



Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 10, 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)
John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Jared Rivera (Planning/Zoning)
Linda Blackburn (Legal)
Susan Heyen (Parks/Landscaping)
Chris Zeigler (Office of the County Engineer)
Sydney Oberdorfer (Office of the County Engineer)
Alexander Turnipseed (Office of the County)
Aaron Pool (Office of the County Engineer)
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. August 3, 2026

Motion by Tony Cunningham to approve, seconded by John Pearson

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Martel Paved Training Course - Major Site Plan**
Parcel #: 23306-001-00 #30313
Kimley-Horn and Associates
- 5.2. Midway Oaks- Major Site Plan**
Parcel #: 9007-0101-32 #32788
Mastroserio Engineering
- 5.3. Black Label Marine - Major Site Plan**
Parcel #: 21548-000-00 #MajorSite-000319-2026
Clymer Farner Barley
- 5.4. Sandy Clay Residential - Preliminary Plat**
Parcel #37896-000-00 #PrelimPlat-000382-2026
Tillman & Associates Engineering, LLC
- 5.5. West Mini Farms - Preliminary Plat**
Parcel #: 34979-000-00 #33240
Tillman & Associates Engineering, LLC

Motion by Tony Cunningham to approve the consent agenda, seconded by John Pearson

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Atlas Tranquility Park - Preliminary Plat - 000634 - Waiver Request to Preliminary Plat in Review**
Parcel #: 39279-026-00, 39279-028-00, 39279-000-01
#WaiverPIR- 001166-2026
Tillman & Associates Engineering, LLC

Motion by Tony Cunningham to table Items 6.1. and 6.2. for one month, seconded by John Pearson

Motion carried 4-0

Motion by Ken McCann to un-table Items 6.1. and 6.2., seconded by Steven Cohoon

Motion carried 4-0

Motion by Steven Cohoon to deny Items 6.1. and 6.2. without support to the Board of County Commissioners (BoCC), seconded by John Pearson

Motion carried 4-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) 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 unplatted 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 to allow for dead end roadways without a cul-de-sac. The dead ends will be less than 150 feet in length.

6.2. Atlas Tranquility Park - Improvement Plan - 000635 - Waiver Request to Improvement Plan in Review

Parcel #: 39279-026-00, 39279-028-00, 39279-000-01

WaiverPIR-001165-2026

Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) 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 unplatted 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 to allow for dead end roadways without a cul-de-sac. The dead ends will be less than 150 feet in length.

6.3. Heatherwood PUD - Master Plan - 000805 - Waiver Request to Master Plan in Review

Parcel #: 36640-004-00 #WaiverPIR-001164-2026

Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure

CODE states (H) 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 unplatted 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 to allow for the use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150 feet in length.

Applicant withdrew

**6.4. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver
Request to Major Site Plan in Review
Parcel #: 36943-000-00 #WaiverPIR-001045-2026
Tillman & Associates Engineering, LLC**

This item was tabled for one week at the 8/3/26 DRC Meeting. A motion to un-table will be needed.

Motion by Tony Cunningham to un-table, seconded by John Pearson

Motion carried 4-0

LDC 6.8.6.K.(3) - Buffers

CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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 and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

Motion by Steven Cohoon to deny, seconded by John Pearson

Motion carried 4-0

**6.5. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver
Request to Major Site Plan in Review
Parcel #: 36943-000-00 #WaiverPIR-001171-2026
Tillman & Associates Engineering, LLC**

LDC 2.21.4.C, D, E - Construction, completion, and close out

CODE states C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans.

APPLICANT requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100" per acre of existing viable trees 10" + DBH.

Applicant withdrew

LDC 2.21.4.C, D, E - Construction, completion, and close out

CODE states C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work

72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans.

APPLICANT - *Contingent* - requests to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

Motion by Steven Cohoon to deny, seconded by John Pearson

Motion carried 4-0

LDC 6.13.6.(3)(c) - Stormwater quality criteria

CODE states (3) The following systems shall be considered as meeting the County's stormwater quality criteria: (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver to stormwater quality criteria "sodded bottom." Pond bottom shall meet or exceed vegetative cover requirements per FDOT Specification 570 prior to project closeout.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 4-0

- 6.6. **Wawa Convenience Store - Summerfield 441 & SE 147th PL - Major Site Plan - 30312 - Waiver Request to Major Site Plan in Review**
Parcel #: 4593-006-001 #WaiverPIR-001167-2026
Native Engineering

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 requests waiver to completing a new Boundary and Topographic survey. The modification to the approved major site plan was triggered solely by SECO's removal of existing trees within the proposed landscape buffer. The resulting revision was limited to updating the tree mitigation calculations and adding replacement trees on-site. No changes were made to the site layout, grading, boundaries, or other survey-related conditions, and the existing survey information remains accurate. Because the project is nearing construction completion and the requested modification concerns only landscape mitigation, requiring a new boundary and topographic survey would create an unnecessary burden without providing any meaningful additional review benefit.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 4-0

6.7. Arden of Ocala - Improvement Plan - 000622-2026 - Waiver Request to Improvement Plan in Review
Parcel #: 9018-0000-06 #WaiverPIR-001140-2026
Dave Schmitt Engineering

LDC 6.12.9.K Subdivision Roads and Related Infrastructure

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver because the development is severely constrained by space limitations, making it impossible to use a radii larger than the one currently applied; however, there is minimal difference between the proposed radii and the radii required by Roadway Design Standards, so it poses no safety risk to the roadway. Every effort was made to maximize the radii, and the proposed radius represents the largest one achievable at the site.

Motion by Steven Cohoon to approve contingent on adding MUTCD required signage, seconded by John Pearson

Motion carried 4-0

6.8. Brancoccio Family Division - Family Division Waiver Request
Parcel #: 49981-000-01 #Fam Div -000876-2026
Joseph Brancoccio

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 tract 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 tract 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, step-parent, adopted parent, sibling, child, step-child, 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 a 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 We are doing a family division. Joseph Brancoccio III will be given parcel A which will be 2 acres, Kelsey Brancoccio will be given parcel B which will be 1.1 acres, Jocelyn Brancoccio will be given parcel C which will be 1.1 acres and Joseph & Maria Brancoccio will keep the parent parcel D which will be 5.97 acres.

Motion by Steven Cohoon to approve conditioned on providing boundary survey and title paperwork, seconded by John Pearson

Motion carried 4-0

**6.9. Burke Family Division - Family Division Waiver Request
Parcel #: 09865-004-00 #Fam Div -001087-2026
Lacinda Burke**

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 tract 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 tract 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, step-parent, adopted parent, sibling, child, step-child, 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 a 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 I'm giving my son, Paul J. Burke, 1.50 acres for a home. Do not share driveway.

Motion by Steven Cohoon to approve conditioned on providing boundary survey and title paperwork, seconded by John Pearson

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: 9:59 AM

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 4-0

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator