



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 28, 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:

Michael Savage Chairman (Building Safety Director)
Michelle Sanders for Ken McCann Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Dane Scott (Office of the County Engineer)
Alex Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Debbie Lovell (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. April 21, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Steven Cohoon

Motion carried 4-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. William & Juana Hernandez - Waiver Request for Family Division
Project #2025040041 #32729 Parcel #14432-000-16
Jennifer Privateer**

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 is requesting a family division to their sister, Nilsa Robles of 2 acres.

- 5.2. Golden Ocala - WEC Mass Grading Near US 40 Modification 1 – Mass Grading Plan
Project #2024120039 #32308
Tillman & Associates Engineering**

Motion by Michelle Sanders to approve consent items 5.1 and 5.2, seconded by Chuck Varadin

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. **Melody Preserve - Waiver Request to Preliminary Plat in Review**
7945 SW 80th St Ocala
Project #2024100025 #32350 Parcel #35300-000-15
Kimley-Horn & Associates

LDC 6.12.12.A, B, C - 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.

APPLICANT requests waiver to the requirement for sidewalks along one side of internal streets consistent with other age-restricted communities within On Top of the World. Multi-modal path is being provided to connecting this neighborhood to the extensive multi-modal trail system within On Top of the World.

Motion by Steven Cohoon to approve the waiver request subject to multi-modal shared use path access is provided, seconded by Chuck Varadin

Motion carried 4-0

- 6.2. **Liberty Crossings - Waiver Request to Final Plat in Review**
9445 SW 49th Ave Ocala
Project #2021020012 #32200 Parcel #35699-010-00,35699-010-04
A.M. Gaudet & Associates

LDC 2.12.24 - Preliminary Buffer Plans

CODE states Show location and dimensions of required land use buffering.

LDC 6.8.6.K(3) Buffering

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver because during the acquisition of the right of way of SW 49th Avenue Road, an additional 5 feet was later requested for the construction of a multi. use path along the east side. As part of the negotiations it was understood that a reduction in the buffer width would be allowed adjacent to the road. This has been implemented along the road adjacent to the Ocala Crossings South project which is north of this Plat. Additionally, the exhibit submitted for Waiver AR 29619 indicated a reduced 10-foot buffer for this subdivision. Waiver request is for 10-foot buffer along SW 49th.

Motion by Chuck Varadin to table for one week, seconded by Steven Cohoon

Motion carried 4-0

- 6.3. Dungarven Ridge Ag Lot Split - Agricultural Lot Split**
Project #2024120012 #32272 Parcel #02691-000-00
Rogers Engineering

A waiver to the establishment of a County MSBU was DRC approved on 1/27/25 and BCC approved on 2/18/25.

Motion by Chuck Varadin to approve the waiver request subject to working with staff to address the concerns and to add labeling previously needed, seconded by Steven Cohoon

Motion carried 4-0

- 6.4. Equine Chateau - Waiver Request to the Establishment of a County MSBU for an Agricultural Lot Split**
Project #2024040006 #31363
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 provide an easement agreement for maintenance requirements and HOA documents.

Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage

Motion carried 4-0

- 6.5. Equine Paradise- Waiver Request to the Establishment of a County MSBU for an Agricultural Lot Split**
Project #2024040002 #31358
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 provide an easement agreement for maintenance requirements and HOA documents.

Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage

Motion carried 4-0

- 6.6. **Concrete 52X26 - Waiver Request to Major Site Plan**
4596 SE Maricamp Rd Unit 2 Ocala
Project #2024080002 #31848
Parcel #3134-001-001 Permit #2024042416
Prakash Brahmhatt

This item was denied by DRC on 8/12/24. This is a request to be reheard.

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 major site plan for review for rejection comments on permit 2024042416 for 52x26 concrete pad for food truck seating.

Motion by Steven Cohoon to rehear, seconded by Chuck Varadin

Motion carried 4-0

Motion by Steven Cohoon to approve waiver 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; and application for minor site plan review, seconded by Chuck Varadin

Motion carried 4-0

- 6.7. **Laura Pierce - Waiver Request for Family Division**
Project #2025040037 #32722 Parcel #12691-000-00
Chris Pierce

LDC 2.16.1.B(10) - Family Division

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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 is requesting to deed 5.38 acres to her son, Chris Pierce for a Family Division.

Motion by Chuck Varadin to approve the waiver request subject to the recording of the supporting documents and that each parcel must go through a stormwater compliance review upon development, seconded by Steven Cohoon

Motion carried 4-0

**6.8. Allan & Josephine Chitolie - Waiver Request for Family Division
Project #2025040044 #32732 Parcel # 15990-000-00
Lenisha Chitolie**

LDC 2.16.1.B(10) - Family Division

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APPLICANT is requesting (3) family divisions. Each family division will be 2.4 acres' Kay & Stephen Chitolie (son/daughter), and to Sarah & Elisha Chitolie

(daughter/son), and to Uriah & Joshua Chitolie (both sons).

Motion by Chuck Varadin to approve the waiver request subject to completing and recording all of the supporting documents to complete the family division, having a fire rescue turnaround as needed, and that each parcel must go through a stormwater compliance review when developed, seconded by Michelle Sanders

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. **Rainbow Springs Club - Conceptual Plan**
Project #2025030039 #32612
Davis Dinkins Engineering

Motion by Michael Savage to approve subject to staff comments and continuing to work with staff, seconded by Steven Cohoon

Motion carried 4-0

8. DISCUSSION ITEMS:

- 8.1. **Planning & Zoning Commission Items for April 28, 2025**
Marion County Growth Services Department

<<https://marionfl.legistar.com/Calendar.aspx>>

9. OTHER ITEMS:

Steven Cohoon brought up the use of Bold and Gold and if it lasts 50 years and should it be revisited.

Motion by Michelle Sanders to adjourn, seconded by Michael Savage

Motion carried 4-0

10. ADJOURN: 10:35 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator