



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 7, 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)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kathleen Brugnoli (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Jamie Waldron (911 Management)
Dana Olesky (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)
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. June 30, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham

Motion carried 4-0

4. PUBLIC COMMENT

Cheryl McLane, Patricia Hughes and Thomas Pinder spoke to Agenda items 6.7. & 6.8. and was opposed to the proposed plan to build two houses on the smaller lots due to meeting impervious regulations, drainage, parking and being inconsistent with the existing lot sizes.

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. 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, & 3500-400-002
MJ Stokes Consulting, LLC

5.2. Lindale Office/Multipurpose Room Renovation with Covered Porch
Addition - Major Site Plan
5431 NE 35th St - Unit 300 Silver Springs
Project #2023080122 #32359 Parcel #15897-000-00
Davis Dinkins Engineering, P.A.

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

Motion carried 4-0

6. SCHEDULED ITEMS:

6.1. Pool and Deck Addition - Waiver to Major Site Plan
Meadowbrook Ranches Lot 302
14261 NE 42nd Ter Anthony
Project #2025060026 #32961 Parcel #0800-302-003
Abshier Engineering, Inc.

LDC 2.21.1.A

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 the site is 2.23 acres. The owner will compensate for the increase of the runoff from the existing and future planned impervious area over 9,000 sf. Marion County Stormwater staff on the required stormwater controls.

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 Michael Savage

Motion carried 4-0

- 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

The Final Plat is still under initial review.

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

Motion by Steven Cohoon to approve the waiver contingent on a single access point, no traffic statement required with a friendly amendment to identify front, rear and side setbacks referencing the SUP (special use permit) in the plat notes, and completing the Developer's Agreement with Legal seconded by Chuck Varadin

Motion carried 4-0

- 6.3. Prestige Home Centers Minor Site Plan - Minor Site Plan in Review**
4020 S Pine Ave Ocala
Project #2024120060 #32632 Parcel #3111-014-000
Kimley-Horn and Associates, Inc.

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 A waiver is requested for the sidewalk requirement along SE 40th Loop as supported by staff. A waiver is requested for the "fee in lieu of construction" for sidewalk along S Pine Avenue as we have been in coordination with FDOT and they are designing sidewalks along this corridor.

Motion by Steven Cohoon to approve the waiver and not require the fee in lieu of for SR 441 or the minor street, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.11.5C(4)(5)(6) Driveway access

CODE states (4) All commercial driveway access shall meet FDOT sight distance requirements. A note is required on Improvement Plans and Major Site Plans stating that "sight distance at driveways complies with FDOT requirements." (5) The length of commercial driveways shall be designed to provide for an uninterrupted traffic flow on the public street. The driveway length shall be subject to the anticipated required stacking length of entering and exiting vehicles during the peak period in accordance with FDOT. (6) Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist. (7) The maximum allowed commercial driveway grade is 10 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT A waiver is requested for the driveway requirements as this is an established commercial property with existing driveway connections to a State owned and maintained roadway. FDOT has confirmed no permitting or revisions are required. Eleven years of crash data review has shown no incidents at this location because of the driveways, and based on customer data recorded by the client, their facilities average three customers per day. A paved driveway apron has been added to SE 40th Loop for delivery truck access for the model homes and the existing driveways on US 441 will be for customers only.

Motion by Michael Savage to table this item for one week for Legal review and applicant to provide FDOT letter to Office of County Engineer, seconded by Tony Cunningham

Motion carried 4-0

- 6.4. Arden of Ocala - Rezoning to PUD with Master Plan**
6650 SE Maricamp Rd Ocala
Project #2007120013 #32799 Parcel # 37471-010-00
and 37471-013-00; 9018-0000-06, 9018-0327-26
Dave Schmitt Engineering

Motion by Steven Cohoon to reconsider this item, seconded by Tony Cunningham

Motion carried 4-0

Motion by Steven Cohoon recommending moving forward to the Board of County Commissioners (BCC) with staff comments and to add the condition that a TIA update be provided if they can't hit the December 2027 completion date, seconded by Chuck Varadin

Motion carried 4-0

- 6.5. Juniper Loop Development - Rezoning to PUD with Concept Plan**
GPK Ocala One, LLC
8490 Juniper Rd Ocala
Project #2024040016 #32940 Parcel #36640-004-00
Tillman & Associates Engineers

Motion by Steven Cohoon to move forward to the BCC and Planning & Zoning including staff's comments along with supporting the 35th right-of way with the two 15-foot easements, so long as staff agrees with the easement language as well as a Developer's Agreement being needed for modification of the County's DRA, seconded by Tony Cunningham

Motion carried 4-0

- 6.6. Piccadilly Square - Rezoning to PUD with Concept Plan**
Project #2025010062 #32937 Parcel #47667-004-00
Tillman & Associates Engineering

Motion by Chuck Varadin to move forward to the Planning & Zoning Commission with a recommendation for approval and then addressing staff comments including Traffic's five conditions 1) Right-of-way dedication along SE 73rd Ave 2) right-of-way dedication along CR 42 3) installation of northbound left turn lane on SE 73rd Ave at the entrance to the development 4) a proportionate share contribution for the design and construction of a traffic signal on CR 42 at SE 73rd Ave 5) a proportionate share contribution for the design and construction of a second westbound left turn lane on CR 42 at US 301 if approved, with a friendly amendment associated with number four that all costs including right-of-way acquisition necessary, seconded by Michael Savage

Motion carried 4-0

- 6.7. Single Wilmarie - Waiver Request to Major Site Plan**
7519 SW 79th St Ocala
Project #2025060036 #32964
Parcel #3544-005-002 Permit # 2025043899
HES Contractors, 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 per the site plan provided, the elevation of the proposed house will be 12 inches over the road height and the swell will be 3 feet lower than the house with an area of 3,203.87 sq. ft.

Motion by Tony Cunningham to un-table this item, seconded by Michael Savage

Motion carried 4-0

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 Chuck Varadin

Motion carried 4-0

6.8. Single Wilmarie - Waiver Request to Major Site Plan

Hibiscus Park Unit 1

Project #2025060031 #32963

Parcel # 3544-005-00 Permit # 2025043888

HES Contractors, 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 per the site plan provided, the elevation of the proposed house will be 12 inches over the road height and the swell will be 3 feet lower than the house with an area of 3,203.87 sq. ft.

Motion by Tony Cunningham to un-table this item, seconded by Michael Savage

Motion carried 4-0

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 Chuck Varadin

Motion carried 4-0

- 6.9. Homestead Villas - Rezoning to PUD with Concept Plan**
Project #2025050088 #32957 Parcel #23303-002-00, 23303-000-04
and 23204-002-00
Klein & Klein, PLLC

Motion by Steven Cohoon recommends moving forward to the Planning & Zoning Board Meeting and address staff comments, seconded by Michael Savage

Motion carried 4-0

- 6.10. 9961 SW 39th Terrace Ocala FL - Waiver Request to a Major Site Plan**
9961 SW 39th Ter Ocala
Project #2025060040 #32968
Parcel #3507-009-022 Permit #2025060048
Edwin Tejada

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 -I would like to extend my existing driveway to the start of my vinyl fence.

Motion by Steven Cohoon to not reconsider, seconded by Michael Savage

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

Chuck Varadin – would still like to reconsider timeframe of DRC Processes

Kevin Vickers – clarify that the two lots mentioned during the discussion of items 6.7. and 6.8. are 125 feet deep and the lots considered at this meeting are 100 feet deep

Chuck Varadin – clarification statement – there isn't a waiver for setbacks, but a variance can be obtained

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 4-0

10.ADJOURN: 10:46 AM

Michael Savage, Chairman

Attest:

Debra Lovell
Development Review Coordinator

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



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jgooding@lawyersocala.com

June 12, 2025

**By Email to Mr. Dave Schmitt for Delivery
to Marion County Development Review Committee**

RE: Arden of Ocala
Project No.: 2007120013
Application No.: 32799
DSE Job No.: AO-1

Dear DRC:

I represent Ocala Development Partners, LLC, a Florida limited liability company, the Developer of this project.

I have been advised by our engineer, Dave Schmitt that, at the June 3, 2024¹, DRC meeting, the DRC advised Mr. Schmitt that my client is required to conduct an updated traffic study.

Respectfully, I believe this is inappropriate.

This project was approved pursuant to Ordinance No.: 23-03 (the "Ordinance"), approved by the County Commission on February 21, 2023. The Ordinance was accompanied by Resolution No.: 23-R-46 (the "Resolution"), paragraph 3 of which read as follows:

3. **Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD.**

As you can see from the attached letter dated August 22, 2023, the County subsequently approved the traffic study. There is no provision in the Ordinance or Resolution requiring my client to do an additional traffic study.

When I was advised of the DRC decision, I consulted with County Engineer Steven Cohoon, P.E., as to the reason for the DRC decision. He speculated¹ that there could have been several reasons:

1. *The traffic study studied traffic through a date that has already expired.* In fact, however, the traffic study studied traffic through 2027 and thus, this is not a reason to require a new study.

¹ I discussed this with Mr. Cohoon in somewhat of a vacuum in that he did not have an opportunity to review the DRC agenda. See later comments below.

2. *The density or intensity of the project had changed.* This did not occur; our Final PUD Plan anticipates constructing the same number and mix of units and square feet of commercial retail as did the original PUD and the Ordinance and Resolution adopted by the County.
3. *Phasing has changed thus necessitating changes in timing of improvements.* This comment is partially correct, in that the original traffic study discussed when, in the context of phasing, the traffic signal was required. That does not mean that a new study is required. In fact, DRC comment #59 points out that, based upon County Engineering's analysis of the previous traffic study, the traffic signal needs to be constructed prior to the build-out of Phase 1. Thus, the timing of the signal can be determined by the previously approved traffic study and no additional study is required.

When I discussed this with Mr. Cohoon, he had not had the opportunity to review the matter in full detail. Thus, it is possible that he has additional concerns that I have not addressed here. Nonetheless, I cannot see how any of them would change the fact that the only traffic study that the County Commission has required has already been approved by the County and that the County has demonstrated no need for an additional traffic study.

I will follow up with Mr. Cohoon prior to the DRC meeting at which this will be considered and, if necessary, will appear at such meeting.

In the meantime, if County staff has any questions, please let me know.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachment: as stated

cc: Mr. Tim Safransky

Mr. Dave Schmitt

(All by email only with attachment)



Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

August 22, 2023

JIMLEY-HORN
ALEXANDER CAMPANO
700 SE 17TH ST, SUITE 200
OCALA, FL 34471

SUBJECT: **TRAFFIC STUDY APPROVAL LETTER**

PROJECT NAME: ARDEN OF OCALA

PROJECT #2022090017 APPLICATION: #30170 PARCEL #37471-000-00

Dear Alexander,

The Traffic Study dated August 2023 for the above referenced project was approved by Marion County on August 22, 2023.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer