



Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 28, 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)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Dane Scott (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. October 21, 2024

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

Motion carried 4-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Ritson Pool - Waiver Request to Major Site Plan**
17837 Se 159th Ave Weirsdale
Project #2024100031 #32104
Parcel #5011-011-004 Permit #2024100605
Yandles Splash Time 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 requests a waiver because the lot is over impervious area without the pool. Adding the pool adds 420 square feet, HOA approval of impervious attached.

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

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Major Site Plan for Hwy 200 Storage Facility - Waiver Request to Major Site Plan in Review**
Project #2023110100 #30898
Parcel #3501-100-013, 3501-100-007, 3501-700-301
Abshier Engineering

LDC 6.7.4. - 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. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are

preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT states we were requested not to use pine trees in some of the setback areas because they were too close to the property line and are using bamboo and palm trees in one of the buffers to provide a better buffer quicker. There is not enough room for additional shade trees.

Motion by Steven Cohoon to approve the waiver request contingent on placing the exact number of trees being worked out with staff and the applicant, seconded by Jody Kirkman

Motion carried 4-0

- 6.2. Heritage Oaks -Waiver Request to Improvement Plan in Review**
16209 SE 73rd Ave Summerfield
Project #2023080054 #30516 Parcel #48347-000-00
Tillman & Associates Engineering

LDC 6.13.3.D(1) - Types of stormwater management facilities - DRC approved 10/21/24

LDC 6.12.2.A - Right-of-way - Withdrawn by applicant 10/21/24

This item was tabled for one week giving applicant time to discuss options from the Committee with their Client.

LDC 6.12.12.A, B, C - 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. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments.

APPLICANT requests waiver to not construct sidewalk along SE 73rd Avenue as there are is no existing sidewalk along SE 73rd Avenue.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 4-0

Motion by Jody Kirkman to approve the waiver request subject to the fee in lieu of construction, seconded by Steven Cohoon

Jody Kirkman withdrew his motion, Steven Cohoon withdrew his second

Motion by Jody Kirkman to have the applicant follow what is approved in the PUD, seconded by Ken McCann

Motion carried 4-0

**6.3. Forest Glen - USA YMOR - Waiver Request to Preliminary Plat in Review
Project #2024070015 #31755 Parcel #3505-000-002
Tillman & Associates Engineering**

LDC 6.4.3.A - Preliminary Plat requirements

CODE states Current boundary survey of the project boundary including location of all interior improvements, not more than one year old, or as approved by the County Surveyor, and meeting requirements as set forth in Ch. 5J-17.52 FAC. If the Preliminary Plat is one phase of lands to be platted, a survey of the overall proposed site is acceptable.

APPLICANT requests waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 11/3/17.

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

Motion carried 4-0

LDC 6.4.3.H - Preliminary Plat requirements

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data.

APPLICANT requests waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 11/3/17.

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

Motion carried 4-0

**6.4. Forest Glen - USA YMOR - Waiver Request to Improvement Plan in Review
Project #2024070015 #31756 Parcel #3505-000-002
Tillman & Associates Engineering**

LDC 6.4.3.A - Preliminary Plat requirements

CODE states Current boundary survey of the project boundary including location of all interior improvements, not more than one year old, or as approved by the County Surveyor, and meeting requirements as set forth in Ch. 5J-17.52 FAC. If the Preliminary Plat is one phase of lands to be platted, a survey of the overall proposed site is acceptable.

APPLICANT requests waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 11/3/17.

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

Motion carried 4-0

LDC 6.4.3.H - Preliminary Plat requirements

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary

design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data. APPLICANT requests waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 11/3/17.

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

Motion carried 4-0

- 6.5. Freedom Commons SW 85th Street Extension - Waiver Request to Improvement Plan in Review**
4280 SW 82nd Place Rd Ocala
Project #2024060063 #31709 Parcel #35623-920005
Tillman & Associates 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 requests waiver to use current survey. The survey accurately reflects the site and construction is active around the site.

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

Motion carried 3-1 with Michael Savage voting in opposition

- 6.6. OTOW Calesa PUD (Mixed Use Project) - Rezoning to PUD with Master Plan**
Project #2018010024 #28323
Tillman & Associates Engineering

This item was tabled on 9/30/24. Applicant is requesting to be reheard.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 4-0

Motion by Jody Kirkman to table this item

Motion failed due to a lack of a second

Motion by Steven Cohoon to approve working subject to working with the County Engineer, seconded by Ken McCann

Motion carried 4-0

- 6.7. Juniper Loop Development - Rezoning to PUD with Concept Plan**
Project # 2024040016 #32028
Tillman & Associates Engineering

Motion by Jody Kirkman to transmit with staff comments to Planning and Zoning (P&Z) subject to the Knox box being changed to a siren activation, seconded by Ken McCann
 Motion carried 4-0

- 6.8. Longleaf Park Subdivision PUD - Rezoning to PUD with Concept Plan**
Project #2022070141 #32048
Todd Rudnianyn

Motion by Jody Kirkman to transmit with staff comments to Planning and Zoning (P&Z) with the understanding that for Utilities, or the City of Ocala, annexation requirements must be met and include the applicant meet the requirements established by the transportation study working with the County Engineer accordingly, seconded by Ken McCann
 Motion carried 4-0

- 6.9. Safe Harbor RV & Boat Storage Phase 2 - Major Site Plan - Extension Request**
Project #2016040034 #27654 Parcel #46005-002-00
Davis Dinkins Engineering

Owner requests a one-year extension for this Major Site Plan. The reason for the extension is they purchased Safe Harbor a little over a year ago. As new owners of the facility they needed time to do a feasibility study on actually building phase two and if the demand for phase two2 storage would still be strong. Now after owning Safe Harbor Storage for the past year they have cleared direction on moving forward with phase two plans but need a little more time to get it done.

The request is to extend for one year from the current expiration date of January 9, 2025. The new expiration date would be January 9, 2026.

Motion by Jody Kirkman to approve the extension request, seconded by Ken McCann
 Motion carried 3-0

- 6.10. Farm Credit Building Addition - Waiver Request to Major Site Plan in Review and Appeal to County Engineer’s Deviation Approval with Conditions Regarding Cross Access**
5075 NW Blitchton Rd Ocala
Project #2023080063 #31389 Parcel #21585-001-00
Davis Dinkins Engineering

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 as the building plans have been submitted, FDOT and SWFWMD approvals have been obtained and the remaining comments either have been addressed or are not substantial for the overall site design. The owner would like to proceed with building construction while the final few items are addressed.

Motion by Jody Kirkman to approve the waiver request subject to the pre-annexation being approved and at the owner's risk, seconded by Steven Cohoon

Motion carried 4-0

This is an appeal the County Engineer's deviation approval with conditions regarding cross access.

LDC 6.11.4.B - Access management

CODE states Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT states reconsideration of the deviation request is requested. Elimination of cross access to the east was approved (it is within the City), and this project will connect to City water which will require a petition for annexation to the City. The property to the west is currently in review and is proposed as a self-storage facility. These are vastly dissimilar uses as Farm Credit is not a retail banking institution. Moreover, the owner and developer of the self-storage facility is also seeking elimination of cross access and is providing a letter in support of this request.

Motion by Jody Kirkman to approve the waiver request subject to preparing a cross access easement to the west and to enter into an agreement that should anything develop to the west down the road the applicant will be required construct the cross access, seconded by Steven Cohoon

Motion carried 4-0

6.11. Tillman Property - Waiver Request to Major Site Plan

Florida Orange Grove Lot 37

3301 SE 41st Pl Ocala

Project #2021020058 #32079 Parcel #3142-037-000

Tillman & Associates Engineering

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 a residential project on a 2.5-acre property. Owner seeks to add 2,106 square feet impervious coverage for a garage. The existing impervious coverage is 16,785 square feet, and the proposed garage would result in 18,891 square feet (17.3 percent) total impervious coverage. Applicant request approval subject to working with Stormwater staff on an agreeable plan for stormwater control.

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 Jody Kirkman

Motion carried 4-0

**6.12. Robert Fish - Waiver Request to Major Site Plan
 11774 SW 61st Place Rd Ocala
 Project #2024100034 #32111
 Parcel #3495-144-008 Permit #2024091853
 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 requests waiver to the major site plan for a pool and deck. The site will be over the allowed 9,000 square feet per Marion County LDC. It will be over by 1,128 square feet, requiring 1,034 cubic feet of runoff storage.

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 Jody Kirkman

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for October 28, 2024
Marion County Growth Services Department**

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

9. OTHER ITEMS: None

Motion by Jody Kirkman to adjourn, seconded by Michael Savage

Motion carried 4-0

10. ADJOURN: 10:33am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist