



Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 30, 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)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Michelle Sanders (911 Management)
Susan Heyen (Landscape)
Linda Blackburn (Legal)
Aaron Pool (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Elizabeth Woods (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)
Monica Baugher (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 23, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

**5.1. Ocala Spec Building #2 (OFL9) - Major Site Plan
Parcel #: 13708-000-05 #MajorSite-000087-2025
Langan Engineering**

**5.2. Maricamp Market Centre Replat Phase 3 - Final Plat
Parcel #: 37491-003-00 #32790
R.M. Barrineau and Associates, Inc.**

**5.3. Rotary Sportsplex (Revision to AR# 30224) - Major Site Plan
Parcel #: 31413-000-00 #33562
Kimley-Horn and Associates**

**5.4. Homestead Villas -Preliminary Plat
Parcel #: 23204-002-00, 23303-002-00, 23303-000-04 #33285
Kimley-Horn and Associates**

Motion by Doug Hinton to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Samarra Farms Agricultural Lot Split - Waiver to County MSBU
Parcel #: 12690-001-00 #PIR000466-2026
Moorhead Engineering Company**

LDC 2.16.1.(8)(g) Applicability

CODE states: (g) A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT request: This property is zoned A-1 and an MSBU cannot be created on agricultural property.

Motion by Doug Hinton to approve based on Stormwater seeing mitigation before and all legal documents provided, seconded by Chuck Varadin

Motion carried 5-0

**6.2. 11625 NW 170th St (Campbell) - Waiver to Major Site Plan
Parcel #: 01978-001-00 # WaiverSTA-000427-2026
John Kirkland**

LDC 2.21.1. - 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.(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 this request is for a Stormwater Compliance Waiver to accommodate a residential swimming pool and deck addition at the Campbell residence (1021 11625 NW 170 ST). The project involves an increase in impervious surface area relative to the original subdivision allowance (AR 30849). To ensure proper mitigation, the site will utilize on-site stormwater management measures designed to capture and treat the first 11 inches of runoff from the new impervious footprint, in accordance with the Office of the County Engineer's standards.

Motion by Doug Hinton to approve the waiver request conditionally 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 Chuck Varadin

Motion carried 5-0

**6.3. Wings Academy - Waiver to Major Site Plan
Parcel #: 9021-0000-03 #WaiverSTA-000418-2026
Rocky Shrable**

LDC 6.14.2.A(3)(4) Connection requirements

CODE states (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

APPLICANT We are requesting a waiver for financial hardship and timing of water sewer connections.

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

Motion carried 5-0

**6.4. 3950 NE 15th Court Rd - Waiver to Major Site Plan
Parcel #: 15810-000-17 #WaiverSTA-000457-2026
Fred Bennett**

LDC 6.14.2(B)(a) Connection requirements

CODE states (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 requests a waiver from reconnecting to the public water available.

Motion by Tony Cunningham to table the waiver request for up to two weeks, seconded by Michelle Fanelli

Motion carried 5-0

**6.5. Leamon G. Lunday and Wendy T. Lunday - Plat Vacate
Parcel #: 9044-0000-01 #PlatVacate-000522-2026
Leamon and Wendy Lunday**

Motion by Doug Hinton to approve conditioned on re-platting taking place within three months, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for March 30, 2026
Marion County Growth Services Department**

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

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Ken McCann

Motion Carried 5-0

10.ADJOURN: 9:51 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator