



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, January 27, 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)  
Cheryl Martin for Chuck Varadin (Growth Services Director)  
Tony Cunningham (Utilities Director)

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

Ken Odom (Planning/Zoning)  
Susan Heyen (Parks)  
Michelle Hirst (911 Management)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Cheryl Weaver (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. January 13, 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. Emerson Pointe Amenity - Major Site Plan  
Project #2024040089 #31456  
Tillman & Associates Engineering**

**5.2. On Top of the World - Ashford Amenity - Major Site Plan  
Project #2024040108 #31485  
Tillman & Associates Engineering**

**5.3. Bennett 6 - Final Plat  
Project #2023100055 #30747  
Rogers Engineering**

Currently there are no improvements associated with this Final Plat. On 12/11/23, DRC approved waivers to the Preliminary Plat and Improvement Plan processes each subject to meeting conditions of a submittal on future lot parcels.

**Motion by Steven Cohoon to approve subject to the title work being reflected on the boundary survey, seconded by Michael Savage**

Motion carried 5-0

**Steven Cohoon withdrew the motion**

**Motion by Steven Cohoon to deny, seconded by Michael Savage**

Motion carried 5-0

**5.4. Harmony Estates - Final Plat  
Project #2023120043 #32085  
Rogers Engineering**

The preliminary plat was DRC approved on 9/30/24. There are no improvements associated with this plat. The lots are all adjacent to SE 80th Avenue. There are three ingress/egress easements that lots in pairs of two will share for driveway access.

**Motion by Steven Cohoon to approve subject to the title work being reflected on the boundary survey, seconded by Michael Savage**

Motion carried 5-0

**Steven Cohoon withdrew the motion**

**Motion by Steven Cohoon to deny, seconded by Michael Savage**

Motion carried 5-0

**Motion by Ken McCann to approve 5.1 – 5.2 on the consent agenda pulling items 5.3- 5.4 for discussion, seconded by Chuck Varadin**

Motion carried 5-0

**Following the discussion items 5.3 – 5.4 were denied**

**6. SCHEDULED ITEMS:**

**6.1. Two Pond Farms - Agricultural Lot Split  
Project #2024090043 #32018  
Rogers Engineering**

A waiver to the establishment of a County MSBU was DRC approved on 10/21/24 and BCC approved on 11/19/24.

**Motion by Steven Cohoon to approve the waiver request contingent on satisfying the County Surveyors comments, seconded by Tony Cunningham**

Motion carried 5-0

**6.2. Dungarven Ridge Agricultural Lot Split - Waiver Request to Establishment of County MSBU  
Project #2024120012 #32273 Parcel #02691-000-00  
Rogers Engineering**

**LDC 2.16.1.B(8)(g) - Establishment of County M.S.B.U.**

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and

recommendation by the DRC.

APPLICANT requests waiver to provide an Easement Agreement for maintenance requirements and HOA documents.

**Motion by Steven Cohoon to approve the waiver request contingent on satisfying the County Surveyors comments, seconded by Chuck Varadin**

Motion carried 5-0

**6.3. 80th Street Tower Storage-Major Site Plan - Waiver Request to Major Site Plan in Review**

**6145 SW 80th St Ocala**

**Project #2024070078 #31825 Parcel #35505-000-00**

**Mastroserio Engineering**

**LDC 6.8.6.K(2) - Buffers**

CODE states 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.

**LDC 6.8.6.K(4) - Buffers**

CODE states 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.

APPLICANT requests waiver to use six-foot opaque fence as well as the backs of the proposed buildings in lieu of a wall. This would apply to the Type B buffers along the west boundary and surrounding the New Apostolic Church as well as the Type D buffer along the northern boundary.

**Motion by Chuck Varadin to deny the waiver request, seconded by Michael Savage**

Motion carried 5-0

**LDC 2.12.8. - Current boundary and 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 waiver to use a survey that is older than 12 months.

**Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 2.18.2.K - Submittal requirements**

CODE states the improvement plans shall show all required improvements proposed to be constructed including all public and private utilities.

**LDC 2.18.3.A, B, C, D, E, F - Review and approval procedures**

CODE states A. An inspection fee based on the miles of roadway to be inspected shall be paid prior to plan approval. The fee shall be the amount established by resolution of the Board. The fee schedule is available at the Office of the County Engineer. B. The County Engineer shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant. C. For public road subdivisions, notice of compliance or exemption from the water management district regulations must be received prior to commencement of construction. D. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable. E. A construction permit shall be issued by the Office of the County Engineer at the time of plan approval or prior to commencing construction in the case of offsite improvements. F. One approved plan shall be returned to the applicant.

APPLICANT requests waiver to include the off-site improvement plans for the proposed road widening on the Major Site Plan in lieu of submitting a separate improvement plan.

**Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 6.8.7.C - Parking areas and vehicular use areas**

CODE states A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

APPLICANT states this is a storage facility and parking is usually adjacent to or inside the individual units. A waiver is requested to not provide landscape parking islands.

**Motion by Chuck Varadin to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

- 6.4. **McDonald's L/C#009-2752 - Waiver Request to Major Site Plan in Review**  
**15825 E HWY 40 Silver Springs**  
**Project #2024070048 #32214 Parcel #32395-004-00**  
**Bohler Engineering**

**LDC 6.8.6.K(4) - Buffers**

CODE states 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.

APPLICANT requests waiver to the buffer wall due to the fact it abuts a government owned wooded area to the north. Development of this site is prohibited.

**Applicant withdrew the waiver request**

- 6.5. MSP 8003-0319-15 - Waiver Request to Minor Site Plan in Review  
Project #2024100026 #32094 Parcel #8003-0319-15  
MCA Consulting Engineers**

**LDC 6.8.6.K(3) - Buffers**

CODE states 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.

APPLICANT states due to power overhead lines, shade trees are being requested to be located outside of the 15-foot Type C buffer, or substitute ornamental trees - tree per tree.

**Applicant withdrew the waiver request**

- 6.6. Circle K Remodel - Waiver Request to Major Site Plan  
14780 Ne Hwy 315 Fort McCoy  
Project #1999008288 #32140 Parcel #0880-001-000  
Sandspur Construction Company**

This waiver was denied by DRC on 11/18/24 requiring a Major Site Plan submittal. Applicant requests to be reheard.

**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 a waiver as the pond does not sufficiently contain the current runoff and adding impervious area would only be adding to this problem.

**Motion by Chuck Varadin to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Steven Cohoon to approve the waiver request subject to optimizing some swales along the northern border of the property and adjusting the onsite DRA to be more of an L-shape, seconded by Chuck Varadin**

Motion carried 5-0

- 6.7. Garage Construction for O.B. Samuel & Almendrite Samuel - Waiver Request to Major Site Plan**  
**3535 SE 62ND ST Ocala**  
**Project #2025010040 #32385 Parcel #35844-002-01**  
**Samuel O B**

**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 a waiver as they have lived at this residence for over 40 years and there has been an issue with flooding. The subject property is surrounded by sufficient acreage for run-off. The proposed plan will put the property at 9,713 square feet. The plan for the garage will only be 713 square feet over the allowed 9,000 square feet. They also own the adjacent property referenced on the site plan where there has be no flooding issues for over 40 years.

**Motion by Steven Cohoon to table until the applicant is in attendance, seconded by Tony Cunningham**

Motion carried 5-0

- 6.8. New Daycare Addition (Montessori) - Waiver Request to Water and Sewer Connection**  
**9601 S US HWY 441 Belleview**  
**Project #2025010005 #32346**  
**Parcel #36922-000-00 Permit**  
**#2024120384 & 2024120387**  
**9601 Belleview LLC**

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

CODE states 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.

**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.

APPLICANT requests a waiver as the required sewer connection point is 889 feet from the property line, with an additional 100 feet to the buildings located across US HWY 441. The estimated cost of connection is over \$200,000, far exceeding the renovation budget of \$140,000.0. Existing septic tanks have successfully served the property for similar use without issue, making them a viable solution. See documents attached.

**Motion by Tony Cunningham to table the waiver allowing the applicant to work with**

**staff, seconded by Ken McCann**

Motion carried 5-0

**6.9. Water Extension Waiver 8004-0477-13 - Waiver Request to Water Main Extension**

**2776 SW 164th Street Rd Ocala  
Project #2024120015 #32276 Parcel #8004-0477-13  
Permit #2024102923  
Holiday Builders**

**LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner**

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT states water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4,996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4.

**Motion by Tony Cunningham to approve the waiver request subject to the applicant opening a water utility account with MCU, paying all Connection charges, paying \$4,996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Units 4, seconded by Steven Cohoon**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

**8.1. Revision to the 2025 Development Review Committee and Thursday Staff Meetings - Schedules and Deadlines**

Revisions to the schedules include cancelling the Thursday Staff Meeting for 4/10/25 due to conflicts and canceling the DRC Meeting for 12/29/25 due to Marion County's approved holiday schedule. Requesting formal approval of the revised schedules.

**Motion by Tony Cunningham to approve the revision, seconded by Ken McCann**

Motion carried 5-0

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

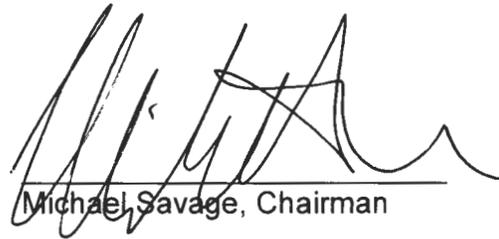
<https://marionfl.legistar.com/Calendar.aspx>

**9. OTHER ITEMS:**

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

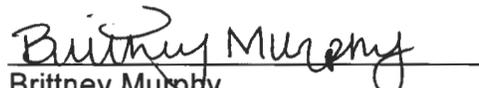
Motion carried 5-0

**10. ADJOURN: 10:28 am**



Michael Savage, Chairman

Attest:



Brittney Murphy  
OCE Customer Service Specialist