



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 18, 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)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Michelle Sanders (911 Management)
Susan Heyen (Landscape/Parks)
Kevin Vickers (Office of the County Engineer)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
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 11, 2026

Motion by John Pearson 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. Walmart #4368 SSS Ocala Fuel Station - Major Site Plan

Parcel #: 37491-001-00 #33561

CPH Consulting, LLC

5.2. The Home Depot - Ocala South- Major Site Plan

Parcel #3530-1001-18 #33139

Kimley-Horn and Associates

Motion by Tony Cunningham to approve the consent agenda, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. BLCCDD Warehouse - Major Site Plan 000431 - Waiver to Major Site Plan in Review

Parcel #: 35300-400001 # WaiverPIR-000759-2026

Kimley-Horn and Associates

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 - We are requesting a waiver to this requirement to allow the topographic overlay shown on our updated survey.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

6.2. Sumatra Estates - Improvement Plan 33497 - Waiver to Improvement Plan in Review

Parcel #: 37506-000-00 # WaiverPIR-000743-2026

Tillman & Associates Engineering, LLC

LDC 6.13.7.B 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 - Request a waiver to reduce the required number of borings from seven to five for this DRA. The proposed DRA surrounds an existing wetland, and the soft, wet ground limited drilling rig access. Because of these conditions, only five soil borings could be completed. The five borings obtained show a consistent soil profile across the area and provide sufficient information for design.

Motion by John Pearson to approve, seconded by Tony Cunningham

Motion carried 5-0

6.3. Woodridge Place Subdivision - GS PUD Zoning Change

Parcel #: 14973-000-00 #PL PUD -000543-2026

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 5/27/2026, P&Z.

Motion by Chuck Varadin to recommend approval of the PUD with conditions as stated by staff, seconded by Steven Cohoon

Motion carried 5-0

6.4. McGinnis Builders Office and Warehouse - Major Site Plan - Plan Revisions

Parcel #: 41503-001-00 #33082

Moorehead Engineering

APPLICANT requests minor changes to Major Site Plan be accomplished by providing an updated plan and undergoing review by county staff. Applicant believes changes are de minimis to require a Major Site Plan Revision.

Motion by Steven Cohoon to approve consistent with staff recommendations, seconded by Tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for 5/27/26
Marion County Growth Services Department**

<<https://marionfl.legistar.com/Calendar.aspx>>

9. OTHER ITEMS:

Mr. Varadin will be speaking to the Board of Realtors (BoR) this week. He will be putting together a list of topics that can be discussed at the BoR monthly meetings.

Motion by John Pearson to adjourn, seconded by Tony Cunningham
Motion carried 5-0

10. ADJOURN:

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator