



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, February 3, 2025**

**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)  
Tony Cunningham (Utilities Director)

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

Ken Odom (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Susan Heyen (Parks)  
Michelle Sanders (911 Management)  
Dana Olesky (Legal)  
Alexander Turnipseed (Office of the County Engineer)  
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)  
Aaron Pool (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. January 27, 2025**

**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. Weirsdale Containment Facility (Revision to AR#30919) - Major Site Plan Revision**

**Project #2023120010 #32297  
Kimley-Horn & Associates**

**5.2. Pioneer Ranch Ph 1 Amenity - Major Site Plan**

**Project #2024090007 #31966  
Tillman & Associates Engineering**

**5.3. McGinley Landing (Phase 2) - Preliminary Plat**

**Project #2024040044 #31417  
Tillman & Associates Engineering**

**Motion by Doug Hinton to deny subject to the application and coversheet being corrected, resubmitting for the Survey group to review, seconded by Ken McCann**

Motion carried 5-0

**5.4. Harmony Estates - Final Plat**

**Project #2023120043 #32085  
Rogers Engineering**

This item was previously denied by DRC on 1/27/25 due to confirmation of title work. The title work has been reviewed by the County Land Surveyor and is now complete.

The preliminary plat was DRC approved on 9/30/24. There are no improvements associated with this plat. The lots are all adjacent to SE 80th Avenue. There are three ingress/egress easements that lots in pairs of two will share for driveway access.

**Motion by Michael Savage to approve 5.1, 5.2 and 5.4 on the consent agenda pulling item 5.3 for discussion, seconded by Tony Cunningham**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Two Pond Farms - Agricultural Lot Split**  
**Project #2024090043 #32018**  
**Rogers Engineering**

A waiver to the establishment of a County MSBU was DRC approved on 10/21/24 and BCC approved on 11/19/24.

This item was previously approved by DRC on 1/27/25 pending satisfying the County Land Surveyor's comments. However, 911 Management had proposed a conditional approval pending satisfactory sign installation. This is a request to reaffirm or amend the previous motion.

**Motion by Chuck Varadin to approve subject to resolving 911 Management's requirements, seconded by Ken McCann**

Motion carried 5-0

**6.2. 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 6.7.4 - Shade Trees**

CODE states shade trees are required for all developments excluding residential developments. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests a waiver to reduce the number of trees due to allocated land for future development

**Motion by Chuck Varadin to approve the waiver request subject to working with Parks staff, seconded by Tony Cunningham**

Motion carried 5-0

**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. Waiver already approved to work with staff. In result, an additional (15) Muhly Grass Shrubs were added to the plan sheet to the S US HWY 441 buffer.

**Applicant pulled this waiver item. It was approved previously.**

**6.3. Corta Commons - Ocala West - Major Site Plan Revision - Waiver Request to Major Site Plan Revision in Review**  
**Project #2024020064 #32368 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, 3500-400-004, 3500-400-003, & 3500-400-002  
MJ Stokes Consulting**

The Major Site Plan was recently resubmitted and is currently under review. Staff comments are not available at this time but are due 02/04/2025.

**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 requests a waiver to permit the two active building permits that have been fully and rightfully approved via AR #31416 CORTA Commons Major Site Plan approval without delay as the staff works through revision submittal to AR #31416 which has been labeled as #32368. The revision solely modifies a portion of the property for access and stormwater and does not impact the buildings in question.

**Motion by Chuck Varadin to approve the waiver request subject to a final hold being placed on the building permits (2024050635, 2024053294, 2024111584) with no final inspections being done prior to the PUD modification being approved by the BCC and pending Stormwaters review of the revised resubmittal, with all work being done at their own risk, seconded by Ken McCann**

Motion carried 5-0

- 6.4. John Sims - Waiver Request to Major Site Plan**
- 420 SW Shorewood DR   Dunnellon**
- Project #2025010054   #32399**
- Parcel #1813-002-187   Permit #2024022853**
- Sims John W**

**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 to add a new garage to the property. Existing and proposed improvements will be 11,186 square feet, which is 2,186 square feet over allowed impervious amount.

**Motion by Doug Hinton 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 as well as working with Growth Services staff for a recorded ESOZ plan, seconded by Ken McCann**

Motion carried 5-0

- 6.5. **Mark Krull - Waiver Request to Major Site Plan**  
**10076 SW 71st Ct Ocala**  
**Project #2025010045 #32391**  
**Parcel #35682-002-02 Permit #2024112920**  
**Krull Mark 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 waiver to install pre-manufactured 12 x 24 shed. Note the property is basically sand.

**Motion by Michael Savage to deny the waiver request due to the applicant not being able to meet the three standard stormwater conditions, seconded by Chuck Varadin**

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

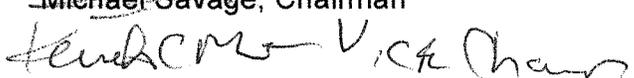
8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

**Motion by Michael Savage to adjourn, seconded by Tony Cunningham**

Motion carried 5-0

10. ADJOURN: 9:52 am

  
 Michael Savage, Chairman  


Attest:

  
 Kristen Savage  
 OCE Customer Service Specialist