



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, September 23, 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, Vice Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Ken Weyrauch (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Cindy Chen (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (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)  
Chris Zeigler (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)  
Chelsea Figueroa (Office of the County Engineer)

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

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. September 16, 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. Emerson Pointe Phase 1 - Final Plat  
Project #2023050018 #30670  
JCH Consulting Group

This Final Plat is associated with an Improvement Agreement with Letter of Credit both of which will be placed in queue for the Board of County Commissioners on 10/1/24.

**Motion by Ken McCann to approve item 5.1 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

6.1. Tangra Farms - Waiver Request to County MSBU  
Project #2024070036 #31771 Parcel #00108-004-00  
Rogers Engineering

**LDC 2.16.1.B(8)(G) - Establishment of County MSBU**

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to allow an easement agreement that stipulates maintenance.

**Motion by Jody Kirkman to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

6.2. Calesa Township - The Nest - Waiver Request to Major Site Plan in Review  
5211 SW 80th Ave Ocala  
Project #2023070054 #30410 Parcel #35300-000-14 & 3546-0016002  
Tillman & Associates Engineering

**LDC 6.13.8.B(7) - 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 a waiver for the use of 12" and 15" HP pipe. Stormwater conveyance calculations will be provided. Staff supports the waiver.

**Motion by Jody Kirkman to approve with the understanding that 12 inches is only to be used for yard drains and that the applicant submits the required stormwater conveyance calculations to prove these smaller pipes can be utilized, seconded by Michael Savage**

Motion carried 5-0

- 6.3. GUT Einhaus, LLC - Rezoning to PUD with Concept Plan  
2900 NW 60th Ave Ocala  
Project #2021020028 #31946 Parcel #21615-000-00  
Tillman & Associates Engineering

**Motion by Jody Kirkman to transmit to the Planning and Zoning Commission with the understanding that the comments from staff will be incorporated into the conditions of the PUD as presented, seconded by Chuck Varadin**

Motion carried 5-0

- 6.4. Castro Plaza, LLC - Rezoning to PUD with Master Plan  
6850 N US HWY 27 Ocala  
Project #2024080089 #31944 Parcel #13676-001-00  
G Matthew Brockway

**Motion by Steven Cohoon to approve with the condition that a final Traffic Study is to be submitted and approved before going to the Planning and Zoning Commission, seconded by Jody Kirkman**

Motion carried 5-0

- 6.5. Extension of Home to Include Lanai Bath - Waiver Request to Major Site Plan  
2712 SW 140th Loop Ocala  
Project #2024090013 #31971 Parcel #8001-0282-02  
Marquez Barbosa Jose R

Tabled from 9/16/24. Applicant was not in attendance.

**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 due to going over the impervious for an approximate 3 ½-foot-wide by 16-inch-long concrete slab next to existing concrete.

**Motion by Jody Kirkman to rehear, seconded by Steven Cohoon**

Motion carried 5-0

**Motion by Michael Savage to deny the waiver request due to the applicant not being in attendance, seconded by Ken McCann**

Motion carried 5-0

**6.6. Lakeside Oaks - Tract F - Application to Release Easement Across 1' Strip  
Plat Book U, Page 95  
Jerry Langford**

This is a request for the release of an easement across a 1' strip of land (a portion of Parcel ID 02989-000-04). The legal description for this parcel includes Tracts D, E, F and G of Lakeside Oaks, Plat Book U, Page 95. The release is for Tract F which is adjacent to the Applicant's parcel (Parcel ID 02987-000-00).

Applicant withdrew and will be applying for an abrogation.

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**

**Motion by Michael Savage to adjourn, seconded by Steven Cohoon**

Motion Carried 5-0

**10. ADJOURN: 9:46 am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist