



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 13, 2026

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:

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

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
Alexander Turnipseed (Office of the County)
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. July 6, 2026

Motion by John Pearson to approve, seconded by Josh Kramer

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. 9494 Summerfield Self-Storage - Major Site Plan**
Parcel #: 48320-000-00 #32837
Radcliffe Engineering
- 5.2. Ironcrest Phase 1 - Final Plat**
Parcel #: 14699-001-00 #29959
JCH Consulting Group, Inc.
- 5.3. Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan**
Parcel #: 8004-0433-18 #MajorSite-000060-2025
Ordonez Construction, Inc.
- 5.4. Bellevue Substation - Major Site Plan**
Parcel #: 4217-223-000 #MajorSite-000232-2026
SECO Energy, Inc.

Motion by John Pearson to approve the consent agenda, seconded by John Pearson

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Exalt Summerfield - Major Site Plan - 000600 - Waiver Request to Major Site Plan in Review**
Parcel #: 47696-000-00 # WaiverPIR-001038-2026
Kimley-Horn and Associates

LDC 6.8.7.F(2) - Shade Tree

CODE states One shade tree shall be provided per 50 lineal feet of divider median.

APPLICANT requests a waiver from landscape requirement for shade trees in parking islands where the shade trees are within 20' of the building. Request that these may be replaced with accent trees referring to section 6.8.8.D of the LDC that states "Large trees shall not be located within 20 feet of a building.

Accent/ornamental trees shall be located sufficiently..."

Motion by Chuck Varadin to approve conditioned on applicant providing additional landscape plans for where shade trees will be replaced by ornamentals, seconded by John Pearson

Motion carried 5-0

- 6.2. SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat -33175 -**

Waiver Request to Preliminary Plat in Review
Parcel #: 35341-002-01 # WaiverPIR-001043-2026
Kimley-Horn and Associates

LDC 6.8.6.K(2) - Buffers

CODE states 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 to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial properties from agricultural properties, is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

Motion by Chuck Varadin to approve request for downgrading to Type C buffer,
seconded by Steven Cohoon

Motion carried 5-0

LDC 6.12.2 Right-of-way

CODE states Table 6.12.1 Subdivision Local (private) 50' + 5' right-of-way (ROW) easement on each side.

APPLICANT - requests waiver to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

Steven Cohoon to deny, seconded by John Pearson

Motion carried 5-0

6.3. SR 200 & Hwy 484 Master Infrastructure - Major Site Plan - 33511 -
Waiver Request to Major Site Plan in Review
Parcel #: 35341-002-01 # WaiverPIR-001046-2026
Kimley-Horn and Associates

LDC 2.1.3 - Order of Plan Approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as

part of the Major Site Plan application.

APPLICANT requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

Motion by Chuck Varadin to approve, seconded by John Pearson

Motion carried 5-0

- 6.4. Self Storage SR 200 & Hwy 484 - Major Site Plan 000831 - Waiver Request to Major Site Plan in Review**
Parcel #: 35341-002-01 #WaiverPIR-001044-2026
Kimley-Horn and Associates

LDC 2.1.3 Order of Plan Approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests to modify the order of plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with the Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

Applicant withdrew

- 6.5. Midway Terrace Apartments - Major Site Plan - Plan Extension Request**
Parcel #: 9007-0101-18 #30183
Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of June 17, 2026. The new expiration date would be June 17, 2027. There have been no previous extensions granted.

Motion by Steven Cohoon to approve Items 6.5. and 6.6. for one year, seconded by Ken McCann

Motion carried 5-0

6.6. Midway Terrace Apartments - Major Site Plan - Plan Extension Request

Parcel #: 9007-0101-27 #30983

Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 26, 2026. The new expiration date would be August 26, 2027. There have been no previous extensions granted.

6.7. Wawa Convenience Store @ US Hwy 441 - Major Site Plan - Plan Extension Request

Parcel #: 4593-006-001 # 30312

Native Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 9, 2026. The new expiration date would be September 9, 2027. There have been no previous extensions granted.

Motion by Steven Cohoon to approve one-year extension, seconded by John Pearson

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Ken McCann

Motion carried 5-0

10. ADJOURN: 9:44 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator