



Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 12, 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:

Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Jamie Waldron (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Chris Zeigler (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. August 5, 2024

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

Motion carried 4-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Highland Belleview East - Preliminary Plat
Project #2011080002 #30998
Tillman & Associates Engineering**

**5.2. Canopy Oaks - Fifth Third Bank - Major Site Plan
Project #2024020061 #31168
Tillman & Associates Engineering**

**5.3. Hudson Development - Major Site Plan
Project #1999001492 #30968
MCA Consulting Engineers**

**5.4. JF235 - Waiver Request to Major Site Plan
7781 SW 180th Cir Dunnellon
Project #2024070093 #31843
Parcel #34546-235-00 Permit #2024040285
Adams Homes of Northwest Florida**

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 as this subdivision only allows for 2,500 square feet of impervious. Proposed SFR is 2,909. They request a waiver for the allowance of additional 409 square feet.

- 5.5. JF261 - Waiver Request to Major Site Plan**
6698 SW 179th Avenue Rd Dunnellon
Project #2024070096 #31845
Parcel #34546-261-00 Permit #2024051032
Adams Homes of Northwest Florida

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 as this subdivision only allows 3,600 square feet of impervious. Proposed SFR is 4,186. They are requesting for allowance of the additional 586 square feet.

- 5.6. OS013I - Waiver Request to Major Site Plan**
4445 SW 90th Pl Ocala
Project #2024070090 #31839
Parcel #35623-09-013 Permit #2024021776
Adams Homes of Northwest Florida

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 as this subdivision only allows 3,242 square feet of impervious. Proposed SFR is 3,431. They are requesting for allowance of additional 189 square feet.

- 5.7. Water Extension Waiver 8004-0461-06 - Waiver Request to Water Main Extension**
16857 SW 29th Terrace Rd Ocala
Project #2024070074 #31815
Parcel #8004-0461-06 Permit #2024061269
Holiday Builders

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 an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

- 5.8. Water Extension Waiver 8004-0552-01 - Waiver Request to Water Main Extension**
1775 SW 168th Loop Ocala
Project #2024080006 #31854
Parcel #8004-0552-01 Permit #2024033347
Brite Building Group

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

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

APPLICANT requests waiver because 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 \$4,996.62 (per Resolution 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

- 5.9. WME Waiver for MO7 8007-1105-11 - Waiver Request to Water Main Extension**
13283 SW 30th Terrace Rd Ocala
Project #2024080005 #31851
Parcel #8007-1105-11 Permit # 2024063783
MGI Houses

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 corner but not across as is required by Code 6.14.2.A(3). 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 Unit 7/10.

Motion by Steven Cohoon to approve items 5.1 through 5.9. with the exception of 5.4., 5.5., and 5.7. which were pulled for discussion, seconded by Jody Kirkman

Motion carried 4-0

Motion by Steven Cohoon to approve items 5.4, and 5.5, seconded by Chuck Varadin

Motion carried 4-0

Motion by Jody Kirkman to approve item 5.7 with the understanding that the applicant's capital connection fee is \$4,996.62 not \$5,000,00, seconded by Ken McCann

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Union Corrugating - Waiver Request to a Major Site Plan**
490 Oak Rd Ocala
Project #2016120025 #31768 Parcel #9014-0044-01
Moorhead Engineering Company

Tabled on 8/5/24 for one week.

LDC 2.21.1.A(1) Major Site Plan

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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 as the existing site was developed in 1971 as a manufacturing facility. The building has been connected to both Marion County water and sanitary utilities, the building has a fire sprinkler system that is connected to Marion County water system as well. All stormwater runoff has been accounted for and drains to two different county WRA's. The proposed 3375 square feet warehouse will have on site water retention area for it.

Motion by Jody Kirkman to rehear, seconded by Steven Cohoon

Motion carried 4-0

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

Motion carried 4-0

- 6.2. Farm Credit Building Addition - Waiver Request to Major Site Plan in Review**
5075 NW Blitchton Rd Ocala
Project #2023080063 #31389 Parcel #21585-001-00
Davis Dinkins Engineering

This item is under the authority of the of the County Engineer. A deviation request is under review.

LDC 6.11.4.B(2) - Cross Access

CODE states 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 the site to the east is developed and does not provide cross access and the site to the west is proposed self-storage with drainage proposed on the SE portion preventing connection.

These items were tabled on 8/5/24, applicant was not in attendance. Applicant requests to be heard.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 4-0

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 as no significant changes have been made since field work was completed for survey in late 2022.

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

Motion carried 4-0

LDC 6.8.6.D - Buffers

CODE states Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering.

APPLICANT requests waiver to utilize existing vegetation on northern boundary as existing new is requested.

Motion by Chuck Varadin to approve the waiver request subject to maintaining the existing buffer vegetation as well as filling in any gaps, seconded by Steven Cohoon

Motion carried 4-0

LDC 6.12.12.A, B, & C - 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.

APPLICANT states US 27 is an FDOT section without sidewalks in this location and this was discussed with staff during conceptual review.

Motion by Chuck Varadin to deny the waiver request based on staff comments and the need for sidewalks in the area, seconded by Steven Cohoon

Motion carried 4-0

6.3. Channel Innovations Relocation - Waiver Request to Major Site Plan
Project #2024070016 #31758
Parcel #9023-0475-26 Permit #2024053360
Fincher Services

Tabled on 7/29/24 and 8/5/24, applicant was not in attendance.

LDC 2.21.1.A(1) - Major Site Plan

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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 concrete slabs. The site will be over the allowed 35 percent (7,013 square feet) per Marion County LDC. Total proposed new impervious area - 780 square feet.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 4-0

Motion by Steven Cohoon 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. Adena Golf - Waiver Request to Improvement Plan in Review
7510 NW 10th Court Rd Ocala
Project #2023080034 #30499 Parcel #14699-000-07
Tillman & Associates Engineering

LDC 2.18.4.C - Construction, completion, and close out

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests waiver for signed & sealed lot grading plans for each individual lot to be provided to Stormwater staff to review prior to issuance of Building Permit. The existing topography, trees and more importantly varying future unknown building footprints do not allow for conventional lot grading plans.

Motion by Steven Cohoon to approve the waiver request subject to signed and sealed lot grading plans being submitted and approved by stormwater staff prior to any building permit issuance, seconded by Chuck Varadin

Motion carried 4-0

**6.5. Racetrac Summerfield - Waiver Request to Major Site Plan in Review
Project #2008020043 #31043 Parcel #45976-000-00 & 46008-001-00
Mastroserio Engineering**

LDC 6.8.6.K(4) - Buffers

CODE states D-Type buffer shall consist of a 15-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 25 percent of the required buffer.

APPLICANT requests a waiver to provide 15-foot wide Type D buffer along the east and south property lines with the following criteria: 1. A 6-foot high opaque fence in lieu of a wall. 2. Utilize existing vegetation which is to be preserved and not to be disturbed. Where vegetation does not fill, infill landscape to be provided with similar plant material that is currently on-site. Buffer to be maintained in perpetuity.

Motion by Chuck Varadin to deny the waiver request, seconded by Jody Kirkman

Motion carried 4-0

**6.6. Dollar Tree International Expansion (Revision To 25768) - Major Site Plan
Revision
Project #2020100110 #30924
H+M Architects/Engineers**

This is a scheduled item in order to acknowledge staff comments from Fire.

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

Motion carried 4-0

**6.7. Concrete 52X26 - Waiver Request to Major Site Plan
4596 SE Maricamp Rd Unit 2 Ocala
Project #2024080002 #31848
Parcel #3134-001-001 Permit #2024042416
Prakash Brahmhatt**

LDC 2.21.1.A(1) - Major Site Plan

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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.

Motion by Steven Cohoon to deny the waiver request as this item needs to go through the Major Site Plan process, seconded by Jody Kirkman

Motion carried 4-0

7. **CONCEPTUAL REVIEW ITEMS:** None

8. **DISCUSSION ITEMS:** None

9. **OTHER ITEMS:** None

Motion by Chuck Varadin to adjourn, seconded by Steven Cohoon

Motion carried 4-0

10. **ADJOURN:** 9:48 am



Michael Savage, Chairman

Attest:



Brittney Murphy
OCE Customer Service Specialist