



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 8, 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)
Josh Kramer for Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Janet Warbach (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 1, 2024

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. **Golden Ocala WEC - Storage/Maintenance Building 2 Modification
(Revision to 30683) - Major Site Plan Revision
Project #2023090087 #31559
Tillman & Associates Engineering**

5.2. **Golden Ocala WEC - North Training Fields Phase 2 Modification
(Revision to 31106) - Major Site Plan Revision
Project #2024010079 #31637
Tillman & Associates Engineering**

5.3. **Ledey - Waiver Request to Major Site Plan
6181 SW 84th Place Rd Ocala
Project #2024060062 #31708
Parcel #35634-316-09 Permit #2024060212
Ledey Alain G**

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 10-foot by 20-foot awning.

5.4. **Joy Maxwell Row - Waiver Request for Family Division
4409 NW 120th St Reddick
Project #2024060053 #31698 Parcel #07363-000-00
David Maxwell**

LDC 2.16.1.B(10) - Division of Land

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 grandson 3 acres to build a house. Would also a separate driveway and not have to share the current driveway.

Motion by Ken McCann to approve items 5.1 through 5.4 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Major Site Plan for Marion Soccer Academy - Waiver Request to Major Site Plan in Review

**11638 S US HWY 301 Belleview
Project #2024020094 #31215 Parcel #39151-000-00
Abshier Engineering**

LDC 6.11.4.B - Cross Access

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 this site is to be used to teach children to play soccer. The fields will be AstroTurf and the facility gated to protect the fields. Traffic for adjacent parcels is a concern with all the children at the site. This is like a school or county park which are not required cross access for the same reason.

Motion by Steven Cohoon to deny the waiver request (this item is under the authority of the County Engineer), seconded by Chuck Varadin

Motion carried 4-1, with Michael Savage voting in opposition

LDC 6.8.7.A - Parking areas and vehicular use areas

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

LDC 6.8.7.D(2) - Parking areas and vehicular use areas

CODE states All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

LDC 6.8.7.E - Parking areas and vehicular use areas

CODE states Each row of parking spaces shall be terminated by a landscaped island.

APPLICANT states the parking areas are proposed to be grass. No 5-foot landscape strip or end of the parking row islands are needed. There are trees shown at the end of the parking areas.

Motion by Michael Savage to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.8.A. & B. - Building landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. 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 the only "building" proposed is a small bathroom. It is behind a cargo container that is 8 feet wide that will be used for storage and concession. No food to be cooked.

Applicant withdrew this waiver request

**6.2. Corta - Ocala West - Parcels 24 and 25 - Waiver Request to Final Plat in Review
Project #2024020037 #31189 Parcel #3501-200-025
CHW, An NV5 Company**

Both waiver request items were denied on 7/1/24, applicant was not in attendance. Applicant requests to be reheard.

LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests a waiver as there are no current plans to improve the properties at this time, looking to replat the 2 existing tracts into 1 buildable lot for

use in the future. Cannot do a lot combination as they are part of an existing subdivision and have been subdivided previously.

Motion by Ken McCann to rehear, seconded by Chuck Varadin

Motion carried 5-0

Motion by Chuck Varadin to reaffirm the action of denial from July 1, 2024, seconded by Michael Savage

Motion carried 5-0

LDC 2.18.1 - Improvement Plan

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite Improvements and traffic signal installations/modifications shall be submitted as a separate application.

PPLICANT requests as there are no current plans to improve the property, there are no existing structures on either of the properties at this time. An existing Boundary and Topographic survey were included on the initial Final Plat submission. The purpose of this replat is to make the property buildable in the future.

Motion by Chuck Varadin to reaffirm the action of denial from July 1, 2024, seconded by Michael Savage

Motion carried 5-0

6.3. Ricky Street - Waiver Request to Major Site Plan

11465 SE 189th Ct Ocklawaha

Project #2024060051 #31692

Parcel #4040-167-000 Permit #2024053238

Award Construction

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 waiver as they are over impervious allowed area.

Motion by Michael Savage 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 Josh Kramer

Motion carried 5-0

6.4. Thomas Pool - Waiver Request to Major Site Plan

8610 SE 163rd Ln Summerfield

Project #2024060047 #31688

Parcel #4702-028-047 Permit #2024060475

Wiseman Ventures

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 for additional 290 square feet needed for pool deck area for new swimming pool to be built.

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 Chuck Varadin

Motion carried 5-0

6.5. Jacinto Garcia - Waiver Request to Major Site Plan

7 Bahia Pass Loop Ocala

Project #2024060049 #31689 Parcel #9016-0244-27

Jacinto Garcia

This item was tabled on 7/1/24, 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 as they are going over their impervious due to the addition of a 10x20 car port.

Motion by Steven Cohoon to table until applicant is able to attend, seconded by Michael Savage

Motion carried 5-0

6.6. Portion of east 30' of Centre Street aka SE 138th Court in South Lake Weir – Road Closing / Abrogation
16180 SE 137th Ct Weirsdale
Project #2024020055 #31164 Parcel #4984-007-000
Weirsdale Presbyterian Church

This item was tabled on 7/1/24 pending further information from Growth Services. The applicant had requested re-review and approval allowing this item to proceed to the BCC.

On 2/26/24 DRC's motion was to move forward subject to providing information showing that the western parcels have been abrogated into one parcel.

Applicant's original request from 2/26/24 was as follows:

Applicants request to close road/ally/W 1/2 of road previously closed in 1956 (DB 340, page 514); complete road closure will allow petitioner to clear portions of trail road (infrequently used) encroaching onto Petitioner's property and will help prevent illegal dumping by others for which Petitioner recently received a code enforcement violation and will allow Petitioner to better secure and protect property used to conduct Boy Scout and other related activities.

Motion by Chuck Varadin to rehear, seconded by Michael Savage

Motion carried 5-0

Motion by Steven Cohoon to table until applicant is able to attend, seconded by Michael Savage

Motion carried 5-0

6.7. Avonlea, LLC - Plat Vacation
Project #2024060046 #31687 Parcel #39393-000-24
Gooding & Batsel

The applicant is requesting to vacate Conservation Easement E, the Conservation Access Easement between Conservation Easement E and Conservation Easement D and the Conservation Access Easement between Conservation Easement E and SE 101st Court Road as recorded in Avonlea Phase 1, Plat Book 10, Page 195.

Motion by Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

Chuck Varadin mentioned having someone from Legal attend the Development Review Committee meetings to be able to assist with clarification which would help prevent some items being tabled and help the Committee be better informed.

9. OTHER ITEMS: None

Motion by Josh Kramer to adjourn, seconded by Chuck Varadin

Motion Carried 4-1, with Ken McCann voting in opposition

10. ADJOURN: 10:02 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist