



Marion County

Development Review Committee

Meeting Agenda

Monday, May 18, 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**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **May 11, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Walmart #4368 SSS Ocala Fuel Station - Major Site Plan**
Parcel #: 37491-001-00 #33561
CPH Consulting, LLC
 - 5.2. **The Home Depot - Ocala South- Major Site Plan**
Parcel #3530-1001-18 #33139
Kimley-Horn and Associates
6. **SCHEDULED ITEMS:**
 - 6.1. **BLCCDD Warehouse - Major Site Plan 000431 - Waiver to Major Site Plan in Review**
Parcel #: 35300-400001 # WaiverPIR-000759-2026
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 - We are requesting a waiver to this requirement to allow the topographic overlay shown on our updated survey.

- 6.2. Sumatra Estates - Improvement Plan 33497 - Waiver to Improvement Plan in Review**
Parcel #: 37506-000-00 # WaiverPIR-000743-2026
Tillman & Associates Engineering, LLC

LDC 6.13.7.B Geotechnical criteria

CODE states 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.

APPLICANT - Request a waiver to reduce the required number of borings from seven to five for this DRA. The proposed DRA surrounds an existing wetland, and the soft, wet ground limited drilling rig access. Because of these conditions, only five soil borings could be completed. The five borings obtained show a consistent soil profile across the area and provide sufficient information for design.

- 6.3. Woodridge Place Subdivision - GS PUD Zoning Change**
Parcel #: 14973-000-00 #PL PUD -000543-2026
Tillman & Associates Engineering, LLC

Need a recommendation to transmit to the Planning and Zoning Commission (with or without new conditions) from the Development Review Committee to move forward to the 5/27/2026, P&Z.

- 6.4. McGinnis Builders Office and Warehouse - Major Site Plan - Plan Revisions**
Parcel #: 41503-001-00 #33082
Moorehead Engineering

APPLICANT requests minor changes to Major Site Plan be accomplished by providing an updated plan and undergoing review by county staff. Applicant believes changes are de minimis to require a Major Site Plan Revision.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. Planning & Zoning Commission Items for 5/27/26
Marion County Growth Services Department**

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

9. OTHER ITEMS:

10. ADJOURN: