



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 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)
Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Marcus Lloyd (Planning/Zoning)
Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 25, 2024

Motion by Ken McCann to approve the minutes, seconded by Michael Savage

Motion carried 5-0

4. PUBLIC COMMENT: None**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL****5.1. Alvin Formella - Waiver Request to Major Site Plan**

5013 SW 36TH LN Ocala

Project #2024030059 #31320 Parcel #2385-014-016

Permit #2024022524

Alvin Formella

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 slightly going over their impervious. They have over an acre of land and only come up with being 8,000 square feet over their impervious with the 12x24 open carport.

5.2. Arthur Emery - Waiver Request for Family Division

17715 SE 294TH Court RD Umatilla

Project #2024030015 #31326 Parcel #51260-000-00

Arthur Emery

LDC 2.16.1.B(10) - Division of Land

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 so stepdaughter, Ashley Grace Gilbert, can live in my existing house and I can build a new house to live in, so that she is close to me as I get older. We plan to have separate driveways. Both halves have street access.

5.3. Fambrough Todd Winthrop - Waiver Request for Family Division

17 Spruce Pass Ocala

Project # 2024030055 #31316 Parcel # 37778-002-00

Todd Fambrough

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 my son a piece of property taken from a larger piece I own. Approximately 3 acres +/- to my son Titus Fambrough from 10.76 acres owned by Todd Fambrough.

5.4. Stephanie Kuebler - Waiver Request for Family Division

309 NW 100TH AVE Ocala

Project #2004110067 #31300 Parcel #21091-002-00

Stephanie Webster

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 for Britnie Ciccarone (daughter) 2 acres, Blake Lay (son) 2 acres, with a 40-foot easement for the purpose of use as their primary residences.

Motion by Ken McCann to approve items 5.1 through 5.4 on the consent agenda, seconded by Steven Cohoon

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Happy Dave's Convenience Store & Car Wash - Extension Request to Major Site Plan
Project #2020090035 #26188
Parcel #4716-006-001, 4716-006-002, & 4716-006-003
Z Development Services

This Major Site Plan was approved by DRC on 2/21/22 and expired on 2/21/24. This is the applicant's first request for an extension. The extension being requested is for one full year.

Motion by Jody Kirkman to approve the extension request, seconded by Steven Cohoon
Motion carried 5-0

6.2. Barbara D Swoap - Waiver Request for Family Division
11375 SE 108TH Terrace RD Bellevue
Project #2024030054 #31315 Parcel #39396-001-01
Swoap Barbara

LDC 2.16.1.B(10) - Division of Land

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 deed 1 acre to son for primary residence.

Motion by Chuck Varadin to approve with understanding that this is an ESOZ area adjacent to flood plains, the new parcel will be required to have its own well and septic, water connection will be required, nitrogen reducing system will need to be installed, and a shared easement will need to be identified, seconded by Steven Cohoon

Motion carried 5-0

6.3. Kaffai/McDowell Residence - Waiver Request to Major Site Plan
9491 SW 190TH Avenue RD Dunnellon
Project #2024030042 #31327
Parcel #34663-000-00 Permit #2024031562 & 2024031406
Fagan 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 a waiver to the major site plan for a new SFR. The site will be over the allowed 9,000 square feet per Marion County LDC but well under the 35 percent pervious vs impervious. Please see the attached engineered stormwater plan.

Motion by Michael Savage to table for a week giving applicant time to work out items with Growth Services, Stormwater and staff, seconded by Ken McCann

Motion carried 5-0

6.4. Michael Barbier - Waiver Request to Major Site Plan
Project #2020080015 #31321
Parcel #14864-000-13 Permit #2024031417
Michael Barbier

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 the major site plan for a cabana and wall. The site will be over the allowed 7,500 square feet per Marion County LDC. The area is 45 feet by 60 feet, a total of 2,700 square feet requested. See attached drainage along with retention swell that runs along the side of property.

Motion by Steven Cohoon to approve subject to receiving the HOA acceptance letter, seconded by Jody Kirkman

Motion carried 5-0

6.5. S.F.R-1481-017-000 - Laramee - Waiver Request to Major Site Plan
Project #2024030035 #31291 Parcel #1481-017-000
Ronald P Laramee

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 so they do not have to put in another WRA.

Motion by Michael Savage to approve subject to providing a revised HOA letter including the correct amount of 9,046 square feet of impervious, seconded by Steven Cohoon

Motion carried 5-0

6.6. Max and Sammy's Used Cars - Waiver Request to Minor Site Plan and Buffers
4830 NE 35TH ST
Project #2014020012 #31272
Parcel #24176-000-00 Permit #2024010605
New Phase Construction

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 due to a 65-foot by 24-foot (1,560 square feet), 200 square feet of concrete, and an old storage building 40-foot by 20-foot (800 square feet) have been removed (earlier demo permits). The building we are installing is 2,000 square feet plus 240 square feet of driveway we are installing has decreased the impervious area by 320 square feet.

Motion by Steven Cohoon to deny, seconded by Jody Kirkman

Motion carried 4-0

LDC 6.8.6 - Buffers

CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT requests waiver to maintain the existing buffers on the East, West, and South sides of the property, this includes 8-foot tall Ligustrums and assorted other trees. On the North side of the property (NE 35th Street) we will maintain the existing plants and add 5 ornamental trees per Susan Heyen in Parks and Recreation as there are already 7 full grown shade trees and other plants in place on the north side. The South and West side of the new building will have no doors or windows. These walls will act as a wall for additional buffer. Existing irrigation is still in place.

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

Motion carried 5-0

6.7. Ocala Equine Hospital Expansion - Waiver Request to Major Site Plan in Review

10835 N US HWY 27 Ocala
Project #2023100043 #30734 Parcel #12557-000-00 & 12557-001-00
Kimley-Horn & Associates

6.13.8.B(7) - Stormwater conveyance criteria - Minimum Pipe Size

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 requests waiver to utilize 15" stormwater pipes for proposed yard drains. Calculations will be provided to support the request.

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

Motion carried 5-0

6.8. Ocala Central Veterinary Clinic - Standalone Waiver Request
20 SW 87TH PL Ocala
Project #2024030060 #31322 Parcel #36778-000-00
Brice Owens Devos

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 ground covers, excluding turf grass, 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 for the west side of property, fence and stand of trees present. South side of property - the south 1/3 of the property is tall grass field and stand of trees. North and East side of property - we have shortened and moved the buffer yard for reason of safety, line of site for intersection.

Motion by Chuck Varadin to approve subject to staff comments with using existing vegetation to the south end, the modified buffer on the west side and the modified Type C buffer on the north and east side, seconded by Ken McCann

Motion carried 5-0

6.9. Aurora Oaks (aka: Calibrex) - PUD Master Plan
Project #2022010006 #29796
Tillman & Associates Engineering

Motion by Jody Kirkman to approve with staff comments, seconded by Chuck Varadin.
Motion carried 4-0

6.10. 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 & 3/25/24

New information is included in the agenda packet.

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.

Motion by Steven Cohoon to rehear, seconded by Jody Kirkman

Motion carried 5-0

Motion by Jody Kirkman to approve the waiver request with staffs support subject to receiving letter stating the solar field is for the FAST academy, seconded by Michael Savage

Motion carried 5-0

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 Steven Cohoon to rehear, seconded by Jody Kirkman

Motion carried 5-0

Motion by Jody Kirkman to approve the waiver request with staffs support subject to receiving letter stating the solar field is for the FAST academy, seconded by Michael Savage

Motion carried 5-0

**6.11. WEAR SOCCER FITNESS & TRAINING FACILITY - Waiver Request to
Minor Site Plan in Review
Project #2023080005 #30808 Parcel #1471-025-003
Mastroserio Engineering**

Waiver to pay sidewalk fee in lieu of construction previously approved by DRC on 1-22-24

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 states this waiver is reference to the prior approved waiver on January 22, 2024. The waiver was approved to pay the sidewalk fee in lieu of construction. The owner has requested for DRC to reconsider this waiver to allow the sidewalk construction to occur when the next phase of construction is applied for via a Major Site Plan (see concept attached). The owner is willing to enter into an agreement with the county.

Motion by Steven Cohoon to rehear, seconded by Michael Savage

Motion carried 5-0

**Motion by Steven Cohoon to deny with the option to build now or pay the fee in lieu of,
seconded by Ken McCann**

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

**7.1. Tractor Supply Lot 3 - Maricamp Market Centre - Conceptual Plan
Project #2024020084 #31200
Mastroserio Engineering**

**Motion by Michael Savage to approve subject to staff comments and working with staff,
seconded by Steven Cohoon**

Motion carried 5-0

7.2. Urgent Care Lot 7 - Maricamp Market Centre - Conceptual Plan
Project #2024020072 #31182
Mastroserio Engineering

Motion by Michael Savage to approve subject to staff comments and working with staff,
seconded by Steven Cohoon

Motion carried 5-0

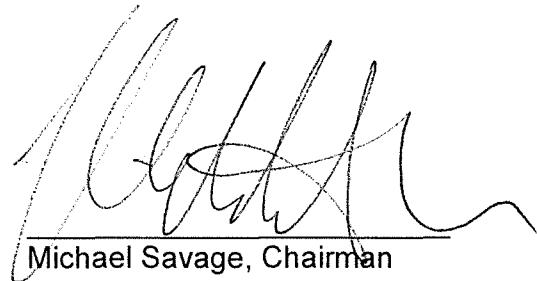
8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Michael Savage to adjourn, seconded by Chuck Varadin

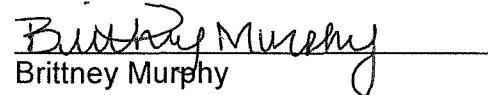
Motion carried 5-0

10. ADJOURN: 10:19 am



Michael Savage, Chairman

Attest:



Brittney Murphy
OCE Customer Service Specialist