



Marion County

Development Review Committee

Meeting Minutes

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

Monday, October 27, 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)
Michelle Sanders (911 Management) for 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)
Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
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. October 20, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Steven Cohoon

Motion carried 5-0

4. PUBLIC COMMENT

Mike Burski was in opposition to Item 6.1

Karen Burski was in opposition to Item 6.1

Zacharia Montera in opposition to Item 6.1

Victoria Townley-Montera in opposition to Item 6.1

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Kennedy Concrete & Cage Extension - Waiver to Major Site Plan

Saddlebrook Equestrian Park

Project #2025090002 #33328 Parcel # 21629-015-00

Superior Aluminum and Design, LLC

5.2. Cedar Villas - Final Plat

Heather Island Market Center Partial Replat Lots 8 & 9 Heather Island

Market Center Partial Replat Lots 8 & 9 (PB 14 PG 84)

Project #2022030086 #31105 Parcel #9009-2001-19

JMJ Group, LLC

5.3. Saddlewood Oaks - Final Plat

Project #2023050070 #31951

Parcel #23813-008-00 & 23813-009-00

A&J Land Surveyors, Inc.

5.4. Sunshine Love On Place - Final Plat

2710 SE 45th Ave Ocala

Project #2007050035 #32980 Parcel #21629-001-01

Michael W. Radcliffe Engineering

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

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Grading Plan for Southern Times Properties II, LLC - Master

Drainage/Mass Grading Plan - Extension Request

11211 SE 100th St Ocala

Project #2023040013 #29970 Parcel #37538-000-00

Southern Times Properties II, LLC

On 10/17/25, Applicant requested a one-year extension for this Mass Grading Plan. The request is to extend one year from the current expiration date of September 25, 2025. The new expiration date would be September 25, 2026.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

- 6.2. Brunick Dominique - Waiver Request to Major Site Plan**
1130 SE 30th St Ocala
Project #2025010070 #32425 Parcel #3000-005-004
Michael W. Radcliffe Engineering

This item was tabled at the August 4, 2025, meeting.

Motion by Chuck Varadin to un-table, seconded by Steven Cohoon

Motion carried 5-0

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 of Major Site Plan. Stormwater Control Plan to be provided for existing improvements exceeding allowable impervious area.

Motion by Steven Cohoon 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 Michael Savage

Motion carried 5-

- 6.3. Oak Trace Villas Phase 3 - Major Site Plan**
Project #2022100016 #29214 Parcel #3501-100-015
Michael W. Radcliffe Engineering, Inc.

On 10/22/25, 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 Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

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

This item was tabled at October 20, 2025, meeting to be heard at the October 27th meeting.

Motion by Tony Cunningham to un-table, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.8.8.B Building landscaping

CODE states B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests a waiver to the building landscape requirements based on staff support as the requirements will hinder retail sales.

Motion by Micheal Savage to approve contingent on proving alternate landscape locations, seconded by Tony Cunningham

Motion carried 5-0

6.5. The Home Depot - Ocala South - Major Site Plan - Waiver to Major Site Plan in Review

Project #2025070087 #33139 Parcel # 3530-1001-18
Kimley-Horn And Associates, Inc.

LDC 6.11.5 - Driveway access

CODE states Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT requests waiver for a driveway access deviation. The driveway is connecting to an internal access road

Applicant Withdrew

LDC 6.8.8 - Building landscape

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

APPLICANT requests a wavier for the building landscape requirements based on staff support as the requirements will hinder retails sales.

Motion by Chuck Varadin to approve condition on adding additional plantings along frontage drive, seconded by Michelle Sanders

Motion carried 5-0

6.6. Walmart Neighborhood Market Store #3009-1000 - Waiver to Major Site Plan in Review

Project #2025070086 #33138
Parcel # 6722-200-002; 6722-200-003
CPH, LLC

LDC 2.12.8. - Current boundary topographic survey

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 requests that contours not be extended 100 feet beyond the south and east project boundaries, based on understanding of drainage patterns from previously permitted plans for the Marion County East Parcel. The developed subdivision to the south and undeveloped parcel to the east do not drain into subject property. If any run-off does cross these boundaries, the lower elevation of the subject parcel allows it to accept incidental flow without adverse impact

Motion by Steven Cohoon to approve the southside and conditional approval for the eastside with the county surveyor approval, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.8.8. A. B. C. - Building landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

APPLICANT requests an allowance not to provide 60% landscaping within 25 feet of the building along front facade of the gas station convenience store facing SE Hwy 42, which totals 162 sf (54 lf x 5 ft x .60). The design includes merchandisers and entry door along this frontage, which limits the available area for landscaping directly adjacent to the building. To mitigate this constraint and enhance the streetscape, the landscape width has been widened by approximately 9 feet, wider than required by code along the SE Hwy 42 gas station lot frontage. This enhanced landscaping is 282 sf (proposed front buffer 2,039 sf shrub/ground cover - 1,757 sf front buffer 50% required shrubs/ground cover), which is 120 sf larger than the required landscape area along the front façade, which includes additional shrubs and ground cover to improve aesthetic value and reduce heat gain and glare.

Motion by Chuck Varadin to approve condition on adding additional plantings of 9 feet buffers off SE Hwy 42, seconded by Michelle Sanders

Motion carried 5-0

LDC 6.12.12.A, D - 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. 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 not to provide a sidewalk along the frontage of the gas station leasable area along SE Hwy 42 and instead be allowed to pay a fee in lieu of sidewalk construction, as there are no existing or planned sidewalks in this area. Additionally, we request to construct the sidewalk along SE 165th Mulberry Lane and SE 91st Phillips Court in accordance with The Village Standards, rather than FDOT Standards, to maintain consistency with the existing sidewalk on the north side of SE 165th Mulberry Lane that we are extending to service the site. Both FDOT and Village sidewalk standards call for 3,000 psi compressive strength with 4" thick concrete, however The Village Sidewalk detail includes an added 6" X 6"- W2.9 X W2.9 W.W.M. and includes an exposed aggregate decorative concrete at the ramps.

Motion by Steven Cohoon to approve fee in lieu along SE Hwy 42 and without constructing sidewalks and not paying fee in lieu along SE 165th Mulberry Lane, seconded by Michael Savage

Motion carried 5-0

**6.7. Fawn Lake PUD - Rezoning to PUD With Concept Plan
Project #2025060057 #33487 Parcel #9027-0000-02
Tillman & Associates**

Motion by Chuck Varadin to table until staff determines when ready to move forward, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for October 27, 2025
Marion County Growth Services Department**

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

9. OTHER ITEMS:

The county Engineer provided a check list that can be utilized to gather more information for committee members to review regarding certain types of plans e.g Mass Grading Plans

Motion by Tony Cunningham to adjourn, seconded by Michelle Sanders

Motion carried 5-0

10.ADJOURN: 10:30 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator