



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 22, 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)
Doug Hinton for Steven Cohoon (County Engineer)
Cheryl Martin for Chuck Varadin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Heather Ringo (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. April 15, 2024

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

Motion carried 5-0

4. PUBLIC COMMENT: None**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL****5.1. Heagy Burry Boat Ramp Improvements (Revision to 30905) - Major Site Plan Revision**

Project #2014030034 #31296

Kimley-Horn & Associates

5.2. Clark Residence Pool - Waiver Request to Major Site Plan

7525 NE 22ND Court Rd Ocala

Project #2024040041 #31414

Parcel #1481-012-000 Permit #2024033295

Yandles Splash Time 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 states impervious area allowed is 4,800 square feet. The home is already at 4,366 without the driveway. The pool area will add 905 square feet. The HOA has approved the additional water runoff impervious.

5.3. Waterman - Waiver Request to Major Site Plan

7129 SW 179TH Court Rd Dunnellon

Project #2024040040 #31413

Parcel #34546-144-00 Permit #2024032502

Community Builders

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 states installing a inground concrete pool with pavers around deck. We are 257.994 square feet over impervious allowance. Waiver is for allowance.

5.4. 8010-0976-02 Water Main Extension - Waiver Request to Water Main Extension

13188 SW 65th Circle Ocala
Project #2024040049 #31423
Parcel #8010-0976-02 Permit #2024021099
Dala Developments

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT states Water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$5K capital connection fee as this is part of a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

5.5. Berenyi Kevin S - Family Division Waiver Request

Project #2021080156 #31412 Parcel #32035-000-00
Berenyi Judith

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. 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. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests a waiver to LDC 2.16.1.B(10) - Family Division - My parent (mother) would like to move her residency to this proposed 1-acre division so that our family could stay together and help each other.

**5.6. Juan Godinez & Natalia Godinez - Family Division Waiver Request
Project #2021110108 #31399 Parcel #44738-000-00
Godinez Juan**

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. 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. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests a waiver to LDC 2.16.1.B(10) - Family Division to give 3 acres to my brother.

**Motion by Jody Kirkman to approve items 5.1 through 5.6 on the consent agenda,
seconded by Ken McCann**

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Ring Power Expansion - Waiver Request to Major Site Plan in Review
6200 N US Hwy 441 Ocala
Project #2022030278 #30211
Parcel #13358-001-00, 13358-000-00,
13448-000-00
Kimley-Horn & Associates**

LDC 6.8.8.B - Building landscaping

CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT states there is a parking lot directly in front of the building and are no plant beds, preventing the ability to plant 60 percent of the building length. A 5-foot landscape buffer will be proposed instead, on the other side of the road.

Motion by Jody Kirkman to approve the waiver request, seconded by Cheryl Martin

Motion carried 5-0

6.2. Golden Ocala - WEC North Training Fields Phase 2 - Waiver Request to Major Site Plan in Review

Project #2024010079 #31106 Parcel #21068-002-00
Tillman & Associates Engineering

LDC 2.21.1.A - 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.

APPLICANT requests waiver to the order of plan approval to allow site disturbance prior to Major Site Plan approval, subject to the owner moving forward at their own risk and to hold on final inspection until Site Plan is approved. Runoff and receiving facility are internal to project. Waiver previously approved for AR 30344.

Motion by Michael Savage to approve the waiver request subject to proceeding at the owners own risk, seconded by Jody Kirkman

Motion carried 5-0

LDC 2.12.8 - Current Boundary and Topographic Survey

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests waiver from current boundary and topo. Project is 36 acres amidst a 166 +/- acre parcel. Legal and sketch of description for project boundary shall be provided to Marion County prior to request for final inspection. Waiver previously approved for AR 30344.

Motion by Doug Hinton to approve the waiver request, seconded by Jody Kirkman

Motion carried 5-0

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 A) requesting approval for major storm system to include 15-inch RCP provided a hydraulic calculation concludes there is no adverse effect and is included in the stormwater report. B) requesting approval for storm piping 12 inches and under be approved for connections beyond the major storm system (i.e. yard and roof drains). Waiver previously approved for AR 30344.

Motion by Doug Hinton to approve the waiver request subject to providing the supporting calculations for the pipe sizes, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.7.C - Parking Areas and Vehicular Use Areas

CODE states A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

APPLICANT requests waiver to eliminate required landscape islands and relocate plantings in said islands due to vehicle maneuvering radius and high-profile truck and horse trailers. Waiver requested for more than 10 parking spaces in a row without islands. Required trees from islands will be relocated to the project perimeter.

Motion by Ken McCann to approve the waiver request subject to placing trees elsewhere in the project area as discussed, seconded by Michael Savage

Motion carried 5-0

LDC 6.7.4.A - Shade Trees

CODE states Shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests waiver since the site was previously calculated and submitted under AR 30344. Additionally, all new planted trees exceed the pre-development area ratio. Waiver previously approved for AR 30344.

Motion by Ken McCann to approve the waiver request, seconded by Jody Kirkman

Motion carried 5-0

LDC 2.12.24 Land Use Buffering/LDC 6.8.6 - Buffers

CODE states Show location and dimensions of required land use buffering.

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 from providing buffer types and sizes. Approved PUD Buffer Plan allows for no buffers between projects within the same Golden Ocala PUD boundary. Waiver previously approved for AR 30344.

Motion by Jody Kirkman to table until applicant can work with staff to resolve any issues, seconded by Ken McCann

Motion carried 5-0

LDC 2.12.18 - Trees

CODE states All trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species.

APPLICANT requests waiver since the site was previously calculated and submitted under AR 30344. In addition, no trees are being removed

Motion by Michael Savage to reaffirm the previous action on AR# 30344, seconded by Jody Kirkman

Motion carried 5-0

- 6.3. Addition to Existing Building - Waiver Request to Major Site Plan
14963 SE 140TH Avenue Rd Weirsdale
Project #2023110041 #30851 Parcel #49302-005-00
Brinton Construction Inc/Abshier Engineering Inc**

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 because they need addition on existing structure which would add a net overage of 2,644 square feet to impervious area. Impervious area on property is currently at 11,478 square feet.

Motion by Doug Hinton 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 as well as providing the dimension of the DRA, seconded by Jody Kirkman

Motion carried 5-0

- 6.4. Summer Tile LLC Pole Barn - Waiver Request to Minor Site Plan in Review
14630 S US HWY 301 Summerfield
Project #2023040004 #30559
Parcel #47558-001-00 Permit #2023082186
Gerson Santos**

Denied on 3/25/24 - This is a request to be reheard

LDC 6.8.6.K(3) - Buffers

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall

use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (3) 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 a waiver because the existing concrete pad extends from US Hwy 301 to front of house. Planting trees would hinder customer parking, fire rescue access, and handicap access.

Motion by Michael Savage to not rehear this item until all issues have been worked out with staff, seconded by Jody Kirkman

Motion carried 5-0

**6.5. MEPCO - Waiver Request to Minor Site Plan in Review
Project #2023110104 #30907 Parcel #23819-001-05
MCA Consulting Engineers**

LDC 2.20.1.A - Minor Site Plan

CODE states When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required.

APPLICANT states this project is part of a permitted stormwater system that is offsite. The subject property can be developed up to 85 percent of its area. The proposed design contains an impervious coverage that equals 66 percent of the site area.

Motion by Jody Kirkman to approve the waiver request, seconded by Doug Hinton

Motion carried 4-0

**6.6. Cherry Ridge Farms - Waiver Request to MSBU
705 E Hwy 329 Citra
Project #2024010047 #31054 Parcel #07810-000-00
Rogers Engineering**

LDC 2.16.1.B(8)(G) - 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 a waiver to provide an easement agreement for maintenance requirements and HOA documents.

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

Motion carried 5-0

6.7. Maro 111 - Standalone Waiver Request

Project #2024010045 #31313 Parcel #35770-055-05
JCH Consulting Group

LDC 6.7.8.D(1,2&3) - Protected Tree Replacement Requirements

CODE states Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.

APPLICANT requests waiver because tree locations will be located within sample area and all trees 30 inches and larger will be located within proposed residential development.

Motion by Jody Kirkman to approve the waiver request with understanding that the 1-acre area needs to be submitted and approved by staff before moving forward, seconded by Cheryl Martin

Motion carried 5-0

6.8. Ocala Crossings South Phase 3 - Waiver Request to Final Plat in Review

8767 SW 49th Avenue Rd Ocala
Project #2023010074 #31013 Parcel #35623-001-01
A.M. Gaudet & Associates/Mastroserio Engineering

LDC 6.4.4.A - Final Plat requirements

CODE states All plats shall comply with Ch. 177 FS and the requirements of this Code. They shall contain sufficient survey data to describe the boundary of the subdivision, each lot, block, tract, easement, right-of-way, and all other parcels shown on the plat.

APPLICANT states Pre-Plat shows 146 lots, Final Plat shows 147 lots. A waiver is requested to allow the 1 lot increase. The additional lot has paved roadway frontage, water, & sewer services.

Motion by Michael Savage to approve the waiver request, seconded by Doug Hinton

Motion carried 5-0

6.9. Woodridge South - Standalone Waiver Request

Project #2024030049 #31306 Parcel #14976-004-00
JCH Consulting Group

LDC 6.7.8.D(1,2&3) - Protected Tree Replacement Requirements

CODE states Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable

assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper.

APPLICANT requests waiver because tree locations will be located within sample area and all trees 30 inches and larger will be located within proposed residential development.

Motion by Jody Kirkman to approve the waiver request with understanding that the 1-acre area needs to be submitted and approved by staff before moving forward, seconded by Ken McCann

Motion carried 5-0

**6.10. Harmony Estates - Waiver Request to Preliminary Plat in Review
Project #2023120043 #30947 Parcel #47659-000-01
Rogers Engineering**

LDC 2.11.1. - Application requirements

CODE states Table 2.11-1, Application Requirements, provides a reference of the minimal requirements needed for: A comparable review, and/or, Information that may be required to move the application efficiently through the approval process. Requirements in this table may be cumulative to and/or dependent on other aspects of the application.

APPLICANT requests waiver to Topographic Survey, Environmental Assessment, Karst and Geologic Assessment, Trees, Traffic Impact Analysis, Drainage Analysis and natural features and maintenance/management statement as this project proposes no site improvements or disturbances to the existing site conditions.

Applicant withdrew waiver request.

**6.11. Greenway Estates - Waiver Request to Improvement Plan in Review
Project #2023040043 #31022 Parcel #36626-000-00
Radcliffe Engineering**

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 requests waiver to use one soil boring for the small drainage basin 5.0. Soil boring locations were estimated early on in the project and drainage retention

requirements were reduced during final design therefore placing the second boring outside of the DRA limits. Soils are well drained sands throughout the site and additional borings are expected to corroborate the same result.

Motion by Doug Hinton to approve the waiver request, seconded by Cheryl Martin

Motion carried 5-0

**6.12. Jams Golden Investments, LLC - Road Closing / Abrogation
Project #2021040059 #31435 Parcel #4207-100-001
Jams Golden Investments LLC**

The Petitioner is requesting to abrogate that certain portion of Carnation Street lying north and adjacent to Lot 1, Block 8, Bellevue Heights Estates Unit No. 7. This portion of road has never been opened or constructed.

Motion by Doug Hinton to deny based on recommendations by staff, seconded by Jody Kirkman

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Cheryl Martin to adjourn, seconded by Doug Hinton

Motion carried 5-0

10. ADJOURN: 10:13 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist