



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 9, 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)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Liz Madeloni (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (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 2, 2026

Motion by Steven Cohoon to approve the minutes, seconded by Michelle Fanelli

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Liberty Crossings Lot 1 - Bahama Bucks - Major Site Plan - 32847
Parcel #: 35699-110-01 #32847
Mastroserio Engineering

5.2. Oak Shores Estates Mass Grading - Mass Grading Plan
Parcel #: 9064-0000-02 #33515
Tillman & Associates Engineering, LLC

Motion by Tony Cunningham to approve the consent agenda, seconded by Michelle Fanelli

Motion carried 4-0

6. SCHEDULED ITEMS:

6.1. Ocala Spec Building #2 (OFL9) - Major Site Plan 000087 - Waiver to Major Site Plan in Review
Parcel #: 13708-000-05 PIR-000315
Langan Engineering and Environmental Services, LLC

LDC 2.21.3.C - Review and approval procedures

CODE states Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT - Code states upon approval by DRC, a Building Permit may be issued, and as such we ask for approval as authority for applicant to proceed with building permit and construction within the existing shell building prior to issuance of the Major Site Plan.

Motion by Michelle Fanelli to approve conditioned that the waiver applies to the existing building and footprint, seconded by Ken McCann

Motion carried 4-0

6.2. Cypress Rd Industrial Park Administration Building - Major Site Plan 33205 - Waiver to Major Site Plan in Review
Parcel #: 9029-0722-34 STA-000066
Culver Engineering, LLC

LDC 6.8.6(K)(3) Buffers

CODE states 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 - South buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, and groundcovers) for the Type 'C' buffer. The existing vegetation is full and thick and was left primarily for this purpose during site clearing (which was approved by Marion County).

LDC 6.8.6(K)(2) Buffers

CODE states 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 - West buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, groundcover, and buffer wall) for Type 'B' buffer. The existing vegetation is full and thick and left primarily for this purpose during the site clearing (which was approved by Marion County 4/21). The property to the west is/was a sand mine and has been extensively excavated.

LDC6.8.6(K)(2) Buffers

CODE states 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 - North buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, groundcover, and buffer wall) for Type 'B' buffer. The existing vegetation is full and thick and left primarily for this purpose during the site clearing (which was approved by Marion County 4/21). There is an additional minimum 25' vegetative buffer on the adjacent property. This property is railroad ROW and buffer is likely to remain.

Motion by Steven Cohoon to deny the waivers with support for waiving the requirement for a wall using the buffer that is currently established and fencing to the west, adjacent to the roadway no fencing needed, no buffer against the railroad track and no buffer for future roadway, seconded by Michelle Fanelli

Motion carried 4-0

- 6.3. Florida Horse Park Administration Building - Major Site Plan 32699 - Waiver to Major Site Plan in Review
Parcel #: 37343-001-00 PIR-000304
Clymer Farner Barley, Inc.**

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 a waiver because our boundary survey is greater than one

year old. Discussions with the county surveyor indicated that a waiver will be supported if the legal description of the Florida Horse Park lease boundary is provided to ensure that the proposed project is well within the limits. This has been provided in the resubmittal package.

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

Motion carried 4-0

**6.4. Leena Ocala (Ocala South PUD fka Longreen Farms PUD) Major Site Plan 30064 - Revisions
Parcel #: 35369-027-01 #30064
Atwell , LLC**

The project Applicant has approached Staff with minor changes to the Major Site Plan. Development Review staff believe these changes are de minimis and a letter will satisfy for notice. Changes will be reflected on the As-builts. Development Review Committee ratification is requested for the minor changes made.

APPLICANT requests minor changes to Major Site Plan be accomplished by providing an updated plan along with a schedule of changes. Applicant believes changes are de minimis to require a Major Site Plan Revision.

Motion by Tony Cunningham to ratify the minor changes approved by Staff, seconded by Ken McCann

Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michelle Fanelli

Motion carried 4-0

10. ADJOURN: 9:28 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator