



Marion County

Development Review Committee

Meeting Minutes

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

Monday, January 6, 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)
Josh Kramer for Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Elizabeth Madeloni (Planning/Zoning)
Michelle Hirst (911 Management)
Dana Olesky (Legal)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Cheryl Weaver (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 30, 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. Cheon Residence - Final Plat/Replat
Project #2023120009 #31910
Rogers Engineering**

**5.2. Freedom Commons Ph 6 - Preliminary Plat
Project #2024090071 #32043
Tillman & Associates Engineering**

Motion by Steven Cohoon to approve 5.1 – 5.2 on the consent agenda, seconded by Ken McCann

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Donna Kelley (SUP) - Minor Site Plan
Project #2023020099 #30576
Tillman & Associates Engineering**

Per Resolution #'s (Special Use Permits) 23-R-172 and 23-R-567 this item requires DRC approval. Stormwater participated in the review of this Minor Site Plan.

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

Motion carried 5-0

**6.2. Lourdes Varela Batista - Waiver Request for Family Division
Project #2024120041 #32310 Parcel # 45448-015-00
Lourdes Varela Batista**

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 waiver for a family division to deed their Mother an acre.

Motion by Chuck Varadin to approve the waiver request subject to the boundary survey being completed and the 40-foot easement to be included for water, sewer and access, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

Chuck Varadin mentioned the Planning and Zoning meeting next week falls on Monday, January 13, 2025, in which a majority of Growth Services staff will be attending and not be available for the DRC meeting.

9. OTHER ITEMS:

Motion by Josh Kramer to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN: 9:17am

Michael Savage, Chairman

Attest:

Brittney Murphy
OCE Customer Service Specialist