



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 11, 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)
Cheryl Butler for Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Liz Cotos (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 Giesing (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. May 4, 2026

Motion by Tony Cunningham to approve the minutes, seconded by John Pearson

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. Sallee Horse Vans - Major Site Plan
Parcel #13091-000-00 #MajorSite-000229-2026
Menadier Engineering**
- 5.2. SW Hwy 484 Super Center - Major Site Plan
Parcel #41200-056-03 #33206
CPH Consulting, LLC**
- 5.3. Via Paradisus Phase II - Preliminary Plat
Parcel #37370-000-00, 37375-067-00, 37375-000-05
#PrelimPlat-000318-2026
Clymer Farney Barley, LLC**
- 5.4. Cypress Rd Industrial Park - Major Site Plan
Parcel #: 9029-0722-34 #33205
Culver Engineering, LLC**
- 5.5. Calesa Township - Mass Grading Phase 4 - Mass Grading Plan
Parcel #35300-000-14, 35300-000-45 #MassGrade-000107-2025
Tillman & Associates Engineering, LLC**
- 5.6. Skyworks - Major Site Plan
Parcel #: 13326-001-00 #33518
Clymer Farner Barley, Inc**

Motion by John Pearson to approve the consent agenda, seconded by Cheryl Butler

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Sandy Clay Residential Improvement Plan #000425 - Waiver to
Improvement Plan in Review
Parcel #: 37896-000-00, 37896+000-0 #WaiverPIR-000738-2026
Tillman & Associates Engineering, LLC**

LDC 6.12.9. H - Subdivision roads

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** requests a waiver to use the alternative provided. Dead end road without cul-de-sac. A hammerhead with dead end segments less than 150' in length have been provided as an alternative turn around.

Motion by Steven Cohoon to approve, seconded by Ken McCann

Motion carried 5-0

LDC 2.12.8 - Topographical Contours

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 for survey more than 12 months old. The existing waiver requested for number of borings in DRAs 5 & 7. We have provided a survey from October 2022, and the project area has an approved mass grading plan. Active mass grading makes updating the survey impractical. An updated survey covering the DRA 5 & 7 area, and adjacent SE 92nd Loop and SE 110th Street Rd right of ways, was completed February 2026.

Motion by Steven Cohoon to approve, seconded by John Pearsonn

Motion carried 5-0

LDC 6.13.7 - Geotechnical Criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (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. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1)

The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

APPLICANT - Waiver requested for number of borings in DRAs 5 & 7. We have provided a survey from October 2022, and the project area has an approved mass grading plan. Active mass grading makes updating the survey impractical. An updated survey covering the DRA 5 & 7 area, and adjacent SE 92nd Loop and SE 110th Street Rd right of ways, was completed February 2026. One boring per acre rather than one boring for every 0.5 acre. The underlying soils are generally consistent, and the provided number of borings is sufficient to determine stormwater modeling parameters. No limestone was encountered in the DRA 5 & 7 area. Additionally, DRAs 5 & 7 are existing, constructed dry retention ponds that have been functioning without issue.

Motion by Steven Cohoon to approve, seconded by Cheryl Butler

Motion carried 5-0

6.2. Sandy Clay Residential - Preliminary Plat #000382 - Waiver to Preliminary Plat in Review

**Parcel #: 37896-000-00, 37896+000-01 # WaiverPIR-000740-2026
Tillman & Associates Engineering, LLC**

LDC 6.12.9 - 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 - Waiver requested for the roadway centerlines not meeting centerline radii for 30 mph design speed. Proposed curves warranting lower design speeds will have proper signage.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

2.12.8 Current Boundary & Topographical Contours

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 the current boundary and topographic survey included with the Mass Grading approval (AR #29724). The project is currently being mass graded per the approved plans. Obtaining an updated topographic survey is not feasible or beneficial due to the mass grading efforts.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

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 to allow for approval of the Preliminary Plat prior to the Master Plan. The Master Plan has been reviewed by staff twice with only two comments remaining, one being a current survey. The Developer understands that moving forward will be at their own risk.

Motion by Steven Cohoon to deny, seconded by Ken McCann

Motion carried 5-0

6.3. Sandy Clay Residential - Master Plan #000338 - Waiver to Master Plan in Review

Parcel #: 37896-000-00 # WaiverPIR-000739-2026

Tillman & Associates Engineering, LLC

LDC 2.12.8 Current Boundary & Topographical Contours

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 the current boundary and topographic survey included with the Mass Grading approval (AR #29724). The project is currently being mass graded per the approved plans. Obtaining an updated topographic survey is not feasible or beneficial due to the mass grading efforts.

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

6.4. Maricamp Road at SE 55th PI Signalization Improvements - Improvement Plan Offsite - Waiver to Improvement Plan in Review

Parcel #: 37471-000-00 WaiverPIR-000705-2026

Kimley-Horn and Associates

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 Tony Cunningham

Motion carried 5-0

- 6.5. **Life Tabernacle Church- Waiver to Major Site Plan**
Parcel # 24261-001-00 #WaiverSTA-000714-2026
Jennifer's Permitting Service, LLC

LDC 2.21.1.A(1) - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1)

Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger, is utilized to discharge stormwater runoff from the project area.

APPLICANT requests waiver from Major Site Plan to Minor Site Plan to install 6000 sf pole barn. The site impervious coverage will become 21.17 ISR; (60, 307 existing + 6000 proposed).

Motion by Steven Cohoon to approve contingent on applicant working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious coverage on the property. 2) A permit hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Certification Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Ken McCann

Motion carried 5-0

- 6.6. **Fifth Third Bank Mulberry The Villages - Major Site Plan 000405-2026 - Waiver to Major Site Plan in Review**
Parcel #: 6722-200-001 # WaiverPIR-000734-2026
BDG Architects

LDC 6.12.12. D - Sidewalks

CODE states At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - in lieu of construction, we are requesting to pay the sidewalk fee to satisfy the comment made by Chris (Transportation).

Motion by Steven Cohoon to approve, seconded by John Pearson

Motion carried 5-0

- 6.7. **Harper Pole Barn- Waiver to Major Site Plan**
Parcel # 39276-000-00 #WaiverSTA-000704-2026
Troy Baltutat

LDC 2.21.1. - Applicability

CODE states A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: 1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet; (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - referencing BLDC-26-04-00980, due to the increase of 1440 sf for a total of 29,533 sf of impervious materials a DRC stamped site plan is being requested by zoning. Because this structure is an open pole barn, there will be no significant changes in grading, drainage, etc. to the existing Major Site Plan for the parcel therefore we are requesting a waiver to a Major Site Plan.

Motion by Steven Cohoon to deny, seconded by Cheryl Butler

Motion carried 5-0

- 6.8. **Leighton Estates Duplex- Waiver to Major Site Plan**
Parcel # 3570-012-004 #WaiverSTA-000672-2026
NZG Capital, LLC

LDC 4.2.11.C Multiple-Family Dwelling (R-3) zoning classification

CODE states Property Development Regulations. See table 4.2-4 and figure 4.2-2 below. Table 4.2-4. shows width (100 feet) and Figure 4.2-2 shows setback parameters for front, sides, and rear.

APPLICANT request - I would like to build a duplex on the referenced parcel. In order to do this, I need 100 feet on the frontage width, which I do not, I have 80 feet, so I was told by development review staff at a Thursday meeting to send in this request. I should mention that the surrounding parcels, similar in size, have had duplexes built on them in the last year.

Motion by Tony Cunningham to table and be brought back within three weeks, seconded by Cheryl

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

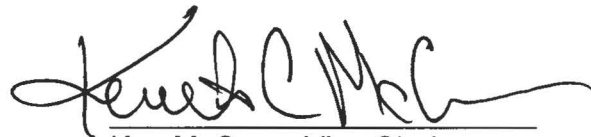
Mr. Cohoon discussed items that came to the DRC Meeting but were inappropriate to be heard.

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN:


Ken McCann, Vice-Chairman

Attest:


Kelly Hathaway
Development Review Coordinator