



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 26, 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)
Doug Hinton (County Engineer)
Chuck Varadin (Growth Services Director)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Marcus Loyld (Planning/Zoning)
Michelle Hirst (911 Management)
Susan Heyen (Landscape/Parks)
Cheryl Weaver (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (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. February 19, 2024

Motion by Jody Kirkman to approve the minutes, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT: None**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

5.1. On Top of the World Weybourne Landing Phase 3 - Final Plat/Replat
Project #2023080004 #30492
JCH Consulting Group

5.2. Freedom Commons Phase 1 Amenity - Major Site Plan
Project #2023100008 #30702
Tillman & Associates Engineering

5.3. Aurora Oaks Phase 1 (fka Calibrex) - Preliminary Plat
Project #2023040027 #30289
Tillman & Associates Engineering

5.4. Counts Property - Mass Grading Plan
Project #2022110024 #30841
Tillman & Associates Engineering

5.5. Hillpointe SR 200 (Revision to 29437) - Major Site Plan Revision
Project #2022010070 #30860
Kimley-Horn & Associates

5.6. Stone Creek By Del Webb - Pod 15 & 16 - Preliminary Plat
Project #2023090076 #30666
Kimley-Horn & Associates

5.7. U-Haul Ocala (Revision to 29022) - Major Site Plan Revision
Project #2019060012 #30833
Terravest Global Engineering Services

5.8. Massillon New SFR - Waiver Request to Water Main Extension
Project #2024020052 #31160
Parcel #8007-1065-11 Permit #2024020128
Tri County Permits 4U

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 states 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 a pending ARPA grant to design and extend water main for all gaps in Marion Oaks Units 7/10.

Motion by Ken McCann to approve items 5.1 through 5.8 on the consent agenda, seconded by Steven Cohoon

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Meadows at Stonecrest Unit 1 - Rezoning to PUD With Concept Plan
Project #2004080029 #31083 Parcel #6275-011-077
David Black**

This item was denied by DRC on 2/12/24. Applicant was not in attendance. On 2/20/24, applicant requested to be reheard.

Requesting a PUD amendment from PUD / REC open space to PUD / SFR

Applicant withdrew this from the agenda

**6.2. Pointe at Silver Springs - Major Site Plan
Project #2022080129 #29072
Spruce Creek Civil Engineering**

This item was tabled by DRC on 2/5/24. At that meeting it was a scheduled item due to Staff Advisories from 1/19/24. Since 2/5/24 the Engineer of Record has changed from Timothy W. Schutz to Spruce Creek Civil Engineering per LDC 2.1.5.B.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Steven Cohoon to approve pending the production of documentation by email or letter from Florida Board of Professional Engineers stating that this is allowed, seconded by Ken McCann

Motion carried 5-0

**6.3. Marion Ranch Phase 1 - Final Plat
Project #2021110094 #29879
JCH Consulting Group**

This Final Plat was approved by DRC on 12/11/23 and by the BCC on 12/19/23, however, the electronic drawings for each published agenda did not match the mylars provided for signature and recording. The mylars contained an adjustment to the typical easements and setbacks from 15' to 10' (on page 2) in order to align with

the approved Master Plan, Preliminary Plat and Improvement Plan. The Final Plat as recorded in Plat Book 16, Pages 20-24 is correct.

This request is to acknowledge and reaffirm the approval of the Final Plat as recorded and by doing so will clarify and bring consistency to the public records.

Motion by Jody Kirkman to approve, seconded by Steven Cohoon

Motion carried 5-0

6.4. Stone Creek by Del Webb - POD 15 & 16 - Waiver Request to Improvement Plan in Review

**Project #2023090076 #30893 Parcel #34899-018-00
Kimley-Horn and Associates**

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 reduce the minimum pipe size from 18 inches to 12 inches. Supporting calculations will be provided to support the smaller diameter pipe. Smaller diameter pipe will not be used to convey roadway drainage.

Motion by Michael Savage to approve subject to providing supporting hydraulic calculations, seconded by Jody Kirkman

Motion carried 5-0

LDC 6.13.8.B(5) - Stormwater conveyance criteria

CODE states Drainage easements. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

APPLICANT requests waiver to reduce the drainage easement from 20 feet to 15 feet due to smaller diameter storm conveyance pipe.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion died 1-4 with Michael Savage, Jody Kirkman, Ken McCann, and Chuck Varadin voting in opposition

Motion by Jody Kirkman to deny the waiver as requested, seconded by Ken McCann

Motion carried 4-1 with Steven Cohoon voting in opposition

- 6.5. SE 52ND Street Improvements - Improvement Plan**
5200 S Pine AVE Ocala
Project #2023070017 #30965 Parcel #35901-000-00
Kimley-Horn and Associates

LDC 6.13.2.C(3) - Geotechnical Investigation Report & 6.13.7.A - Geotechnical Criteria

CODE states recommendations for design, discussion of conditions for solution of anticipated problems, and recommended geotechnical special provisions. CODE states methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. APPLICANT requests a waiver to use the geotechnical data from the borings on the adjacent property to model the swale on the north side of SE 52nd Street in lieu of additional bores in the swale. USDA Soil Survey Data shows consistent soil data throughout the project area.

Motion by Jody Kirkman to approved subject to working with staff understanding that the data submitted is not clear, provide limited sampling to assure there is good information moving forward and address the outstanding utility infrastructure comment, seconded by Steven Cohoon

Motion carried 5-0

- 6.6. Romeo Acres - Waiver Request to Agricultural Lot Split in Review**
20149 SW 36TH ST Dunnellon
Project #2022120049 #29544
Parcel #17369-011-00, 17369-012-00, 01736-012-00, 17369-011-08,
17369-011-05, 17369-011-09, 17369-011-04, 17369-011-01, 17369-011-02
Radcliffe Engineering

LDC 6.11.5.C(6) - Driveway Access

CODE states Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist.

APPLICANT requests waiver for modified residential driveway in lieu of commercial driveway. Residential driveway sizing is more appropriate for this rural location serving a maximum of only 4 residential lots. Proposed 12-foot driveway width is an upgrade from minimum residential driveway requirements.

Motion by Jody Kirkman to approve subject to providing a certified turning analysis that's supports the 20-foot driveway with 25-foot radius, seconded by Michael Savage
Motion carried 5-0

6.7. Calesa Solar Field - Standalone Waiver Request
4530 SW 66TH Court RD Ocala
Project #2024010053 #31063 Parcel #3546-0016-04
Tillman & Associates Engineering

Tabled from 1-29-24, 2-5-24 and 2-12-24

LDC 6.7.8. - Protected tree replacement requirements

CODE states All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request waiver to provide tree mitigation, as required along with the improvements as each other phase develops within the northern sections (see survey). Trees on this site will conflict with the proposed improvements.

LDC 6.7.5.A - Tree trimming and tree removal permit

CODE states for tree removals not associated with any development as outlined in this division, refer to Section 2.22.4. For all other tree removal applications, the approved development plans shall serve as the tree removal permit. APPLICANT request waiver to allow tree removal prior to the approval of the improvement plans, at Owner's risk. All trees 10" + in the project area are quantified and surveyed (see attached).

Motion by Michael Savage to rehear, seconded by Jody Kirkman

Motion carried 5-0

Motion by Michael Savage to table until applicant works with staff and is ready to be placed back on the agenda, seconded by Jody Kirkman

Motion carried 5-0

6.8. Cypress Pointe - Mass Grading Plan - Extension Request
Project #2022040002 #28259
Parcel #35699-004-00, 35700-000-27, 35700-000-28
Tillman & Associates Engineering

Tabled by DRC on 2/19/24

This Mass Grading Plan was approved by DRC on August 1, 2022 and is set to expire on August 1, 2024. This is the applicant's first request for an extension and is in accordance with Executive Order 22-218 and Extension Numbers 22-219, 23-104, 23-139, 23-176, 23-214, and 24-02. The extension being requested is to July 13, 2026.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Chuck Varadin to grant a one-year extension with an expiration of August 1, 2025, seconded by Steven Cohoon

Motion carried 5-0

6.9. 9521 SW 34TH Place - Waiver Request to Major Site Plan
Project #2003020025 #31163
Parcel #21269-001-00 Permit #2024020447
Ellis F Stephen

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 a major site plan for a barn, after building the barn only 9.7 percent of the surface area will be impervious. Stormwater will continue to be contained in lower elevation area, noted in the county's interactive map. A swale will be provided on the west side to direct runoff NE and SE to lower elevation areas.

Motion by Ken McCann 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 Jody Kirkman

Motion carried 5-0

6.10. Campbell, Khanh - Waiver Request to Major Site Plan

13675 N US HWY 27 Ocala

Project #2024020063 #31170

Parcel #12290-000-00 Permit #2023111011

Campbell Khanh Ha

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 3/2 mobile home (1,600 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

6.11. Concrete Pad Addition (Rear of Residence) - Waiver Request to Major Site Plan

9 Middleground RD Ocala

Project #2024020051 #31159

Parcel #2096-010-003 Permit #2024020457

Troplaix, LLC

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 states additional square footage of slab at rear of home will exceed the allowable 9,000 square feet impervious coverage on the lot per Marion County LDC by 382 square feet (over the allowed impervious coverage). This lot is approximately

4.3 acres and currently has sufficient slope drainage from the foundation of the home.

Motion by Ken McCann 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 5-0

6.12. Hamm Barndomnium - Waiver Request to Major Site Plan

2455 SW 66TH ST Ocala

Project #2021010084 #31152

Parcel #35349-001-01 Permit #2024012248

D&H Construction of 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 a waiver as they need DRA added to property for additional building permitting.

Motion by Ken McCann 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 5-0

6.13. Zocchi - Waiver Request to Major Site Plan

6306 SE 10TH LN Ocala

Project #2024020049 #31157

Parcel #3188-027-000 Permit #2024010675

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 states allowed amount square feet is 3,600. Property has 4,472 square feet already. Proposed project will add 592 square feet. Waiver request to the major site plan for a pool deck. The site will be over the allowed 3,600 square feet per Marion County LDC.

Motion by Michael Savage 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 Steven Cohoon

Motion carried 5-0

- 6.14. Portion of east 30' of Centre Street aka SE 138th Court in South Lake Weir
- Road Closing / Abrogation
16180 SE 137TH CT WEIRSDALE
Project #2024020055 #31164 Parcel #4984-007-000
Weirsdale Presbyterian Church**

Applicants request to close road/ally/W 1/2 of road previously closed in 1956 (DB 340, page 514); complete road closure will allow petitioner to clear portions of trail road (infrequently used) encroaching onto Petitioner's property and will help prevent illegal dumping by others for which Petitioner recently received a code enforcement violation and will allow Petitioner to better secure and protect property used to conduct Boy Scout and other related activities.

Motion by Jody Kirkman to move forward subject to providing information showing that the western parcels have been abrogated into one parcel, seconded by Chuck Varadin

Motion carried 5-0

- 6.15. Portion of Sunset Avenue aka SE 174th Place in Belleview Hills Manor
Road Closing / Abrogation
Project #2024020057 #31166
Joseph True**

The Petitioner is requesting to abrogate that certain portion of Sunset Avenue lying between and adjacent to Lot 18, Block H, and Lot 17, Block G, Belleview Hills Manor, Plat Book Unr, Page 115. Additionally, Petitioners agree to grant a utility easement to Marion County Utilities for future connections to the west.

Motion by Steven Cohoon to table giving the applicant time to get a survey work out the separation and shared easement for both properties, seconded by Jody Kirkman

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. Highland Homes/SW 95TH ST - Conceptual Review**
4195 SW 95TH ST Ocala
Project #2024010044 #31050 Parcel #35699-012-09
Halff

Motion by Michael Savage to table, seconded by Ken McCann

Motion carried 5-0

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for February 26, 2024**
Marion County Growth Services Department
<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS:

Ken McCann discussed the Midway Pointe/Midway Point trademark naming situation

Motion by Michael Savage to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN: 11:20 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist