



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, December 30, 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)  
Tony Cunningham (Utilities Director)

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

Elizabeth Madeloni (Planning/Zoning)  
Janet Warbach (911 Management)  
Alexander Turnipseed (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Aaron Pool (Office of the County Engineer)  
Chelsea Figueroa (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ADOPT THE FOLLOWING MINUTES:

##### 3.1. December 23, 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. Spires 27 (Revision to 28245) - Major Site Plan Revision**  
**Project #2022030292                      #30032**  
**CHW**

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

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. RaceTrac Summerfield - Waiver Request to Major Site Plan in Review**  
**Parcel #45976-000-00 & 46008-001-00**  
**Project #2008020043      #31043      Parcel #45976-000-00**  
**Mastroserio Engineering**

**LDC 2.18.2.A. - Improvement Plan Submittal Requirements**

CODE states Improvement Plan applications shall be submitted to the Office of the County Engineer.

**LDC 2.18.3.B. - Improvement Plan Review and Approval Procedures**

CODE states The County Engineer shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. APPLICANT requests a waiver to include the off-site improvement plans for the proposed turn lanes on the Major Site Plan in lieu of submitting a separate improvement plan.

**Motion by Steven Cohoon to approve the waiver request contingent on working with staff (Aaron Pool) to make sure the right reviewers have had chance to review the plans, that a pre-con is held in the field and to indicate OCE has a new asset when complete, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 6.12.3.A. - Typical Section for SE 147th Street Road**

CODE states all roadway improvements shall meet the minimum requirements given in the Table 6.12-2 and be in concurrence with the additional tables in this division. Typical sections are detailed cross section depictions of the highway's principal elements that are standard between certain station or milepost limits. These sections are the basis for construction details and information shown on the various plan sheets.

APPLICANT requests waiver for the standard 2-foot paved shoulder requirement. Due to inadequate right of way along the north side of the roadway, we propose utilizing a 6-foot wide stabilized shoulder instead.

**Motion by Steven Cohoon to approve the waiver request contingent on a two-foot paved**

shoulder on the south side along with what was proposed on the north side and by adding a typical section for a safety edge with the contractor installing the safety edge on the north side of the roadway (a safety edge is tapering of asphalt to prevent drop-offs and to allow more recovery area), seconded by Ken McCann

Motion carried 5-0

- 6.2. **Castro Plaza LLC - Rezoning to PUD with Master Plan**  
**Project #2024080089 #31944**  
**Kimley-Horn & Associates**

Motion by Steven Cohoon to approve the Rezoning to PUD with Master Plan, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. **Cherrywood Preserve Phase 3 - Waiver Request to Preliminary Plat in Review**  
**Project #2024030029 #31333 Parcel #35695-032-01**  
**Radcliffe 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 reduce 30 mph curves to allow 15 mph curves with appropriate signage.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

**LDC 6.12.2 - Right of Way**

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests a waiver to reduce the Right of way width to 40' with 10' easements on each side (60' total) per approved PUD Conceptual Plan (FKA Grand Oaks).

Motion by Steven Cohoon to approve the waiver request subject to future submittals showing what is and is not allowed within the easement area, seconded by Tony Cunningham

Motion carried 5-0

**LDC 6.12.12 - 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 a waiver to waive the internal sidewalks as none were proposed on the original approved Conceptual PUD Plan (FKA Grand Oaks).

**Motion by Steven Cohoon to deny the waiver request, seconded by Ken McCann**

Motion carried 5-0

- 6.4. Kendrick Baptist Church - New Red Iron Sanctuary Building - Waiver Request to Minor Site Plan in Review**  
**3020 NW 62ND ST All Units Ocala**  
**Project #2024090005 #31965 Parcel #13457-000-00**  
**Kendrick Baptist Church**

**LDC 6.12.12.A, B, C & D - 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. D. 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 to waive required sidewalk along property frontage. Proposed church is not a pedestrian traffic generator in this rural area. No sidewalks exist along the existing residential parcels within 1.5 miles to north and 2.5 miles to south. Alternatively, church is proposing an internal sidewalk from north to south connecting to existing church owned facilities north of 62nd Street Rd.

**Motion by Steven Cohoon to deny the waiver request, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 2.12.18 - Trees**

CODE states all trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species.

APPLICANT requests waiver to use aerials and tree locations by Landscape Architect in lieu of tree locations by survey. Construction will be in mostly open areas with scattered trees. Aerials are sufficient for tree counts for the proposed minor site plan. Heavily wooded western side of site will remain untouched.

**Motion by Chuck Varadin to approve the waiver request contingent on working with staff, seconded by Steven Cohoon**

Motion carried 5-0

**LDC 6.8.4.A. - Non-residential Development**

CODE states for non-residential development, at least 20 percent of the land to be developed shall be landscaped. A. When a project area is less than the size of the overall parcel to be developed, the required landscape area calculation may be reduced to apply to the project area as authorized by the County Landscape Architect. All other requirements directed by the Board, DRC, or included in this division shall apply.

APPLICANT requests waiver to allow landscape calculations to be based on the "Project Area" instead of the entire parcel. Project area to be 1.7 acres of the total 5-acre site.

**Motion by Chuck Varadin to approve the waiver request contingent on working with staff (Susan Heyen), seconded by Ken McCann**

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 waiver to modify the Type "B" buffer along the west, north and partial south property lines to use existing vegetation and eliminate the wall/fence requirement.

**Motion by Chuck Varadin to deny the waiver request, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.6.K(3) - Buffers**

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 to modify the Type "C" buffer along the east and south property lines to use existing vegetation where possible and to reduce landscape area requirement from 50% to trees and continuous hedge.

**Motion by Chuck Varadin to approve the modified C-type buffer, seconded by Ken McCann**

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 waiver to allow sod instead of shrub/groundcover planting within islands.

**Motion by Chuck Varadin to approve the waiver request, seconded by Tony Cunningham**

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 waiver to reduce island size within grass parking.

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

Motion carried 5-0

**LDC 6.8.7.D(2) - Parking areas and vehicular use areas**

CODE states all parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

APPLICANT requests to have a maximum of one (1) shade tree per island.

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

Motion carried 5-0

**6.5. Thiessen Residence - Waiver Request to Major Site Plan  
Project #2024110035 #32218 Parcel #37511-021-02  
Aloft Real Estate**

**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 the site exceeds 9,000 square feet impervious. Engineered drainage plan submitted. Mitigated the overage of the allowed impervious (15 percent of site, or 8,167 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 tony Cunningham**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

- 8.1. Planning & Zoning Commission Items for December 30, 2024  
Marion County Growth Services Department**

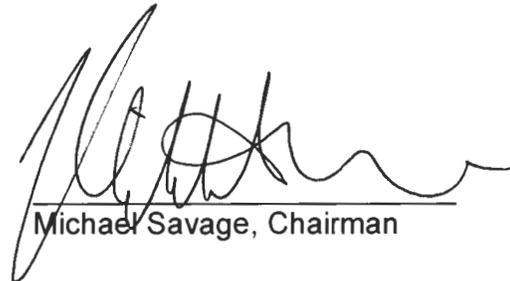
<https://marionfl.legistar.com/Calendar.aspx>

**9. OTHER ITEMS:**

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

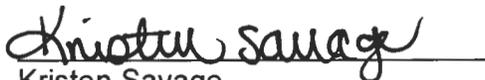
Motion carried 4-1 with Steven Cohoon voting in opposition

**10. ADJOURN: 10:28 am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist