



Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 18, 2025

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A BLIC 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)
Kathleen Brugnoli (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Kevin Vickers (Office of the County Engineer)
Dane Scott (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. August 11, 2025

Motion by Ken McCann to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.2. Stokes Electric-Major Site Plan - Major Site Plan
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.**

Motion by Ken McCann to approve, seconded by Tony Cunningham

Motion carried 5-0

- 5.3. Corta Commons - Ocala West - Final Plat
Project #2024020064 #31191 Parcel #3501-200-019
CHW, an NV5 Company**

Motion by Steven Cohoon to table one week, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Tractor Supply Major Site Plan - Waiver Request to a Previously Approved Plan (#31659)
115 Bahia Avenue PI Ocala
Project #2025080006 #33165 Parcel #37491-003-00
Mastroserio Engineering**

LDC 2.21.4 - Construction, Completion, and Closeout

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by

the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request - the owner requests a waiver to allow the commencement of Building Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

Motion by Chuck Varadin to approve with conditions that no permit for this request may be issued unless and until the resubmittal for the site's corresponding Final Plat/Replat has been received and no final inspection shall occur unless and until the corresponding Final Plat/Replat has been approved and recorded with the Marion County Official Records Plat Books, and at their own risk, seconded by Michael Savage

Motion carried 5-0

- 6.2. Meridian Storage Group - Major Site Plan**
10579 SE Maricamp Rd Ocala
Project #2024100003 #32405 Parcel #3761-003-000 & 3761-004-000
Davis Dinkins Engineering, P.A.

LDC 6.13.8.B(7) Stormwater Conveyance Criteria

CODE states: Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver for private storm system to be less than 18 inches. Pipe calculations will be provided.

Motion by Steven Cohoon to approve with the condition of providing supporting calculations, seconded by Ken McCann

Motion carried 5-0

- 6.3. Pine Village Manufactured Home Park - Major Site Plan – Waiver Request to Major Site Plan in Review**
10195 SE 36th Ave Belleview
Project #1999005123 #32898 Parcel #3726-011-001
Clymer Farner Barley, Inc.

LDC 6.11.4.B(2) - Cross Access (Parallel Access)

CODE states Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads

unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT request - Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads" Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin, opposed by Michael Savage

Motion carried 4-1

LDC 6.11.5 -Driveway Access

CODE states - Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT request - The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance also existed in its current location for at least the same duration. Belleview High starts at 8:30 AM & ends at 3:00 PM. Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only seven trips and PM peak hour trips increased by 13 trips, Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

Motion by Steven Cohoon to approve, seconded by Ken McCann for discussion only, opposed by Chuck Varadin and Ken McCann

Motion carried 3-2

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 request - per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

Motion by Steven Cohoon to approve the fee in lieu of, seconded by Michael Savage

Motion carried 5-0

LDC - 6.12.2 - Right of Way

CODE states A. 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. B.

Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC: (1) The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way, (2) The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage, (3) The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way, (4) The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT request - We would like to request providing a 10-foot ROW dedication, rather than the 20-foot code minimum, due to the precedent set by adjacent projects. Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 36th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15-feet required Type C landscape buffer, rather than the 25-foot code minimum.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

6.4. EON Consumer Welfare Mini-Warehouse - Major Site Plan – Request for a One Year Extension

5841 SW 25th St Ocala

Project #2022110065 #29416 Parcel #23819-001-03

Pigeon-Ardurra, LLC

On 7/16/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2025. The new expiration date would be September 11, 2026.

Motion by Ken McCann to approve an extension to September 11, 2026, which is one year from the current expiration date, seconded by Tony Cunningham

Motion carried 5-0

6.5. 16848 SW 29th Terrace Rd Ocala FL - Waiver Request to Major Site Plan in Review

Marion Oaks

Project #2025070073 #33129 Parcel #8004-0460-18

Dala Developments

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request - Water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Unit 4.

Motion by Tony Cunningham to approve with the following conditions (1) opens a water utility account with MCU; (2) pays all connection charges; and (3) pay \$4,996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Unit 4, seconded by Ken McCann

Motion carried 5-0

- 6.6. Reed Screen Room - Waiver Request to Major Site Plan
Marion Oaks Lot 4
Project #2025080007 #33166 Parcel # 8010-0903-04
Wilmoth Reed**

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 build a 12 x 22 - 264 square feet screen room addition. The screen room would be over the allowed impervious for the lot allowance.

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, seconded by Michael Savage

Motion carried 5-0

- 6.7. Johnathan Hernandez & Cira Franco Hernandez - Waiver Request for Family Division
Project #2025070072 #33128 Parcel # 44676-200101
Johnathan Hernandez & Cira Franco Hernandez**

LDC 2.16.1.B(10) – Family Division

CODE state 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 Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.

Motion by Chuck Varadin to deny, seconded by Michael Savage

Motion carried 3-0

- 6.8. Jason Henderson - Family Division Waiver Request**
fka: Kennedy Dianne
11955 SE 135th Ave
Project #2013070018 #33159 Parcel #39988-000-00
Jason Henderson

LDC 2.16.1.B(10) – Family Division

CODE state 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 Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Matthew Henderson. They are requesting to share a 40-foot easement for Olivia's new parcel, however, want a separate driveway off SE 135th Ave for brother's new parcel.

Motion by Michael Savage to approve the family division maintaining the two driveways with a 40-foot easement, seconded by Steven Cohoon

Motion carried 4-0

**6.9. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley**

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 family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

Motion by Michael Savage to table for no more than two weeks, seconded by Chuck Varadin

Motion carried 3-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS: NONE

9. OTHER ITEMS: NONE

Michael Savage asked please do not talk from the audience when the committee is trying to discuss items.

Motion by Michael Savage to adjourn, seconded by Steven Cohoon

Motion Carried 4-0

10.ADJOURN: 10:35 AM

Michael Savage, Chairman

Attest:

Sandi Sapp
Development Review Coordinator