



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, March 25, 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)  
Ken McCann Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Kenneth Odom (Planning/Zoning)  
Marcus Lloyd (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Janet Warbach (911)  
Kevin Vickers (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)  
Crystal Hawker (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

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

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. March 18, 2024

**Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**

Motion carried 5-0

**4. PUBLIC COMMENT: None**

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

5.1. Canopy Oaks Phase II Replat Two - Final Plat/Replat  
Project #2021010057 #30149  
JCH Consulting Group

5.2. BLCCDD WTP4 - Phase 1 - Major Site Plan  
Project #2023120053 #30957  
Kimley-Horn & Associates

5.3. Falls of Ocala Unit 2 - Final Plat  
Project #2005040074 #30739  
Platinum Surveying & Mapping

5.4. Pioneer Ranch Phase 5 - Preliminary Plat  
Project #2023080013 #30471  
Tillman & Associates Engineering

5.5. Summer Pointe Village Phase 1A - Major Site Plan  
Project #2023010060 #29644  
Tillman & Associates Engineering

5.6. 16429 SW 27TH Circle - Waiver Request to Water Main Extension  
Project #2024030019 #31270 Parcel #8004-0471-11  
Commerce Logistics

**LDC 6.14.2.A(3) - Connection Requirements**

CODE states when property is within connection distance, the water main shall be extended to the farthest property line by the Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as a water main exists at parcel's lot line but not across as is required by Code. 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 an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

5.7. Lot 16, SW 132ND Street - Waiver Request to Water Main Extension  
6605 SW 132ND ST Ocala  
Project #2024030031 #31285 Parcel #8010-0974-16  
Brite Properties of Florida

**LDC 6.14.2.A(3) - Connection Requirements**

CODE states when property is within connection distance, the water main shall be extended to the farthest property line by the Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as a water main exists at the parcels lot line but not across as is required by Code. 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.

5.8. Yawn James Cleveland - Waiver Request for Family Division  
11457 NW 193RD ST Micanopy  
Project #2016020009 #31288 Parcel #01758-000-00  
James Cleveland Yawn

**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 family division to give 3 acres to Sheyenne Nelson (granddaughter) for primary residence.

**Motion by Jody Kirkman to approve items 5.2 and 5.4-5.7 removing 5.1 and 5.3 from consent for discussion, seconded by Ken McCann**

Motion carried 5-0

**Motion by Steven Cohoon to approve 5.1 and 5.3 moving forward with execution but recording will not happen until a supporting letter indicating changes to mylars is provided**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Advance Auto Parts - Waiver Request to Major Site Plan In Review**  
Project #2023030035    #30435    Parcel #8001-0254-08 & 8001-0254-09  
Davis Dinkins 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 waiver for west buffer width. Pines boundary are located a minimum of 20 feet from structure. Existing oaks are proposed to be removed.

**Motion by Chuck Varadin to approve subject to staff conditions of removing any pine trees as buffers on the west side, extending the buffer area further south, and adding a couple crepe myrtles or something equivalent for width, seconded by Ken McCann**  
Motion carried 5-0

**LDC 6.13.3.D(2) - Types of stormwater management facilities**

CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes.

APPLICANT states at the design high water level plus 6 inches for freeboard, the berm would be over 5 feet wide. The 3 feet wide berm will provide freeboard that is in excess of the required 6 feet.

**Motion by Steven Cohoon to approve pending resolution on staff comments in regards to the berms, seconded by Michael Savage**  
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 states storm pipe calculations indicate 15 inches and 12 inch by 18-inch pipes are appropriately sized for conveyance.

**Motion by Steven Cohoon to approve pending resolution on staff comments, seconded by Michael Savage**  
Motion carried 5-0

**Motion by Ken McCann to acknowledge remaining comments and resubmittal within 30 business days, seconded by Michael Savage**  
Motion carried 5-0

6.2. General RV Ocala - Waiver Request to Major Site Plan Revision in Review  
13150 SW 16TH AVE Ocala  
Project #2017100017 #28464 Parcel #41200-083-01  
McNeal Engineering

**LDC 2.21.3.C - Review and approval procedures**

CODE states Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests permission to perform demolition, mass grading, tree removal, and building footer/foundation/slab prior to major site plan approval. Refer to yellow highlighted areas on attached site plan exhibit.

Motion by Jody Kirkman approve with the understanding that it is a little limited meaning it does require working through Building Safety with getting required permits before work can occur and the same thing for utilities, they need DEP permits and they do not have carte blanche in the work we are giving permission to is at their own risk, seconded by Ken McCann

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 Proposed use of pipes smaller than 18" for area drains, yard drains, and smaller drainage areas at top of drainage network. Drainage calculations support use and demonstrate no impact from use of smaller pipe. All pipes smaller than 18" are part of the private system and are not located within any public areas.

Motion by Jody Kirkman to approve providing proper hydraulic calculations supporting the sizes, seconded by Steven Cohoon

Motion carried 5-0

Motion by Ken McCann to acknowledge remaining comments and resubmittal within 5 business days, seconded by Michael Savage

Motion carried 5-0

6.3. Self Storage - Ocala - Waiver Request to Major Site Plan in Review  
Project #2023050138 #30953 Parcel #29697-020-00  
Bohler Engineering

**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 as they are unable to obtain 100 feet of contours beyond the western property line because the property abuts multiple residential properties.

**Motion by Steven Cohoon to approve contingent on use of County available lidar and appropriate delineation in resolving staff concerns, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.11.8.B(1) - Parking requirements**

CODE states Number of Spaces. (1) Parking spaces for residential and non-residential developments shall be provided consistent with Tables 6.11-4 and 6.11-5.

APPLICANT requesting a waiver for the reduction in required spaces due to the proposed use of the site. Requesting a reduction to 10 required parking spaces for the proposed site.

**Motion by Ken McCann to approve waiver request, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.8.6.K(2) - Buffers**

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with 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.

APPLICANT requesting a waiver to not provide a screening wall along the Type B buffer along the western property boundary. Our justification is that there is already a 6' wood fence along the length of the property boundary, our proposed building will not have any windows or doors along the western property boundary and a combination of proposed and existing landscaping will be used to screen the site along the western property boundary.

**Motion by Jody Kirkman to deny the waiver request based on information provided, seconded by Ken McCann**

Motion carried 5-0

**6.4. Calesa Solar Field - Standalone Waiver Request**

4530 SW 66TH Court RD    Ocala  
Project #2024010053    #31063    Parcel #3546-0016-04  
Tillman & Associates Engineering

Tabled from 1-29-24, 2-5-24, 2-12-24 & 2-29-24

**LDC 6.7.8. - 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. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH 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. 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. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request waiver to provide tree mitigation, as required along with the improvements as each other phase develops within the northern sections (see survey). Trees on this site will conflict with the proposed improvements.

**LDC 6.7.5.A - Tree trimming and tree removal permit**

CODE states for tree removals not associated with any development as outlined in this division, refer to Section 2.22.4. For all other tree removal applications, the approved development plans shall serve as the tree removal permit.

APPLICANT request waiver to allow tree removal prior to the approval of the improvement plans, at Owner's risk. All trees 10" + in the project area are quantified and surveyed (see attached).

**Motion by Jody Kirkman to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Jody Kirkman to table both items item for one week, seconded by Chuck Varadin**

Motion carried 5-0

**6.5. Golden Ocala - Vendor Village Expansion 1 - Waiver Request to Major Site Plan**

8375 NW 13TH LN Ocala  
Project #2024030021 #31263 Parcel #21068-001-01  
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 a waiver to allow Temporary Modular Buildings to be permitted over existing approved impervious area. Also includes future relocation elsewhere on project site provided structures are being placed over existing imp. area and building permits are obtained as needed. Please refer to plan provided for the relative size and number of units.

**Motion by Chuck Varadin to approve waiver request with understanding that Chapter 31 Section 3103 Temporary Structures can be erected for a period less than 180 days and must comply with Florida Fire Prevention Code and be permitted as temporary structures every 180 days, seconded by Mike Savage**

Motion carried 5-0

**6.6. Summer Tile LLC Pole Barn - Waiver Request to Minor Site Plan in Review**

14630 S US HWY 301 Summerfield  
Project #2023040004 #30559 Parcel #47558-001-00 Permit  
#2023082186  
Gerson Santos

**LDC 6.8.6.K(3) - Buffers**

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (3) 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 because the existing concrete pad extends from US Hwy 301 to front of house. Planting trees would hinder customer parking, fire rescue access, and handicap access.

**Motion by Jody Kirkman to deny due to needing more extensive information, seconded by Michael Savage**

Motion carried 5-0

6.7. **Daniel and Doris Weddell - Waiver Request to Major Site Plan**  
4107 NW 163RD ST Reddick  
Project #2024030030 #31283  
Parcel #06219-000-02 Permit #2024021860  
Wilmek Construction

**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 16-acre lot that is allowed to have up to 9,000 square feet impervious coverage on the lot per Marion County LDC. Currently there is 17,349 square feet. Existing and proposed improvements will put it at 20,753 square feet, over the allowed impervious coverage for the property by 11,753 square feet, requiring 10,774 cubic feet of runoff storage.

**Motion by Jody Kirkman 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. **Smallridge Gary W & Smallridge James G - Waiver Request for Family Division**  
Project #2019100400 #31280 Parcel #41520-000-00  
Gary W Smallridge

**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 to deed approximately 10 acres to brother, Delbert Smallridge.

**Motion by Michael Savage to approve with understanding that they will have a 40-foot access off of 484 for the two 20 acre parcels all other splits will access SE 140<sup>th</sup> Place, seconded by Ken McCann**

Motion carried 5-0

6.9. 95th Street Holdings - Deeded ROW recorded in Deed Book 310 Pages 150-151 - Road Closing  
Project #2024030036 #31292  
Gooding & Batsel

The Petitioner is requesting to abrogate previously deeded right of way recorded in Deed Book 310 Pages 150-151 pursuant to Partial Termination of Developer's Agreement (BFP) recorded in OR Book 8153 Pages 280-292. This portion has never been opened or constructed.

**Motion by Steven Cohoon to approve contingent to revised documents provided to resolve staff concerns and the resolution having specific language for the Plat that takes care of and resolves landlocked issues, seconded by Jody Kirkman**

Motion carried 5-0

6.10. Southeast Consulting Services - Deeded ROW recorded in Deed Book 309 Page 311, Deed Book 310 Page 510 and Official Records Book 347  
Page 155 - Road Closing  
Project #2024030038 #31294  
Gooding & Batsel

The Petitioner is requesting to abrogate previously deeded right of way recorded in Deed Book 309 Page 311, Deed Book 310 Page 510, and Official Records Book 347 Page 155. These portions have never been opened or constructed and divides the Applicant's property.

**Motion by Steven Cohoon to approve contingent to revised documents provided to resolve staff concerns and the resolution having specific language for the Plat that takes care of and resolves landlocked issues, seconded by Jody Kirkman**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

7.1. The Pickleball Club - Conceptual Plan  
Project #2024030004 #31249  
Upham, Inc.

**Motion by Jody Kirkman to approve with comments, seconded by Ken McCann**  
Motion carried 5-0

**8. DISCUSSION ITEMS:**

8.1. Planning & Zoning Commission Items for March 25, 2024  
Marion County Growth Services Department  
<https://marionfl.legistar.com/Calendar.aspx>

**9. OTHER ITEMS:** None

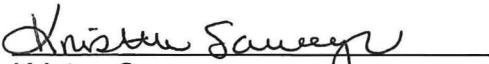
**Motion by Michael Savage to adjourn, seconded by Ken McCann**  
Motion carried 5-0

**10. ADJOURN:** 11:29am



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist