



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 10, 2025

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:

Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Doug Hinton for Steven Cohoon (County Engineer)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Dana Olesky (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Aaron Pool (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. February 3, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. McGinley Landing (Phase 2) - Preliminary Plat
Project #2024040044 #31417
Tillman & Associates Engineering

This item was denied by DRC on 2/3/25 requiring a revised cover and application correcting the Surveyor information. Corrections have been made and verified. This item is now ready for approval.

5.2. Horse Barn - Waiver Request to Major Site Plan
6698 NW 54th Loop Ocala
Project #2025010076 #32433
Parcel #1361-001-015 Permit #2025011813
Kins Enterprises

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 the major site plan to add a partially enclosed horse barn (2,280 square feet). The site will be 1,426 square feet over the allowed square feet Marion County LDC.

Motion by Chuck Varadin to approve 5.1 and 5.2 on the consent agenda, seconded by Michelle Fanelli

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Grant Property Family Division - Request for Reconsideration of Conditions to a Previously Approved Family Division**
Project #2007070014 #4556
Jeff and Cathy Priest

This is a request for reconsideration and the removal of conditions and holds imposed for a Family Division that was approved by DRC on 12/7/09 and the BCC on 1/19/10. Previously Family Divisions required BCC approval.

This division was from Luther and Joyce Grant to Jeff and Cathy Priest. The conditions of this division included those from a previous similar application (AR #3640) which was a division from Luther and Joyce Grant to Tara and Derek Warnock. The later division included a developer's agreement as recorded in OR Book 5020, Pages 905-911.

Motion by Chuck Varadin to table this item for one week giving the applicant time to work with staff, seconded by Michelle Fanelli

Motion carried 5-0

Steven Cohoon arrived to the meeting and replaced Doug Hinton

- 6.2. Fort McCoy Ranches - Agricultural Lot Split**
Project #2024090077 #32049
Rogers Engineering

A waiver (# 32050) to the establishment of a County MSBU was DRC approved on 11/18/24 and BCC approved on 12/3/24.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

**6.3. Firestone Ocala Freedom - Waiver Request to Major Site Plan in Review
Project #2024090064 #32039 Parcel #35699-006-06
Common Oak Engineering**

LDC 6.13.6.A.(3)(c) - Stormwater quality criteria

CODE states Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver for the proposed dry retention pond max depth of 6 feet be allowed to be 7 feet. The soil conditions discovered in the Geo Report (7/30/24) and the updated Geo Report (1/17/25) indicate a boring of clayey fine sand 5 feet below the ground surface. Over excavation is specified to mitigate this but the extra pond volume is needed to satisfy the closed basin criteria.

**Motion by Steven Cohoon to deny the waiver request (applicant was not in attendance),
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 requests waiver for Type-B buffer wall to be a PVC fence.

**Motion by Steven Cohoon to deny the waiver request (applicant was not in attendance),
seconded by Chuck Varadin**

Motion carried 5-0

LDC 6.8.8.A&B - Building landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests waiver for the required max 25-foot setback from the building due to building constraints. We are proposing to relocate the required building landscape as additional landscape to the south buffer to meet this requirement since it will also be within the public view area. Proposed building: 51.75 feet x 60% = 31.05, 31.05 X 5 square feet = 156 square feet required.

**Motion by Steven Cohoon to deny the waiver request (applicant was not in attendance),
seconded by Chuck Varadin**

Motion carried 5-0

- 6.4. **McGinley Landing Phase 1 - Waiver Request to Final Plat in Review**
5841 SW 130th Lane Rd Ocala
Project #2024110026 #32205 Parcel #41200-056-13
JCH Consulting Group

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 a waiver for the approval of the Final Plat prior to Master Plan approval.

Motion by Steven Cohoon to approve the waiver request with the understand that all work being done is at the owners own risk, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.4.A. - Plan and Profile

CODE states the roadway plan sheet shows the project's complete horizontal alignment. The plan-profile sheet shows the project's complete horizontal and vertical alignments. Various roadway elements such as pavement width, medians, paved shoulders, curbs, drainage elements, tapers, turn provisions, and intersecting roadways, are also shown on these sheets.

APPLICANT requests a waiver to Plan and Profiles. Per Marion County LDC, Sec 6.12.4, plan and profiles are required for roadways. The proposed access points in question are driveways, which do not require plan and profiles. As demonstrated on our Grading Plans, we have provided sufficient information for construction purposes and have confirmed there are no utility conflicts, etc.

Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

- 6.5. **Calesa Township Perlino Grove - Waiver Request to Final Plat in Review**
3835 SW 80th Ave Ocala
Project #2024060025 #31832 Parcel #35300-000-14
JCH Consulting Group

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 Final Plat prior to Landscape. Per approved Landscape Waiver on 8/26/2024, a GIS model depicting tree mitigation was to be provided to the County. The GIS model was submitted to County staff via e-mail on 1/31/25. A Preliminary Plat and Improvement Plan have been approved.

Motion by Chuck Varadin to approve the waiver request with the understand that work being done is at the owners own risk, seconded by Michelle Fanelli

Motion carried 5-0

- 6.6. **Publix Diamond "A" Shopping Center Preliminary Plat - Waiver Request to Preliminary Plat in Review**
Project #2024080096 #31953 Parcel #41200-056-04
Tillman & Associates Engineering

LDC 5.8.5(B)(3) - Sidewalks

CODE states an eight-foot wide sidewalk is required and may be integrated into, or provided adjacent to, the 20-foot landscaped buffer.

APPLICANT states for consistency with the existing sidewalks along each side of CR 484. Applicant Request 5' sidewalk instead of the required 8' sidewalk. The 5' sidewalks along CR 484 are existing.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli

Motion carried 5-0

Motion by Chuck Varadin to deny the request, seconded by Michelle Fanelli

Motion carried 5-0

- 6.7. **Publix Diamond "A" Shopping Center Improvement Plan - Waiver Request to Improvement Plan in Review**
Project #2024080096 #31954 Parcel #41200-056-04
Tillman & Associates Engineering

LDC 6.12.4.A. - Plan and Profile

CODE states the roadway plan sheet shows the projects complete horizontal alignment. The plan-profile sheet shows the projects complete horizontal and vertical alignments. Various roadway elements such as pavement width, medians, paved shoulders, curbs, drainage elements, tapers, turn provisions, and intersecting roadways, are also shown on these sheets.

APPLICANT requests a waiver to Plan and Profiles. Per Marion County LDC, Sec 6.12.4, plan and profiles are required for roadways. The proposed access points in question are driveways, which do not require plan and profiles. As demonstrated on

our Grading Plans, we have provided sufficient information for construction purposes and have confirmed there are no utility conflicts, etc.

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

LDC 2.18.4.C - Construction, completion, and close out

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests waiver to commence work prior to improvement plan approval at the developer's risk. We would like to start site grading and the utility installation once FDEP permits are obtained.

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

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 Publix Diamond "A" Shopping Center Preliminary Plat and Improvement Plan approval prior to the Master Plan approval.

Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann

Motion carried 5-0

The following request is at the discretion of the County Engineer and is being processed as a deviation request.

LDC 6.12.5.A - Cross Sections

CODE states the interval selected for showing sections on the cross-section sheet will vary according to project specific factors. For new construction and reconstruction, the normal interval for cross sections is 100 feet and at all utility, including drainage, crossings. For new subdivision construction projects, at the discretion of the County Engineer or his designee, the number of required cross sections may be reduced or eliminated when sufficient construction information meeting the intent of this Code is shown on the plan and profile.

APPLICANT request elimination of the requirement for providing cross sections. As demonstrated on our Grading Plans, we have provided sufficient information for construction purposes and have confirmed there are no utility conflicts, etc. Applicant request the approval of a deviation letter.

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

- 6.8. **Track and Card RV Park - Waiver Request to Major Site Plan in Review**
Project #2024050059 #31582
Parcel #48476-000-00, 48476-001-00 and 48476-002-00
Tillman & Associates Engineering

LDC 2.21.4.C - Construction, completion, and close out

CODE states the development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. APPLICANT Request waiver to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk.

Motion by Steven Cohoon to approve the waiver request with the understanding that all work being done is at the owners own risk, seconded by Ken McCann

Motion carried 5-0

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 Request waiver to allow the use of the boundary and topographic survey by JCH in 8/23. No work has been performed in the area of the proposed RV park since the survey.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.11.5.A - Driveway access

CODE states Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

APPLICANT Request waiver to allow on-site plan approval prior to any driveway/off-site plans. Traffic Methodology is currently being worked on and a traffic

study will be conducted as soon as possible. Request driveway access could finish permitting with Marion County and FDOT while on-site construction is under way. Any off-site improvements required by traffic study shall be installed before any final site inspection, at owner's risk.

Motion by Steven Cohoon to approve the waiver request subject to work not beginning until the traffic study has been submitted, reviewed and location of the drives as well as offsite improvements that are needed are identified and concurred with by staff, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.12.12.A, B, C, D - 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. D. 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, if needed, to omit sidewalk along Street B connecting to the existing facilities near US 301. Owner does not want a sidewalk along Street B because there are no facilities at US 301 that are an amenity or meant for the RV guests. It would not provide connection to anything along US 301.

Motion by Steven Cohoon to approve the waiver request with the understanding that the sidewalks are still required internally, seconded by Michelle Fanelli

Motion carried

Motion by Ken McCann to acknowledge remaining comments and resubmittal within 17 business days, seconded by Chuck Varadin

Motion carried 5-0

6.9. Brunick Dominique - Waiver Request to Major Site Plan

1130 SE 30th St Ocala

Project #2025010070 #32425 Parcel #3000-005-004

Brunick Dominique

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 impervious pervious overage.

Applicant withdrew the waiver request

- 6.10. 2387 SE 156th Place Rd-Shed Permit - Waiver Request to Major Site Plan**
Project #2025010073 #32430
Parcel #44683-006-19 Permit #2025011913
Neeld Clark C

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 shed. This site will be over the allowed 9,000 SF per Marion County LDC. The Shed is 200 SF. Site Impervious materials currently is 11,748 SF (10.21% coverage) & the shed will make that 11,948 SF (10.38% coverage). This will make only make a 0.17% difference in stormwater runoff. Drainage is abundant into uninhabited property.

Motion by Steven Cohoon to approve the waiver request conditionally subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls 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 Tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. Liberty Crossings Lot 4 - Conceptual Plan**
Project #2025010013 #32351 Parcel #35699-010-00
Mastroserio Engineering

Motion by Steven Cohoon to approve with staff and committees' comments, seconded by Ken McCann

Motion carried 5-0

**7.2. Kunal II Truck Parking - Conceptual Plan
Project #2025010014 #32352 Parcel #12931-001-06
Mastroserio Engineering**

Motion by Steven Cohoon to approve with staff and committees' comments, seconded by Ken McCann

Motion carried 5-0

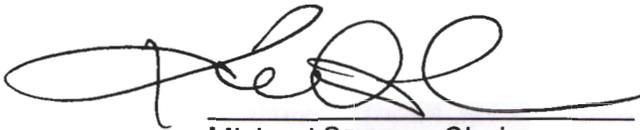
8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

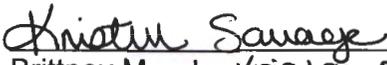
Motion by Tony Cunningham to adjourn, seconded by Steven Cohoon

Motion carried 5-0

10. ADJOURN: 10:38 am


~~Michael Savage, Chairman~~
Ken McCann, Vice Chair

Attest:


~~Brittney Murphy~~ Kristen Savage
OCE Customer Service Specialist