



Marion County

Development Review Committee

Meeting Agenda

Monday, August 15, 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:**

August 8th, 2022.
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **COPLEY LAKE KERR KEY REPLAT - Final Plat**
Project #2021090147 #27526
JCH Consulting Group
 - 5.2. **GREENWAY FARMS - Agricultural Lot Split**
Project #2022030310 #28252 Parcel #10430-002-00
Gooding & Batsel PPLC

Waiver Request (28258) to the establishment of a County MSBU was approved by the Board of County Commissioners on June 21, 2022.

5.4. BILL & VANESSA UMBEL - MINOR SITE PLAN
Project #2022060251 #28769 Parcel #4714-212-030
Ed Abshier

Staff Supports

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 because the site is .52 acres. The proposed project is only 29 square feet over 35% and is less than 9,000 square feet. This includes the future parking spaces as well.

2.12.24. - Land use buffering.

CODE states Show location and dimensions of required land use buffering. APPLICANT requests waiver because there is an existing 24' cross access easement on the parcel to the north. This easement does not extend to the property line. Applicant proposes to install a Type C Buffer 10' wide behind the cross-access easement.

6.11.4.B(1) - Cross Access

CODE states Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

APPLICANT requests waiver to the paving of the entire cross access easement. The easement and covenant will be provided.

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 to pay the fee in lieu of sidewalks. Fee to be paid prior to final inspections.

5.3. OAK HAMMOCK PRESERVE - Preliminary Plat
Project #200710022 #27631
Tillman & Associates Engineering

- 5.5. RONCETTI LLC PROPERTY PID #8003-0365-12 - Waiver Request to Wastewater Connection**
MARION OAKS UNIT 3 BLK 365 LOT 12 (PB O PG 036)
15520 SW 22ND COURT RD OCALA
Project #2022080013 #28975 Parcel #8003-0365-12 Permit #2022070162
Central Construction Group, LLC

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 nitrogen-reducing system for this SFR which meets DOH's requirements in lieu of connecting (by extension where necessary) to the pressurized sewer force main and installing a private grinder pump onsite.

6. SCHEDULED ITEMS:

- 6.1. OPTIMUM RV RESORT - Waiver Request to Mass Grading Plan in Review**
2456 SE 73RD ST OCALA
Project #2022020053 #28189 Parcel #36431-003-00
Kimley-Horn & Associates

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 bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver for the maximum depth for dry retention area to exceed 6 feet based on previous approval on AR #24670.

- 6.2. FREEDOM COMMONS PHASE 2 (RESIDENTIAL) - Waiver Request to Preliminary Plat in Review**
4390 SW 80TH ST OCALA
Project #2021110095 #27664 Parcel #35623-000-00
TILLMAN & ASSOCIATE ENGINEERING

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 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

- 6.3. PILOT TRAVEL CENTER BUILDING ADDITION & REMODEL - Waiver Request to a Major Site Plan**
PILOT OIL AND WENDYS TRUCK STOP @I-75 & HWY 484
2020 SW HWY 484 OCALA
Project #2022070181 #28954 Parcel #41200-073-00
Pilot Travel Center

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 because existing site is a developed 6.52 acre travel center. Existing impervious area is 179,191 square feet (63.1%). Proposed impervious will be reduced by 805 square feet. Proposed improvements are a building addition to the existing travel center, relocation of the trash enclosure, moving the drive-thru menu board sign, and ADA remediation for compliance. No changes to stormwater management or runoff.

2.21.1.A.(2) - The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.

APPLICANT requests waiver because the existing development is established and mature. Proposed building addition does not create additional trips that would already be arriving at the subject property. Improvements are internal to the site and do not create an additional use or expanding the existing commercial offerings of the travel center and amenities to the customers.

- 6.4. LAKE WEIR-BEACH SECTION PARTIAL REPLAT - Waiver Request to Preliminary Plat and Improvement Plans
LAKE WEIR BEACH SEC COM AT THE NE COR OF LOT 18 BLK 2 (PB C PG 054)
12480 SE 136TH CT OCKLAWAHA
Project #2022070167 #28941 Parcel #4855-002-000
R.M. Barrineau and Assoc. Inc.**

2.17.1. - Applicability. & 2.18.1. - Applicability.

Code states preliminary plats shall be submitted for each development where platting is required in this code or by Florida statute.

Code states improvement plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

Applicant requests waiver for both of these because there are no improvements planned for this partial replat and the existing roadway to the east of the lots is planned to be a private driveway in the replat.

- 6.5. GREEN THUMB INDUSTRIES (REVISION TO 26836) - Major Site Plan with Additional Waiver Request
Project #2015080047
APPLICATION: MAJOR SITE PLAN REVISION #28717**

This item is for plan approval in conjunction with a staff supported waiver request regarding LDC 6.8.6 Buffers.

- 6.6. BONTERRA FARMS - Waiver Request to a Major Site Plan
THE MEADOW LANDS LOT 35 (PB T PG 095)
250 NW 117TH ST OCALA
Project #2022070106 #28894 Parcel #08483-035-00
Radcliffe Engineering**

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 a Major Site Plan to provide on-site stormwater controls for proposed 30,245 square feet of new impervious horse farm improvements on 20.00 acres. This equals 3.474% of the 20.00-acre property. Total existing and proposed impervious will be 9.83%.

- 6.7. CONSTANTINO PROPERTY, CHRISTOPHER - Waiver Request to a Major Site Plan**
FOXRUN ESTATES BLK C LOT 5
Project #2020090034 #28966 Parcel #3568-003-005 Permit #2022071996
Constantino Construction

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 pole barn approx. 36' x 36'. They will be over the 9000 square foot impervious.

- 6.8. PEREZ PROPERTY, STEVEN - Waiver Request to a Major Site Plan**
11750 SW 43RD STREET RD OCALA
Project #2022070158 #28937 Parcel #3495-152-005
Premier Pool & Spa LLC

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 remove a 15'x18' concrete pad by the pool cage and replace with a 15'x18' paver deck and add a 9'x27' paver pad up to the house. The site will be over the 9,000 square foot per the Marion county LDC.

- 6.9. ADAMS HOMES OF NORTHWEST FL PID #3579-003-222 - Waiver Request to a Water Connection**
OCALA WATERWAY ESTATES S 1/2 OF LOT 222 (PB UNR PG 254)
4819 SW 114TH PL OCALA
Project #2022070166 #28940 Parcel #3579-003-222 Permit #2021111331
Adams Homes of Northwest Florida

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 not connect to water because the cost of quoted amount of \$43,596.90 is too burdensome to allow us to continue building and will create an exorbitant loss that we cannot absorb.

- 6.10. RICHARD PROPERTY, ALFONSO - Waiver Request for a Family Division
Project #2019100399 #28936 Parcel #41464-000-00
Alfonso Richard**

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 sister, 1 acre to daughter and remaining 1.62 acres will remain as parent parcel.

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. HEAD SPRINGS HOTEL - Conceptual Plan
Project # 2022070125 #28905
Davis Dinkins Engineering, P.A.**

8. DISCUSSION ITEMS:

None

9. OTHER ITEMS:

10. ADJOURN: