



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 30, 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)
Josh Kramer for Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Don Watson (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 23, 2025

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

Motion carried 5-0

4. PUBLIC COMMENT

Cheryl McLane, Patricia Hughes and Thomas Pinder spoke to Agenda items 6.6. & 6.7. 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. Baseline Road Industrial - Major Site Plan

Project #2024050052 #32452

Kimley Horn and Associates

Motion by Ken McCann to approve item 5.1 on the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Gemini Farms - Agricultural Lot Split

Project #2025040022 #32707 Parcel #20908-000-00

Allen Heine

LDC 2.16.1.B(8) - Agricultural Lot Split

CODE states agricultural lot splits outside of the Urban Growth Boundary
APPLICANT requests a waiver to allow division of land pursuant to code as it is almost impossible to ensure anything over 10 acres. 10-acre ranchettes are planned. Encourage horse farms in this area.

Motion by Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

**6.2. Green Turf Acres Replat 3564-037-001 & 03564-037-002 - Waiver
Request to Final Plat**

Project #2025050070 #32897 Parcel #3564-037-002

JCH Consulting Group, Inc.

LDC Sec. 2.17.1. - Applicability

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests for a waiver for a preliminary plat for Green Turf Acres Replat.

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

Motion carried 5-0

- 6.3. Hogsten Auto Office Expansion - Standalone Waiver Request**
5092 SE Maricamp Rd Ocala
Project #2025060051 #32987 Parcel #31399-002-00
Abshier Engineering, Inc.

LDC 6.8.6.B - Buffers

CODE states B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view.

APPLICANT requests this project on includes the removal of an existing mobile home and adding to the existing office. The expansion of the office is approximately 1,350sf. Forest High School is to the South and West. A parking lot is West and undeveloped to the South. DRA is to East. Buffers in these areas provide no benefit and should not be required.

Motion by Chuck Varadin to deny the waiver, seconded by Ken McCann

Motion carried 5-0

Recommend to Board of County Commissioners to deny

- 6.4. Smalarz - Waiver Request to Major Site Plan**
Marion Oaks Unit 1 (PB O PG 001)
Project #2025060048 #32981 Parcel #8001-0267-07
Les Wade Pools

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 new swimming pool and deck.

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 5-0

- 6.5. 9961 SW 39th Terrace Ocala Fl - Waiver Request to 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 deny the waiver, seconded by Michael Savage

Motion carried 5-0

6.6. 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 Steven Cohoon to table items 6.6. & 6.7. for one week until applicant can be present and is familiar with Stormwater's three standard conditions: 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 5-0

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.

6.8. Midway Terrace - Waiver Request to Major Site Plan in Review

Midway Terrace

7191 Midway Ter All Units Ocala

Project #2025040059 #32788

Parcel #9007-0101-32, 9007-0101-33

Mastroserio Engineering, Inc.

LDC 2.12.8 - Current boundary and topographic survey

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 utilize existing contours and lidar. Site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

Motion by Steven Cohoon to approve the waiver conditioned upon the lidar only being used for the topographic survey but must have field verification for boundary survey, seconded by Michael Savage

Motion carried 5-0

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 requests to pay the sidewalk fee in lieu of construction. Owner requests to pay the required fee prior to the final inspection of the site.

Motion by Steven Cohoon to approve the waiver without the collection of fee in lieu of, seconded by Mike Savage

Motion carried 5-0

6.9. SW 64th Court - Waiver to Major Site Plan in Review
Project #2025040039 #32727 Parcel #3505-001-135
Tillman & Associates Engineering, LLC

LDC 6.12.9.G Subdivision roads and related infrastructure

CODE states Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac.

APPLICANT requests waiver for cul-de-sac diameter of 100' and pavement radius of 35' in contrast to the 120' diameter and 40' pavement radius required by LDC Sec. 7.3.1 TS005. OCE Staff noted that the proposed design is consistent with Florida Greenbook and supports waiver due to existing right-of-way geometry constraints.

Motion by Steven Cohoon to approve the waivers for all three items under 6.9.,
seconded by Mike Savage

Motion carried 5-0

LDC 6.12.12 Sidewalks

CODE states A. 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. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 Waiver to not provide sidewalk alongside of road. This is a public road in a County-maintained subdivision. There are no existing sidewalks in the subdivision. The existing right of way constraints won't allow for a sidewalk. Staff indicated support of the waiver in the comment letter.

LDC 6.12.3.A - Typical sections

CODE states A. All roadway improvements shall meet the minimum requirements given in the Table 6.12-2 and be in concurrence with the additional tables in this division. Typical sections are detailed cross section depictions of the highway's principal elements that are standard between certain station or milepost limits. These sections are the basis for construction details and information shown on the various plan sheets.

APPLICANT request waiver to use a typical section with no sidewalk and smaller

cul-de-sac with 100 feet diameter and 35 feet pavement radius due to existing right of way constraints. Staff indicated support of the waiver in the comment letter.

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

8.1. Planning & Zoning Commission Items for June 30, 2025 Marion County Growth Services Department

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

8.2. DRC Process Discussion

Motion by Chuck Varadin to move forward with Staff recommendation to publish on Monday for the following Monday and maintain all other timeframes, seconded by Josh Kramer

Motion failed 3-2

Motion by Michael Savage maintain as established until resolution changes or staff returns with a plan in place and the Development Community comes back with comments, seconded by Ken McCann

Motion carried 4-1

9. OTHER ITEMS:

Motion by Michael Savage to adjourn, seconded by Chuck Varadin

Motion Carried 5-0

10. ADJOURN: 11:41 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator