



Marion County

Development Review Committee

Meeting Minutes

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

Monday, September 30, 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)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Cheryl Weaver (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. September 23, 2024

Motion by Ken McCann 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. **Sweet Dixie South RV Park - Major Site Plan**
Project #2016080002 #30849
EDA Consultants

5.2. **Harmony Estates - Preliminary Plat**
Project #2023120043 #30947
Rogers Engineering

5.3. **Smallwood Brian M - Waiver Request for Family Division**
Smallwood Elizabeth M
Project #2021010011 #31999 Parcel #35565-006-00
Smallwood Brian M

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) 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 divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights

of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests family division to give 1 acre to Robert & Pauline Short, Elizabeth Smallwood’s parents.

**5.4. Harrison Mary K - Waiver Request for Family Division
3475 SE HWY 42 Summerfield
Project #2024090039 #32013 Parcel #44767-000-00
Brandon Harrison**

LDC 2.16.1.B(10) - Family Division

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) 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 divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests family division to grant 1.1 acres to Brandon Harrison, her son, to be used as his residence.

Motion by Jody Kirkman to approve items 5.1, 5.2 and 5.4 pulling item 5.3 for discussion, seconded by Ken McCann

Motion carried 5-0

Motion by Michael Savage to approve item 5.3, seconded by Steven Cohoon

Motion carried 5-0

6. SCHEDULED ITEMS:**6.1. Moon Homes Duplex - Bahia Terrace Dr - Standalone Waiver Request****175 Bahia Terrace Dr, All Units Ocala****Project #2024090022 #31989****Parcel #9007-0089-33 Permit #2024062451****Mastroserio Engineering****LDC 4.2.11.D - Multiple-Family Dwelling (R-3) classification**

CODE states Development Standards: Maximum Density: 4 du/acre for Single-family, 6 du/acre for two-family, 8 du/acre for Multiple-family, 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Section 4.3.2.) Minimum Lot Area: 7,500 square feet Single-family, 12,500/7,700 square feet Two-family, 12,500/7,700 square feet 3 or more family Minimum Lot Width: 85/70* feet Single-family, 100/70* feet Two-family, 100/70* feet 3 or more family Maximum Building Height: 40 feet.

Maximum Floor Ratio: None

APPLICANT requests a waiver to allow a duplex to be constructed on an existing platted 50-foot-wide lot in Silver Springs Shores. This lot was platted in July of 1969. This lot does not meet current LDC required lot widths, however, there is a provision in the code in section 4.3.2. that allows exceptions to lot development standards for lots prior to January 1, 1992. This duplex will connect to the Marion County central water system. This Duplex development will be on a septic system until central sewer is available for connection. The owner will construct a 6-inch gravity sewer service to the right of way in order to connect to the Marion County central sewer system in the future. See provided plan for clarity on the proposed future sewer connection. The proposed lateral/service will be constructed along with the duplex construction. Current code states the minimum lot width is 100 feet wide, but allows for a 70-foot-wide lot if central water and sewer is available. This waiver request is to allow the existing platted lot to be developed as originally intended when it was platted back in 1969. A note on the plat confirms this. A copy of the plat is also provided with this waiver request. See first page of plat, in the lower right-hand corner of the sheet.

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

Motion carried 4-1 with Steven Cohoon voting in opposition

6.2. DEG Group Inc - Rezoning to PUD With Concept Plan**Project #2024070004 #31739 Parcel #35699-008-03****Lowndes, Drosdick, Doster, Et Al**

Tabled on 7/29/24 to allow further review by staff. This item is now ready to be reheard.

Applicant is requesting a zone change from A-1 to PUD with concept plan to allow 74 SFR lots with stormwater pond and amenities to include playground, sidewalk, walking trails and open space.

Applicant withdrew the application

6.3. OTOW Calesa PUD (Mixed Use Project) - Rezoning to PUD with Master Plan Project #2018010024 #28323 Tillman & Associates Engineering

Motion by Steven Cohoon to deny

Motion failed due to a lack of a second

Motion by Michael Savage to approve based off previous Board approval and future discussion with the Office of the County Engineer based off traffic analysis and things that come up on 80th as well as 38th, amended by Steven Cohoon to add to adhere to the Code, seconded by Steven Cohoon

After discussion Steven Cohoon withdrew his second, stating the understanding of intent as it relates to access

Motion failed due to a lack of a seconded

Motion by Jody Kirkman to table this item to allow staff and applicant to work out issues discussed, seconded by Chuck Varadin

Motion carried 4-1 with Michael Savage voting in opposition

**6.4. Welch Drainage Plan - Waiver Request to Minor Site Plan
7151 SE 85th Ln Ocala
Project #2024070086 #31994
Parcel #37512-017-01 Permit #2024064806
Aloft Real Estate**

LDC 2.20.1.C(2) - Minor Site Plan

CODE states the following do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only, subject to a determination by MCUD, and shall not be subject to Division 6.11, except the parallel access requirement which will be determined on a case by case basis based on practicality by the Planning/Zoning Manager, Division 6.8 and Division 6.9 except tree preservation requirements which shall be adhered to. (2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less, or the design criteria of the approved and permitted subdivision.

APPLICANT requests waiver to build SFR less than 35 percent gross area. Under 9,000 square feet but greater than design criteria of subdivision impervious of 6,000 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 Ken McCann

Motion carried 5-0

- 6.5. USREO Replat Lot 3 - Standalone Waiver Request**
6455 NW 1ST AVE Ocala
Project #2024090051 #32026 Parcel #1471-024-003
Majestic Homes of Florida

LDC 2.1.3 - Order of Plan Approval

Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place:

A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests a waiver to skip preliminary Plat and Improvement Plan to proceed to Final Plat for a replat of the existing lot to further subdivide the lots.

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

Motion carried 5- 0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. West Hwy 40 Retail - Conceptual Plan**
Project #2024080083 #31934
Zack Kasky Architecture

Motion by Jody Kirkman to deny having the applicant work with Growth Services staff to get an understanding of how to utilize the Rural Activity Center within the area for what they need if not they need a much more detailed discussion, seconded by Chuck Varadin

Motion carried 5-0

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for September 30, 2024**
Marion County Growth Services Department

<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS: None

Motion by Michael Savage to adjourn seconded by Chuck Varadin

Motion carried 5-0

10.ADJOURN: 10:28am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist