



Marion County

Development Review Committee

Meeting Minutes

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

Monday, November 3, 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 Sanders (911 Management) for 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)
Kevin Vickers (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. October 27, 2025

Motion by Michelle Sanders to approve the minutes, seconded by Chuck Varadin
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL - None

6. SCHEDULED ITEMS:

- 6.1. Florida Horse Park RV Site - Major Site Plan**
Project #2025040020 #32700
Parcel #37343-001-00 & 37343-000-00
Clymer Farner Barley, Inc

LDC 6.13.2.B(6) Freeboard requirements

CODE states: A minimum freeboard of six inches shall be provided for all retention/detention areas.

APPLICANT request - Per discussion with Kevin Vickers, staff will support a waiver for the pond minimum freeboard requirement considering all structures are at least six inches above the floodplain, the lift station access road is above the floodplain, and the entire floodplain is contained on-site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.2. Champion Homes - Waiver Request to Major Site Plan**
Project #2025100073 #33541 Parcel #36943-001-00
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: Per 10/20/25 DRC Meeting, Steven Cohoon motioned supporting a fee in lieu of sidewalk construction along US Hwy 441 & SE 92nd Place Road due to an FDOT sidewalk project planned for construction at this location within the next year according to Ken Odom. SE 92nd Place Road is in the County's approximate 20-year plan to be widened, and existing roadside swales will not allow for a sidewalk.

Motion by Steven Cohoon to approve paying the fee in lieu along all sidewalks for this project, seconded by Michelle Sanders

Motion carried 5-0

LDC 6.8.6.K(3) Buffers

CODE states: C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT request: During Conceptual Plan review, staff informed that the railway along the eastern property would require a Type C landscape buffer. A waiver is requested to use existing vegetation along the eastern property boundary in lieu of the required Type C buffer. Susan Heyen mentioned staff supporting this waiver during the 10/9/25 DRC Staff meeting.

Motion by Chuck Varadin to approve conditioned upon the tree survey and trees being viable equivalent to at least a Type C buffer, some type of signature that the area will not be touched and some kind of identification of where that line is on the plans and on site, if any future development took place on the site they would have to come into compliance with a Type C landscape buffer, seconded by Michael Savage

Motion carried 5-0

LDC 6.14.2. Connection requirements

CODE states: Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b)Sewer gravity main shall be extended by the Developer as directed by MCU.

APPLICANT request: City of Belleview available sewer is within 390.91 feet of the closest property corner of the subject parcel, on the east side of the CSX railroad tracks. Based on the proposed 2,432 SF office, the required connection for sewer is 758 feet. A waiver is requested to use a nitrogen-reducing septic system in lieu of having to connect to public sewer.

Motion by Tony Cunningham to deny, seconded by Michelle Sanders

Motion carried 5-0

- 6.3. **3GED Major Site Plan - Major Site Plan - Waiver to Major Site Plan**
Project #2025050058 #32875 Parcel #13370-000-00
Mastroserio Engineering, Inc.

LDC 2.12.8 Current boundary and topographic survey

CODE states: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical

datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. APPLICANT requests a waiver not to require an updated topographic survey for the development. No changes have been made to the site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

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 to pay fee in lieu of sidewalks on N. US Hwy 441 frontage. Fee is \$8,475.00.

Motion by Steven Cohoon to approve paying fee in lieu of, seconded by Michelle Sanders
Motion carried 5-0

LDC 6.13.2.B(6) Freeboard

CODE states: A minimum freeboard of six inches shall be provided for all retention/detention areas.

APPLICANT requests a waiver to the freeboard requirement. The project is located in a flood prone area that covers both this and the adjacent property. The post-development stage EL is less than the pre-development stage EL. There is a net improvement in the post condition.

LDC 6.13.4.D(1)(2) Recovery

CODE states: For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the 25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.

APPLICANT request - The pre-development condition does not recover in 14 days. The post recovers to the same or less than the pre-condition EL. Refer to the calculations. We have improved the overall watershed as compared to the pre-condition.

Motion by Steven Cohoon to approve both LDC 6.13.2.B(6) Freeboard and LDC 6.13.4.D.(1)(2) Recovery, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.8.6.K (2) Buffers

CODE states: B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT request waiver to use a fence in lieu of a wall in the Type B Buffer on the south parcel boundary. Also, requesting to reduce the buffer from 20 feet to 10 feet for encroachment of drive aisle pavement.

Applicant withdrew

6.8.8. Building landscaping

CODE states: A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. 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. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

APPLICANT requests a waiver to increase the Type C buffer landscaping to achieve the intent of this code. The Type 'C' buffer extends the length of the R.O.W and provides sufficient buffering for the building from the public R.O.W.

Motion by Chuck Varadin to approve conditioned on showing additional increase in buffer to include one shade tree, two accent trees and 65 shrubs, seconded by Michael Savage

Motion carried 4-0

6.4. Oak Villas III - Minor Site Plan (8009-1279-19 Fourplex WM Ext) - Waiver to Minor Site Plan in Review

**Project #2025050021 #32971 Parcel #8009-1279-19
Cycorp Engineering, Inc.**

LDC 6.8.6. Buffers

CODE states - A. It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall

provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT requests a waiver to an alternative buffer design. The project site has the same FLU and zoning as well as all adjacent properties. The existing structure to the west is a single-story duplex that is of similar use and intensity as the subject property. See the attached purposed alternative buffer design.

Motion by Michael Savage to deny due to the waiver is not needed, seconded by Tony Cunningham

Motion carried 5-0

6.5. Heartland Dental Ocala Freedom - Major Site Plan Waiver to Major Site Plan in Review

**Project #2025090020 #33354 Parcel # 35699-006-04
Common Oak Engineering**

LDC 6.8.7.D(2) Parking areas and vehicular use areas

CODE states: All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

APPLICANT requests a waiver to remove the canopy tree required in the terminus island near the development signage. This tree would be in close proximity to the sign and could block its visibility.

Motion by Chuck Varadin to approve removing the canopy tree and replacing with an ornamental tree, seconded by Michael Savage

Motion carried 5-0

- 6.6. **Maricamp Market Centre Replat - Phase 2, Replat of Lots 9 & 10 - Final Plat - Waiver to Final Plat in Review**
Project #2024120031 #32296 Parcel #37491-003-09
R.M. Barrineau and Associates, Inc.

LDC 2.17.1 Applicability

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

APPLICANT requests a waiver for the Preliminary Plat because this replat is a replat of Maricamp Market Centre Replat - Phase 2 recorded in PB 13, PG 199. Applicant is dividing lots 9 and 10 into three lots rather than two lots. There are no additional changes.

Motion by Steven Cohoon to approve waiving the Preliminary Plat as long as the Final Plat reflects the driveway placement as required with Office of the County Engineer, seconded by Chuck Varadin

Motion carried 5-0

- 6.7. **CR 200A From North of NE 57th Street to South of NE 60th Street - Offsite Improvements - Waiver to Offsite Improvement Plan in Review**
Summerbrooke Estates Subdivision
5823 NE Jacksonville Rd Ocala
Project #2006060068 #31973 Parcel #14973-000-00
Avant Engineering Group, LLC

LDC 2.12.8 Current boundary and topographic survey

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT request - The project area has not been modified since the original topographic survey was obtained. Additionally, obtaining survey 100-ft beyond the project boundary is not necessary for this project, as we have accounted for drainage patterns using LiDar.

Motion by Chuck Varadin to approve condition on providing the necessary documentation to the County Surveyor, seconded by Steven Cohoon

Motion carried 5-0

- 6.8. **Angel David Lopez Zayas - Family Division Waiver Request**
Project #2025100067 #33536 Parcel #44870-002-00
Angel David Lopez Zayas

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states 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 requesting a Family Division to deed 2.5 acres of property to his brother, Carlos Lopez.

Motion by Chuck Varadin to approve contingent on providing boundary survey, title work and legal documentation and identifying the parent parcel, seconded by Michael Savage

Motion carried 5-0

**6.9. Jean and Peter Salvas - Family Division Waiver Request
Project #2024090078 #33523 Parcel #44679-003-00
Miranda Andrews**

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states 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 family division to deed an acre to their daughter.

Motion by Chuck Varadin to table, seconded by Michelle Sanders

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS:

Utilities Director asked about moving citizens items to the top of the agenda

Motion to adjourn by Tony Cunningham, seconded by Michael Savage

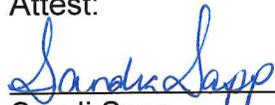
Motion Carried 5-0

10. ADJOURN: 10:36 AM



Michael Savage, Chairman

Attest:



Sandi Sapp
Development Review Coordinator