



# Marion County

## Development Review Committee

### Meeting Minutes

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

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**Monday, April 6, 2026**

**9:00 AM**

**Office of the County Engineer**

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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:**

Michelle Sanders for 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:**

Kathleen Brugnoli (Planning/Zoning)  
Liz Madeloni (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)  
Kelsey Geising (Office of the County Engineer)  
Monica Baugher (Office of the County Engineer)

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ADOPT THE FOLLOWING MINUTES:

3.1. March 30, 2026

**Motion by Michelle Sanders to approve the minutes, seconded by Michelle Fanelli**

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

6. SCHEDULED ITEMS:

6.1. Optimum RV Planned Unit Development - Master Plan - Waiver to Master Plan in Review

Parcel #: 36514-000-00 #WaiverPIR-000586-2026

Kimley-Horn and Associates

**LDC 6.12.2A - Right-of-way**

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1 (Subdivision Local (public) 60'), to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver to allow a 60-ft right-of-way instead The existing right-of-way is 60 ft in width, and the proposed roadway widening can be fully accommodated within the existing 60-ft right-of-way.

**Motion by Steven Cohoon to deny, seconded by Michelle Fanelli**

Motion carried 5-0

**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 use a survey older than 12 months. The existing improvements depicted on the survey and topographic data remain accurate.

**Motion by Steven Cohoon to approve, seconded by Michelle Sanders**

Motion carried 5-0

6.2. Calesa Township Sabino - Preliminary Plat - Waiver to Preliminary Plat in Review

Parcel #: 35300-000-14 #WaiverPIR-000584-2026

**Kimley-Horn and Associates**

**LDC 2.1.3. - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests to waive the Master Plan approval requirement prior to approval of the Preliminary Plat and Improvement Plan. A revision to the Master Plan will be submitted within 10 business days. See the included Circulation Plan sheet from the Master Plan Revision.

**Motion by Steven Cohoon to approve at owner's risk, seconded by Tony Cunningham**

Motion carried 5-0

- 6.3. **Tobiano Grove - Preliminary Plat - Waiver to Preliminary Plat in Review**  
**Parcel #: 35300-000-14 #WaiverPIR-000585-2026**  
**Kimley-Horn and Associates**

**LDC 6.12.9.H - Subdivision roads and related infrastructure**

CODE states 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 - Request to waive the cul-de-sac requirement, using the alternative of a hammerhead for the dead-end alley roadways that exceed 100 feet in length, per Chapter 16, Sec. C.6.a of the 'Florida Greenbook'.

**Motion by Steven Cohoon to approve conditioned on stabilized area or paved and no violation of fire code with what's being proposed, seconded by Michelle Sanders**

Motion carried 5-0

- 6.4. **Partners Self Storage Belleview- Major Site Plan 000370 - Waiver to Major Site Plan**  
**Parcel #: 39169-000-00 #WaiverPIR-000569-2026**  
**Kimley-Horn and Associates, Inc.**

**LDC 6.13.6A (3)c - Stormwater quality criteria**

CODE states (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 allow a dry retention pond depth of 8 feet for DRA-01 to provide additional storage volume for the 100-yr/24-hr design storm. The

DRA will have sodded 4:1 side slopes and bottom and the geotechnical borings do not indicate any karst features present on the site.

**Motion by Steven Cohoon to approve with the understanding that all these things are going with it and that was a condition of the SUP (Special Use Permit) to not touch that area, seconded by Michelle Sanders**

Motion carried 5-0

**LDC 6.13.8.B(7)- Stormwater conveyance criteria**

CODE states (7) Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

**APPLICANT** requests waiver to use 15-inch storm drain on site in lieu of the code minimum 18-inch. Conveyance calculations will be provided to support the pipe sizing.

**Applicant withdrew**

**6.5. Track and Card RV - Major Site Plan 31582 - Waiver to Major Site Plan in Review**

**Parcel #: 48476-000-00, 48476-001-00, 48476-002-00**

**#WaiverPIR-000551-2026**

**Tillman & Associates Engineering, LLC**

**LDC 2.1.3 - Order of Plan Approval**

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

**APPLICANT** request waiver to allow the proposed improvement and landscape plans to be approved consistent with the proposed PUD modification that is currently under review. Should the PUD modification not be approved, the landscape plans will be modified accordingly.

**Motion by Steven Cohoon to provide approval for a waiver to landscape plans prior to pending PUD modification approval at owner's risk, with an amendment by Chuck Varadin, it is also pending the Board of County Commissioner's approval or not of PUD modification, they may have to change their buffers based on Board's decision on north, west and southern boundaries seconded by Tony Cunningham**

Motion carried 5-0

**6.6. Heritage Oaks PUD Subdivision - Improvement Plan 000453 - Waiver to**

**Improvement Plan in Review**

**Parcel #: 48347-000-00 #WaiverPIR-000562-2026**

**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 request to use previously approved survey from the Heritage Oaks Improvement Plan (AR#30516). Survey is older than one year, but the project has an approved construction permit and construction is active.

**Motion by Steven Cohoon to approve, seconded by Michelle Sanders**

Motion carried 5-0

**6.7. Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan 000060 - Waiver to Major Site Plan**

**Parcel #: 8004-0433-18 #WaiverPIR-000528-2026**

**Linn Engineering and Design**

**LDC 6.8.7 (D) - Parking areas and vehicular use areas**

CODE states D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

APPLICANT request to use evergreen understory trees in the parking islands instead of shade trees

**Motion by Steven Cohoon to approve, seconded by Michelle Fanelli**

Motion carried 5-0

**6.8. Abiding Hope Church Addition - GS Minor Site 000344- Waiver to Minor Site Plan**

**Parcel #: 31857-000-00 #WaiverPIR-000560-2026**

**Riddle Newman Engineering**

**LDC 6.12.12.B Sidewalks**

CODE states Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met.

**APPLICANT** - LDC 6.12.12 states sidewalks are "encouraged," but this small addition to the church should not trigger a "requirement" for a sidewalk. This is an existing church with zero pedestrian attendance and the project does not increase the capacity or attendance at the church. The church budget for this small addition cannot handle a \$20,000+ sidewalk construction from the building out to the roadway.

**Motion by Steven Cohoon to approve waiver to sidewalk limited to this plan and project only, seconded by Tony Cunningham**

Motion carried 5-0

**LDC 2.21.1.A(1) Applicability**

CODE states Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

**APPLICANT** - LDC 2.21.1.A(1) requires a Major Site Plan submittal when collectively the existing and proposed impervious improvements exceed 35% of the gross site area or 9,000 square feet. We request a waiver from this requirement and propose the construction of an on-site stormwater retention system to capture 100% of the runoff from the 100 year/24-hour storm event from the new impervious area proposed. Details and calculations for the new retention are shown on the plans.

**Motion by Steven Cohoon to approve the waiver to Major Site Plan contingent on submitting Minor Site Plan as well as Stormwater's conditions: 1. The applicant providing controls for the excess run-off generated by the 100-year 24hr storm 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls seconded by Tony Cunningham**

Motion carried 5-0

- 6.9. **OCS SW 49th Avenue Road Left Turn Lane - Improvement Plan Offsite 000201 - Waiver to Improvement Plan Offsite in Review**  
Parcel #: 35623-000008 #WaiverPIR-000553-2026  
Mastroserio Engineering, 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** - a waiver is requested to use the A.M. Gaudet & Associates Phase 2 as-built survey for SW 49th/40th Avenue, as the proposed turn lane is fully within the existing median and an unchanged edge of pavement. No improvements have occurred since the as-built was completed, and the data accurately reflects current conditions. Utilizing the existing as-built information will avoid unnecessary cost.

**Motion by Steven Cohoon to approve, seconded by Tony Cunningham**

Motion carried 5-0

- 6.10. Cherrywood Park - Minor Site Plan - Waiver to Major Site Plan  
Parcel #: 35680-120003 #WaiverSTA-000519-2026  
Michael W. Radcliffe Engineering, Inc.**

**LDC 2.21.1.A - Applicability**

CODE states (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT We request a Waiver from a Major Site Plan to process Cherrywood Park Amenities (Project no. MinorSite-000505-2026 currently in Civic Access) as a minor site plan. The project was initially submitted in civic access as a minor site plan but, due to re-design to address staff comments the amenity center improvements have increased to 14,477sf and now exceeds the 9,000sf threshold. Project is a modification to the 2024 approved Cherrywood Phase 1 Improvement Plans with all amenity improvements internal to the platted tract. Existing drainage facilities have sufficient capacity above the design storm stage to handle proposed impervious areas (416,214 CF available vs 9,800 CF required).

**Motion by Steven Cohoon to approve, seconded by Michelle Fanelli**

Motion carried 5-0

- 6.11. Watson Realty Parking - Major Site Plan 000266 - Waiver to Major Site Plan in Review  
Parcel #: 3137-001-01 #WaiverPIR-000534-2026  
EDA Consultants, Inc.**

**LDC 6.8.6K(3) - Buffers**

CODE states K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (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 requests to reduce East buffer from 15 feet to 5 feet due to existing parking lot only being approximately 8.5 feet away from the ROW.

**Motion by Chuck Varadin to approve at the onset the applicant shall provide documentation certified by a landscape architect at the east buffer has the equivalent**

**understory shade tree evergreen that meets the code requirements for the understory equivalent to the shade trees, seconded by Steven Cohoon**

Motion carried 5-0

**LDC 6.8.6K(3) - Buffers**

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APPLICANT request to reduce East buffer from 15 feet to 5 feet for the western 14 feet of the South side of the property. This reduction will allow the proposed stormwater pond to be located approximately 5 feet from the ROW, preserving existing trees in the area. The proposed stormwater facility will act as a buffer to supplement the reduced five-foot buffer width.

**Motion by Chuck Varadin to approve the west buffer the same thing, they need to certify if the power lines are an issue, then they need to provide equivalent understory that meets what the shade tree requirement would be and that also needs to be certified by the landscape architect, seconded by Steven Cohoon**

Motion carried 5-0

**LDC 6.8.6K(3) - Buffers**

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APPLICANT requests to defer construction of the required 15-foot Type C buffer along the west property boundary until such time that the adjacent parcel to the west is developed. At that time, the buffer will be installed in accordance with applicable code requirements.

**Motion by Chuck Varadin to approve the request for the south with the west buffer, they need provide a no touch buffer with a covenant and replace any damaged trees that happen to get damaged by construction and also a tree barricade will be in place and**

**the not touch and tree barricade need to be certified by the landscape architect before the onset, seconded by Steven Cohoon**

Motion carried 5-0

- 6.12. Connect Church - Waiver to Major Site Plan**  
**Parcel #: 4715-224-006 #WaiverSTA-000371-2026**  
**Wood Engineering, LLC**

**LDC 6.11.5(C) - Minimum Commercial Driveway Spacing**

CODE states Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2 (35 MPH or less - 245 feet).

**APPLICANT** request - SE 96th Avenue Road is a local roadway where existing driveways appear not to adhere to any spacing criteria. The proposed driveway spacing of 132 feet is greater than much of the driveway spacing on this roadway and the other adjacent roadways. Additionally, the section of roadway to which the development will access effectively only serves about 20 homes and does not provide any cut-through benefit. Thus, there is a marginal level of traffic. As such, the proposed driveway spacing is greater than most driveway spacing on this roadway, and the adjacent roadways, and will not result in any adverse impacts (operationally or safety) to SE 96th Avenue Road. The request is a reduction in the minimum commercial driveway spacing from 245 feet to 132 feet on a road with a speed limit of 35 MPH or less.

**Motion by Steven Cohoon to deny, seconded by Tony Cunningham**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:**

**8. OLD BUSINESS:**

- 8.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review**  
**Parcel #21087-001-02 #WaiverPIR-000251-2026**  
**Tillman and Associates Engineering, LLC**

This item was heard at the 3/23/26 meeting. The Committee motioned to table the item for two weeks.

The applicant is requesting this item be heard at the 4/13/26 DRC meeting instead of 4/6/26.

**Motion by Tony Cunningham to continue to 4/13/26, seconded by Michelle Sanders**

Motion carried 5-0

**9. DISCUSSION ITEMS:**

**10. OTHER ITEMS:**

**Motion by Tony Cunningham to adjourn, seconded by Michelle Sanders**

Motion Carried 5-0

**11. ADJOURN: 10:37 AM**



Ken McCann, Vice-Chairman

Attest:



Kelly Hathaway  
Development Review Coordinator