



Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 31, 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)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (911)
Linda Blackburn (Legal)
Don Watson (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:**3.1. March 24, 2025****Motion by Chuck Varadin to adopt the minutes, seconded by Ken McCann**

Motion carried 5-0

4. PUBLIC COMMENT: None**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL: None****6. SCHEDULED ITEMS:****6.1. SMA - Marion Oaks Facility - Waiver Request to Major Site Plan in Review****3590 SW 137th Loop Ocala****Project #2025010044 #32390****Parcel #8001-0247-01 & 8001-0252-01****Davis Dinkins Engineering****LDC 6.13.2.A(3) - Minimum requirements**

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used

instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

Applicant withdrew this waiver**LDC 6.13.3.D(2) - Types of stormwater management facilities**

CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility.

APPLICANT states at the design high water level, the berm would be over five feet wide. This is a similar waiver granted for Advanced Auto Marion Oaks (AR#30435).

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

Motion carried 5-0

LDC 6.12.12 - 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 states sidewalks are not required for the r/w along SW 137th Loop and SW 27th Circle per section 6.12.12 because they are classified as subdivision local.

Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

6.2. Concrete 52x26 - Waiver Request to Major Site Plan

4596 SE Maricamp Rd Unit 2 Ocala

Project #2024080002

#31848

Parcel #3134-001-001

Permit

#2024042416

MCA Consulting Engineers

This item was denied by DRC on 8/12/24. The applicant is requesting to be reheard for clarification.

LDC 2.21.1.A(1) - Major Site Plan - Denied by DRC on 8/12/24

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 major site plan for review for rejection comments on permit 2024042416 for 52x26 concrete pad for food truck seating.

Applicant pulled this waiver for a later date

- 6.3. Baseline Road Industrial - Waiver Request to Major Site Plan in Review**
6259 SE 78th St Ocala
Project #2024050052 #32452 Parcel #37490-000-00
Kimley Horn & Associates

LDC 6.13.6.A(3)(c) - Stormwater quality criteria

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 and sodded bottoms.

APPLICANT requests waiver to allow a stormwater pond depth of 7.5 feet. Similar pond depths have been approved on like-use projects in the County. Geotechnical borings do not indicate karst features area present in the pond excavation.

Motion by Steven Cohoon to table up to two weeks, seconded by Ken McCann
Motion carried 5-0

- 6.4. Melody Preserve - Mass Grading - Waiver Request to Mass Grading_**
Plan in Review
Melody Preserve
7945 SW 80th St Ocala
Project #2024100025 #32435 Parcel #35300-000-15 & 35474-000-00
On Top of the World Communities

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.

APPLICANT requests DRA Maintenance Berm width to be 10 feet wide. DRAs will be privately owned and maintained. The 10-foot width will provide adequate space for operation and maintenance.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin
Motion carried 5-0

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 states the PUD plan and rezoning for this project were

approved at the March 18, 2025 BOCC meeting. We are requesting approval of the mass grade plan prior to final approval of the PUD plan by the DRC

Motion by Chuck Varadin to approve the waiver request with the understanding that all work being done is at the developers own risk, seconded by Steven Cohoon

Motion carried 5-0

6.5. Estela Living-Sabana Farms - Improvement Plan - Revised Landscape Plans Only

**Project #2024060071 #31716
Tillman & Associates Engineering**

The Improvement Plan was approved by the County Engineer on 2/11/25, however, it was realized later there were significant tree issues with revisions need to the landscape plans due to a field inspection. Susan Heyen directed the applicant to re-submit to DRC so the changes could be documented and approved. In reviewing, Ms. Heyen also found some math errors in the calculations. Revised landscape plans were resubmitted and received Susan's approval of the corrections.

Motion by Steven Cohoon to approve the waiver request with the understanding that any update to landscaping applicable to changing in the DRA's should be submitted as an as-built revision, seconded by Chuck Varadin

Motion carried 5-0

6.6. Heritage Oaks - Waiver Request to Preliminary Plat in Review

**16209 SE 73rd Ave Summerfield
Project #2023080054 #30723 Parcel #48347-000-00
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 to allow the proposed preliminary plat plans to be approved consistent with the proposed PUD modification that is currently under review.

Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage

Motion carried 5-0

- 6.7. **Bel Lago North Hamlet Residential - Waiver Request to Preliminary Plat_**
in Review
Arbor Springs Subdivision Phase 3
Project #2004120076 #31019 Parcel #40754-000-00
Tillman & Associates Engineering

LDC 2.12.25 - Marion Friendly Landscape Areas

CODE states indicate the locations of all required Marion Friendly Landscape Areas (MFLA). For Master Plan, a statement which acknowledges that MFLA will be included in future submittals may satisfy this requirement.

APPLICANT requests waiver to use drainage easements around DRAs 2, 3, 4, & 5 as well as the rear 75 feet of Tracts D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, & S for MFLA calculations. Notes to be provided on plans and HOA docs to be provided.

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

LDC 6.6.6(8) - Open Space

CODE states constructed stormwater facilities of any kind are prohibited within areas designated as natural open space.

APPLICANT requests waiver to have DRAs in Tracts behind lots and use DRAs as open space.

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

- 6.8. **Stokes Electric-Major Site Plan - Waiver Request to Major Site Plan in**
Review
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio 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 not install sidewalks as no sidewalks are in this area.

Motion by Steven Cohoon to approve the wavier request subject to paying the fee in lieu of for NW Gainesville Road only, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.7.B(2) - Geotechnical criteria

CODE states Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. APPLICANT states this site had soil borings tested at the time of the master drainage plan design and they fall within the future DRA expansion. A waiver is requested to use the existing soil boring tests since they do fall within the DRA expansion for the entire development. Soil borings are consistent throughout the site.

Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

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

CODE states the development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. APPLICANT requests waiver to allow the commencement of construction prior to major site plan approval and approve early site work permit. Only earthwork is requested with this waiver and this construction is at the developer's risk.

Motion by Ken McCann to approve the waiver request with the understanding that this is for earthwork only and all work being done is at the developers own risk, seconded by Michael Savage

Motion carried 5-0

The following item is at the discretion of the county engineer. It is being processed as a deviation request.

LDC 6.11.4.B(1) & (2) - Access management

CODE states Cross Access (Parallel Access). (1) 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. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT states based on overall master stormwater design and existing conditions, cross access cannot be provided due to stormwater requirements and impacts.

This waiver will remain under the jurisdiction of the County Engineer

6.9. Manalo - Waiver Request to Major Site Plan

7081 NE 22nd Court Rd Ocala
Project #2025030058 #32638 Parcel #1481-002-000 Permit
#2025031009
Mills Construction & Improvements

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 to build a 1,612-square foot barn on property which will put the property over the allowed impervious coverage, with the existing and proposed improvements, over by 7,479 square feet requiring 6,856 square feet of runoff storage.

Motion by Steven Cohoon to approve the waiver request subject to attempting to meet the following conditions 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Tony Cunningham

Motion carried 5-0

6.10. William Geraty - Waiver Request to Major Site Plan

5906 SW 172ND Loop Ocala
Project #2025030051 #32629 Parcel #8006-0635-06 Permit
#2025030515
Les Wade Pools

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 retention area for new pool and deck.

Motion by Steven Cohoon to approve the waiver request subject to attempting to meet the following conditions 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Ken McCann

Motion carried 5-0

6.11. HDC - Waiver Request to Major Site Plan

11050 SE 176TH Place Rd Summerfield
Project #2025030049 #32626 Parcel #6200-001-000 Permit
#2025031261
Roxanne Neeley

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 20-foot by 12-foot shed. HDC going over impervious.

Motion by Steven Cohoon to approve the waiver request subject to the next addition to the property having supporting calculations to show supporting calculations that there is sufficient capacity in the DRA, seconded by Ken McCann

Motion carried 5-0

6.12. Water Main Connection (Well Request) - DRC Waiver Request

13242 SE 109TH TER Ocklawaha
Project #2025030059 #32640 Parcel #4551-006-010 Permit
#2025030267
Bitter Bridget

LDC 6.14.2.B(1)(a) - Water main connection

CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a

connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver as out of pocket estimate for WME is \$40,000. This cost is out of budget on approved mortgage to complete residence. We purchased this property with the intent to install a well. No parcel in Lake Weir Village has County water.

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

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for March 31, 2025
Marion County Growth Services Department**

9. OTHER ITEMS:

DRC Committee talked about the Monday April 24, 2025 DRC Agenda as this meeting is after a holiday.

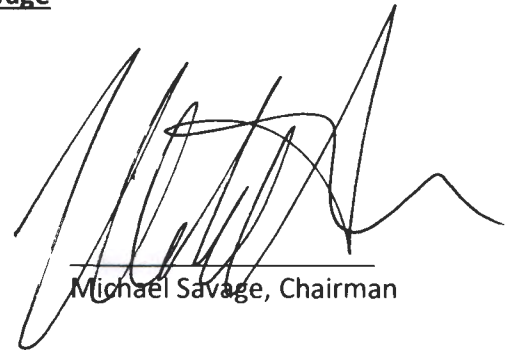
Motion by Steven Cohoon to keep the calendar as it is currently adopted, seconded by Tony Cunningham

Motion carried 5-0

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

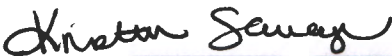
Motion carried 5-0

10. ADJOURN: 10:39am



Michael Savage, Chairman

Attest:



Kristen Savage
OCE Customer Service Specialist