



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 8, 2026

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:

Ken McCann, Vice Chairman (Fire Marshal)
John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Michelle Sanders (911 Management)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Alex Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 1, 2026

Motion by Tony Cunningham to approve the minutes, seconded by John Pearson

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Seasure, LLC - Waiver Request to Preliminary Plat**
Parcel #: 2003-101-000 #WaiverSTA-000709-2026
JCH Consulting

Requested at 6/1/26 DRC meeting to be placed on 6/8/26 Consent with a corrected agenda description.

LDC Sec. 2.17.1. - Applicability

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

APPLICANT request - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application

- 5.2. Sheik Hafeez Rahaman- Waiver Request to Preliminary Plat**
Parcel #9024-0000-02 #WaiverSTA- 000706-2026
JCH Consulting Group Inc.

Requested at 6/1/26 DRC meeting to be placed on 6/8/26 Consent with a corrected agenda description.

LDC 2.17.1. - Applicability

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

APPLICANT - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application.

- 5.3. Watson Realty Parking Expansion - Major Site Plan**
Parcel #: 3137-001-001 # MajorSite-000266-2026
EDA Consultants, Inc.

- 5.4. Buc-ee's Travel Center - Major Site Plan**
Parcel #13462-001-00 # 31121
Kimley-Horn and Associates

- 5.5. BLCCDD Warehouse - Major Site Plan**
Parcel # 35300-400001 # MajorSite-000431-2026
Kimley-Horn and Associates

- 5.6. **Diamond A Shopping Center - Major Site Plan**
Parcel #: 41200-056-04 #33554
Tillman & Associates Engineering, LLC

Motion by Steven Cohoon to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **Ocala Crossings South Phase 4 - Improvement Plan 33207 - Waiver to Improvement Plan in Review**
Parcel #: 35623-005-00 #WaiverPIR-000795-2026
Mastroserio Engineering, Inc.

LDC 6.11.8.B(2)(3) - Parking Requirements

CODE states (2) A one-car garage or carport and driveway combination shall count as two off-street parking spaces provided the driveway measures a minimum of 25 feet in length between the face of the garage or carport door and the sidewalk, or 30 feet to the curb line. (3) A two-car garage or carport and driveway combination shall count as four off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage or carport.

APPLICANT - A waiver is requested to reduce the parking depth from 25 ft to 20 ft from the two-car garage to the back of sidewalk for lots with sidewalk frontage. The lots with no sidewalk comply with this section of code, depth being 33 ft from the back curb to the face of the garage. The basis for the waiver request is that this is the final phase of a 5-phase development, and the master PUD plan was approved with 20 ft front building setbacks. This matter should have been addressed with the PUD process and not at this final stage of development. The home builders have constructed the majority of homes with the garage set at the 20 ft front setback. Based on discussion with staff, a waiver is requested for the parking depth to keep consistent with the existing PUD. Furthermore, code parking spaces require 18 feet depth, and we have 20 feet to the sidewalk.

Motion by Chuck Varadin to approve, seconded by John Pearson

Motion carried 5-0

- 6.2. **Exalt Health Summerfield - Major Site Plan #000600 - Waiver to Major Site Plan in Review**
Parcel #: 47696-000-00 #WaiverPIR-000824-2026
Kimley-Horn and Associates

LDC 6.8.7 - Parking areas and vehicular use areas

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy

this requirement.

APPLICANT requests a waiver from landscape requirement behind perimeter parking on north side of the site where a retaining wall is proposed. There is additional landscaping proposed beyond the wall and the adjacent parcel is commercial. This section of perimeter parking faces the back of adjacent property building.

Motion by Chuck Varadin to approve, seconded by Tony Cunningham

Motion carried 5-0

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 to pay fee in-lieu of sidewalk construction along US 441. There are no existing sidewalks adjacent to the project boundary.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.7.B. - Geotechnical Criteria

CODE states 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.

APPLICANT requests waiver to have the second Auger location count towards the minimum requirements (two infiltration tests for each retention/detention area), despite being slightly outside the dry retention area footprint (< 30 LF). The borings are consistent and show good quality sand down to 12'. The pond is only proposed to be 6' in depth. The auger location is sufficient in determining the soil for the pond area.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.3. Melody Preserve - Standalone Waiver Request to Buffers
Parcel #: 35300-000-15 # WaiverSTA-000807-2026
Kimley-Horn and Associates

LDC 6.8.6.K(5) Buffers

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT - We are requesting a waiver to allow for the Type 'E' buffer along the north property boundary to utilize a fence in lieu of vegetation. The buffer will remain 20' width. The existing vegetation along the north property boundary within the adjacent Liberty Village residential subdivision is mature and will not allow for the buffer to adequately grow as intended. Additionally, we request the fence to continue within the Type 'A' buffer on the property line. The adjacent storage facility currently utilizes a fence on their property boundary so the landscaping will not be a benefit to that parcel.

Motion by Chuck Varadin to deny with support to the Board of County Commissioners, but with questions regarding maintenance, seconded by John Pearson

Motion carried 5-0

6.4. Pardee Maricamp Storage - Major Site Plan 000555 - Waiver to Major Site Plan in Review
Parcel #: 31385-000-00 # WaiverPIR-000861-2026
Kimley-Horn and Associates

LDC 2.12.8 Current boundary and topographic survey

CODE 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 We request waiver for survey age. Field work was completed following FDOT improvements to Maricamp and the site has remained undeveloped since.

LDC 2.12.8 Topographical contours

CODE 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 Waiver request for 100' contour adjacent to site. Lidar was previously utilized to determine offsite flows and historical drainage patterns which affected the project area.

Motion by Steven Cohoon to approve waiver for both LDC 2.12.8. requests, seconded by Tony Cunningham

Motion carried 5-0

6.5. Oak Shores Estates - Preliminary Plat 000713 - Waiver to Preliminary Plat in Review

Parcel #: 9064-0000-02 #WaiverPIR-000837-2026

Tillman & Associates Engineering, LLC

LDC 6.12.2 (A) - 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. **APPLICANT** - Request a waiver to allow for a 40' right of way with 10' utility easements.

Motion by Steven Cohoon to approve contingent on the utility easement on the south side of road or side with the pedestrian facilities being written in such a way that pedestrians are able to use that area, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT - Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Ken McCann

Motion carried 5-0

6.6. Oak Shores Estates - Improvement Plan 000742 - Waiver to Improvement Plan in Review

Parcel #: 9064-0000-02 #WaiverPIR-000840-2026

Tillman & Associates Engineering, LLC

LDC 6.11.9 (A) - Traffic control devices

CODE states A. Traffic Signals. (1) The installation of a traffic signal requires a signal warrant analysis to be performed. The County's Traffic Engineer shall determine if the signal warrant analysis justifies the need for a traffic signal. Traffic signals warranted due to the development shall be installed and paid for by the developer. (2) Justification must be provided for the left turn treatment, phases, deceleration lane lengths and timings proposed. (3) In addition to the plan requirements listed below, shop drawings with FDOT approved materials and a maintenance agreement must be provided and approved. (4) Illuminated Street

Name signs shall be required at all signalized intersections. (5) A box-span configuration is required if strain poles are used. (6) Traffic signal plans shall be 11 inches by 17 inches and shall include the following. (a) A Key sheet including the name of the intersecting roads, an index, a location map, a list of the utility companies that exist in the location of the signal, and the posted speeds of the approaching roadways. (b) A Tabulation of Quantities sheet that lists the item numbers, description and quantity of materials and equipment, listed in numerical order. Pay item notes and general notes that refer to item numbers shall be shown on this sheet. (c) A General Notes sheet including all general notes, related to the specific signal, as required by the Traffic Section of the Marion County Office of the County Engineer. Contact the Office of the County Engineer for the current required general notes. (d) A Plan sheet at a scale large enough to show all details clearly and legibly. The recommended scale is 1 inch = 40 feet or 1 inch = 50 feet. The plan sheet shall include existing and proposed: 1. Edge of pavement 2. Street names 3. Drainage structures including curb and gutter and drainage inlets 4. Sidewalks and right-of-way lines 5. Pavement markings 6. Signal heads with directional arrows and movements (movement 2 and 6 shall be the major streets) 7. Detection devices such as video detection with detection field or loop detection with conduit locations 8. Pull boxes 9. Control cabinet location 10. Signal poles and span wire 11. ATMS Equipment (if applicable) 12. Nottarrow and scale 13. Phasing Diagram 14. Controller timings using calculated optimum timings and clearance intervals meeting FDOT requirements 15. Sign detail with dimensions of letters and sign 16. Signal head details 17. Pedestrian head details 18. FDOT pay item numbers for all equipment (e) A structural analysis with soil boring data signed and sealed by an Engineer. **APPLICANT** Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Motion by Steven Cohoon to approve contingent on CO hold until such a time that offsite improvement plans are completed, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.11 - Turn lanes

CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.

APPLICANT Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Motion by Steven Cohoon to approve contingent on CO hold until such a time that offsite improvement plans are completed, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.2 (A)- 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. **APPLICANT** Request a waiver to allow for a 40' right of way with 10' utility easements

Motion by Tony Cunningham to approve the waiver to allow for 40 foot right-of-way and 10 foot utility easements and as well pedestrian easements where applicable , seconded by John Pearson

Motion carried 5-0

LDC 6.12.9. (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Request a waiver to use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150' in length.

Motion by Tony Cunningham to approve the waiver for hammer-head style intersection on dead-end roads, seconded by Ken McCann

Motion carried 5-0

6.7. Oak Shores Estates - Master Plan 000673 - Waiver to Master Plan in Review

**Parcel #: 9064-0000-02 # WaiverPIR-000838-2026
Tillman & Associates Engineering, LLC**

6.12.9. H - Subdivision roads

CODE states Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Request a waiver to use the alternative provided. Dead end road without cul-de-sac. A hammerhead with dead end segments less than 150' in length have been provided as an alternative turn around.

Motion by Tony Cunningham to approve, seconded by Ken McCann

Motion carried 5-0

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 Request a waiver as roadways will remain private & ROW width will be

40 feet wide with a 10 feet drainage and utility easement for a total width of 60 feet.

Motion by Tony Cunningham to approve with pedestrian access in the easement, seconded by John Pearson

Motion carried 5-0

- 6.8. **Heatherwood - Preliminary Plat 000680 - Waiver to Preliminary Plat in Review**
Parcel #: 36640-004-00 # WaiverPIR-000845-2026
Tillman & Associates Engineering, LLC

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 Request a waiver to allow for the use of the current boundary and topographic survey which is more than 12 months old will be submitted to DRC for consideration.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.9. **Heatherwood - Improvement Plan 000674 - Waiver to Improvement Plan in Review**
Parcel #: 36640-004-00 # WaiverPIR-000846-2026
Tillman & Associates Engineering, LLC

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 Request a waiver to allow for the use of the current boundary and

topographic survey which is more than 12 months old will be submitted to DRC for consideration.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

LDC 6.12.9- Subdivision roads and related infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans. **APPLICANT** Request a waiver to allow for the proposed design and posted speed will be submitted for consideration. Curve warning signage per FDOT Greenbook criteria is proposed as shown on Sheet 8.0.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a

cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Requests a waiver to allow for the use of a hammerhead style intersection on dead end roads will be submitted to DRC for consideration. The proposed dead-end segments will be less than 150' in length.

Motion by Ken McCann to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.7(B)(2) - Geotechnical criteria

CODE states B. Minimum requirements. (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.

APPLICANT Requests a waiver to reduce the required number of borings from nine to seven for DRA-1. The provided soil borings stratification represents consistently the subsurface soils and groundwater conditions across the area and provide sufficient information for design.

Motion by Steven Cohoon to approve contingent on staff support of uniformity in Geotechnical report, seconded by Tony Cunningham

Motion carried 5-0

6.10. West Mini Farms - Improvement Plan 33241 - Waiver to Improvement Plan in Review

Parcel #: 34979-000-00 # WaiverPIR-000858-2026

Tillman & Associates Engineering, LLC

LDC 6.12.12. - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 a waiver to not provide sidewalk alongside of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Motion by Steven Cohoon to approve not constructing and not paying fee-in-lieu of, seconded by John Pearson

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 145-91. (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 A waiver is requested for the number of borings in the drainage retention areas. We have provided 1 boring per acre rather than 1 boring for every 0.5 acre. The underlying soils are generally consistent, and the provided number of borings is sufficient to determine stormwater modeling parameters. SWFWMD has reviewed and approved a permit for the project.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.11. West Mini Farms - Preliminary Plat 33240 -Waiver to Preliminary Plat in Review

**Parcel #: 34979-000-00 # WaiverPIR-000857-2026
Tillman & Associates Engineering, LLC**

LDC 6.12.12. - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 a waiver to not provide sidewalk alongside of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.12. Atlas Tranquility Park - Improvement Plan 000635 - Waiver to Improvement Plan in Review

**Parcel #: 39279-026-00 # WaiverPIR-000859-2026
Tillman & Associates Engineering, LLC**

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Request a waiver for dead end road without cul-de-sac. A hammerhead with dead end segments less than 150' in length have been provided as an alternative turn around.

Motion by John Pearson to approve, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.12.9 - Subdivision roads and related infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans. **APPLICANT** Request a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

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 145-91. (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 Waiver requested to providing an additional soil boring in DRA 5. The provided soil borings are all consistent.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.13. Atlas Tranquility Park - Preliminary Plat 000634 - Waiver to Preliminary Plat in Review**
Parcel #: 39279-026-00 # WaiverPIR-000860-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT Request a waiver to use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150' in length.

Motion by John Pearson to approve, seconded by Ken McCann

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 Requests a waiver to allow a 30' Right-of-Way with 15' easement on each side (60' total).

Motion by Steven Cohoon to approve for DUE (Drainage Utility Easement) for the typical section being updated to DUAE (Drainage Utility Access Easement) and the separation of the pedestrian facilities being separated in the long sections need to be as far away from the road as possible and meet Green Book requirements, seconded by John Pearson

Motion carried 5-0

**6.14. Redeemer Christian School - Waiver to Major Site Plan
Parcel # 36762-001-00 #WaiverSTA-000749-2026
Rogers Engineering & Land Surveying LLC**

LDC 2.21.1.A Applicability

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 the lesser of 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; or (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests waiver from Major Site Plan subject to providing a Stormwater Compliance Plan for 5,248 square foot modular building. This will not increase the number of students, as students currently meeting in the gymnasium will occupy it. No trees will be removed, and no additional staff will be required.

Motion by Chuck Varadin to approve contingent on not increasing student body count, setbacks, and staff's three standard conditions 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property. 2) A permit hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Certification Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls seconded by John Pearson

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN: 10:27 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway
Development Review Coordinator