



Marion County

Development Review Committee

Meeting Minutes

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

Monday, September 29, 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)
Doug Hinton for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
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 22, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann
Motion carried 5-0

4. PUBLIC COMMENT

Mr. Liddy spoke regarding the receipt of a scam email he received.

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Headsprings - Preliminary Plat**
5495 NE 25th St Ocala
Project #2024120051 #32325 Parcel #24141-000-00
Rogers Engineering, LLC
- 5.2. Casler's Residence (Donald & Catherine) - Waiver Request to Major Site Plan**
JB Ranch Phase 1
Project #2025090057 #33422 Parcel #35700-000014
William R. Liddy
- 5.3. Camp Seminole - Waiver Request to Major Site Plan**
Project #2025090049 #33410 Parcel #00005-001-00
Church Street Distributors, LLC

Motion by Ken McCann to approve the consent agenda, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Equine Chateau - Agricultural Lot Split**
12651 NW Hwy 464B Ocala
Project #2024040006 #31362 Parcel #12580-001-00
Rogers Engineering, LLC

A waiver (#31363) 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 Michael Savage to approve, seconded by Chuck Varadin

Motion carried 5-0

- 6.2. Equine Paradise - Waiver Request to Establishment of County MSBU**
12086 N US Hwy 27 Ocala
Project #2024040002 #31358 Parcel #12462-002-00
Rogers Engineering, LLC

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 to provide an easement agreement for maintenance requirements and HOA documents.

Motion by Michael Savage to approve, seconded by Ken McCann

Motion carried 5-0

6.3. Pine Village Manufactured Home Park - Waiver to Major Site Plan in Review

10195 SE 36th Ave Belleview

Project #1999005123 #32898 Parcel #3726-011-001

Clymer Farner Barley, Inc.

LDC 6.13.3.D(2) -Types of stormwater management facilities

CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes:(a)No steeper than 4:1 (horizontal: vertical); or(b)Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or(c)As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas.

APPLICANT request: A 5' berm is provided on all portions of the proposed pond in a fill condition. A waiver is requested to deviate from the 5' minimum berm width on all portions of the proposed pond in a cut condition and propose a 3' berm instead due to grading constraints. MC stormwater staff mentioned in previous conversation supporting this waiver due to previous approvals of the same request.

Motion by Doug Hinton to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.8.6K (1) 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.

APPLICANT requests to reduce the width of the required 30' Type A buffer along the

eastern boundary to 20' due to the proposed internal drive. All required landscape will still be proposed within the reduced buffer. CFB understands that buffers are no longer under the authority of DRC and that this waiver request will be denied and presented to the BOCC for final decision.

Motion by Chuck Varadin to deny, seconded by Michael Savage

Motion carried 5-0

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 requests to reduce the required one-foot contour intervals extending beyond the project boundary from 100 feet to 25 feet. Recent surveyed topography extends 25' offsite and the survey topographic surface was merged with current Marion County lidar data, as shown in the attached Pre and Post Development Basin Maps. These maps show consistent offsite drainage flow patterns between both sets of data.

Motion by Doug Hinton to approve, seconded by Michael Savage

Motion carried 5-0

6.4. McGinley TRG Mass Grading - Waiver to Master Drainage/Mass Grading Plan in Review

**Project #2025080042 #33243 Parcel #41205-001-06
Tillman and Associates Engineering, LLC**

LDC 6.13.7 - Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or

infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

APPLICANT requests a waiver because we believe the current modeling and available geotechnical data provides a conservative and representative assessment of site conditions. A total of 40 borings were taken within the DRA. There were 15 borings that did not extend the full 10 feet below the proposed pond bottom. In cases where a distinct confining layer was not encountered, we conservatively treated the bottom of the boring as the "confining layer." When evaluated across all 40 borings, the average depth to confining layer is 9 ft below the proposed pond bottom. Extending the 15 shallower borings would only result in the confining layer being recorded deeper or remaining at the same elevation--neither scenario would reduce the confining depth or negatively affect the current modeling parameters.

Motion by Doug Hinton to approve, seconded by Tony Cunningham

Motion carried 5-0

**6.5. Huitron House - Waiver Request to Major Site Plan
Bridle Trail Estates 1st Addition
Project #2025090055 #33419 Parcel #48503-003-03
Maria del Carmen Huiton**

LDC 2.21.1.A - 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. (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 a waiver to build an in-law cottage on the property which will put the lot over the impervious allotment.

Motion by Tony Cunningham 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 and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Doug Hinton

Motion carried 5-0

- 6.6. Nicholas Bouvier - Waiver Request to Major Site Plan
Legendary Trails Pb 011 Pg 039 Blk I Lot 9
Project #2025090050 #33412 Parcel #3651009-009
Ferrentino & Son**

LDC 2.21.1.A - 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. (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 a waiver to add a sidewalk to the pool equipment and to add a concrete pad for a future pergola.

Motion by Doug Hinton 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 and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, also conditioned upon the entire site being brought into compliance, seconded by Michael Savage

Motion carried 5-0

- 6.7. Stephanie & Timothy Parker and Tiffany Doran - Family Division Waiver Request
16850 SE 155th Ave Weirsdale
Project #2022030289 #33324 Parcel #49645-003-00
Timothy & Stephanie Parker**

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences

up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division to deed 3.59 acres to their daughter, Tiffany Doran.

Motion by Michael Savage to approve the waiver request with the condition on completing paperwork, survey, legal description, deed, affidavit as required and title work seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for September 29, 2025
Marion County Growth Services Department**

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

9. OTHER ITEMS:

Mr. Varadin requested DRC Staff to send out an email regarding the scam email to DRC's contact list.

Motion to adjourn by Tony Cunningham, seconded by Michael Savage

Motion Carried 5-0

10.ADJOURN: 10:11 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator