



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, July 22, 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:**

Alice Webber (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Dana Olesky (Legal)  
Michelle Hirst (911 Management)  
Kevin Vickers (Office of the County Engineer)  
Heather Ringo (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Chris Zeigler (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. July 15, 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:** None

**6. SCHEDULED ITEMS:**

6.1. **Jacinto Garcia - Waiver Request to Major Site Plan**  
7 Bahia Pass Loop Ocala  
Project #2024060049 #31689 Parcel #9016-0244-27  
Jacinto Garcia

This item was tabled on 7/1/24 and on 7/8/24 since the applicant was not in attendance. This is a request to rehear this item. The customer visited the Office of the County Engineer on 7/12/24 for clarification and agreed to requirements being imposed.

**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 going over their impervious due to the addition of a 10x20 car port.

**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

**6.2. Neighborhood Business Park at Palm Cay - Waiver Request to Major Site Plan in Review**

**Project #2022070089 #31579 Parcel #35770-055-21  
Kimley-Horn & Associates**

**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 states waiver request to utilize a survey greater than 12 months old. This site was previously approved for mass-grading under AR #29259. Site conditions at the time of construction will be consistent with demolition schedule and grading approved under the previous mass-grading. No additional improvements have taken place on-site.

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

Motion carried 5-0

**6.3. Bel Lago North Hamlet Residential - Waiver Request to Improvement Plan in Review**

**Project #2004120076 #30620 Parcel #40754-000-00  
Tillman & Associates Engineering**

**LDC 2.12.8 - Topographical Contours**

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 that does not provide one-foot contours extending 100 feet beyond the project boundary in all locations. On average the topo does extend 50 to 100+ feet beyond the project boundary.

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

Motion carried 5-0

**6.4. Gabriel Carport - Waiver Request to Major Site Plan**

**2380 SE 44th Ct Ocala  
Project #2024070023 #31761  
Parcel #29647-000-00 Permit #2024043362  
CHBM Pro Group**

**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 this parcel is 79.94 acres, and the metal storage structure is going next to the rental residential mobile home on-site, which has been approved by Parks and Rec. This structure is going on dirt. No concrete is being poured.

**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 Chuck Varadin**

Motion carried 5-0

- 6.5. Water Connection Waiver for SFR 9024-0542-12 - Waiver Request to Water Connection**  
 17 Laurel Pass Ln Ocala  
 Project #2024070009 #31751  
 Parcel #9024-0542-12 Permit # 2024052816  
 Antar Unique Multi Service

**LDC 6.14.2.B(1)(a) - Water connection**

CODE states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver as they feel water main extension (City of Belleview Utilities) is cost prohibitive to the project.

**Motion by Michael Savage to table until the packet is revised, seconded by Jody Kirkman**

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 Michelle Hirst**  
Motion carried 5-0

**10. ADJOURN: 9:20am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist