



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, December 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)  
Doug Hinton for 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 and Recreation)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Aaron Pool (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. December 16, 2024**

**Motion by Ken McCann 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. Calesa Township - The Nest - Major Site Plan**

**Project #2023070054 #30410**

**Tillman & Associates Engineering**

**5.2. Citra Fire Station #2 (Revision to AR#29400) - Major Site Plan Revision**

**Project #2022060012 #32206**

**Kimley-Horn & Associates**

**5.3. Dog Park Accessible Walkway - Waiver Request to Major Site Plan**

**11038 SE 176th Place Rd Summerfield**

**Project #2024120010 #32271 Parcel #6200-001-000**

**Creative Concrete of Central Florida**

**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 need an accessible walkway into the dog park area.

**Motion by Chuck Varadin to approve items 5.1 – 5.3 on the consent agenda, seconded by Ken McCann**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Reynold's Pool - Waiver Request to Major Site Plan**  
**5497 SW 83rd Ln Ocala**  
**Project #2024120027 #32289**  
**Parcel #35621-003-02 Permit #2024091234**  
**Abshier 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 waiver. Owner will compensate for impervious over 3,000 square feet.

**Motion by Doug Hinton 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 Ken McCann**

Motion carried 5-0

- 6.2. Ocala Crossings South Preliminary Plat Phase 5 - Waiver Request to Preliminary Plat in Review**  
**9009 SW 49th Avenue RD Ocala**  
**Project #2024070059 #31798 Parcel #35623-001-01**  
**Mastroserio Engineering**

**LDC 6.12.9.K - Subdivision roads and related infrastructure**

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests a waiver to allow the roadway centerlines that do not meet the 30 MPH design speed to remain as it. The developer will install advanced warning signs at these locations.

**Motion by Doug Hinton to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

**LDC 6.3.1.C(3) - Final plat requirements**

CODE stated dimensions and locations of all lots, tracts, parcels, blocks, and rights-of-way, with each lot, tract, parcel, and block individually distinguishable, located, and identified. For corner lots, show the restricted areas where driveways cannot be placed.

**LDC 6.11.5.D(4) - Driveway access**

CODE states no driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section.

APPLICANT requests as waiver to allow for this distance to be reduced due to the minimum corner lot size to 55 feet wide and the driveway spacing will not meet the distance as required by code. This is a private road subdivision with low speed traffic. Detail is shown on first sheet for Preliminary Plat.

**Motion by Doug Hinton to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

**6.3. Scrubs - Waiver Request to Minor Site Plan in Review**

**16714 S US HWY 441 Summerfield**  
**Project #2024100054 #32133 Parcel #4716-006-009**  
**Mastroserio Engineering**

**LDC 6.12.12.D - Sidewalks**

CODE states 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 to pay the fee in lieu of constructing a sidewalk along S US HWY 441.

**Motion by Doug Hinton to approve the waiver request subject to the applicant paying the fee in lieu of, seconded by Chuck Varadin**

Motion carried 5-0

The following waiver requests are currently being processed as deviation requests as they are under the authority of the County Engineer.

**LDC 6.11.4.B(2) - Access management**

CODE states Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT requests waiver to not pave the entire proposed 24-foot cross access easement. The plan shows the proposed cross access easement on the site that connects to the north and south property line and cross access easements. We are requesting not to pave the access to the north due to an existing concrete walled DRA that is approximately 6 feet deep and is within the easement. See attached pictures and easement for discussion.

**LDC 6.11.5.B(3) - Driveway access**

CODE states Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis.

APPLICANT requests waiver to not pave the entire proposed 24-foot cross access easement. The plan shows the proposed cross access easement on the site that connects to the north and south property line and cross access easements. We are requesting not to pave the access to the north due to an existing concrete walled DRA that is approximately 6 feet deep and is within the easement. See attached pictures and easement for discussion.

**Motion by Michael Savage to defer these items to the County Engineer for review and approval. If denied than this can be brought back in front of the Development Review Committee, seconded by Ken McCann**

Motion carried 5-0

**6.4. Roby Roberts Stormwater Compliance Plan - Waiver Request to Major Site Plan**

12255 NW HWY 225A      Reddick  
 Project #2024120028      #32290  
 Parcel #07399-039-03      Permit #2024020553  
 Mastroserio 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 waiver for a Major Site Plan submittal and to have a stormwater compliance plan submitted in lieu of the Major Site Plan.

**Motion by Doug Hinton 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 Ken McCann**

Motion carried 5-0

**6.5. Bowman 326 Development - Waiver Request to Major Site Plan in Review  
Project #2023080108 #30575 Parcel #12945-000-00  
Menadier 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 to use storm pipe less than 18-inches between S-1 and S-2 to avoid pipe crossing conflicts. The required storm pipe capacity is 1.43 CFS which can be managed using 12-inch RCP at 0.44% slope (2.40 CFS @ 3.0 FPS).

**Motion by Doug Hinton to approve the waiver request subject to the piping size being 15 inches round or equivalent elliptical and providing supporting calculations, seconded by Tony Cunningham**

Motion carried 5-0

**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.

APPLICANT requests waiver to install 189-inches of the tree mitigation onto future outparcels and delay installation until said parcels are developed. The 189-inches will become the shade tree requirement for the future outparcels and will be installed at such time they become developed.

**Motion by Michael Savage to table the waiver request giving the applicant time to work with staff, 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 a waiver to allow a 6-foot chain-link fence with opaque slats in lieu of a wall along the northern and eastern boundaries. Both boundaries will include a continuous row of southern red cedars and mixed shade trees. The fence will be located on the project side of each buffer to block the glare from truck headlights. Southern red cedars are large Christmas tree shaped trees that create an immediate privacy screen.

**Motion by Michael Savage to deny the waiver request due to this waiver needing approval by the Board of County Commissioners, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 6.8.7.A. - Parking areas and vehicular use areas**

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT requests a waiver to eliminate the 5-ft landscape strip requirement along the truck parking lot. We're providing a 15-ft type C buffer and 20-ft type B buffer on the east and north boundaries (respectively) with continuous rows of southern red cedar, mixed shade trees, and a 6-ft chain-link fence with opaque slats exceeding the 5-ft landscape strip requirements. The western boundary borders another truck parking lot (similar use) and several shade trees are proposed. The 5-ft strip intent is met.

**Motion by Chuck Varadin to approve the waiver request subject to staff comments in regards to the northeastern portion of the property near the church, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.7.C. - Parking areas and vehicular use areas**

CODE states A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

APPLICANT requests a waiver to exceed 10 parking spaces in a row. The proposed use is an overnight truck parking lot in a commercial/industrial area. Oversized landscape islands are provided at the terminus of all rows with multiple shade trees along with perimeter buffers.

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

Motion carried 5-0

**LDC 6.7.9.A. - Replacement trees; general requirements**

CODE states Replacement trees are a part of the comprehensive tree program and shall work in combination with required shade trees, buffer trees, and any other required landscaping.

APPLICANT requests waiver to install 189-inches of the tree mitigation onto future outparcels and delay installation until said parcels are developed. The 189-inches will become the shade tree requirement for the future outparcels and will be installed at such time they become developed.

**Motion by Michael Savage to table the waiver request giving the applicant time to work with staff, seconded by Chuck Varadin**

Motion carried 5-0

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

**Arbor Springs Subdivision Phase 3**

**Project #2004120076 #30620 Parcel #40754-000-00**

**Tillman & Associates Engineering**

**LDC 6.12.12.A - Sidewalks**

CODE states 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. APPLICANT requests waiver to not construct sidewalk along either side of internal roadway. This is phase 3 of rural land Hamlet subdivision and the previous phases of this project do not have sidewalk along the internal roads. Additionally, this development includes miles of existing trails for residents use.

**Motion by Chuck Varadin to approve the waiver request, seconded by Doug Hinton**

Motion carried 5-0

**LDC 2.12.25 - Marion Friendly Landscape Areas**

CODE states Indicate the locations of all required Marion Friendly Landscape Areas (MFLA). For Master Plan, a statement which acknowledges that MFLA will be included in future submittals may satisfy this requirement.

APPLICANT requests waiver to use drainage easements around DRAs 2, 3, 4, & 5 as well as the rear 75 feet of Tracts D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, & S for MFLA calculations. Note to be provided on plans and HOA docs to be provided.

**Motion by Chuck Varadin to table the waiver giving staff time to review this item with Legal, seconded by Michael Savage**

Motion carried 5-0

**6.7. Freedom Commons Phase 5 Improvement Plan - Waiver Request to Improvement Plan in Review**

**Project #2024010034 #31041 Parcel #35730-000-00**

**Tillman & Associates Engineering**

**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 a waiver to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk.

**Motion by Doug Hinton to approve the waiver request with the understanding that this is earthwork only and at the developers own risk, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.13.2A(3) - Minimum requirements**

CODE states the location and design parameters for all retention/detention areas including:(a) Dimensions or coordinates for constructability. (b)Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c)Soil boring location with labels.

APPLICANT requests a waiver to have a minimum berm width of 5 feet for retention/drainage.

**Motion by Doug Hinton to approve the request, seconded by Ken McCann**

Motion carried 5-0

- 6.8. **Williams, Robert - Waiver Request for Family Division**  
**11741 SW 232nd Ter   Dunnellon**  
**Project #2024010085   #32266   Parcel #33719-000-00**  
**Robert Williams**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) 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 divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests a waiver for daughter to give 1.5 acres and son 6.21 ac and parent will be 1 acre with a shared 40' easement off of SW 232nd Ter.

**Motion by Chuck Varadin to approve the waiver request, seconded by Michael Savage**  
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

**Motion by Tony Cunningham to adjourn, seconded by Michael Savage**  
Motion carried 5-0

10. ADJOURN: 10:08am



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist