



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 14, 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:

Michael Savage Chairman (Building Safety Director)
Ken McCann Vice Chairman (Fire Marshal)
Doug Hinton for Steven Cohoon (County Engineer)
Cheryl Martin for Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kathleen Brugnoli (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Don Watson (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Alex Turnipseed (Office of the County Engineer)
Kevin Vickers (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)
Debbie Lovell (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. April 7, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Martel Gun Range (Revision to AR#26749) - Major Site Plan Revision
Project #2021050039 #32448
Kimley-Horn & Associates**

- 5.2. OTOW Pickleball Complex - Standalone Waiver Request
9145 SW 98th St Ocala
Project #2018120070 #32642 Parcel #35300-000-05
Kimley-Horn & Associates**

LDC 2.1.7.C - Revisions to previously approved plans

CODE states the appropriate number of plans for the type of plan being revised shall be submitted for a full staff review.

APPLICANT states this is a waiver to the Major Site Plan revision requirement. The building permit proposes the construction of 16 feet by 18 feet pavilion. Analysis of the area indicates a de minimis impact to the existing on-site stormwater facilities.

Motion by Ken McCann to approve items 5.1 through 5.2 on the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Young Life Southwind 2025 Building Improvements - Waiver Request to Major Site Plan in Review
18115 SE 95th Street Rd All Units Ocklawaha
Project #2025010064 #32416 Parcel #40267-000-00
Radcliffe Engineering**

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 to allow use of 15-inch minimum stormwater pipe with supporting calculations.

Motion by Doug Hinton to approve the waiver request subject to providing the supporting calculations, seconded by Michael Savage

Motion carried 5-0

LDC 6.8.6.D - Buffers

CODE states Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. APPLICANT requests waiver to use existing natural vegetation as buffer. Existing vegetation along SE 95th Street Road forms an opaque screen. Additionally, a construction entrance will be cleared through the existing vegetation, per plan. The request proposes like vegetation to be planted in the cleared entrance after construction is complete.

Motion by Ken McCann to approve the waiver request subject to replacement once construction is finished, seconded by Doug Hinton

Motion carried 5-0

**6.2. NSC HWY 27 W - Waiver Request to Major Site Plan in Review
Project #2024100001 #32055 Parcel #21602-000-00
Davis Dinkins 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 because no significant changes have been made since field work was completed for survey in 2018.

Motion by Doug Hinton to approve the waiver request subject to all comments being addressed, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.8.B(7) - Minimum Pipe Size

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 because the hydraulic storm pipe calculations support pipe sizes shown on the major site plan.

Motion by Doug Hinton to approve the waiver request subject to providing the supporting calculations, seconded by Cheryl Martin

Motion carried 5-0

- 6.3. Marion County Fire Station #11 - Waiver Request to Major Site Plan in Review**
Fire Station #11 @ NW Gainesville Rd
11655 NW Gainesville Rd All Units Ocala
Project #2021100037 #29994 Parcel #07399-083-02
Davis Dinkins Engineering

LDC 2.21.4.A - Construction, completion, and close out

CODE states Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC.

APPLICANT requests waiver to extend the approved site plan for 12 months to allow MC Facilities with procurement and contracting to start construction, and to show the revisions from the approved gravity sewer, to a private duplex grinder station on the as-built.

Motion by Michael Savage to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

- 6.4. McGinley Phase 1 Amenity - Waiver Request to Major Site Plan in Review**
5475 SW HWY 484 Ocala
Project #2024100023 #32093 Parcel #41200-056-02 & 41200-056-13
Tillman & Associates Engineering

LDC 2.12.8 - Topographical Contours

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 Rogers Engineering on 12/7/23. 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 Doug Hinton to approve the waiver request subject to the other survey certifications are addressed, seconded by Michael Savage

Motion carried 5-0

LDC 6.13.8.B(7) - Minimum Pipe Size

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 to use 12" HP drainage pipes to connect yard drains to the overall stormwater system. Stormwater conveyance calculations will be provided with the next submittal.

Motion by Doug Hinton to approve the waiver request subject to providing the supporting calculations not to extend to the pipe material, seconded by Michael Savage
Motion carried 5-0

- 6.5. **On Top of The World - SCA Warehouse - Waiver Request to Major Site Plan in Review**
Project #2025020052 #32513 Parcel #35300-000-00
Tillman & Associates Engineering

LDC 6.13.8.B(7) - Minimum Pipe Size

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 for the use of 12-inch and 15-inch HP pipe. Stormwater conveyance calculations will be provided.

Motion by Doug Hinton to approve the waiver request subject to providing the supporting calculations not to extend to the pipe material, seconded by Ken McCann
Motion carried 5-0

LDC 6.8.2 - Landscape Plan Requirements

CODE states a landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

LDC 6.9.2.A - Irrigation Submittal Requirements

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver because the project is located within the existing OTOW Terralea Storage Site. All irrigation and landscaping, including buffers, were installed with the Terralea Storage Site project (AR #21710). Existing shade trees, buffers and tree protection will be shown on the proposed Grading Plan. Staff supports the waiver.

Motion by Michael Savage to approve the waiver request, seconded by Ken McCann
Motion carried 5-0

- 6.6. **Track and Card RV Park - Waiver Request to Major Site Plan in Review**
Project #2024050059 #31582
Parcel #48476-000-00, 48476-001-00 and 48476-002-00
Tillman & Associates Engineering

LDC 6.12.12. A, B, C, D - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and

shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 omit all interior sidewalks except a sidewalk will be provided along Street A, main north/south road, and will tie into the sidewalks at track and card room.

Motion by Michael Savage to approve the waiver request subject to the plans being revised to show the location of the sidewalk from the RV park to the existing gaming facility and working with staff on the completion of that request as well as showing the emergency entry at the north end on 176th is for emergency entry and exit only, seconded by Doug Hinton

Motion carried 5-0

6.7. RLR Golden Ocala - Developers Agreement/Modification - WEC Concurrency Agreement
Project #1999004491 #32573 Parcel #12673-000-00
Tillman & Associates Engineering

Request to modify an existing Developer's Agreement relating to concurrency, asking to remove the prohibition of concerts within the Golden Ocala/WEC PUD.

Motion by Doug Hinton to transmit to Board of County Commissioners recommending approval subject to traffic's comments and concerns being addressed, seconded by Michael Savage

Motion carried 5-0

6.8. RLR Golden Ocala - WEC Sports Complex - Rezoning to PUD With Concept Plan
Project #1999004491 #32565 Parcel #12673-000-00
Tillman & Associates Engineering

Applicant is requesting to amend the Golden Ocala/WEC PUD to develop a Sports Complex for public and commercial use, allow for a multi-use venue, increase the number of hotel rooms within the PUD, allow for concerts, and shifting the entitlements from seats to acreage for equestrian, sports, and expo activities.

Motion by Michael Savage to transmit to Planning and Zoning noting concerns of traffic and the report from Planning is not complete, seconded by Ken McCann

Motion carried 5-0

**6.9. Freedom Commons Ph 6 - Waiver Request to Improvement Plan in Review
Project #2024090071 #32044 Parcel #35523-000-00
Tillman & Associates Engineering**

LDC 6.9.2.A - Irrigation Submittal requirements

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver to provide design-build plans and notes that address general requirements up front so that the Owner /installer can at a later date address specific system components. Irrigation plans submitted with the planting plans shall include general locations for the point of connection, sensors, backflows prevention, and irrigated areas. These plans shall later be marked-up during construction and completed as-built plans submitted in accordance with certification requirements 6.8.12 and 6.9.6.

Motion by Doug Hinton to approve the waiver request, seconded by Ken McCann

Motion carried 4-0

**6.10. Highland Belleview East - Improvement Plan - Landscape Plans Only
7730 E Hwy 25 Belleview
Project #2011080002 #31005 Parcel #39196-003-01
Tillman & Associates Engineering**

During construction over grading took place which resulted in several trees being impacted. Staff requested a resubmittal of the landscape plans only and has since reviewed determining the existing number of mitigation inches was sufficient and no additional mitigation is necessary at this time.

Motion by Doug Hinton to approve, seconded by Cheryl Martin

Motion carried 5-0

**6.11. Corta Commons - Ocala West - Rezoning to PUD With Concept Plan
Project #2024020064 #32534 Parcel #3501-200-019
Corta Ocala, LLC**

Motion by Cheryl Martin to transmit to Planning and Zoning with staff comments and notarization of the letter from the owner, seconded by Michael Savage

Motion carried 5-0

6.12. Detached Garage - Waiver Request to Major Site Plan**700 SE 48th Ave Ocala****Project #2025030057 #32639 Parcel #2747-002-008**
JSC Contracting

This item was tabled by DRC on 4/7/25.

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 25-foot by 40-foot storage/detached garage.

Need to know what we would need to do for drainage once built.

Motion by Tony Cunningham to rehear, seconded by Cheryl Martin

Motion carried 5-0

Motion by Michael Savage to deny the waiver request due to the applicant not being in attendance, seconded by Ken McCann

Motion carried 5-0

6.13. Mark Thacker & Cecelia Taylor - Waiver Request for Family Division**Project #2025030063 #32650 Parcel # 35699-012-22**
Naelyn Minnieweather**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) 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 divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member

receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requesting for a 1.02-acre family division to Naelyn Minniweather (daughter).

Motion by Doug Hinton to approve the family division subject to complete survey being done with title work showing the improvements to include driveways and show the 40-foot easement, seconded by Cheryl Martin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

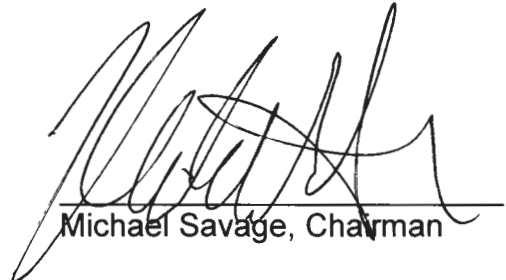
8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Tony Cunningham to adjourn, seconded by Doug Hinton

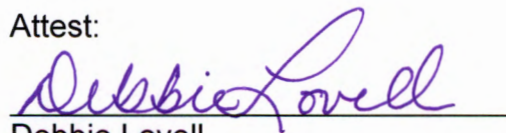
Motion carried 5-0

10.ADJOURN: 10:37am



Michael Savage, Chairman

Attest:



Debbie Lovell
Development Review Coordinator