



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, November 25, 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:**

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

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

Elizabeth Madeloni (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
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)  
Brittney Murphy (Office of the County Engineer)  
Crystal Hawker (Office of the County Engineer)

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

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. November 18, 2024**

**Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli**

Motion carried 5-0

**4. PUBLIC COMMENT: None**

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

**5.1. Tony Brown Real Estate Holdings LLC - Preliminary Plat  
Project #2021100055 #30345  
C&A Survey**

**5.2. Concepcion Property Family Division - Waiver Request for Family Division  
575 SE 155th St Summerfield  
Project #2024100075 #32167 Parcel #44654-002-00  
Concepcion Karla**

**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 family division to deed 5 acres to Josefina Rubio,  
Grandmother, with a 40-foot easement.

**Motion by Steven Cohoon to approve item 5.1 on the consent agenda pulling 5.2,  
seconded by Chuck Varadin**

Motion carried 5-0

**Motion by Steven Cohoon to approve item 5.2, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Pioneer Ranch Ph 1 Amenity - Waiver Request to Major Site Plan in Review  
8985 SW 70th Ave Ocala  
Project #2024090007 #31966 Parcel #35635-000-00  
Tillman & Associates Engineering**

**LDC 2.12.16. - Environmental Assessment**

CODE states An Environmental Assessment for listed species and vegetative communities.

APPLICANT requests waiver to use previously accepted Ecological Assessment from 2021 as there is an active mass grading permit on site and construction is active. Additionally, the amenity area was included in Pioneer Ranch Phase 2 100% ecological survey and necessary relocation.

Applicant withdrew this waiver.

- 6.2. 9494 Summerfield - PUD Master Plan  
Project #2023080011 #30470  
9494 Summerfield, LLC**

**Motion by Chuck Varadin to approve subject to the conditions stated by the County Engineer regarding a pre-existing turn lane located on the south side of SE HWY 42, across from SE 92<sup>nd</sup> Ter, at the westernmost site entrance between Phase 3 and Phase 4 as shown on the sheet titled "PUD Master Plan-C02-Site Plan" in efforts to ensure the new site access connection doesn't interfere with ability for westbound traffic to make a U-Turn at this location. Seconded by Steven Cohoon**

Motion carried 5-0

- 6.3. **8030 W HWY 326, Ocala - Waiver Request to Major Site Plan**  
**Project #2024060059 #32173 Parcel #12493-005-00**  
**JCH Consulting Group**

**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 for new construction of a residential residence that will exceed 9,000 square feet of impervious. Onsite stormwater controls will be constructed to prevent runoff on adjacent parcels.

**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 Chuck Varadin**

Motion carried 5-0

- 6.4. **Shelli & John Spallone - Waiver Request to Major Site Plan**  
**21055 SW 102nd Street Rd Dunnellon**  
**Project #2024110013 #32190**  
**Parcel #3295-140-011 Permit #2024101801**  
**Spallone Shelli L**

**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 states they are over the allotted impervious amount. Need a waiver for the overage. Adding 3,600 square feet of impervious.

**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 Michelle Fanelli**

Motion carried 5-0

- 6.5. **13081 SW 78th Circle - Waiver Request to Major Site Plan**  
**Project #2024110012 #32197 Parcel #8010-0930-04**  
**Joelle Swift**

**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 SFR. The site will be over the allowed 35% (3,506 sf) per Marion County LDC. Please list the proposed amount of impervious being added to the site. The overage will be 262 square feet.

**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 Michelle Fanelli**

Motion carried 5-0

- 6.6. **Bull, John & Virginia - Waiver Request to Major Site Plan**  
**21850 SW 3rd Ln Dunnellon**  
**Project #2022040003 #32163**  
**Parcel #17320-002-11 Permit #2024072661**  
**Sauer and Sons**

**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 because the homeowners' property is over their allowed impervious coverage for construction of elite screen room on new concrete by 902 square feet. Homeowners will be using proposed structure for agriculture dry storage closer to home. Proposed structure doesn't cross any rear or side setbacks. Homeowner/contractor proposing/requesting approval with install of swale and/or berm to allow for stormwater runoff. Homeowners' property has 3.41 acres, owns additional lot to west (parcel #17320-002-10). Property is zoned agriculture.

**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 Michelle Fanelli**

Motion carried 5-0

- 6.7. Charlemagne - Waiver Request to Water Main Extension**  
**3242 SE 95th St Ocala**  
**Project #2024100052 #32127**  
**Parcel #36822-000-00 Permit #2024063961**  
**A2Z Permitting**

**LDC 6.14.2.A(3) - Connection Requirements**

CODE states when property is within connection distance, the water main shall be extended to the farthest property line. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT requests a waiver as the property is within the City of Belleview service utility area and has available sewer force main to connect by Developer Agreement. Applicant requests installation of Enhanced nitrogen reduction (ENT) septic system in lieu of connecting to public sewer.

**Note, the correct section of the LDC for this item should have 6.14.2.B(2)(a)2.b. – Wastewater (sewer) System. Regardless of the scrivener’s error, this item was reviewed for the proper section of code.**

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

Motion carried 5-0

- 6.8. Meridian Storage Group - Standalone Waiver Request**  
**10579 SE Maricamp Rd Ocala**  
**Project #2024100003 #32207 Parcel #3761-004-000 & 3761-003-000**  
**Davis Dinkins Engineering**

**LDC 6.14.2.B(1)(b)3. - Connection requirements**

CODE states Existing structures in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of ERCs and: 3. The property is further developed, increasing its total number of ERCs.

APPLICANT requests waiver for connection to central water system is requested to allow additional storage buildings to be constructed. No plumbing is proposed within the buildings therefore there is no increase in ERC's. Per 6.14.2B.(b)3. the total number of ERCs is not increasing and the existing is properly functioning. The owner understands that connection will be required when a new well is required per subsection 6.14.3B(b)2.

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

Motion carried 5-0

**LDC 6.11.5.C(6) - Driveway access**

CODE states Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist.

APPLICANT requests waiver due to staff requesting the existing concrete urban concrete apron be modified to have 25' radii. The roadway section is an urban curb and gutter section. The driveway apron was originally had radius returns, and as part of a county funded and constructed road project between 2004 and 2009, the driveway apron was renovated to be the urban flared section that is there today with the dedicated turn lane and divided roadway section. A waiver is requested (no code section was provided as basis of the comment).

**Motion by Steven Cohoon to approve the waiver request contingent on the applicant updating the concept plan to reflect accurately what is out there today, seconded by Tony Cunningham**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**7.1. Meridian Storage Group - Conceptual Plan**

**10579 SE Maricamp Rd Ocala  
Project #2024100003 #32065 Parcel #3761-004-000  
Davis Dinkins Engineering**

**Motion by Steven Cohoon to approve subject to the applicant updating the concept plan to accurately reflect the connection as it is today, seconded by Michelle Fanelli**

**Steven Cohoon withdrew his previous motion.**

**Motion by Steven Cohoon to table giving the applicant time to update the concept plan to accurately reflect the connection as it is today, seconded by Michelle Fanelli**

Motion carried 5-0

**8. DISCUSSION ITEMS:**

**8.1. 2025 Development Review Committee and Thursday Staff Meetings – Schedules and Deadlines**

Request for formal approval.

**Motion by Steven Cohoon to approve the schedule as proposed, seconded by Tony Cunningham**

Motion carried 5-0

**8.2. Planning & Zoning Commission Items for November 25, 2024  
Marion County Growth Services Department**

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

**9. OTHER ITEMS:**

Chuck Varadin mentioned the new Chairman has indicated possibly no more than 10 items go to the BCC P&Z portion, including DRC items, monthly. Also, it is being looked at to change the P&Z portion of the BCC meetings by having P&Z on a separate day, all day for P&Z items, 9 am until finished or 5 pm, whichever comes first.

Steven Cohoon discussed mining operations and possible conditions regarding washing of roads for dust or buildup. Ken Odom mentioned there is standard set of conditions that may include this and he will be forward those conditions to Steven for review.

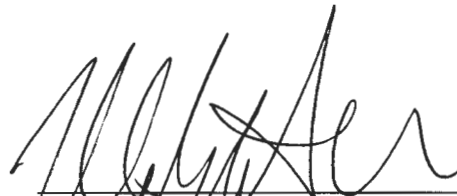
Tony thanked everyone for the warm welcome and looks forward to working with everyone.

Ken McCann wished everyone a Happy Thanksgiving.

**Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin**

Motion Carried 5-0

**10. ADJOURN: 9:58 am**



Michael Savage, Chairman

Attest:



Brittney Murphy  
OCE Customer Service Specialist