



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 15, 2024

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

MEMBERS PRESENT:

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

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Alice Webber (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:**3.1. April 8th, 2024.****Motion by Jody Kirkman to approve the minutes, seconded by Michelle Hirst**

Motion carried 5-0

4. PUBLIC COMMENT: None**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL****5.1. 23-0027 Curtis Island - Preliminary Plat****Project #2023040006 #29964****CHW Professional Consultants****5.2. General RV Ocala (Revision to #21653) - Major Site Plan Revision****Project #2017100017 #28464****McNeal Engineering****5.3. Smallridge Gary W - Waiver Request for Family Division****Project #2024040014 #31369 Parcel #41521-002-00****Smallridge Gary W****LDC 2.16.1.B(10) - Family Division**

CODE states Family Division. 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 of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests a waiver for 1 (one) acre to my son Zachary Smallridge and 1 (one) acres to my son Hunter Smallridge.

5.4. TBD SW 37TH Terrace - Waiver Request to Water Main Extension**13319 SW 37TH Ter Ocala****Project #2024040010 #31366 Parcel #8007-1112-11**

Marcos Paulo Del Nero

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 a water main exists at parcels lot line but not across as is required by code. Conditional waiver approved provided applicant (1) opens a water utility account with MCU; (2) pays all connection charges; and (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 Steven Cohoon to approve items 5.1 through 5.4, seconded by Jody Kirkman
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Battershall Addition - Waiver Request to Major Site Plan

Battershall Addition

8754 NW 31ST LANE RD Ocala

Project #2024040001 #31355 Parcel #12670-040-00 Permit

#2024031330

Mastroserio Engineering

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 to a Major Site Plan for 1,329 square feet addition to existing SFR. The site impervious coverage will become 13,665 square feet; allowable is 10,000 square feet. Requesting to work with Stormwater to address the runoff storage of excess.

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 Jody Kirkman

Motion carried 5-0

- 6.2. **Hollandsworth Joann - Waiver Request to Major Site Plan**
4336 SE 26TH Terrace Rd Ocala
Project #2024040020 #31380 Parcel #3142-041-001
Hollandsworth Joann E

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 as they are putting in a 40x40 shop.

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 Jody Kirkman

Motion carried 5-0

- 6.3. **New Animal Care - Waiver Request to Major Site Plan**
8328 SW 52ND CT Ocala
Project #2024040026 #31388 Parcel #35626-005-04
Lisa Silvestri-Casey

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 as their daughter moved in to help with family due to medical reasons. They are looking at a place for her dogs and storage in one building, a garage for her cars and yard equipment. The main building will also be a place for her to spend time with her animals.

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 Jody Kirkman

Motion carried 5-0

6.4. Sanabria - Waiver Request to Major Site Plan

4262 SW 114TH ST Ocala

Project #2024040011 #31367 Parcel #3579-001-206 Permit #2022081835

Dream Custom Homes of Citrus

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 for a large driveway as designed. Dream Homes did not see the denial of request and poured the driveway. Homeowner would like to keep drive as designed.

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 as well as notifying the owner that the swimming pool and any future additions are not included in this approval, seconded by Jody Kirkman

Motion carried 5-0

6.5. Self Storage - Ocala - Waiver Request to Major Site Plan in Review

Project #2023050138 #30953 Parcel #29697-020-00

Bohler Engineering FL

LDC 6.4.3.H - Preliminary Plat requirements - Approved on 3/25/24

LDC 6.11.8.B(1) - Parking requirements - Approved on 3/25/24

Denied 3/25/24, Denial Reaffirmed 4/8/24-This is a request to be reheard. A new site plan and egress plan has been provided.

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three

accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requesting a waiver to not provide a screening wall along the Type B buffer along the western property boundary. Our justification is that there is already a 6' wood fence along the length of the property boundary, our proposed building will not have any windows or doors along the western property boundary and a combination of proposed and existing landscaping will be used to screen the site along the western property boundary.

Motion by Jody Kirkman to rehear, seconded by Steven Cohoon

Motion carried 5-0

Motion by Jody Kirkman to table until all staff comments have been satisfied with the plans resubmitted for staff to review, seconded by Steven Cohoon

Motion carried 5-0

**6.6. Acristo Investments LLC - Rezoning to PUD With Concept Plan
Project #2024030073 #31342 Parcel #8003-0338-12
Adan Ordonez**

Requesting a rezoning from R-3 to R-PUD, with concept plan, to allow for 8 residential units.

Motion by Jody Kirkman to move forward to Planning and Zoning Commission with staff comments, seconded by Michael Savage

Motion carried 5-0

**6.7. Minor Site Plan for Dan Wilson - Waiver Request to Minor Site Plan in Review
Project # 2023110014 #30825 Parcel #12869-000-00
Abshier Engineering**

LDC 6.8.6.K(4) - Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT states the parcel to the west and south are undeveloped. The FLU is runoff on site is commerce district. It will be developed as commercial in the future. No buffer should be required.

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

Motion carried 5-0

6.8. Sunset Harbor Meyers & Snyder - Plat Vacation
10347 SE 157th Ln Summerfield
Project #2024040024 #31382 Parcel #47738-000-00
Ryon A Meyers

The applicant is requesting to vacate Lots 6 & 7, Block 3 and Lots 1 - 6, Block 4, Sunset Harbor, Recorded in Plat Book E, Page 28, Public Records of Marion County, Florida. Vacating these lots will allow for a future boundary adjustment to combine with adjacent parcel # 47738- 000-00, lying outside the plat of Sunset Harbor.

Motion by Jody Kirkman to approve subject to the applicant following up with staff for inspection purposed for ESO, seconded by Michelle Hirst

Motion carried 5-0

6.9. Ocala Highland Estates 1st Add. - Plat Vacation
Project #2024040025 #31387 Parcel #1471-024-303, 1471-024-203,
1471-024-103, 1471-024-003
USRE Opportunities Corp

The applicant is requesting to vacate Lot 3, Block 24, Ocala Highlands Estates 1st Addition, Recorded in Plat Book S, Pages 30 - 31, Public Records of Marion County, Florida. Vacating this lot will remedy a premature split and allow for construction of single-family residences on each lot.

Motion by Jody Kirkman to table until fully resolved, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: Next Monday is OTOW Items, Chuck will not be in attendance of DRC on that Monday

9. OTHER ITEMS: None

Motion by Chuck Varadin to adjourn, seconded by Michael Savage

Motion carried 5-0

10. ADJOURN: 9:52 am

Michael Savage, Chairman

Attest:

Kristen Savage
OCE Customer Service Specialist