



Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 17, 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)
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)
Dana Olesky (Legal)
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)
Chelsea Figueroa (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 10, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 4-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Woodridge Place Subdivision - Preliminary Plat

Project #2006060068 #31693

Tillman & Associates Engineering

5.2. Bowman 326 Development - Major Site Plan

Project #2023080108 #30575

Menadier Engineering

5.3. Racetrac Summerfield - Major Site Plan

Project #2008020043 #31043

Mastroserio Engineering

5.4. Rhonda Jacola - Waiver Request for Family Division

Project #2025020072 #32545 Parcel #36610-002-09

Rhonda Jacola

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 family division split; an acre to her daughter, Chrissy Whitaker and another acre to her son, David Jacola.

Motion by Ken McCann to approve items 5.1 through 5.4 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Trammell Crow @ Florida Crossroads Commerce Park - Major Site Plan
- Extension Request
Project #2022020056 #28442 Parcel #41205-000-02,41205-000-00
Langan Engineering and Environmental Services**

On 3/11/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of March 13, 2025. The new expiration date would be March 13, 2026.

Motion by Chuck Varadin to approve subject to providing the verification and confirmation of set backs prior to any permit being issued, seconded by Tony Cunningham

Motion carried 4-1 with Steven Cohoon voting in opposition

- 6.2. 9494 Summerfield - PUD Master Plan
Project #2023080011 #30470
Robert W. Batsel, Jr.**

Motion by Chuck Varadin to approve, seconded by Ken McCann

Motion carried 5-0

- 6.3. Dunnellon Community Church - Waiver Request to Major Site Plan in Review**
7221 S US HWY 41 Dunnellon
Project #2012050018 #31743 Parcel #32909-020-02
Radcliffe Engineering

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 use natural vegetation per S.U.P. conditions for Type "C" buffer adjacent to SR 40.

Motion by Chuck Varadin to approve subject to filling in the gaps and maintaining the buffer as needed, seconded by Steven Cohoon

Motion carried 5-0

The following item is at the discretion of the county engineer. It is being processed as a deviation request.

LDC 6.11.4.B(1) - Access Management

CODE states cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

APPLICANT requests waiver to not provide cross access between properties due to both properties having individual access to SR 41 and having similar uses (Church). Both properties will have right in/right out access to US 41 per FDOT road improvement plans.

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 have more than ten parking spaces in a row without a landscaped island due to spacing limitations. Majority of parking will be grass parking.

Motion by Chuck Varadin to approve subject to only applying to the grass parking as they would still need to provide the landscape islands every ten for the paved parking and also working with parks to preserve as many trees as possible, seconded by Ken McCann

Motion carried 5-0

- 6.4. Freedom Crossings North - Standalone Waiver Request**
5997 SW 95th St Ocala
Project #2025030010 #32567 Parcel #35699-006-03
R.M. Barrineau and Associates

LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement.

Motion by Chuck Varadin to approve subject to providing dimensional information such as lot dimension and set backs with the final plat as well as providing the title work and a boundary survey, seconded by Michael Savage

Motion carried 4-1 with Steven Cohoon voting in opposition

LDC 2.18.1 - Improvement Plan

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver as there is no planned infrastructure for this proposed commercial subdivision. Each lot will be required to submit a Marion County Drainage Plan for designed and stormwater drainage. Access to each lot will be by a cross parallel access easement. Each lot is responsible for stormwater management and access through site design permitting.

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

Motion carried 5-0

- 6.5. Sunset Harbor Baptist Church - Major Site Plan - Request for Reactivation and Extension**
9200 SE Sunset Harbor Rd
Project #2003020062 #23640 Parcel #45975-004-00
Sunset Harbor Baptist Church

This item expired on 5/11/22. Pastor Babione is requesting to reactivate and extend this Major Site Plan (23640).

Motion by Michael Savage to approve the extension request for one year, seconded by Ken McCann

Motion carried 5-0

6.6. Diamond "A" Shopping Center Pre-Plat - Waiver Request Preliminary Plat in Review

Project #2024080096 #31953 Parcel #41200-056-04
Tillman & Associates Engineering

This item was tabled by DRC on 3/10/25. This was resubmitted by the applicant and routed for review on 3/14/25. Comments included with this agenda item are from the previous staff review.

LDC 6.12.2.A - 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 is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

Correction to the applicant's request regarding the above waiver. The correct street location reference should have been Hwy 484 and not Hwy 475A.

Motion by Ken McCann to rehear, seconded by Steven Cohoon

Motion carried 5-0

Motion by Steven Cohoon to approve subject to providing easement language that satisfies the County Engineer and the Director of Utilities, seconded by Ken McCann

Motion carried 5-0

6.7. Diamond "A" Shopping Center Improvement Plan - Waiver Request to Improvement Plan in Review

Project #2024080096 #31954 Parcel #41200-056-04
Tillman & Associates Engineering

This item was tabled by DRC on 3/10/25. This was resubmitted by the applicant and routed for review on 3/14/25. Comments included with this agenda item are from the previous staff review.

LDC 6.8.8.B - Building landscaping

CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT request waiver to not provide building landscape adjacent to the buildings. Architectural features including decorative parapets with breaks in elevation and store front canopies to be more visually appealing and not obstruct the views of the retail businesses. Landscape screening has been provided on the

project boundaries and internal landscaping is provided within the parking and opened areas.

Motion by Michael Savage to rehear, seconded by Ken McCann

Motion carried 5-0

Motion by Chuck Varadin to approve subject to working with Growth Services and Parks staff to meet the intent of the code as well as notifying the Development Review Manager that comments have been addressed, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.12.2.A - 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 is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

Correction to the applicant's request regarding the above waiver. The correct street location reference should have been Hwy 484 and not Hwy 475A.

Motion by Steven Cohoon to approve subject to satisfying the County Engineer and Director of Utilities as it relates to the easement language, seconded by Tony Cunningham

Motion carried 5-0

- 6.8. **Nautilus RV Park Community Center - Waiver Request to Major Site Plan**
3441 S Pine Ave Ocala
Project #2025030022 #32586
Parcel #30602-000-00 Permit #2025021516
Wilmek Construction

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 the demolition of two existing building and the construction of one new building in their place. While the project results in a increase of impervious surface beyond the allowable amount, the proposed development brings zoning and land use regulations up to code and there is no significant impact to site drainage, traffic or infrastructure.

Motion by Steven Cohoon to approve subject to if the applicant exceeds the impervious area from what it is today, the standard three stormwater conditions would apply which are: 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. Or, if there is a reduction in what is currently permitted then there would be no standard conditions required, seconded by Michael Savage

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

**8.1. Legistar and Descriptions of Legistar Agenda Items
Michael Savage, Chairman**

Brief discussion regarding descriptions, formatting, accuracy, accountability, and deadlines.

Brief discussion regarding transitioning reviews back under a Development Review process within the Office of the County Engineer.

9. OTHER ITEMS: None

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion carried 5-0

10. ADJOURN: 10:40 am



Michael Savage, Chairman

Attest:



Kristen Savage
OCE Customer Service Specialist