



Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 19, 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)
Michelle Hirst for Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Chris Rison (Planning/Zoning)
Cindy Chen (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Jason Cambre (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Dane Scott (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. August 12, 2024

Motion by Michelle Hirst 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. Ocala Equine Hospital Expansion - Major Site Plan

Project #2023100043 #30734

Kimley-Horn & Associates

5.2. Florida Aquatics Swimming and Training Center (Parking Lot & Solar Field) - Major Site Plan

Project #2024020096 #31220

Tillman & Associates Engineering

5.3. Summer Pointe Village Phase 1A (Revision To 29644) - Major Site Plan Revision

Project #2023010060 #31680

Tillman & Associates Engineering

5.4. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial - Major Site Plan

Project #2022030247 #28214

Tillman & Associates Engineering

5.5. Wagner-Commercial Improvements (SW 20th Ave & CR 484) – Revision to AR 28417 - Major Site Plan Revision

Project #2020020077 #31652

Bowman Consulting

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

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. DHRUV Development 484 - Traffic Information - Waiver Request to Off-site Improvements Plan in Review**
2392 SW HWY 484 Ocala
Project #2023010042 #31011 Parcel #41200-064-09
Kittelson & Associates

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT states proposed RW is of sufficient width to accommodate proposed travel lanes and drainage facilities. Pedestrian travel is not anticipated along corridors as there are limited pedestrian generators and there are no connecting facilities. Proposed typical sections received no comment from the County when submitted for review in March 2023. Development site build out is based upon RW widths. Code requires 100 feet of right of way. Reduced right of way width requested.

Motion by Jody Kirkman to table until the applicant can work with staff and provide the requested documentation including the typical cross section showing where the utilities fall with in it and until a copy of the prior approval from the previous County Engineer has been provided for review, seconded by Michael Savage

Motion carried 5-0

LDC 6.12.3.A - Typical sections

CODE states All roadway improvements shall meet the minimum requirements given in the Table 6.12-2 and be in concurrence with the additional tables in this division. Typical sections are detailed cross section depictions of the highway's principal elements that are standard between certain station or milepost limits. These sections are the basis for construction details and information shown on the various plan sheets.

APPLICANT states to remove R/W impacts at the north end approaching 484, the design recommends 11-ft lanes along SW 20th Ave Rd. 11-ft lanes are acceptable per Greenbook for the 30-mph design speed and context. Code requires 12-foot lanes.

Motion by Steven Cohoon to table this waiver not due to the constraints but due to language that may have been over looked in the Green Book that talks about the types of vehicles that are expected and that you cannot blanket reduce if you are expecting a certain percentage of heavy vehicles that would require 12-foot lanes, seconded by Jody Kirkman

Motion carried 5-0

LDC 6.12.12.D - Sidewalks

CODE states 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 pedestrian travel is not anticipated along corridors as there are limited pedestrian generators and no connecting facilities. A sidewalk along 20th would require land purchase at the 484 intersection. Proposed typical sections received no comment when submitted for review in March 2023. Development build out is based upon R/W widths. Sidewalks will also be located within the development site. Client willing to pay fee.

Motion by Michael Savage to table until the applicant can provide an alternate connectivity for sidewalks, seconded by Chuck Varadin

Motion carried 5-0

**6.2. Midway Terrace Apartments - Waiver Request to Major Site Plan in Review
Project #2023120072 #30983 Parcel #9007-0101-27
Linn Engineering & Design**

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 states "LDC requires that one-foot contours extend 100 feet beyond the project boundary." Topo. Contours 100 feet beyond property lines is excessive, since that would require a survey of the entirety of adjacent lots. In lieu of 100 feet, the client will provide 50 feet when possible, which is standard practice.

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

Motion carried 5-0

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 states DRA is 5 feet deep and is required to be sodded on sides and bottom. Alternatively, seed and mulch may be pursued via waiver. Applicant must adhere to FDOT specifications section 570 for establishment requirements.

Proposed DRA stabilization method is included on the DRA cross section.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. Corta Commons - Waiver Request to Major Site Plan in Review**
Project #2024020064 #31416 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3501-400-003 & 3501-400-004
MJ Stokes Consulting

LDC 2.21.3.A&C - Review and approval procedures

CODE states A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. C. Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests a waiver as a traffic engineering comment added off-site improvement need for our Major Site Plan. We do not object to the offsite improvement and are working engineering plans currently. The waiver request is to waive the requirement to have final off-site improvement turn lane extension plan fully complete in order to issue Major Site Plan permit and instead the final plans to be required for Certificate of Completion or Certificate of Occupancy upon completion.

Motion by Steven Cohoon to approve the waiver request subject to the applicant submitting the documentation within three weeks for the improvement plan with the understanding that if the applicant does not submit within the time frame there will be a hold placed on the project, seconded by Michael Savage

Motion carried 5-0

- 6.4. Emerald Village - Standalone Waiver Request**
96 Cypress Rd Ocala
Project #2024080015 #31864 Parcel #9029-0723-00
Tillman & Associates Engineering

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 to waive the submittal of preliminary plat without the existing platted road (Cypress Road) from previous plat book J, page 227.

Motion by Steven Cohoon to approve the waiver request subject to submitting the boundary survey and also reiteration that cross access will still need to be submitted and approved and all other code requirements accordingly as well as land use be included on the improvement plan review, seconded by Chuck Varadi

Motion carried 5-0

- 6.5. **Feehery Property - Waiver Request to Major Site Plan**
 4680 NW 157th Ct Morriston
 Project #2024060018 #31834 Parcel #12236-001-01
 Tillman & Associates Engineering

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 residential project on a 15.59-acre (A1) property. Owner seeks to add 31,483 square feet impervious coverage (4.63 percent) for home, driveway, and future impervious. Plan and calculations provided show an isolated natural low in SE corner of property can fully retain all runoff on site. Supporting plans and calculations were provided with the waiver request.

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 Michael Savage

Motion carried 5-0

7. **CONCEPTUAL REVIEW ITEMS:** None

8. **DISCUSSION ITEMS:**

Michael Savage brought up the topic of Thursday Staff Meetings and how to help the applicants better prepare for the meeting as well as what can be done to improve these meetings.

9. **OTHER ITEMS:** None

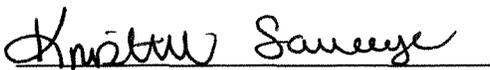
Motion by to adjourn Michael Savage, seconded by Michelle Hirst

Motion carried 5-0

10. **ADJOURN:** 10:21am


Michael Savage, Chairman

Attest:


Kristen Savage
OCE Customer Service Specialist