



Marion County

Development Review Committee

Meeting Minutes

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

Monday, September 22, 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:

Ken Odom (Planning/Zoning)
Elizabeth Madeloni (Planning/Zoning)
Linda Blackburn (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
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. September 15, 2025

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

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Dunnellon Plaza - Major Site Plan**
Project #2023120015 #30925 Parcel #32909-011-01
Harris Civil Engineers, LLC
- 5.2. Whisper Woods - Revision to AR# 28899 - Preliminary Plat**
Project #2022070114 #32301 Parcel #9007-0000-12
Tillman & Associates Engineering, LLC
- 5.3. Westwood Trails PUD (fka Villa Verde PUD) Preliminary Plat**
7875 SW 75th Ave Ocala
Project #2023050058 #32332 Parcel #35461-000-00
Mastroserio Engineering, Inc.

Motion by Ken McCann to approve the consent agenda, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Ocala Travel Center - Waiver Request to Previously Approved Ocala**
Travel Center Master Plan -29289
3790 NW 35th Street Rd Ocala
Project #2022090099 #33235 Parcel #13462-001-00
Kimley-Horn and Associates

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 a waiver of the 12-month survey requirement as no changes have occurred on site since the previous survey.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.7 - Geotechnical Criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO

Soil Classification System conforming to AASHTO Designation M 145-9. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included. APPLICANT requests a waiver of LDC boring/perc test criteria for DRA-03 based on previously conducted testing and unchanged site conditions

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

- 6.2. Sunshine Love On Place - Final Plat**
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

Applicant pulled

- 6.3. Stone Creek Del Webb Golf Course - Final Plat**
8944 SW 63rd Street Rd Ocala
Project #2025050036 #32845 Parcel #34899-018-03
JCH Consulting Group

LDC 2.17.1 - Applicability - Preliminary Plats

CODE states: Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT request: The request is for a waiver for a preliminary plat for Stone Creek Del Webb Golf Course. This request is to complete a replat of existing final

plats to create one plat for Stone Creek Golf Course. The Final Plat has already been processed, and staff comments have been issued.

Motion by Chuck Varadin to approve, seconded by Ken McCann

Motion carried 5-0

- 6.4. Dorothy Malpass - Waiver Request to Major Site Plan**
Project #2025090021 #33356 Parcel #48501-012-03
Florida's Best Kitchen and Bath, Inc.

LDC 2.21.1.A - Major Site Plan

CODE states A.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 - Adding a 12-foot x 12-foot patio to accommodate a hot tub at the rear of the property. Based on the topographical elevation of the property, the location of the retention pond, the green space at the rear of the property there should be no environmental impact.

Motion by Steven Cohoon to approve the waiver request conditionally 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

- 6.5. Addition to Rear of House - Waiver Request to Major Site Plan**
Summercrest PB 010 PG 119 Lot 11
Project #2004120038 #33283 Parcel # 3664-002-011
Carlos Martinez, Inc

LDC 2.21.1.A - Applicability - 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 requests a waiver for an addition to the current home of just over 600

square feet.

Motion by Steven Cohoon to approve the waiver request conditionally 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 Ken McCann

Motion carried 5-0

- 6.6. **Enclosure - Waiver Request to Major Site Plan**
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling

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 a waiver for 24 feet by 44 feet. patio extension with enclosure.

Motion by Chuck Varadin to table the item, seconded by Steven Cohoon

Motion carried 5-0

- 6.7. **Sherman Property, Cynthia - Family Division Waiver Request**
Cynthia Sherman Property
14795 NW 16th Ave Citra
Project #2012010030 #33193 Parcel #07770-000-00
Myashi Wilson

This item was heard at the 8/25/25 DRC Meeting and denied. Staff have requested the item be reopened and reheard.

Motion by Chuck Varadin to rehear, seconded by Ken McCann

Motion carried 5-0

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size

may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT Is requesting a 2nd family division to deed daughter, Myashi Wilson 3 acres. All three parcels agree to share the already existing 40-foot easement.

Motion by Chuck Varadin to approve the waiver request with the condition on completing paperwork, survey, legal description, deed, affidavit as required and title work, seconded by Steven Cohoon

Motion carried 5-0

6.8. Plat Vacation #2967-002-008 - Plat Vacation
2012 SE 50th Ter Ocala
Project #2025090032 #33371 Parcel #2967-002-008
Heidi Villella POA

The applicant is requesting to vacate 4 feet of utility easement; in 1995 a garage was built on that portion. In the process of obtaining clear title.

Motion by Steven Cohoon to approve vacating 8 foot of the utility easement from the plat contingent on getting the variance needed for the setback issue by the Board of Adjustments, if not approved then vacation of the utility easement only on the westerly 8 foot is not supported, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

8.1. Staffing of the Thursday DRC Staff Meetings
Michael Savage, Chairman

This item was requested to be reheard from the 9/8/25 DRC Meeting.

Thursday staffing schedule will come out in December 2025

9. OTHER ITEMS:

Mr. Cohoon mentioned to the DRC members to go back and listen to Board of County Commissioners decisions regarding DRC waivers from last Tuesdays meeting (September 16, 2025)

Motion to adjourn by Tony Cunningham, seconded by Steven Cohoon

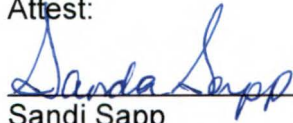
Motion Carried 5-0

10. ADJOURN: 9:50 AM



Michael Savage, Chairman

Attest:



Sandi Sapp
Development Review Coordinator