



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 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)
Liz Madeloni (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Alexander Turnipseed (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. January 26, 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. CRS Flemington N Hwy 329 & W Hwy 318 - Major Site Plan
Parcel #: 01995-001-00 #000024
NV5, Inc.

Motion by Steven Cohoon to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. SW Hwy 484 Super Center - Major Site Plan #33171- Waiver to Major Site Plan in Review
Parcel #: 41200-056-03 #000269
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 states per conversation with staff, this is a waiver request to allow for one-foot contours 25 feet beyond the project boundary instead of 100 feet beyond.

Motion by Steven Cohoon to approve the waiver, seconded by Tony Cunningham

Motion carried 5-0

6.2. Public Storage @ SW 80th Ave Phase 2 (Liberty Village) - Major Site Plan - Waiver to Major Site Plan in Review
Parcel #: 35466-003-00 #000277
Tillman & Associates, LLC

LDC 6.7.4.A - Shade trees

CODE states 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.

APPLICANT requests a waiver to reduce the post-development tree ratio due to the limited available area for tree placement (0.93 acres), as well as site constraints including existing overhead power, and proposed fencing and storage buildings.

Phase 1 was reduced by 50%, and Phase 2 is proposed to be reduced by 49%. A similar waiver was previously approved for the Phase 1 project (AR#24090).

Motion by Chuck Varadin to approve the waiver for reducing the landscaping by 49%, seconded by Michelle Fanelli

Motion carried 5-0

LDC 6.8.6.(K)(4) - Buffers

CODE states 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 requests a waiver to allow the rear elevation of the proposed storage building (with no windows) and a privacy fence where no building is present, to serve in lieu of the required wall. A similar waiver was previously approved for the Phase 1 project (AR#24090).

Motion by Chuck Varadin to approve with staff's consideration when they resubmit, they highlight the asphalt as turnaround to be striped for fire use only and the landscape plans show the buffering that the DRC is requesting, seconded by Michelle Fanelli

Motion carried 5-0

6.3. **351 Marion Oaks Multifamily - Major Site Plan -000060 - Waiver to Major Site Plan in Review**
Parcel #: 8004-0433-18 #000293
Linn Engineering

LDC 6.12.12.D Sidewalks

CODE states at the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests fee in lieu of sidewalk construction.

Motion by Steven Cohoon to approve payment in lieu of sidewalk construction, seconded by Ken McCann

Motion carried 5-0

6.4. **Silver Springs State Park: Swimming Area, Kayak Launch, and Sea Hunt Area Improvements - Waiver to Major Site Plan**
Parcel #: 31757-001-00 #000067
Mead & Hunt, Inc.

LDC 2.21 - Major Site Plan and LDC 6.13.5 Flood plan and protection

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. (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.

LDC 6.13.5 Flood plan and protection

CODE states A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by the Federal Emergency Management Agency (FEMA). The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone. B. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee. C. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee. D. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.

APPLICANT - per direction received in the pre-application meeting we are requesting a waiver from the LDC. The project has been issued an ERP from SJRWMD and is in process of receiving a permit from USACE.

Motion by Steven Cohoon to approve waiver for Major Site Plan and Flood plain, seconded by Michelle Faneili

Motion carried 5-0

6.5. Dave & Anne Quanbeck Agricultural Lot Split - 33594
Parcel #: 05949-001-00 #33594
Clymer Farmer Barley, LLC

The MSBU waiver is to be considered by the Board of County Commissioners on 2/3/26.

LDC 2.16.1.B(8) - Agricultural lot split

CODE states Agricultural lot splits outside of the Urban Growth Boundary: (a) Number of lots created under this sub-paragraph is limited to ten. (b) Each proposed lot shall be a minimum of 10 acres with at least one acre of contiguous land wholly above the one percent (100-year) flood plain or wetland. (c) Each proposed lot shall have an agricultural zoning. (d) Any lot abutting a publicly maintained and/or dedicated road that does not conform to the right-of-way width necessary to meet the minimum design standards shall dedicate necessary right-of-way or easement

based upon criteria set forth in Article 6. (e) Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing requirements established in this Code. (f) If an easement is utilized the following requirements shall apply: 1. Easements created under this subsection shall not exceed 2,640 feet in total length. 2. The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes. 3. Connect to a publicly maintained road meeting driveway spacing requirement. The easement shall be paved a minimum of 20 feet beyond the public right-of-way. 4. Have a minimum width of 60 feet. 5. Not obligate the County to maintain the easement. 6. Have road name and other traffic signs installed in accordance with applicable County regulations. 7. Flag lots are prohibited. 8. Stabilized turnarounds shall be provided at a maximum spacing of 1,500 feet and at any termination.

APPLICANT requests waiver to allow division of land pursuant to code.

Motion by Chuck Varadin to approve conditioned on Board of County Commissioners approval of MSBU waiver, providing all legal documents and providing boundary survey and title work, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

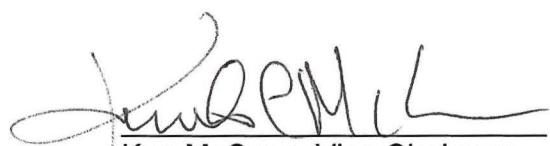
9. OTHER ITEMS:

Mr. Cohoon made known the road closure that will take place at SW 66th and 49th a detour will be in place.

Motion by Tony Cunningham to adjourn, seconded by Ken McCann

Motion carried 5-0

10. ADJOURN: 9:27 AM



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway

Development Review Coordinator