



Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 6, 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)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Kathleen Brugnoli (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
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. June 29, 2026

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Fifth Third Bank Mulberry The Villages - Major Site Plan
Parcel #: 6722-200-001 # MajorSite-000405-2026

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

Motion carried 4-0

6. SCHEDULED ITEMS:

- 6.1. Tractor Supply - Major Site Plan 33238 - Waiver to Major Site Plan in Review
Parcel #: 12438-002-01 # WaiverPIR-000981-2026
Dynamic Engineering

LDC 6.12.12 - Sidewalks

CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.

APPLICANT - The client requests a waiver to pay a fee in-lieu of sidewalk construction because there are no existing sidewalks in the vicinity of the site along N US Hwy 27 nor along W Hwy 326.

Motion by Steven Cohoon to approve for payment in lieu of construction, seconded by Chuck Varadin

Motion carried 5-0

- 6.2. Modern Day - Single Family Residence - Waiver Request to Connection Requirements
Parcel #: 8006-0592-01 # WaiverSTA-000932-2026
Modern Day Construction Services, Inc.

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 a waiver from the requirements of Marion County Land Development Code Section 6.14.2 requiring connection to the public water system. The subject property is proposed for a single-family residential dwelling. Marion County Utilities has indicated that compliance would require the extension of approximately 250 linear feet of water main at an estimated cost of \$25,000, in

addition to meter and connection fees. Due to the significant cost associated with extending the public water main to serve a single-family residence, the applicant respectfully requests approval to utilize a private potable well as the primary water source for the property in lieu of extending the public water system. The proposed well will be permitted and installed in accordance with all applicable Marion County, Florida Department of Environmental Protection, and Water Management District requirements. The requested waiver will allow reasonable development of the property while maintaining compliance with all applicable health and safety standards.

Motion by Tony Cunningham to deny without support to the Board of County Commissioners, seconded by John Pearson

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN: 9:09 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator