



Marion County

Development Review Committee

Meeting Minutes

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

Monday, February 23, 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:

Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Liz Cotos (Planning/Zoning)
Erik Kramer (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
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. February 16, 2026

Motion by Chuck Varadin 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. Your Space Self Storage of Ocala (Revision to Previously Approved AR#30776) - Major Site Plan

Parcel #: 35670-000-00 #33579

Colliers Engineering & Design

5.2. Canopy Oaks FSER - Major Site Plan

Parcel #: 3530-1001-04 & 3530-1001-10 #33475

Catalyst Design Group

Motion by Chuck Varadin to approve the consent agenda, seconded by Tony Cunningham

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. Calesa Township - Mass Grading Phase 4 - Mass Grading - 000107
Waiver to Mass Grading Plan in Review**

Parcel #: 35300-000-14 & 35300-000-45 #000346

Tillman & Associates Engineering, LLC

LDC 6.13.7.B(2)&(3) - Geotechnical Criteria. Number of tests

CODE states - (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy.

APPLICANT - Requesting a waiver to reduce the number of borings in DRAs. Each proposed DRA has at least half of the borings required by code. We request to defer the additional borings required until future Improvement Plan submittals. Stormwater staff indicated support of the waiver.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

- 6.2. Diamond A Shopping Center - Major Site Plan 33554 - Waiver to Major Site Plan in Review**
Parcel #: 41200-056-04 #000375
Tillman & Associates Engineering, LLC

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 to use the current survey as the project is under construction per the approved Improvement Plan (#31954).

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

- 6.3. Maricamp Market Centre Replat - Phase 2 - Replat of Lots 9 & 10 - Final Plat**
Parcel #: 37491-003-09 #32296
RM Barrineau and Associates, Inc.

Development Review Committee action review for Final Plat approval.

Approval shall be contingent upon the Development Review Committee reaffirming stated waivers.

Motion by Steven Cohoon to approve and reaffirm all waivers except for Stormwater items that are no longer applicable. Applicant will work with Stormwater to remove unnecessary waivers and update those affected by Code change, seconded by Tony Cunningham

Motion carried 5-0

- 6.4. Calesa Township - Sabino - Preliminary Plat - 000069 - Waiver to Preliminary Plat in Review**
Parcel #: 35300-000-14 #000393
Kimley-Horn and Associates

LDC 6.12.9.K - Subdivision Road Design Speed

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 to reduce the design speed of the subdivision roads to 20mph. Curve warning signage to be installed for curves that do not meet the 20mph design speed.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

6.5. Rotary Sportsplex - Waiver to Major Site Plan
Parcel #: 31413-000-00 #000376
Marion County Parks & Recreation

Motion by Chuck Varadin to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 4.4.4.G(1)(a) (a) Farm Entrance Signs

CODE states One double faced sign or two single faced signs not exceeding a total of 128 square feet of sign area. The allowed sign area per sign face is 64 square feet.

APPLICANT - this waiver is associated with previously approved AR#30224. The Rotary Sportsplex property is zoned A-1. The proposed sign is an internal wayfinding sign that highlights the newly constructed multi-sports synthetic fields. The sign will be installed above an internal park road that is located approximately 645 feet away from the nearest property line and 1,750 feet from Maricamp Rd. We are requesting to be allowed to have an additional sign.

6.6. Re-establishment of Water Well - Waiver to Major Site Plan
Parcel #: 13711-000-00 #000398
Florida Department of Transportation

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 waiver to required water connection due to I-75 Moving Florida Forward Project 452074-1 & 435209-1 49th Street Interchange; Eminent Domain Impact Relief Waiver.

Motion by Tony Cunningham to deny, seconded by Michelle Fanelli

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

8.1. Planning & Zoning Commission Items for February 23, 2026
Marion County Growth Services Department

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

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Chuck Varadin

Motion carried 5-0

10. ADJOURN:9:41 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator