



Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 23, 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)
Michelle Fanelli (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)
Liz Cotos (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Michelle Sanders (911 Management)
Susan Heyen (Landscape)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)
Elizabeth Woods (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 16, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

- 6.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 -
Waiver to Major Site Plan in Review
Parcel #21087-001-02 #WaiverPIR-000251-2026
Tillman and Associates Engineering, LLC**

LDC 6.13.6 A(3), C(3) - Stormwater quality criteria

CODE states A (3) The following systems shall be considered as meeting the County's stormwater quality criteria:(a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility. 1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 nches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2.The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can

still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.

APPLICANT requests waiver to exceed 6-ft pond depth in DRA-16 and DRA-17. Additional storage is available within these DRAs for back-to-back storm events by increasing the depth to 9-ft and 7-ft, respectively.

Motion by Steven Cohoon to table the item for 2 weeks, seconded by Chuck Varadin
Motion carried 5-0

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 request - A) Request waiver for storm trunkline size to include 15" pipe provided supporting hydraulic calculations. B) Request waiver for storm pipes sized 12" and under for secondary system branch connections to the primary trunkline (i.e. smaller pipes for yard and roof drains) as supported by hydraulic calculations.

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

LDC 6.13.6.3(b) - Stormwater Quality Criteria

CODE states Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms;

APPLICANT requests waiver to use sod on pond top of banks and side slopes, and seed and mulch on pond bottoms with conditions to meet current County LDC vegetative cover requirements.

Motion by Steven Cohoon to approve contingent on applicant adhering to Section 570, and in the event there is a fee schedule update that is applicable to this condition, seconded by Ken McCann
Motion carried 5-0

LDC 6.13.3.D(2) - DRA Maintenance berm

CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper

than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas.

APPLICANT requests waiver to provide a 5-ft min. width maintenance berm for privately owned and maintained DRAs.

Applicant withdrew

LDC 2.21.1.A - Order of plan approval

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 waiver to begin site disturbance prior to site plan approval, at the Owner's own risk, and subject to a hold placed on final inspection until the Major Site Plan is approved. No water or sewer utility work shall begin until FDEP permits are obtained.

Motion by Steven Cohoon to approve contingent on site plan being approved six months from today, no DRAs are excavated beyond 6 feet; no water or sewer utility shall begin until FDEP permits are obtained, seconded by Chuck Varadin

Motion carried 5-0

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 requests waiver from curvilinear pond criteria, pond volume to be maximized to serve large outdoor areas, fields, and parking. Alternate walking and green areas are incorporated into the project site.

Applicant withdrew

LDC 7.2.10 - Grease Interceptors

CODE states A. Grease interceptors shall be of an approved type and shall meet all applicable Florida Plumbing and Administrative Code specifications. B. Construction. (1) Grease interceptors shall be constructed according to Florida Administrative Code Chapter 64E-6. (2) Any grease interceptor shall not be located where vehicular traffic or other overburden loads are anticipated unless the design is approved by MCU, and the registered engineer certifies that the

interceptor and soil conditions will support the anticipated loads. Where support is provided without bearing on the interceptor, bearing shall be on the soil independent from the grease interceptor and reinforced as specified by the engineer. (3) All tops shall be traffic rated where vehicular traffic patterns may occur. (4) Minimum inlet and outlet piping size is four inches. (5) Minimum slope for all tank inlet and outlet piping is 1/8 inch per foot. (6) All openings shall be sealed with a waterproof, non-shrinking grout, brushed smooth inside and outside. (7) Tanks located in areas of questionable drainage are required to have a waterproof type frame and cover, with a manhole insert. (8) Precast structures shall be inspected by MCU prior to being set into the ground. Any visible reinforcing wire, steel, or honeycombing shall be cause for rejection. (9) Precast concrete shall be coated with a corrosion inhibitor that withstands a pH level of less than 3.0. C. Maintenance access. (1) Maintenance shall be according to MCU Industrial Pretreatment Ordinance. (2) Clean outs shall be provided and installed in conformance with MCU's specifications at both the inlet and outlet to the tank(s). (3) Access to the tank(s) for cleaning and inspection shall be provided via a minimum of two, 24 inch diameter rings and covers, located at each end (inlet and outlet) of the tank. The cover shall have the word GREASE cast into it.

APPLICANT requests waiver to deviate from gravity grease interceptor in LDC, Section 7.2.10 and shown in detail "UT310 Grease Interceptor" of section 7.3.2. Proposed substitute: four (4) Schier Great Basin model GB-1000 hydro-mechanical grease interceptors in series, supported by product data and calculations, to be provided to Marion County Building Department during Building Permitting. (fewer units require using hydro-mech.).

Motion by Josh Kramer to approve, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.14.2.C(2)(E)(1) - Connection requirements

CODE states Wastewater system. All new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet times the total number of ERCs within the project at build out. Otherwise, the project shall comply with the following as applicable: (a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system. (b) New residential developments that consist of fewer than five ERCs may use individual OSTDS in conformance with Section 6.14.3, or (c) Non-residential development with 15 or more ERCs with no food preparation and will discharge only domestic waste, shall design and construct a Wastewater Treatment Facility (WWTF) that complies with all applicable State requirements, or (d) Non-residential site developments with no food preparation with less than 15 ERCs and will discharge only domestic waste may use an OSTDS with a minimum effective septic tank capacity of two times the State requirements and an approved outlet filter is installed. (e) New and existing non-residential site developments which include cooking or food preparation on site may discharge into the system providing the food preparation wastewater is pretreated and monitored as follows: 1. The facility shall install grease removal systems that: a. Meets all applicable Florida Plumbing and Administrative Code; and b. is size supported by signed and sealed plans by the project engineer, and is

approved by MCU. 2. Grease removal systems and traps shall comply with MCU Industrial Pretreatment Ordinance. (f) New and existing site developments which include the use of petroleum based products which may discharge into the system shall pretreat the wastewater as follows: 1. The facility shall install an oil/water separator that: a. Meets all applicable requirements of the MCU Industrial Pretreatment Ordinance; b. is American Petroleum Institute ("API") approved; and c. is size supported by signed and sealed plans by the project engineer, and is approved by MCU. 2. Monitoring equipment (probes, sampling boxes, etc.) may be required by MCU. (g) New and existing car washes shall provide a system that uses a minimum of 80 percent recycled water. (h) New and existing facilities which have applications which may discharge hair, fur, sand, lint, and other debris shall in to the system shall pretreat the wastewater as follows: 1. The facility shall install a lint trap/sand interceptor that: a. Meets all applicable requirements set by MCU; and b. Is size supported by signed and sealed plans by the project engineer and is approved by MCU. 2. Lint trap/sand interceptors shall comply with MCU Industrial Pretreatment Ordinance.

APPLICANT requests waiver to deviate from the 1.5 x volume multiplier. The proposed Schier Great Basin model BG-1000 hydro-mechanical grease interceptor specifications has a lifetime guarantee and is made of seamless, 7/16" thick, molded polyethylene. It is understood that these interceptors have less propensity to leak than conventional concrete structure.

Motion by Josh Kramer to approve, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.8.10.(1) - General planting requirements

CODE states (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

APPLICANT requests waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, a waiver from native shrub and groundcover criteria. A plant palette for this site is being followed to match existing World Equestrian Center.

Motion by Chuck Varadin to table LDC sections 6.8.10.(1), 6.7.7., 6.8.7.D, 6.7.4.D, 6.8.10.C, 6.7.4., 6.8.7.C,D,E, 6.8.9. and 6.8.8.B for two weeks, seconded by Ken McCann

Motion carried 5-0

LDC 6.7.7 Tree removal procedure

CODE states A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1) Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other

outstanding quality. (2) Proposed grading or clearing activities do not follow the requirements of this division. (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6. B. The applicant will be asked to revise and update the tree preservation information according to review comments. C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.

APPLICANT request - Due to the sheer number of trees, landscape architect reviewed the quality and health of existing trees. There is a blend of individual poor health with average health existing trees. There are 1-2 excellent size trees - these are saved. But for county personal convenience- we have calculated all trees as salvageable. There are no historic trees on site.

LDC 6.8.7D - Shade tree requirement - Islands

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

APPLICANT requests a waiver from internal parking islands, therefore also requesting a waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

LDC 6.7.4.D and 6.8.10.C - General planting requirements

CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C. which states Planting specifications are listed as follows: (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. (2) The use of invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated. (a) Plant species listed as "Prohibited" are not permitted for use in any proposed development. (b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect. (c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project's BMP manual. (3) Trees. (a)

Shade trees shall have a minimum caliper of 3.5 inches. (b) Accent or ornamental (understory) trees shall have a minimum overall height of six feet and a minimum spread of 42 inches upon installation. (4) Palms. (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9 (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio. (c) Palm trees shall not be substituted for required shade trees. (d) Palms shall have a clear trunk height of 10 feet minimum. (5) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height. (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center. (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. (8) Turfgrass may be of any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.

APPLICANT request - Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantities, based upon equivalent inch per inch of the caliper of the tree planted.

LDC 6.7.4 - Shade tree requirements

CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests a waiver from one shade tree per 3,000 square feet criteria; Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area requires large open areas to be in scale we need the larger trees. This should compensate for the shortfall in numbers.

LDC 6.8.7 C, D, E. Parking and Vehicle use areas

CODE states C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage. E. Each row of parking spaces shall be terminated by a landscaped island.

APPLICANT requests waiver for parking lot islands - Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/RV/bus travel, maneuvering,

and parking.

LDC 6.8.9 Service and Equipment areas

CODE states A. Utility areas and loading/unloading areas shall be screened as follows: (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2) Buffer fencing with a minimum height of three feet. B. Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. C. Trees and shrubs shall remain eight feet from any fire service connection. D. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.

APPLICANT request - Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Requesting a waiver from screening service and equipment areas since these areas are not visible from neighboring property.

LDC 6.11.3, Traffic Impact Analysis

CODE states A. A Traffic Impact Analysis is required to determine necessary mitigation and improvements to accommodate the proposed development. The design year shall include a minimum growth rate and in accordance with the established guidelines. For the purpose of determining what level of study must be completed, the following thresholds have been established. (1) A Traffic Statement is required for projects generating fewer than 50 peak hour trips. (2) A Traffic Assessment is required for projects generating between 50 and 99 peak hour trips. Unless the project has a four percent or more impact (percent project traffic to adopted LOS volume) on a roadway that has an existing volume/capacity (v/c) ratio of 0.80 or more, in which case a Traffic Study is required. (3) A Traffic Study is required for projects generating 100 or more peak hour trips. For projects where all impacted roadways are below 0.50 v/c a Traffic Assessment is all that is required with the exception of those projects increasing the v/c ratio on an impacted roadway by 20 percent or more.

APPLICANT - TIA has been submitted to Marion County for review and approval. Applicant requests DRC conditional site plan approval prior to approval of the Traffic Impact Analysis, at the Owner's own risk, with a hold placed upon final inspection until the TIA is approved.

Applicant withdrew

LDC 6.11.5, 6.11.9.A and 6.12.11 - Driveways, Traffic control devices and Turn lanes

CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the

County Engineer or his designee can review and approve on a case-by-case basis.

(4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety.

(5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

C. Commercial Driveway Requirements.

(1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in

Table 6.11-2. (2) All driveways on corner parcels must access the lower classified

road unless approved by the County Engineer. Exceptions to the distances listed in

Table 6.11-2 may be allowed if constraints exist that makes it impractical to meet

those requirements but in no case shall that distance be less than what is shown in

Table 6.11-3. (3) Driveways on the opposite side of the road from the proposed

driveway shall be shown on the plan for coordination purposes. (4) All commercial

driveway access shall meet FDOT sight distance requirements. A note is required on

Improvement Plans and Major Site Plans stating that "sight distance at driveways

complies with FDOT requirements. (5) The length of commercial driveways shall be

designed to provide for an uninterrupted traffic flow on the public street. The

driveway length shall be subject to the anticipated required stacking length of

entering and exiting vehicles during the peak period in accordance with FDOT. (6)

Commercial driveways shall be at minimum 24 feet wide within the right-of-way and

have a 25-foot radius. The Office of the County Engineer may require wider

driveway and radius for commercial properties with heavy truck traffic. Equivalent

flare will be allowed if the projected traffic volume for the driveway is less than 600

trips per day and curb and gutter exist. (7) The maximum allowed commercial

driveway grade is 10 percent. The maximum algebraic difference between two

different grades is 12 percent.

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. North arrow 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.

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 - Driveway improvements and turn lane improvements are required for this project. Separate sets of plans will be submitted to DRC for review and approval. Applicant request DRC conditional site plan approval prior to approval of the driveway and turn lane improvement plans, at the Owner's own risk, with a hold placed upon final inspection until the driveway and turn lane improvements are approved.

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin

Motion carried 5-0

LDC 2.12.4.L(3) Front page of the plan

CODE states (3) List of Development Agreements including Marion County Official Record Book and Page

APPLICANT request DRC conditional site plan approval prior to approval of Developer's Agreement, at the Owner's own risk, with a hold placed upon final inspection until the Developer's Agreement is approved or determined that it is not needed.

Applicant withdrew

LDC 2.1.3 - Order of plan approval

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request DRC site plan review and approval prior to submittal of updated Master Plan sheet, at the Owner's own risk. Master Plan sheet is currently under review as part of PUD amendment application.

Motion by Chuck Varadin to approve contingent upon Master Plan being submitted within eight months, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.4.7.E - Construction plans

CODE states Line and curve tables can be used but must be shown on the sheet to which they apply.

APPLICANT request - Code states line and curve tables can be used but must be shown on the sheet to which they apply. Applicant requests waiver for line & curve data for the project to be provided with a sketch & description prior to the request for final inspection.

Motion by Steven Cohoon to approve contingent on George sending an email to the County Surveyor letting him know that your submitting as you proposed when the time comes, seconded by Josh Kramer

Motion carried 5-0

LDC 6.8.8B 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 requests waiver to allow plantings adjacent to the building to be shifted to perimeter of area. This is a sports complex with larger gatherings- food court, bathroom areas, etc. Plantings will be calculated and shifted to suitable areas - out of crowd areas.

6.2. Road Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane

Parcel #: 34979-000-00 #RoadClose-000461-2026

Gooding & Batsel, PLLC

This item was tabled at the 3/16/26 meeting until the 3/30/26 meeting. The applicant requested to be heard at the 3/23/26 meeting due to new information being provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear by, seconded by Steven Cohoon

Motion carried 5-0

Motion by Steven Cohoon to approve contingent on the following items in the following order: 1. the dedication of 35 feet of the property boundary to the east, 2. final plat being submitted, 3. request for abandonment going to the Board of County Commissioners, after the 1st and 2nd are completed, seconded by Chuck Varadin

Motion carried 5-0

6.3. Road Closing - SW 44th Terrace

Parcel #: 2387-003-001 #RoadClose-000485-2026

Lester H. Smith

Motion by Steven Cohoon to table for one month, seconded by Chuck Varadin
Motion carried 5-0

6.4. Plat Vacate Laskiewicz
Parcel #: 3291-128-001, 3291-128-002 # PlatVacate-000484-2026
Nathaniel Laskiewicz

Motion by Steven Cohoon to approve contingent on providing a sketch and description that defines the specified area, seconded by Chuck Varadin
Motion carried 5-0

6.5. Sumatra Estates - Improvement Plan 33497 - Waiver to Improvement Plan in Review
Parcel #: 37506-000-00 #PIR-000506-2026
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 - Requesting a waiver to use survey older than one (1) year and using lidar for offsite areas. Site topography is consistent with the survey provided which was performed by JCH Consulting Group on 8/25/2023.

Motion by Steven Cohoon to approve contingent on recertification of survey, seconded by Chuck Varadin
Motion carried 5-0

LDC 6.12.2.A - Right-of-way width

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 - Roadways will remain private & ROW width will be 30' wide with a 15' drainage and utility easement for a total width of 60'. This project is located within the City of Belleview utility jurisdiction, and they have accepted the proposed r/w and easement configuration. (Approved 3/4/24, subject to providing a written acceptance letter from City of Belleview of the proposed right of way and easements.

Motion by Josh Kramer to approve, seconded by Ken McCann
Motion carried 5-0

LDC 6.12.9.K - Subdivision Roads and Related Infrastructure

CODE states 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.

APPLICANT - Waiver requested to reduce design speeds to a minimum of 10 mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

Motion by Ken McCann to approve, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.13.3.D(1) - Type of Stormwater Facility

CODE states Residential subdivisions. 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 - Waiver requested to reduce berm width from 12' to 5'. The ponds will be privately owned and maintained by a HOA.

Applicant withdrew

6.6. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review

**Parcel #: 41200-012-00 #WaiverPIR-000409-2026
Bowman Consulting**

This item was tabled at the 3/16/26 meeting to the 3/30/26 meeting. The applicant requested to attend the 3/23/26 instead of the 3/30/26 meeting as their additional documents have been provided. A motion to rehear will be needed.

Motion by Chuck Varadin to rehear, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.7.4. Shade Trees

CODE states shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from

damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees.

In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming.

Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

Motion by Chuck Varadin to approve, with the conditions the applicant submitted, seconded by Michelle Fanelli

Motion carried 5-0

- 6.7. SECO Ocala - Major Site Plan - 33432 - Waiver to Major Site Plan in Review**
Parcel #: 41200-012-00 #WaiverPIR-000511-2026
Bowman Consulting

LDC 2.1.3. - Order of plan approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT request - Out of Order Approval waiver to allow approval of site plan prior to combination of parcels: 41200-012-00, 41200-020-00, 41200-020-01.

Motion by Chuck Varadin to approve if applicants proceed at their own risk and no final inspecting on any site until and unless parcels are combined, seconded by Michelle Fanelli

Motion carried 5-0

- 6.8. SW Hwy 484 Super Center - Major Site Plan 33171 - Waiver to Major Site Plan in Review**
Parcel#: 41200-056-03 #WaiverPIR-000496-2026
Kimley-Horn and Associates

LDC Sec 6.8.6.L(1)(c) - Buffers

CODE states Be situated so that the wall or fence components are within the buffer

limits and any required landscaping shall be installed on the public view side of the wall.

APPLICANT - Waiver is requested to allow the plantings to be located on the private side of the wall due to an existing electric easement, an existing power pole, and elevation differences. This placement will allow the buffer wall to be at higher elevation rather than the lower elevation of the berm and prevent any obstruction of stormwater runoff against the wall.

Motion by Chuck Varadin for the west side to put buffer wall on other side of plants seconded by Michelle Fanelli

Motion carried 5-0

- 6.9. Tobiano Grove - Preliminary Plat 33591 - Waiver to Preliminary Plat in Review**
Parcel #: 35300-000-14 #WaiverPIR-000481-2026
Kimley-Horn and Associates

LDC 6.12.9.K Subdivision roads and related infrastructure

CODE states 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.

APPLICANT - Waiver request to reduce the design speed of the subdivision roads to 20 MPH. Curve warning signage to be installed for curves that do not meet the 20-mph design speed.

Motion by Steven Cohoon to approve, seconded by Josh Kramer

Motion carried 5-0

- 6.10. 9494 Summerfield Self-Storage - Major Site Plan 32837 - Waiver to Major Site Plan in Review**
Parcel #: 48320-000-00 #WaiverPIR-000513-2026
Michael W. Radcliffe Engineering, Inc.

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 requests waiver to reduce minimum distance of contours extending past project boundary from 100 feet to 50 feet. Adjacent properties are developed and drainage pattern shows basin boundary within existing survey contours. No changes have occurred on-site since previous 2023 survey.

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 requests waiver to use existing Topographic Survey as no changes have been made to property since previously submitted 2023 survey.

Motion by Steven Cohoon to approve both requests contingent on the current survey being recertified, seconded by Ken McCann

Motion carried 5-0

LDC 6.5.6.C Completion and close out

CODE states An approved EALS/EALS-ER shall be valid for two years.

APPLICANT requests waiver to use latest Protected Wildlife Report by Keystone Environmental Consulting dated October 2023, as a new 100% survey is required to be conducted by Florida Wildlife Commission (FWC) within 90 days of the start of construction.

Applicant withdrew

- 6.11. 15860 SW 34th Court Rd - Sewer Waiver Request- Waiver to Major Site Plan
Parcel #: 8005-0849-13 #WaiverSTA-000417-2026
4U Custom Homes Corp.

LDC 6.14.2.B(2)(a)2.b Connection requirements

CODE states Connection may be made to the pressurized forcemain sewer line.

APPLICANT We respectfully request consideration to allow the use of an onsite Enhanced Nutrient Reducing (ENR) septic system, consistent with County and Health Department requirements, as an alternative wastewater method for this parcel. Granting this waiver would allow the project to proceed without delay while maintaining compliance with environmental and public health standards, and without precluding future connection should area-wide infrastructure improvements occur.

Motion by Josh Kramer to deny and support denial to the Board of County Commissioners, seconded by Steven Cohoon

Motion carried 5-0

- 6.12. Wyatt Allen Hardwicke - Edythe Chloe Hardwicke Parent Parcel - Waiver Request for Family Division
Parcel #: 51055-002-01 #FamDiv-000448-2026
Reggie C. Hardwicke, POA

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 property - property to grandson, Wyatt Hardwicke, for his primary residence.

Motion by Chuck Varadin to approve conditioned on providing a survey, complete the legal documents and no selling within five years, seconded by Michelle Fanelli

- 6.13. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review
Parcel #: 13326-001-00 #WaiverPIR-000526-2026
Clymer Farner Barley, Inc.

LDC 2.21.4.E- Construction, Completion, & Close out

CODE states All improvements shall be constructed in accordance with approved plans.

APPLICANT request - To allow for site grading activities prior to plan approval at the Developer's own risk. We have received approved SJRWMD and FDOT Driveway & Drainage permits and will obtain FWC & FDEP applicable permits prior to site disturbance. Erosion control will be installed and maintained per plan throughout grading activity.

Motion by Chuck Varadin to approve conditioned on getting the Major Site Plan approved within 90 days from today, seconded by Michelle Fanelli

7. CONCEPTUAL REVIEW ITEMS:

- 7.1. Quick Service Restaurant - Silver Springs Shores - Conceptual Plan
Parcel #: 37491-003-09 #Conceptual-000402-2026
Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin

Motion carried 5-0

7.2. 95th Circle Self Storage - Conceptual Plan

Parcel #: 37491-003-09 #Conceptual-000340-2026

Clymer Farner Barley, Inc.

Motion by Ken McCann to approve the concept plan with the associated staff comments, seconded by Chuck Varadin

Motion carried 4-0

8. DISCUSSION ITEMS:

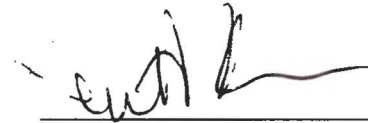
8.1. Review of Planning & Zoning Items for March 30, 2026

9. OTHER ITEMS:

Motion by Michelle Fanelli to adjourn, seconded by Josh Kramer

Motion carried 5-0

10. ADJOURN: 11:48 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway
Development Review Coordinator