



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 24, 2025

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 for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Chris Rison (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Dana Olesky (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Aaron Pool (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 17, 2025

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT:

Joe Walker spoke about his concerns in regards to item 7.2 Conceptual Plan Advent-Rose Creek (AR# 32103) and developments not being maintained after completion. Ken Odom relayed this an undeveloped property, there are no missing or non-maintained roads at this time. Mike Savage relayed this item is a conceptual review for presentation to this committee and that if there are issues with infrastructure or maintenance after construction those concerns should be taken up with the respective departments.

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Pioneer Ranch Phase 2 - Final Plat
Project #2023050120 #31006
JCH Consulting Group**
- 5.2. Calesa Township-Perlino Grove - Final Plat
Project #2024060025 #31832
JCH Consulting Group**
- 5.3. McGinley Landing Phase 1 - Final Plat
Project #2024110026 #32205
JCH Consulting Group**
- 5.4. Marion Ranch Phases 3 and 4 - Final Plat
Project #2024050020 #31528
JCH Consulting Group**
- 5.5. Calesa Township Master Plan (Amended) Revision To 28323 - Master Plan
Project #2018010024 #32414
Tillman & Associates Engineering**
- 5.6. Smalls Sliders SR 200 (Revision To AR#31802) - Major Site Plan Revision
Project #2024070043 #32362
Davis Dinkins Engineering**
- 5.7. Ocala Crossings South Phase 5 - Preliminary Plat
Project #2024070059 #31798
Mastroserio Engineering**

- 5.8. **Pointe Grand Ocala South (Revision to 28702 and 30895) - Major Site Plan Revision**
Project #2002080018 #32246
Kimley-Horn & Associates

- 5.9. **Aurora Oaks Phase 1 (fka: Calibrex) - Final Plat**
Project #2023040027 #31216
JCH Consulting Group

Motion by Ken McCann to approve 5.1 through 5.9 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **Woodridge South - Rezoning to PUD with Concept Plan**
Project #2024030049 #32322
Tillman & Associates Engineering

Motion by Chuck Varadin to approve subject to addressing comments and remarks by staff as well as completing the Development Review process, seconded by Tony Cunningham

Motion carried 5-0

- 6.2. **Maricamp Market Centre Phase 1, Replat Of Lot 7 - Waiver Request to Final Plat in Review**
Project #2024100063 #32137 Parcel #37491-103-06
R.M. Barrineau and Associates

LDC 2.17.1. - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT states there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County site design & stormwater drainage plan for permitting. Each lot will use a common cross parallel access easement.

Motion by Chuck Varadin to approve the waiver request subject to providing the necessary Preliminary Plat information appropriate for the Final Plat based on staff comments, seconded by Ken McCann

Motion carried 5-0

LDC 2.18.1 - Improvement Plan

CODE 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.

APPLICANT states the reason for the request for waiver of the improvement plans is the same as the preliminary plat. Each lot is required to submit a Marion County site design and stormwater management plan for permitting.

Motion by Chuck Varadin to approve the waiver request subject to providing the necessary Preliminary Plat information appropriate for the Final Plat based on staff comments, seconded by Ken McCann

Motion carried 5-0

6.3. Tire Service Center - SR 200 & SW 100th St - Waiver Request to Major Site Plan in Review

**Project #2024110006 #32170 Parcel #3501-200-025
Bohler 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 states Contours for the master development are depicted on our plans as existing. These contours do not extend north of our site where the existing Wawa development is located, therefore not meeting the 100-ft extended contour requirement. For the purposes of offsite drainage delineation, the master as shown are sufficient as there is no offsite drainage from the north. The grading/contours as shown are sufficient.

Motion by Michael Savage to approve the waiver request subject to working with staff on the contour comments and combining the lots with a permit hold being placed until the lots are combines seconded by Doug Hinton

Motion carried 5-0

LDC 6.8.8.A - Building landscaping

CODE states Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building.

APPLICANT states due to parcel size constraints and respective building setbacks required, adequate foundation landscaping facing SW HWY 200 is unable to be provided. Additional enhanced plantings within the SW HWY 200 landscape buffer have been provided in the latest landscape plan. Please see revised L-100 for additional buffer plantings.

Motion by Chuck Varadin to approve subject to providing the enhanced plantings in the buffer, seconded by Tony Cunningham

Motion carried 5-0

6.4. Brook Ledge - Waiver Request to Water Connection
3755 NW 44TH AVE Ocala
Project #2025010031 #32373 Parcel #13706-002-00
Davis Dinkins Engineering

LDC 6.14.2(A)(1) - Connection requirements

CODE states all new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities.

Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system.

Developer shall include the written determination with all applications for building permits and/or other development reviews.

APPLICANT requests a waiver as the building is an existing +/- 3,100 sf modular office that was construction in accordance with an approved site plan in +/- 2020 (copy attached). The Building is served by an existing operational well and OSTDS and was used as an office building. when it was recently acquired, a new CO was applied for. It was denied requiring connection to County utilities, which would require crossing of NW 44th Avenue for water service and lift station to connect to the existing County force main. The Owner seeks to re-open the building as it is the same use without expansion. The facility is intended to support four office staff which generates minor flow. A waiver of connection to County Utilities is requested until such time that one of the requirements for the connection listed in 6.14.2.B(1)(B) is met which are (b) Existing structures in the Urban area shall connect to a centralized water system with available capacity if a water line is within a connection distance if 400 feet the total number of ERCs and:1. The onsite water supply is no longer functioning and cannot be repaired without issuance of new or revised State permits: or 2. A new well is required per state requirements to supply potable water: or 3. The property is further developed, increasing its total number of ERCs.

Motion by Tony Cunningham to table as MCU will contact the applicant to withdraw the waiver request as this is not needed, seconded by Ken McCann

Motion carried 5-0

6.5. Redeemer Christian School Expansion - Waiver Request to Sewer Connection
159 SW 87th PL All Units Ocala
Project #2017120024 #32470 Parcel #36762-001-00
Infinite Engineering

LDC 6.14.2.C(2) - Connection Requirements

CODE states wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable

APPLICANT requests a waiver as design and permitting alone has been determined to cost \$100,000.00 with projected construction cost of the master lift station and force main at 1,700,000.00. The total design and construction cost for only the wastewater element is near \$2M while the cost for the proposed building is estimated at \$3M.

Motion by Tony Cunningham to table the waiver request for one week giving the applicant time to add water to their waiver request, seconded by Michael Savage

Motion carried 5-0

**6.6. Lynn & Ricardo Wilson - Waiver Request for Family Division
3050 SE 62nd St Ocala
Project #2024100072 #32469 Parcel #35838-000-00
Lynn & Ricardo Wilson**

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 is requesting a family division of (3) acres to each child creating three separate lots that will be sharing a 40' easement on the northernly property line.

Motion by Chuck Varadin to approve the waiver subject to working with staff on the driveway access as well as providing a boundary survey with title work and acreage of lots and the easement, seconded by Ken McCann

Motion carried 5-0

- 6.7. Rivera - MIL Suite - Waiver Request to Major Site Plan**
9281 West Anthony Rd Ocala
Project #2025020028 #32480
Parcel #14103-000-00 Permit #2025012018
Straightline Construction

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 MIL suite addition to property. Adding an addition to home for more living space. The site will be 736 square feet over the allowed impervious coverage.

Motion by Chuck Varadin to approve the waiver request conditionally subject to filing a building affidavit for the mother-in-law suite that it is part of the overall residential going into the suite and is not independently occupied, fully independently occupied or serving as a full unit such as a rental as well as 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Doug Hinton

Motion carried 5-0

- 6.8. Mark Krull - Waiver Request to Major Site Plan**
10076 SW 71st Ct Ocala
Project #2025010045 #32391
Parcel #35682-002-02 Permit #2024112920
Krull Mark R

This item was denied by DRC on 2/3/25. The applicant is requesting to be reheard.

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 install pre-manufactured 12 x 24 shed. Note the property is basically sand.

Motion by Chuck Varadin to rehear, seconded by Tony Cunningham

Motion carried 5-0

Motion by Doug Hinton to approve the waiver request subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Doug Hinton

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. BCLB Townhomes - Kingsland - Conceptual Plan
Project #2023090080 #30674
Mastroserio Engineering**

Motion by Michael Savage to approve subject to staff comments, seconded by Chuck Varadin

Motion carried 5-0

- 7.2. Advent-Rose Creek - Conceptual Plan
Project #2024100032 #32103
Tillman & Associates Engineering**

Motion by Chuck Varadin to table until further documentation is provided per staff discussion, seconded by Doug Hinton

Motion carried 5-0

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for February 24, 2025
Marion County Growth Services Department**

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

9. OTHER ITEMS:

Mike Savage mentioned about three or four weeks ago Steven Cohoon discussed comments about documents for the development of this Development Review Committee and what we do but right not no information is available. Looking to possibly have information on a future agenda.

Motion by Tony Cunningham to adjourn, seconded by Doug Hinton

Motion carried 5-0

10.ADJOURN: 10:21 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist