



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, December 18, 2023**

**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)  
Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

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

Ken Odom (Planning/Zoning)  
Marcus Lloyd (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Michelle Hirst (911 Management)  
Susan Heyen (Landscape/Parks)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. December 11, 2023

**Motion by Jody Kirkman to approve the minutes with the modification being noted on number of Consent items changing from 5.5 to 5.9, seconded by Ken McCann**

Motion carried 4-0

**4. PUBLIC COMMENT:** None

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

**5.1. On Top of The World Communities- Weybourne Landing Phase 3 - Preliminary Plat**

**Project #2023080004 #30461**

**Tillman & Associates Engineering**

**5.2. Yawn James Cleveland, Yawn Wayne Jefferson - Waiver Request for Family Division**

**11457 NW 193rd St Micanopy**

**Project #2016020009 #30926 Parcel #01758-000-00**

**James Cleveland Yawn**

**LDC 2.16.1.B(10) - Division of Land**

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one 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 allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT requests waiver for family division of 3 acres to Brad Yawn (son).

- 5.3. Thomas William Leroy & Marlene Trust - Waiver Request for Family Division  
17524 NE 148th Terrace Rd Fort McCoy  
Project #2019030057 #30927 Parcel #05609-008-00  
Thomas William Leroy & Marlene**

**LDC 2.16.1.B(10) - Division of Land**

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APPLICANT requests waiver for family division to give approximately 3 acres to Grandson.

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

Motion carried 4-0

**6. SCHEDULED ITEMS:**

- 6.1. West Pointe - Standalone Waiver Request**  
**Project #2015100044 #30917**  
**Parcel #35770-055-19, 35770-055-04 & 35770-055-32**  
**JCH Consulting Group**

**LDC 6.7.8.D(1) (a & b) - Protected tree replacement requirements**

CODE states Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure.

APPLICANT states tree locations will be located within sample area and all trees 30 inches and larger will be located within proposed residential development.

**Motion by Chuck Varadin to approve subject to no clearing until final site plan is approved seconded by Jody Kirkman**

Motion carried 5-0

- 6.2. Community Family Healthcare - Major Site Plan Extension Request**  
**11941 E HWY 316 Fort McCoy**  
**Project #2021080048 #27210 Parcel #09508-000-00**  
**Radcliffe Engineering**

This Major Site Plan was approved by DRC on January 31, 2022 and is set to expire on January 31, 2024. This is the applicant's first request for an extension. The extension being requested is to January 31, 2025.

**Motion by Jody Kirkman to approve the extension, seconded by Chuck Varadin**

Motion carried 3-1 with Ken McCann voting in opposition

- 6.3. CSM Development LLC - Rezoning to PUD with Concept Plan**  
**5445 NE Jacksonville RD Ocala**  
**Project #2023010005 #30824 Parcel #14971-001-01**  
**Tillman & Associates Engineering**

Tabled from 11/20/23

Request a PUD Rezoning (221009Z) to a commercial PUD to allow metal fabrication and paint booth with concept plan.

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

Motion carried 4-0

**Motion by Jody Kirkman to transmit to Planning & Zoning Commission Meeting, seconded by Ken McCann**

Motion carried 4-0

- 6.4. **Lazar Screened Patio - Waiver Request to Major Site Plan**  
**9010 SE 72nd Ave Ocala**  
**Project #2023120013 #30922**  
**Parcel #37510-005-07 Permit #2023100177**  
**Lazar Matthew A**

**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 bird cage. The site will be over the allowed 6,000 sf per the Leeward Air Ranch Unit 2 drainage plan.

**Motion by Jody Kirkman to approve the waiver request conditionally subject to 1. The applicant providing controls for the additional run-off in excess of the 100-year 24hr storm 2. A permit inspection hold will be in effect until a sketch of the improvements 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 Ken McCann**

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

**Motion by Michael Savage to adjourn, seconded by Chuck Varadin**

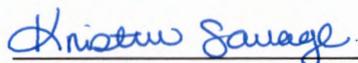
Motion carried 4-0

10. ADJOURN: 9:24 am



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist