



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, April 27, 2026**

**9:00 AM**

**Office of the County Engineer**

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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**

Ken McCann, Vice Chairman (Fire Marshal)  
Michelle Fanelli (Building Safety)  
Steven Cohoon (County Engineer)  
Chuck Varadin (Growth Services Director)  
Josh Kramer for Tony Cunningham (Utilities Director)

#### **OTHERS PRESENT:**

Chris Rison (Planning/Zoning)  
Liz Madeloni (Planning/Zoning)  
Erik Kramer (Planning/Zoning)  
Liz Cotos (Planning/Zoning)  
Kevin Vickers (Office of the County Engineer)  
Michelle Sanders (911 Management)  
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)

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ADOPT THE FOLLOWING MINUTES:**

**3.1. April 20, 2026**

**Motion by Chuck Varadin to approve the minutes, seconded by Josh Kramer**

Motion carried 5-0

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

**5.1. Oak Villas I PID# 8003-0338-15 - Major Site Plan**

**Parcel #: 8003-0338-15 #32374**

**KDA Engineering, Inc.**

**5.2. Sumatra Estates - Preliminary Plat**

**Parcel #: 37506-000-00 #33496**

**Tillman & Associates Engineering, LLC**

**5.3. Stone Creek Del Webb Golf Course - Final Plat**

**Parcel #: 34899-018-03 #32845**

**JCH Consulting Group, Inc.**

**5.4. 80th Street Tower Storage - Major Site Plan**

**Parcel #: 35505-000-00 #31825**

**Mastroserio Engineering, Inc.**

**Motion by Chuck Varadin to approve the consent agenda, seconded by Josh Kramer**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Ocala Crossings South Preliminary Plat: Phase 4- Preliminary Plat Plan**

**31381- Waiver to Preliminary Plat Plan in Review**

**Parcel #35623-005-00 #WaiverPIR-000638-2026**

**Mastroserio Engineering, Inc.**

**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** requests a waiver to allow the roadway centerlines that do not meet the 30-mph design speed to remain as is. The developer will install advanced warning signs at these locations.

**Motion by Steven Cohoon to approve, seconded by Chuck Varadin**

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 waiver to reduce the width of the Type C buffer from 15' wide to 10' wide along SW 90th Street and the north and south boundary. The same plant density will be provided in the 10-foot width. This waiver request is consistent with the prior buffer waiver for this section of SW 90th Street in Phase 2. improvement plan. This will be discussed at DRC.

**Motion by Chuck Varadin to approve, seconded by Michelle Fanelli**

Motion carried 5-0

**LDC 6.3.1.C(3) Final Plat Requirements and LDC 6.11.5.D(4) Residential Driveway Requirements**

**CODE** states (3) Dimensions and locations of all lots, tracts, parcels, blocks, and rights-of-way, with each lot, tract, parcel, and block individually distinguishable, located, and identified. For corner lots, show the restricted areas where driveways cannot be placed (4) No driveway shall be located within the sight triangle at corners. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section.

**APPLICANT** requests a waiver to allow for this distance to be reduced due to the minimum corner lot size is 55 feet wide and the driveway spacing will not meet the distance as required by code. This is a private road subdivision with low-speed traffic. The detail is shown on Cover Sheet for preliminary plat.

**Motion by Steven Cohoon to approve, seconded by Michelle Fanelli**

Motion carried 5-0

- 6.2. **Ocala Crossings South Phase 4 - Improvement Plan 33207 - Waiver to Improvement Plan in Review**  
**Parcel #35623-005-00 #WaiverPIR-000639-2026**  
**Mastroserio 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 a waiver not to require an updated topographic survey for the development. The entire site, excluding Phase 1, is currently under construction in accordance with the approved mass grading plan for Phases 2 - 5. Phase 4 will be graded in accordance with the submittal improvement plans.

**Motion by Steven Cohoon to approve, seconded by Chuck Varadin**

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 requests a waiver to allow the roadway centerlines that do not meet the 30-mph design speed to remain as is. The developer will install advanced warning signs at these locations.

**Motion by Steven Cohoon to approve, seconded by Ken McCann**

Motion carried 5-0

**6.3. Belleview First Assembly of God - Waiver to Major Site Plan**

**Parcel #: 37229-000-00 # WaiverSTA-000537-2026**

**MCA Consulting Engineers, Inc.**

**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 for relief from the Type C landscape buffer requirement along the SE 100th Street and US Hwy 441 frontages for Belleview First Assembly of God (10050 SE US Hwy 441).

**Motion by Chuck Varadin to approve conditioned that this waiver is only for these improvements, seconded by Josh Kramer**

Motion carried 5-0

**6.4. SW 92nd Court Road Phase 3 - Improvement Plan 000458 - Waiver to Improvement Plan in Review**

**Parcel #35300-000-00 #WaiverPIR-000663-2026**

**Kimley-Horn and Associates, Inc.**

**LDC 6.13.2.A.3 - Minimum Requirements**

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT requests a waiver due to the pond side slopes are proposed to be sodded with the pond bottom stabilized using seed and mulch in accordance with FDOT Standard Specifications. This will provide adequate erosion control while allowing the pond to function and infiltrate as designed, as sodding the pond bottom

may reduce efficiency.

**Motion by Steven Cohoon to approve conditioned on final engineer certification that coverage meets FDOT standards in conjunction with any as-builts that are submitted, seconded by Chuck Varadin**

Motion carried 5-0

- 6.5. **Driven Auto Building Addition - Waiver to Major Site Plan**  
Parcel #: 31399-002-00 #WaiverSTA-000633-2026  
Torocco & Associates, LLC

**LDC 2.21.1.A(1) 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.

**APPLICANT** requests a waiver to Major Site Plan Application. Proposed project will not propose an increase in impervious area.

**Motion by Steven Cohoon to deny, seconded by Michelle Fanelli**

Motion carried 5-0

**LDC 6.8.6. Buffers**

CODE states it is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. 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. K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with 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. (3) 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. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with 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 25 percent of the required buffer. (5) 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. L. Buffer walls, buffer fences, and berms. (1) 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. (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each are used, they shall be constructed to: (a) Ensure that historic and/or proposed water flow patterns are accommodated; (b) Not interfere with or obstruct any stormwater facilities; and (c)

Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper arrangement to limit visibility into the proposed development. (3) If planted berms are used, the top of the berm shall have a four-foot wide maintainable area. The maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees or shrubs on the very top of a berm is discouraged. M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth. N. Buffer areas shall be continually maintained and kept free of all trash and debris.

**APPLICANT** - requests a waiver to all landscaping requirements from 6.8.6. as there is previous coordination with the school district and existing vegetation is in place.

**Motion by Chuck Varadin to table for two weeks, seconded by Ken McCann**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**8.1. Planning & Zoning Commission Items for April 27, 2026  
Marion County Growth Services Department**

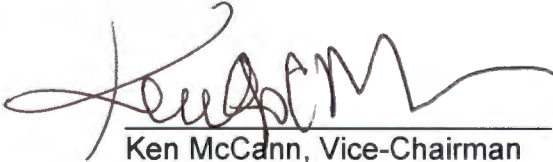
<<https://marionfl.legistar.com/Calendar.aspx>>

**9. OTHER ITEMS:**

**Motion by Ken McCann to adjourn, seconded by Chuck Varadin**

Motion carried 5-0

**10. ADJOURN: 9:55 AM**

  
Ken McCann, Vice-Chairman

Attest:

  
Kelly Hathaway  
Development Review Coordinator