



Marion County

Development Review Committee

Meeting Agenda

Monday, August 3, 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. **July 27, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Sandy Clay Residential--Master Plan
Parcel #37896-000-01 #MasterPlan-000338-2026
Tillman & Associates Engineering, LLC**

This item was approved by the Board of County Commissioners on 7/21/26.

6. **SCHEDULED ITEMS:**

- 6.1. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review**
Parcel #: 36943-000-00 # WaiverPIR-001045-2026
Tillman & Associates Engineering, LLC

This item was tabled at the 7/20/26 DRC Meeting for two weeks. A motion to un-table will be needed.

The applicant will be requesting a continuation of the waiver request.

LDC 6.8.6.K.(3) - Buffers

CODE states K. (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 North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

- 6.2. Fawn Lake Estates PUD - Preliminary Plat - 001036 - Waiver Request to Preliminary Plat in Review**
Parcel #: 9027-0000-02 #WaiverPIR-001121-2026
Tillman & Associates

LDC 6.12.9(K) 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 requests a waiver for the roadway centerline curves less than 275 feet centerline radii (30 mph Designed Speed) will be posted with the appropriate signage per MUTCD. Waivers are being applied for the curves less than 275 feet (30 mph Designed Speed).

6.3. Sunset Hills Phase 4 - Improvement Plan - 31420 - Waiver Request to Improvement Plan in Review
Parcel #: 4820-0000003 # WaiverPIR-001130-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 - Subdivision roads

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. 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. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. 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. L. Evacuation routes for developments shall be indicated on the improvement plans.

APPLICANT requests a waiver to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards. An easement will be provided and recorded to

ensure the turnaround area remains unobstructed by fencing, structures, or other encroachments, preserving permanent access and functionality. Signage per Marion County Fire Department requirements will be added to depict proposed stabilized turnaround.

- 6.4. Calesa Township - The Nest - Major Site Plan - 000956 - Waiver Request to Major Site Plan in Review**
Parcel #: 3546-0016002 # WaiverPIR-001132-2026
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 requests a waiver to provide a survey more than one year old. This application is a revision to a previously approved Major Site Plan that is currently under construction. All revisions are internal to the site and within the previously approved project boundary. Staff supports the waiver.

- 6.5. Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU**
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

This item is being brought back for reconsideration. A motion to reconsider will be needed.

LDC 2.16.1.B(8)(g) Division of Land - Applicability

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 waiver to the County MSBU requirement. The proposed driveway easement is 60' x 40' in size and will require minimal intervention by landowners to maintain.

- 6.6. Champion Homes - Major Site Plan - 000610 - Waiver Request to Major Site Plan in Review**
Parcel #: 36943-001-00 # WaiverPIR-001103-2026
Clymer Farney Barley, 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 requests a waiver because proposed pond is 4.5 feet deep, which requires sodded pond bottom per LDC. Request is to not have to sod pond bottom since we meet SJRWMD water quality criteria (new Statewide Stormwater Rule) and hold back-to-back 100yr/24hr FDOT storm events without discharging.

- 6.7. Connect Church - Major Site Plan - 000452 - Waiver Request to Major Site Plan in Review**
Parcel #: 4715-224-006 # WaiverPIR-001115-2026
Wood Engineering, LLC

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 requests to pay fee in-lieu of sidewalk construction.

- 6.8. Target of Ocala - Major Site Plan - 33553 - Waiver Request to Major Site Plan in Review**
Parcel #: 35300-000-16 #WaiverPIR-001106-2026
Upham, Inc.

LDC 8.6.6.L(1)(c) Buffers

CODE states Buffer walls, buffer fences, and berms (c)Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.

APPLICANT requests to place the approved 6-foot PVC fence (previously approved via PIR-000794-2026) near property boundary at the outermost width of the buffer and install required plantings inside the fence per Exhibit 1. The fence at its nearest location to public right-of-way is approximately 280 feet.

**6.9. Golf Central Waiver - Waiver Request to Major Site Plan
Parcel #: 3292-000-022 # WaiverSTA-001051-2026
Affordable Building Products of FL., LLC**

This item was tabled for one week at the 7/27/26 DRC Meeting. A motion to un-table will be needed.

LDC 2.21.1.A(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;

APPLICANT - Project: Permit Nos. BLDC-2026-01571 & BLDC-2026-01572.

The applicant respectfully requests that Marion County grant a waiver from the Major Site Plan review requirement for the above-referenced permits.

The proposed improvements consist of a 25' x 164' x 12.5' freestanding open lean-to and a 40' x 72' x 10' open canopy to serve the existing golf course.

Both structures are open-air shade structures and do not include enclosed walls, conditioned space, or any expansion of the existing operational use of the property. These structures are intended solely to provide weather protection and shade for existing golf course operations and patrons. The proposed improvements will not:

- Increase the intensity of the existing use or change the property's current use.
- Generate additional vehicle trips or increase traffic entering or exiting the site.
- Require modifications to existing driveways, parking areas, or internal circulation.
- Increase potable water demand or wastewater generation.
- Create additional occupancy requiring expanded utility infrastructure.
- Alter the existing access points to the property.

The project does not propose any changes to the existing golf course operations and is limited to the addition of open, accessory shade structures.

As such, the proposed improvements will have minimal impact on the site and surrounding area and do not present the types of infrastructure or operational changes typically addressed through the Major Site Plan review process. For these reasons, the applicant respectfully requests approval of a waiver from the Major Site Plan requirement and asks that the permits be allowed to proceed through the standard building permit review process.

- 6.10. Ocala Highlands Estates - Final Plat - 000834 - Waiver to Final Plat in Review**
Parcel #: 1471-024-003 # WaiverPIR-001114-2026
Majestic Homes FL

LDC 6.8.6.K(5) - Buffering (Landscape requirements 2.12.24)

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT - The applicant is seeking a waiver from the 5-foot E type buffer requirement. Because this project is a small scale replat and located within an established subdivision, enforcing the buffer would be inconsistent with the existing character and layout of neighboring properties. However, to maintain harmony with the surrounding parcels, healthy shade trees and existing vegetation will be preserved wherever practical.

- 6.11. St. Mark the Evangelist Catholic Church - Major Site Plan - Plan Extension Request**
Parcel #: 47667-001-00 #31592
Riddle Newman Engineering

On July 23, 2026, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 21, 2026. The new expiration date would be October 21, 2027. There have been no previous extensions granted.

- 6.12. Industrial 35 Unit 1 - Plat Vacation**
Parcel #: 37490-000-00 #PlatVacate-001063-2026
Klein & Klein, LLC

The applicant is requesting partial plat vacation of Plat of Industrial 35 Unit 1 to vacate those areas more particularly described as Drainage Easement "B" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "A" as depicted on Sheet 2 of the Plat. Replacement easement to be provided by separate instrument.

**6.13. Beltway Business Center Phase 1 - Plat Vacation
Parcel #: 37490-000-00 #PlatVacate-001064-2026
Klein & Klein, LLC**

The applicant is requesting partial plat vacation of Beltway Business Center Phase 1 vacate those areas more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet 2. Replacement easement to be provided by separate instrument.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

**8.1. Planning & Zoning Commission Items for July 27, 2026
Marion County Growth Services Department**

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

9. OTHER ITEMS:

10. ADJOURN: