



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 16, 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 Madeloni (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Michelle Sanders (911 Management)
Linda Blackburn (Legal)
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 9, 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. Silver Springs Shores Medical Office Building - Major Site Plan
Parcel #: 37491-003-10 #32542
Klima Weeks Civil Engineering, Inc.**
- 5.2. Heartland Dental Ocala Freedom - Major Site Plan
Parcel #: 35699-006-04 #33354
Common Oak Engineering**
- 5.3. Florida Horse Park RV Site - Major Site Plan
Parcel #: 37343-001-00 #32700
Clymer Farner Barley, Inc.**
- 5.4. Calesa Township - Chestnut Grove (Revision to AR#32356) Preliminary
Plat
Parcel #: 35300-000-14 #33543
Tillman & Associates Engineering, LLC**

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

6. SCHEDULED ITEMS:

- 6.1. Florida Horse Park Administration Building - Major Site Plan
Parcel #: 37343-001-00 #32699
Clymer Farner Barley, Inc.**

The waiver for the Boundary Survey was approved at DRC 2/9/26.

Motion by Chuck Varadin to approve, seconded by Doug Hinton
Motion carried 5-0

- 6.2. Oak Shores Estates PUD - GS PUD Zoning Change with Concept Plan
Parcel #: 9064-0000-02 #000096
Tillman & Associates Engineering, LLC**

**Motion by Chuck Varadin to recommend to move forward to Planning & Zoning
Commission for approval with conditions, seconded by Tony Cunningham**
Motion carried 5-0

**6.3. Martingale PUD (aka Golden Hills) - Master Plan
Parcel #: 13675-000-00 #000271
Kimley-Horn and Associates**

Associated with GS PUD Zoning Change # 33148. PUD amendment to previously approved 241107ZP to allow for up to 190 residential units and a maximum of 225,000 sq. ft. of Commercial uses.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

**6.4. SW Hwy 484 Super Center - Major Site Plan - 33206 - Waiver to Major
Site Plan in Review
Parcel #: 41200-056-03 #000320**

LDC 6.8.8.B - Buffers

CODE states Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT - Request to relocated building landscape to buffer. Required building landscape (143.35 SF) for the south side of the building has been relocated to the south buffer due to area constraints and is in addition to buffer requirements. Refer to sheet L1.0 for information.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for 2/23/26
Marion County Growth Services Department**

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

8.2. Tree Mitigation Costs - Jim Couillard, Parks & Recreation

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Ken McCann

Motion carried 5-0

10. ADJOURN: 10:28 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway
Development Review Coordinator