



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 22, 2026
Engineer

9:00 AM

Office of the County

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:

Michelle Sanders for 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:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Erik Kramer (Planning/Zoning)
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 15, 2026

Motion by John Pearson to approve the minutes with stated changes, seconded by Michelle Sanders

Motion carried 5-0

4. PUBLIC COMMENT

Busy Shires – in opposition of Items 5.4. and 6.1.

Frank Julinas – in opposition of Items 5.4. and 6.1.

Anthony Burke – in opposition of Item 6.5.

Kathy Burke – in opposition of Item 6.5.

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Freedom Park Commercial & Professional Center- Final Plat

Parcel # 35699-006-05 # 32694

R.M. Barrineau and Associates, Inc.

5.2. Lowell Correctional Institute - Major Site Plan

Parcel #: 07399-083-00 #33538

Kimley-Horn and Associates

5.3. Oak Shores Estates - Master Plan

Parcel #: 9064-0000-02 # MasterPlan-000673-2026

Tillman and Associates Engineering, LLC

5.4. Golden Ocala - WEC Multi-Use Fields Phase 1 - Major Site Plan

Parcel #: 21087-001-02 #32969

Tillman and Associates Engineering, LLC

Motion by John Pearson to approve consent agenda Items 5.1. through 5.3. pulling Item 5.4., seconded by Tony Cunningham

Motion carried 5-0

Motion by Steven Cohoon to approve Item 5.4., seconded by John Pearson

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Golden Ocala - WEC Multi-Use Fields Phase 1 - Major Site Plan - 32969 -

Waiver to Major Site Plan in Review

Parcel #: 21087-001-02 #WaiverPIR-000927-2026

Tillman and Associates Engineering, LLC

LDC 2.21.3.C - Review and Approval Procedures

CODE states Upon approval by DRC, a Building Permit may be issued, and such

approval is authority for applicants to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests waiver to allow release of building permits prior to approval of the Major Site Plan. Requested building permits include BLDC-26-06-01448 Site Lighting 1 (21087-001-00), BLDC-26-06-01478 Site Lighting 2 (21069-007-01), BLDC-26-06-01479 Site Lighting 3 (21087-001-02), and BLDC-26-06-01449 DRA Retaining wall, all at Owner's own risk.

Applicant withdrew

6.2. Freedom Crossings Land LLC - Major Site Plan - 000719 - Waiver to Major Site Plan in Review

Parcel #: 35699-006-03 # WaiverPIR-000933-2026

Tillman & Associates Engineering, LLC

LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria

CODE states 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 Request to exceed 6-foot pond depth in DRA-1 with no additional water quality treatment. The required SWFWMD nutrient loading criteria has been achieved. Additional storage is available within this DRA for back-to-back storm events by increasing the allowable storage depth to 8 feet. The geotechnical borings for the site indicate consistent soils. Additionally, no limestone or groundwater were encountered within pond borings.

Motion by Steven Cohoon to approve to a depth of 8-foot, seconded Tony Cunningham

Motion carried 5-0

6.3. Water Main Extension and Cnnx - Duplex - Improvement Offsite Plan - 000754 - Waiver to Improvement Offsite Plan in Review

Parcel #: 8009-1270-08 #WaiverPIR-000926-2026

Enviro-Tech, Inc.

LDC 2.11.1 Application requirements and 6.4.7. Construction plans

CODE states Table 2.11-1, Application Requirements Table 2.11-1, Application Requirements, provides a reference of the minimal requirements needed for: A comparable review, and/or Information that may be required to move the application efficiently through the approval process. Requirements in this table may be cumulative to and/or dependent on other aspects of the application. When stationing is used to define features on a plan, all property corners and any control points found within the right-of-way or project site shall be referenced to this stationing (these points include but are not limited to: point of intersection, point of curvature, point of tangency, and vertical and horizontal control). Section and quarter section corners found within 1,320 feet of the limits of the project shall also be referenced. On plans where multiple stationing lines are shown, a note shall appear within the general notes indicating the line controlling the referenced information. The reference information will appear on the sheet where it is graphically shown and may

be displayed in a table. Information shown shall contain, at a minimum, the station, offset (left or right), State Plane Coordinate, elevation (if applicable), and a detailed description of the point.

APPLICANT A waiver is respectfully requested from the survey requirements of Marion County LDC Section(s) 2.11.1 and 6.4.7 for the proposed 70-foot water main extension and installation of a new water service(s). Although the County Survey Department has indicated that a survey would be required per the Marion County Land Development Code, the Utility Department has confirmed that no survey is needed for these minor utility improvements, which occur entirely within an existing, well-defined public right-of-way and do not involve any roadway, drainage, or geometric modifications. Current County GIS data, aerial imagery, and verified utility as-builts provide sufficient information to accurately design the alignment, depth, and service connection, and field conditions within this short corridor have not changed. As such, a full survey would not add value or improve public safety for this limited-scope work, and we request approval to proceed without a survey.

Motion by Steven Cohoon to deny, seconded by Tony Cunningham

Motion carried 5-0

- 6.4. 14228 & 14242 SW 60th Terrace Water SVC - Improvement Offsite - 000782 - Waiver to Improvement Offsite Plan in Review
Parcel #: 8009-1270-14 WaiverPIR-000924-2026
Enviro-Tech, Inc.**

LDC 2.11.1 Application requirements and 6.4.7. Construction plans

CODE states Table 2.11-1, Application Requirements Table 2.11-1, Application Requirements, provides a reference of the minimal requirements needed for: A comparable review, and/or Information that may be required to move the application efficiently through the approval process. Requirements in this table may be cumulative to and/or dependent on other aspects of the application.

When stationing is used to define features on a plan, all property corners and any control points found within the right-of-way or project site shall be referenced to this stationing (these points include but are not limited to: point of intersection, point of curvature, point of tangency, and vertical and horizontal control). Section and quarter section corners found within 1,320 feet of the limits of the project shall also be referenced. On plans where multiple stationing lines are shown, a note shall appear within the general notes indicating the line controlling the referenced information. The reference information will appear on the sheet where it is graphically shown and may be displayed in a table. Information shown shall contain, at a minimum, the station, offset (left or right), State Plane Coordinate, elevation (if applicable), and a detailed description of the point.

APPLICANT - A waiver is respectfully requested from the survey requirements of Marion County LDC Section(s) 2.11.1 and 6.4.7 for the proposed installation of a new water service(s). Although the County Survey Department has indicated that a survey would be required per the Marion County Land Development Code, the Utility Department has confirmed that no survey is needed for these minor utility improvements, which occur entirely within an existing, well-defined public right-of-way and do not involve any roadway, drainage, or geometric modifications.

Current County GIS data, aerial imagery, and verified utility as-builts provide sufficient information to accurately design the alignment, depth, and service connection, and field conditions within this short corridor have not changed. As such, a full survey would not add value or improve public safety for this limited-scope work, and we request approval to proceed without a survey.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.5. Sunstop #360 Ocala - Major Site Plan - 00296 - Waiver to Major Site Plan in Review

Parcel #: 24261-000-10 #WaiverPIR-000923-2026

Mastroserio Engineering, Inc.

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 - Although the warrant threshold is met, the Applicant respectfully requests a waiver from constructing the right-turn lane at this time based on the following conditions:

1. Planned County Roadway Improvements Marion County has programmed the widening of NE 35th Street in the near future. The County's planned improvements will reconstruct the roadway section, including turn lanes, drainage, and access management features along this corridor.
 2. Redundancy and Inefficient Use of Resources Construction of a standalone right-turn lane by the Applicant would be temporary and would be removed or reconstructed as part of the County's widening project. This would result in unnecessary expenditure and redundant construction that provides no long-term benefit to the County or the traveling public.
 3. No Operational Deficiency in the Interim. The TIA indicates that the project's traffic can be safely and efficiently accommodated on the existing roadway network until the County's widening project is implemented. The absence of a dedicated right-turn lane does not create a safety or operational deficiency in the interim condition.
 4. Consistency With County Capital Planning Deferring construction of the right-turn lane aligns the project with the County's planned capital improvements and avoids constructing infrastructure that will be modified or replaced in the near term.
- For these reasons, the Applicant requests approval of a waiver from LDC §6.12.11 to defer construction of the warranted right-turn lane on NE 35th Street. The Applicant remains committed to coordinating with Marion County during the future widening project to ensure access design remains consistent with County standards. The client is willing to execute an agreement to protect the county's interests and will compensate the county for the cost of the right turn lane. The cost to be determined

and agreed upon by both parties, if the waiver is approved.

Applicant withdrew

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 from LDC §6.12.12 to allow payment of the calculated \$13,824.00 into the Marion County Sidewalk Fund in lieu of constructing sidewalks along NE 35th Street and NE 25th Avenue, as isolated frontage segments would not provide meaningful pedestrian connectivity, and the in-lieu contribution allows the County to apply the funds where they will deliver greater network benefit.

Motion by Steven Cohoon to approve the waiver for all areas that will be impacted by the County's construction of NE 35th Street, waiver for fee in lieu of, all other code required areas shall be constructed by the applicant, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.8.6.K(3) Buffers

CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT - requests a waiver from LDC 6.8.6 to allow construction of limited impervious area within portions of the required Type C Buffer along the east boundary. This area directly abuts a heavily wooded County DRA that already provides substantial visual screening and functional separation, ensuring the intent of the buffer is maintained. In locations where the buffer width is reduced, the Applicant will provide additional landscape screening to preserve the overall effectiveness of the Type C Buffer.

Applicant withdrew

LDC 6.8.8. Building landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. 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. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the

innermost plants. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

APPLICANT requests a waiver from LDC §6.8.8 to allow the required landscaping to be satisfied through enhanced screening within the Type C Buffer along NE 35th Street and NE 25th Avenue. The frontage buffers provide substantial opportunities for increased plantings and can achieve the same or greater visual mitigation and aesthetic effect as on-building landscaping. Enhancing the Type C Buffer along these corridors maintains the full intent of the Code while supporting a more cohesive and functional site design.

Applicant withdrew

- 6.6. U&B Property Mngt. - Minor Site Plan - 000619 - Waiver to Minor Site Plan in Review**
Parcel #: 9007-0100-20 # WaiverPIR-000898-2026
Abshier Engineering

LDC 6.8.6.J Buffers

CODE states J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations:(a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer. (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT requests not to install buffer because the rear of the building is approximately 225' from the rear property line with existing trees in between. The lot backs up to a large County retention pond. The rear property line is approximately 290' from Maricamp the nearest street.

Motion by Steven Cohoon to deny with staff support of a modified buffer to the Board of County Commissioners (BoCC), seconded by Tony Cunningham

Motion carried 5-0

- 6.7. EFP Commercial - Major Site Plan - 000264 - Waiver to Major Site Plan in Review**
Parcel #: 29884-000-00 # WaiverPIR-000920-2026
Menadier Engineering

LDC 6.8.6.L(1) Buffers

CODE states Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) 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 - A Type B landscape buffer is required along the north, south, and west property boundaries. We are requesting that a 6-foot-tall white PVC privacy fence be permitted as a substitute for the required buffer wall. The proposed fence, together with the required landscape buffer, will provide screening and separation along the shared boundaries and will help mitigate potential impacts related to noise, light, views, and other nuisances in a manner comparable to a wall. The buffer will be designed to fully comply with the County's landscape requirements for trees, shrubs, and buffer width. The only request being made is a deviation from the required wall to allow a privacy fence instead.

Motion by Steven Cohoon to deny without staff support to BoCC, seconded by Tony Cunningham

Motion carried 5-0

6.9. SECO Belleview Substation - Major Site Plan - 000232 - Waiver to Major Site Plan in Review

**Parcel #: 4217-223-000 # WaiverPIR-000913-2026
SECO Energy, Inc.**

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 - SECO respectfully requests approval of the waiver from the sidewalk requirement of LDC 6.12.12, which has received staff support, based on the

following statutory and project-specific considerations. SECO requests non-application of Section 6.12.12 of the Marion County Land Development Regulations, as the requirement is not applicable to the proposed electric substation use, which is governed by Florida Statute §163.3208.

Pursuant to §163.3208: • §163.3208(3) states: “Local governments may adopt and enforce reasonable land development regulations for new and existing electric substations, addressing only setback, landscaping, buffering, screening, lighting, and other aesthetic compatibility-based standards.” §163.3208(6)(b) states: “A local government’s review of an application for the placement or construction of a new electric substation or for changes to an existing electric substation shall only address land development, zoning, or aesthetic compatibility-based issues.” The sidewalk requirement under Section 6.12.12 constitutes transportation infrastructure rather than an aesthetic or compatibility-based standard identified in §163.3208(3). As such, it falls outside the scope of permissible local regulation applicable to electric substations and should therefore not be applied to this project. In addition, the proposed substation is an unmanned and secured utility facility that is not intended for public access or pedestrian activity. The installation of sidewalks adjacent to high-voltage electrical infrastructure does not support the operational nature of the facility and may encourage unnecessary pedestrian proximity to utility infrastructure, which is inconsistent with accepted safety practices. Accordingly, due to the nature of substation operations and in the interest of enhancing public safety, discouraging pedestrian activity immediately adjacent to the facility is appropriate. Based on the foregoing, SECO respectfully maintains that the governing state statute preempts local requirements extending beyond the limited criteria applicable to electric substations. Therefore, Section 6.12.12 should not be applied to this project, and approval of the requested waiver is respectfully requested.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

**6.10. Lake Waldena Deck- Waiver Request to a Major Site Plan
Parcel #: 32015-000-00 # Waiver STA-000884-2026
Matthew Kenneth Cortes**

LDC 2.21.1.A(1) - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds (select all that are applicable): (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. **APPLICANT** respectfully requests a waiver from the Major Site Plan requirement under LDC Section 2.21.1.A(1) for the proposed 20' x 20' open, free-standing wood deck. The proposed work is limited to a minor accessory/common-area improvement at an existing resort property. The deck is open, non-habitable, not enclosed, not conditioned, and does not include plumbing, mechanical systems, new driveway access, utility expansion, or stormwater infrastructure. The proposed deck does not create a new use, does not increase occupancy in a manner requiring additional site infrastructure, does not generate additional driveway trips, and does not include a

24-inch stormwater discharge pipe or equivalent system. Because the scope is limited to a small open deck amenity and does not materially alter the existing site layout, drainage pattern, access, traffic, or utility demand, Applicant respectfully requests that DRC waive the requirement for a full Major Site Plan and allow the building permit review to proceed with the submitted building permit documents and any additional limited documentation County staff may require.

Motion by Steven Cohoon to approve contingent on 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 Tony Cunningham

Motion carried 5-0

**6.11. Brooks Residence - Family Division Waiver Request
Parcel #: 44773-001-00 #Fam Div -000687-2026
Powells Permitting Service**

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process

pursuant to Article 2, Division 10 of the Code.

APPLICANT Would like to split the parcel into one 3.33 lot for her son.

Motion by John Pearson to approve conditioned on completing Family Division process, providing survey, Legal description, deeds, notarized affidavit, title work and non-exclusive 40-foot easement, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Review of Planning & Zoning Commission Items for June 29,2026

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Michelle Sanders

Motion carried 5-0

10. ADJOURN: 11:03 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator