



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, December 29, 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 Bulter (Community Services) for Chuck Varadin (Growth Services Director)  
Josh Kramer (MCU) for Tony Cunningham (Utilities Director)

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

Kevin Vickers (Office of the County Engineer)  
Linda Blackburn (Legal)  
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. December 22, 2025**

**Motion by Ken McCann to approve the minutes, seconded by Josh Kramer**

Motion carried 5-0

#### **4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**6. SCHEDULED ITEMS:**

- 6.1. Jeffrey Denman - Waiver to Major Site Plan  
Plan #STA-000118-2025 Parcel #45790-000-08  
Jeffrey Denman**

**LDC 6.14.2B1(a)**

CODE states New and existing Single or Multi-Family Residential development. (1) Water system. (a) 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** request - I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.

**Motion by Josh Kramer to deny, seconded by Steven Cohoon**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

- 8.1. April 9, 2026, Staff Meeting will need to be moved or cancelled due to  
Citizens Academy**

**Motion by Cheryl Butler to un-table, seconded by Ken McCann**

Motion carried 5-0

**Motion by Steven Cohoon to find an alternate location, seconded by Michael Savage**

Motion carried 5-0

- 8.2. Planning & Zoning Commission Items for (December 29, 2025)  
Marion County Growth Services Department**

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

**9. OTHER ITEMS:**

**Steven Cohoon stated his appreciation for Michael Savage during his time as DRC**

**Chairman.**

**Michael Savage stated there is always a way to work out a solution. Think about this as decisions are made at DRC meetings. Keep up the good work.**

**Motion by Josh Kramer to adjourn, seconded by Cheryl Butler**

Motion carried 5-0

**10.ADJOURN: 9:22 AM**

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Michael Savage, Chairman

Attest:

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Sandi Sapp  
Development Review Coordinator