



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 23, 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:

Erik Kramer (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Don Watson (Office of the County Engineer)
Dane Scott (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 16, 2025

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

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Maricamp Market Centre Phase 1, Replat of Lot 7 - Final Plat
Project #2024100063 #32137
R.M. Barrineau & Associates**

**5.2. SSS Animal Hospital 2024 Expansion - Major Site Plan
7121 SE Maricamp Rd Ocala
Project #2024110018 #32192 Parcel #9007-0100-36
Abshier Engineering, Inc**

Motion by Ken McCann to approve items 5.1 through 5.2 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Villa Verde PUD Master Plan - Master Plan
7875 SW 75TH Ave Ocala
Project #2023050058 #30991 Parcel #35461-000-00
Mastroserio Engineering**

This is a PUD Master Plan and the first time to be heard by DRC. The applicant has requested from Growth Services this plan be transmitted to the BCC. Per LDC 2.14.3: Master Plans submitted in lieu of Conceptual Plans for PUD rezoning applications shall be reviewed by DRC and a recommendation of approval, approval with conditions, or denial forwarded to the P&Z and the Board. Final approval by DRC shall be held pending the outcome of the PUD rezoning application. The Board will approve or deny these Master Plans and any amendments determined to be significant by DRC.

Motion by Chuck Varadin to approve with a condition from Office of County Engineer to have the possibility of shared use DRA through 80th Street right-of-way, seconded by Tony Cunningham

Motion carried 5-0

6.2. Kingdom Hall Site Improvements-Anthony - Waiver Request to Major Site Plan

**9393 NE 21st Ave Anthony
Project #2025050085 #32924 Parcel #14306-001-00
Karen Drew, P.E.**

LDC 2.21.1.A(1) - Major Site Plan

CODE states A.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 This is an existing site that will remain with the same use and owner and a new stormwater pond (none currently on-site). To meet County requirements, we will be adding paved handicap spaces, a new walkway at the rear of the building. We are requesting storm water compliance review in lieu of major site plan process.

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, 4. An engineer's certification at the end of the project, 5. A minor site plan is required, seconded by Michael Savage

Motion carried 5-0

6.3. Emerald Village - Final Plat

**96 Cypress Rd Ocala
Project #2024080015 #32614 Parcel #9029-0723-00
JCH Consulting Group, Inc.**

LDC 2.18.1. - Applicability.

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver for Improvement Plan for Emerald Village AR 32614

Motion by Chuck Varadin to table this item for one month, seconded by Ken McCann

Motion carried 5-0

6.4. Michael & Tammy Sloan - Waiver Request for Family Division

**3951 NE 92nd PI Anthony
Project #2019100112 #32967 Parcel #14395-007-00**

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 to create a 3.33-acre parcel for their son, Edwin Sloan along with having its own access from NE 92nd Pl.

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

Motion carried 5-0

**6.5. Dungarven Ridge Ag Lot Split - Agricultural Lot Split
Project #2024120012 #32272 Parcel #02691-000-00
Rogers Engineering, LLC**

A waiver to the establishment of a County MSBU was DRC approved on 1/27/25 and BCC approved 2/18/25.

Motion by Michael Savage to reaffirm the previous approval by the Development Review Committee for this waiver, seconded by Tony Cunningham

Motion carried 5-0

**6.6. Dungarven Oaks Ag Lot Split - Agricultural Lot Split
Project #2024120017 #32277 Parcel #03154-000-00
Rogers Engineering, LLC**

A waiver to the establishment of a County MSBU was DRC approved on 1/13/25 and BCC approved 2/4/25.

Motion by Michael Savage to reaffirm the previous approval by the Development Review Committee for this waiver, seconded by Tony Cunningham

Motion carried 5-0

**6.7. Antoon Heights Plat Vac - Plat Vacation
Project #2025060013 #32951
Bellehaven Development Group, LLC**

Applicant requests to vacate portion of property. Plat property encumbered by old Plat as well as additional property.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

**6.8. Petition to Close and Abandon Road High Street & Rapello - Road
Closing / Abrogation
Goodwins Additions Stanton Revised
14181 SE 155th St Weirsdale
Project #2025060020 #32955 Parcel #4939-016-007
James T. Hartley**

The applicant for the petitioner is requesting to abrogate that certain portion of SE 141st Ter (High Street) and Rapello Ave, never has been opened or constructed.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

8.1. DRC Process Discussion

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 5-0

10. ADJOURN: 10:00 AM

Michael Savage, Chairman

Attest:

Debra Lovell
Development Review Coordinator