



Marion County

Development Review Committee

Meeting Minutes

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

Monday, January 5, 2026

9:00 AM

Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A BLIC 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 Fanelli representative for Building Safety
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Chris Rison (Planning/Zoning)
Sara Wells (Planning/Zoning)
Alex Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Michelle Sanders (911 Management)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. December 29, 2025

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

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Marion Oaks Townhomes - Major Site Plan**
Parcel # 8004-0433-19 #32203
Clymer Farner Barley, Inc.

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

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Rimes Pool - Waiver to Major Site Plan**
Parcel #15173-011-07 STA-000077-2025
Rogers Engineering, LLC

LDC 2.21.1.C/D/E - Stormwater Compliance

CODE states C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. D. Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a

scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems. (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant. E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan: (1) Are on a parcel greater than or equal to ten acres. (2) Are a minimum of 200 feet from all property lines. (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage. (4) Do not increase any offsite drainage. (5) Do not contribute offsite drainage to a County documented drainage problem. **APPLICANT** request for swimming pool to be constructed on existing concrete pad.

Motion by Steven Cohoon to approve, seconded by Michelle Fanelli

Motion carried 5-0

**6.2. Proposed Commercial Development - Waiver to Major Site Plan
Parcel # 3758-030-001 STA-000004-2025
Lindsey Klein**

LDC 6.8.6K(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 request - We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side. In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment. Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor. We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through

environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

6.3. Bahia Terrace - Waiver to Major Site Plan

Parcel #9007-0088-15 #33582

Aldo Alvarez

LDC 2.20.1.B - Minor Site Plan

CODE states 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 requests waiver because the proposed project includes a total impervious area of 8,600 square feet which is below the 9,000 square foot threshold established in the Marion County Land Development Code (Article 2, Division 20 - Minor Site Plan). Given that the impervious area does not meet the minimum requirement for a Minor Site Plan, we respectfully request a waiver of the Minor Site Plan submittal. The proposed improvements are minimal, will not create additional drainage or environmental impacts beyond existing conditions.

Applicant withdrew

6.4. Bagwell Family Division - Family Division Waiver Request

Parcel #12479-000-00 Fam Div 000074-2025

Brad A. Bagwell

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 request - Family division creating ~5-acre tract for primary structure, for his daughter, Alana Bagwell.

Motion by Chuck Varadin to approve contingent on providing boundary survey, title work and legal documentation, seconded by Tony Cunningham

Motion carried 5-0

**6.5. Mooney Family Division -Family Division Waiver Request
Parcel #37838-000-00 Fam Div -000109-2025
Richard Mooney**

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 request - Give the front 3.29 acres to Mellisa Batterbee, the back 4.71

acres to Richard Mooney.

Motion by Tony Cunningham to table for 60 days, seconded by Chuck Varadin
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Department Review Sign-offs

Growth Services Director inquired on Department of Health review sign offs on Family Division Waiver request.

9. OTHER ITEMS:

Land Development Manager inquired on Legistar review for Building Safety Director

Fire Marshall spoke about DRC members running DRC Thursday staff meetings need to be determined

Motion to adjourn by Tony Cunningham, seconded by Michelle Fanelli
Motion Carried 5-0

10.ADJOURN: 9:38 PM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator