



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 20, 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 Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Josh Kramer for Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Alice Webber (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Crystal Hawker (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. May 13, 2024

Motion by Michelle Hirst to approve the minutes, seconded by Steven Cohoon

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Golden Ocala - WEC North Training Fields Phase 2 - Major Site Plan
Project #2024010079 #31106
Tillman & Associates Engineering**

**5.2. Patzwald Subdivision - Final Plat
Project #2021100048 28544
R.M. Barrineau and Associates**

There are no improvements associated with this plat. It is to divide one lot into two on the southwest corner of the intersection of NE 49th Street and NE Jacksonville Road.

**5.3. Sunset Hills Phase II - Final Plat
Project #2022100081 Final Plat #29257
JCH Consulting Group**

There is an associated improvement agreement with bond for this plat both of which will be placed in queue for the BCC on 6/4/24.

**5.4. Boothman Pool - Waiver Request to Major Site Plan
6127 NE 43rd Lane Rd Silver Springs
Project #2024050008 #31516 Parcel #16132-010-00
Cleve Boothman**

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 the construction of the pool addition to the property to aid a handicapped person in aquatic therapies from home. Child is partially paralyzed and pool therapy enhances recovery.

- 5.5. **8010-0914-09 Water Main Extension Waiver - Waiver Request to Water Main Extension**
7572 SW 128th Pl Ocala
Project #2024050030 #31540
Parcel #8010-0914-09 Permit #2024050810
Brite Building Group

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 Units 7/10.

Motion by Chuck Varadin to approve items 5.1 through 5.5 on the consent agenda seconded by Steven Cohoon

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **Southwind Maintenance Building - Waiver Request to Major Site Plan in Review**
9600 SE 183rd Avenue Rd Ocklawaha
Project #2024020038 #31151 Parcel #40263-001-00
Radcliffe Engineering

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 a waiver to allow use of 15-inch minimum stormwater pipe with supporting calculations.

Motion by Steven Cohoon to approve the waiver request subject to providing supporting calculations, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.8.2 - Landscape Plan Requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

APPLICANT requests a waiver as the proposed maintenance building is a support building for staff only, and not accessible to the public or even camp attendees. The building is screened from public view.

Motion by Chuck Varadin to approve the waiver request subject to maintaining the existing vegetation area as well as infill being applied along SE 183rd Avenue Road, seconded by Michael Savage

Motion failed 3-2

Additional discussion ensued regarding spotty areas of vegetation that would require infill as a Type C buffer along SE 183rd Avenue Road.

Motion by Steven Cohoon to deny the waiver request due to not being able to figure out the buffers without a Landscape Plan being provided, seconded by Josh Kramer

Motion carried 5-0

6.2. Ring Power Expansion - Waiver Request to Major Site Plan in Review

6200 N US HWY 441 Ocala

Project #2022030278 #30211

Parcel #13358-001-00, 13358-000-00, 13448-000-00

Kimley-Horn & Associates

LDC 6.8.6.K(2) - Buffers

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (2) 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 because the buffers around the southwest pond (DRA-02) require a wall within the buffer and to remove existing trees. However, we are proposing to retain the existing vegetation for a natural buffer in lieu of the wall.

Motion by Chuck Varadin to approve the waiver request subject to maintaining the existing vegetation area and with the understanding that any trees (live oaks) needing to be removed will require this request to be brought back to DRC for reconsideration, seconded by Josh Kramer

Motion carried 4-1 with Steven Cohoon voting in opposition

- 6.3. On Top of The World Communities - Longleaf Ridge Amenity - Landscape and Irrigation Plans Only for Associated Major Site Plan**
Project #2023050100 #30210 Parcel #3530-0630002
Tillman & Associates Engineering

The Major Site Plan was approved by the Development Review Committee (DRC) on 12/11/23. However, on 8/21/23, DRC approved a waiver allowing the landscape and irrigation plans to be submitted 90 days following plan approval. These plans were submitted on 2/14/24. Parks and Growth Services reviewed and approved the plans with one additional comment.

This item is for the review and approval of the landscape and irrigation plans only.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

- 6.4. Sarah Williams - 30 X 45 Building - Waiver Request to Major Site Plan**
8355 NW 60th Ave Ocala
Project #2024050005 #31507
Parcel #12979-000-00 Permit #2024042796
Elizabeth Powell

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 because per Zoning impervious allowed is 9,000, impervious is over 10,000 at this time. Work to be done is a 30x45 building on concrete with electric.

Motion by Steven Cohoon to approve 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 5-0

- 6.5. Ramdane-Raju - Waiver Request to Major Site Plan**
7685 SE 23rd Ter Ocala
Project #2024050027 #31534
Parcel #3651-009-005 Permit #2024042767
Hyperion Pools D/B/A Pools & More

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 the pool and deck. The site will be over the allowed 4,600 square feet per Legendary Trails Improvement Plan. The total amount of impervious coverage for the deck is 1,246 square feet.

Motion by Steven Cohoon to deny the waiver request based on the fact that the applicant was not in attendance to explain the request or to have stormwater criteria explained to them, along with additional questions from staff, seconded by Josh Kramer
 Motion carried 5-0

- 6.6. Bell Bradley - Waiver Request to Major Site Plan**
12251 NE 235th Avenue Salt Springs
Project #2019100032 #31535 Parcel #11548-003-00
Brad Bell

LDC 2.21.1(A) - 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 obtain a building permit to build the addition on their property.

Motion by Steven Cohoon to approve 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 5-0

- 6.7. **Johnnie/Joy Robinson - Waiver Request to Major Site Plan**
5791 NW 62nd PL Ocala
Project #2024050011 #31521
Parcel #1302-008-019 Permit #2024042948
Johnnie Robinson

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 adding an 836 square foot man cave room.

Motion by Steven Cohoon to approve 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:** None

9. **OTHER ITEMS:**

Steven Cohoon introduced the new Stormwater Engineer for the Office of the County Engineer, Jason Cambre. Michael Savage introduced Josh Kramer who is the alternate for Jody Kirkman.

Motion by Josh Kramer to adjourn, seconded by Michelle Hirst

Motion carried 5-0

10. **ADJOURN:** 10:12 am

Michael Savage, Chairman

Ken McCombs, Vicki Chaur

Attest:

Kristen Savage
OCE Customer Service Specialist