



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 29, 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:

Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Linda Blackburn (Legal)
Alex Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
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. June 22, 2026

Motion by Chuck Varadin to approve, seconded by Tony Cunningham

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Arden of Ocala - Preliminary Plat**
Parcel #: 9018-0000-06 # PrelimPlat-000463-2026
Dave Schmitt Engineering
- 5.2. Oak Shores Estates - Preliminary Plat**
Parcel #: 9064-0000-02 #PrelimPlat-000713-2026
Tillman and Associates Engineering, LLC
- 5.3. Maro 111 - PUD Master Plan - Plan Revisions**
Parcel #: 35770-055-05 #31051
Tillman & Associates Engineering, LLC
- 5.4. Lockheed Martin Training Village & Building 12 Renovation - Major Site Plan**
Parcel #: 9014-0044-05 # MajorSite-000718-2026
Kimley-Horn and Associates

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

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Atlas Tranquility Park - Improvement Plan 000635 - Waiver Request to Improvement Plan in Review**
Parcel #: 39279-026-00, 39279-028-00, 39279-000-01
#WaiverPIR-000946-2026
Tillman and Associates Engineering, LLC

LDC 6.12.2 Right-of-way

CODE states A. Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the

following, subject to approval by the Board upon review and recommendation by the DRC:(1)The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way,(2)The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage,(3)The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way,(4)The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT requests a waiver to allow a 30-foot right-of-way with a 15-foot easement on each side (60-foot total).

Motion by Steven Cohoon to approve contingent on the pedestrian features having Green Book required separation from the roadway and the typical section and the drainage utility easement also include a pedestrian access easement, seconded by Tony Cunningham

Motion carried 5-0

- 6.2. OTOW Flying Field - Improvement Plan 000435 - Waiver Request to Improvement Plan in Review
Parcel #: 35300-000-00 # WaiverPIR-000965-2026
Kimley-Horn and Associates

LDC 6.8.4 Non-residential development

CODE states For non-residential development, at least 20 percent of the land to be developed shall be landscaped. A. When a project area is less than the size of the overall parcel to be developed, the required landscape area calculation may be reduced to apply to the project area as authorized by the County Landscape Architect. All other requirements directed by the Board, DRC, or included in this division shall apply. B. Landscape areas shall include:(1) Buffers;(2) Landscaping required for parking areas;(3) Building landscaping; and (4) Service and equipment area screening. C. Landscape areas may also include planted stormwater management areas with a depth of four feet or less. D. Credit towards the landscape area requirements may be allowed for all or part of preserved native habitat if the applicant demonstrates that it includes one or more of the following:(1) Tree clusters including native vegetative communities are protected from development impact. (2) Vegetative areas with native understory flora are protected from development impact.

APPLICANT requests a waiver to the landscaping requirements for this project. The proposed use as a temporary drone flying field includes minimal parking and open-air pavilions in lieu of enclosed structures, with no lighting and no nighttime activity proposed. The site is internal to the OTOW DRI and 500 feet from any external property lines. The preserved trees will satisfy the required shade tree count. Additional landscaping would interfere with the intended drone flying area.

Motion by Steven Cohoon to approve seconded by Chuck Varadin

Motion carried 5-0

- 6.3. OTOW Weybourne Phase 4 - Improvement Plan 000532 - Waiver Request to Improvement Plan in Review**
Parcel #: 35300-000-17 # WaiverPIR-000964-2026
Kimley-Horn and Associates

LDC 6.12.12(B) Sidewalks

CODE states 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.

APPLICANT requests a waiver to the requirement for sidewalks along one side of internal streets consistent with other age-restricted communities within On Top of the World. Multi-modal paths are being provided to connect this neighborhood to the extensive multi-modal trail system within On Top of the World.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.4. Ocala Palms 2024 Amenity Improvements - Plan Extension Request**
Parcel #: 2151-000-001 #31601
Michael W. Radcliffe Engineering

On 6/23/26, the 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 16, 2026. The new expiration date would be September 16, 2027.

Motion by Steven Cohoon to approve the new expiration date of September 16, 2027, seconded by Chuck Varadin

Motion carried 5-0

- 6.5. Berean Baptist Church Addition- Waiver Request to Major Site Plan**
Parcel #: 2335-001-001 # WaiverSTA-000849-2026
Michael W. Radcliffe Engineering

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: 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 a Major Site Plan for the construction of a new 6,000 SF building addition with associated grading, stormwater controls, and erosion control measures. The proposed building will serve as an accessory recreation/gymnasium facility for existing members of Berean Baptist Church. No additional parking is required or proposed. As a condition of the waiver, we would provide signed and sealed stormwater calculations demonstrating that the proposed improvements meet applicable stormwater control requirements.

Motion by Chuck Varadin to approve waiver to Major Site Plan but submit Minor Site Plan with Staff's three standard conditions 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour

storm from the total impervious overage on the property. 2) A permit hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Certification Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Tony Cunningham

Motion carried 5-0

- 6.6. TWS Bluewater Investments, LLC- Waiver Request to Major Site Plan
Parcel #: 4904-001-006 # WaiverSTA-000892-2026
Davis Dinkins Engineering

LDC 2.21.1. Applicability

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:(1)Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet;(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or(3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests the waiver because the owner needs a building permit for sheds that were installed or replaced. The added area is de minimis.

Motion by Steven Cohoon to table until July 27, 2026, seconded by Ken McCann

Motion carried 5-0

- 6.7. Diamond A - Final Plat 000699 - Waiver Request to Final Plat in Review
Parcel #: 41200-056-04, 41200-056-12, 41200-056-00
#WaiverPIR-000971-2026
Rogers Engineering & Land Surveying, LLC

LDC 6.8.6 (i) Buffers

CODE states 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.

APPLICANT requests to permit the required 20 feet Utility Easement and the CR475A Overlay Buffer to overlap, allowing both requirements to be satisfied within the same 20 feet wide area. Plantings in buffers shall not conflict with utilities. The recently recorded SECO easement along the SW HWY 484 frontage was not discovered until the title work was done for the Opinion of Title that accompanies the Final Plat approval. The proposed 20 ft wide Utility Easement along the SW 49th Court Road frontage was required by SECO for their facilities that were recently installed along the full length of this right-of-way, including the lands north of the shopping center. All SECO's facilities are located in the rear 5 feet of both easements, except for their facilities serving the signalized intersection.

Motion by Chuck Varadin to approve conditioned on the buffer being replaced by the applicant if destroyed by SECO and replace same plantings in 10 feet while leaving 20 feet as the buffer, seconded by John Pearson

Motion carried 4-1 (Steven Cohoon dissenting)

6.8. Shades of Metal Shop - Waiver Request to Major Site Plan

Parcel #: 51149-002-00 # WaiverSTA-000893-2026

IAM Construction, 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 (specifically) (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 to waive the Major Site Plan because the proposed condition is substantially similar to the previous layout as they are replacing a building that was destroyed by fire.

Motion by Steven Cohoon to deny, seconded by Chuck Varadin

Motion carried 5-0

6.9. Rainbow Springs State Park Repave - Waiver Request to a Major Site Plan

Parcel #: 33177-000-00 #WaiverSTA-000690-2026

Asphalt Icons

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 a Major Site Plan because the project will not be going over the allowable impervious. No expansion of use, intensity, or site layout is proposed; all improvements occur within previously developed and disturbed areas. The project does not include construction of new storm water management systems nor significant alterations of existing drainage. Construction is limited to resurfacing and minor grading to maintain existing conditions.

Motion by Steven Cohoon to approve waiver to Major Site Plan contingent of providing Signed and Sealed drainage memo/letter detailing net decrease in stormwater impervious area, seconded by Chuck Varadin

Motion carried 5-0

6.10. Almeida, Felipe Family Division - Family Division Waiver Request

Parcel #: 50099-009-00 # Fam Div -000766-2026

Felippe Almeida

This item was tabled for two weeks at the 6/15/26 DRC Meeting. A motion to rehear

will be needed.

Motion by Tony Cunningham to un-table, seconded by Chuck Varadin

Motion carried 5-0

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 tracts 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 tracts 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, stepparent, adopted parent, sibling, child, stepchild, 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 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 requests a waiver for one family division into two lots. Lot 1 for myself, and lot 2 for my sister. Requesting a waiver for the road frontage requirement to allow a family division of parcel 50099-009-00. The property currently possesses 20 feet of frontage on SE 180th St. We propose to satisfy safety and access requirements by recording a 40-foot stated access easement as shown in the attached aerial sketch providing sufficient access for emergency vehicles and residents for both lots.

Motion by Chuck Varadin to deny without support if the item is appealed to the Board of County Commissioners, seconded by Steven Cohoon

Motion carried 5-0

- 6.11. **Hannah Weeks - Family Division - Family Division Waiver Request**
Parcel #: 07774-000-00 # Fam Div -000816-2026
Hannah Weeks

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 tracts 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 tracts 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, stepparent, adopted parent, sibling, child, stepchild, 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 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- requests a family division waiver to transfer ownership of three acres to their daughter (Hannah Weeks) to be used for the construction of her permanent residence, which will include separate driveway access.

Motion by Chuck Varadin to approve conditioned that the applicant completes the Family Division process, and provides the survey, legal description, deed, affidavit, and title work, seconded by Tony Cunningham

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for June 29, 2026
Marion County Growth Services Department**

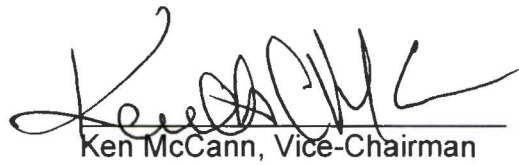
<<https://marionfl.legistar.com/Calendar.aspx>>

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Ken McCann

Motion carried 5-0

10.ADJOURN: 10:34 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway
Development Review Coordinator