



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, February 19, 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 (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Ken Odom (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Cheryl Weaver (Office of the County Engineer)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Riley Jones (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 12, 2024

**Motion by Ken McCann to approve the minutes, seconded by Steven Cohoon**

Motion carried 5-0

**4. PUBLIC COMMENT:** None

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Liberty Village Amenity (Revision to 28659) - Major Site Plan Revision  
Project #2022060076 #30216  
Tillman & Associates Engineering**

**5.2. Nichols Matthew D Sr - Waiver Request for Family Division  
1328 NE 71ST LN Ocala  
Project #2007020007 #31137 Parcel #14733-000-00  
Cardinal Construction**

**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 is requesting a waiver to LDC 2.16.1.B(10) - Family Division to divide off 1.2 acres for use by children.

**Motion by Steven Cohoon to approve items 5.1 through 5.2 on the consent agenda, seconded by Ken McCann**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Cypress Pointe - Mass Grading Plan - Extension Request**  
Project #2022040002 #28259  
Parcel #35699-004-00,35700-000-27, 35700-000-28  
Tillman & Associates Engineering

This Mass Grading Plan was approved by DRC on August 1, 2022 and is set to expire on August 1, 2024. This is the applicant's first request for an extension and is in accordance with Executive Order 22-218 and Extension Numbers 22-219, 23-104, 23-139, 23-176, 23-214, and 24-02. The extension being requested is to July 13, 2026.

**Motion by Jody Kirkman to table until 02/26/2024 giving Legal time to get back with information regarding the extension for the PUD, seconded by Chuck Varadin**

Motion carried 5-0

- 6.2. Orange Lake RV Phase 2 - Waiver Request to Major Site Plan in Review**  
18365 NW 45TH Avenue RD, All Units Citra  
Project #2023070086 #30456 Parcel #02781-000-00  
Mastroserio Engineering

**LDC 6.7.4 - Shade Trees**

CODE states required shade trees shall meet the minimum size requirements in Section 6.8.10.C - Section 6.8.10.C.3(A) Shade trees shall have a minimum caliper of 3.5 inches.

APPLICANT requests a waiver to reduce the minimum tree size to 1.5" caliper. The proposed tree sizes will range from 1.5"-3.5" caliper depending on the proposed location and species as discussed with staff.

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

Motion carried 5-0

**LDC 6.8.6 - Buffers**

CODE states buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering.

APPLICANT requests a waiver to utilize existing vegetation to meet buffer requirements. In areas that do not have sufficient existing vegetation to meet the intent of the code, standard planting will be added to meet buffer requirements per Sec 6.8.6

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

Motion carried 5-0

- 6.3. **A Custom Home for The Gonzalez Family - Waiver Request to Major Site Plan**  
**5704 NW 52ND AVE Ocala**  
**Project #2019060081 #31142 Parcel #1352-005-001**  
**Daniel Garcia**

**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 4,914 square feet house and 2,011 square feet in-law suite. Proposed 70 feet by 45 feet by 2 feet retention area with sides at 45 degrees.

**Motion by Michael Savage 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 Ken McCann**

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

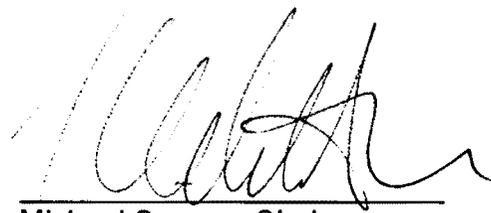
Ken Odom brought to the Committee's attention the Calesa Solar Field (AR 31063) is now turning into a Code case as the site was already completely cleared and graded before the waiver for tree removal had received proper approval from DRC.

9. OTHER ITEMS: None

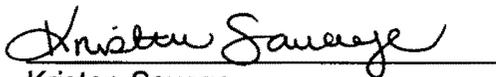
**Motion by Ken McCann to adjourn, seconded by Jody Kirkman**

Motion carried 5-0

10. ADJOURN: 9:32am

  
Michael Savage, Chairman

Attest:

  
Kristen Savage  
OCE Customer Service Specialist