



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 27, 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

Ken McCann, Vice Chairman (Fire Marshal)
John Pearson (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)
Erik Kramer (Planning/Zoning)
Jason Cambre (Office of the County Engineer)
Linda Blackburn (Legal)
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. July 20, 2026

3.2. March 23, 2026 - Corrected

Motion by Chuck Varadin to approve, seconded by John Pearson

Motion carried 5-0

4. PUBLIC COMMENT

- 4.1. **Notation for Record: Linda Blackburn – changes to Land Development Code (LDC); will be applying less or more lenient codes for DRC such as those for buffers, tree mitigation and amenities.**

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. **Orange Lake Overlook Restoration - Major Site Plan**
Parcel #: 02709-000-00 #32721
JBPro

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

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. **Ocala Equine Hospital Expansion - Major Site Plan - Plan Extension Request**
Parcel #: 12557-000-00 #30734

On July 21, 2026, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

Motion by Tony Cunningham to approve, seconded by John Pearson

Motion carried 5-0

- 6.2. **Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU**
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

This item was tabled for one week at the 7/20/26 DRC meeting. A motion to un-table will be needed.

Motion by Chuck Varadin to un-table, seconded by John Pearson

Motion carried 5-0

LDC 2.16.1.B(8)(g) Division of Land - Applicability

CODE states 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 requests waiver to the County MSBU requirement. The proposed driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

Motion by Doug Hinton to deny, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. **SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat - 33175 - Waiver Request to Preliminary Plat in Review**
Parcel #: 35341-002-01 #WaiverPIR-001096-2026
Kimley-Horn and Associates

LDC 6.12.2 Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (private) 50' + 5' ROW easement each side), 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.

APPLICANT - requests to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed Typical Section TS-011 and Exhibit EX-03.

Motion by Doug Hinton to approve conditioned on changing back of curb to three feet, seconded by Tony Cunningham

Motion carried 5-0

- 6.4. **Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review**
Parcel #: 9007-0101-32 #WaiverPIR-001059-2026
Mastroserio Engineering, Inc.

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

Motion by Chuck Varadin to un-table, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6.J Buffers (Including Table 6.8-2)

CODE states Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land

use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT - A waiver is requested to provide and maintain a minimum 6-foot-high solid opaque privacy fence in lieu of providing and maintaining a Type "D" Buffer (minimum 15 feet wide with a buffer wall, two shade trees and three accent/ornamental trees with shrubs/groundcover a minimum of 25%) along the new DRA's east, west, and northwest boundaries (MF to SFR) and maintaining a Type "C" Buffer along the new DRA's Hemlock Way right-of-way frontage (MF to ROW). (No buffer is required along the DRA's south boundary that adjoins the overall development site's remaining development area to the southwest, or the vacant Multiple-Family Dwelling (R-3) zoned property to the southeast.) Applicant justification: The new proposed DRA will use a single-family residential lot as part of its multiple-family development, however, only the DRA will be located on the lot. The proposed minimum 6-foot-high solid opaque privacy will serve to screen the property with fencing that is similarly permitted for the surrounding residential lots, while leaving more of the lot area for the DRA use that would be encroached into by the ordinary buffer and wall, limiting the function of the DRA.

Motion by Chuck Varadin to approve conditioned on if the fence falls into disrepair or discolors, it will be fixed within 30 days, seconded by John Pearson

Motion carried 5-0

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

This item was tabled until 7/27/26 at the 6/29/26 DRC Meeting. A motion to un-table will be needed.

Motion by Chuck Varadin to un-table, seconded by John Pearson

Motion carried 5-0

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.

Applicant withdrew

6.6. Majesty Corner LLC - Waiver Request to Buffers
Parcel #: 39122-008-00 # WaiverSTA-001018-2026
Aldana Contracting LLC

This item was tabled for one week at the 7/20/26 DRC Meeting. A motion to un-table will be needed.

LDC 6.8.6.K(2) Buffers

CODE B-Type buffer shall consist of a 20-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 50 percent of the required buffer.

APPLICANT request - Section 6.8.6 (K)(2) of the Marion County Land Development Code defines a B-Type buffer requirement that includes a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. This waiver request is for the wall only portion of the buffer requirement.

Motion by Chuck Varadin to deny with support to the Board of County Commissioners (BoCC), seconded by John Pearson

Motion carried 5-0

6.7. EON Consumer Welfare Mini-Warehouse - Major Site Plan - Plan Extension Request
Parcel #: 23819-001-03 #29416
Ardurra Group, Inc.

On July 17, 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 11, 2026. The new expiration date would be September 11, 2027. There has been one previous extension granted.

Motion by Chuck Varadin to approve the request for a one-year extension, seconded by Doug Hinton

Motion carried 5-0

6.8. Lebeau Tiny Home - Waiver Request to Water Line Connection
Parcel #: 35682-001-09 # WaiverSTA-001030-2026
Florida Prime Construction

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

CODE states 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 to allow the existing residence and proposed tiny home/accessory dwelling to remain on the existing private, potable well. The existing well is already serving the residence and will remain subject to applicable DOH review/approval. No central sewer is available. MCU correspondence states the modified option is estimated at \$3,000-\$5,000 for a 2-inch service extension with separate meters, while full code compliance could require roughly 900-950 feet of 8-inch water main, with estimates ranging from about \$40,000 up to \$100,000. These costs are substantial and disproportionate where a functioning potable well already exists. Additional owner costs would include rerouting plumbing, trenching, restoration, permits, inspections, meter fees, and disconnecting domestic service from the well. The waiver promotes economical flexibility and avoids unnecessary hardship without reducing public health oversight.

LDC 6.14.2.(A)(3) Connection requirements

CODE states 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.

APPLICANT request - Strict application creates an unnecessary and excessive financial burden compared with the limited public benefit achieved. The property has an existing potable well, there is no central sewer service, and DOH will continue regulating well/septic approvals. Granting the waiver is limited to this parcel and does not prevent future utility expansion or future connection if conditions change. The requested waiver supports flexible, economical, and environmentally sound development by avoiding unnecessary excavation, infrastructure construction, and private plumbing reconstruction while maintaining a safe regulated water source. Therefore, we request a waiver to the connection requirements.

Motion by Tony Cunningham to deny both waiver requests without support to the BoCC, seconded by Chuck Varadin

Motion carried 5-0

**6.9. Golf Central Waiver - Waiver Request to Major Site Plan
Parcel #: 3292-000-022 # WaiverSTA-001051-2026
Affordable Building Products of FL., LLC**

LDC 2.21.1.A(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;

APPLICANT - Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572. The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits. The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean-to and a 40' x 72' x 10' open canopy to serve the existing golf course. Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property. These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

Increase the intensity of the existing use or change the property's current use.

Generate additional vehicle trips or increase traffic entering or exiting the site.

Require modifications to existing driveways, parking areas, or internal circulation.

Increase potable water demand or wastewater generation.

Create additional occupancy requiring expanded utility infrastructure.

Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures. As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.

Motion by Chuck Varadin to table for one week, seconded by Tony Cunningham

Motion carried 5-0

6.10. Gubitz Joint Trust Family Division - Family Division Waiver Request

Parcel #: 40134-009-06 # Fam Div -000753-2026

Daniel Gubitz

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 - Our 30-year-old grandson is moving down to help us take care of the 5.53 acres located at 10835 SE Hwy 464C, Ocklawaha and he will need a place to

live. We are asking that one acre be split to him so he can build his home.

Motion by Chuck Varadin to approve the waiver request conditioned that the 40-foot easement be slightly altered so it does not go through a structure, seconded by Tony Cunningham

Motion carried 5-0

**6.11. Kaitlyn Salerno Family Division - Waiver Request to Family Division
Parcel #: 4945-500-100 # Fam Div -000911-2026
Kaitlyn Salerno**

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 - The owners of the current residence on the property, Barbara and Russell Salerno, would like to split 2.29 acres with daughter, Kaitlyn Salerno due to health reasons. Barbara and Russell will have one acre, and Kaitlyn will have 1.29 acres. We are requesting a flag lot parcel split.

Motion by Chuck Varadin to approve conditioned on providing legal paperwork associated with the family division, seconded by Ken McCann

Motion carried 5-0

**6.12. Planning & Zoning Commission Items for July 27, 2026
Marion County Growth Services Department**

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

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

Mr. Varadin noted that the LDRC Meeting will need to move to a different location for the Wednesday meeting to DOA meetings taking place in the Growth Services Training Room.

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN: 10:05 AM



Ken McCann, Vice-Chairman
Chuck Varadin for
Ken McCann

Attest:



Kelly Hathaway
Development Review Coordinator