



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 28, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A BLC 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:

Ken Odom (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Michelle Sanders (911)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (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. July 21, 2025

Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. **Football Factory - Major Site Plan**
Project #2024030003 #31248 Parcel #3137-002-019
CHW

- 5.2. **Southside: Cole - Waiver Request to a Major Site Plan**
Autumn Downs
7178 NE 25th Avenue Rd Ocala
Project #2025070061 #33117 Parcel #14864-000-03
Jennifer's Permitting Service

- 5.3. **Melody Preserve - Preliminary Plat**
7945 SW 80th St Ocala
Project #2024100025 #32350 Parcel #35300-000-15
Kimley-Horn and Associates

- 5.4. **Melody Preserve - Mass Grading - Mass Grading Plan**
7945 SW 80th St Ocala
Project #2024100025 #32435
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

Motion by Ken McCann to approve items 5.1. through 5.4. pulling item 5.5. on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

- 5.5. **Equine Gardens - Agricultural Lot Split**
12205 NW Hwy 464B Ocala
Project #2024040004 #31359 Parcel #12579-002-00
Rogers Engineering, LLC

Motion by Steven Cohoon to approve with the condition of providing a boundary survey, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **Corta Commons - Ocala West - Major Site Plan Revision**
KCE Unit 1 Part of Tract B Saldarriaga Whitehall
Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022,

3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040,
3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035,
3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-003, & 3500-400-002
MJ Stokes Consulting, LLC

LDC 2.1.3 - Review and approval procedures

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request - permit an interior build out for AT&T Wireless store BLD 2025042179 as part of the approved AR #31416 and related AR #32368 which has been fully approved but the Final Plat Application #31766 needs to go through BoCC consent agenda to be finalized and recorded currently this Final Plat process has a Permit Hold on all new permits on the project and request is to release for ATT.

Motion by Steven Cohoon to deny, seconded by Michael Savage

Motion carried 5-0

- 6.2. **Sunshine Love On Place - Waiver Request to Final Plat in Review**
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

This item was heard on July 7, 2025, DRC meeting. Requesting clarification regarding motion (specifically for sidewalks).

LDC 2.1.3. Order of Plan Approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required.

Requested applicant submit new waiver

- 6.3. **MC SSS Library Center - Waiver Request to a Major Site Plan**
590 Silver Rd Ocala
Project #2003100050 #33051 Parcel #9011-0000-01
Mastroserio Engineering, Inc

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 request - Requests to allow the proposed project to be waived from the Major Site Plan and Minor Site Plan submittal & approval process. This is a renovation of an existing building with no additional building area added. The proposed site work includes the removal of 299 sq ft of existing concrete, and the addition of 887 sq ft of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase of 588 sq ft. This increase is minimal and will not cause drainage or adverse impacts on the surrounding area. See attached plan sheets for reference.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

**6.4. 40 X 60 Pole Barn - Waiver Request to a Major Site Plan
Saddleback Ridge**

**Project #2025070020 #33052 Parcel #49569-006-00
Nicole Woods**

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 for the impervious area that is over by 966 square feet.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) 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 Ken McCann

Motion carried 5-0

**6.5. Randall & Brenda Boyd - Family Division Waiver Request
fka: Morell Debra**

Project #2008070019 #33047 Parcel #44689-001-04

Motion by Chuck Varadin to table not to exceed two (2) weeks for Legal to review, seconded by Michael Savage

Motion carried 5-0

- 6.6. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley

Applicant withdrew

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS: Noting the parcel ID in item 6.6 was incorrect

9. OTHER ITEMS: P&Z meeting agenda for July 28, 2025

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 5-0

10. ADJOURN: 10:03 AM


Michael Savage, Chairman
Vice Chair

Attest:


Kelly Hathaway
Development Review Coordinator