



Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 7, 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)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Dane Scott (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. September 30, 2024

Motion by Jody Kirkman to approve the minutes, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Corta Commons - Major Site Plan

Project #2024020064 #31416

MJ Stokes Consulting

5.2. Estela Living-Sabana Farms - Preliminary Plat

Project #2024060071 #31715

Tillman & Associates Engineering

5.3. Ocala Spec Building #2 (HFL2) (Revision to 26764) - Major Site Plan

Project #2021010099 #31672

Langan Engineering and Environmental Services

5.4. Smalls Sliders SR200 - Major Site Plan

Project #2024070043 #31802

Davis Dinkins Engineering

5.5. William Breitenbach - Waiver Request to Major Site Plan

5274 SW 88th Pl Ocala

Project #2024090046 #32032 Parcel #35621-009-02

Permit #2024090040

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 a new swimming pool and deck.

Motion by Ken McCann to approve items 5.1 through 5.5 on the consent agenda, seconded by Jody Kirkman

Motion carried 5-0

6. SCHEDULED ITEMS:**6.1. Major Site Plan for Hwy 200 Storage Facility - Waiver Request to Major Site Plan in Review****Project #2023110100 #30898****Parcel #3501-100-013, 3501-100-007, 3501-700-301****Abshier Engineering****LDC 6.13.7.B(1) - Geotechnical Criteria** - Approved 4/8/24**LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria** - Approved 4/8/24**LDC 6.12.12.D - Sidewalks** - Approved 4/8/24

The following waivers were approved on 4/8/24. The applicant is requesting discussion based on recent staff comments and meeting with staff on 10/3/24.

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 waiver for the east buffer because the owner requests no wall be required. There is already an existing wall 8-10 feet tall. We have worked with staff to provide a palm tree and clumping bamboo buffer that will provide a better buffer than what code required. Staff was concerned that there was not room for large trees. The owner is requesting some credit towards his tress fund payment.

LDC 6.8.6.I - Buffers

CODE states Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities.

APPLICANT requests waiver for the north buffer because existing power lines prevent trees in this area. Request only understory trees be used.

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 for the DRA because the DRA is up against the C-Type roadside buffer. No large trees can be planted because of power lines. C-Type buffer provides sufficient screening.

No motion made, Applicant was seeking clarification.

**6.2. USREO Replat Lot 3 - Waiver Request to Order of Plan Approval
6455 NW 1ST AVE Ocala
Project #2024090051 #32026 Parcel #1471-024-003
Majestic Homes of Florida**

This item was denied by DRC on 9/30/24. Applicant requests to be reheard.

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 a waiver to skip preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

Motion by Steven Cohoon to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Jody Kirkman to approve the waiver request subject to the applicant submitting a revised site plan showing two half acre lots rather than four quarter acre lots and providing lot detail information ordinarily required for the Preliminary Plat in the Final Plat submittal, seconded by Chuck Varadin

Motion carried 5-0

**6.3. Extension of Home to Include Lanai Bath - Waiver Request to Major Site Plan
2712 SW 140th Loop Ocala
Project #2024090013 #31971 Parcel #8001-0282-02
Marquez Barbosa Jose R**

This item was tabled on 9/16/24 and denied on 9/23/24 due to the applicant not being in attendance.

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 due to going over the impervious for a 3 foot 5-inch-wide by 16-inch-long concrete slab next to existing concrete.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Jody Kirkman 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 Ken McCann

Motion carried 4-0

- 6.4. Dimovski Duplexes 2024 - Waiver Request to Minor Site Plan in Review
45 Juniper Pass All Units Ocala
Project #2024070025 #31762 Parcel #9025-0639-01
Branko Dimovski**

LDC 6.5.4.A - Environmental Assessment for Listed Species

CODE states an EALS/EALS-ER shall be submitted to the Office of the County Engineer concurrent with a corresponding development review application as provided in Article 2. In the event an EALS/EALS-ER is submitted prior to a development review application, the EALS shall be submitted directly to Zoning. APPLICANT requests waiver because 1) The US Fish & Wildlife Services has taken the Gopher Tortoise off the endangered species list. What purpose does it serve to protect an animal that is not endangered? 2) My family has owned this property since 2003, there are no tortoises and I have the grass cut on the property. 3) In 2019, I had cleared the land for a duplex I was planning to build (Permit# 2019062282), but did not proceed.

Motion by Jody Kirkman to deny the waiver request, seconded by Michael Savage

Motion carried 5-0

- 6.5. Portion of NW 54th Ct to be Closed - Road Closing / Abrogation
5591 W Hwy 318 Reddick
Project #2024090073 #32046 Parcel #03101-000-00
CHW**

The Petitioner is requesting to abrogate that certain portion of NW 54th Court between PID #03101-000-00 and PID # 03114-000-00.

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

Motion carried 5-0

- 6.6. Abrogate that Certain Portion of the 20' Wide DROW - Road Closing / Abrogation
4320 SE 53rd Ave Unit A, Ocala
Project #2024090076 #32047 Parcel #3138-001-005
Thomas Jay C Trust**

The Petitioner is requesting to abrogate that certain portion of the 20' wide DROW lying between and adjacent to Lots 5 & 6, Block A and that certain portion the 30'

wide DROW lying west of and adjacent to Lot 6, Block A, Cedar Shores Industrial Park, Plat Book U, Page 51.

Motion by Steven Cohoon to approve subject to holding the North line of the 30-foot easement to the North having everything east of that property be abrogated with an easement to remain for Marion County with ingress and egress, seconded by Jody Kirkman

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. 184 Marion Oaks Blvd LLC - Conceptual Plan**
Project #2024090019 #31987 Parcel #8002-003-000
Davis Dinkins Engineering

Motion by Jody Kirkman to table for one week, seconded by Ken McCann

Motion carried 5-0

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Michael Savage to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN: 10:07am

Michael Savage, Chairman

Attest:

Kristen Savage
OCE Customer Service Specialist