



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, September 16, 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 for Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Alice Webber (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Dana Olesky (Legal)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Cheryl Weaver (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Chris Zeigler (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. September 9, 2024

**Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**

Motion carried 5-0

**4. PUBLIC COMMENT:** None

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

**5.1. Ocala Palms 2024 Amenity Improvements - Major Site Plan**

**Project #2024050072                      #31601**

**Michael W Radcliffe Engineering**

**5.2. Rogers Family Trust - Waiver Request to Major Site Plan**

**17834 SE 95th Cir    Summerfield**

**Project #2024080041            #31885            Parcel #6008-007-002**

**Robert C. Robey Concrete**

**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 they are adding new concrete, 342 square feet. The site will be approximately 832 square feet over the allowed 2700 square feet per Spruce Creek South.

**5.3. Segovia Raul - Waiver Request for Family Division**

**Project #2024090009            #31968            Parcel #12589-000-00**

**Wilson & Williams**

**LDC 2.16.1.B(10) - Family Division**

CODE states Family Division. 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 give 3 acres to Andres Segovia.

**Motion by Ken McCann to approve items 5.1 through 5.3 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Corta Commons - Waiver Request to Major Site Plan in Review**  
**Project #2024020064 #31416 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3501-400-003 & 3501-400-004**  
**MJ Stokes Consulting**

**LDC 2.1.3.-Order of plan approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request waiver for issuance of Major Site Plan Permit prior to Final Plat. Prior waiver request to achieve BoCC final Major Site Plan and PUD approval without off-site improvement plans completed was successful and such off-site improvement plan has been submitted by deadline. This waiver request continues similar premise of now achieving site permit to begin site utilities and building permits pending Final Plat.

**Motion by Chuck Varadin to approve the waiver request subject to adhering to conditions within the PUD, having all permits in hand and understanding that this is at the developers own risk, seconded by Michael Savage**

Motion carried 5-0

**6.2. Calcutta Farms - Agricultural Lot Split**  
**Project #2024040080 #31450**  
**Rogers Engineering**

This is a request for the approval of the Agricultural Lot Split with recording to be contingent upon the placement of the street sign and driveway construction. This Agricultural Lot Split is associated with a waiver to a County MSBU (#31451) which was DRC approved on 6/17/24 and BCC approved on 7/2/24.

**Motion by Michael Savage to approve knowing the requirement for deferral of all maintenance is not the responsibility of Marion County per the covenants and number nine in general notes on the plans, seconded by Ken McCann**

Motion carried 5-0

**6.3. Golden Ocala North Residential - Waiver Request to Improvement Plan in Review**

**7716 N US HWY 27 Ocala**  
**Project #2020090102 #29490 Parcel #12672-000-00, 12674-001-01,**  
**12673-000010, 13668-000-02, 12674-001-03, 12673-000008, 12673-000009**  
**Tillman & Associates Engineering**

**LDC 2.18.4.E(1-5) - Construction, Completion, and Close out**

CODE states If an applicant desires to construct a limited number of model homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to:(1)Approval of the Preliminary Plat and Improvement Plans;(2)The development being served by a central sewer and central water system;(3)The Final Plat has been submitted for review including cost estimate with appropriate assurance for subdivision improvements if incomplete;(4)No more than 10 percent of the total number of building lots, not to exceed 50 building permits; and(5)Approval by the Board.

APPLICANT requests a waiver as last year waiver 29490 was granted to allow 2 homes to be built prior to plat approval with Final CO not to be issued until plat is recorded. Prior request specified 2 units, lots 25 & 31. Applicant seeks to amend those lots to Lot 1 & Lot 2. Therefore, new waiver and exhibit for consideration is being provided for DRC review, as suggested by planning Staff.

**Motion by Doug Hinton to approve the waiver request at the developers own risk, seconded by Michael Savage**

Motion carried 5-0

**6.4. Estela Living-Sabana Farms - Waiver Request to Improvement Plan in Review**

**3718 NW 44th Ave Ocala**  
**Project #2024060071 #31716 Parcel #13709-001-00**  
**Tillman & Associates Engineering**

**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 requests a waiver as roadways will remain private & ROW width will be 40 feet wide with a 10 feet drainage and utility easement for a total width of 60 feet. The r/w is consistent with the approved PUD and that the required 20-foot separations from building pads to utilities has been adhered to.

**Motion by Jody Kirkman to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

**LDC 2.18.4.C - Construction, completion, and close out**

CODE states all subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests a waiver to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developers risk.

**Motion by Michael Savage to approve the waiver request at the developers own risk, seconded by Jody Kirkman**

Motion carried 5-0

- 6.5. Woodridge Place Subdivision - Waiver Request to Preliminary Plat in Review  
5823 NE Jacksonville Rd Ocala  
Project #2006060068 #31693 Parcel #14973-000-00 & 14971-001-00  
Tillman & Associates Engineering**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests a waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 2/17/22.

**Motion by Doug Hinton to approve the waiver request subject to correctly labeling the survey as a boundary and topographical survey, seconded by Jody Kirkman**

Motion carried 5-0

**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 for curve that does not meet the 30-mph design

speed requirement. Staff indicated support of waiver subject to providing the appropriate warning signage per MUTCD.

**Motion by Jody Kirkman to approve the waiver request, seconded by Ken McCann**  
Motion carried 5-0

**6.6. Woodridge Place Subdivision - Waiver Request to Improvement Plan in Review**  
**5823 NE Jacksonville Rd Ocala**  
**Project #2006060068 #31694 Parcel #14973-000-00**  
**Tillman & Associates Engineering**

For clarification, this next item is a request to berm width, not side slopes.

**LCD 6.13.3.D(1) - Type of Stormwater Facility**

CODE states Proposed private. (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee.

APPLICANT requests a waiver to reduce berm width from 12 feet to 5 feet. The ponds will be privately owned and maintained by an HOA.

**Motion by Jody Kirkman to approve the waiver request, seconded by Ken McCann**  
Motion carried 5-0

**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 for curve that does not meet the 30-mph design speed requirement. Staff indicated support of waiver subject to providing the appropriate warning signage per MUTCD.

**Motion by Doug Hinton to approve the waiver request subject to the appropriate signage being placed, seconded by Chuck Varadin**  
Motion carried 5-0

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests a waiver for survey more than 1 year old. Site topography is consistent with the survey provided by JCH on 2/17/22.

**Motion by Doug Hinton to approve the waiver request subject to correctly labeling the survey as a boundary and topographical survey, seconded by Jody Kirkman**

Motion carried 5-0

**LDC 6.12.11 - Turn lanes**

CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.

APPLICANT requests a waiver to defer approve onsite improvement plans prior to approval of offsite turn lanes which will be submitted under separate plan set.

**Motion by Jody Kirkman to approve the waiver request, seconded by Michael Savage**

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 states Roadways will remain private & ROW width will be 30 feet wide with a 15-foot drainage and utility easement for a total width of 60 feet. The r/w is consistent with the approved PUD and that the required 20-foot separations from building pads to utilities has been adhered to.

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

Motion carried 5-0

- 6.7. Extension of Home to Include Lanai Bath - Waiver Request to Major Site Plan  
2712 SW 140th Loop Ocala  
Project #2024090013 #31971 Parcel #8001-0282-02  
Marquez Barbosa Jose R**

**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 due to going over the impervious for a 3 foot by 5-foot wide by 16-foot-long concrete slab next to existing concrete.

**Motion by Michael Savage to table for one week as applicant was not in attendance and needs to be present, seconded by Jody Kirkman**

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

**Motion by Chuck Varadin to adjourn, seconded by Ken McCann**

Motion carried 5-0

10. ADJOURN: 9:52am



Michael Savage, Chairman

Attest:



Brittney Murphy  
OCE Customer Service Specialist