



Marion County

Development Review Committee

Meeting Minutes

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

Monday, May 4, 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 Weyrauch (Planning/Zoning)
Kathleen Brugnoli (Planning/Zoning)
Sarah Wells (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. April 27, 2026

Motion by John Pearson to approve the minutes, seconded by Chuck Varadin

Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

- 5.1. OCALA CROSSINGS SOUTH PHASE 4 - Preliminary Plat**
Parcel # 35623-005-00 #31381
Mastroserio Engineering, Inc.

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

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Watching Park Farms- Agricultural Lot Split 000287- Waiver to County MSBU**
Parcel # 20909-028-00 & 20909-031-00 #WaiverPIR-000325-2026
JCH Consulting Group, Inc.

LDC 2.16.1.B(8)(g) - Agricultural lot splits outside of the Urban Growth Boundary

CODE A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requesting waiver to the County MSBU for an Agricultural Lot Split consisting of six (6) parcels divided from the parent parcels. Parcel No. 20909-028-00 and Parcel No.20909-031-00. There is already an HOA in place.

Motion by Steven Cohoon to approve under two conditions, 1) Legal agrees that parent parcel can be separate, 2) Documentation exists negating the apparent flag lot, seconded by Chuck Varadin

Motion carried 5-0

- 6.2. Arden of Ocala- Mass Grading Plan 000394 - Waiver to Mass Grading Plan in Review**
Parcel # 9018-0000-06 & 37471-013-00 #WaiverPIR-000677-2026
Dave Schmitt Engineering, Inc.

LDC 6.13.6.A.3.c Stormwater quality criteria

CODE states 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 request - Due to the site constraints, we are requesting a pond depth variance from 6 ft to 9 ft per the current plan. 1) The SJRWMD required a 20 ft maintenance berm on sides we have slope. 2) Since the pond doesn't recover the

full amount, we had to hold back-to-back 100 year/24-hour storm events, which they approved. 3) We back-to-back maintain a 75 ft distance from the current existing well on site.

Motion by Steven Cohoon to deny but staff will follow up with applicant, seconded by Chuck Varadin

Motion carried 5-0

**6.3. Lowell Correctional Institute - Major Site Plan 33538 - Waiver to Major Site Plan in Review
Parcel #: 07399-083-00 # WaiverPIR-000620-2026
Kimley-Horn and Associates**

LDC 6.4.7 and LDC 2.12.8

CODE states Vertical control shall be provided and meet the following: (1) All surveys submitted for the purpose of construction shall show a minimum of two bench marks per site. For linear construction, bench marks shall be set at 1,000-foot intervals. For large acreage sites, additional bench marks may be required by the County Surveyor, not to exceed a ratio of one bench mark per 20 acres. (2) Bench mark information shall be in a current datum approved by the Office of the County Engineer. (3) Plans shall have a statement or table detailing vertical datum and adjustment, including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the vertical information shown. One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review. (4) When using stationing, all vertical control points shall be referenced to station and offset information. B. Horizontal control shall be provided and meet the following: (1) All surveys submitted for the purpose of construction shall show a minimum of two intervisible horizontal control points per site. For linear construction, horizontal control points shall be set at no greater than 1,000-foot intervals and at every change of direction. For large acreage sites, horizontal control points shall include all boundary corners and additional horizontal control points as may be required by the County Surveyor not to exceed a ratio of two intervisible horizontal control points per 20 acres. (2) Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System based on a current datum approved by the Office of the County Engineer. (3) Florida State Plane Coordinate values shall be derived from redundant measurements that meet or exceed Third Order, Class I accuracy standards as set forth by the Federal Geodetic Control Committee (FGCC). (4) Plans shall have a statement or table detailing horizontal datum, adjustment, and coordinate values including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the State Plane information shown. One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review. (5) When using stationing, all control points shall be referenced to station and offset information. If multiple line stationing exists, the basis for the station and offsets shall be clearly defined. 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 exemption from survey requirements found in sections 6.4.7 and 2.12.8. The project a State Correctional Facility situated on State owned land. The property owner has informed us that state owned lands are exempt from these commented requirements.

Motion by Steven Cohoon to approve at their own risk, seconded by Ken McCann

Motion carried 5-0

DIVISION 8. - LANDSCAPING

CODE states The purpose and intent of this division is to provide landscaping guidelines establishing minimum standards and criteria for the design, installation, and maintenance of landscaping which enhances the aesthetic appearance of Marion County, complimenting the natural and built environments, reducing noise and glare, improving air and water quality, providing shade and habitat, and buffering the aspects of development.

APPLICANT - A waiver is sought from all landscape requirements. The project is a correctional facility. Landscaping is not allowed per State Correctional Department.

Motion by Chuck Varadin to approve, seconded by John Pearson

Motion carried 5-0

6.4. The Church on the Hill Entry Canopy- Major Site Plan 000493- Waiver to Major Site Plan

**Parcel # 37229-000-00 #WaiverPIR-000675-2026
MCA Consulting Engineers, Inc.**

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 - the proposed improvement consists of a small, covered entry walkway and approximately 305 square feet of new asphalt to support the church's van drop-off area. The scope of work is limited in nature and does not increase intensity of use, modify traffic circulation, or require stormwater redesign beyond standard compliance. Based on staff's guidance, any increase in impervious area requires the site plan to be updated. We respectfully request a waiver from the Major Site Plan requirement so the project may be processed as a Minor Site Plan under Division 20 Sec. 2.20.1. We appreciate the County's assistance and are happy to provide any additional information needed to support this request.

Motion by Steven Cohoon to approve contingent that Stormwater's amended three standard conditions apply which are: 1) The applicant provides controls for the excess run-off generated by the 100-year 24-hr storm 2. A CO hold is in effect until the sketch of the proposed controls are submitted and approved 3) A final CO hold in effect until the applicant provides as-builts for stormwater controls, and that the waiver only applies to the 305-foot improvement area, seconded by Tony Cunningham

Motion carried 5-0

- 6.5. Wells Fargo Free Standing ATM - Waiver to Major Site Plan
Parcel #: 9009-0000-08 # WaiverSTA-000660-2026
Austin L. Hattaway Contracting, LLC**

LDC 2.20.1.A and 2.21.1.A - Applicability

CODE states A. When any of the Minor Site Plan thresholds are exceeded, Major Site Plan is required. 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 requests a waiver to the Major Site Plan and Minor Site Plan to go directly to building permitting stage.

Motion by Chuck Varadin to approve condition on providing Type C buffer required on Maricamp and placing trees appropriately for this area, seconded by John Pearson

Motion carried 5-0

- 6.6. Good News Church - Waiver to Major Site Plan
Parcel #: 29697-017-05 # WaiverSTA-000668-2026
Davis Dinkins Engineering**

LDC 2.21.1.A - Major Site Plan

CODE states A. 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 - The church seeks to add a 12' x 24' (288 sf) prefabricated storage shed to the existing site. There are no trees being removed, no impact to buffers, access/traffic, or utilities and no impervious area being added (other than the 288 square foot rooftop that is considered impervious). Previous construction under an approved DRC Major Site plan (AR 16303) provided a drainage system with capacity beyond what was required by the permitted plan. This was

documented during the final close out of the permits by the as-built survey. Accordingly, there is no anticipated negative impact to the permitted system, or surrounding properties. There are no tree removals, access, or utility modifications required for the installation of the storage shed.

Motion by Steven Cohoon to approve, seconded by Chuck Varadin

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

Mr. Varadin welcomed John Pearson (Building Safety Director) to the Development Review Committee.

Mr. Pool reminded the Committee to sign the previously approved final plat.

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham

Motion carried 5-0

10. ADJOURN: 9:40 AM

Ken McCann, Vice-Chairman

Attest:

Kelly Hathaway
Development Review Coordinator