



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 5, 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)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kenneth Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (911)
Linda Blackburn (Legal)
Dane Scott (Office of the County Engineer)
Don Watson (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. April 28, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Bel Lago North Hamlet Residential - Preliminary Plat

Project #2004120076 #31019

Tillman & Associates Engineering

5.2. O'Reilly Auto Parts - Summerfield (SM1) - Major Site Plan

Project #2024080007 #31857

Stantec Consulting Services

5.3. Football Factory - Major Site Plan

Project #2024030003 #31248 Parcel #3137-002-019

CHW

Motion by Ken McCann to approve items 5.1 through 5.3 on the consent agenda, seconded by Michael Savage

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Ocala South (fka: Longreen Farm) - Major Site Plan

Project #2021080034 #30064

Atwell

On 4/3/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 30, 2025. The new expiration date would be October 30, 2026.

Motion by Ken McCann to approve the extension, seconded by Michael Savage

Motion carried 5-0

6.2. DHRUV 484 South PUD Master Plan - PUD Master Plan

Ocala 484 Investment LLC

2392 SW HWY 484 Ocala

Project #2023010042 #29823 Parcel #41200-064-09

Tillman & Associates Engineering

Motion by Chuck Varadin to approve the Master Plan, seconded by Steven Cohoon

Motion carried 5-0

- 6.3. **Randy Counts Inc - Waiver Request to Major Site Plan**
10920 E HWY 25 All Units Belleview
Project #2012020018 #32755
Parcel #45109-006-01 Permit #2024090239
Counts Family Trust

LDC 2.21.1.A(1) - 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.

APPLICANT states existing impervious material on property has approximately 5,482 square feet, we are looking to add approximately maximum addition 2,000 square feet. Property also has 5 existing retention ponds for drainage.

Motion by Steven Cohoon to deny the waiver request, seconded by Chuck Varadin

Motion carried 5-0

6.4. **Lake Weir-Beach Section Partial Replat - Waiver Request to Replat in Review**

12480 SE 136th Ct Ocklawaha
Project #2022070167 #29814 Parcel #4855-002-000
Tillman & Associates Engineering

LDC 2.12.24 - Land Use Buffering

CODE states show location and dimensions of required land use buffering.

LDC 6.8.6.K(5) - Buffers

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT requests waiver because the preliminary plat was waived, final plat shows type C along E Highway 25. Type E buffer required along western boundary (Residential next to Residential) Property under same ownership and purpose of this plat was to change status of right of way from public to private.

Motion by Michael Savage to approve the waiver request for buffers as submitted, seconded by Ken McCann

Motion carried 5-0

The following item is at the discretion of the County Engineer. It is being processed as a deviation request.

LDC 6.11.4.B(1,2,3) - Access Management

CODE states Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be

established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details.

LDC 7.3.1 - Transportation and Stormwater

CODE states TS003 Parallel access

APPLICANT requests waiver for cross access easement paving to be deferred on lots 1-4 until those lots are sold and developed. Note on plat indicates those lots shall not have direct access to E Highway 25.

No motion. Applicant to work with Office of County Engineer staff

LDC 6.12.2.A - Right of Way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver for subdivision street to become private driveway with it being only 50 feet wide and no 5-foot easements.

Motion by Steven Cohoon to deny the waiver request. The motion by Steven Cohoon was not seconded

Motion by Chuck Varadin to approve the waiver request with condition that the item not go on Consent but to go before the Board, seconded by Tony Cunningham

Motion carried 4-1

LDC 6.12.12.A - Sidewalks

CODE states sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. APPLICANT requests waiver of sidewalks on both E Highway 25 and SE 136th Court, which is now a private drive. Use of property is not changing.

Motion by Steven Cohoon to approve the waiver request with the exception of east Highway 25 which a fee in lieu of would be considered, seconded by Tony Cunningham

Motion carried 5-0

6.5. Liberty Crossings - Waiver Request to Final Plat in Review

9445 SW 49th Ave Ocala

Project #2021020012 #32200

Parcel #35699-010-00,35699-010-04

AM. Gaudet & Associates

This item was tabled by DRC on 4/28/25.

LDC 2.12.24 - Preliminary Buffer Plans

CODE states Show location and dimensions of required land use buffering.

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver because during the acquisition of the right of way of SW 49th Avenue Road, an additional 5 feet was later requested for the construction of a multi. use path along the east side. As part of the negotiations, it was understood that a reduction in the buffer width would be allowed adjacent to the road. This has been implemented along the road adjacent to the Ocala Crossings South project which is north of this Plat. Additionally, the exhibit submitted for Waiver AR 29619 indicated a reduced 10-foot buffer for this subdivision. Waiver request is for 10-foot buffer along SW 49th.

Motion by Ken McCann to untable, seconded by Tony Cunningham

Motion carried 5-0

Motion by Chuck Varadin to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

**6.6. CR 42 at SE 77th Ct Rd - Waiver Request to Offsite Improvements
Project #2022080058 #31655 Parcel #47659-001-00
Vanasse, Hangen, Brustlin, Inc**

LDC 6.12.2 - Right of Way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC. APPLICANT requests waiver for utility/slope/TCE easement to be located on applicants' property (Not in the right of way).

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

**6.7. Barn - Waiver Request to Major Site Plan
11645 SE Sunset Harbor Rd
Project #2003110070 #32759 Parcel #48137-002-00
Richard Demarco**

LDC 2.21.1.A(1) - 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. APPLICANT requests waiver because they are adding a 50-foot by 80-foot barn.

Motion by Steven Cohoon to approve the waiver request 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 Tony Cunningham

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: 10:13AM

Michael Savage, Chairman

Attest:

Debra Lovell
Development Review Coordinator