



Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 6, 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:

Chris Rison (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
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. September 29, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Liberty Crossings - Final Plat**
Liberty Crossings Commercial Center
9445 SW 49th Ave Ocala
Project #2021020012 #32200 Parcel #35699-010-00,35699-010-04
A.M. Gaudet & Associates, Inc.

Motion by Steven Cohoon to approve the consent agenda, seconded by Tony Cunningham

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. US-FL-5816 Dunnellon East - Waiver to Minor Site Plan in Review**
Project #2025070042 #33069 Parcel #35300-000-00
Kimley Horn and Associates

LDC 6.8.2. - Landscape Plan Requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

APPLICANT request - This waiver request is to allow submission of this project without a landscape plan. The project consists of a cell tower located within a heavily wooded property. The existing mature trees will remain in place and will fully surround the tower site, preserving the natural screening. All tree mitigation requirements are being met, and additional landscaping is not necessary given the existing conditions.

Motion by Chuck Varadin to approve contingent on providing supplemental easement to control the area determined by Growth Services in consultation with landscaping around the tower to maintain existing trees and to fill them in if they get knocked down, seconded by Steven Cohoon.

Motion carried 5-0

- 6.2. Capozzoli, Linda - Rezoning to PUD With Master Plan**
7317 SW 80th St Ocala
Project #2025080023 #33384 Parcel #35460-039-00
Mastroserio Engineering

Motion by Steven Cohoon to recommend approval to the Board of County Commissioners (BoCC) with the condition that the Traffic Impact Analysis is submitted three weeks prior to the BoCC meeting, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. Equine Paradise - Agricultural Lot Split**
12086 N US Hwy 27 Ocala

Project #2024040002 #31356 Parcel #12462-002-00
Rogers Engineering, LLC

A waiver (#31358) to the establishment of a County MSBU was DRC approved on 4/28/25 and BCC approved on 6/3/25.

LDC 2.16.1.B(8) - Division of Land

CODE states Agricultural lot splits outside of the Urban Growth Boundary.
APPLICANT requests to allow division of land pursuant to code.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

- 6.4. Drake Ranch, LLC - Rezoning to PUD With Concept Plan**
fka: Drake Ranch Partnership
13210 SW Hwy 200 Dunnellon
Project #2017070067 #33323 Parcel #40866-000-00
Tillman & Associates

Motion by Chuck Varadin to approve with the conditions of having one driveway on SW Hwy 200 and a south bound left turn lane; paving or some type of covenant that allows for future development or improvements on the flag property to the southeast; documentation of any restrictions or limitations due to the water management conservation easements; connect to centralized water but doing a fire analysis to make sure there is capacity to meet the demand; centralized wastewater on site or connect to existing centralized sewer; screen and buffer around the boat and RV storage area if it stays on the property corner, seconded by Steven Cohoon

Motion carried 5-0

- 6.5. Headsprings, LLC - Waiver to Major Site Plan in Review**
5495 NE 25th St Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.

LDC 5.9.3.D - Silver Springs CRA Overlay

CODE states Determinations/Interpretations, Variances, Waivers, and Appeals (1) The Growth Services Director shall be responsible for determinations and interpretations of the requirements of this Section 2) Variances. The provisions of this Section are not eligible for, or subject to, obtaining a variance(s) as provided by Article 2, Division 9. (3) Waivers. The provisions of this Section are eligible for waiver(s) through the Development Review Committee as provided by Article 2, Division 10.

APPLICANT requests waiver to defer review of architectural standards to building plan submittal.

Motion by Chuck Varadin to approve deferring the review of approval of architectural details for compliance with the Silver Springs Community Redevelopment Area (CRA) architectural standards as part of the building permit, seconded by Michael Savage

Motion carried 5-0

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 request - allow construction of improvements within right-of-way as part of the Marion County site plan approval.

LDC 7.1.3. Construction specifications

CODE states Improvements in the right-of-way, drainage easements, utility easements, subdivisions, and other areas being developed shall be provided in accordance with the details provided herein, the approved plans, and the listed publications, codes, and specifications, as applicable. Construction of public facilities and infrastructure shall not be accepted for the public maintenance unless it conforms to the provisions herein.

APPLICANT request - allow construction of improvements within right-of-way as part of the Marion County Site plan approval.

Motion by Steven Cohoon to approve 2.18.1. and 7.1.3. contingent on making contact with the inspection team 48 hours prior to construction, seconded by Tony Cunningham

Motion carried 5-0

6.6. Plat Vacation #2967-002-008 - Plat Vacation

2012 SE 50th Ter Ocala

Project #2025090032 #33371 Parcel #2967-002-008

Heidi Villella POA

Motion by Chuck Varadin to rehear, seconded by Steven Cohoon

Motion carried 5-0

The applicant is requesting to vacate 4 feet of utility easement; in 1995 a garage was built on that portion. In the process of obtaining a clear title.

This item was heard at the 9/22/25 DRC Meeting. Staff have requested it come back to DRC to remove the condition of obtaining a variance.

Motion by Chuck Varadin to approve without the condition of the variance, seconded by Michael Savage

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

Mr. Varadin stated the P & Z discussion items going before the Board of County Commissioners does need to follow the Sunshine Law and remain part of the Development Review Committee meeting with the Building Official being excused so long as there is a quorum.

9. OTHER ITEMS:

Motion to adjourn by Tony Cunningham, seconded by Michael Savage

Motion Carried 5-0

10.ADJOURN: 10:01 AM

Michael Savage, Chairman

Attest:

Sandi Sapp
Development Review Coordinator