



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, November 4, 2024**

**9:00 AM**

**Office of the County Engineer**

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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)  
Michelle Hirst for Ken McCann, Vice Chairman (Fire Marshal)  
Doug Hinton for Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Josh Kramer (Utilities Director)

##### **OTHERS PRESENT:**

Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Kevin Vickers (Office of the County Engineer)  
Cheryl Weaver (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Chelsea Figueroa (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ADOPT THE FOLLOWING MINUTES:

##### 3.1. October 28, 2024

**Motion by Josh Kramer to adopt the minutes, seconded by Michelle Hirst**  
Motion carried 5-0

#### 4. PUBLIC COMMENT: None

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

- 5.1. Stone Creek Del Webb Solaire Phase 1 - Final Plat**  
**Project #2023070014 #31209**  
**JCH Consulting Group**

This Final Plat is associated with an Improvement Agreement with Performance Bond both of which will be placed in queue for the Board of County Commissioners on 11/19/24.

- 5.2. Southern Timber RV Storage (Revision To 30042) - Major Site Plan Revision**  
**Project #2023040091 #32080**  
**Radcliffe Engineering**
- 5.3. Sunnyhill Monopole Tower - Waiver Request to Minor Site Plan in Review**  
**15737 SE 182nd Avenue Rd Umatilla**  
**Project #2024020053 #32069 Parcel #50744-000-00**  
**Vertex Development**

**LDC 2.20.1.B(1) - Minor Site Plan**

CODE states A Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. APPLICANT requests waiver to exceed 9,000 square feet of impervious ground coverage to stay within the Minor Site Plan Review process. The majority of the impervious area is due to Marion County requirements for Fire Department access to our site.

**Motion by Michelle Hirst to approve items 5.1 – 5.3 on the consent agenda, seconded by Doug Hinton**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. MSP 8009-1274-14 - Waiver Request to Minor Site Plan in Review**  
**Project #2024080060 #31904 Parcel #8009-1274-14**  
**MCA Consulting Engineers**

**LDC 6.8.6.K(1) - Buffering**

CODE states A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. APPLICANT requests waiver because the Type A buffer modification is not possible due to space between the buildings and the west boundary line. The distance

between boundary and building is less than 20 feet. We can replace/exchange the four trees per 100 if with ornamental trees at one to one. In addition, buried utilities service cannot be impaired by the tree roots.

**Motion by Michael Savage to deny the waiver request based off of the zoning for this location, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.12.12.D - Sidewalks**

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver because there are no sidewalks in the developed adjacent lots and will have minimal service to the neighborhood. Client will pay fee-in-lieu of construction prior to final inspection to C.O.

**Motion by Chuck Varadin to approve the waiver request subject to paying the fee in lieu of, seconded by Michael Savage**

Motion carried 5-0

- 6.2. **The Ole Oak Village - Waiver Request to Major Site Plan in Review**  
 11987 S US HWY 301 Belleview  
 Project #2022120053 #31223 Parcel #38538-000-00  
 Tillman & Associates Engineering

**LDC 2.21.4.E - Commence Construction Prior to Plan Approval**

CODE states all improvements shall be constructed in accordance with approved plans.

APPLICANT requests waiver to commence site clearing and grading prior to plan approval, at the developer's risk.

**Motion by Doug Hinton to approve the waiver request subject to receiving approval of the site plan from DOT as well as the proper tree calculations and additional information as discussed with staff, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.12.12.D - Sidewalks**

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests waiver to omit the sidewalk on at least one side of the internal

streets. These will be private streets and will only serve the 31 proposed mobile homes. They would also like to omit or pay in lieu of for the sidewalk along S US 301. There are no sidewalks along 301 in this area.

**Motion by Doug Hinton to deny the waiver request to omit the internal sidewalks and approve paying the fee in lieu of for sidewalks along 301, seconded by Michelle Hirst**

Motion carried 5-0

**6.3. Burger King Restaurant SR 200 & SW 80th Ave - Major Site Plan - Reactivation Request**

**Project #2015100020      #20027      Parcel #35300-001416  
Rogers Engineering**

Applicant is requesting to reactivate this Major Site Plan in order to construct the double drive through lane (concrete island with menu board and ordering kiosk). The as-builts for this project were satisfactorily complete on September 7, 2017 but did not include the concrete island as indicated on the approved plans. Instead this area was covered with a full width of asphalt. The plan expired on May 15, 2019. The Applicant requests the reactivation period to be for one year.

**Motion by Chuck Varadin to approve the reactivation for one year, seconded by Michelle Hirst**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

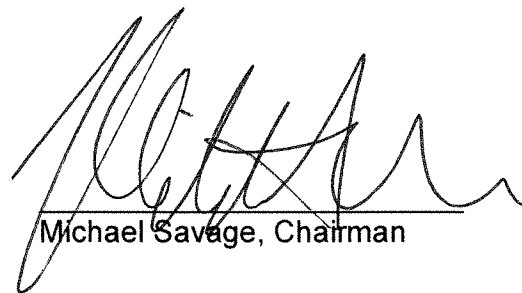
**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**


**Motion by Michael Savage to adjourn, seconded by Chuck Varadin**

Motion carried 5-0

**10. ADJOURN: 9:23am**

  
Michael Savage, Chairman

Attest:

  
Kristen Savage  
OCE Customer Service Specialist