



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, November 18, 2024**

**9:00 AM**

**Office of the County Engineer**

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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)  
Joshua Kramer (Utilities Deputy Director)

##### **OTHERS PRESENT:**

Ken Odom (Planning/Zoning)  
Cindy Chen (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Janet Warbach (911 Management)  
Alexander Turnipseed (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)  
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. November 4, 2024**

**Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**  
Motion carried 5-0

**4. PUBLIC COMMENT:**

Mathew Wallick came forward for item 6.12 stating he received an email from staff that the waiver can be withdrawn due to the request being eligible for well and septic.

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Eagles Creek Subdivision - Preliminary Plat**

Project #2014090036 #29478

Kimley-Horn & Associates

**5.2. Riccio Impervious Waiver Request - Waiver Request to Major Site Plan**

3036 NE 104th Ave Silver Springs

Project #2024110011 #32187

Parcel #31718-01-098 Permit #2024070799

Riccio Albert E

**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 to add 6x14 concrete pad to back of existing pad and 13x25 pad to the side of existing pad.

**5.3. Spruce Creek South - Johnson 6014-018-016 - Waiver Request to Major Site Plan**

9584 SE 174th Place Rd Summerfield

Project #2024100066 #32139 Parcel #6014-018-016

Johnson Adicta

**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 the allowed 2,700 square feet is already at 2,930 square feet. The waiver is to add another 176 square feet to complete the bird cage.

**Motion by Josh Kramer to approve items 5.1 – 5.3 on the consent agenda, seconded by Steven Cohoon**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

6.1. **Country Club of Ocala Unit 1, Partial Replat Tract B - Waiver Request to Final Plat in Review**  
6825 SE 12th Cir Ocala  
Project #2024090060 #32036 Parcel #3634-000-001  
R.M. Barrineau & Associates

**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 waiver of the preliminary plat. The purpose of this partial replat is to add one residential lot from a portion of tract B, which is the golf course. Applicant is working with owner to replat a portion of Tract B (AR 32026).

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

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.

APPLICANT requests waiver because all infrastructure is in place to support one additional lot on SE 12th Circle. An advisory notice will be added to the cover sheet of the replat requiring the lot to comply with a stormwater drainage plan for permitting.

**Motion by Steven Cohoon to approve the waiver request subject to just an Improvement Plan update and working with Stormwater staff to resolve future comments, seconded by Ken McCann**

Motion carried 5-0

**6.2. H & S Trucking - Waiver Request to Major Site Plan in Review**  
**Project #2023120067 #30977 Parcel #23194-000-02**  
**Mastroserio Engineering**

**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 requests waiver to providing the five-foot landscape area adjacent to the building. The building is approximately 140 feet from the right-of-way where the Type-C buffer plantings provide a sufficient visual buffering of the building from public view, which occurs along the entire frontage of the building. Note, this is in an industrial area and is not in direct view from the general public.

**Motion by Chuck Varadin to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

**6.3. Fort McCoy Ranches - Waiver Request to Establishment of County MSBU**  
**Project #2024090077 #32050 Parcel #10430-003-00**  
**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 waiver to provide an easement agreement for maintenance requirements and HOA documents.

**Motion by Steven Cohoon to approve the waiver request contingent on legal reviewing the declaration document, seconded by Chuck Varadin**

Motion carried 5-0

6.4. Family Life Assembly of God Sanctuary Addition - Waiver Request to Major Site Plan in Review  
4325 SW 95th St Ocala  
Project #2024060054 #31699 Parcel #35699-008-01  
Rogers Engineering

**LDC 6.13.8.B(7) - Minimum Pipe Size**

CODE states 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 requests waiver to allow 15-inch pipe pursuant to hydraulic calculations provided.

**Motion by Steven Cohoon to approve the waiver request contingent on staffs support after receiving the hydraulic calculations, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.7 - 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.

APPLICANT requests waiver from interior island landscape and perimeter parking lot buffer due to grass parking lot is only used for one hour on Sundays.

**Motion by Chuck Varadin to approve the waiver request subject to receiving a letter stating that they are canceling the special use permit, seconded by Ken McCann**

Motion carried 5-0

6.5. Heritage Oaks -Waiver Request to Improvement Plan in Review  
16209 SE 73rd Ave Summerfield  
Project #2023080054 #30516 Parcel #48347-000-00  
Tillman & Associates Engineering

This item was denied by DRC on 10/28/24. A revised application was received on 11/5/24 to reflect the request includes payment for fee in-lieu-of construction.

**LDC 6.12.12.A, through D. - 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. D. 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 requests waiver to not construct sidewalk along SE 73rd Avenue and to pay fee-in-lieu of as there are no existing sidewalk along SE 73rd Avenue.

**Motion by Steven Cohoon to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Steven Cohoon to approve the waiver request subject to paying the fee in lieu of for sidewalk along SE 73<sup>rd</sup> AVE, seconded by Michael Savage**

Motion carried 5-0

**6.6. Freedom Commons SW 85th Street Extension - Waiver Request to Improvement Plan in Review**  
**4280 SW 82nd Place Rd Ocala**  
**Project #2024060063 #31709 Parcel #35623-920005**  
**Tillman & Associates Engineering**

This item was denied by DRC on 10/28/24. The survey was last revised on September 21, 2022. This is a request for reconsideration.

**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 to use current survey. The survey accurately reflects the site and construction is active around the site.

**Motion by Steven Cohoon to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

**6.7. Camila Estates Phase 1 Pre-Plat - Waiver Request to Preliminary Plat in Review**  
**Silver Springs Shores Unit 06 Dunwoody Estates Dunwoody Preserve**  
**Project #2022010022 #32000 Parcel #37506-000-00**  
**Tillman & Associates Engineering**

**LDC 6.4.3.A - Boundary Survey**

CODE states Current boundary survey of the project boundary including location of all interior improvements, not more than one year old, or as approved by the County Surveyor, and meeting requirements as set forth in Ch. 5J-17.52 FAC. If the Preliminary Plat is one phase of lands to be platted, a survey of the overall proposed site is acceptable.

**Motion by Steven Cohoon to approve the waiver request subject to receiving an updated title opinion prior to final plat seconded by Josh Kramer**

Motion carried 5-0

**LDC 6.4.3.H - Topographic Survey**

CODE states a current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data. APPLICANT requests waiver to use survey older than one (1) year. There are no onsite activities since date of Survey. Site Topography is consistent with the survey provided which was performed by JCH Consulting Group on 6/29/22.

**Motion by Steven Cohoon to approve the waiver request, seconded by Josh Kramer**

Motion carried 5-0

**LDC 6.12.9.K - Subdivision roads and related infrastructure**

CODE states centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver to reduce design speeds to a minimum of 10mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

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

Motion carried 5-0

**6.8. Bel Lago North Hamlet Residential - Waiver Request to Improvement Plan in Review**  
**Project #2004120076 #30620 Parcel #40754-000-00**  
**Tillman & Associates Engineering**

**LDC 6.13.2.A(3) - Retention/Detention Area Design Parameters**

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT requests waiver to have a minimum berm width of five feet for retention/drainage areas.

**Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin**  
Motion carried 4-0

**6.9. Stephens' House Modification 1 (Prior AR# 30694)- Waiver Request to Major Site Plan**  
**Project #2023100001 #32177**  
**Parcel #12674-001-04 Permit #2023092800 & 2024083526**  
**Tillman & Associates Engineering**

**LDC 2.21.1.A(1) - Major Site Plan**

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APPLICANT requests waiver to major site plan for a residential project on approximately 28.34 acres in a PUD. Owner seeks to build 73,000 square feet for home, garage, detached buildings, drive, pool, lanai, etc. Request modification to prior approved waiver AR#30694 to add to homes infrastructure/impervious. Applicant requests approval to work with staff on mutual solution for storm controls. Storm Calcs. on provided plans.

**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 4-0

**6.10. Dimovski Duplexes 2024 - Waiver Request to Minor Site Plan in Review**

**45 Juniper Pass All Units Ocala  
Project #2024070025 #31762 Parcel #9025-0639-01  
Dimovski Branko**

**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 ground covers, excluding turf grass, 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 to reduce the arterial buffer Type C on the South side. Regulations from Zoning, Planning, Health Department, Engineering Department and limited size of property makes large buffer not feasible. Regulations from all entities including County and Stated requirements have made it impossible.

**Motion by Chuck Varadin to deny the waiver request due to not having enough information on the site plan to deviate from the Code, seconded by Steven Cohoon**

Motion carried 4-1 with Michael Savage voting in opposition

**6.11. Circle K Remodel - Waiver Request to Major Site Plan**

**14780 NE Hwy 315 Fort McCoy  
Project #1999008288 #32140 Parcel #0880-001-000  
Sandspur Construction Company Inc**

**LDC 2.21.1.A(1) Major Site Plan**

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Applicant requests a waiver as the pond does not sufficiently contain the current runoff and adding impervious area would only be adding to this problem.

**Motion by Steven Cohoon to deny the waiver request as they will need to apply for a Major Site Plan, seconded by Ken McCann**

Motion carried 5-0

**6.12. Watermain Connection " Well Request " 31343-002-00 - Waiver Request  
to Water Connection  
Project #2024100067 #32156 Parcel #31343-002-00  
Wallick Matthew James**

**LDC 6.14.2.B(1)(A) - Connection Requirements**

CODE states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver to the connection distance stating 249 feet triggers extension to over 400 feet, this is cost prohibitive and will not improve any other parcels. The SE 39th Lane connection is too far away. Marion County Utilities (MCU) estimates the cost will exceed \$40,000 to run the 400 feet. In addition, per MCU the railroad will charge \$50,000 making the total cost at least \$90,000 to run water to the property. Adjacent properties are on well water. Applicant has secured lending through a VA loan. Applicant states this issue will prevent them from building this home which is his retirement home. Applicant states when they bought this property they were unaware of this issue; the property is zoned for septic and it never occurred to them that they would have to run utilities when others were on well. Applicant states the property is also zoned for agricultural and they had planned and incorrectly assumed this would make it well water. A utility water connection would make it cost prohibitive to have a small garden as planned. Applicant states they are a disabled Army Veteran and fortunate of the VA but will not be able to build this home unless this waiver is granted. Applicant states they have struggled with homelessness and is making gains with PTSD and friends stepping up to help them. Applicant states they have been very lucky in the past few years and hoped to convert that luck into a home that would offer them stability in later years. Applicant hopes consideration will be given to granting the waiver so they can move forward and build a home.

**Withdrawn by Applicant during Public Comment at the beginning of the meeting.**

**Motion by Josh Kramer to approve, seconded by Chuck Varadin**  
Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

**8.1. 2025 Development Review Committee and Thursday Staff Meetings  
Schedules and Deadlines**

Request for formal approval. The dates in red indicated holidays in accordance with the Marion County Board of County Commissioner's Approved Holiday Schedule for 2025.

**Motion by Steven Cohoon to make the correction regarding the Monday after the Thanksgiving holiday bringing it back as an item of notation on the next DRC Meeting requiring no discussion, seconded Michael Savage**

Motion carried 5-0

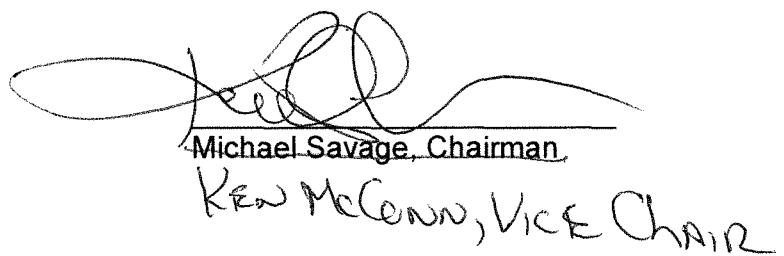
**9. OTHER ITEMS:**

Josh Kramer introduced the new Utilities Director, Tony Cunningham.

**Motion by Chuck Varadin to adjourn, seconded by Steven Cohoon**

Motion carried 5-0

**10. ADJOURN: 10:22 am**



Handwritten signatures of Michael Savage and Ken McCann. Michael Savage's signature is above, followed by the text "Michael Savage, Chairman". Below it is Ken McCann's signature, followed by the text "Ken McCann, Vice Chair".

Attest:

Brittney Murphy  
Brittney Murphy  
OCE Customer Service Specialist