



Marion County

Development Review Committee

Meeting Minutes

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

Monday, December 8, 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)
Doug Hinton (Office of the County Engineer) for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:)

Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Susan Heyen (Parks)
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. November 24, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Tony Cunningham
Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. **McGinley TRG Mass Grading - Master Drainage/Mass Grading Plan**
Project #2025080042 #33243 Parcel #41205-001-06
Tillman And Associates Engineering, LLC
- 5.2. **Golden Ocala - W.E.C. Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) - Major Site Plan - Landscape Only Plans**
1612 NW 81st Terrace Rd Ocala
Project #2022030247 #28214 Parcel #21068-000-02
Tillman & Associates Engineering, LLC

Motion by Michael Savage to approve consent items, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **East Maintenance Building - Major Site Plan - 33320 - Waiver to Major Site Plan in Review**
Project #2025080067 #33320 Parcel #37508-000-00
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20

inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8, E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT request - The project is located within the interior of a 503-acre property. It is not visible to any adjacent properties. There is an existing 170' treed buffer along the east property boundary. The north property boundary is the CSX right-of-way, and the south and west boundaries are County-owned spray field parcels.

Motion by Michael Savage to approve both 6.7.8 and 6.8.2, seconded by Ken McCann
Motion carried 5-0

- 6.2. West Maintenance Building - Major Site Plan 33229 - Waiver to Major Site Plan in Review**
Project #2003090023 #33229 Parcel # 8001-0000-19
Tillman and Associates Engineering, LLC

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on the average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on the average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a) The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction. APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

LDC 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: A. All existing landscaping, indigenous open space, and natural features; B. Locations of existing

protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT request - The project does not impact existing trees. No removal or disturbance is proposed. A platted greenbelt tract of more than 200 feet fully surrounds the property, providing complete visual buffering of the County facilities from off site. The work is interior to an existing, secured utility campus with no new public frontage, no new perimeter exposure, and no change in external views.

Motion by Michael Savage to approve 6.7.8 and 6.8., seconded by Chuck Varadin

Motion carried 5-0

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 request - A survey of the project area, including topo and nearest parcel boundary lines, was provided. A waiver is requested to not provide a boundary survey of the entire 14-acre parcel. all work is located well into the interior of the site, and there will be no boundary encroachments. The parcel is owned and operated by the Marion County Utilities Department.

Motion by Doug Hinton to approve of not needing a boundary survey, seconded by Michael Savage

Motion carried 5-0

- 6.3. Fawn Lake Estates - Waiver for Step Down and Land Use
SSS Unit 27
PID#: 9027-0000-02
Tillman & Associates Engineering, LLC**

This item was tabled at the 11/24/25 DRC meeting and was requested to come to

the 12/8/25 meeting.

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

Motion carried 5-0

Comprehensive Plan 2.1.2.1. - Land Use Requirements

CODE states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

APPLICANT requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.

Motion by Chuck Varadin to approve, seconded by Michael Savage

Motion carried 5-0

**6.4. 2025 Plan Modifications - Waiver to Major Site Plan
PID#: 41504-000-00**

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 - The site is 3.68 acres. The owner is requesting to make minor changes to the existing site to make it more compatible to his needs. Changes include parking changes, striping changes, addition of a pipe rack and about 1,200sf on new impervious.

Motion by Michael Savage to approve, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

**7.1. Heartland Dental - Conceptual Plan
Project #2025110004 #33581**

**Parcel #37491-003-09 & 37491-003-10
Clymer Farner Barley, Inc**

Motion by Michael Savage to table, seconded by Tony Cunningham

Motion carried 5-0

8. DISCUSSION ITEMS:

**8.1. 2026 Development Review Committee and Thursday Staff Meetings -
Schedules and Deadlines**

Motion by Tony Cunningham to approve schedules, seconded by Ken McCann

Motion carried 5-0

9. OTHER ITEMS:

10. ADJOURN: 9:40 AM



Michael Savage, Chairman

Attest:



Kelly Hathaway
Development Review Coordinator