



Marion County

Development Review Committee

Meeting Agenda

Monday, June 16, 2025

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. **June 9, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **On Top of The World - SCA Warehouse - Major Site Plan**
Project #2025020052 #32513 Parcel #35300-000-00
Tillman & Associates Engineering, LLC
6. **SCHEDULED ITEMS:**
 - 6.1. **Canopy Oaks Phase II Replat Three - Waiver Request to Preliminary Plat**
Project #2025060001 #32929 Parcel #3530-1001-18
JCH Consulting Group

LDC 2.17.1 - Preliminary Plat
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests waiver for a preliminary plat for Canopy Oaks Phase II Replat Three.

- 6.2. Barn and Miscellaneous Impervious Area Additions - Waiver Request to Major Site Plan**
796 Fisher Rd Ocklawaha
Project #2025060015 #32952 Parcel #9035-0000-05
Abshier Engineering

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.

APPLICANT states the site is 13.00 acres. The owner will compensate for the increase of runoff from the existing and future planned impervious area over 9,000 square feet. Marion County Stormwater staff on the required stormwater controls.

- 6.3. Mary Moore - Waiver Request to Major Site Plan**
1241 SE 55th Ave Ocala
Project #2025050067 #32894
Parcel #29682-002-00 Permit #2025051110
Perspective 3000 Inc

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.

APPLICANT requests a waiver as the zoning department has rejected the permit application due to existing and proposed impervious ground coverage equals or exceeds 35% of gross site area of 9,000 square feet. A waiver application must be sent to the department of transportation for approval of the permit.

- 6.4. Oswald Henry - Waiver Request to Major Site Plan**
47 Pine Trace Loop Ocala
Project #2025060003 #32931 Parcel #9018-0331-12
Henry Oswald

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.

APPLICANT requests a waiver as there is too much concrete on the land

- 6.5. Martel Paved Training Course - Major Site Plan and Major Site Plan Revision - Request for Extension**
Project # 2022070051 #28841 & 30313 Parcel # 23306-001-00
Kimley-Horn & Associates

Applicant requests an extension for Major Site Plan (28841) and subsequent Major Site Plan Revision (30313). The revision was to five of the 15 sheets in the original plan. The request is to extend both plans one year from the latest expiration date of August 14, 2025. The new expiration date for both plans would be August 14, 2026.

- 6.6. MSP PID 8005-0854-13 - Waiver to Minor Site Plan in Review**
Project #2025040024 #32703 Parcel #8005-0854-13
MCA Consulting Engineers, Inc

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 no sidewalks exist in this region. Requesting approval to pay fee in lieu of sidewalk construction.

- 6.7. Green Leaf - Waiver Request to Establishment of County MSBU
Project #2025050079 #32908 Parcel #19999-004-00
Rogers Engineering, LLC**

LDC 2.16.1.B(8)(g) - Establishment of County MSBU

CODE states 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 requests a waiver to provide an easement agreement for maintenance requirements and HOA documents.

- 7. CONCEPTUAL REVIEW ITEMS: NONE**
- 8. DISCUSSION ITEMS:**
- 9. OTHER ITEMS:**
- 10. ADJOURN:**