



# Marion County

## Development Review Committee

### Meeting Minutes

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

---

**Monday, March 18, 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:**

Marcus Lloyd (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Chris Rison (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Alexander Turnipseed (Office of the County Engineer)  
Riley Jones (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Heather Ringo (Office of the County Engineer)  
Chris Zeigler (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)  
Chelsea Figueroa (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. March 11, 2024

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

Motion carried 5-0

**4. PUBLIC COMMENT:** None

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

5.1. **Tractor Supply Silver Springs - Major Site Plan**  
**Project #2023050004 #30101**  
**Common Oak Engineering**

**Motion by Jody Kirkman to approve item 5.1 on the consent agenda, seconded by Ken McCann**

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 and this was placed on the agenda for 2/26/24 but there was no motion to be reheard and the item was withdrawn from the agenda.

**LDC 2.12.3.A. - Review and approval procedures.**

A. Conceptual Plans required for PUD rezoning applications shall be reviewed by the Development Review Committee (DRC) for the details shown including access, setbacks, layout, density, public infrastructure and available services or further direction shall be provided, including direction to resubmit. Prior to commencing the PUD rezoning process, DRC's review of the Conceptual Plan shall be completed with a recommendation of approval, approval with conditions, or denial forwarded to the Planning and Zoning Commission (P&Z) and the Board. Final approval by DRC shall be held pending the outcome of the PUD rezoning application. The Board will approve or deny these Conceptual Plans and any amendments determined to be significant by DRC.

**LDC Section 4.2.31.F(3) Planned Unit Development**

(3) Recommendation. Following consideration of the development plan by the Development Review Committee (DRC), the DRC shall make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board. The rezoning and the corresponding development plan will then require public hearings before the Planning and Zoning Commission and Board of County Commissioners for approval.

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

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

Motion carried 5-0

**Motion by Jody Kirkman to transmit to the Planning and Zoning Commission subject to developing an improvement plan for staff to review that includes utilities, the golf cart path and stormwater along with any and all other comments that staff may have that are applicable to the project, seconded by Ken McCann**

Motion carried 5-0

**6.2. Golden Oaks - Standalone Waiver Request**

**2299 SE HWY 484 Belleview**

**Project #2024020028 #31143 Parcel #41427-000-00**

**JCH Consulting Group**

**LDC 6.7.8.D(1 ,2 & 3) - 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. 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.

APPLICANT requests a waiver because tree locations will be located within sample area and all trees 30" and larger will be located within proposed residential development.

**Motion by Jody Kirkman to approve subject to submitting and meeting the requirements associated within the sample area, seconded by Michael Savage**

Motion carried 5-0

**6.3. SW 100TH Street PUD - East - Waiver Request to Improvement Plan in Review  
Project #2021080035 #30222 Parcel #35695-033-00  
Radcliffe Engineering**

**LDC 6.8.6 - Buffers**

CODE states buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. APPLICANT requests a waiver to use existing vegetation in proposed perimeter buffers and supplement in-fill area with vegetation as designed by landscape architect.

**Motion by Ken McCann to approve the waiver request, seconded by Jody Kirkman**

Motion carried 5-0

**6.4. SW 100TH Street PUD - West - Waiver Request to Improvement Plan in Review  
Project #2022070105 #29965 Parcel #35695-033-00  
Radcliffe Engineering**

**LDC 6.8.6 - Buffers**

CODE states buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. APPLICANT requests a waiver to use existing vegetation in proposed perimeter buffers and supplement in-fill area with vegetation as designed by landscape architect.

**Motion by Ken McCann to approve the waiver request, seconded by Jody Kirkman**

Motion carried 5-0

**6.5. City of Belleview - Waiver Request to Water Connection  
6966 SE 110TH ST Belleview  
Project #2024030011 #31258  
Parcel #38787-001-01 Permit #2024020086  
Drake John**

**LDC 6.14.2.B(1)(a) - Connection requirements**

CODE New single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet.

APPLICANT states new home being built in place of Mobile Home, would like to use existing well. Cost to connect to City of Belleview would be about \$7,000 (plumber cost to run new line, quotes attached and city connection fees) and then would have a monthly non-residence rate. New line would have to come through back of property and pass through tree roots and other structures on property. We do not live in city limits. Well is in excellent working order and pipes are already in the general area for the new build.

**Motion by Jody Kirkman to deny the waiver request, seconded by Michael Savage**

Motion carried 5-0

- 6.6. **Tapley Barn - Waiver Request to Water and Wastewater Connections**  
**5624 NW 44TH AVE Ocala**  
**Project #2024020085 #31201**  
**Parcel #13535-004-01 Permit #2023111415**  
**Tapley Tommy**

**LDC 6.14.2.B(2)(b)1 - Wastewater Connection**

~~CODE states 1.new duplex construction in the urban or rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an on-site pumping station.~~

**Correction – the actual section of the LDC for this request which was discussed during the meeting was:**

**6.14.2.B(1)(b)(3) – Connection Requirements – Water System**

CODE states existing structures in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver because the property has had water at barn since 1984. The barn has just been renovated for second living space for family member to stay in.

**Motion by Jody Kirkman to deny the waiver request, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.14.2.B(2)(c) - Wastewater Connection**

CODE states existing single family or duplex residential structures in the urban or rural area shall connect to a centralized sewer system with available capacity if a sewer line is within a connection distance of 400 feet and the OSTDS is no longer functioning or if a new OSTDS is required to collect wastewater.

APPLICANT requests a waiver because the property has had water at barn since 1984. The barn has just been renovated for second living space for family member to stay in. We are adding new septic system and all other improvement to plans and codes.

**Motion by Jody Kirkman to approve the waiver request using a nitrogen reducing septic system in lieu of connecting, seconded by Michael Savage**

Motion carried 5-0

- 6.7. **Pioneer Ranch PH 5 - Waiver Request to Improvement Plan in Review**  
**Project #2023080013 #30472 Parcel #35700-000-04**  
**Tillman & Associates Engineering**

**LDC 6.13.7.B(2) - Geotechnical criteria**

CODE states Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond

bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them.

APPLICANT requests waiver to use the number of borings and infiltration tests as provided. During design, some modifications were needed that made some of the borings outside the DRA. The soil strata of each boring is consistent.

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

Motion carried 5-0

- 6.8. Ocala Crossings South Phase 3 - Waiver Request to Final Plat in Review**  
**8767 SW 49TH Avenue RD Ocala**  
**Project #2023010074 #31013 Parcel #35623-001-01**  
**A.M. Gaudet & Associates**

**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 a waiver to allow a 10-foot drainage easement for existing stormwater piping between Lots 9-10 Block P. The 10-foot drainage easement between the lots is in conformance with the approved PUD, preliminary plat, and improvement plans. This is a private subdivision maintained by the POA. This project has been reviewed by the county through 3 submittals, and now the county is asking for 20-foot drainage easement. The 18-inch drainage pipe is centered on the lot line and has approximately 10 inches to 42 inches of cover over the pipe. This pipe run is to convey a limited area of runoff from the rear 1/2 of 14 lots. The pipe is designed to convey 5.22 cubic feet per second.

**Motion by Steven Cohoon to deny the waiver request and that any future resubmittals include how to address what may be in ground already via grouting or some other means appropriate by the applicant**

Motion dies for lack of a second

**Motion by Jody Kirkman to approve with the understanding that the HOA needs to provide a letter that they are fully aware of the maintenance requirements associated with the substandard easement and that some sort of document is placed on file and recorded with each one of the PIDs that they are fully aware of what they've got and what they are going to continue with moving down the road, the letter is to include the signature of the purchaser to acknowledge that they reviewed the letter and no building or utilities should be located in the easement, seconded by Michael Savage**

Motion carried 4-1, with Steven Cohoon voting in opposition

**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 a waiver to allow a 10-foot drainage easement for existing stormwater piping between Lots 27-28 Block O. The 10-foot drainage easement between the lots is in conformance with the approved PUD, preliminary plat, and improvement plans. This is a private subdivision maintained by the POA. This project has been reviewed by the county through 3 submittals, and now the county is asking for 20-foot drainage easement. The 18-inch drainage pipe is centered on the lot line and has approximately 36 inches to 54 inches of cover over the pipe. This pipe run is to convey a limited area of runoff from the rear 1/2 of 5 lots. The pipe is designed to convey 1.87 cubic feet per second. The alternative to approving this waiver request is to permit the stormwater runoff from the rear 1/2 of these 5 lots to drain to the SW 49th Avenue inlets located on the east side of the multi-use path. The existing inlets and conveyance system are designed to accept the pre-development runoff from Basins 1-3 and 1-4, per the SW 49th Avenue Phase 2 plans. The permitted runoff 100-24 volume is 49,778 cubic feet with a combined discharge rate of 8.20 cubic feet per second. The new proposed condition will generate 10,126 cubic feet with a combined discharge of 2.46 cubic feet per second.

**Motion by Jody Kirkman to approve with the understanding that the HOA needs to provide a letter that they are fully aware of the maintenance requirements associated with the substandard easement and that some sort of document is placed on file and recorded with each one of the PIDs that they are fully aware of what they've got and what they are going to continue with moving down the road, the letter is to include the signature of the purchaser to acknowledge that they reviewed the letter and no building or utilities should be located in the easement, seconded by Michael Savage**

Motion carried 4-1, with Steven Cohoon voting in opposition

**7. CONCEPTUAL REVIEW ITEMS:**

- 7.1. **Circle K - SW HWY 484 & SW 49TH Court Road - Conceptual Plan**  
**Project #2024020098      #31225      Parcel #41205-003-01**  
**Kimley-Horn & Associates**

**Motion by Jody Kirkman to approve subject to staff comments, seconded by Steven Cohoon**

Motion carried 5-0

- 7.2. **CRS - E. Dunnellon, FL - 15869 SW HWY 484 - Conceptual Plan**  
**15869 SW HWY 484      Dunnellon**  
**Project #2024020097      #31224      Parcel #34899-002-00**  
**Concept Development**

**Motion by Jody Kirkman to approve subject to staff comments, seconded by Ken McCann**

Motion carried 5-0

**7.3. CRS @ Marion Oaks BLVD & SW 36TH AVE RD - Conceptual Plan  
Project #2022100125 #29293 Parcel #8006-0698-09  
Vector Civil Engineering**

**Motion by Jody Kirkman to approve subject to staff comments, seconded by Ken McCann**

Motion carried 5-0

**8. DISCUSSION ITEMS:** None

**9. OTHER ITEMS:**

Steven Cohoon brought up Section 504 of the Rehabilitation Act of 1973. This is the ADA related act which refers to civic rights for people with disabilities. He referenced how this section does not require public agencies to provide pedestrian facilities or to build new facilities in response to an ADA complaint, however where pedestrian facilities exist they must be accessible and when a public agency alters facilities effecting access for pedestrians, the completed project also must be accessible for persons with disabilities to the maximum extent feasible. This opened up into additional discussion regarding the golf cart path for item 6.1 Meadows at Stonecrest Unit 1.

Jody Kirkman stated he was going to need to do a plat vacate for his parcel in the near future and asked the committee for direction or comments of how to present it to the Committee without a conflict of interest. After a brief discussion it was determined Jody could comment and ask questions but must abstain from voting.

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

Motion carried 5-0

**10. ADJOURN:** 10:35 am

\_\_\_\_\_  
Michael Savage, Chairman

Attest:

\_\_\_\_\_  
Brittney Murphy  
OCE Customer Service Specialist