



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 1, 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:

Michelle Sanders for Ken McCann, Vice Chairman (Fire Marshal)
Michelle Fannelli for John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Cheryl Butler for Chuck Varadin (Growth Services Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Alex Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Linda Blackburn (Legal)
Susan Heyen (Parks/Landscape)
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. May 18, 2026

Motion by Steven Cohoon to approve the minutes, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Pilot Ocala #092 (Revision to Approved AR 18630) - Major Site Plan
Parcel #: 12946-002-00 #33377
Core-States**
- 5.2. Pine Village Manufactured Home Park-Major Site Plan
Parcel #3726-011-001 # 33553
Clymer Farner Barely, Inc.**
- 5.3. Ocala Preserve Satellite Amenity - Major Site Plan
Parcel #: 1367-0802013 #31464
Atwell, LLC**
- 5.4. Calesa Township - Sabino (Grove) - Preliminary Plat
Parcel #: 35300-000-14 #PrelimPlat-000069-2025
Kimley-Horn and Associates, Inc.**
- 5.5. Marion County Middle School 'DD' - Major Site Plan
Parcel #: 37506-002-00 #32641
Kimley-Horn and Associates**
- 5.6. Optimum RV Planned Unit Development-Master Plan
Parcel #36514-000-00 # 33501
Kimley-Horn and Associates, Inc.**
- 5.7. Sandy Clay Residential - Master Plan
Parcel #37896-000-01 #MasterPlan-000338-2026
Tillman & Associates Engineering, Inc.**

Motion by Steven Cohoon to table Item 5.7. until Board of County Commissioners' approval of Master Plan, seconded by Tony Cunningham

Motion carried 5-0

Motion by Steven Cohoon to approve consent agenda Items 5.1. – 5.6. seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Calesa Market District - Major Site Plan 000632 - Waiver to Major Site**

Plan in Review

Parcel #: 35300-000-45 #WaiverPIR-000809-2026

Kimley-Horn and Associates

LDC 6.8.8.A Building Landscaping

CODE states Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building.

APPLICANT - Waiver request not to provide building landscaping. Building architecture and facade will be non-monotonous.

Motion by Steven Cohoon to approve, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.8.7.D Parking Island Landscaping

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

APPLICANT - Waiver request to utilize understory trees at the frontage row of parking islands.

Motion by Tony Cunningham to approve, seconded by Michelle Sanders

Motion carried 5-0

6.2. Golden Ocala - WEC North Training Fields Phase 2 - Major Site Plan

Parcel #: 21068-002-00 #31106

Tillman & Associates Engineering, LLC

On 5/19/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of May 20, 2026. The new expiration date would be May 20, 2027

Motion by Cheryl Butler to approve, seconded by Michelle Sanders

Motion carried 5-0

6.3. Shores Assembly of God - Major Site Plan - Extension Request

Parcel #: 9008-0000-02 #31668

Michael W. Radcliffe Engineering

On 5/15/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of July 1, 2026. The new expiration date would be July 1, 2027.

Motion by Michelle Sanders to approve, seconded by Cheryl Butler

Motion carried 5-0

- 6.4. SECO Ocala - Major Site Plan**
Parcel #:41200-012-00 # 33432
Bowman Consulting

This Major Site Plan had a conditional approval by a reviewer. Therefore, it is on Scheduled Items for discussion.

Motion by Steven Cohoon to approve contingent on the turn lanes and Right-of-Way dedication being constructed before final site approval, seconded by Cheryl Butler

Motion carried 5-0

- 6.5. Samarah Farms Inc - Agricultural Lot Split**
Parcel #: 12690-001-00 #32943
Moorhead Engineering Company

LDC 2.16.1.B(8) - Agricultural Lot Split

CODE states agricultural lot splits outside of the Urban Growth Boundary.

APPLICANT requests a waiver for division of Samarah Farm into 10 lots that will be a minimum of 10 acres each.

Motion by Steven Cohoon to approve contingent on uploading the mitigation credit document and comply with the informational comments on the survey, seconded by Tony Cunningham

Motion carried 5-0

- 6.6. Pasco Jay Albert II - Family Division Waiver Request**
Parcel #: 01574-000-00 # Fam Div -000605-2026
Jay Pasco

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 tract 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 tract 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, step-parent, adopted parent, sibling, child, step-child, 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 a 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 - Second Family Division from parent parcel for a family member (first division was in 2006).

Motion by Tony Cunningham to approve the Family Division with a waiver to the one driveway connection and easement and allow for a second connection on the residential roadway also require Boundary Survey and title work, seconded by Michelle Fanelli

Motion carried 5-0

**6.7. Brooks Residence - Family Division Waiver Request
Parcel #: 44773-001-00 #Fam Div -000687-2026
Powells Permitting Service**

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 tract 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 tract 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, step-parent, adopted parent, sibling, child, step-child, 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 a 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 - Would like to split the parcel into a 3.33-acre lot for her son.

Motion by Tony Cunningham to table for two weeks, seconded by Michelle Sanders
Motion carried 5-0

- 6.8. **Seasure, LLC - Waiver to Major Site Plan**
Parcel #: 2003-101-000 #WaiverSTA-000709-2026
JCH Consulting Group, Inc.

LDC Sec. 2.17.1. - Applicability

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application.

Motion by Steven Cohoon to rehear, seconded by Cheryl Butler
Motion carried 5-0

Motion by Steven Cohoon to clarify the record that Development Review Committee was in favor of a waiver to the Final Plat submittal and this be conditionally approved contingent on coming back next week with the updated agenda description, seconded by Cheryl Butler
Motion carried 5-0

- 6.9. **Sheik Hafeez Rahaman- Waiver to Major Site Plan**
Parcel #9024-0000-02 #WaiverSTA- 000706-2026
JCH Consulting Group Inc.

LDC 2.17.1. - Applicability

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT - This waiver request is for a Preliminary Plat waiver to accompany the Final Plat submittal. A separate Preliminary Plat is not being submitted with this application.

Motion by Steven Cohoon to approve conditionally a waiver requirement to the Preliminary Plat conditioned on this item coming back with corrected agenda description on next week's DRC meeting and also that Final Plat includes minimum Zoning standards, required buffer type, lot typicals, etc. that you would see on the Final Plat, seconded by Tony Cunningham
Motion carried 5-0

- 6.10. **Target of Ocala- Major Site Plan #33553 - Waiver to Major Site Plan in Review**
Parcel #35300-001-17, 35300-000-16 #WaiverPIR-000794-2026
Upham, Inc.

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 states in lieu of masonry wall, provide 6' opaque PVC fence within type "A" buffer per 6.8.6.I. (1). The fence will match the existing Walmart fence. The fence will run along the boundary for approx. 1,000 LF per Exhibit 1. Lots 2 and 3 adjacent to Target will provide separate buffers per table 6.8-2.

Motion by Tony Cunningham to deny but with support to the Board of County Commissioners, seconded by Michelle Sanders

Motion carried 5-0

LDC 6.13.7 Geotechnical Criteria

CODE states 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.

APPLICANT states Borings indicated on sheet C200 per the Geo-Tech report were drilled depths indicated except where encountering resistance due to limestone layer. Borings not meeting the minimum 10' below pond bottoms are indicated on sheet C200. Request waiver depth, use borings performed as sufficient information.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

6.11. Oak Villas IV - Major Site Plan #33517 - Waiver to Major Site Plan in Review

**Parcel # 8003-0335-02 #WaiverPIR-000797-2026
Enviro-Tech, Inc.**

LDC 6.8.6.K.4 - Buffers

CODE states 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.

APPLICANT - A waiver is respectfully requested to omit construction of the required Type D Buffer along the southeastern rear lot line where the site abuts a recently constructed single-family residence (2023). The subject parcel is zoned R-3 with a High Residential (HR) FLU designation and is bordered on three sides by properties zoned R-PUD, also carrying an HR FLU designation. Given the compatible surrounding land use pattern and the limited extent of the buffer area, staff has indicated support for the waiver request.

Motion by Cheryl Butler to approve, seconded by Steven Cohoon

Motion carried 5-0

**6.12. Leighton Estates Duplex- Waiver to Major Site Plan
Parcel # 3570-012-004 #WaiverSTA-000672-2026
NZG Capital, LLC**

This item was tabled at the 5/11/26 DRC Meeting. A motion to rehear will be needed.

Motion by Cheryl Butler to rehear, seconded by Michelle Sanders

Motion carried 5-0

LDC 4.2.11.C Multiple-Family Dwelling (R-3) zoning classification

CODE states Property Development Regulations. See table 4.2-4 and figure 4.2-2 below. Table 4.2-4 shows width (100 feet) and Figure 4.2-2 shows setback parameters for front, sides, and rear.

APPLICANT request - I would like to build a duplex on the referenced parcel. In order to do this, I need 100 feet on the frontage width, which I do not, I have 80 feet, so I was told by development review staff at a Thursday meeting to send in this request. I should mention that the surrounding parcels, similar in size, have had duplexes built on them in the last year.

Motion by Tony Cunningham to approve, seconded by Cheryl Butler

Motion carried 5-0

**6.13. Nelsons Property 2026 - Waiver to a Major Site Plan
Parcel #50656-000-00 #WaiverSTA-000796-2026
Nelson's, LLC**

LDC 2.21.1.A(1) - Major Site Plan

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 (select all that are applicable): (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 requests a waiver to Major Site Plan since they have removed more than they have added structures to the property in terms of square feet. Recently they have poured four slabs, three for small temporary structures and one for a pickleball court. Multiple mobile homes have been removed as well as cabins, sheds, marina boat covers, fish cleaning area, bait shop and a large shed that had

concrete plus a sidewalk and a ramp. Would be happy to meet with someone to walk the property. Basically, have been removing items that are 40-60 years old. Nelsons is an old property, and are trying as time goes by, to bring it current.

Motion by Cheryl Butler to approve conditioned that the site plan gets revised and submitted and includes the net reduction in impervious area, seconded by Michelle Sanders

Motion carried 5-0

6.14. Champion Homes - Major Site Plan #000610 - Waiver to Major Site Plan in Review

Parcel #: 36943-001-00 #WaiverPIR000823-2026

Clymer Farner Barley, Inc.

LDC 4.2.15.I. - Requirements for all commercial and industrial zoning classifications

CODE states Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fenced in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height.

APPLICANT - Requesting waiver from providing opaque screening up to 8 feet in height around proposed 49,500 SF gravel/asphalt millings area. This area will contain presold/sold manufactured homes and will have the same appearance as homes on display. Similar uses/dealerships along the 4.5-mile stretch between this project and Lake Weir Ave including Central Florida Steel buildings, Prestige Home Centers, Triple Crown Trailers, Mobile Home Headquarters, Owens Corning, Allstar Manufactured Housing, Inc., Jacobsen Homes, Clayton Homes, and the adjacent Jack's Shacks, Inc. appear to not have been held to this requirement. This request would also help truck/trailer maneuverability throughout the site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

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 Current survey has a survey date of 2/20/2025 with topo extents varying from 30-100' beyond the project boundary. This property, nor the approximate 20 ac parcel contiguous to the north, has ever been developed. Approximately 6 acres of the northern parcel drains through the proposed project, which we have accounted for in the post condition. The surveyed contours generally match best available LIDAR data and overall drainage patterns found in the Marion County Lake Panasoffkee Watershed Model.

Motion by Steven Cohoon to approve, seconded by Michelle Sanders

**6.15. Headsprings, LLC - Major Site Plan - Plan Revisions in Review #32134 - Waiver Reaffirmations and Waiver to Major Site Plan Revisions in Review
Parcel #24141-000-00 #WaiverPIR-000801-2026
Davis Dinkins Engineering, PA**

Reaffirmation of Waiver Requests that were heard at the following DRC Meetings 7/14/25, 8/19/25, 10/6/25 for the Plan Revisions currently under review as shown on the Development Review waiver application. As well as consideration for the current waiver request below.

LDC 2.12.3, 4, 6 Title Block

CODE states 3. Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions. 4. Front page of the plan shall minimally include: A. Type of application; B. Project name centered at top of page; C. Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal); D. Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan (this signature is not required until the final submittal); E. Name, address, and phone number of the licensed professional; F. Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows: (1) Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code (LDC), except as waived; (2) Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers; G. A key location or vicinity map, with north arrow, at a scale suitable to show the location of the development with reference to surrounding properties, streets, municipal boundaries, sections, range, and township; H. A portrait oriented minimal 3 inches × 5 inches space, located 2³/₄ inches from the right edge of paper and 3⁴/₄ inches from the top edge of paper, shall remain blank to allow for a County approval stamp; I. Index of sheets; J. List of utility providers; K. List of approved waivers, their conditions, and the date of approval; L. Data block. The items below are required and shall be listed in order as shown. If an item does not apply, it shall be clearly indicated as not applicable. (1) Parcel identification number; (2) Land use designation; (3) List of Development Agreements including Marion County Official Record Book and Page ;(4) Zoning information: (a) Zoning classification. (b) List of approved variances, their conditions, and the date of approval. (c) Special Use Permit case number and resolution. (d) Zoning requirements including lot area, width, setbacks, and building height. (5) Overlay zones; (6) Gross site acreage of all initial and anticipated parcels, and if different, the acreage of the development area, to the nearest hundredth of an acre; (7) Existing and proposed uses; (8) Existing and proposed building height; (9) Listing of site coverage (in square footage, acreage and percentage): (a) Existing and proposed building coverage by intended use with gross floor area and leasable/interior area;

(b) Existing and proposed gross impervious area ;(c)Proposed gross non-residential floor area ratio or residential density; (d) Existing and proposed natural open space, improved open space, open water, and wetlands; (e) Existing and proposed preserved natural areas; (10) Number of required and provided parking spaces; (11) Projected daily trip generation and a.m./p.m. peak hour traffic volume; and (12) Proposed miles of road, number of lots, blocks and tracts, as applicable. 6. Provide location of septic systems and wells for Department of Health review.

APPLICANT - a waiver to the LDC sections due to the title block on the major site plan includes information listed in the LDC. Sheets incorporated for reference, i.e. the survey and landscape plan, are prepared by consultants and utilize their own font size and style and numbering convention. The index of sheets accurately reflects what is included in the plans.

Motion by Tony Cunningham to approve reaffirmation of existing waivers that were already heard including new waiver on Title Block, seconded by Cheryl Butler

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

- 9.1.** Waiver clarification from 11/3/25 DRC Meeting Motion made for Item 6.2. Champion Homes #000610-2026 regarding Buffer request.

The DRC needs to make a motion to clarify the conditions of the prior order.

Motion by Steven Cohoon to clarify, seconded by Tony Cunningham

Motion carried 5-0

Motion by Cheryl Butler to adjourn, seconded by Michelle Sanders

Motion carried 5-0

10. ADJOURN: 10:42 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator