



Marion County

Development Review Committee

Meeting Minutes

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

Monday, December 15, 2025

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:

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

OTHERS PRESENT:)

Ken Odom (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Michelle Sanders (911 Management)
Susan Heyer (Parks)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. December 8, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Kerin McCann

Motion carried 5-0

4. PUBLIC COMMENT

Kevin Vickers – support road closing (Item 6.5.)

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

- 6.1. **El Faro Duplexes - Major Site Plan- Waiver to Major Site Plan in Review**
Project #2025080063 #33316 Parcel #13396-000-00
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 use existing survey. Nothing has changed on vacant property with no improvements. Topo is still accurate.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.8.B(7) Stormwater conveyance criteria

CODE states (7) 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 requests a waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

Applicant withdrew

LDC 6.13.7 Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the

depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) 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. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

APPLICANT request waiver to allow one boring to extend only 9' below DRA bottom. Two borings were taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up. Soils are sandy on this site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.11.5.B, D Driveway width

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.

APPLICANT request - due to length of driveway and small property size, a 20' driveway is requested from NW Gainesville Road to the parking spaces where a 24" drive aisle is provided. The 20' width is adequate (local roads are 20" wide) while creating less impervious area and displacement in the FEMA zone.

Motion by Steven Cohoon to approve subject to meeting requirements for everything in the right-of-way (ROW) to limit off-tracking in the ROW, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6 Buffers

CODE states (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.

APPLICANT requests waiver allow a 10' wide modified B buffer with opaque fence and same density of plantings on north and west per Landscape plan by EDK/Ander Kesserling. Property to west is undeveloped. Property to north is zoned M-2 but has a single family residence more than 100' away. No buffer is required to the south. Along with the Type C buffer along the Gainesville Highway frontage this will provide adequate buffering for this small project.

Motion by Chuck Varadin to approve subject to staff comments to the precast slide in walls on the buffers and the compressed 10-foot buffer on the north, west and south, seconded by Steven Cohoon

Motion carried 4-0

LDC 6.14.2.A & 6.14.2(C)(1)(a) Water connection requirement - Decentralized water system

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with

the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

APPLICANT request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water system, a type of decentralized system, is regulated by Dept. of Health and will provide sufficient supply and service. The project will tie into central water when available.

Motion by Tony Cunningham to deny, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.14.2A & 6.14.2(C)(1)(a) Sewer connection requirement - Decentralized Sewer System

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, all multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

APPLICANT requests to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System. an enhanced septic drainfield system; now regulated by FDEP will provide adequate treatment and permittable service. The project will tie into central sewer when available.

Motion by Tony Cunningham to deny, seconded by Chuck Varadin

Motion carried 5-0

6.2. SW 92nd Court Road Guard House - Waiver to Minor Site Plan in Review

SW 92nd Court Rd Ocala

Project #2025050052 #32869 Parcel #3530-0000-15

Kimley-Horn And Associates, Inc.

LDC 2.20.1.A Applicability

CODE states A. When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. A Minor 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 are in compliance with all of the following thresholds:(1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less.(2)The combined driveway trip generation is less than 50 peak hour vehicle trips.(3)The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5.(4)The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

APPLICANT request - This project proposes a new turn lane that the impervious area was previously accounted for under project number 2020030101.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.3. Family Subdivision - Miller - Family Division Waiver Request

19500 NE 79th Court Rd Citra

Project #000003 Parcel # 04650-010-00

Daniel & Robin Miller

LDC 2.16.1.B(10) - Family Division

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one 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 allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

APPLICANT request - this division is intended to separate the above referenced property into two individual tracts: one tract containing approximately 1.15 acres and the other containing approximately 6.45 acres. The 6.45± acre tract will be conveyed

from Daniel & Robin miller (parents to) Josh Miller (son). Both parcels will be accessed via NE 79th Court Rd.

Motion by Chuck Varadin to approve subject to the 40 foot recorded easement from NE 79th Court Rd to the flag lot, seconded by Tony Cunningham

Motion carried 3-2

- 6.4. Plat Vacation #9064-1739+05 (portion of) & 9064-1799+01 - Plat Vacation
9925SE 58th Ave Belleview
Project #000019
Parcel #9064-1739+05 (portion of) & 9064-1799+01
Fred Roberts, Jr., Esq**

The applicant is requesting partial plat vacation to vacate one platted ORA and a portion of another. Property is to be subject to application for PUO Rezoning and subsequent replatting. Portions of property subject to vacating are to be replaced by facilities elsewhere within the replat.

Motion by Chuck Varadin to approve, seconded by Ken McCann

Motion carried 4-1

- 6.5. Conservation and Future ROW Easement (Tract A sketch) - Road
Closing
1891 SE 85th Street Road Ocala
Project #000017 Parcel #36669-000-01
Willie B. Hayter III and Karla S. Hayter**

Petitioner request - Track A has remained unused since its creation when Carriage Trail was first platted. It remains in its natural state, and we hope to keep all of it that way for future generations.

Motion by Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

- 6.6. River Crest (fka River Run) - Preliminary Plat
Project #2025080058 #33308 Parcel #3296-000-001
Rogers Engineering, LLC**

LDC 2.12.32 - Stormwater Analysis Map

CODE states Provide site analysis map depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

APPLICANT requests - The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly.

Applicant withdrew

LDC 6.11.4 - Access management

CODE states - A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details. C. Access to adjacent lands. (1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary. (2) Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary. (3) Gated subdivisions or internal residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

LDC 6.11.5.D - Residential driveway requirements

CODE states D. Residential Driveway Requirements. (1) All developments with residential uses shall prohibit direct access onto a Major Local, Collector, or Arterial roadway. Individual lots shall be accessed through the use of an internal roadway network. (2) Driveways shall not access Major Local, Collector, or Arterial roads if alternate access is available. (3) Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway. (4) No driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. 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. (5) All residential driveways shall make every effort possible to meet FDOT sight distance requirements. This may include relocating driveway, removing structures such as fences, and removing vegetation from the driveway owner's parcel. (6) The driveway radius shall be a minimum of 5 feet for Subdivision Local or Minor Local road and a minimum of 10 feet on a Major Local, Collector, or Arterial road. An equivalent flare to the specified radius will be acceptable. (7) The maximum allowed residential driveway grade is 28 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

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 request - The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

Motion by Steven Cohoon to deny, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.8.6 - Buffers

CODE states: A. 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 to 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 request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

2.12.24 - Land use buffering

CODE states Show location and dimensions of required land use buffering.

APPLICANT request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

LDC 2.12.19 - Existing site improvements

CODE states - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains.

APPLICANT request - Discussion for the record that the existing DRA is intended to

be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

Applicant withdrew

LDC 2.12.5 - Project concurrency information & 1.8.2.A - Applicability

CODE states - Project Concurrency information shall be provided per Division 1.8.

APPLICANT request - The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

Applicant withdrew

LDC 6.3.1.F(1) - Establishment of MSBU, CDD or other State recognized special district

CODE states - A copy of the documents demonstrating either: a The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements;

APPLICANT request - A HOA already exists for this subdivision and the existing roadway is being maintained by the County.

Applicant withdrew

- 6.7. Skyworks - Major Site Plan - Waiver to Major Site Plan in Review**
Project #2025100049 #33518 Parcel #13326-001-00
Clymer Farner Barley, Inc.

LDC 6.12.12.(D) Sidewalks

CODE states 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 request - Per 11/4/25 Initial Comments Letter, "Sidewalk is required on US 441. Staff supports the payment of a fee in lieu of construction. If approved by the DRC, the fee comes out to \$12,004.50. and must be paid prior to plan approval."

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6 Buffers

CODE states (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.

APPLICANT requests a waiver to provide PVC fencing in lieu of the required buffer

wall within the Type B landscape buffer along the northern property boundary. There is a dense tree line between our proposed project and the adjacent northern parcels and the closest development within the existing RV park (commercial zoning classification) to the north is ~500 feet away. The majority of the existing trees are located on the northern parcels.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

7.1. Jumbolair Hangar Complex Phase 2 - Conceptual Review
8851 West Anthony Rd All Units Ocala
Project #2024050073 #31602 Parcel #14105-000-00
Rogers Engineering, LLC

Motion by Steven Cohoon to approve subject to moving the road inside the parcel, seconded by Chuck Varadin

Motion carried 5-0

7.2. Heartland Dental - Conceptual Review
Project #2025110004 #33581
Parcel #37491-003-09 & 37491-003-10
Clymer Farner Barley, Inc.

Motion by Tony Cunningham to approve subject to staff comments, seconded by Ken McCann

Motion carried 5-0

8. DISCUSSION ITEMS:

Will there be a DRC meeting on 12/29/25? Yes.

9. OTHER ITEMS:

Aaron Pool – EPL review and staff missing items in first review and then addressing on second or third round.

Motion by Tony Cunningham to adjourn, seconded by Michael Savage

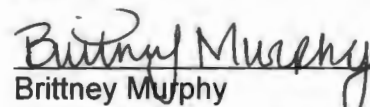
Motion carried 5-0

10.ADJOURN: 11:28 AM



Michael Savage, Chairman

Attest:



Brittney Murphy
Customer Service Specialist