/18/22 to 7/25/22) (Tabled again to 8/1/22)**

Code states Purpose and intent. The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees from or in public and private property. Tree protection and replacement shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of Marion County, complementing the natural and built environments.

APPLICANT requests waiver to allow alternative assessment if existing trees in order to include preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached. Please see attached PDF.

**6.7.4 & 6.7.8 Shade Trees & Tree Replacement (Tabled from 7/18/22 to 7/25/22) (Tabled again to 8/1/22)**

CODE states Shade trees are required for all developments excluding residential developments along with 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. APPLICANT requests waiver to allow 2" shade trees and #7 (5-6'ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage, and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference.

**6.8.2 and 6.9.2 Submittal Requirements (Tabled from 7/18/22 to 7/25/22)  
(Tabled again to 8/1/22)**

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes. APPLICANT requests waiver to allow landscape submittals to be 60 days following improvement plan approval, as outline in the attached.

**6.4. OAK HAMMOCK PRESERVE - Waiver Request to Improvement Plan in Review**

**3751 SE 38TH ST OCALA**

**Project #2007100022 #27632 Parcel #29742-000-00, 29749-000-07, & 2977-013-001**

**Tillman & Associates Engineering**

**2.18.4.c - Commence Construction Prior to Improvement Plan Approval**

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans. APPLICANT requests waiver to commence construction and utility infrastructure prior to improvement plan approval at the developers' risk.

**6.5. EMERALD RIDGE - Waiver Request to MSBU for Agricultural Lot Split 16405 NW HWY 464B MORRISTON (Tabled from 7/25/22 - Applicant was not in attendance - to 8/1/22.)**

**Project #2022020201 #28132 Parcel #12188-001-00**

**Walbolt LLC**

**2.16.1(8)g - Waiver of MSBU requirement**

APPLICANT requests waiver to MSBU requirements. The proposed development consists of only eight parcels and the covenants and deed restrictions require that maintenance will be the responsibility of the lot/homeowners and removes the county from any obligation to maintain the easement.

- 6.6. MIZELL PROPERTY, THOMAS - Waiver Request to Major Site Plan  
AVONLEA PH 1 LOT 14 (PB 010 PG 195)  
11707 SE 101ST COURT RD BELLEVIEW**  
Project #2022070098 #28887 Parcel #39393-000-14 Permit  
#2022061381 & 2022062754  
Thomas Mizell

**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 the major site plan to build a barn 3,066 square feet. The site will be over the allowed 7,500 square feet per Avonlea Phase 1.

- 6.7. WILCOX PROPERTY, BURT - Waiver Request to Major Site Plan  
MEADOWBROOK RANCHES LOT 49 (PB G PG 027)  
3267 E HWY 329 ANTHONY**  
Project #2022070077 #28863 Parcel #0800-049-000  
Central FL Steel Buildings

**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 the major site plan to build a storage shed (720 square feet) and a lean-to (360 square feet). The site will be 235 square feet over the allowed 9,000 square feet per the Marion County LDC.

- 6.8. CARR PROPERTY, DIANE - Waiver Request for Family Division  
ROLLING GREEN ACRES  
7211 NE 194TH ST CITRA  
Project #2022050030 #28885 Parcel #04706-000-00  
Amie Carr**

**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 2.27 acres to daughter. Remaining 4.55 will stay as parent parcel. Applicant is requesting to have 2 separate driveways, one off of NE 194th St and one off of NE 195th St.

- 6.9. PERSAUD PROPERTY, LATCHMAN & KOWSILLIA - Waiver Request for Family Division  
Project #2022070096 #28884 Parcel #39520-002-14  
Latchman Persaud**

**2.16.1.B(10) - Family Division**

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APPLICANT requests waiver to deed land per family division to sons.

Parents to retain 1 acre and remaining 7.88 acres to be split equally (approximately 2.62 acres each with 1 single 40' shared access for all parcels

- 6.10. MACK PROPERTY, CURTIS L AND LENA MAE - Waiver Request for Family Division (Tabled from 7/25/22 to 8/1/22)  
2659 SW 117TH CT OCALA  
Project #2003020048 #28842 Parcel #21294-000-00  
Curtis Lee Mack**

**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 would like to deed 3 acres to son and daughter-in-law for their primary residence with a 40' shared easement.

**6.11. BR MSP 9024-0550-05 - Waiver Request to Minor Site Plan  
Project #2022060108 #28686 Parcel #9024-0550-05  
MCA Consulting Engineers Inc**

**6.11.5.C - Commercial Driveway Requirements.**

CODE states the minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.

APPLICANT requests waiver because the driveway does not meet spacing requirements. Driveway is planned to be 20' wide and have 5' tapered flares.

**6.12.12(D)- Sidewalks**

Code states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver because there are no sidewalks in the developed adjacent lots and will have minimal service to the neighborhood. Client will pay fee in lieu of construction prior to final inspection to C.O.

**6.11.7 & 6.11.8 - Parking Requirements Space Size**

CODE states alternatives to these parking standards may be accepted by the Planning/Zoning Manager, if the applicant demonstrates that such standards better reflect local and project conditions.

APPLICANT requests waiver because in order to satisfy Minor Site Rule 35% coverage we request allowance to provide wheel stops at 16.5' with a 1.5" overhang, or allow section 2.20.1, Allowance for impervious cover of 35.1% vs 35% of gross site area.



- 6.12. BR MSP 9024-0616-10 - MINOR SITE PLAN**  
**Project #2022060109 #28687 Parcel #9024-0616-10**  
**MCA CONSULTING ENGINEERS INC**  
**MCA Consulting Engineers Inc**

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APPLICANT requests waiver because there are no sidewalks in the developed adjacent lots and will have minimal service to the neighborhood. Client will pay fee in lieu of construction prior to final inspection to C.O.

- 6.13. PLAT VACATION - MARION OAKS UNIT 11 - Plat Vacation**  
**14711 SW 79TH AVENUE RD OCALA**  
**Project #2022070142 #28924 Parcel #8011-1377-17**  
**Tony Brown Real Estate Holding**

The applicant is requesting to vacate the existing 1 O' wide drainage and utility easements abutting and lying on either side of the common lot line located at the rear lot line of Lots 1 and 17, Block 1377, Marion Oaks, Unit Eleven, Recorded in Plat Book 0, Page 214-224, Public Records or Marion County, Florida. Vacating these easements will eliminate existing encroachments and meet set back requirements to allow for future construction on Lot 1. If approved, the applicant intends to enhance lots and readjust the lot lines and shift the drainage and utility easement to meet the conditions of Marion County Utilities; please see attached the Letter of No Objection along with Exhibit 'B'. Please note that Exhibit ~illustrates the portion that is being proposed to be vacated and Exhibit 'B' illustrates the proposed lot line and 10'

easements adjustment, to meet Marion County Utilities conditions.

Reason for determination is to build a house in their easement.

**6.14. R.J. STEELS ADDITION TO CITRA - ROAD CLOSING / ABROGATION**  
**Project #2022070138 #28920**  
**Kimley-Horn & Associates, Inc**

The Petitioner is requesting to abrogate that portion of NE 1 a1st Lane lying between Lots 1 & 4, Block C and Lots 2 & 3, Block B, R. J. Steels Addition to Citra, Plat Book A, Page 110. Further described as a portion of NE 1 a1st Lane which lies between US Highway No. 301 and NE 21st Court. The portion being requested to be closed will allow for the construction of the Marion County Fire Station #2 and has never been opened or constructed. No person or entity is dependent upon the platted road for access or for any other purpose.

Application to abandon NE 181 ST Lane between US 301 and NE 21st Ct for the construction of the Marion County Fire Station #2 and associated improvements on the previously mentioned described location.

**6.15. 8005-0848-28 DUPLEX FOR FL PRO BUILDERS - Rezoning to PUD with Concept Plan**  
**Project #2022020095 #28330 PARCEL #8005-0848-28**  
**Marion County Growth Services**

**7. CONCEPTUAL REVIEW ITEMS:**

**7.1. NEIGHBORHOOD BUSINESS PARK AT PALM CAY - Conceptual Plan**  
**Project #2022070089 #28876**  
**Kimley-Horn & Associates, Inc**

**8. DISCUSSION ITEMS:**

**9. OTHER ITEMS:**

**10. ADJOURN:**