



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, March 24, 2025**

**9:00 AM**

**Office of the County Engineer**

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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. **March 17, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. **Marion Oaks Unit 9 Townhomes - Major Site Plan**  
**Project #2024070047 #32259**  
**Menadier Engineering**
  - 5.2. **Montgomery Smatt - Waiver Request to Major Site Plan**  
**Project #2025030034 #32608**  
**Parcel #1362-002-020 Permit #2025030577**  
**Kinsell Custom Homes**

**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 waiver since HOA is willing to accommodate runoff.

**5.3. Murray Annene - Waiver Request for Family Division  
Project #2025030024 #32592 Parcel #46077-000-00  
Nicholas Murray**

**LDC 2.16.1.B(10) - Family Division**

CODE state a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands, outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT requests family division to split out 5 acres to grandson.

**6. SCHEDULED ITEMS:**

- 6.1. **SMA - Marion Oaks Facility - Waiver Request to Major Site Plan in Review**  
**3590 SW 137th Loop Ocala**  
**Project #2025010044 #32390 Parcel #8001-0247-01 & 8001-0252-01**  
**Davis Dinkins Engineering**

**LDC 6.13.2.A(3) - Minimum requirements**

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

**LDC 6.13.3.D(2) - Types of stormwater management facilities**

CODE states Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility. APPLICANT states at the design high water level, the berm would be over five feet wide. This is a similar waiver granted for Advanced Auto Marion Oaks (AR#30435).

**LDC 6.12.12 - Sidewalks**

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. 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 states sidewalks are not required for the r/w along SW 137th Loop and SW 27th Circle per section 6.12.12 because they are classified as subdivision local.

**6.2.      Dungarven Oaks Ag Lot Split - Agricultural Lot Split  
Project #2024120017   #32277   Parcel #03154-000-00  
Rogers Engineering**

This item is associated with a waiver request for the establishment of a County MSBU which was DRC Approved on 1/13/25 and BCC approved on 2/4/25.

**LDC 2.16.1.B(8) - Agricultural lot split**

CODE states Agricultural lot splits outside of the Urban Growth Boundary: (a) Number of lots created under this sub-paragraph is limited to ten. (b) Each proposed lot shall be a minimum of 10 acres with at least one acre of contiguous land wholly above the one percent (100-year) flood plain or wetland. (c) Each proposed lot shall have an agricultural zoning. (d) Any lot abutting a publicly maintained and/or dedicated road that does not conform to the right-of-way width necessary to meet the minimum design standards shall dedicate necessary right-of-way or easement based upon criteria set forth in Article 6. (e) Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing requirements established in this Code. (f) If an easement is utilized the following requirements shall apply: 1. Easements created under this subsection shall not exceed 2,640 feet in total length. 2. The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes. 3. Connect to a publicly maintained road meeting driveway spacing requirement. The easement shall be paved a minimum of 20 feet beyond the public right-of-way. 4. Have a minimum width of 60 feet. 5. Not obligate the County to maintain the easement. 6. Have road name and other traffic signs installed in accordance with applicable County regulations. 7. Flag lots are prohibited. 8. Stabilized turnarounds shall be provided at a maximum spacing of 1,500 feet and at any termination.  
APPLICANT requests waiver to allow division of land pursuant to code.

- 6.3. Diamond "A" Shopping Center Improvement Plan - Waiver Request to Improvement Plan in Review  
Project #2024080096 #31954 Parcel #41200-056-04  
Tillman & Associates Engineering**

**LDC 6.8.8.B - Building landscaping - Approved on 3/17/25**

**LDC 6.12.2.A - Right-of-way - Approved on 3/17/25**

This is a new request.

**LDC 6.7.4 - Shade trees**

CODE states Shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT request is to allow required trees to be planted with future improvements on Lots 2,3,4,5,6,7,8 & 9 as shown on sheets L4.01 & L4.02 of the Landscape plans.

**6.4. The Ole Oak Village - Waiver Request to Major Site Plan in Review  
11987 S US HWY 301 Belleview  
Project #2022120053 #31223 Parcel #38538-000-00  
Tillman & Associates Engineering**

**LDC 6.8.6.K(3) - Buffers**

CODE states 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 requests waiver to not plant required ornamentals in east buffer due to using existing undisturbed vegetative buffer along east property line. East buffer varies from 15 feet at north to almost 57 feet at south property line.

**LDC 6.9.2.A - Irrigation Submittal Requirements**

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver to provide design-build irrigation plans and notes that address general requirements. Irrigation plans submitted with planting plans shall include general locations for the point of connection, rain sensor backflow preventer, and irrigated areas. These plans shall be marked up during construction and completed as-built plans submitted in accordance with certification requirements 6.8.12 and 6.9.6.

**LDC 6.12.2.A - Right-of-way**

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests waiver to allow all on-site private roads to have a ROW width of 30 feet with a 15-foot easement on each side, for a total width of 60 feet. Note that all on-site utilities are privately owned and connecting to City of Belleview utilities.

**LDC 6.12.9.A - Subdivision roads and related infrastructure**

CODE states 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.

APPLICANT requests waiver to reduce design speeds to a minimum 10 MPH, where needed. Proposed curves warranting this design speed will have proper signage posted per MUTCD.

**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 waiver to allow a DRA depth of 7.6 feet. The proposed DRA is 7.6 feet deep with 4:1 sodded side slopes and bottom. The additional depth was required to meet the FDOT 48 storm matrix criteria and their required 1-foot freeboard.

**6.5. Bel Lago North Hamlet Residential - Waiver Request to Improvement Plan in review****Arbor Springs Subdivision Phase 3****Project #2004120076 #30620 Parcel #40754-000-00****Tillman & Associates Engineering, LLC**

This item was tabled on 12/23/2024.

**LDC 2.12.25 - Marion Friendly Landscape Areas**

CODE states Indicate the locations of all required Marion Friendly Landscape Areas (MFLA). For Master Plan, a statement which acknowledges that MFLA will be included in future submittals may satisfy this requirement.

APPLICANT requests waiver to use drainage easements around DRAs 2, 3, 4, & 5 as well as the rear 75 feet of Tracts D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, & S for MFLA calculations. Note to be provided on plans and HOA docs to be provided.

This is a new request.

**LDC 6.6.6(8) - Open Space**

CODE states constructed stormwater facilities of any kind are prohibited within areas designated as natural open space.

APPLICANT requests to have DRAs in tracts behind lots and use DRAs as open space.

**6.6. Corta Commons - Ocala West - Rezoning to PUD with Concept Plan****Project #2024020064 #32534 Parcel #3501-200-019****Corta Ocala**

- 6.7. **13393 SW Highway 484, Dunnellon - Waiver Request to Major Site Plan**  
**Project #2025030016 #32574**  
**Parcel #35290012-000 Permit #2024112691**  
**BRIJE LLC**

**LDC 2.21.1.A(1) - Major Site Plan**

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APPLICANT requests waiver for a single-family residence. The site will be over the allowed 9,000 square feet per Marion County LDC. Per the attached site plan, a 84-foot x 48-foot house, a 30-foot x 50-foot metal building, and driveway will exceed the allowed impervious coverage by approximately 3,969 square feet. Permit 2024112691 was approved and issued. Permit 2025022556 requesting for a building on existing concrete.

- 6.8. **7608 SE 23rd Ter, Ocala - Waiver Request to Major Site Plan**  
**Project #2025030036 #32610**  
**Parcel #3651-008-008 Permit #2024120661**  
**Stellar Pools**

**LDC 2.21.1.A(1) - Major Site Plan**

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APPLICANT requests a waiver to the major site plan for Drainage Runoff. The site will be over the allowed 4,600 sf per the Legendary Trails Improvement plan. 486 Square Feet has been added to the site with the addition of a pool. Additional on-site retention is being added to mitigate the additional run off.

**7. CONCEPTUAL REVIEW ITEMS:**

- 7.1. **Liberty Crossings Lot 1 - Conceptual Plan**  
**Project #2025010022 #32361**  
**Mastroserio Engineering**

**8. DISCUSSION ITEMS:**

**9. OTHER ITEMS:**

**10. ADJOURN:**