



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 22, 2023

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, Vice Chairman (Fire Marshal)
Elton Holland (County Engineer)
Cheryl Martin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Eryn Mertens (Planning/Zoning)
Alice Webber (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911)
Alexander Turnipseed (Office of the County Engineer)
Christine Vrabic (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Don Watson (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. May 8, 2023 and May 15, 2023

Motion by Michelle Hirst to approve the minutes, seconded by Elton Holland

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. EXTENDED STAY HOTEL @ WEC SOUTH COMMERCIAL-COURTYARD
MODIFICATION REVISION TO 27759 - Major Site Plan Revision**

Project #2021070087 #29770

Tillman & Associates Engineering

5.2. AVID HOTEL - Major Site Plan

Project #2014120022 #29218

Tillman & Associates Engineering

5.3. CARISSA OAKS - Master Plan (Revision to 27525)

Project #2009020007 #28585

Tillman & Associates Engineering

5.4. HARTWELL MICHAEL LYNN - Waiver Request for Family Division

Project #2023050044 #30155 Parcel #12998-000-00

Hartwell Michael Lynn

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 Family Division to give 23.75 acres to sister, 3 acres to son and keep 19.78 acres as parent parcel.

- 5.5. KELLEY MARK EDWARD - Waiver Request for Family Division**
- KELLEY NANCY D**
- 14914 SE 175TH ST Weirsdale**
- Project #2023050047 #30157 Parcel #50072-003-07**
- Kelley Mark Edward**

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 family division to deed 1.5 acres to Debra Henry (sister). The remaining 1.5 acres to remain with Mark & Nancy Kelley as the parent parcel.

Motion by Elton Holland to approve the consent agenda, seconded by Michael Savage

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. NEXTRAN OCALA - Major Site Plan**
- PROJECT #2021070099 #28502**
- Kimley-Horn & Associates**

Conditional approval regarding public ingress/egress easement.

Motion by Elton Holland for conditional approval subject to a final inspection hold relative to the easement on 73rd, seconded by Michelle Hirst

Motion carried 5-0

- 6.2. GENERAL RV OCALA PUD (PUD REZONE, SUPS, & VAR) - Rezoning to PUD with Master Plan**
Project #2017050016 #29142 Parcel #41200-083-01
McNeal Engineering

Motion by Elton Holland to approve, seconded by Cheryl Martin

Motion carried 5-0

- 6.3. J2 - N US HIGHWAY 441 - Major Site Plan**
Project #2022070034 #28824 Parcel #15233-000-00
CHW

This item is for Plan approval in conjunction with a Waiver Request

LDC 6.11.4.B(1) - Access management

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 request that executed cross access easement be provided to before final inspection instead of prior to final plan approval.

Motion by Elton Holland to approve subject to approving the easement prior to final inspection, seconded by Michael Savage

Motion carried 5-0

- 6.4. CRS FORT MCCOY - Waiver Request to Major Site Plan in Review**
REXS ADDITION TO EUREKA
Project #2022070058 #29533 Parcel #1015-004-016
CHW

LDC 6.11.4.B (1&2)- Access Management - DRC Approved 5/15/23

The Waiver Request to Buffers was denied by DRC on 5/15/23. Applicant requests to be reheard.

LDC 6.8.6.L(1) - Buffers

CODE states Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used to as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall:(a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation;(b)Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and(c)Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.

APPLICANT requests waiver to use type B buffer fence in lieu of a buffer wall.

No motion to rehear this item. Applicant was directed to contact the Commissioners to discuss, before being placed on the BCC Agenda.

- 6.5. SOULS HARBOR FIRST PENTECOSTAL CHURCH OF DUNNELLON – Standalone Waiver Request for Buffers**
7220 S US HWY 41 Dunnellon
Project #2020050049 #30124 Parcel #1752-019-017 Permit #
2021080626
Rogers Engineering

This item includes a covenant for the buffers. The covenant has been approved by the Marion County Attorney’s Office for use.

LDC 6.8.6 - Buffers

CODE states a C-Type buffer shall consist of a 15-foot wide landscape strip without 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 ground covers, excluding turf grass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests a waiver to allow the type C buffer to be installed according to the attached covenant along S US HWY 41 right-of-way in front of the existing parking spaced once the FDOT removed these parking spaces as part of the 4-lane project, which is no longer in their 10-year project plan.

Motion by Elton Holland to approve subject to finalizing the covenant as needed, seconded by Michelle Hirst

Motion carried 5-0

- 6.6. SILVER OAKS LANE - Waiver Request to Delay the Establishment of a County MSBU**
11752 NW HWY 464B
Project #1999007464 #29782 Parcel #12578-000-00
JCH Consulting Group

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requesting waiver to the establishment of MSBU be recorded with six months of recording of the Final Plat. The ordinance for the MSBU has been approved by County Attorney's office.

Motion by Elton Holland to approve the waiver request, seconded by Michael Savage

Motion carried 5-0

**6.7. FLORIDA GENERAL TRADING - Waiver Request to Major Site Plan in Review
PID # 03316-045-00
Project #2022030049 #29548 Parcel #03316-045-00
MCA Consulting Engineering**

LDC 6.8.6.K(3) - Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests a waiver to the Type C buffer along US 301 for use of existing Palm trees in place of shade tree. Required trees are 4 shade & 4 ornamental TREES, - provided are 2 Oaks (1 being 40" DBH) and 1 cluster of ORNAMENTALS, with 6 existing Palm trees. All of the trees are viable.

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 a waiver for a modification of Buffer Type B on the north and south boundaries. The east half of the site shall retain a tree count that exceeds the required number of Trees. This waiver is requested to use the existing trees and understory as the buffer with shrubs spaced between the trees lined along the boundaries.

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 a waiver as there are no sidewalks in the developed adjacent lots nor in this area. Sidewalks shall have minimal service to the neighborhood. Client will pay fee-in-lieu of construction at final inspection to C.O.

**Motion by Jody Kirkman to table this item provided applicant meets with staff,
seconded by Cheryl Martin**

Motion carried 5-0

**6.8. IGLESIA CRISTIANA FE Y ESPERANZA - Waiver Request to a Major Site Plan
267 MARION OAKS DR OCALA
Project #2014010022 #29838 Parcel #8002-0000-04
IGLESIA CRISTIANA FE Y ESPERAN**

This Waiver Request was denied by DRC on 3/13/23. Applicant requests to be reheard.

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

CODE states 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 for existing property previously developed as a park with associated impervious. Church desires to use existing parking, build a single House of Worship while removing some impervious areas previously utilized by park. Waiver request is for reasonable use of property.

Motion by Elton Holland to rehear, seconded by Michelle Hirst

Motion carried 5-0

Motion by Elton Holland to approve subject to coordinating appropriate stormwater management system with stormwater staff, as well as providing evidence of Water Management District exemption, seconded by Michael Savage to add subject to submitting a Minor Site Plan for review.

Motion carried 5-0

**6.9. EMERSON POINTE PHASE 1 (AKA: DR HORTON @ NE 35TH ST)- Waiver Request to Preliminary Plat in Review
Project #2021060094 #29361 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 a waiver for the survey more than 1 year old and using LIDAR for offsite areas. Site topography is consistent with the survey provided which was performed by JCH Consulting Group on 6/28/21.

Motion by Elton Holland to approve the waiver request, seconded by Cheryl Martin

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 waiver for curve that does not meet the 30mph design speed requirement. Staff indicated support of waiver subject to providing the appropriate warning signage per MUTCD.

Motion by Elton Holland to approve the waiver request, seconded by Michael Savage

Motion carried 5-0

6.10. CONCRETE WALKWAY ADDITION - Waiver Request to a Major Site Plan

19931 SW 93RD LANE RD Dunnellon

Project #2023050034 #30145

Parcel #3296-008-025 Permit #2023050715

Jorge A Rea Caicedo

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; 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 concrete walkway and driveway addition. Info of square feet on copy.

Motion by Elton Holland to table until next DRC meeting 06/05/2023 as applicant was not present, seconded by Jody Kirkman

Motion carried 5-0

6.11. TLC: STANLEY - Waiver Request to a Major Site Plan

5135 SE 44TH CIR OCALA

Project #2023040101 #30057 Parcel #31368-003-36

TL Carlson Construction

LDC 2.21.1.A - 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 is requesting a waiver to a Major Site Plan for proposed guest house. The site impervious coverage only exceeds by 136 square feet. Requesting to work with Stormwater to address the additional runoff. Additional concrete for wheelchair access (488 square feet); total impervious 624 square feet over allowance.

Motion by Elton Holland 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 Cheryl Martin

Motion carried 5-0

6.12. HOLLY JERRY S - Waiver Request for Family Division

HOLLEY PATRICIA M

15762 SE 170TH AVE WEIRSDALE

Project #2023050055 #30164 Parcel #49538-000-00

Mary Templeton

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 Family Division to deed 6 acres to daughter for primary residence.

Motion by Elton Holland to approve the waiver request, seconded by Jody Kirkman

Motion carried 5-0

6.13. ORANGE LAKE RV - PHASE 1 (STAND ALONE WAIVER) - Waiver Request to Previously Approved Major Site Plan

4505 W HWY 318 Citra

Project #2008010035 #30162 Parcel #02781-000-00

Mastroserio Engineering

LDC 2.21.1 - Major Site Plan

CODE states to demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate

stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit.

APPLICANT requested a waiver to the Major Site Plan for 2 proposed bath houses on the site that were not part of the approved plans for phase 1. The site is under construction n and all drainage facilities have been constructed, therefore no storm runoff will be discharged to orange lake. developer acknowledge that they will proceed at their own risk. Building plans have been submitted and reviewed, ready for approval pending the approval of this waiver if granted. Building permit number is 2023032662.

Motion by Cheryl Martin to approve the waiver request, seconded by Elton Holland

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. APARTMENTS AT OCALA - Conceptual Plan**
Project # 2023050021 #30128
Tillman & Associates Engineering

Motion by Elton Holland to approve subject to staff comments, seconded by Michelle Hirst

Motion carried 5-0

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Michael Savage to adjourn, seconded by Elton Holland

Motion carried 5-0

10. ADJOURN: 10:28 am

Michael Savage, Chairman

Attest:

Suzie Archer
Transportation Administrative Manager