



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 15, 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:

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

OTHERS PRESENT:

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

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. June 8, 2026

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

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Calesa Township - Tobiano - Preliminary Plat
Parcel #: 35300-000-14 #33591
Kimley-Horn and Associates**

**5.2. Canopy Oaks Phase II Replat 3 - Final Plat
Parcel #: 3530-1001-18 #32941
JCH Consulting Group**

**5.3. Oak Villas IV Major Site Plan
Parcel #: 8003-0335-02 #33517
Enviro-Tech, Inc.**

Motion by John Pearson approve the consent agenda contingent on removing Utilities' comments from the plan set, seconded by Tony Cunningham

Motion carried 4-0

6. SCHEDULED ITEMS:

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

LDC 6.12.9 - Subdivision Roads and Related Infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for

residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans. **APPLICANT** - Requests a waiver for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

Motion by Steven Cohoon to approve with MSTU (Municipal Services Taxing Unit) additional signage, seconded by Tony Cunningham

Motion carried 4-0

- 6.2. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver to Major Site Plan in Review**
Parcel #: 36943-000-00 # WaiverPIR-000896-2026
Tillman & Associates Engineering, LLC

LDC 2.18.4.C - Construction, completion, and close out

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

Motion by Steven Cohoon for approval of limited site work conditioned on major site plan approval in 60 days, additional conditions that tree protection be installed for all trees and buffers within the current property, should have dust prevention onsite, wheel wash station for leaving vehicles from site, your stockpiling of materials needs to be stabilized within 30 days per existing code, no materials leave site and don't touch the trees, seconded by Tony Cunningham

Motion carried 4-0

- 6.3. Belleview Circle K - Major Site Plan - 33483 - Waiver to Major Site Plan**

in Review

Parcel #: 45415-000-00, 45415-002-00

#WaiverPIR-000872-2026

Cadjazz Engineering

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 using Marion County lidar contours along with latest survey within the areas in proximity of this parcel, we find no offsite impacts in the pre/post development conditions.

Motion by Steven Cohoon to deny, seconded by John Pearson

Motion carried 4-0

LDC 6.13.7.B(1) Geotechnical criteria

CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

APPLICANT request to waive the 10-foot depth because we have one boring at 10 feet below and one boring at 7 feet below.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.12.12.A Sidewalks

CODE states 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.

APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

Motion by Steven Cohoon to approve paying fee in-lieu-of constuction, seconded by Tony Cunningham

Motion carried 4-0

LDC 2.12.16 Environmental Assessment

CODE states An Environmental Assessment for listed species and vegetative communities.

APPLICANT - requests a waiver to the Environmental Assessment. Existing development included a number of residential and commercial buildings located throughout the site including a number of wells and utility corridors. This is a developed site.

Applicant withdrew

6.4. Tractor Supply - Major Site Plan # 33488 - Waiver to Major Site Plan in Review

**Parcel #: 48405-001-00 #WaiverPIR-000873-2026
Cadjazz Engineering**

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, F.A.C. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT - request to waive the Current Boundary and Topographic Survey. No current boundary and topo survey are required because the previous survey, along with the as-built survey from the self-storage facility that constructed the master drainage pond provides the required information.

Motion by Steven Cohoon to approve conditioned on County Surveyor signing off on request and if he doesn't, waiver is denied, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.13.7.B(1) Geotechnical criteria

CODE states Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

APPLICANT - request to waive soil test borings due to the fact that soil borings were completed for master pond by self-storage project. That data should be consistent with current design because there is no substantial change from initial permitted plans.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.12.12.A Sidewalks

CODE states 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.

APPLICANT requests to contribute to Marion County Sidewalk Fund in lieu of construction.

Motion by Steven Cohoon to deny, seconded by Tony Cunningham

Motion carried 4-0

6.5. Almeida, Felipe Family Division - Family Division Waiver Request
Parcel #: 50099-009-00 # Fam Div -000766-2026
Felipe Almeida

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 tracts 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 tracts 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, stepparent, adopted parent, sibling, child, stepchild, 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 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 - One family division into two lots. Lot 1 for myself, and lot 2 for my sister. Requesting a waiver for the road frontage requirement to allow a family division of parcel 50099-009-00. The property currently possesses 20 feet of frontage on SE 180th Street. We propose to satisfy safety and access requirements by recording a 40-foot stated access easement as shown in the attached aerial sketch providing sufficient access for emergency vehicles and residents for both lots.

Motion by Tony Cunningham to table for two weeks, seconded by John Pearson

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 4-0

10.ADJOURN:

10.ADJOURN: 10:27 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator