



Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 4, 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)
Michelle Fanelli temporarily for Michael Savage Chairman (Building Safety Director)
Ken McCann Vice Chairman (Fire Marshal)
Doug Hinton for Steven Cohoon (County Engineer)
Cheryl Butler for Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (9-1-1 Management)
Linda Blackburn (Legal)
Dane Scott (Office of the County Engineer)
Alex Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 28, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Vista Trace (fka: Highland Belleview East) - Final Plat**
7730 E Hwy 25 Belleview
Project #2024120034 #32298
JCH Consulting Group
- 5.2. Stone Creek Del Webb Solaire Phase 2 & 3 - Final Plat**
Project #2025030013 #32569
JCH Consulting Group
- 5.3. Sabana Reserve (fka Estela Living-Sabana Farms) - Final Plat**
3718 NW 44th Ave Ocala
Project #2024060071 #32367 Parcel #13709-001-00
JCH Consulting Group, Inc.
- 5.4. Ocala Preserve Main Amenity Pickleball Court Addition - Major Site Plan**
4015 NW 53rd Avenue Rd Ocala
Project #2024120006 #32268 Parcel #13697-005-00
Atwell, LLC
- 5.5. Midway Terrace - Waiver Request to a Major Site Plan**
7191 Midway Ter All Units Ocala
Project #2025040059 #32788 Parcel #9007-0101-32, 9007-0101-33
Mastroserio Engineering, Inc
- 5.6. Ocala Crossings South Phase 5 - Final Plat**
9009 SW 49th Avenue Rd Ocala
Project #2024070059 #32865 Parcel #35623-001-01
AM Gaudet & Associates, Inc.
- 5.7. The Ole Oak Village - Major Site Plan**
11987 S US Hwy 301 Belleview
Project #2022120053 #31223 Parcel #38538-000-00
Tillman and Associates Engineering, LLC
- 5.8. Playground - Waiver Request to a Major Site Plan**
Marion Oaks Block 933 Lot 3
13129 SW 78th Cir Ocala
Project #2025070022 #33055 Parcel #8010-0933-03
Sarai Vazquez Acosta
- 5.9. Diamond Ridge At Lake Diamond - Major Site Plan**
Lake Diamond G&CC South Phase 3 Tract 4; Lake Diamond Apartments

Motion by Tony Cunningham to approve items 5.1. through 5.9. on the consent agenda with item 5.6. being pulled, seconded by Cheryl Butler

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Brunick Dominique - Waiver Request to Major Site Plan

1130 SE 30th St Ocala

Project #2025010070

#32425

Parcel #3000-005-004

Michael W. Radcliffe Engineering

This item was previously on February 10, 2025, DRC agenda. The applicant withdrew their request but would like to be reheard.

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 of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

Motion by Doug Hinton to table for an indefinite date, seconded by Cheryl Butler

Motion carried 5-0

6.2. Sunshine Love On Place - Final Plat - Waiver Request to a Plan in Review

2710 SE 45th Ave Ocala

Project #2007050035

#32980

Parcel #21629-001-01

Michael W. Radcliffe Engineering

LDC 6.12.1 2 - Sidewalks

CODE states At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT - Request Sidewalk and Fee In Lieu Of be waived for this 2-lot plat for an existing church and single residential lot. The sidewalk is on the east side of NW 60th Ave. No sidewalks are on the west side. Church is donating the residential lot to a Non-Profit and cost of sidewalk is exorbitant for this use.

Motion by Doug Hinton to approve not requiring the sidewalk nor the fee in lieu of in relation to this final plat, seconded by Tony Cunningham;

6.3. Orange Blossom Replat #2 - Preliminary Plat - Waiver to a Plan in Review

Orange Blossom Replat #2

Project #2025050014 #32813 Parcel #48288-000-00

Clymer Farner Barley, Inc

LDC 6.12.12.D - Sidewalks

CODE states D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - Per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

Motion by Doug Hinton to approve, seconded by Ken McCann; opposed by Michael Savage

Motion carried 4-1

6.4. His House For Her - Waiver to a Major Site Plan

1469 Pine Rd Ocala

Project #2025040018 #32698 Parcel #9009-0000-05

Clymer Farner Barley, Inc

LDC 6.12.12 - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to the construction of the

sidewalks, and to the fee-in-lieu of construction. His House for Her is a non-profit organization serving women in the community, and the construction budget is limited.

Motion by Cheryl Butler to approve waiving construction of the sidewalk and paying the fee in lieu of, seconded by Ken McCann

Motion carried 5-0

- 6.5. Marion Oaks Townhomes - Waiver Request to a Major Site Plan**
Marion Oaks Townhomes
Project #2024110024 #32203 Parcel #8004-0433-19
Clymer Farner Barley, Inc.

LDC 6.12.12. D- Sidewalks

CODE states At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT Request - We are requesting a fee-in-lieu-of waiver.

Motion by Doug Hinton to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.6. Miller Residence - Waiver Request to a Major Site Plan**
Oak Wood Estates Subdivision
Project #2002110001 #33126 Parcel #15812-004-00
Yandles Splash Time Pools

LDC Code 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 request - property allows 3,915 sq ft impervious coverage; the pool area is 1,442 sq ft adding to the current 3,792 sq ft will put it over. The HOA approves the additional area for runoff.

Motion by Michael Savage to approve, seconded by Cheryl Butler

Motion carried 5-0

- 6.7. Silver Springs Shores Medical Office Building - Waiver Request to a Major Site Plan**
Project #2025020071 #32542 Parcel #37491-003-10
Klima Weeks Civil Engineering, Inc.

LDC 6.13.8.b(7) - Stormwater conveyance criteria

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements. APPLICANT request - This project proposes the use of storm pipes less than 18 inches in diameter. A hydraulic analysis has been included to ensure adequate capacity for proposed storm pipes.

Motion by Doug Hinton to approve contingent on providing supporting documentation to stormwater, seconded by Tony Cunningham

Motion carried 5-0

6.8. West Mini Farms - Agricultural Lot Split - Waiver Request to a Major Site Plan

**Project #2025050076 #33131 Parcel #34979-000-00
Tillman & Associates Engineering, LLC**

LDC 2.16.1.B(8)(g) - County MSBU

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to allow a Property Owner's Association to be created for the maintenance of roads and drainage in lieu of the MSBU.

Motion by Doug Hinton to approve with conditions of road abrogation being cleared up and the Property Owner Association documents being reviewed and accepted by the Development Review Committee, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths) - Applicant withdrew

LDC 6.12.12.A - Sidewalks - Applicant withdrew

LDC 6.12.3. - Typical sections - Applicant withdrew

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 request Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

Motion by Doug Hinton to deny, seconded by Tony Cunningham

Motion carried 4-0

- 6.9. Stickney Dental & Aesthetics - Major Site Plan**
Stickney Dental & Aesthetics
Project #2025010012 #32349 Parcel #35483-102-00
Riddle - Newman Engineering, Inc.

Motion by Tony Cunningham to approve, seconded by Doug Hinton

Motion carried 4-0

- 6.10. Smith Project - Waiver Request to a Major Site Plan**
Project #2025070077 #33132 Parcel # 3065-003-019
Arthur D Smith

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to the major site plan for a pole barn. The site will be over the allowed 9,000 sq ft per Marion County LDC. 1,296 sq ft of impervious will be added (36 x 36 pole barn)

Motion by Doug Hinton to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) 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, seconded by Michael Savage

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 4-0

10.ADJOURN: 10:30 AM

Michael Savage, Chairman

Attest:

Sandi Sapp
Staff Assistant IV