



Marion County

Development Review Committee

Meeting Minutes

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

Monday, December 29, 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)
Cheryl Bulter (Community Services) for Chuck Varadin (Growth Services Director)
Josh Kramer (MCU) for Tony Cunningham (Utilities Director)

OTHERS PRESENT:)

Kevin Vickers (Office of the County Engineer)
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. December 22, 2025

Motion by Ken McCann to approve the minutes, seconded by Josh Kramer

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

- 6.1. Jeffrey Denman - Waiver to Major Site Plan
Plan #STA-000118-2025 Parcel #45790-000-08
Jeffrey Denman**

LDC 6.14.2B1(a)

CODE states New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT request - I am seeking approval to continue using the existing water well on the property rather than connecting to city water. The well has long been established and is in safe condition and has reliably served the property without issue. As an existing and previously permitted system, it should be grandfathered. Requiring a new connection to city water would impose unnecessary hardship when a safe, functional water source is already in place. For these reasons, I request that the continued use of the water well be permitted.

Motion by Josh Kramer to deny, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. April 9, 2026, Staff Meeting will need to be moved or cancelled due to
Citizens Academy**

Motion by Cheryl Butler to un-table, seconded by Ken McCann

Motion carried 5-0

Motion by Steven Cohoon to find an alternate location, seconded by Michael Savage

Motion carried 5-0

- 8.2. Planning & Zoning Commission Items for (December 29, 2025)
Marion County Growth Services Department**

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

9. OTHER ITEMS:

Steven Cohoon stated his appreciation for Michael Savage during his time as DRC

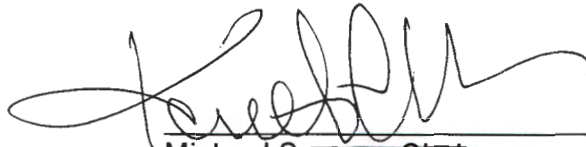
Chairman.

Michael Savage stated there is always a way to work out a solution. Think about this as decisions are made at DRC meetings. Keep up the good work.

Motion by Josh Kramer to adjourn, seconded by Cheryl Butler

Motion carried 5-0

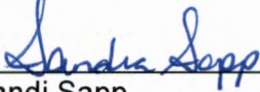
10.ADJOURN: 9:22 AM



Michael Savage, Chairman

KEN McCann Vice Chair

Attest:



Sandi Sapp
Development Review Coordinator