



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, December 29, 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**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
  - 3.1. **December 22, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
6. **SCHEDULED ITEMS:**
  - 6.1. **Jeffrey Denman - Waiver to Major Site Plan  
Plan #STA-000118-2025 Parcel #45790-000-08  
Jeffrey Denman**

**LDC 6.14.2B1(a)**

CODE states New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

**APPLICANT** request - I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.

7. **CONCEPTUAL REVIEW ITEMS:**
8. **DISCUSSION ITEMS:**

- 8.1. April 9, 2026 Staff Meeting will need to be moved or cancelled due to Citizens Academy
- 8.2. Planning & Zoning Commission Items for (December 29, 2025)  
Marion County Growth Services Department

<https://marionfl.legistar.com/Calendar.aspx>

9. OTHER ITEMS:

10. ADJOURN:



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-21658

**Agenda Date:** 12/29/2025

**Agenda No.:** 3.1.

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**SUBJECT:**  
**December 22, 2025**



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, December 22, 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)  
Doug Hinton (OCE) for Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Josh Kramer (MCU) for Tony Cunningham (Utilities Director)

##### **OTHERS PRESENT:**

Ken Weyrauch (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Kathleen Brugnoli (Planning/Zoning)  
Kevin Vickers (Office of the County Engineer)  
Chris Zeigler (Office of the County Engineer)  
Michelle Sanders (911 Management)  
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. December 15, 2025**

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

Motion carried 5-0

#### **4. PUBLIC COMMENT**

#### **5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

- 5.1. The Guest House Phase 2D (Revision to AR#29935) - Major Site Plan**  
**3250 NE 54th Cir Unit 9 Silver Springs**  
**Project #2025090014 #33345 Parcel #24105-000-00**  
**Tillman & Associates Engineering**

**Motion by Ken McCann to approve consent agenda, seconded by Michael Savage**

Motion carried 5-0

#### **6. SCHEDULED ITEMS:**

- 6.1. Neighborhood Storage Center Expansion - Maricamp - Major Site Plan -**  
**Waiver to Major Site Plan in Review**  
**4701 SE Maricamp Rd**  
**Project #2004120051 #33194 Parcel #31394-000-00**  
**Kimley-Horn & Associates**

**LDC 2.12.8 - Topographic Contours**

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 - Per conversations with staff, this is a wavier request to allow for one-foot contours 50 ft beyond the project boundary instead of 100 feet beyond.

**Motion by Doug Hinton to approve, seconded by Josh Kramer**

Motion carried 5-0

**LDC 2.12.24 Landscape requirements & 6.8.6. Buffers**

CODE states Show location and dimensions of required land use buffering. 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** request - Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel as existing landscape and buffer meet all requirements.

**Motion by Chuck Varadin to approve conditioned on condensing Type C buffer to 7 foot wide, increased under brush and shrubs and screening for outside storage, seconded by Josh Kramer**

Motion carried 5-0

**6.2. SW Hwy 484 Super Center - Major Site Plan - Waiver to Major Site Plan in Review**  
**Project #2024110040 #33171 Parcel #41200-056-03**  
**Kimley-Horn and Associates**

**LDC 6.8.6 - Buffers**

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) 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. (3) 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. (4) 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. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

**APPLICANT** request - Per conversations with staff, we are requesting a waiver for a consolidated buffer on a single piece of property in lieu of multiple buffers along the northern property line.

**Motion by Chuck Varadin to approve conditioned on providing maintenance agreement, seconded by Ken McCann**

Motion carried 5-0

- 6.3. 80th Street Tower Storage-Major Site Plan - Major Site Plan - Waiver to Major Site Plan in Review**  
**6145 SW 80th St Ocala**  
**Project #2024070078 #31825 Parcel #35505-000-00**  
**Mastroserio Engineering, Inc.**

**LDC 6.12.12 - Sidewalks**

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 a waiver to not construct sidewalks along SW 80th St. This road is not proposed to be widened or maintained by the county and for public use. There are no sidewalks in the area, and the sidewalk will serve no purpose.

**Motion by Michael Savage to approve, seconded by Doug Hinton**

Motion carried 5-0

- 6.4. Fawn Lake PUD**  
**Parcel #9027-0000-02 #33487**  
**Tillman & Associates Engineering**

Review the item to consider the conditions and vote to transmit to Planning & Zoning.

**Motion by Chuck Varadin to recommend approval and moving forward to P&Z also recognizing the Fire Marshal's parking concerns, seconded by Doug Hinton**

Motion carried 5-0

- 6.5. Guest Services - Rainbow Springs - Build 5 Decks - Major Site Plan - Waiver to Major Site Plan in Review**

**LDC Section 2.21.1.D Applicability**

CODE states Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.

**APPLICANT** requests waiver of the submission of The Major Site Plan The work is minor and located within the approx. 1500-acre Rainbow Springs State Park, a large wooded parcel. Work is limited to the construction of 20" high free standing wooden decks on the existing impervious surfaces of the park campground. No new stormwater runoff is created nor any impact to adjacent areas. See attached for details.

**Motion by Doug Hinton to approve with existing application being withdrawn, seconded by Chuck Varadin**

Motion carried 5-0

**6.6. Hiltbrand - Waiver to Major Site Plan  
Parcel #3555-003-001 STA000006-2025  
Radcliffe Engineering**

**LDC 2.21.1 Applicability**

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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.



**APPLICANT** requests waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for improvements exceeding allowable impervious area. Approximately 1,183 sf of impervious area is over the 9,000-sf limit.

**Motion by Michael Savage to approve the waiver request conditionally 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, seconded by Doug Hinton**  
Motion carried 5-0

## **7. CONCEPTUAL REVIEW ITEMS: NONE**

## **8. DISCUSSION ITEMS:**

**8.1. April 26th Staff Meeting will need to be moved or cancelled due to Citizens Academy**

**Motion by Michael Savage to table until clarification of date is obtained, seconded by Chuck Varadin**  
Motion carried 5-0

**8.2. Review of P&Z Case Conditions**

## **9. OTHER ITEMS:**

**Motion by Josh Kramer to adjourn, seconded by Doug Hinton**  
Motion carried 5-0

## **10.ADJOURN: 10:00 AM**

\_\_\_\_\_  
Michael Savage, Chairman

Attest:

\_\_\_\_\_  
Kelly Hathaway  
Development Review Coordinator



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-21656

**Agenda Date:** 12/29/2025

**Agenda No.:** 6.1.

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**SUBJECT:**

**Jeffrey Denman - Waiver to Major Site Plan**  
**Plan #STA-000118-2025 Parcel #45790-000-08**  
**Jeffrey Denman**

**LDC 6.14.2B1(a)**

CODE states New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT request - I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.



## SUBMITTAL SUMMARY REPORT

### Waiver STA-000118-2025

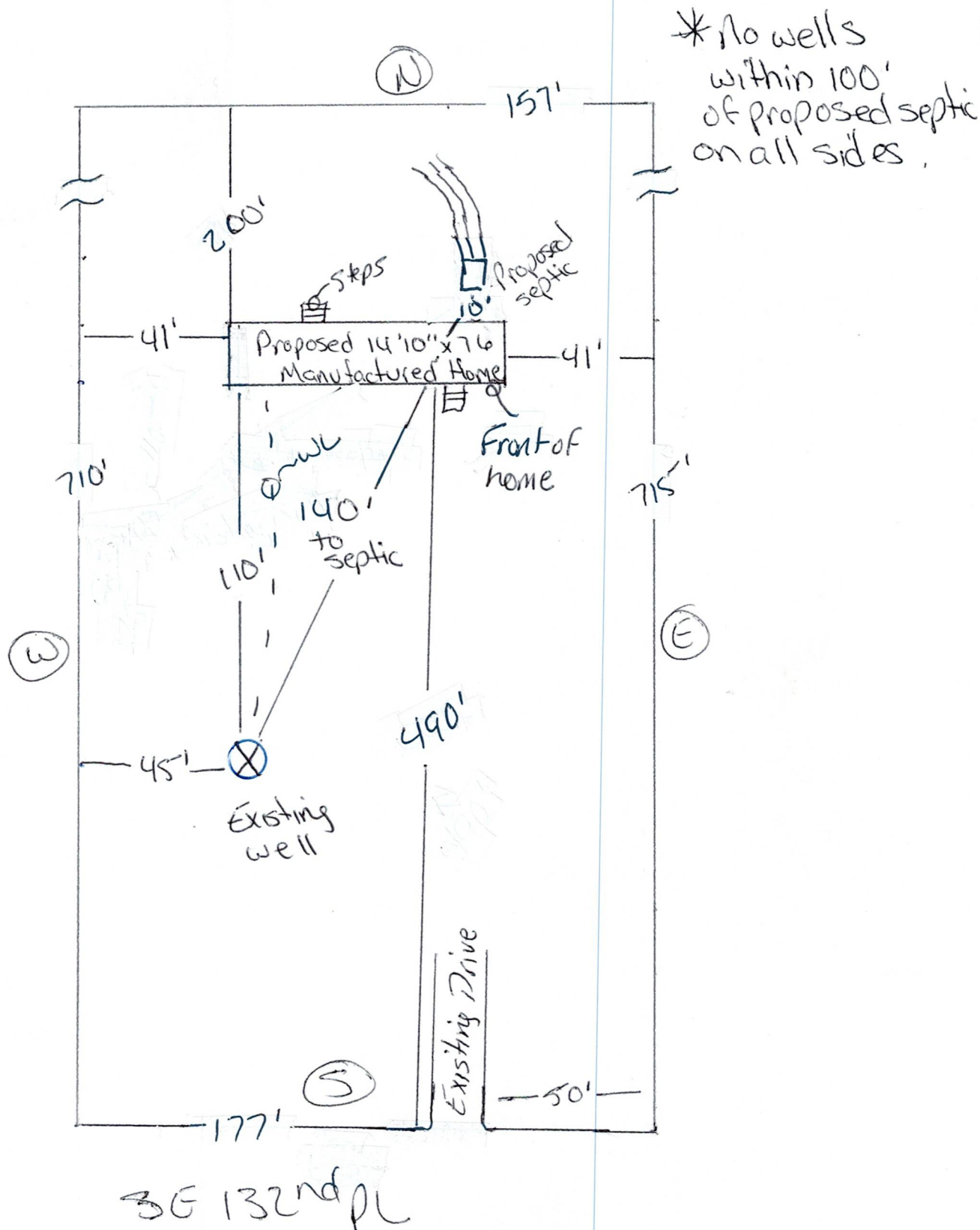
<b>PLAN NAME:</b>	Installation of New HUD Manufactured Home	<b>LOCATION:</b>	11145 SE 132ND PL OCKLAWAHA,
<b>APPLICATION DATE:</b>	12/08/2025	<b>PARCEL:</b>	45790-000-08
<b>DESCRIPTION:</b>	Article 6 Section 6.14.2 Paragraph B 1 (a) I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition, and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose an unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.		

<b>CONTACTS</b>	<b>NAME</b>	<b>COMPANY</b>
Applicant	Jeffrey Denman	

<b>SUBMITTAL</b>	<b>STARTED</b>	<b>DUE</b>	<b>COMPLETE</b>	<b>STATUS</b>
OCE: Waiver Request Review v.	12/09/2025	12/18/2025	12/24/2025	Requires Re-submit

#### SUBMITTAL DETAILS

OCE: Waiver Request Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/18/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/18/2025	12/09/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/18/2025	12/12/2025	Approved
Comments	Defer to MCU			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/18/2025	12/09/2025	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/18/2025	12/12/2025	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		12/18/2025	12/22/2025	Not Required
Comments	ROW is not a reviewer for waivers -EMW 12.22.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/18/2025	12/09/2025	Informational
Comments	Defer to Marion County Utilities. Note: If the connection to water is required via WM, please ensure Contractor restores the ROW back to existing grade.			
OCE Survey (Plans) (Office of the County Engineer)		12/18/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/18/2025	12/10/2025	Not Required
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/18/2025	12/22/2025	Deny
Comments	Parcel 45790-000-08 is located within the Marion County Utilities service area and has direct access to public water on SE 132nd Place. The parcel and all addressed properties are required to connect to the Marion County Utilities water main in accordance with Land Development Code Section 6.14.2.  Parcel is outside of the Urban Growth Boundary and the Primary Springs Protection Zone.			



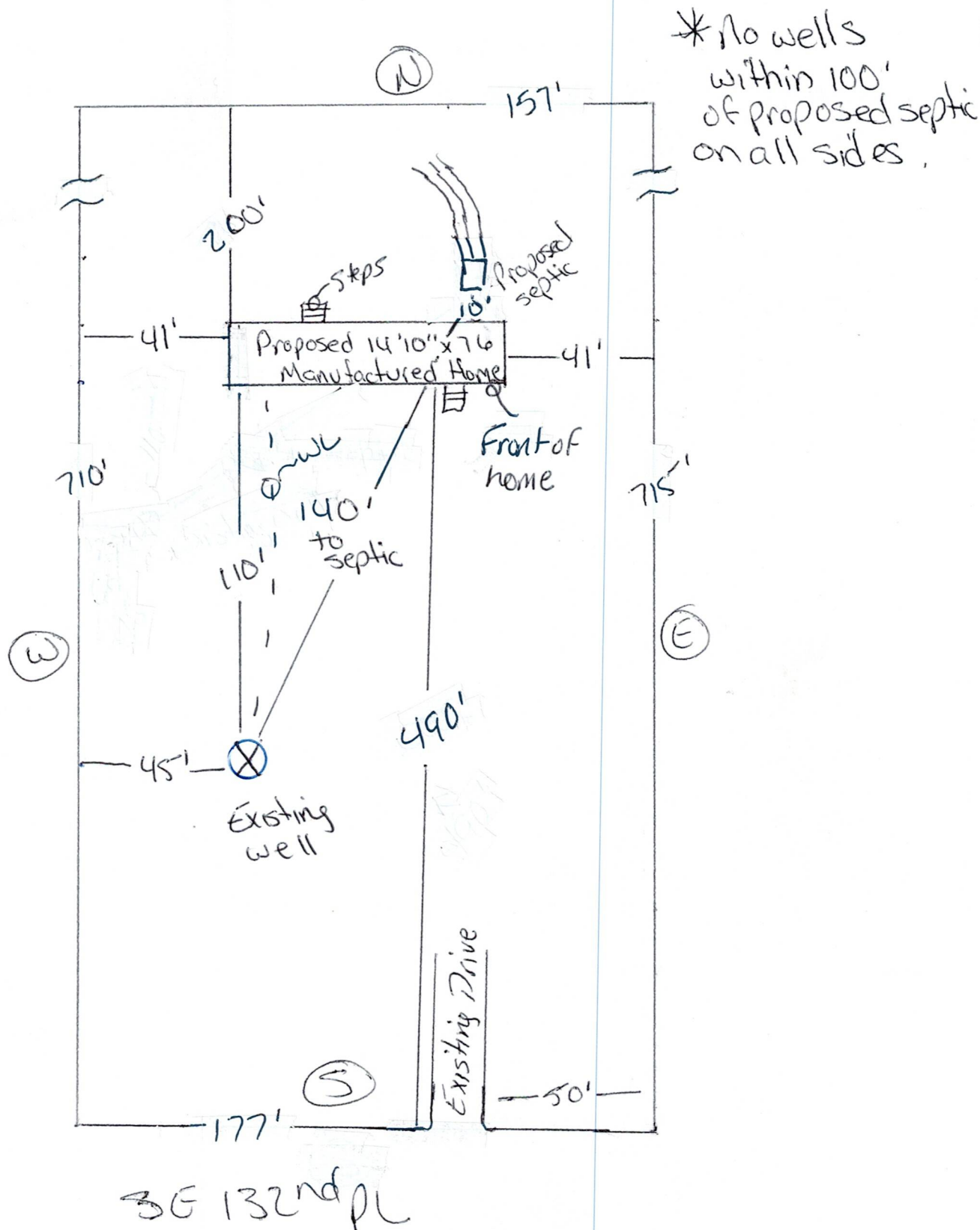
Jeffrey Denman  
TBD SE 132nd PL  
Ocklawaha FL 32179

Parcel #  
45790-000-08

Date  
9/29/2025

Scale: 1" = 40'  
Except depth of  
Property

Proposed New Manufactured  
Home 14'10" x 76'



Jeffrey Denman  
TBD SE 132nd PL  
Ocklawaha FL 32179

Parcel #  
45790-000-08

Date  
9/29/2025

Scale: 1" = 40'  
Except depth of  
Property

Proposed New Manufactured  
Home 14'10" x 76' <sup>13</sup>



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-21659

**Agenda Date:** 12/29/2025

**Agenda No.:** 8.1.

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**SUBJECT:**

**April 9, 2026 Staff Meeting will need to be moved or cancelled due to Citizens Academy**



# Marion County

## Development Review Committee

### Agenda Item

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**File No.:** 2025-21660

**Agenda Date:** 12/29/2025

**Agenda No.:** 8.2.

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**SUBJECT:**

**Planning & Zoning Commission Items for (December 29, 2025)**  
**Marion County Growth Services Department**

[<https://marionfl.legistar.com/Calendar.aspx>](https://marionfl.legistar.com/Calendar.aspx)