



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, October 21, 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:**

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

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

Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Dana Olesky (Legal)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (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. October 14, 2024**

**Motion by to approve the minutes Jody Kirkman, seconded by Michelle Hirst**

Motion carried 4-0

**4. PUBLIC COMMENT: None**

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

**5.1. St Mark The Evangelist Catholic Church - New Admin Building & Adoration Chapel - Major Site Plan**  
Project #2024050070 #31592  
Riddle-Newman Engineering

**5.2. Self Storage - Ocala - Major Site Plan**  
Project #2023050138 #30953  
Bohler Engineering

**5.3. Worldwide Alliance LLC - Waiver Request to Water Main Extension**  
7600 SW 128th Pl Ocala  
Project #2024090023 #32073  
Parcel #8010-0914-07 Permit #2024090129  
Worldwide Alliance

**LDC 6.14.2.A(3) - Connection Requirements**

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 a waiver as an existing water main encroaches on this property and existing main will support a meter install at the property corner. The parcel falls within Marion Oaks Unit 10 for grant funded area.

**Motion by Jody Kirkman to approve items 5.1 and 5.2 on the consent agenda pulling item 5.3 for discussion, seconded by Michelle Hirst**

Motion carried 4-0

**Motion by Jody Kirkman to approve item 5.3 with the understanding that the water main encroaches to the property but not on the property as stated in the waiver. Marion County Utilities will allow early connection with the understanding that the applicant is to pay the \$5K fee, seconded by Michelle Hirst**

Motion carried 4-0

**6. SCHEDULED ITEMS:****6.1. Maricamp Market Centre - Tractor Supply Major Site Plan - Waiver Request to Major Site Plan in Review**

**Project #2024020084 #31659 Parcel #37491-003-00  
Mastroserio Engineering**

The applicant has requested a deviation to driveway spacing. This will be under review by the County Engineer.

**LDC 6.8.8.B & C - Building landscaping**

CODE states 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. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

APPLICANT states the owner requests a waiver to providing the 5-foot landscape area adjacent to the building. The building is approx. 200 feet away from the right-of-way where the Type C buffer plantings and the parking lot plantings provide sufficient visual buffering of the building from public view, which occurs along the entire frontage of the building.

**Motion by Jody Kirkman to approve subject to hedges being placed along the west side of the building, seconded by Chuck Varadin**

Motion carried 4-0

**6.2. Eagles Creek Subdivision - Waiver Request to Preliminary Plat in Review**

**Project #2014090036 #29478 Parcel #01491-000-00, 01491-000-02  
Kimley-Horn & Associates**

**LDC 6.8.5.B - Landscaping - New residential developments**

CODE states New residential and mixed-use developments shall create Marion-Friendly Landscape Areas (MFLA) to minimize impacts to the quality and quantity of natural groundwater recharge. (1) Non-residential components of mixed-use development shall adhere to the landscape requirements as in accordance with Section 6.8.4. (2) MFLA shall not be located on residential lots. (3) The MFLA requirements for the residential components are as follows: (a) Within the Primary SPZ, 20 percent of the project area shall be MFLA. (b) Outside of the Primary SPZ, 15 percent of the project area shall be MFLA. (4) Water retention/detention areas that meet the stormwater quality criteria of Section 6.13.6 and land use buffers which use Marion-friendly landscaping qualify as MFLAs. (5) The area limitations under Section 6.8.5 above may be reduced in accordance with a mitigation strategy approved by the County.

APPLICANT requests waiver from providing MFLA based on our meeting with County staff because the proposed karst feature conservation areas provide a more protective groundwater recharge function than required by the MFLA. The proposed

karst feature conservation areas total 67.44 ac (16.6% of the site) for groundwater recharge which exceeds the 60.97-acre (15% of site) MFLA requirement. See the attached exhibit.

**Motion by Steven Cohoon to approve the waiver request based on staff's discussions, seconded by Jody Kirkman**

Motion carried 4-0

**6.3. Two Pond Farms - Waiver Request to Establishment of County MSBU  
Project #2024090043 #32017 Parcel #00108-000-00  
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 Jody Kirkman to approve the waiver request contingent on Legal having the opportunity to review and approve the declaration, seconded by Michelle Hirst**

Motion carried 4-0

**6.4. Tangra Farms - Agricultural Lot Split  
Project #2024070036 #31769  
Rogers Engineering**

A waiver (AR 31771) to the establishment of a County MSBU was BCC approved on 10/15/24.

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

Motion carried 4-0

**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**

**LDC 6.13.3.D(1) - Types of stormwater management facilities**

CODE states Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee.

APPLICANT requests waiver to reduce maintenance berm width around proposed privately owned and maintained drainage retention areas from 12 feet to 5 feet minimum.

**Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst**

Motion carried 4-0

**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 requests waiver to allow 30-foot R/W and 15 feet D.U.E. for internal, privately-owned roadways.

**Applicant withdrew the waiver request**

**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 requests waiver to not construct sidewalk along SE 73rd Avenue as there are is no existing sidewalk along SE 73rd Avenue.

**Motion by Steven Cohoon to approved the waiver request subject to paying the fee in lieu of, seconded by Chuck Varadin**

**Steven Cohoon withdrew the motion**

**Motion by Steven Cohoon to table this item for one week giving the applicant time to discuss the options from the Committee with their client, seconded by Michelle Hirst**

Motion carried 4-0

**6.6. Emerson Pointe Phase 2 - Waiver Request to Improvement Plan in Review  
Project #2024020065 #31173 Parcel #24286-000-00  
Tillman & Associates Engineering**

**LDC 6.12.11. - Turn lanes**

CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.

APPLICANT states Staff supports a waiver to allow the improvement plans to move forward subject to completion of the turn lanes or developer's agreement prior to final plat approval.

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

Motion carried 4-0

**6.7. Pioneer Ranch Ph 1 Amenity - Waiver Request to Major Site Plan in Review  
8985 SW 70th Ave Ocala  
Project #2024090007 #31966 Parcel #35635-000-00  
Tillman & Associates Engineering**

**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, construction is active one site, and mass grading has been approved.

**Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst**

Motion carried 4-0

**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 requests waiver to use smaller storm pipe size.

**Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst**

Motion carried 4-0

**6.8. Major Site Plan for Hwy 200 Storage Facility - Waiver Request to Major Site Plan in Review**  
**Project #2023110100 #30898**  
**Parcel #3501-100-013, 3501-100-007, 3501-700-301**  
**Abshier Engineering**

**LDC 6.13.7.B(1) - Geotechnical Criteria - Approved 4/8/24**

**LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria - Approved 4/8/24**

**LDC 6.12.12.D - Sidewalks - Approved 4/8/24**

The following waivers were approved on 4/8/24. The applicant is requesting discussion.

**LDC 6.8.6.K(2) - Buffers**

CODE states B-Type buffer shall consist of a 20-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 50 percent of the required buffer.

APPLICANT requests waiver for the east buffer because the owner requests no wall be required. There is already an existing wall 8-10 feet tall. We have worked with staff to provide a palm tree and clumping bamboo buffer that will provide a better buffer than what code required. Staff was concerned that there was not room for large trees. The owner is requesting some credit towards his tress fund payment.

**LDC 6.8.6.I - Buffers**

CODE states Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities.

APPLICANT requests waiver for the north buffer because existing power lines prevent trees in this area. Request only understory trees be used.

**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 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 waiver for the DRA because the DRA is up against the C-Type roadside buffer. No large trees can be planted because of power lines. C-Type buffer provides sufficient screening.

**No motion made, for discussion only.**

- 6.9. SW 60th Ave LLC - Rezoning to PUD With Concept Plan  
 4805 SW 60th Ave Ocala  
 Project #2024090045 #32020 Parcel #23834-001-01  
 Miles Anderson

**Motion by Steven Cohoon to transmit with staff comments to Planning and Zoning (P&Z) subject to providing an updated trip generation, current survey, and updated title opinion as well as showing sufficient right-of-way for turnaround locations before going to P&Z, seconded by Jody Kirkman**

Motion carried 4-0

- 6.10. Tackett - Waiver Request to Major Site Plan  
 1254 SE 145th St Summerfield  
 Project #2015050009 #32086  
 Parcel #44611-004-00 Permit #2024090322  
 Outback Pools FL

**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 the major site plan for a pool + deck. The site will be over the allowed 9,000 square feet per Marion County LDC. It will be over by 5,439 square feet, requiring 4,986 cubic feet of runoff storage.

**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 Michelle Hirst**

Motion carried 4-0

- 6.11. John R. Grant - Waiver Request to Major Site Plan  
 4465 NE 112th Ave Silver Springs  
 Project #2024100008 #32068 Parcel #16248-001-00  
 John R. Grant

**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 house addition of 1,020 square feet.

**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 Michelle Hirst**

Motion carried 4-0

**6.12. Sara Koehn - Waiver Request to Major Site Plan**

5100 SW 93rd Ln Ocala  
Project #2024100014 #32083 Parcel #35701-002-03  
Koehn Sara L

**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 to install as pool deck and pergola (300 square feet).

**Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst**

Motion carried 4-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

**8.1. I-75 & 49 Street interchange - Discussion Item**

PID# 13708-000-00  
LJA/McIntosh Engineering

LJA/McIntosh Engineering is working with FDOT on the right-of-way acquisition/appraisal of the flea market property located at 4121 NW 44th Ave, Ocala, FL 34482. This is part of the FDOT construction project for the new I-75/49th Street interchange. The FDOT concept plan requires the partial acquisition of the flea market property, including the eastern portion of the flea market buildings. LJA/McIntosh Engineering has been tasked by FDOT to discuss this building

removal with the county and determine the limits of building removal for valuation/feasibility studies.

Attached is a graphic of the property and proposed right-of-way acquisitions.

**Brief discussion then tabled for one week allowing staff additional time to review before commenting further.**

**8.2. Proposed change to the Land Development Code - Division 18. - Improvement Plan - Section 2.18.1. Applicability which 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.

The proposal is to include amenities, landscaping and buffer requirements as they may relate to applicability and Improvement Agreements.

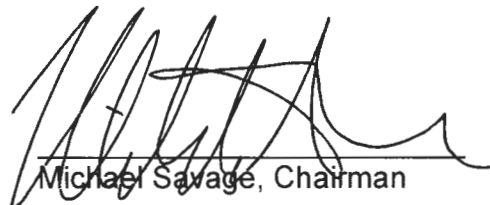
**Discussion only.**

**9. OTHER ITEMS: None**

**Motion by to adjourn Steven Cohoon, seconded by Michelle Hirst**

Motion carried 4-0

**10. ADJOURN: 10:34 am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist