



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, March 10, 2025**

**9:00 AM**

**Office of the County Engineer**

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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)  
Liz Madeloni (Planning/Zoning)  
Susan Heyen (Parks)  
Janet Warbach (911 Management)  
Dana Olesky (Legal)  
Alexander Turnipseed (Office of the County Engineer)  
Kevin Vickers (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Dane Scott (Office of the County Engineer)  
Aaron Pool (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:****3.1. March 3, 2025****Motion by Ken McCann to approve the minutes, seconded by Chuck Varadin**

Motion carried 5-0

**4. PUBLIC COMMENT: None****5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

5.1. **SMA Marion Oaks Basketball Court - Waiver Request to Major Site Plan**  
5664 SW 60th Ave All Units Ocala  
Project #2025020064 #32532 Parcel #35460-004-00  
Davis Dinkins Engineering

**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 this is a minor addition to a previously approved site plan for a grant funded basketball court. The minor addition has a negligible impact on the watershed or existing high functioning drainage retention area. A stormwater compliance plan has been prepared and illustrates sufficient capacity exists in the current condition.

5.2. **OTOW and Calesa Township Master Roadway Corridor Map - Standalone Waiver Request**  
8445 SW 80th St Ocala  
Project #1999007193 #32474 Parcel #3530-001-003  
Stearns Weaver Miller

**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 a waiver as the previously approved AR 29425 in order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway corridor map.

**LDC 6.11.4.A - Access Management**

CODE states all developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the

development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points.

APPLICANT requests a waiver as the previously approved AR 29425 in order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway corridor map.

**Motion by Tony Cunningham to approve 5.1 and 5.2 on the consent agenda, seconded by Ken McCann**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

6.1. YPSG Project - Waiver Request to Minor Site Plan in Review  
13414 E HWY 25 Ocklawaha  
Project #2024080051 #32396 Parcel #4879-003-001  
Menadier Engineering

**LDC 2.20.1.B(1,2,3 & 4) - Minor Site Plan**

CODE states a Minor 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 are in compliance with all of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

APPLICANT requests waiver to proceed with Minor Site Plan. The site is less than 9,000 square feet imp area, qualifies for stormwater exemption, trip generation is less than 50 peak hour trips, and the site will not increase flooding of adjacent property. Site is located in ESOZ. Requesting waiver to allow this low impact development, less than 1 Peak Hour Trip, stormwater not required, to proceed within ESOZ as a Minor Site Plan.

**Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin**  
Motion carried 5-0

6.2. MSP 9025-0636-17 - Waiver Request to Minor Site Plan in Review  
31 Juniper Pass All Units Ocala  
Project #2024080059 #31903 Parcel #9025-0636-17  
MCA Consulting Engineers

**LDC 6.8.6 - Buffers**

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 due to power overhead lines, shade trees are being requested to be located outside of the 15-foot Type C buffer, or substitute ornamental trees - tree per tree.

**Waiver was withdrawn by the applicant**

**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 waiver to pay fee in lieu of sidewalk construction.

**Motion by Steven Cohoon to approve the waiver request paying the fee in lieu of along Chestnut Road, seconded by Ken McCann**

Motion carried 5-0

6.3. **Lake Louise Apartment Development SW 7th Avenue - Rezoning to PUD With Master Plan**  
Project #2022090011 #32481 Parcel #3060-002-004  
Kimley-Horn & Associates

**Motion by Steven Cohoon to transmit to P&Z along with staff comments and to comply with the code in regards to sidewalks, seconded by Chuck Varadin**

Motion carried 5-0

6.4. **McGinley Landing Phase 1 - Final Plat**  
Project #2024110026 #32205  
JCH Consulting Group

Requesting reaffirmation of the approval for this Final Plat.

This item was previously approved by DRC on 2/24/25, however, the applicant has since modified the rear setbacks from 20' to 10' (on page 2) which is consistent with the approved PUD, Preliminary Plat and Improvement Plan.

**Motion by Steven Cohoon to approve as proposed, seconded by Chuck Varadin**

Motion carried 5-0

**6.5. Calesa Township - Chestnut Grove - Waiver Request to Preliminary Plat in Review**

**5575 SW 67th Avenue Rd Ocala  
Project #2025010020 #32356 Parcel #35300-000-14  
Tillman & Associates Engineering**

**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 is requesting a waiver for the use of 30' R/W's within the subdivision.

**Motion by Steven Cohoon to approve the waiver request contingent on the County Engineers satisfaction on the easement language, seconded by Tony Cunningham**

Motion carried 5-0

**6.6. Calesa Township - Chestnut Grove - Waiver Request to Improvement Plan in Review**

**5575 SW 67th Avenue Rd Ocala  
Project #2025010020 #32357 Parcel #35300-000-14  
Tillman & Associates Engineering**

**LDC 6.13.2.A(3) - Stormwater Management Minimum Requirements**

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT is requesting a waiver to reduce the minimum berm width from 12' to 8'. All DRA's will be privately owned and maintained.

**Motion by Steven Cohoon to approve the waiver request to reduce the berm width to 8 feet for all DRA's, seconded by Chuck Varadin**

Motion carried 5-0

**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 is requesting a waiver for the use of 30' R/W's within the subdivision.

**Motion by Steven Cohoon to approve the waiver request contingent on the County Engineers satisfaction on the easement language, seconded by Ken McCann**

Motion carried 5-0

**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.

**LDC 6.9.2. - Submittal requirements**

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests to allow landscape submittals to be 90 days following improvement plan approval, as outlined in the attached. Please see "Landscape Submittals" attachment.

**Motion by Michael Savage to approve the waiver request subject to the landscape plan being submitted within 90 days following the Improvement Plan but prior to the Final Plat approval, seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.7.4. - Shade trees**

CODE states Shade trees are required for all developments excluding residential developments.

**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.

APPLICANT requests to allow 2" shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage, and would like achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see attachment.

**Motion by Chuck Varadin to approve the waiver request subject to the landscape plan being submitted within 90 days following the Improvement Plan but prior to the Final Plat approval, seconded by Michael Savage**

Motion carried 5-0

**LDC 2.22.4. - Tree removal**

CODE states Purpose and intent. (1) The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees from or in public and private property. Tree protection and replacement shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of Marion County, complementing the natural and built environments, while providing shade and habitat through: (a) Preservation of existing trees and native plant communities; (b) Replacement of trees that are removed; (c) Maintenance of trees and (d) Prevention of tree abuse; and (e) Enforcement.

APPLICANT requests to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree

assessment and protection within large tracts as outlined in the attached. Please see "Landscape Submittals" attachment.

**Motion by Chuck Varadin to approve the waiver request to allow alternate method, seconded by Ken McCann**

Motion carried 5-0

**6.7. Publix Diamond "A" Shopping Center Pre-Plat - Waiver Request to Preliminary Plat in Review**

**Project #2024080096 #31953 Parcel #41200-056-04**

**Tillman & Associates Engineering**

**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 is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

**Motion by Michael Savage to table this item for one week, seconded by Tony Cunningham**

Motion carried 5-0

**6.8. Publix Diamond "A" Shopping Center Improvement Plan - Waiver Request to Improvement Plan in Review**

**Project #2024080096 #31954 Parcel #41200-056-04**

**Tillman & Associates Engineering**

**LDC 6.8.8.B - Building landscaping**

CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT request waiver to not provide building landscape adjacent to the buildings. Architectural features including decorative parapets with breaks in elevation and store front canopies to be more visually appealing and not obstruct the views of the retail businesses. Landscape screening has been provided on the project boundaries and internal landscaping is provided within the parking and opened areas.

**Motion by Michael Savage to table this item for one week, seconded by Tony Cunningham**

Motion carried 5-0

**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 is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

**Motion by Michael Savage to table this item for one week, seconded by Tony Cunningham**

Motion carried 5-0

6.9. Maro Subdivision SR 200 - Rezoning to PUD With Concept Plan  
Project #2007080004 #32489 Parcel #35770-055-05  
Tillman & Associates Engineering

**Motion by Chuck Varadin to transmit to P&Z with staff comments and complying with the LDC, seconded by Steven Cohoon**

Motion carried 5-0

6.10. Crenshaw Pool House - Waiver Request to Major Site Plan  
3921 SE 110th St Bellevue  
Project #2025020060 #32531  
Parcel #37202-006-02 Permit #2025012080  
Maverick Enterprise

**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 for proposed guesthouse. Structure is 912-square feet total which is 2,910 square feet over the allowed impervious coverage according to Marion County LDC requiring 2,668-cubic feet runoff storage.

**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**

**6.11. JF183 - Waiver Request to Major Site Plan**

7744 SW 180th Cir Dunnellon  
Project #2025020075 #32549 Parcel #34546-183-00  
Adams Homes of Northwest Florida

**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 as this subdivision only allows for 2,500 square feet of impervious. The proposed SFR is 3,242 square feet.

**Applicant withdrew the waiver**

**7. CONCEPTUAL REVIEW ITEMS: None**

**8. DISCUSSION ITEMS:**

**8.1. Staffing of the Thursday DRC Staff Meetings**

**Michael Savage, Chairman**

Michael Savage discussed that in the past, the DRC Chair used to run the Thursday Staff Meetings and proposed Committee members start attending on a rotational basis. Steven Cohoon agreed all should share. The remaining Committee members were also in agreement with the understanding that should there be scheduling conflicts members committed to be flexible with alternate coverage. Michael Savage to develop a schedule and bring back to the Committee for further discussion.

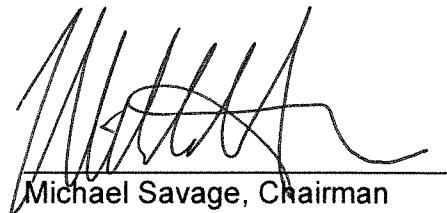
**9. OTHER ITEMS:**

Dana Olesky introduced Linda Blackburn with the County Attorney's Office who will be attending future DRC meetings.

**Motion by Tony Cunningham to adjourn, seconded by Michael Savage**

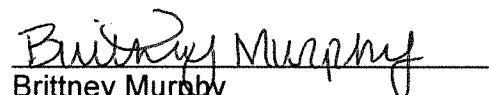
Motion carried 5-0

**10. ADJOURN: 10:09am**



Michael Savage, Chairman

Attest:



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Brittney Murphy  
OCE Customer Service Specialist