



## Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

### DEVELOPMENT REVIEW COMMITTEE

### MINUTES

December 7, 2020 9:00 AM

**MEMBERS PRESENT:** Tracy Straub, Chairman (County Engineer)  
Ken McCann, Vice Chairman (Fire Marshal)  
Michelle Hirst (for Growth Services Director)  
Jody Kirkman (Utilities Director)  
Michael Savage (Building Safety Director)

**OTHERS PRESENT:** Russell Ward (Legal)  
Joanna Coutu (Planning/Zoning)  
Chris Rison (Planning/Zoning)  
Arthur Hall (Planning/Zoning)  
Kenneth Odom (Planning/Zoning)  
Ken Weyrauch (Planning/Zoning)  
Susan Heyen (Parks)  
Don Atwell (Office of the County Engineer)  
James Hulsey (Office of the County Engineer)  
Chris Zeigler (Office of the County Engineer)  
Bert Yancey (Office of the County Engineer)  
Carla Sansone (Office of the County Engineer)  
Sindy Sato (Office of the County Engineer)  
Linda Goles (Office of the County Engineer)

---

Tracy Straub called the Development Review Committee to order at 9:00 a.m.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT THE FOLLOWING MINUTES: None**
- 4. PUBLIC COMMENT: None**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

*Empowering Marion for Success*

[www.marioncountyfl.org](http://www.marioncountyfl.org)

- 5.1 **ON TOP OF THE WORLD CANDLER HILLS WEST ASHFORD & BALFOUR - PRELIMINARY PLAT**  
**9275 SW 80TH ST OCALA**  
**Project #2020080076 #25427 Parcel #35300-000-00**  
**Tillman & Associates Engineering**
- 5.2 **ON TOP OF THE WORLD LONGLEAF RIDGE PHASE 3 - PRELIMINARY PLAT**  
**9275 SW 80TH ST OCALA**  
**Project #2020090096 #25573 Parcel #35300-000-00**  
**Tillman & Associates Engineering**

**Motion by Jody Kirkman to approve the consent agenda, seconded by Ken McCann**  
 Motion carried 5-0

6. **SCHEDULED ITEMS:**

- 6.1 **LIEDEL PROPERTY, JEROD - WAIVER REQUEST**  
**9997 NE 33RD AVE ANTHONY**  
**Project #2020110001 #25838 Parcel #14376-000-00**  
**Jerod Liedel**  
**LDC 2.16.1.B(10) - Family Division**

CODE states 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, provided that the tract divided and the remaining parent tract are at least one acre in size. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests waiver to divide the property with approximately 4.5 acres going to his brother.

**Motion by Ken McCann to approve subject to providing the minimum 40 foot easement and working with the Office of the County Engineer on the right-of-way items as discussed, seconded by Jody Kirkman**

Motion carried 5-0

- 6.2 **SPRUCE CREEK GOLF & COUNTRY CLUB @ S US HWY 441 - WAIVER REQUEST**  
**13601 DEL WEBB BLVD SUMMERFIELD**  
**Project #2002100024 #25854 Parcel #6100-001-003**  
**Bob Moody, Lisa Palmer - Spruce Creek Golf & Country Club**  
**LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

**LDC 6.13.4 - Stormwater Quantity Criteria**

CODE describes methodologies, design storms, discharge conditions, recovery, and infiltration.

APPLICANT requests a community wide blanket waiver for stormwater for having impervious coverage in excess of 3,385 square feet, which is the permitted design criteria identified in the subdivision improvement plans. With this waiver, the homeowners would still need to submit engineering and stormwater mitigation with

## **SPRUCE CREEK GOLF & COUNTRY CLUB @ S US HWY 441 CONTINUED**

their application to the Building Department. Individual waiver requests will be subject to HOA acknowledgement that exceedance on individual lots will be Addressed by compensatory controls, duly reviewed and approved by the HOA. Individual lots seeking relief under this blanket waiver will affix pre-determined qualifying language to the plans to confirm HOA acceptance and approval.

**Motion by Tracy Straub to approve the waiver for the overall major site plan and stormwater quantity criteria for the individual residential lots (not any commercial, clubhouse, etc type design), not to exceed 5,000 square feet, for a one year time period, and to be evaluated at the end of that year, seconded by Michael Savage**

Motion carried 5-0

### **6.3 MORTGAGE SOLUTIONS & INVESTMENT PROPERTIES PID #9013-0149-03 - WAIVER REQUEST**

**SILVER SPRINGS SHORES UNIT 13 BLK 149 LOT 3  
11 OAK PASS LOOP OCALA**

**Project #2020110059 #25864 Parcel #9013-0149-0 Permit #2020091794**

**Travis Aldana - Aldana Contracting**

**LDC 6.14.2.B(2)(a) - Wastewater Connection for New Single Family Residential**

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an on-site pumping station.

APPLICANT requests waiver because Marion County Utilities Department issued a letter on July 9, 2020 stating that sewage is outside of standard connection distance. The lot was purchased under the understanding that a standard septic system could be used. On September 8, 2020, a rejection letter was received from permitting stating that an extension is required.

**Motion by Jody Kirkman to allow a waiver in-lieu-of with the nitrogen reducing system, seconded by Michelle Hirst**

Motion carried 5-0

### **6.4 OLESNEVICH & COLE PROPERTY, MICHAEL & CYNTHIA - WAIVER REQUEST SADDLEBROOK EQUESTRIAN PARK LOT 24**

**953 NW 63RD CT OCALA**

**Project #2020110064 #25865 Parcel #21629-024-00**

**Michael Olesnevich**

**LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to build a 80' x 60' barn (4,800 square feet) with a 24' x 24' (576 square feet) concrete pad on the side of the barn for a total of 5,376 square feet of additional impervious area.

**OLESNEVICH & COLE PROPERTY, MICHAEL & CYNTHIA CONTINUED**

**Motion by Tracy Straub to approve the waiver to allow up to 10,311 square feet of impervious coverage with the letter from the HOA acknowledging acceptance of the additional stormwater, seconded by Michelle Hirst**

Motion carried 5-0

**6.5 KETTNER PROPERTY, DEAN & CATHY - WAIVER REQUEST  
OAK RUN THE PRESERVE UNIT A BLK C LOT 8**

**11684 SW 78TH CT OCALA**

**Project #2020110065 #25866 Parcel #7015-003-008 Permit #2020102708**

**Cathy Kettner**

**LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to install approximately 17' x 10' (170 square feet) rear patio. Original permit request for 17' x 40' concrete slab has now been changed to only 17' x 10', which has been approved by the Oak Run HOA via the Acknowledgement and Acceptance of Additional Stormwater letter.

**Motion by Tracy Straub to approve the waiver with the HOA acknowledgement and acceptance of additional stormwater, seconded by Ken McCann**

Motion carried 5-0

**6.6 SAMUEL PROPERTY, RAPHAEL & ANDREA - WAIVER REQUEST**

**Project #2020090051 #25867 Parcel #35814-006-00**

**No One Present**

**LDC 2.16.1.B(10) - Family Division**

CODE states 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, provided that the tract divided and the remaining parent tract are at least one acre in size. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests waiver to divide property with 2 acres to the brother and 2 acres to the son.

**Refer to motion in Item 6.7**

**6.7 CARTER PROPERTY, CHARLES & PATRICIA - WAIVER REQUEST**

**JB RANCH SUBDIVISION PHASE 1 LOT 345**

**9061 SW 62ND TERRACE RD OCALA**

**Project #2020110066 #25868 Parcel #35700-000345**

**No One Present - Yandle's Splash Time Pools**

**LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

**CARTER PROPERTY, CHARLES & PATRICIA CONTINUED**

APPLICANT requests waiver to add a 34' x 20' (680 square feet) pool. The property allows 3,542 square feet of impervious area coverage and the proposed project will add an additional 392 square feet to the impervious area.

**Motion by Tracy Straub to table Item 6.6 Samuel Property & Item 6.7 Carter Property until a meeting can be arranged that suits the applicants' schedule, seconded by Jody Kirkman**

Motion carried 5-0

**6.8 JSC CONTRACTING PROPERTY - WAIVER REQUEST  
10771 SE MARICAMP RD OCALA  
Project #2008060014 #25869 Parcel #37674-000-00  
Cory Calano - JSC Contracting  
LDC 2.20.1.C(7) - Minor Site Plan**

CODE states improvements related to bona fide agricultural uses that meet the requirements of this section of Code do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only.

APPLICANT requests waiver to replace a 30' x 50' (1,500 square feet) storage building with a 40' x 60' (2,400 square feet) storage building. The impervious area on site remains less than 9,000 square feet.

**Motion by Tracy Straub to table until the applicant can return within 6 months, seconded by Michelle Hirst**

Motion carried 5-0

It was the consensus of DRC for the applicant to meet with the Building and Zoning Departments for more information on the requirements of placing the storage building on this parcel.

**6.9 ENGELHARDT PROPERTY, KRISTOFER & KELLY - WAIVER REQUEST  
6665 NE 25TH AVE OCALA  
Project #2008080013 #25871 Parcel #14863-002-00 Permit #2020111618  
Kristofer Engelhardt  
LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver because the proposed 50' x 84' (4,200 square feet) pole barn makes the impervious area over the 9,000 square feet allowed.

**Motion by Tracy Straub to approve the waiver to the major site plan subject to working with Stormwater to provide the appropriate controls, a permit inspection hold will be in effect until a sketch of the proposed controls are provided and approved, a final hold will be in effect until a final inspection occurs noting that all disturbed areas must have established vegetative cover, a final sketch is to be provided noting the horizontal extents and volume capacity of the stormwater**

**ENGELHARDT PROPERTY, KRISTOFER & KELLY CONTINUED**

**controls, and also subject to working with Zoning on appropriate setbacks, seconded by Jody Kirkman**

Motion carried 5-0

**6.10 OAK TRACE VILLAS PHASE 2 - MAJOR SITE PLAN  
KINGSLAND COUNTRY ESTATES UNIT 1 PORTION TRACT A  
Project #2020030100 #24826 Parcel #3501-100-015  
Michael Radcliffe - Radcliffe Engineering**

Resubmittal comments review. Applicant did not meet with staff.

**LDC 6.15.4.A(8)(a) - Water Distribution System Loop Mains**

CODE states a 6-inch looped connection shall be required in cul-de-sac areas and low density residential projects, unless a smaller looped connection is authorized by MCUD.

APPLICANT requests waiver to allow 4 inch pipe branch lines due to lower demand. The 8 inch water lines have excess capacity for the small number of service connections. The existing MCU 8 inch water line will remain to feed the 4 inch lines.

**Motion by Jody Kirkman to accept the waiver based on the hydraulic results if the 4 inch will actually support this. If the hydraulic analysis supports it, then it will be allowed, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria for Dry Retention System**

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 shall have sodded side slopes and bottoms.

APPLICANT requests waiver for DRA 2.0 to be 6.7 feet deep with 3:1 side slopes and sodded bottom due to DRA redesign required by SWFWMD in order to comply with the 100 foot setback from public water well. No pavement is directly connected and minimum length of shallow swale flow is 115 feet prior to entering the DRA. DRAs are privately maintained.

**Motion by Tracy Straub to approve the waiver for the stormwater quality dry retention system depth to no greater than 6.7 feet, seconded by Michael Savage**

Motion carried 5-0

**Motion by Tracy Straub to resubmit within 10 working days and acknowledging all the remaining comments, seconded by Ken McCann**

Motion carried 5-0

**6.11 STROUDS LANE FARM - AGRICULTURAL LOT SPLIT  
4000 NW 165TH ST REDDICK  
Project #2020110022 #25809 Parcel #06219-000-00  
Bob Wilson - Wilson & Williams; David Hirst**

Initial comments review. Applicant met with staff on December 3, 2020.

**STROUDS LANE FARM CONTINUED****LDC 2.16.1.B(8)(g) - Agricultural Lot Split 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 requests waiver because the only common area is a mutual drive which is subject to a mutual easement and maintenance covenant.

**Motion by Tracy Straub to approve the waiver to the establishment of a County MSBU subject to a mutual easement and maintenance covenant between the private property owners, seconded by Michelle Hirst**

Motion carried 5-0

**LDC 2.16.1.B(8)(e) - Agricultural Lot Split: Lot Access**

CODE states each lot shall front on a paved private road or an easement and shall meet the minimum driveway spacing requirements established in this Code.

APPLICANT requests waiver because although Parcel 3 of the proposed agricultural lot split will have primary access via common easement, the owner still requests supplemental or additional access, if needed, on NW 165th Street for agricultural or service use.

**Motion by Tracy Straub to approve a driveway for Parcel 3 onto NW 165th Street as well as the internal road subject to all the driveway permitting, seconded by Michael Savage**

Motion carried 5-0

**6.12 COMMERCIAL RETAIL STORE @ CR 200A - MAJOR SITE PLAN**

**Project #2020050011 #25495 Parcel #14795-001-00**

**Daniel Young - CHW**

Resubmittal comments review. Additional waiver requested.

**LDC 6.8.3.D - Trees Conflict with Overhead Utilities**

CODE states trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.

APPLICANT requests waiver because overhead utilities exist along the roadway and the required shade trees would conflict. An allowance for smaller trees is being requested where shown on the plan.

**Motion by Jody Kirkman to accept the waiver in-lieu-of allowing the trees to meet the ornamental requirements by Code subject to staff's approval, seconded by Ken McCann**

Motion carried 5-0

## **COMMERCIAL RETAIL STORE @ CR 200A CONTINUED**

### **Motion by Tracy Straub to acknowledge all remaining comments and resubmit in 5 business days, seconded by Jody Kirkman**

Motion carried 5-0

#### **6.13 GOLDEN OCALA WORLD EQUESTRIAN CENTER VETERINARY CLINIC - MAJOR SITE PLAN**

**8309 NW 15TH LOOP OCALA**

**Project #2019120090 #24435 Parcel #21068-001-01**

**George Horton - Tillman & Associates Engineering**

1. At DRC February 23, 2020, a motion was made for the Vet Clinic to commence improvements prior to plan approval and the as-builts were to be submitted for the Vet Clinic only prior to the full build-out of the World Equestrian Center.
2. At DRC November 9, 2020, a motion was made for the overall World Equestrian Center major site plan #23499 that any individual holds, subject to final construction approvals, be moved to the Vet Clinic AR #24435 or two years from today, whichever comes first. This motion allowed the overall World Equestrian Center major site plan to move forward and all pertinent holds were moved to the Vet Clinic.
3. Staff recommends reconsideration of the February 23, 2020 waiver, to acknowledge that the Vet Clinic major site plan has been approved and that as-builts are to be provided at Vet Clinic project close out.

#### **LDC 2.21.3.C - Commence Improvements Prior Plan Approval**

CODE states upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests waiver to release building permit holds for Veterinary Clinic prior to DRC approval of the modified Major Site Plan for the overall WEC project.

#### **LDC 2.21.1.A - Major Site Plan**

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to allow as-built submittal for site certification of completion for the Vet Clinic prior to the full build-out of World Equestrian Center.

### **Motion by Tracy Straub to reconsider the February 23, 2020 waiver, seconded by Jody Kirkman**

Motion carried 5-0

### **Motion by Tracy Straub to approve that the Vet Clinic as-builts are to be provided with Vet Clinic project close out, seconded by Ken McCann**

Motion carried 5-0

**6.14 ON TOP OF THE WORLD CANDLER HILLS WEST ASHFORD & BALFOUR - IMPROVEMENT PLAN****9275 SW 80TH ST OCALA****Project #2020080076 #25428 Parcel #35300-000-00****Jon Phillips, David Tillman - Tillman & Associates Engineering**

Resubmittal comments review. Applicant did not meet with staff.

**LDC 6.8.10.C(3)(a) - Minimum Shade Tree Size**

CODE states shade trees shall have a minimum caliper of 3.5 inches.

APPLICANT requests waiver to allow 2 inch caliper trees to meet requirements because trees are internal to the development and the applicant has a documented record of providing trees and landscape well above code minimum.

**Motion by Ken McCann to allow the 2 inch caliper trees to meet the requirements of the Code subject to being internal to the development, seconded by Jody Kirkman**

Motion carried 5-0

**LDC 6.8.6 - Buffers**

CODE states it is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT requests waiver to defer the installation of buffers along future SW 92nd Court Road and SW 80th Street until future road construction.

**Motion by Jody Kirkman to accept the waiver and defer installation of buffers along SW 92nd Court Road and SW 80th Street until future road construction, seconded by Tracy Straub**

Motion carried 5-0

**6.15 ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 1C - PRELIMINARY PLAT****8575 SW 80TH ST OCALA****Project #2020110028 #25817 Parcel #35300-000-17****Cameron Hines - Tillman & Associates Engineering**

Initial comments review. Applicant met with staff on December 3, 2020.

**LDC 6.12.9.K - Centerline Radii**

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 to reduce design speeds to a minimum of 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

**Motion by Tracy Straub to approve subject to the appropriate signage, seconded by Jody Kirkman**

Motion carried 5-0

**ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 1C CONTINUED****Motion by Tracy Straub to resubmit within 10 business days and acknowledgement of all the other comments, seconded by Michael Savage**

Motion carried 5-0

**6.16 ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 1C - IMPROVEMENT PLAN8575 SW 80TH ST OCALA****Project #2020110028 #25818 Parcel #35300-000-17****Cameron Hines - Tillman & Associates Engineering**

Initial comments review. Applicant met with staff on December 3, 2020.

**LDC 6.12.12.A - Sidewalks**

CODE states 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.

APPLICANT requests waiver because a sidewalk is not required per the master On Top of the World cross section. In-lieu-of sidewalks, On Top of the World Communities provides multi-modal paths & pedestrian facilities outside of the residential pods.

**Motion by Tracy Straub to approve a waiver not requiring sidewalk installation particular to this unit, seconded by Michael Savage**

Motion carried 5-0

**LDC 6.8.10.C(3)(a) - Minimum Shade Tree Size**

CODE states shade trees shall have a minimum caliper of 3.5 inches.

APPLICANT requests waiver to allow 2 inch caliper trees to meet requirements because trees are internal to the development and the applicant has a documented record of providing trees and landscape well above code minimum.

**Motion by Ken McCann to approve the use of the 2 inch caliper trees subject to being internal to the development, seconded by Jody Kirkman**

Motion carried 5-0

**LDC 6.8.6 - Buffers**

CODE states it is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT requests waiver to defer the installation of buffers along future SW 92nd Court Road until future road construction.

**Motion by Tracy Straub to defer the installation of buffer along SW 92nd Court Road until such time as that road's construction, seconded Jody Kirkman**

Motion carried 5-0

**ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 1C**

**Motion by Tracy Straub to resubmit within 10 business days and acknowledge all remaining comments, seconded by Michael Savage**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**

**9.1** Tracy Straub stated that DRC has a chairman appointed by the County Administrator and an empty seat for Growth Services. It was agreed that the alternate serves until such time as a Growth Services Director is appointed.

**10. ADJOURNED: 10:29 a.m.**

---

Tracy Straub, Chairman

Attest:

---

Carla Sansone,  
Development Review Coordinator