



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, June 16, 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)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Tony Cunningham (Utilities Director)

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

Kathleen Brugnoli (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Erik Kramer (Planning/Zoning)  
Jared Rivera (Planning/Zoning)  
Susan Heyen (Parks)  
Michelle Sanders (911 Management)  
Linda Blackburn (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)  
Aaron Pool (Office of the County Engineer)  
Debbie Lovell (Office of the County Engineer)  
Kelly Hathaway (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

### 3. ADOPT THE FOLLOWING MINUTES:

#### 3.1. June 9, 2025

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

Motion carried 5-0

### 4. PUBLIC COMMENT:

Aaron Pool with Office of County Engineer referenced Development Review Committee (DRC) timeframes for review to be discussed at future DRC meeting.

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

- 5.1. On Top of The World - SCA Warehouse - Major Site Plan  
Project #2025020052 #32513 Parcel #35300-000-00  
Tillman & Associates Engineering, LLC

#### Motion by Ken McCann to approve item 5.1 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

### 6. SCHEDULED ITEMS:

- 6.1. Canopy Oaks Phase II Replat Three - Waiver Request to Preliminary Plat  
Project #2025060001 #32929 Parcel #3530-1001-18  
JCH Consulting Group

#### LDC 2.17.1 - Preliminary Plat

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests waiver for a preliminary plat for Canopy Oaks Phase II Replat Three.

#### Motion by Chuck Varadin to approve the waiver with friendly amendment by Steven Cohoon traffic analysis be a requirement prior to improvement plan approval, seconded by Ken McCann

Motion carried 5-0

- 6.2. Barn and Miscellaneous Impervious Area Additions - Waiver Request to Major Site Plan  
796 Fisher Rd Ocklawaha  
Project #2025060015 #32952 Parcel #9035-0000-05  
Abshier Engineering

#### 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 states the site is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. Marion County Stormwater staff on the required stormwater controls.

**Motion by Steven Cohoon 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 and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Mike Savage**

Motion carried 5-0

- 6.3. Mary Moore - Waiver Request to Major Site Plan**  
1241 SE 55th Ave Ocala  
Project #2025050067 #32894  
Parcel #29682-002-00 Permit #2025051110  
Perspective 3000 Inc

**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 as the zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35% of gross site area of 9,000 square feet. A waiver application must be sent to the department of transportation for approval of the permit.

**Motion by Steven Cohoon 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 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 5-0

- 6.4. Oswald Henry - Waiver Request to Major Site Plan**  
47 Pine Trace Loop Ocala  
Project #2025060003 #32931 Parcel #9018-0331-12  
Henry Oswald

**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 as there is too much concrete on the land

**Motion by Steven Cohoon 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 and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Tony Cunningham**

Motion carried 5-0

**6.5. Martel Paved Training Course - Major Site Plan and Major Site Plan Revision - Request for Extension**

**Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00  
Kimley-Horn & Associates**

Applicant requests an extension for Major Site Plan (28841) and subsequent Major Site Plan Revision (30313). The revision was to five of the 15 sheets in the original plan. The request is to extend both plans one year from the latest expiration date of August 14, 2025. The new expiration date for both plans would be August 14, 2026.

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

Motion carried 5-0

**6.6. MSP PID 8005-0854-13 - Waiver to Minor Site Plan in Review**

**Project #2025040024 #32703 Parcel #8005-0854-13  
MCA Consulting Engineers, 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 no sidewalks exist in this region. Requesting approval to pay fee in lieu of sidewalk construction.

**Motion by Steven Cohoon to approve the waiver and not collect the fee in lieu of, seconded by Tony Cunningham**

Motion carried 5-0

**6.7. Green Leaf - Waiver Request to Establishment of County MSBU**  
**Project #2025050079 #32908 Parcel #19999-004-00**  
**Rogers Engineering, LLC**

**LDC 2.16.1.B(8)(g) - Establishment of 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 provide an easement agreement for maintenance requirements and HOA documents.

**Motion by Mike Savage to approve the waiver to an MSBU noting that there is a requirement under Note 9, sheet 1 of 2, of Marion County Board of County Commissioners not having any responsibility for the maintenance of the non-exclusive utility ingress/egress easement incorporated into the covenances and submitted as required, seconded by Chuck Varadin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: NONE**

**8. DISCUSSION ITEMS:**

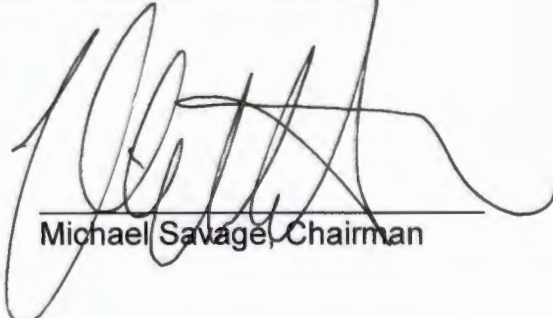
Brought forward by Steven Cohoon - sidewalk fee in lieu of code revision

**9. OTHER ITEMS: NONE**

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

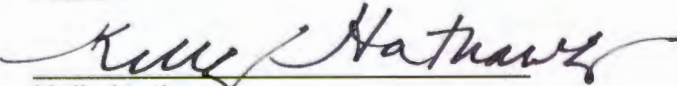
Motion Carried 5-0

**10. ADJOURN: 9:35 AM**



Michael Savage, Chairman

Attest:



Kelly Hathaway  
Development Review Coordinator