



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, June 17, 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 Fanelli for 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:**

Alice Webber (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Alexander Turnipseed (Office of the County Engineer)  
Riley Jones (Office of the County Engineer)  
Heather Ringo (Office of the County Engineer)  
Don Watson (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. June 10, 2024

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

Motion carried 5-0

**4. PUBLIC COMMENT:** None

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

5.1. **Midway Terrace Apartments (9007-0101-17) - Major Site Plan**  
Project #2023050037 #30147  
Linn Engineering & Design

5.2. **Midway Terrace Apartments (9007-0101-18) - Major Site Plan**  
Project #2023050074 #30183  
Linn Engineering & Design

5.3. **Freedom Commons Phase 5 - Preliminary Plat**  
Project #2024010034 #31040  
Tillman & Associates Engineering

5.4. **Water Extension Waiver 8004-0508-01 - Waiver Request to Water Main Extension**  
616 Marion Oaks Ln Ocala  
Project #2024060003 #31630  
Parcel #8004-0508-01 Permit #2024052403  
Lakeshore Lira Investments Corporation

**LDC 6.14.2.a(3) - Water Main Extension to Farthest Property Corner**

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 waiver because water main exists at parcel's lot line but not across as is required by Code. 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 an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

5.5. **8010-1001-14 Water Main Extension Waiver - Waiver Request to Water Main Extension**  
Project #2024060015 #31649  
Parcel #8010-1001-14 Permit # 2024033082  
Diego Pascale De Souza

**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 right or left lot line but not across as is required by Code. 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 Jody Kirkman to approve items 5.1 through 5.5 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Calcutta Farms - Waiver Request to Establishment of County MSBU  
Project #2024040080 #31451 Parcel #00108-005-00  
Rogers Engineering**

Tabled on 6/3/24. Applicant requests to be reheard.

**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 that stipulates maintenance.

**Motion by Chuck Varadin to rehear, seconded by Jody Kirkman**

Motion carried 5-0

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

Motion carried 5-0

**6.2. Diamond Ridge at Lake Diamond - Waiver Request to Major Site Plan in Review  
Lake Diamond G&CC South Phase 3 Tract 4; Lake Diamond Apartments  
Project #2015080001 #31332 Parcel #9071-0000302  
Rogers Engineering**

**LDC 6.12.12. (A & 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. 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 to reaffirm previous sidewalk waiver from 2015 for AR 16980.

**Motion by Chuck Varadin to approve with the understanding that this is only for the eastern parcel associated with AR# 31332 and when the western parcel does develop there needs to be sidewalk installed along the County right-of-way, seconded by Michelle Fanelli**

Motion carried 5-0

**6.3. Adena Phase 1A Condominiums - Waiver Request to Improvement Plan in Review**

**562 NW 78th Lane Rd Ocala  
Project #2024040117 #31495 Parcel #14699-000-07  
Tillman & Associates Engineering**

This item was denied on 6/10/24. Applicant is requesting to be reheard and has adjusted this request.

**LDC 2.12.8 Topographic Contours**

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 a waiver to use survey that is older than one year. Existing site topography and drainage infrastructure is consistent with submitted as built survey information on 6/11/24. As built information is from 2016, however no construction or improvements have been initiated since that time.

**Motion by Michelle Fanelli to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Michael Savage to approve based on the approved SUP provisions and the survey being submitted within 30 days seconded by Ken McCann**

Motion carried 3-2 with Steven Cohoon and Jody Kirkman voting in opposition

This item was denied on 6/10/24. Applicant requests to be reheard. No adjustments have been made to this request.

**LDC 2.18.4 Construction, completion, and close out**

CODE states All subdivision improvements shall be constructed in accordance with

approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.  
APPLICANT requests a waiver to commence construction prior to plan approval and approve early site work permit at the Developer's risk.

**Motion by Jody Kirkman to approve the waiver as requested at the developers own risk excluding any utility work, seconded by Michelle Fanelli**

Motion carried 4-1 with Steven Cohoon voting in opposition

This item is a new request.

**LDC 2.18.4.E Construction, completion, and close out**

CODE states If an applicant desires to construct a limited number of model homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to: (1) Approval of the Preliminary Plat and Improvement Plans; (2) The development being served by a central sewer and central water system; (3) The Final Plat has been submitted for review including cost estimate with appropriate assurance for subdivision improvements if incomplete; (4) No more than 10 percent of the total number of building lots, not to exceed 50 building permits; and (5) Approval by the Board.

APPLICANT request Waiver to release building permit (s) hold for condominium buildings 1-4 prior to approval of the Improvement Plan at the Developer's risk.

**Motion by Michelle Fanelli to approve the waiver as requested at the developers own risk, seconded by Ken McCann**

Motion carried 4-1 with Steven Cohoon voting in opposition

7. **CONCEPTUAL REVIEW ITEMS:** None

8. **DISCUSSION ITEMS:** None

9. **OTHER ITEMS:** None

**Motion by Chuck Varadin to Adjourn, seconded by Ken McCann**

Motion carried 5-0

10. **ADJOURN:** 9:28 am

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Michael Savage, Chairman

Attest:

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Brittney Murphy  
OCE Customer Service Specialist