



Marion County

Development Review Committee

Meeting Minutes

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

Monday, January 26, 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)
Doug Hinton for Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Josh Kramer for Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sarah Wells (Planning /Zoning)
Liz Cotos (Planning/Zoning)
Alexander Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Janet Warbach (911 Management)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. January 12, 2026

Motion by Josh Kramer to approve the minutes, seconded by Michelle Fanelli
Motion carried 5-0

4. PUBLIC COMMENT

Don Deakin – addressing Item 5.1. - would like to thank OCE staff and supports the Walmart store

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Walmart Neighborhood Market Store #30009-1000 - Major Site Plan -
Parcel#: 6722-200-002 #33138
CPH, LLC
- 5.2. Next Dimension Landscaping - Major Site Plan
Parcel#: 47696-000-01 #30535
Infinite Engineering
- 5.3. Meridian Storage Group - Major Site Plan
Parcel#: 3761-004-000 #32405
Davis Dinkins Engineering
- 5.4. Canterbury Acres East - Final Plat
Parcel#: 35695-033-00 #33358
Rogers Engineering & Land Surveying, LLC
- 5.5. On Top of the World - Skye at Chandler Hills West - Preliminary Plat
Parcel#: 35300-000-00 #33059
Tillman & Associates Engineering, LLC
- 5.6. McGinley Landing Phase 1B - Final Plat
Parcel#: 41200-056-13 #33076
JCH Consulting Group, Inc.

Motion by Doug Hinton to approve the consent agenda, seconded by Josh Kramer
Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. New Residential Residence - Waiver to Major Site Plan
Parcel#: 1241-002-000 #STA000212
JCH Consulting Group, Inc.

LDC 2.21.1(A)(1) Applicability

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.

APPLICANT requests a waiver to a major site plan for new construction of a residential residence that will exceed 9000 square feet of impervious. Onsite stormwater controls will be constructed to prevent runoff on adjacent parcels.

Motion by Doug Hinton to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm
2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Michelle Fanelli

Motion carried 5-0

6.2. Casa Del Mar - Agricultural Lot Split

Parcel#: 35349-003-06 AgLotSplit-000255-2026
JCH Consulting Group, Inc.

LDC 2.16.1.B(8) - Division of Land

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

APPLICANT requests waiver To Allow division of land pursuant to code. We hereby request approval to divide the subject property, totaling 66.88 acres into two (2) separate parcels, in accordance with applicable land use and subdivision codes.

Motion by Chuck Varadin to continue the waiver, seconded by Doug Hinton

Motion carried 5-0

6.3. Homestead Villas - Master Plan 33287 - Waiver to Master Plan in Review

Parcel#: 23204-002-00,23303-002-00 #PIR000143-2026
Kimley-Horn and Associates

LDC 6.12.9 (H) - Subdivision roads and related infrastructures

CODE states Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatte areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

APPLICANT requests a waiver from the cul-de-sac requirement for dead-end roadways. Waiver applies to south stub only. At this location we showed a dead-end on the PUD plan that went to the Board to preserve the ability to provide a connection to adjacent lands should they be developed. We discussed this issue at DRC with the Fire Marshall during review of the project. A parking lot is provided just on the south end that would provide a turnaround opportunity for emergency vehicles.

Motion by Doug Hinton to approve the waiver, seconded by Josh Kramer

Motion carried 5-0

6.4. **OTOW Calesa Shopping Center - Waiver to Preliminary Plat**
Parcel#: 35300-000-45 STA-000206-2026
Kimley-Horn and Associates

Due to Staff concerns, this waiver was placed on the DRC agenda for discussion, clarity, and action.

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 requests to waive the Preliminary Plat requirements; the site and boundary information will be included in the Major Site Plan.

Motion by Doug Hinton to approve the waiver conditioned on Survey department review, providing replat and boundary information by a licensed professional and meeting preliminary plat requirements, seconded by Chuck Varadin

Motion carried 5-0

6.5. **Your Space Self Store of Ocala (Revision to Previously Approved AR #30776) - Major Site Plan Revision 33579 - Waiver to Plan in Review**
Parcel #35670-000-00 #PIR000241
Colliers Engineering & Design

LDC 6.13.2.A(3) - Minimum requirements

CODE states (3) The location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT requests a waiver for a 7' high pond where a max. of 6' is specified. In discussions with the County Stormwater Engineer Alexander Turnipseed on 12/8/2025 it was discussed that after further review of the geotechnical report findings an increase of 1' would not present a significant concern for Karst and as such a waiver would be supported for the increased pond height.

Motion by Doug Hinton to approve the waiver, seconded by Josh Kramer

Motion carried 5-0

6.6. **WAWA Gasoline/Convenience Store (PJ 2020020077) - Waiver to Major Site Plan**
Parcel#: 41200-060-02 #33549
Sheryl Blasi

LDC 2.20.1 and 2.21.1 - Applicability

CODE states: When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required. B. 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. 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 request -Approved Major Site Plan (AR#s 28417 & 31652); waiver to Major Site Plan Revision to allow the attached update to be provided as a building permit site plan. Proposal for 11 EV charging spaces (to occupy 12 parking spaces and part of landscape islands). Store needs 29 parking spaces - provides 53 spaces & 3 ADA spaces - 12 of 24 surplus spaces will be used. There will be a net increase in impervious surface of 477 SF with the encroachments into the landscape islands and the addition of other transformer pads, etc. The existing tree in the center landscape island is proposed to be relocated within the same landscape island.

Motion by Chuck Varadin to approve the waiver, seconded by Michelle Fanelli
Motion carried 5-0

6.7. **Aristo Investments, LLC - Major Site Plan 32454 - Waiver to Major Site Plan in Review**
Parcel#: 9025-0621-03 PIR000211-2026
Linn Engineering

LDC 6.8.7(D) Parking areas and vehicular use areas

CODE states (D) 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 request to use evergreen understory trees in the parking islands instead of shade trees.

Motion by Chuck Varadin to approve the waiver, seconded by Josh Kramer
Motion carried 5-0

6.8. Mitigation Basin for Swimming Pool - Waiver to Major Site Plan

Parcel#: 01472-000-00 #STA000146
Michael Troiano

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 for mitigation basin for swimming pool permit #BLDR-25-11-00619.

Motion by Doug Hinton to approve the waiver, seconded by Josh Kramer
Motion carried 5-0

6.9. Orange Lake RV Resort (Margaritaville) GS PUD Zoning Change with Master Plan

Parcel#: 02781-000-00 #PUD000131
Klein & Klein, PLLC

This item requires a recommendation from the Committee to move forward to the Planning & Zoning Commission on 1/26/26.

Motion by Chuck Varadin to recommend approval with conditions to the Board of County Commissioners, seconded by Ken McCann
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Planning & Zoning Commission Items for January 26, 2026
Marion County Growth Services Department

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

9. OTHER ITEMS:

Motion by Josh Kramer to adjourn, seconded by Michelle Fanelli
Motion carried 5-0

10. ADJOURN:10:11 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator