



Marion County

Development Review Committee

Meeting Agenda

Monday, August 8, 2022

9:00 AM

Office of the County Engineer

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. August 1, 2022**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. MID-STATE SKIN INSTITUTE - Major Site Plan**
Project #2022030115 #28141
Riddle-Newman Engineering
 - 5.2. SW 100TH STREET PID #35695-033-00 & 35695-011-01 - Waiver Request to Trees**
Project #2022070105 #28892 Parcel #35695-033-00
Radcliffe Engineering, INC

2.12.18 - Trees
CODE states All trees 10 inches DBH and larger and groups of trees.
Location of smaller diameter trees may be required depending on habitat and species.
APPLICANT requests waiver to selectively locate trees in three (3) 1 acre typical plots, 30' perimeter buffers and all trees greater than 30" DBH in lieu of complete tree locations on 45 and 55 acre parcels.

- 5.3. NEWCO HOMES OF OCALA PID #4701-005-033 - Waiver Request to Wastewater Connection
ORANGE BLOSSOM HILLS UNIT 1 BLK 5 LOTS 33.34 & 35 (PB G PG 023)
Project #2022070140 #28923 Parcel #4701-005-033
Newco Homes of Ocala Inc**

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 NRSS in lieu of connection to the public sewer. Sewer line is a 12" sewer force main which requires a large lift station and the cost is prohibitive for this lot. Lot will be serviced by a 16" water main that fronts the lot.

- 5.4. NEWCO HOMES OF OCALA PID #4701-005-40 - Waiver Request to Wastewater Connection
ORANGE BLOSSOM HILLS UNIT 1 BLK 5 LOTS 40.41.42 (PB G PG 023)
Project #2022070139 #28921 Parcel #4701-005-040
Newco Homes of Ocala Inc.**

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 NRSS in lieu of connection to the public sewer. Sewer line is a 12" sewer force main which requires a large lift station and the cost is prohibitive for this lot. Lot will be serviced by a 16" water main that fronts the lot.

- 5.5. L.E. DLOUGHY PROPERTY PID #4701-005-036 - Waiver Request to Wastewater Connection
ORANGE BLOSSOM HILLS UNIT 1 BLK 5 LOTS 36,37,38,39 (PB G PG 023)
Project #2022070150 #28931 Parcel #4701-005-036
Newco Homes of Ocala**

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 NRSS in lieu of connection to the public sewer. Sewer line is a 12" sewer force main which requires a large lift station and the cost is prohibitive for this lot. Lot will be serviced by a 16" water main that fronts the lot.

- 5.6. WILSON PROPERTY PID #4701-005-027 - Waiver Request to Wastewater Connection
ORANGE BLOSSOM HILLS UNIT 1 BLK 5 LOTS 27.28 & 29 (PB G PG 023)
Project #2022070144 #28926 Parcel #4701-005-027
Newco Homes of Ocala**

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 NRSS in lieu of connection to the public sewer. Sewer line is a 12" sewer force main which requires a large lift station and the cost is prohibitive for this lot. Lot will be serviced by a 16" water main that fronts the lot.

- 5.7. WILSON PROPERTY PID #4701-005-030 - Waiver Request to Wastewater Connection
ORANGE BLOSSOM HILLS UNIT 1 BLK 5 LOTS 30.31 & 32 (PB G PG 023)
Project #2022070149 #28930 Parcel #4701-005-030
Newco Homes of Ocala**

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 NRSS in lieu of connection to the public sewer. Sewer line is a 12" sewer force main which requires a large lift station and the cost is prohibitive for this lot. Lot will be serviced by a 16" water main that fronts the lot.

6. SCHEDULED ITEMS:

- 6.1. A&M ENTERPRISES PID #9032-0894-09 - Waiver Request to Wastewater Connection
SILVER SPRINGS SHORES UNIT 32 BLK 894 LOT 9 (PB J PG 276)
201 LOCUST RD OCALA
Project #2022070129 #28909 Parcel #9032-0894-09 Permit #2022062327
A & M Enterprises**

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 ATU for septic in lieu of connecting to public sewer

6.2. JB RANCH (ARMSTRONG) - Waiver Request to PUD Master Plan in Review

Project #2021070045 #27879

**Parcel #35635-000-00; 35635-000-01, 35700-000-02, & 35700-000-04
Tillman & Associates Engineering**

2.18.2.I - Connection to other Phases/ 6.11.4 - Access Management

Code states Show connections to other phases and CODE also states All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. APPLICANT requests these waivers to not provide connections between town home area and standard single family residential. All other phases are connected.

6.12.2 - Right-of-Way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver to use 40' ROW with 10' easements on each side for a total of 60' as approved on the PUD concept plan.

6.12.9(K) - Subdivision roads and related infrastructure.

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.

2.12.4.L(2&3)/ 3.2.3 -

Use Consistent with FLU Designation & All Developer's Agreement

CODE states Data block. The items below are required and shall be listed in order as shown. If an item does not apply, it shall be clearly indicated as not applicable.

APPLICANT requests waiver to move forward with Master Plan approval while all existing developer agreements are in process of modification or termination.

- 6.3. CEDAR VILLAS - Waiver Request to Preliminary Plat in Review
HEATHER ISLAND MARKET CENTER PARTIAL
Project #2022030086 #28343 Parcel #9009-2001-19,9009-2001-08
JMJ Group, LLC**

6.11.4 - Access Management

CODE states All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points.

APPLICANT requests waiver to use a 20 foot wide easement between units 3 and 4. (Staff Supports)

- 6.4. WEC SOUTH COMMERCIAL DRA MASS GRADING - Waiver Request to Master Drainage/Mass Grading Plan in Review**
1553 NW 80TH AVE OCALA
Project #2022040320 #28422 Parcel
#21625-002-30,21625-002-02,21625-002-03
Tillman & Associates Engineering

6.13.3.C(5)- Types of stormwater management facilities.

CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. APPLICANT requests waiver from curvilinear criteria is required. Pond shape and grading had been tailored to work with some of the existing trees surrounding the common property lines for aesthetic and curb appeal. Pond will be landscaped as part of the future site plan.

6.13.6.A.3(C) - Stormwater quality criteria.

CODE states Dry retention systems that have a depth of six feet or less, measured from top of bank to pond APPLICANT requests waiver to exceed maximum 6 foot pond depth criteria. The depth from each respective pond bottom elevation to its discharge elevation is less than 6 feet. The pond is designed as a dry retention area which meets recovery time standard.

2.15.2(F) - Submittal requirements.

CODE states General application requirements shall be as shown on Table 2.11-1 Application Requirements.

APPLICANT is asking a waiver from the following for 1 year deferral of Landscape and Irrigation Plan until Major Site Plan for Restaurant and Retail is submitted.

6.7.6 - Tree removal submittal requirements

6.7.8 - Protected tree replacement requirements

6.7.9 - Replacement trees; general requirements.

6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

6.13.3.D(4) - Landscaping of private stormwater management facilities

6.8.10 - General planting requirements (specifications)

6.9.2 - Irrigation plan requirements (details, legend, notes)

Reason/Justification for Requests to above Sections:

Calculations for removed trees will be part of the Landscape and Irrigation Plans to be submitted under the future Restaurant/Retail project, as modifications to these mass graded ponds will be required under the future Restaurant and Retail project. We are requesting a waiver for 1-year max

time limit to defer submittal of the needed Landscape and Irrigation Plans concurrent with the Major Site Plan for the Restaurant/Retail project. Should the Major Site Plan fail to be submitted within the 1-year time frame, then an independent Landscape and Irrigation Plan shall be required to be submitted within the same 1-year period.

- 6.5. DAMIEN PROPERTY, PAUL - Waiver Request to a Major Site Plan**
745 NW 70TH TER OCALA
Project #2022070087 #28934 Parcel #2163-001-021 Permit
#2022071342
Michelle Damien

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 add 660 square feet of additional impervious.

- 6.6. DAVIS PROPERTY, CHAD - Waiver Request to a Major Site Plan**
HOMES ACRES BLK F W 285 FT OF LOT 3 (PB D PG 005)
3711 NW 20TH AVE OCALA
Project #2022070099 #28888 Parcel #13962-001-00 Permit
#2022052587
JCH Consulting Group

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 detached garage (2,400 square feet). The site will be 2,519 square feet over the allowed 9,000 square feet per the Marion County LDC.

- 6.7. VADNEY PROPERTY, TERESA - Waiver Request to a Major Site Plan
SHADY HAMMOCK LOT 3 (PB 3 PG 135)
3341 SE 3RD AVE OCALA
Project #2022070127 #28906 Parcel #30367-003-03
Teresa M Vadney**

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 build a new SFR on the existing property for son. Approximately 1,515 square feet. The total impervious will be 14,319 square feet which will be 5,319 square feet over the allowed impervious.

- 6.8. LUIDER PROPERTY, EDWARD - Waiver Request for Family Division
(Tabled from 2/28/22)
Project #2021110112 #28058 Parcel #08330-003-00
Cadell Hager**

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 to deed 5.0 acres to son and requests to have individual driveways due to the proposed homes being so far apart.

- 6.9. SPOONER PROPERTY, SHARRE & HARVEY - Waiver Request for Family Division
Project #2022070131 #28912 Parcel #47693-000-00
Harvey Spooner**

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 acres each to son and two daughters. Remaining 5.04 Acres will stay as the parent parcel. All parcels will share a 40' easement.

- 6.10. GERBITZ PROPERTY, JEFFERY - Waiver Request for Family Division
GREEN TURF ACRES TRACT 5 (PB UNR PG 020)
Project #2022070130 #28911 Parcel #3564-005-000
Jeffery L Gerbitz**

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 1.10 acres to son, 1.10 acres to granddaughter and the remaining 2.76 acres will remain with the parent parcel. Applicant also owns the parcel next to this one and would prefer to have 20' on each parcel for the 40' shared access.

- 6.11. OAK HAMMOCK PRESERVE - Waiver Request to Improvement Plan in Review (Reconsideration from 8/1/22 to 8/8/22)
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.

Previous motion (8/1/22) was to approve the waiver to commence construction but not the instillation of utilities infrastructure prior to improvement plan approval subject to beginning work at the developer's own risk.

The improvement plans have been resubmitted and are currently under review.

- 6.12. HERITAGE OAKS VILLAGE AKA SOUTHEAST 73RD AVENUE LLC
-Rezoning to PUD with Concept Plan
SE 73RD AVENUE LLC OFF HWY 42 & SE 70TH AVE; KAUFMAN
PROPERTY, KATHRYN
16315 SE 73RD AVE SUMMERFIELD
Project #2010010024 #28883 Parcel #48347-000-00
Marion County Growth Services Department**

- 6.13. **NE 36TH AVE SHS PROPERTIES - Rezoning to PUD with Concept Plan
PIDS 15841-004-00 15841-001-01, 15841-005-00
Project #2022070092 #28878 Parcel #15841-004-00
Marion County Growth Services Department**
- 6.14. **SHORES SAND MINE LLC/ROBERT BAUER INC - Rezoning to PUD with
Concept Plan
375 EMERALD RD OCALA
Project #2015090015 #28119 Parcel #9030-0728-01
Marion County Growth Services Department**
- 6.15. **WEST END OCALA - Plat Vacation
Project #2022070170 #28944
R.L.R. Investments, L.L.C.**

The applicant is requesting to vacate various lot(s) or portions of, located in West End Ocala. Vacating these lots will clear any existing encroachments and allow for future development. Please note that the subject area is located within the City of Ocala limits. In accordance with FS 177.101(4) a Resolution of the City of Ocala, vacating the proposed lots/portions of has been obtained. Additionally, Utility companies including Marion County Utilities within the subject area was notified and no objections were received

7. CONCEPTUAL REVIEW ITEMS:

None

8. DISCUSSION ITEMS:

None

9. OTHER ITEMS:

None

10. ADJOURN: