



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, March 3, 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:**

Ken Odom (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Susan Heyen (Parks)  
Michelle Sanders (911 Management)  
Dana Olesky (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)  
Brittney Murphy (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. February 24, 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. Family Life Assembly of God Sanctuary Addition - Major Site Plan**

Project #2024060054 #31699  
Rogers Engineering

**5.2. Delucia Residence Pool - Waiver Request to Major Site Plan**

9382 SE 174th Loop Summerfield  
Project #2025020046 #32501  
Parcel #6016-020-025 Permit #2025013014  
Yandle's Splash Time Pools

**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 Spruce Creek South allows 2,875 square feet per lot. The home already puts the impervious at 2,493 square feet. Adding the pool will add another 510 square feet to the lot. Please see attached HOA approval for the additional water runoff.

**5.3. Darrell-Impervious Waiver Request - Waiver Request to Major Site Plan**

3087 NE 102nd Avenue Rd Silver Springs  
Project #2025020050 #32508 Parcel #31718-01-008  
Boggess Darrell R

**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 waiver for roof for outdoor kitchen/pavers/sun shade per drawing.

**Motion by Ken McCann to approve 5.1 through 5.3 on the consent agenda, seconded by Chuck Varadin**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

6.1. **Heritage Oaks - Waiver Request to Improvement Plan in Review**  
16209 SE 73rd Ave Summerfield  
Project #2023080054 #30516 Parcel #48347-000-00  
Tillman & Associates Engineering

**LDC 2.1.3 - Order of Plan Approval**

CODE states 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 allow the proposed improvement and landscape plans to be approved consistent with the proposed PUD modification that is currently under review. Should the PUD modification not be approved, the landscape plans will be modified accordingly.

**Motion by Steven Cohoon to approve the waiver request with the understanding that all work being done is at the developers own risk, seconded by Chuck Varadin**

Motion carried 5-0

6.2. **Heritage Oaks Village AKA Southeast 73RD Avenue LLC - Rezoning to PUD with Concept Plan**  
16209 SE 73rd AVE Summerfield  
Project #2010010024 #32444 Parcel #48347-000-00  
Tillman & Associates Engineering

**Motion by Chuck Varadin to recommend approval subject to complying with staff comments, seconded by Steven Cohoon**

Motion carried 5-0

6.3. **Emerson Pointe (aka: DR Horton @ NE 35TH ST) - Rezoning to PUD with Master Plan**  
Project #2021060094 #32451 Parcel #24286-000-00  
Tillman & Associates Engineering

**Motion by Chuck Varadin to recommend approval subject to complying with staff comments, seconded by Steven Cohoon**

Motion carried 5-0

**6.4. Redeemer Christian School Expansion - Waiver Request to Wastewater Connection**  
**159 SW 87th PL All Units Ocala**  
**Project #2017120024 #32470 Parcel #36762-001-00**  
**Infinite Engineering**

This item was tabled on 2/24/25.

**LDC 6.14.2.C(2) - Connection Requirements**

CODE states wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable

APPLICANT requests a waiver as design and permitting alone has been determined to cost \$100,000.00 with projected construction cost of the master lift station and force main at 1,700,000.00. The total design and construction cost for only the wastewater element is near \$2M while the cost for the proposed building is estimated at \$3M.

**Motion by Tony Cunningham to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Tony Cunningham to deny the waiver request, seconded by Ken McCann**

Motion carried 5-0

**6.5. Redeemer Christian School Expansion - Waiver Request to Water Connection**  
**159 SW 87th PL All Units Ocala**  
**Project #2017120024 #32521 Parcel #36762-001-00**  
**Infinite Engineering**

**LDC 6.14.2.C(1) - Water Connection requirements**

CODE states New development in Urban Areas. (1) Water system. All new development shall connect to an existing central water system if a system with available capacity has distribution lines within a connection distance equal to or less than 400 feet times the total number of projects ERCs within the project at build out from the project's closest parcel corner. Otherwise, the project shall comply as follows: (a) New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code. (b) New residential developments with less than 31 lots and more than one mile from the nearest existing central water system may use individual on-site wells in compliance with State requirements.

APPLICANT states design and permitting alone has been determined to cost \$100,000 with projected construction cost of the water main extension to be valued at approx. \$1,200,000. The cost to provide infrastructure (both water and sewer) to

the site to comply with MC requirements are expected to exceed \$3,000,000 for a building that is expected to cost \$3.4M.

**Motion by Tony Cunningham to deny the waiver request, seconded by Ken McCann**  
Motion carried 5-0

6.6. **Bianculli Pool/Pool Deck - Waiver Request to Major Site Plan**  
3080 SW 53rd St Ocala  
Project #2025020044 #32496  
Parcel #35351-029-00 Permit #2025011319  
A Quality Pools

**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 contractor requests review of impervious square footage amount. Pool and pool deck will only be 825 square feet. Small pool and pool deck for how large the property is.

**Motion by Steven Cohoon to approve the waiver request subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. 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**

6.7. **Cowan Roy E - Waiver Request for Family Division**  
3785 E HWY 316 Citra  
Project #2020010069 #32502 Parcel #07666-006-00  
Cowan Roy E

**LDC 2.16.1.B(10) - Family Division**

CODE state 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 for a one-acre family division for his sister, Patricia J. Ballentine. Note: this will be their second family division.

**Motion by Chuck Varadin to approve the waiver request contingent on providing the boundary survey and title opinion, seconded by Steven Cohoon**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

Steven Cohoon discussed proposed LDC code changes on an upcoming Board meeting.

**9. OTHER ITEMS: None**

**Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin**

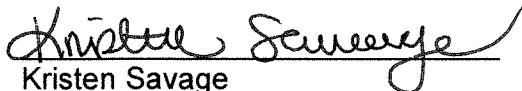
Motion carried 5-0

**10. ADJOURN: 10:11am**



Michael Savage, Chairman

Attest:



Kristen Savage  
OCE Customer Service Specialist