



Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 13, 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:

Michelle Fanelli for 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)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Alexander Turnipseed (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. October 6, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) - Major Site Plan**
1612 NW 81st Terrace Rd Ocala
Project #2022030247 #28214 Parcel #21068-000-02
Tillman & Associates Engineering, LLC
- 5.2. McGinley North Commercial Phase 1 - Preliminary Plat**
5077 SW Hwy 484 Ocala
Project #2024100041 #32120 Parcel #41200-056-00
Tillman & Associates Engineering, LLC
- 5.3. Ring Power Expansion (Revision to AR#30211) - Major Site Plan**
Revision
Ring Power Corporation
6200 N US Hwy 441 Ocala
Project #2022030278 #32736
Parcel #13358-001-00, 13358-000-00 & 13448-000-00
Kimley-Horn & Associates, Inc.
- 5.4. Firestone Ocala Freedom - Major Site Plan**
Project #2024090064 #32039
Parcel #35699-006-06, 35699-006-04
Common Oak Engineering, LLC

Motion by Steven Cohoon to approve the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Melody Preserve - Improvement Plan - Waiver to Improvement Plan in Review**
7945 SW 80th St Ocala
Project #2024100025 #32515
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

LDC 2.1.3 - Order of Plan

CODE states Sec. 2.1.3. - Order of plan approval. 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 waiver to submit the SW 80th Street and SW 77th Court realignment plan with the subdivision improvement plans.

Motion by Steven Cohoon to approve contingent on adding additional notification language within general notes for required Pre-Construction meeting with the Office of the County Engineer, seconded by Tony Cunningham

Motion carried 5-0

6.2. **Summer Breeze Town Homes - Major Site Plan Request for Extension**
5121 NE 29th St Unit 1 Silver Springs
Project #2023040071 #30025 Parcel #24196-001-00
Radcliffe Engineering

On 10/2/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of December 4, 2025. The new expiration date would be December 4, 2026.

Motion by Chuck Varadin to approve conditioned on providing the complete signed and sealed final drainage report, seconded by Michelle Fanelli

Motion carried 5-0

6.3. **Pine Village Manufactured Home Park - Waiver to Major Site Plan in Review**
10195 SE 36th Ave Bellevue
Project #1999005123 #32898 Parcel #3726-011-001
Clymer Farner Barley, Inc

LDC 6.8.6.K(4) Buffers

CODE states D-Type buffer shall consist of a 15-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 25 percent of the required buffer.

APPLICANT requests waiver to propose PVC fencing in lieu of a buffer wall in the required D-Type buffer along the northern, eastern, and southern property boundaries. If each proposed manufactured home were to be on an individually platted lot, which they are not, our landscape buffer requirements would go from MF to SF, adjacent to SF, and only require an E-Type buffer without a buffer wall.

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli

Motion carried 5-0

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

6.4. Loopster Accessory Structures (3 Structures Total) - Waiver Request to Major Site Plan

**Project #2025090078 #33454 Parcel #32098-000-00
CHBM Pro Group / Myer Development**

LDC 2.20.1 APPLICABILITY

CODE states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property. C. The following do not require a Minor Site Plan submittal and shall proceed through the Building Permit process only, subject to a determination by MCUD, and shall not be subject to Division 6.11, except the parallel access requirement which will be determined on a case by case basis based on practicality by the Planning/Zoning Manager, Division 6.8 and Division 6.9 except tree preservation requirements which shall be adhered to: (1) The development of interior alterations to an existing structure which does not result in additional paved parking or other impervious area to be provided. (2) The development of or exterior alterations to a single-family residence, when existing and proposed improvements remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less, or the design criteria of the approved and permitted subdivision. (3) The development of exterior alterations to an existing, conforming improved site, with existing approved apron and driveway connection, other than a single-family residence which results in an increase in total impervious area which remains less than 35 percent of the gross site area or 9,000 square feet, whichever is less. (4) For change of use or occupancy of a structure other than residential where the previous use and proposed use is a conforming uses. (5) Special Event Permits, Temporary Use Permits and Home Occupation Permit. (6) For development on agricultural lands, when collectively all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (7) Improvements related to bona fide agricultural uses that meet all of the following:(a) Are on a parcel greater than or equal to ten acres. (b) Are a minimum of 200 feet from all property lines. (c) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (d) Do not increase

any offsite drainage. (e) Do not contribute offsite drainage to a County documented drainage problem. (8) For the construction of a sign.

APPLICANT requests a waiver from the Minor Site Plan, spoke with Stormwater Department: All criteria have been met.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

6.5. Figueroa Rocio Perez New SFR - Waiver Request to Major Site Plan

Project #2025100005 #33478 Parcel #38526-000-00

Richard Ortengren

LDC 6.14.2.B(2) - Connection requirements

CODE states: 2) Wastewater (sewer) system. (a) New development, including single family residential structures, in the Urban or Rural area shall connect to an existing central sewer system if a sewer line from:1. A decentralized sewer system with available capacity is within a connection distance of 400 feet times the total number of ERCs and permission to connect is granted by the owner of the decentralized system; or 2. A central sewer system with available capacity is within a connection distance of 400 feet times the total number of ERCs; and a. Connection may be made to the gravity sewer line; or b. Connection may be made to the pressurized forcemain sewer line. 1. Using an on-site pumping station; or 2. Alternatively for only one single family residential structure, by installation of a state-approved septic system that meets current nitrogen reduction standards.

APPLICANT request: The Perez Home will be sited on a 5.2-acre parcel with the nearest public sewer connection ~650 feet from the proposed home location and the nearest public water ~200 feet away. Under Marion County LDC, Article 6, (Technical Standards), Division 14 (Water & Wastewater), connection is required only when a central system is "available" within the applicable connection distance (interpreted for a single family as 400 ft/1 ERC). Given the 650-feet sewer distance, service would necessitate a private lift station and force main, imposing disproportionate construction and long-term O&M costs relative to a single-family residence. As recommended by Bob Titterington, City of Belleview P.E. and consistent with 6.14.2 (Water& Wastewater Requirements) and 6.14.3 (Onsite Sewage Treatment and Disposal Systems), we therefore request approval to install a properly permitted onsite sewage treatment and disposal system (OSTDS). We will meet all Florida DEP permitting, and - if deemed beneficial - install an Enhanced Nutrient-Reducing (ENR) system (e.g. an aerobic treatment unit/performance-based system achieving DEP's nitrogen-reduction performance for designated areas) to ensure groundwater and spring protection. For potable water, while a main exists ~200 feet away (within 400 feet), we respectfully request consideration to allow a well (as conditioned in prior County actions) based on the large parcel size (5.2 acres), separation from receptors, and consistency with rural character. This relief aligns with the LDCs availability ad connection-distance framework and with past DRC Board practices where distance, cost, and site conditions warrant tailored conditions. Please reference the attached City of Belleview Water Sewer Connection Map, SFR site plan, and Distance to Connection Map. Thank you for your consideration.

LDC 6.14.3.B - Onsite Waste Treatment and Disposal Systems (OSTDS)

CODE states: B. Nothing set forth herein shall preclude the Board of County Commissioners (BCC) or Development Review Committee (DRC) from requiring Performance Based Treatment System (PBTS) on a case-by-case basis and considering soil conditions, parcel sizes and the proximity to protected springs.

APPLICANT request: The Perez Home will be sited on a 5.2-acre parcel with the nearest public sewer connection ~650 feet from the proposed home location and the nearest public water ~200 feet away. Under Marion County LDC, Article 6, (Technical Standards), Division 14 (Water & Wastewater), connection is required only when a central system is "available" within the applicable connection distance (interpreted for a single family as 400 ft/1 ERC). Given the 650-feet sewer distance, service would necessitate a private lift station and force main, imposing disproportionate construction and long-term O&M costs relative to a single-family residence. As recommended by Bob Titterington, City of Bellevue P.E. and consistent with 6.14.2 (Water & Wastewater Requirements) and 6.14.3 (Onsite Sewage Treatment and Disposal Systems), we therefore request approval to install a properly permitted onsite sewage treatment and disposal system (OSTDS). We will meet all Florida DEP permitting, and - if deemed beneficial - install an Enhanced Nutrient-Reducing (ENR) system (e.g. an aerobic treatment unit/performance-based system achieving DEP's nitrogen-reduction performance for designated areas) to ensure groundwater and spring protection. For potable water, while a main exists ~200 feet away (within 400 feet), we respectfully request consideration to allow a well (as conditioned in prior County actions) based on the large parcel size (5.2 acres), separation from receptors, and consistency with rural character. This relief aligns with the LDCs availability and connection-distance framework and with past DRC Board practices where distance, cost, and site conditions warrant tailored conditions. Please reference the attached City of Bellevue Water Sewer Connection Map, SFR site plan, and Distance to Connection Map. Thank you for your consideration.

Applicant withdrew

6.6. Jacquelyne & Scott McMillen - Family Division Waiver Request

fka: Jamie Jo Adams

10920 SW 27th Ave Ocala

Project #2014120060 #33463 Parcel #35770-049-00

Meleah McMillen

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 is requesting a Family Division to deed 5 (per applicant original request was four) acres to their daughter and to share 40x40 driveway access off prescriptive road SW 27th Ave.

Motion by Chuck Varadin to approve the waiver request with the condition of completing paperwork, boundary survey, legal description, deed, affidavit as required, title work and correcting the requested acreage to 4 acres, seconded by Steven Cohoon
Motion carried 5-0

6.7. **Vaincourt James H & Wanda M - Family Division Waiver Request**
Freel Herbert Cypress Log Homes; Vance Scott M
17765 SE 95th Street Rd Ocklawaha
Project #2008040010 #33472 Parcel #39707-000-00
Brandy Vaincourt Armstrong

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 is requesting a Family Division to deed 5 acres to their daughter and her husband. They are also requesting to waive the shared 40' easement and would like to access off the private road of SE 177th Ct.

Motion by Chuck Varadin to approve the waiver request with the condition of completing paperwork, boundary survey, legal description, deed, affidavit as required and title work, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

Michelle Fanelli confirmed the Loopsters (Item 6.4.) do have a C.O, Ken Odom stated they are operating out of zoning designations.

9. OTHER ITEMS:

Motion to adjourn by Tony Cunningham, seconded by Chuck Varadin

Motion Carried 5-0

10. ADJOURN: 10:03



Michael Savage, Chairman
Ken McCann Vice Chair

Attest:



Kelly Hathaway
Development Review Coordinator