



Marion County

Development Review Committee

Meeting Minutes

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

Monday, December 16, 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)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Caroline Dennis (911 Management)
Kevin Vickers (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. December 9, 2024

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Calesa Township-Perlino Grove - Preliminary Plat
Project #2024060025 #31660
Tillman & Associates Engineering

5.2. H & S Trucking - Major Site Plan
Project #2023120067 #30977
Mastroserio Engineering

5.3. Juliette Falls Lot 278 - Waiver Request to Major Site Plan
6689 SW 179th Court Rd Dunnellon
Project #2024110034 #32217
Parcel #34546-278-00 Permit #2024092569
Empire Construction

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 for a new SFR. the site will be over the allowed 2,500 square feet per the Juliette Falls 2nd replat subdivision drainage plan. Proposed structure is 2,713 square feet.

Motion by Ken McCann to approve items 5.1 – 5.3 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Urgent Care Lot 7 - Maricamp Market Centre - Waiver Request to Major Site Plan in Review
Project #2024020072 #31570 Parcel #37491-103-07
Mastroserio Engineering

LDC 6.3.1.D(1)(b)3 - Cross Access Easement

CODE states The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below: (1) All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided. 3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements

is the responsibility of [entity name]."
APPLICANT requests waiver to defer the recording of the proposed cross access easement as shown on the site plan approval and before issuing the building certification of occupancy. The developer is currently preparing the documents for approval by the county.

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

Motion carried 5-0

- 6.2. Estela Living-Sabana Farms - Waiver Request to Improvement Plan in Review**
3718 NW 44th Ave Ocala
Project #2024060071 #31716 Parcel #13709-001-00
Tillman & Associates Engineering

LDC 2.1.3. - Order of plan approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests waiver for the approval of the Improvement Plan prior to Master Plan approval. The Master Plan has been submitted and is scheduled for BOCC in March to confirm proposed buffers and amenities comply with PUD conditions.

Motion by Chuck Varadin to approve the waiver request at the developer’s own risk, seconded to Steven Cohoon

Motion carried 5-0

- 6.3. DHRUV Development 484 - Traffic Information - Waiver Request to Offsite Improvement Plan in Review**
2392 SW HWY 484 Ocala
Project #2023010042 #31011 Parcel #41200-064-09
Kittelson & Associates

This item was tabled on 8/19/24 until the applicant was able to work with staff, provide the requested documentation including the typical cross section showing where the utilities would fall within the project and until a copy of the mentioned prior approval from the previous County Engineer has been provided for review. Applicant requests to be reheard.

Motion by Steven Cohoon to rehear, seconded by Ken McCann

Motion carried 5-0

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access

and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT states proposed R/W is of sufficient width to accommodate proposed travel lanes and drainage facilities. Pedestrian travel is not anticipated along corridors as there are limited pedestrian generators and there are no connecting facilities. Proposed typical sections received no comment from the County when submitted for review in March 2023. Development site build out is based upon R/W widths. Code requires 100 feet of right of way. Reduced right of way width requested.

Motion by Steven Cohoon to approve contingent on updating the typical sections, seconded by Michael Savage

Motion carried 5-0

LDC 6.12.3.A - Typical sections

CODE states All roadway improvements shall meet the minimum requirements given in the Table 6.12-2 and be in concurrence with the additional tables in this division. Typical sections are detailed cross section depictions of the highway's principal elements that are standard between certain station or milepost limits. These sections are the basis for construction details and information shown on the various plan sheets.

APPLICANT states to remove R/W impacts at the north end approaching 484, the design recommends 11-ft lanes along SW 20th Ave Rd. 11-ft lanes are acceptable per Greenbook for the 30-mph design speed and context. Code requires 12-foot lanes.

Motion by Steven Cohoon to approve contingent on updating the typical sections, seconded by Michael Savage

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 pedestrian travel is not anticipated along corridors as there are limited pedestrian generators and no connecting facilities. A sidewalk along 20th would require land purchase at the 484 intersection. Proposed typical sections received no comment when submitted for review in March 2023. Development build out is based upon R/W widths. Sidewalks will also be located within the development site. Client willing to pay fee.

Motion by Steven Cohoon to approve the waiver request contingent on staff agreeing that this is constrained at time of submittal and paying fee in lieu of, seconded by Michael Savage

Motion carried 5-0

- 6.4. 441 Kalasa - Waiver Request to Water and Wastewater Connection
Lake Weir Gardens, Blk 21 Lots 24.25.31.32
12301 S US HWY 441 Unit E Belleview
Project #2013100031 #32224
Parcel #3924-021-024 Permit #2024043856
Kimley-Horn & Associates**

LDC 6.14.2.C(1) - Water Connection

CODE states New development in Urban Areas. (1) Water system. All new development shall connect to an existing central water system if a system with available capacity has distribution lines within a connection distance equal to or less than 400 feet times the total number of project ERCs within the project at build out from the project's closest parcel corner. Otherwise, the project shall comply as follows: (a) New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. (b) New residential developments with less than 31 lots and more than one mile from the nearest existing central water system may use individual on-site wells in compliance with State requirements.

LDC 6.14.2.C(2) - Wastewater Connection

CODE states Wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable: (a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system. (b) New residential developments that consist of fewer than five ERCs may use individual OSTDS in conformance with Section 6.14.3, or (c) Non-residential development with 15 or more ERCs with no food preparation and will discharge only domestic waste, shall design and construct a Wastewater Treatment Facility (WWTF) that complies with all applicable State requirements.

APPLICANT requests waiver related to building permit application (no. 2024043856) is for a minor interior renovation of one of the 5 units on the property. The impact of connecting the existing building to public utilities and disconnecting from the existing well and septic system is estimated to cost in excess of \$140,000 including consulting services, construction, and connection fees. It is requested that the building permit be granted without the connection requirement.

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

Motion carried 6-0

**6.5. Two Pond Farms - Agricultural Lot Split
Project #2024090043 #32018
Rogers Engineering**

A waiver to the establishment of a County MSBU was BCC approved on 11/19/24.

Motion by Michael Savage to approve the Ag Lot Split contingent on resubmittal with the following: 1) title opinion 2) boundary survey 3) labeling within the existing survey corrected including the acreage and number of acres above Zone A 4) concurrence that they construct the driveway within 90 days and add signage 5) 1-foot buildable area behind the sub plane, seconded by Chuck Varadin

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 Chuck Varadin

Motion carried 5-0

10. ADJOURN: 9:53 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist