



# Marion County

## Development Review Committee

### Meeting Minutes

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

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Monday, October 14, 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)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (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 7, 2024

**Motion by Jody Kirkman to approve the minutes, seconded by Michelle Hirst**  
Motion carried 5-0

**4. PUBLIC COMMENT: None****5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL: None****6. SCHEDULED ITEMS:**

**6.1. Marion Oaks Unit 9 Townhomes - Minor Site Plan**  
Project #2024070047 #31785 Parcel #8009-1279-21  
Menadier Engineering

**LDC 6.11.5.D(3) - Driveway access**

CODE states Residential Driveway Requirements. Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway.

APPLICANT requests waiver to allow four (4) driveway accesses to support a five (5) unit multi-family development. Sight triangles requirements are met. The closest access to intersection of SW 63rd Ave (local) and SW 137th Street (collector) is 72-ft. SW 63rd Ave is not a major local road, nor is it a through street. There are cul-de-sacs at its terminus. Therefore, only local residential traffic is anticipated in this area.

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

Motion carried 5-0

**6.2. McGinley Landing (Phase 2) - Waiver Request to Preliminary Plat in Review**  
5077 SW HWY 484 Ocala  
Project #2024040044 #31417 Parcel #41200-056-00 & 41200-056-02  
Tillman & Associates Engineering

**LDC 2.1.3. - Order of plan approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests waiver for the approval of the McGinley Residential Phase Preliminary Plat and Improvement Plan prior to Master Plan Approval. A Developer's agreement addressing offsite roadway improvements is currently under review by Marion County staff. The Master Plan will be approved upon approval of the Developer's Agreement.

**Motion by Steven Cohoon to approve the waiver request contingent on the applicant reaching an agreement with the County Engineer for the different trip generations and the matrixes, seconded by Michael Savage**

Motion carried 4-1 with Chuck Varadin voting in opposition

**LDC 2.12.5. - Project concurrency information**

CODE states Project Concurrency information shall be provided per Division 1.8.

**LDC 1.8.2.A - Concurrency Management**

CODE states the following facilities are subject to concurrency review and approval, consistent with § 163.3180 FS: (1) Potable water, (2) Sanitary Sewer, (3) Solid Waste, (4) Stormwater, (5) Schools, and (6) Roadway transportation facilities.

APPLICANT requests waiver to use the approved Traffic Study to address timing of offsite improvements due to progress made on the developer agreement.

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

Motion carried 4-1 with Chuck Varadin voting in opposition

**6.3. McGinley Landing (Phase 2) - Waiver Request to Improvement Plan in Review**

5077 SW HWY 484 Ocala

Project #2024040044 #31418 Parcel #41200-056-00 & 41200-056-02

Tillman & Associates Engineering

**LDC 2.12.5. - Project concurrency information**

CODE states Project Concurrency information shall be provided per Division 1.8.

**LDC 1.8.2.A - Concurrency Management**

CODE states the following facilities are subject to concurrency review and approval, consistent with § 163.3180 FS: (1) Potable water, (2) Sanitary Sewer, (3) Solid Waste, (4) Stormwater, (5) Schools, and (6) Roadway transportation facilities.

APPLICANT requests waiver to use the submitted Traffic Study based on progress made on the Developer agreement.

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

Motion carried 5-0

**LDC 2.1.3. - Order of plan approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests waiver for the approval of the McGinley Residential Phase Preliminary Plat and Improvement Plan prior to Master Plan Approval. A Developer's agreement addressing offsite roadway improvements is currently under review by Marion County staff. The Master Plan will be approved upon approval of the Developer's Agreement.

**Motion by Steven Cohoon to approve the waiver request contingent on the applicant reaching an agreement with the County Engineer for the different trip generations and the matrixes, seconded by Michael Savage**

Motion carried 4-1 with Chuck Varadin voting in opposition

**6.4. Woodridge Place Subdivision - Waiver Request to Improvement Plan in Review**

**5823 NE Jacksonville Rd Ocala  
Project #2006060068 #31694 Parcel #14973-000-00  
Tillman & Associates Engineering**

**LCD 6.13.3.D(1) - Type of Stormwater Facility** - Approved on 9/16/24

**LDC 6.12.9.K - Subdivision roads and related infrastructure** - Approved on 9/16/24

**LDC 2.12.8 - Current boundary and topographic survey** - Approved on 9/16/24

**LDC 6.12.11 - Turn lanes** - Approved on 9/16/24

The below item was tabled on 9/16/24. The applicant requests to be reheard.

**LDC 6.12.2.A - Right-of-way**

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT states Roadways will remain private & ROW width will be 30 feet wide with a 15-foot drainage and utility easement for a total width of 60 feet. The r/w is consistent with the approved PUD and that the required 20-foot separations from building pads to utilities has been adhered to.

**Motion by Jody Kirkman to rehear, seconded by Michelle Hirst**

Motion carried 5-0

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

Motion carried 5-0

**6.5. Pope Hall - Waiver Request to Major Site Plan**

**20 Needles Dr All Units Ocala  
Project #2024090081 #32054 Parcel #2097-009-029  
Permit #2024090166  
A Quality 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 waiver because there is already retention on site, but they are 4,000 square feet over the 9,000 square feet allowed for impervious.

**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 5-0

**6.6. Yilma and/or Rodolfo Charry - Waiver Request to Major Site Plan**

12230 SW 62nd Pl Ocala  
Project #2024090079 #32051  
Parcel #3494-120-010 Permit #2024090097  
Community Builders

**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 an in-ground concrete pool with pavers around deck. We are over 840 square feet over impervious area. Waiver is for allowance.

**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 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**7.1. 184 Marion Oaks Blvd LLC - Conceptual Plan**  
Project #2024090019 #31987 Parcel #8002-003-000  
Davis Dinkins Engineering

Tabled from 10/7/24

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

Motion carried 5-0

**Motion by Michael Savage to approve with staff comments, seconded by Jody Kirkman**

Motion carried 5-0

**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**

**Motion by to adjourn Michelle Hirst, seconded by Chuck Varadin**

Motion carried 5-0

**10. ADJOURN: 9:43am**

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Michael Savage, Chairman

Attest:

Brittney Murphy  
Brittney Murphy  
OCE Customer Service Specialist