



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 29, 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:

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

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Jamie Waldron (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. April 22, 2024

Motion by Jody Kirkman to approve the minutes, seconded by Steven Cohoon

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Ocala Preserve Social Amenity (Revision to AR #27669) - Major Site Plan
Project #2021110102 #30684
Atwell

5.2. Driveway Extension - Waiver Request to Major Site Plan
9058 SW 108th Pl Ocala
Project #2024040061 #31430
Parcel #7001-003-023 Permit #2024012414
Rohmann Henry L

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 as my wife is handicapped and we need the extra driveway space to help get her in the house.

Motion by Jody Kirkman to approve items 5.1 and 5.2 on the consent agenda, seconded by Steven Cohoon

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Pioneer Ranch - PUD Master Plan**
Project #2021070045 #27879
Tillman & Associates Engineering

Motion by Jody Kirkman transmit to the Planning and Zoning Commission with staff comments, seconded by Steven Cohoon

Motion carried 5-0

Later in the meeting Chuck Varadin clarified this item had already been to the Board and this review was for final DRC approval.

Motion by Chuck Varadin to approve, seconded by Jody Kirkman

Motion carried 5-0

- 6.2. Greenway Estates - Waiver Request to Improvement Plan in Review**
Project #2023040043 #31022 Parcel #36626-000-00
Radcliffe 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 waiver to use 5-foot berms as DRA's are shallow and will be privately maintained.

This waiver request was withdrawn. This section of code is under the authority of the County Engineer or his designee.

- 6.3. Next Dimension Construction - Waiver Request to Major Site Plan in Review**
Project #2016110020 #30535 Parcel #47696-000-01
Infinite 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 states LDC requires 18-inch minimum pipe sizes both those pipe sizes

are excessively large for the volume of runoff they convey in some cases. Hydraulic calculations are provided that justify the use of smaller pipe sizes.

Motion by Steven Cohoon to approve the waiver request, seconded by Jody Kirkman
Motion carried 5-0

LDC 6.13.2.A(6) - Stormwater management

CODE states All existing and proposed stormwater pipes located and identified including labels and design parameters such as, sizes, materials, lengths, slopes, references to a detail or source, and invert elevations.

APPLICANT states LDC requires 18-inch minimum pipe sizes both those pipe sizes are excessively large for the volume of runoff they convey in some cases. Hydraulic calculations are provided that justify the use of smaller pipe sizes.

Motion by Steven Cohoon to approve the waiver request, seconded by Jody Kirkman
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 states no sidewalks exist in the area and the Applicant requests that a payment be made into the sidewalk fund in lieu of actual sidewalk construction.

Motion by Jody Kirkman to approve the waiver request, seconded by Chuck Varadin
Motion carried 5-0

Motion by Ken McCann to acknowledge remaining comments and resubmittal within 5 business days, seconded by Chuck Varadin

Motion carried 5-0

- 6.4. **Marion Triplex - Waiver Request to Minor Site Plan in Review**
 2575 NE 48th Ct Ocala
 Project #2024010072 #31087 Parcel #2420-017-000
 Spruce Creek Civil Engineering

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 waiver to reduce the required 15-foot Type C buffer to an 8-foot Type C buffer. Reasoning is that there is insufficient land area between the 8-foot building setback and the property line.

Motion by Jody Kirkman to deny the waiver request, seconded by Steven Cohoon
Motion carried 5-0

- 6.5. Sweet Dixie South RV Park - Waiver Request to Major Site Plan in Review**
17101 NW 120th Avenue Rd Reddick
Project #2016080002 #30849 Parcel #01978-001-00
EDA Consultants

LDC 6.7.4 - Shade Trees

CODE states Shade trees are required for all developments excluding residential developments.

APPLICANT states This Code section states that shade trees are required for all developments, excluding residential developments. The justification for the waiver from this requirement includes several points. First, we suggest that it is not the intent of the Land Development Code to require planting of shade trees on large agricultural use properties. This development is located on a large, isolated agricultural property which includes many large, high quality heritage trees, all of which will be protected and will remain as part of the project. These trees provide significant canopy tree shading of the site and an aesthetic quality that is far above and beyond new, smaller planted trees and as such, we believe meets or exceeds the Code intent for planting of shade trees. In addition, this facility is more residential in nature than commercial and as such, would lessen the applicability of any shade tree planting requirements.

Motion by Jody Kirkman to approve the waiver request, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.8.1 - Landscaping

CODE states the purpose and intent of this division is to provide landscaping guidelines establishing minimum standards and criteria for the design, installation, and maintenance of landscaping which enhances the aesthetic appearance of Marion County, complimenting the natural and built environments, reducing noise and glare, improving air and water quality, providing shade and habitat, and buffering the aspects of development.

APPLICANT requests a waiver from the requirement to provide a landscape plan for this project and the associated landscape plan requirements. The justification for the waiver from the landscape plan requirements includes several points. The proposed development does not specifically trigger any of the landscape plan requirements in this Section. Specifically, the project does not require any buffers (none were required in the Special Use Permit approved by the County Commission), there are no proposed buildings (so no required building landscaping), there are no

commercial vehicular use areas (i.e. parking lots) and there are no trees proposed for removal on the property and therefore, no tree mitigation plantings required. This, in addition to the fact that the project has a very small footprint impact on a large, isolated agricultural property which includes many large, high quality heritage trees that will all be protected and remain as part of the project.

Motion by Chuck Varadin to approve the waiver request, seconded by Michelle Fanelli
Motion carried 5-0

LDC 6.9.1 - Irrigation

CODE states the purpose and intent of this division is to provide guidelines establishing minimum standards and criteria for the design, permitting, installation, and maintenance of irrigation systems to prevent the wasteful uses of water. APPLICANT states as discussed in waiver request #2 (if approved), the site does not require new landscaping to be included in the site plan approval. As such, if no new landscape is proposed / required, then there is no need for site irrigation, which is the justification for a waiver from the irrigation requirements in Sec. 6.9.1 - 6.9.10.

Motion by Chuck Varadin to approve the waiver request, seconded by Michelle Fanelli
Motion carried 5-0

Motion by Ken McCann to acknowledge remaining comments and resubmittal within 10 business days, seconded by Jody Kirkman
Motion carried 5-0

- 6.6. Self Storage - Ocala - Waiver Request to Major Site Plan in Review
Project #2023050138 #30953 Parcel #29697-020-00
Bohler Engineering

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

The below item was denied on 3/25/24, the denial reaffirmed on 4/8/24 and tabled on 4/15/24. This is a request to be reheard. A new site plan and egress plan has been provided and the project is under review.

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 Chuck Varadin

Motion carried 5-0

Motion by Jody Kirkman to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

6.7. William Kimball - Waiver Request to Major Site Plan

10910 SW 186th Cir Dunnellon
Project #2024040059 #31428 Parcel #3483-008-001
Carports Anywhere

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 adding storage for personal items with protection from the environment and critters due to possible damage.

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

6.8. Accessory Structure Enclosed - Waiver Request to Major Site Plan

504 Marion Oaks Trail Ocala
Project #2024040076 #31445
Parcel #8010-0993-18 Permit #2024022881
Lefrancois Roland Joseph

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 extra storage structure for equipment and tools.

Motion by Steven Cohoon to approve the waiver request with the understanding that the applicant is already working with staff and 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

- 6.9. Dimovski Properties Branko Duplexes - Standalone Waiver Request to Buffers
2 Chestnut Pl All Units Ocala
Project #2024040066 #31437 Parcel #9025-0639-01
Dimovski Branko

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 waiver to reduce the arterial buffer Type C along Chestnut Place from 15 feet to 8 feet to fit in the building setback. The remainder of the buffer will be 15 feet using some combinations of buffers required.

Motion by Chuck Varadin to approve based on staff comments to provide the required landscape but no fence, seconded by Michelle Fanelli

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. CRS - 11180 SE Maricamp Rd, Ocala, FL - Conceptual Plan
Project #2024040030 #31393 Parcel #3758-030-001
Vector Civil Engineering

Motion by Steven Cohoon to deny, seconded by Jody Kirkman

Motion carried 5-0

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for April 29, 2024
Marion County Growth Services Department**

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

9. OTHER ITEMS: None

Motion by Chuck Varadin to adjourn, seconded by Steven Cohoon

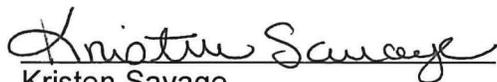
Motion carried 5-0

10. ADJOURN: 9:55 am



Michael Savage, Chairman

Attest:



Kristen Savage
OCE Customer Service Specialist