



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, April 20, 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**

##### **MEMBERS PRESENT:**

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

##### **OTHERS PRESENT:**

Kathleen Brugnoli (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Erik Kramer (Planning/Zoning)  
Chris Rison (Planning/Zoning)  
Liz Cotos (Planning/Zoning)  
Sarah Wells (Planning/Zoning)  
Jared Rivera (Planning/Zoning)  
Alexander Turnipseed (Office of the County Engineer)  
Susan Heyen (Parks/Landscape)  
Michelle Sanders (911 Management)  
Linda Blackburn (Legal)  
Aaron Pool (Office of the County Engineer)  
Kelly Hathaway (Office of the County Engineer)  
Kelsey Geising (Office of the County Engineer)  
Monica Baugher (Office of the County Engineer)

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

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. April 13, 2026**

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

Motion carried 5-0

**4. PUBLIC COMMENT**

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

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

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

**JCH Consulting Group, Inc.**

**Item 5.1. was pulled**

**5.2. Arden of Ocala - Master Plan**

**Parcel #: 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00,**

**9018-0327-26 #33326**

**Dave Schmitt Engineering, Inc.**

**5.3. SW Hwy 484 Super Center - Major Site Plan**

**Parcel #: 41200-056-03 #33171**

**Kimley-Horn and Associates**

**Motion by Steven Cohoon to approve consent agenda Items 5.2. – 5.3., seconded by Michelle Fanelli**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

**6.1. Bay Laurel Operations Facility - Major Site Plan 000431 - Waiver to**

**Major Site Plan in Review**

**Parcel #35300-400001 #WaiverPIR-000625-2026**

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

**LDC 6.7.4.A - Shade Trees**

**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 waiving the code as there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

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

Motion carried 5-0

**LDC 6.8.7.A. - Parking Areas and Vehicular Use Areas**

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

**APPLICANT** request - as there is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area (northwestern parking area) is located directly behind (east) the existing tank; we are proposing a waiver to this code.

**Motion by Chuck Varadin to approve, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 6.2.1.C Requirements**

CODE states Standardized sheet size shall be 24" x 36". Any exceptions must be pre-authorized by the County Engineer.

**APPLICANT** request - A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.

**Motion by Steven Cohoon to approve contingent that scaling be correct, seconded by Michelle Fanelli**

Motion carried 5-0

- 6.2. **Zorrn Construction Stormwater Control Plan - Waiver to Major Site Plan**  
**Parcel #: 13230-000-00 #WaiverSTA-000529-2026**  
**Michael W. Radcliffe Engineering, Inc.**

**LDC 2.21.1.A - Applicability**

CODE states (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** - We request a waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2-acre site.

**Motion by Steven Cohoon to approve contingent that Stormwater's three standard conditions would apply which are: 1. The applicant provides controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls; an amendment that the CO**

**hold will be in effect until the applicant provides sketches (which they have) and final inspection confirms this as well, seconded by Tony Cunningham**

Motion carried 5-0

- 6.3. Bahia Terrace Fourplex - Waiver to Major Site Plan**  
**Parcel #: 9007-0088-15 #WaiverSTA-000580-2026**  
**A3MS Corp**

**LDC 2.21.1.A - Applicability**

CODE states (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 - Waiver request from Marion County Land Development Code Section 2.21.1 for the proposed fourplex residential infill project (Bahia Terrace). The project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed the thresholds requiring a Major Site Plan. The project is small in scale, consistent with surrounding residential development, and similar projects in the area have been approved without requiring a Major Site Plan review.

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

Motion carried 5-0

- 6.4. Saddle Oak Club - Major Site Plan - Extension Request**  
**Parcel #: 35369-027-00 #29897**  
**Atwell, LLC**

On 4/7/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it by one year from the current expiration date of July 15, 2026. The new expiration date would be July 15, 2027.

**Motion by Steven Cohoon to approve for July 15, 2027, seconded by Michelle Fanelli**

Motion carried 5-0

- 6.5. Fairfield Village Expansion - Improvement Plan - Extension Request**  
**Parcel #: 35369-027-03 #31061**  
**Atwell, LLC**

On 4/7/26, Applicant requested a one-year extension for this Improvement Plan. The request is to extend it to one year from the current expiration date of May 6, 2026. The new expiration date would be May 6, 2027.

**Motion by Tony Cunningham to approve for May 6, 2027, seconded by Ken McCann**

Motion carried 5-0

- 6.6. Oxford Downs Track and Card Room Facility - GS PUD Zoning Change with Master Plan**  
**Parcel #: 48476-001-00 #PL PUD -000392-2026 (0)**  
**Tillman & Associates Engineering, LLC**

Need a recommendation to transmit to the Planning and Zoning Commission (with or without new conditions) from the Development Review Committee to move forward to the 4/27/2026 P&Z.

**Motion by Steven Cohoon to transmit with support with the condition of including all staff comments, excluding the one OCE traffic comment, seconded by Chuck Varadin**

Motion carried 5-0

**6.7. Road Closing - SW 44th Terrace  
Parcel #: 2387-003-001 #RoadClose-000485-2026  
Lester H. Smith**

This item was heard at the 3/23/26 DRC meeting and was tabled for one month.

**Motion by Tony Cunningham to re-hear, seconded by Steven Cohoon**

Motion carried 5-0

**Motion by Steven Cohoon to approve contingent on sketch and description being provided before the item goes to the Board of County Commissioners, seconded by Chuck Varadin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. DISCUSSION ITEMS:**

**8.1. Review of Planning & Zoning Items for April 27, 2026**

**9. OTHER ITEMS:**

Mr. Cohoon discussed the changes associated with Ocala Preserve Phase 13 as related to eminent domain

10. ADJOURN: 10:40 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway  
Development Review Coordinator

