



Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 2, 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)
Michelle Fanelli (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Chris Rison (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Alexander Turnipseed (Office of the County Engineer)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
Susan Heyen (Landscape)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. February 23, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. East Maintenance Building - Major Site Plan
Parcel #: 37508-000-00 #33320
Tillman & Associates Engineering, LLC**
- 5.2. Dhruv Development 484 - Traffic Information - Mass Grading Plan
Parcel #: 41200-064-09 #32511
Tillman & Associates Engineering, LLC**
- 5.3. Neighborhood Storage Phase 2 Liberty Village - Major Site Plan
Parcel #: 35466-003-00, 35466-000-00 #33189
Tillman & Associates Engineering, LLC**
- 5.4. Guadalupana Hall Major Site Plan
Parcel #: 21108-000-00 #32789
Wood Engineering, LLC**
- 5.5. Alien Engineered Products Shop Expansion - Major Site Plan
Parcel #: 14221-000-00 #32920
Guerra Development Corp.**
- 5.6. His House For Her - Major Site Plan
Parcel #: 9009-0000-05 #32698
Clymer Farner Barley, Incl**
- 5.7. Champion Vision Ocala - Major Site Plan
Parcel #: 21521-001-02 #32597
Menadier Engineering**
- 5.8. Metal Warehouse SE 58TH Ave - Major Site Plan
Parcel #: 9025-0621-03 #32454
Ordonez Construction, Inc.**

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

- 5.9. Ocala West - Parcels 24 & 25 Subdivision Replat - Final Plat
Parcel #: 3501-200-025 #31189
CHV, an NV5 Company**

Motion by Tony Cunningham to approve, seconded by Michelle Fanelli

Motion carried 5-0

- 5.10. River Run - Preliminary Plat**
Parcel #: 3296-000-001 #33308
Rogers Engineering & Land Surveying, LLC

Motion by Chuck Varadin to approve consent agenda Items 5.1. – 5.7. and 5.10. with Items 5.8. and 5.9. pulled for discussion, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Rotary Sportsplex (Revision To AR# 30224) - Major Site Plan 33562 - Waiver to Major Site Plan in Review**
Parcel #: 31413-000-00 #000412
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 - A waiver is requested related to AR# 33562 requiring the survey to be less than 12 months old. The purpose of AR# 33562 is to amend the landscape plan of the previously approved site plan (AR# 30224). Currently all other departments have reviewed and approved the amended plans. The site is currently under construction per the approved site plan.

Motion by Steven Cohoon to approve conditioned on emailing the Boundary and Topographic Survey to the County Surveyor, seconded by Michelle Fanelli

Motion carried 5-0

- 6.2. Abiding Hope Evangelical Lutheran Church- Minor Site Plan -000344- Waiver to Minor Site Plan in Review**
Parcel #: 31857-000-00 # 000384

LDC 6.8.6.A Buffers

CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT - Section 6.8.6.A states that the intent of the buffers is to reduce negative impacts to adjacent properties. The proposed addition to this church does not increase any seating, any required parking, or any traffic impacts. The addition is strictly a Narthax, which is open gathering space considered as a transiter between the entrance and the sanctuary. Since no increase in intensity is proposed, there are no negative impacts, therefore we request to waive the section of code.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

6.3. Tractor Supply Blitchton - Major Site Plan 33238 - Waiver to Major Site Plan in Review

Parcel #: 12438-002-01 #000397

Dynamic Engineering Consultants

LDC 6.8.6.K(4) Buffers

CODE states (4) 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 - Type C buffers are provided along the right-of-way and Type D is provided abutting the A-1 property. However, a fence is proposed in-lieu of a wall as was requested by the county staff during the pre-application meeting.

Applicant withdrew

6.4. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review

Parcel #: 41200-012-00 #000409

Bowman Consulting

LDC 6.7.4. Shade Trees

CODE states shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees. In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including

iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming. Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

Motion by Chuck Varadin to table for two weeks, seconded by Steven Cohoon

Motion carried 5-0

**6.5. JR Plastics (2008 Expansion) - Waiver to Major Site Plan
Parcel #: 31239-005-02 #000299
Mastroserio Engineering**

LDC 2.21.1 Major Site Plan

CODE states A. 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT - a waiver is requested to not submit or provide a Major Site Plan for this project. A building plan has been submitted and is under review by the Building Department. A site plan was submitted with the building application, the proposed 10,200 sf building is being placed over existing impervious area. It will be an open air steel building to be utilized for storage of existing materials produced onsite. There will not be an impervious area increase or a pervious area decrease. The existing site has been approved for 9.7 acres of impervious area. The existing & proposed impervious area equals 6.28 acres. Therefore, the proposed building & impervious areas are allowable and do not exceed the approved impervious area. This is merely an accessory use building to serve the existing business and this development will not have any adverse impacts to the development.

Motion by Chuck Varadin to approve the waiver to Major Site Plan, but must submit a Minor Site Plan seconded by Steven Cohoon

Motion carried 5-0

6.6. Marion County School Development Waiver

A waiver of general application until updated by staff or adopted by the Board of County Commissioners.

Motion by Chuck Varadin to approve the request conditioned on adding numbers 29 and 30; #29 being that still submit Fire Site Plan comments for review and for #30 the

checklist does not include Marion County Utilities at this time, seconded by Tony Cunningham

Motion carried 5-0

- 6.7. Water Main Connection by Extension - Waiver to Major Site Plan**
Parcel #: 9018-0325-13 #000377
Arturo M. Campa

LDC 6.14.2.B(1)(a) Connection requirements

CODE states B.New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT cost is prohibitive to development of the parcel. Parcel is within 192 feet connection distance to closest central water by MCU; extension distance required to meet Code is 319' ~\$32K. There would be no Rol if water main was constructed as all adjacent lots are currently on private wells.

Motion by Tony Cunningham to deny without support to the Board of County Commissioners, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

Mr. Pool reminded members of the Committee that items from Development Review Committee (DRC) that need to go before the Board of County Commissioners, to state whether the DRC supports, does not support or are neutral regarding the item.

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Ken McCann

10.ADJOURN: 10:20 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator