



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, June 24, 2024**

**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**

##### **MEMBERS PRESENT:**

Michael Savage Chairman (Building Safety Director)  
Ken McCann Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

##### **OTHERS PRESENT:**

Kenneth Odom (Planning/Zoning)  
Ken Weyrauch (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911)  
Alexander Turnipseed (Office of the County Engineer)  
Riley Jones (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Crystal Hawker (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. June 17, 2024

**Motion by Ken McCann to approve the minutes, seconded by Jody Kirkman**

Motion carried 5-0

**4. PUBLIC COMMENT: None**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

5.1. 2626 NW 35th Street LLC - Major Site Plan  
Project #2023050009 #30105  
Abshier Engineering

5.2. Sun Auto - Parcel B Ocala Highway 200 Subdivision - Major Site Plan Revision  
(Revision to #30335)  
Project #2023060057 #31228 Parcel #35696-000-00  
Native Engineering

5.3. Ocala Storage Revision II - Major Site Plan Revision (Revision to #30583)  
Project #2021090108 #31623  
Kimley-Horn & Associates

5.4. TBD SW 96th Place -Waiver Request to Road Frontage Requirement  
Project #2024060020 #31654  
Parcel #3570-012-005 Permit #2024052495  
Travis Aldana (Aldana Contracting LLC)

**LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification**

CODE states Development Standards: Fig.4.3h. Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.) Minimum Lot Area: 7,500 square feet Single-family; 12,500/7,700 square feet Two-family; 12,500/7,700 square feet 3 or more family. Minimum Lot Width: 85/70\* feet Single-family; 100/70\* feet Two-family; 100/70\* feet 3 or more family. Maximum Building Height: 40 feet.

Maximum Floor Ratio: None

APPLICANT requests a waiver to the LDC regulation (4.2.11.D) that calls for an R3 zoned property to have 100' of road frontage to construct a duplex (see attached rejection we received from the zoning department on our building application review). Section 4.2.11. of the LDC - States that smaller lots may be approved administratively through the waiver process. We are requesting an administrative approval based on the following finding of facts.

- 5.5. 13419 SW 77th Ave Ocala - Waiver Request to Water Main Extension  
Project #2024060026 #31663 Parcel #8010-0936-19  
Lakeshore Lira Investments Corporation**

**LDC 6.14.2.A(3) - Connection Requirements**

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as water main exists at parcels corner but not across as is required by Code 6.14.2A (3). Conditional waiver approved provided applicant (1) opens a water utility account with MCU (2) pays all connection charges, (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

**Motion by Ken McCann to approve items 5.1-5.5 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Aldana Duplexes - Waiver Request to Minor Site Plan in Review  
Project #2024040090 #31457 Parcel #8009-1275-08  
Rogers Engineering**

**LDC 6.8.7.A - Parking Areas and Vehicular Use Areas**

CODE states a minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests waiver for the perimeter plantings along the parking areas are moved to along the building per conversation with county staff.

**Motion by Chuck Varadin to approve the waiver as requested, seconded by Michael Savage**

Motion carried 5-0

- 6.2. JRA High Performance RV & Boat Storage - Major Site Plan Extension Request  
4121 NW 44th Ave Ocala  
Project #2020120059 #26969 Parcel #13708-000-00  
Radcliffe Engineering**

This major site plan was approved by DRC on 6/13/22 with an expiration date of 6/13/24. This is the applicant's first request for an extension. The extension requested is in accordance with Florida Statute 252.363 and for tolling days from

various Executive Orders related to Hurricane Nicole per the applicant's letter dated 6/3/24. The requested new expiration date would be 4/3/28.

**Motion by Steven Cohoon to approve the waiver request contingent on the applicant providing a document showing a breakdown and verifying with legal, seconded by Jody Kirkman**

Motion carried 5-0

- 6.3. The Golden Divine Equestrian - Waiver Request to Major Site Plan  
Project #2024050098 #31621 Parcel #02970-004-00  
Michael Pape & Associates, PA**

**LDC 2.21.1.A(1) - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1)

Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver because this site is twenty acres. A new horse farm is proposed. Total project will include a modular, maintenance building, horse barn & covered arena, open air horse run-ins, horse paddocks, open jumpers arena, future employee homes and an employee break area. We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

**Motion by Steven Cohoon to table this item until the applicant can be in attendance for clarification and assurance that they understand what is being asked, second by Michael Savage**

Motion carried 5-0

- 6.4. Screen Cage - Waiver Request to Major Site Plan  
8848 SE 162nd St Summerfield  
Project #2024060032 #31667  
Parcel #4704-048-025 Permit #2024042979  
Certi-Struct Construction**

**LDC 2.21.1.A(1) - Major Site Plan**

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1)

Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver due to going over the impervious for a patio and screen cage.

**Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the additional run-off in excess of the 100-year 24hr**

**storm 2. A permit inspection hold will be in effect until a sketch of the improvements is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Ken McCann**

Motion carried 5-0

- 6.5. **New Shamrock Office - Waiver Request to Major Site Plan**  
1905 SW 164th Place Rd Ocala  
Project #2024050053 #31604 Parcel #8003-0394-03  
Shamrock Construction

Associated with Minor Site Plan AR #31605 which is pending resubmittal from the applicant.

**LDC 2.21.1.A(1) Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests a waiver to the Major Site Plan for an office building. The site will be over the allowed 35 percent square feet per Marion County LDC.

**Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the additional run-off in excess of the 100-year 24hr storm 2. A permit inspection hold will be in effect until a sketch of the improvements is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Ken McCann**

Motion carried 5-0

- 6.6. **CC - Limestone Access Road - Waiver Request to Improvement Plan in Review**  
Project #2024010011 #31018 Parcel #06914-000-00  
Tillman & Associates Engineering

**LDC 6.13.7.A - Geotechnical Criteria**

CODE states Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.

APPLICANT requests waiver to deviate from the boring requirements for the roadside swales and use the existing borings that are in and adjacent to the project area and gives an accurate representation of the existing soils. Calculations show

that the swales work using very conservative values. Project changed from original to leave a large vegetative buffer to the west and to miss existing large trees.

**Motion by Steven Cohoon to approve the waiver as requested, seconded by Michael Savage**

Motion carried 5-0

**6.7. Emerson Pointe Amenity - Waiver Request to Major Site Plan in Review  
Project #2024040089 #31456 Parcel #24286-000-00  
Tillman & Associates Engineering**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. APPLICANT requests waiver for survey more than 1 year old. Previous survey was completed by JCH on 6/28/21. Amenity area is within the Phase 1 boundary, which is under active construction. We are using previous survey and design grades for proposed improvements. Updating the survey is not feasible due to the active construction.

**Motion by Steven Cohoon to approve the waiver as requested, seconded by Michael Savage**

Motion carried 5-0

**LDC 2.18.4.C - Construction, completion, and close out**

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 developer's risk.

**Motion by Jody Kirkman to approve the waiver request subject to providing a letter from the City stating that they are okay with the work being done prior to the Improvement Plan with understanding that this is at the developers own risk as well as working with staff to move forward with the agreement, seconded by Steven Cohoon**

Motion carried 5-0

- 6.8. Adena Golf & Country Club PUD Subdivision (Master PJ) - Rezoning to PUD With Master Plan**  
**Stavola Property; Ocala Meadows Farms OMF PUD**  
**Project #2009070012 #31599 Parcel #14606-000-00**  
**Tillman & Associates Engineering**

Requesting an amendment to a previously approved PUD (160711Z) to allow townhouses, villas, duplexes, condominiums and SFRs and revise development standards.

**Motion by Steven Cohoon to approve the request to transmit to the Planning and Zoning Commission and then to the Board asking that applicant be aggressively updating the TIA as required in the Code and as courtesy would like applicant to provide to the Board a time table of when the right-of-way dedication may occur, seconded by Jody Kirkman**  
Motion carried 5-0

- 6.9. Armstrong - Whisper Woods - Rezoning to PUD With Master Plan**  
**Project #2022070114 #31600 Parcel #9007-0000-12**  
**Tillman & Associates Engineering**

Requesting an amendment to a previously approved PUD (221111ZP) from townhomes to single family detached units.

**Motion by Jody Kirkman to deny the request, seconded by Chuck Varadin**  
Motion recalled by Jody Kirkman, seconded by Chuck Varadin

**Motion by Jody Kirkman to transmit to the Planning and Zoning Commission with staff comments and DRC conditions such as that frontage less than 50' would take special consideration and DRC doesn't support 25' frontage. There are also concerns with traffic components (e.g. trip generations), Building Code requirements, setbacks, close proximity of buildings to property lines, fire flow, amenities (square footage and details are needed), and Code violations for drainage easements and minimum widths, seconded by Chuck Varadin**  
Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

- 8.1. Planning & Zoning Commission Items for June 24, 2024**  
**Marion County Growth Services Department**

<https://marionfl.legistar.com/Calendar.aspx>



**9. OTHER ITEMS:**

Jody Kirkman advised that he will not be here next week.

**Motion by Michael Savage to adjourn, seconded by Chuck Varadin**

Motion carried 5-0

**10. ADJOURN: 10:20 am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist