



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 12, 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)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Linda Blackburn (Legal)
Don Watson (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Kevin Vickers (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. May 5, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. SMA - Marion Oaks Facility - Major Site Plan
Project #2025010044 #32390
Davis Dinkins Engineering**

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

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. MSP 8003-0320-12 - Waiver Request to Minor Site Plan in Review
15134 SW 29th Terrace Rd All Units Ocala
Project #2025040031 #32711 Parcel #8003-0320-12
MCA Consulting Engineers**

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 requests waiver for no sidewalks existing in this area and requests to pay in lieu of construction at final inspection prior to co.

Motion by Steven Cohoon to approve the waiver without the fee in lieu of, seconded by Tony Cunningham

Motion carried 5-0

**6.2. Montgomery Smatt - Standalone Waiver Request
Project #2025030034 #32734
Parcel #1362-002-020 Permit #2025030577
Kinsell Custom Homes**

LDC 6.4.6 - Replats

CODE states replats shall meet requirements as set forth in § 177.051(2) FS and Ch. 5J-17 FAC, all provisions as described in this Code under Final Plat, Division 2.19, and the following: A. Replats shall show the lot and block lines of the previous plat in such a manner to avoid confusion, including monumentation that may have been previously set. As an exception, the platting Surveyor and Mapper can state on the Replat that the original monumentation was not previously set. B. Any rights-of-way and/or easements to be vacated by the Replat or other process must be clearly shown on the Replat with reference to the approval date of the resolution by the Board and Marion County Official Record Book and Page that the action is recorded, as applicable. C. Any discrepancies between the boundary of a Replat and the previous plat must be clearly noted. Original dimensions shall be noted with corrected information on both the plat drawing and legal description.

APPLICANT requests waiver to rotate the buildable area of this hamlet 90 degrees.

Applicant withdraws the waiver and requests a refund

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

Tony Cunningham mentioned the DRC meeting two Mondays from today falls on Memorial Day holiday and the county will be closed.

9. OTHER ITEMS:

Aaron Pool brought a discussion item request concerning length of time to review waiver requests, publishing agendas and review time for DRC staff. Decision was made to place on next week's Discussion Items.

Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN: 9:29 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator