



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 21, 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)
Sara Wells (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (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. July 14, 2025

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

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: NONE

6. SCHEDULED ITEMS:

6.1. Multi-Family - 37 Laurel Pass - Waiver Request to Minor Site Plan in Review

37 Laurel Pass Ocala

Project #2025030061 #32644 Parcel #9024-0541-01

Linn Engineering & Design

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 a waiver for fee in lieu of construction.

Motion by Steven Cohoon to approve with no fee in lieu required for Laurel Pass, waiver approved for Juniper Road with fee in lieu of payment, seconded by Ken McCann

Motion carried 5-0

6.2. Estate of Michael Couture - Rezoning to PUD With Concept Plan

Project #2019100517 #32746 Parcel # 47667-000-00

Tillman & Associates Engineering

Motion by Steven Cohoon to approve with staff conditions as well as following DRC condition, TIA must have been received with one round of comments complete at least one week prior to the BCC or it must be pulled from the agenda, Developer contributes fair share towards right of way acquisition needed for intersection improvements at SE Hwy 42 and SE 73rd Avenue, note is added to BCC that typical sections do not meet minimum right of way width requirements, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. **Kim Triani Pool Spa Deck Enclosure - Waiver Request to Major Site Plan**
16049 SE 100th Ln Ocklawaha
Project #2025070024 #33057
Parcel #90411-002-01 Permit #2025060769
Costas Oasis

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 two lots combined to one address. Stormwater should not be an issue. Large parcels all sand and absorbed. Possible swale. Two large lots. No surrounding development. Soil is all sand and permeable space is more than ample. Possible swale if necessary. Applicant requests a waiver to the major site plan for swimming pool construction. The site will be over the allowed 9,000 square feet per Marion County LDC - 2,961 square feet of deck area. The pool is permeable at 790 square feet.

Motion by Chuck Varadin 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 and note that the front yard is SE 100th Lane (which is north), seconded by Steven Cohoon

Motion carried 5-0

- 6.4. **White Pool Addition - Waiver Request to a Major Site Plan**
6095 SW 93rd Loop Ocala
Project #2025070015 #33042 Parcel #35700-02-055
White James Robert

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 request project be allowed over impervious allowance of 3340 square feet

Motion by Steven Cohoon to approve with the condition the HOA accepts runoff, seconded by Michael Savage

Motion carried 5-0

6.5. Fortin - Waiver Request to Major Site Plan

13966 SE 156th Ln Weirsdale

Project #2025070036 #33063 Parcel #49362-009-00

Pierre Fortin

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 requests a waiver to the major site plan for new home. The site will be over the allowed 9,000 sq ft per Marion County LDC. The total amount of impervious surface is 12,241 sq ft.

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, 4. signed and sealed document that shows additional storage is available for the existing DRA and HOA letter is provided. Additional note that ESOZ is still required per code, seconded by Tony Cunningham

Motion carried 5-0

6.6. New Pavilion - Waiver Request to Major Site Plan

10369 SE 118th Ln Belleview

Project #2025070008 #33035

Parcel #39393-000-08 Permit #2025041518

Miguelena Manuel

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 the total property is 6.3 acres and I'm adding a pool, pavilion and garage. Due to the size of the property and general layout, the new addition will not affect the neighbors or community.

Motion by Michael Savage to approve contingent on HOA acceptance, seconded by Tony Cunningham

Motion carried 4-0

- 6.7. **Dieguez Eladio J & Myrian - Family Division Waiver Request**
Project #2016030044 #33043 Parcel #05794-004-00
Christine Quimby

Motion by Steven Cohoon to approve contingent on a boundary survey with title work provided prior to recording, seconded by Michael Savage

Motion carried 4-0

- 6.8. **Jonathan & Melissa Lee, Alice Santos - Family Division Waiver Request**
fka: Duryea Frederick
Project #2008040032 #33046 Parcel #40134-000-04
Melissa Lee

Motion by Steven Cohoon to approve contingent on a single driveway for both parcels and boundary survey with title work provided prior to recording, seconded by Ken McCann

Motion carried 4-0

- 6.9. **Road Closing-SE 59th Ave - Road Closing / Abrogation**
Portion of 3752-002-002 & 3752-008-02
8862 SE 59th Ave Ocala
Project #2025070003 #33023 Parcel #3752-002-002
Iglesia Pentecostal Poder Desd

Motion by Steven Cohoon to deny, seconded by Michael Savage

Motion carried 4-0

- 6.10. **Stanton Weirsdale Drainage Retention Area - Waiver Request to a Major Site Plan**
Project #2025070039 #33066 Parcel #49794-000-00
NV5, Inc.

LDC 6.13.3(C)(5) Types of stormwater management facilities

CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. APPLICANT request due to the size of the site and the size of the required drainage retention area, it will be difficult to provide the required landscaping. This DRA is being constructed within an existing neighborhood as a retrofit to reduce existing flooding issues and space utilized for landscaping will reduce the area/volume available for the DRA. Existing utility access will also make establishment and maintenance very difficult.

Motion by Steven Cohoon to deny, seconded by Ken McCann

Motion carried 4-0

LDC 6.13.3(C)(1) Types of stormwater management facilities

CODE states retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. APPLICANT requests that due to the size of the required DRA the maintenance path round the DRA needs to be reduced to 10 feet from 12 feet. This is a residential location.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

Motion Carried 4-0

10. ADJOURN: 10:34 AM

Michael Savage, Chairman

Attest:

Kelly Hathaway
Development Review Coordinator