



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 1, 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)
Josh Kramer for Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Alice Webber (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
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)
Crystal Hawker (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 24, 2024

Motion by Ken McCann to approve the minutes, seconded by Josh Kramer

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Shores Assembly of God (Revision to 30308) - Major Site Plan Revision
Project #1999008350 #31668
Radcliffe Engineering**

**5.2. Freedom Commons Phase 2 Amenity - Major Site Plan
Project #2023100062 #30753
Tillman & Associates Engineering**

**5.3. Hayes - Waiver Request to Major Site Plan
9742 SW 56th Cir Ocala
Project #2024060045 #31686
Parcel #35697-130-00 Permit #2024052884
Outback Pools**

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 the lot currently has 4531 square feet impervious coverage and the proposed project will add 1095 square feet impervious coverage. Allowed amount for lot is 3500 square feet impervious coverage per lot. HOA signed to accept the additional stormwater runoff.

**5.4. Plesher - Waiver Request to Major Site Plan
17367 Se 116th Court Rd Summerfield
Project #2024060050 #31691 Parcel #6262-003-019
Stephen and Spaulding**

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 are going over their impervious area by approximately 340 square feet due to a house addition.

- 5.5. 8004-0477-09 Water Extension Waiver - Waiver Request to Water Main Extension**
2645 SW 163rd Pl Ocala
Project #2024040092 #31460
Parcel #8004-0477-09 Permit #2023092674
LGI Homes Florida

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 lot line but not across as is required by code. CONDITIONAL WAIVER approved provided the 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 Unit 4.

- 5.6. 13420 SW 77th Ave, Ocala - Waiver Request to Water Main Extension**
Project #2024060036 #31675
Parcel #8010-0935-11 Permit #2023102500
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 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 corner but not across as is required by Code 6.14.2.A(3) 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 5.6 on the consent agenda, seconded by Josh Kramer

Motion carried 5-0

6. SCHEDULED ITEMS:**6.1. Ocala Preserve Phase 8 (Revision to 27514) - Final Plat
Project #2021070058 #30135
JCH Consulting Group**

This Final Plat was approved by DRC on 6/12/23 and by the BCC on 6/20/23, however, the electronic drawings for each published agenda did not match the mylars provided for signature and recording. The mylars contained an adjustment to accommodate for a walking trail and involved resizing Lots 917- 919 and Tract D. In addition, Lot 918 was relocated to the north side of Tract D.

The changes were made in order to align with the approved Master Plan, Preliminary Plat and Improvement Plan. The Final Plat as recorded in Plat Book 15, Pages 149-156 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 Steven Cohoon to approve the reaffirmation of the correct plat, seconded by Chuck Varadin

Motion carried 5-0

**6.2. The Golden Divine Equestrian - Waiver Request to Major Site Plan
Project #2024050098 #31621 Parcel #02970-004-00
Michael Pape & Associates, PA**

This item was tabled on 6/24/24, applicant was not in attendance. Applicant requests 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 because this site is twenty acres. A new horse farm is proposed. Total project will include a modular, maintenance building, horse barn & covered arena, open air horse run-ins, horse paddocks, open jumpers arena, future employee homes and an employee break area. We will work with Marion County Stormwater staff to install stormwater controls for the excess impervious.

Motion by Ken McCann to rehear, seconded by Steven Cohoon

Motion carried 5-0

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 Chuck Varadin

Motion carried 5-0

- 6.3. Corta - Ocala West - Parcels 24 and 25 - Waiver Request to Final Plat in Review
Project #2024020037 #31189 Parcel #3501-200-025
CHW, an NV5 Company**

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 requests a waiver as there are no current plans to improve the properties at this time, looking to replat the 2 existing tracts into 1 buildable lot for use in the future. Cannot do a lot combination as they are part of an existing subdivision and have been subdivided previously.

Motion by Steven Cohoon to deny the waiver request due to the applicant not being in attendance, seconded by Josh Kramer

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 requests as there are no current plans to improve the property, there are no existing structures on either properties at this time. An existing Boundary and Topographic survey were included on the initial Final Plat submission. The purpose of this replat is to make the property buildable in the future.

Motion by Steven Cohoon to deny the waiver request due to the applicant not being in attendance, seconded by Josh Kramer

Motion carried 5-0

- 6.4. 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**

On 2/26/24 DRC's motion was to move forward subject to providing information

showing that the western parcels have been abrogated into one parcel. The applicant is requesting re-review and approval allowing this item to proceed to the BCC.

Applicant's original request for 2/26/24 was as follows:

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 Chuck Varadin to table pending further information from Growth Services staff, seconded by Michael Savage

Motion carried 5-0

- 6.5. Golden Ocala - WEC North Training Fields Phase 2 Mod (Revision To 31106) - Waiver Request to Major Site Plan Revision in Review
Project #2024010079 #31637 Parcel #21068-002-00
Tillman & Associates Engineering**

LDC 2.21.1.A - 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.

APPLICANT requests waiver to the order of plan approval to allow site disturbance prior to Major Site Plan approval, subject to the owner moving forward at their own risk and to hold on final inspection until Site Plan is approved. Runoff and receiving facility are internal to project. Waiver previously approved for AR 31106.

Motion by Michael Savage to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

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 requests waiver from current boundary and topo. Project is 36 acres amidst a 166 +/- acre parcel. Legal and sketch of description for project boundary shall be provided to Marion County prior to request for final inspection. Waiver previously approved for AR 31106.

Motion by Michael Savage to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

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 A) requesting approval for major storm system to include 15-inch RCP provided a hydraulic calculation concludes there is no adverse effect and is included in the stormwater report. B) requesting approval for storm piping 12 inches and under be approved for connections beyond the major storm system (i.e. yard and roof drains). Waiver previously approved for AR 31106.

Motion by Michael Savage to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.8.7.C - Parking Areas and Vehicular Use Areas

CODE states A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. APPLICANT requests waiver to eliminate required landscape islands and relocate plantings in said islands due to vehicle maneuvering radius and high-profile truck and horse trailers. Waiver requested for more than 10 parking spaces in a row without islands. Required trees from islands will be relocated to the project perimeter. Waiver previously approved for AR31106.

Motion by Michael Savage to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

LDC 6.7.4.A - Shade Trees

CODE states Shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. APPLICANT requests waiver as the post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. Request waiver since the site is a large horse training area with no paved parking. Access is via grassed areas. Additional, new planted trees exceed the pre-development area ratio. Waiver previously approved for AR31106.

Motion by Michael Savage to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

**6.6. CC - Limestone Access Road - Waiver Request to Improvement Plan in Review
Project #2024010011 #31018 Parcel #06914-000-00
Tillman & Associates Engineering**

LDC 6.8.6.K(3) - Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests a waiver to utility the existing dense vegetation along W Hwy 316, west of the proposed connection to W Hwy 316, to satisfy the Type 'C' buffer requirement.

Motion by Chuck Varadin to approve subject to maintaining the existing vegetation as a buffer and screening, seconded by Michael Savage

Motion carried 5-0

**6.7. McGinnis Pool Project - Waiver Request to Major Site Plan
Virmillion Estates Blk F Lot 25
2651 SE 156th Place Rd Summerfield
Project #2023090092 #31671
Parcel #44683-006-25 Permit #2024061196
Paragon Pools of NCF**

LDC 2.21.1.A(1) - Major Site Plan

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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 the site is 1.09 acres. The owner will compensate for the increase of runoff from the future planned impervious area over 9,000 square feet.

We will work with Marion County Stormwater staff on the required stormwater controls.

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

6.8. Jacinto Garcia - Waiver Request to Major Site Plan
7 Bahia Pass Loop Ocala
Project #2024060049 #31689 Parcel #9016-0244-27
Jacinto Garcia

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 are going over their impervious due to the addition of a 10x20 car port.

Motion by Steven Cohoon to table until the applicant (who was not in attendance) provides in writing that they understand the three standard conditions or they can call into the meeting or be present, seconded by Chuck Varadin

Motion carried 5-0

6.9. King Richard Thomas - Waiver Request for Family Division
Bellevue Ridge Est Unr Blk 1 Lot 8
Project #2024040114 #31492
Jennifer McBride

This item was denied by DRC on 5/6/24 due to the lack of a court order. Applicant requests to be reheard.

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one 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 allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests waiver for a court ordered family division.

Motion by Chuck Varadin to rehear, seconded by Steven Cohoon

Motion carried 5-0

Motion by Chuck Varadin to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Michael Savage to adjourn, seconded by Chuck Varadin

Motion Carried 5-0

10. ADJOURN: 10:01 am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist