



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, May 19, 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)  
Michelle Sanders for McCann Vice Chairman (Fire Marshal)  
Doug Hinton for Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Tony Cunningham (Utilities Director)

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

Kenneth Odom (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Linda Blackburn (Legal)  
Don Watson (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Alex Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Aaron Pool (Office of the County Engineer)  
Debbie Lovell (Office of the County Engineer)  
Kelly Hathaway (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. May 12, 2025**

**Motion by Michelle Sanders 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. Young Life Southwind 2025 Building Improvements - Major Site Plan**  
**Project #2025010064 #32416**  
**Radcliffe Engineering**

**5.2. Heritage Oaks - Preliminary Plat**  
**Project #2023080054 #30723**  
**Tillman & Associates Engineering**

**Motion by Chuck Varadin to approve items 5.1 and 5.2 on the consent agenda, seconded by Michaelle Sanders.**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. 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 approve conditioned on receiving the updated landscape plan and it be approved by the landscape architect, seconded by Michelle Sanders**

Motion carried 5-0

**6.2. Pioneer Ranch Ph 3 & 4 Amenity - Waiver Request to Major Site Plan in Review**  
**JB Ranch Ph 3 & 4**  
**Project #2023040020 #32576 Parcel #35700-000-04**  
**Tillman & Associates Engineering**

**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. (Ord. No. 13-20, § 2, 7-11-2013)

APPLICANT requests a waiver to use current survey, as Mass Grading has been approved, and construction is active on site.

**Motion by Doug Hinton to approve the waiver request, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 6.13.8.B(7) Stormwater conveyance criteria**

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver to use storm pipes less than 18 inches, including supporting calculations.

**Motion by Doug Hinton to approve the waiver request based on supporting calculations being received and reviewed, seconded by Tony Cunningham**

Motion carried 5-0

**6.3. MSP 9025-0636-18 - Waiver Request to Minor Site Plan in Review**

**MSP 9025-0636-18**

**33 Juniper Pass All Units Ocala**

**Project #2024080058 #31902 Parcel #9025-0636-18**

**MCA Consulting Engineers**

**LDC 6.12.12.D - Sidewalks**

CODE states 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 for approval to pay fee in lieu of sidewalk construction.

**Motion by Chuck Varadin to approve the waiver request with fee in lieu of Chestnut Road, seconded by Michelle Sanders**

Motion carried 5-0

**6.4. Jodi & Jason Swoap - Waiver Request to Water Main Extension**

**11387 SE 108th Terrace Rd Belleview**

**Project #2025050024 #32827 Parcel #39404-001-00**

**Swoap Jason Lee**

**LDC 6.14.2.B(1)(a) Connection Requirements**

CODE states 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 requests waiver because the cost to tie into this water line is expensive.

Also, this line was recently ran possibly as a pass to reach a development nearby. I am back far off the road and a well seems way more practical. The pressure and if line breaks may be an issue. I want to have a well.

**Applicant withdrew waiver request**

**6.5. Gemini Farms - Waiver Request to Establishment of County MSBU**

**Gemini Farms**

**Project #2025040022      #32709      Parcel #20908-000-00**

**Allen Heine**

**LDC 2.16.1.B(8)(G) Establishment of County MSBU**

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 a waiver as maintenance of the improvements created by this division will be maintained by the Gemini Farms HOA.

**Motion by Chuck Varadin to approve the waiver request assuming that Item #11 on the survey be incorporated into the Covenants and Restrictions, seconded by Michael Savage with friendly amendment accepted by Chuck Varadin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: NONE**

**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**

**Motion by Tony Cunningham to adjourn, seconded by Michael Savage**

Motion Carried 5-0

**10. ADJOURN: 9:24 AM**