



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 17, 2025 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:

Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Michelle Sanders (911 Management)
Dana Olesky (Legal)
Alexander Turnipseed (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Aaron Pool (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. February 10, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Stone Creek by Del Webb - Arlington Amenity Center - Major Site Plan
Project #2024090063 #32038
Kimley-Horn & Associates

5.2. Your Space Self-Storage - Major Site Plan
Project #2022110040 #30776
Larson Design Group

5.3. Bennett 6 - Final Plat
Project #2023100055 #30747
Rogers Engineering

Currently there are no improvements associated with this Final Plat. On 12/11/23, DRC approved waivers to the Preliminary Plat and Improvement Plan processes each subject to meeting conditions of a submittal on future lot parcels.

This item was previously denied by DRC on 1/27/25 due to confirmation of title work. The title work has been reviewed by the County Land Surveyor and is now complete.

5.4. Clark Detached Garage - Waiver Request to Major Site Plan
6230 NE 43RD Lane Rd Silver Springs
Project #2025020017 #32467
Parcel #16132-015-00 Permit #2024111327
Triple Crown Homes

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. The max amount of

impervious area is 8,400. The proposed impervious area will be 10,505. The lot is approximately 302,742 which calculates to approximately 96.5 percent pervious.

Motion by Steven Cohoon to approve 5.1 through 5.4 on the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Grant Property Family Division - Request for Reconsideration of Conditions to a Previously Approved Family Division**
Project #2007070014 #4556
Jeff and Cathy Priest

This item was tabled on 2/10/25 for one week.

This is a request for reconsideration and the removal of conditions and holds imposed for a Family Division that was approved by DRC on 12/7/09 and the BCC on 1/19/10. Previously Family Divisions required BCC approval.

This division was from Luther and Joyce Grant to Jeff and Cathy Priest. The conditions of this division included those from a previous similar application (AR #3640) which was a division from Luther and Joyce Grant to Tara and Derek Warnock. The later division included a developer's agreement as recorded in OR Book 5020, Pages 905-911.

Motion by Ken McCann to rehear, seconded by Chuck Varadin

Motion carried 5-0

Motion by Steven Cohoon to approve the waiver request with the removal of the ten-foot requirement identified as item number eight in the development agreement, seconded by Chuck Varadin

Motion carried 5-0

- 6.2. Calesa Township - Perlino Grove (fka: Calesa Phase 5) – Landscape Plans Only**
Project #2024060025 #31662
Tillman & Associates Engineering

This item is for approval of the Landscape Plans associated with the Improvement Plan which was approved by the County Engineer on 1/6/25. On 8/26/24 DRC approved a waiver to LDC 6.8.2. allowing the landscape submittals to be 90 days following Improvement Plan approval. The Landscape Plans have been reviewed and approved by staff. No new comments were provided as a result of this review.

Motion by Chuck Varadin to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

6.3. Whisper Woods - Revision to AR# 28900 - Waiver Request to Improvement Plan in Review

**Project #2022070114 #32302 Parcel #9007-0000-12
Tillman & Associate Engineering**

LDC 6.13.3.D(1) - Types of Stormwater Management Facilities

CODE states residential subdivisions. retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the county engineer or his designee.

APPLICANT requests reaffirming a previously approved waiver from AR# 28900.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.13.7.B(3) - Geotechnical Criteria

CODE states infiltration/permeability tests. for retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy.

APPLICANT requests reaffirming a previously approved waiver from AR# 28900.

Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

LDC 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 reaffirming a previously approved waiver from AR# 28900.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

6.4. Jumbolair Hangar Phase 2 Complex - Waiver Request to Major Site Plan in Review

**8851 West Anthony Rd All Units Ocala
Project #2024050073 #32136 Parcel #14105-000-00, 14601-001-00 &
14591-000-00
Rogers Engineering**

LDC 6.7.4.A - Shade Trees

CODE states the post-development ratio of shade trees to the area of the site shall

be a minimum of one shade tree per 3,000 square feet.
APPLICANT requests to reconfirm original waiver of November 9, 2022 and confirms a reduction in the number of required shade trees to at least 50% of the requirement for the overall site.

Motion by Chuck Varadin to approve the waiver with the condition applying to phase two only pertaining to AR #32136, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.8.6.K(1) - Buffers

CODE states A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting.

APPLICANT requests to reconfirm original waiver that no ornamental trees are required within the buffers. In lieu of buffer wall within the buffer use the solid rear building wall of the proposed 16 ft. height hangers to meet this requirement. Waiver from buffering adjacent property owned by the applicant (doesn't need to buffer from adjoining property under same ownership). Utilize existing vegetation to meet the 50% landscape within the buffer. Waiver of 5-foot planting strip along hanger drives and aprons.

Motion by Chuck Varadin to approve the waiver request conditioned on there being a continuous opaque fence along the northern boundary with no windows, doors, or mechanical service openings on the back side of the hangers with this pertaining to phase two AR# 32136 only, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.8.8.B - Building Landscaping

CODE states landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests to reconfirm original waiver of building landscaping because these buildings cannot be seen from any public right-of-way.

Motion by Chuck Varadin to approve the waiver request for phase two AR# 32136 only, seconded by Ken McCann

Motion carried 5-0

6.5. Football Factory - Waiver Request to Major Site Plan in Review
Project #2024030003 #31248 Parcel #3137-002-019
CHW

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 requests waiver to install a fence in lieu of wall along SE 57th Court due to site grading (fill being placed), since it's across the roadway from the residential, and landscaping buffer plantings being provided.

Motion by Chuck Varadin to deny the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.11.5.C(1) - Driveway access

CODE states Commercial Driveway Requirements. (1) 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 to Driveway spacing on SE 41 Street from SE 58th Ave and SE 57 Court. The project proposes a connection to SE 41 St. The driveway connection is needed for emergency access, garbage truck access, a second point of ingress and egress should the driveway on SE 58th Ave become blocked. SE 41 Street is a very low volume roadway with only a few single-family residents. Driveway has been proposed to align with commercial across the street to reduce conflict points.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

LDC 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 Propose to pay a fee in lieu of constructing. Installing a sidewalk will decrease existing drainage swale. Sidewalk will not serve anyone since they are across the street and there are no existing sidewalk in the area.

Motion by Steven Cohoon to approve the waiver request with the understanding that the fee in lieu of will not be collected, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.13.2.A(3) - Minimum requirements

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT requests waiver as the project proposes to exceed the maximum pond depth of 6' in a small center portion of the stormwater pond. The stormwater pond will be fenced for safety purposes and stormwater modeling has been provided to ensure recovery meeting County requirements.

Motion by Steve Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.8.B(7) - Stormwater conveyance criteria

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests waiver as the project proposes to use 15" pipes in lieu of the 18" subject to pipe hydraulic calculations being provided.

Motion by Steve Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

**6.6. Firestone Ocala Freedom - Waiver Request to Major Site Plan in Review
Project #2024090064 #32039 Parcel #35699-006-06
Common Oak Engineering**

This waiver was denied by DRC on 2/10/25, applicant was not in attendance. The applicant requests to be reheard.

Motion by Chuck Varadin to rehear this item, seconded by Steven Cohoon

Motion carried 5-0

LDC 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 proposed dry retention pond max depth of 6 feet be allowed to be 7 feet. The soil conditions discovered in the Geo Report (7/30/24) and the updated Geo Report (1/17/25) indicate a boring of clayey fine sand

5 feet below the ground surface. Over excavation is specified to mitigate this but the extra pond volume is needed to satisfy the closed basin criteria.

Applicant withdrew the waiver request

This waiver was denied by DRC on 2/10/25, applicant was not in attendance. The applicant requests to be reheard.

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 requests waiver for Type-B buffer wall to be a PVC fence.

Motion by Chuck Varadin to deny the waiver request with public notice to all residential development within 300 feet of the Firestone Ocala Freedom having all fees incurred being reimbursed, seconded by Michelle Fanelli

Motion carried 5-0

This waiver was denied by DRC on 2/10/25, applicant was not in attendance. The applicant requests to be reheard.

LDC 6.8.8.A&B - Building landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests waiver for the required max 25-foot setback from the building due to building constraints. We are proposing to relocate the required building landscape as additional landscape to the south buffer to meet this requirement since it will also be within the public view area. Proposed building: 51.75 feet x 60% = 31.05, 31.05 X 5 square feet = 156 square feet required.

Motion by Chuck Varadin to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

- 6.7. **Jordan Pagano & Dannielle Pagano - Waiver Request to Major Site Plan**
5981 SE 4th Pl Ocala
Project #2025020006 #32446
Parcel #31856-007-04 Permit #2025012166
Wiseman Ventures

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 they are adding driveway and they are over impervious. Adding French drain.

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Tony Cunningham

Motion carried 5-0

- 6.8. Rod & Cindy Chapman - Waiver Request to Major Site Plan
8273 SW 138th Street Rd Ocala
Project #2025020012 #32459
Parcel #8011-1404-01 Permit #2024122564
Les Wade Pools

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 adding a swimming pool. Using permeable paver for pool deck but are having to add French drains for house being over impervious.

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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

- 6.9. **Carpenter Michelle R Family Trust - Waiver Request to Major Site Plan**
3377 NW 89th Ave Ocala
Project #2025020016 #32466
Parcel #12669-000-06 Permit #2025011947
Hyperion Pools

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 the major site plan for the pool only. The site will be over the allowed 9,000 square feet.

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Tony Cunningham

Motion carried 5-0

- 6.10. **Cohen In-Ground Fiberglass Swimming Pool - Waiver Request to Major Site Plan**
884 SE 170th St Summerfield
Project #2025020007 #32447
Parcel #44867-004-00 Permit #2025010868
Paragon Pools of NCF

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 the site is 20.00 acres. The owner will compensate for the increase of runoff from the future planned impervious area over 9,000 square feet. We will work with Marion County Stormwater staff on the required stormwater controls.

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Tony Cunningham

Motion carried 5-0

6.11. Water Main Extension - Waiver Request to Water Main Extension

43 Pine Trace Run Ocala

Project #2025010010 #32347

Parcel #9009-0078-02 Permit #2024090772

Worldwide Alliance LLC

LDC 6.14.2.B(1)(a) - Water main connection

CODE states New development 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 times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests waiver for 380-foot connection distance; 464 extension requirements to farthest corner.

Motion by Tony Cunningham to deny the waiver request, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

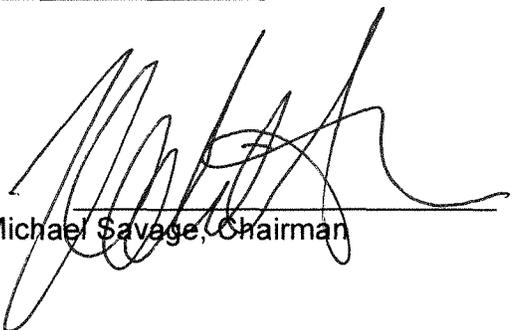
8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

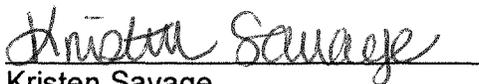
Motion by Michelle Fanelli to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN: 10:00am


Michael Savage, Chairman

Attest:


Kristen Savage
OCE Customer Service Specialist