



Marion County

Development Review Committee

Meeting Agenda

Monday, July 20, 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 13, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Calesa Township Chestnut Grove Phase 1 - Final Plat**
Parcel #: 35300-000-14 #33079
JCH Consulting Group, Inc.
 - 5.2. **Calesa Equine Amenity - Major Site Plan**
Parcel #: 35300-000-45 # MajorSite-000106-2025
Kimley-Horn and Associates
6. **SCHEDULED ITEMS:**
 - 6.1. **Newton Recycling Center - Agricultural Lot-Split - 001039 - Waiver Request to County MSBU**
Parcel #: 12844-000-01 #WaiverPIR-001040-2026
Kimley-Horn and Associates

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 feet x 40 feet in size and will require minimal intervention by landowners to maintain.

- 6.2. Martel Paved Training Course - Major Site Plan 30313 - Waiver Request to Major Site Plan in Review**
Parcel #: 23306-001-00 #WaiverPIR-001058-2026
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 requests to use the previously approved survey from 2023 for the design and permitting of this project. This underlying major site plan was recently constructed and closed out in March 2026.

- 6.3. Home2Suites Headsprings Hotel - Major Site Plan - Plan Revisions**
Parcel #: 24141-000-00 #32134
Davis Dinkins Engineering

This item is not on the Consent agenda due to a conditional approval placed by Staff.

6.4. 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

LDC 6.11.5. - Driveway access

CODE states (1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.

APPLICANT The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

LDC 6.12.12.A, D - 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...

D. ...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.

APPLICANT FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood that the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to any requirement of a sidewalk or payment of a fee in-lieu of sidewalk construction.

LDC 6.12.12.D - Sidewalks

CODE states ...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.

APPLICANT Contingent Waiver: FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

LDC 2.18.4.C Construction, completion, and closeout

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100-inch per acre of existing viable trees 10-inch+ DBH.

LDC 6.8.6.K.(3) - C-Type Buffer

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.

LDC 6.8.3.D. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.

APPLICANT requests to replace the overhead utility impacted Type C Buffer shade tree requirement with accent trees along Hwy 441 ROW. (pertaining to West side)

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.

LDC 4.3.13. - Model home sales lot or model home complex

CODE states A. This commercial development shall provide a paved parking lot with five parking spaces per model home. One parking space for the handicapped per model home or complex is required. The unit(s) must be handicapped accessible, have all utilities including telephone installed and shall be fully functional as a commercial development. LDC6.11.8.E. All off-street parking areas shall be paved for all developments, except as listed below. The following uses may use grass parking except for employee and disabled permit parking spaces which must be paved. The perimeter of a grass parking lot shall be delineated with railroad ties, wheel stops, or other means as may be approved by the County Engineer or his designee. (6) Sales and leasing of new and used manufactured homes.

APPLICANT - does not believe Section 4.3.13 "Model home sales lot or model home complex" is applicable to this project and finds the code to conflict with section 6.11.8.E for parking if it were applicable. Further,

comparable sites recognized as “mobile home sales” businesses in the County and around the nation do not require parking as much as 4.3.13.A suggests. Applicant has provided Staff supporting evidence of comparable sites parking counts for both paved and grass which demonstrate this project is well within appropriate parking needs. Waiver is requested to Code Sec. 4.3.13. for this project and to provide parking counts based on Sec. 6.11.8. - Parking requirements, Table 6.11-5 for office and storage areas.

LDC 6.11.4.B.(1) - Access management

CODE states B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

APPLICANT Due to the uncertainty surrounding the future development of the SE 92nd Place Road corridor and adjacent properties, the Applicant requests approval to satisfy the intent of the Code by recording a covenant running with the land. The covenant shall bind the subject property to grant and record cross-access and/or parallel access easements to adjacent properties when such easements become necessary within 180 days because of future development of complementary adjoining parcels, as determined during their applicable development review process. The Applicant further requests that, all costs associated with the design, surveying, engineering, permitting, construction, recording, and related improvements necessary to establish the easement shall be the responsibility of the developing adjacent parcel(s), unless a licensed traffic engineer and transportation planner determines that the proposed development generates complementary traffic patterns such that the subject property receives a proportional transportation benefit. In such case, costs may be allocated in a manner consistent with the proportional benefit received, as determined by the reviewing authority.

LDC. 6.11.4.B.(2) - Access management

CODE states B. Cross Access (Parallel Access). (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT - Contingent Time-Deferral for Recording Easement Waiver Request:

Per signed covenant, the applicant requests approval to defer construction of the proposed cross-parallel access easement fronting U.S. Hwy 441 until such time as it is required in conjunction with future permitted development of adjacent parcels.

6.5. Majesty Corner LLC - Waiver Request to Buffers
Parcel #: 39122-008-00 # WaiverSTA-001018-2026
Aldana Contracting, LLC

LDC 6.8.6.L(1) Buffers

CODE states (1) Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (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 - Section 6.8.6 (L)(1) of the Marion County Land Development Code defines a buffer wall and recognizes that a fence may serve as a substitute for a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. Therefore, the applicant is requesting to waive the buffer wall requirement.

- 6.6. Midway Oaks (fka Midway Terrace) Major Site Plan 32788 - Waiver Request to Major Site Plan in Review**
Parcel #: 9007-0101-32 #WaiverPIR-001059-2026
Mastroserio Engineering, Inc.

LDC 2.12.8 - Topographical Contours

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 to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

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 - A waiver is requested to provide a 6-foot high opaque fence along the property boundary fronting the cul-de-sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs and ground cover for these 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the DRA. The fence would be offset 10 feet inward from the property line.

- 6.7. Church of the Risen Savior - Minor Site Plan - 32922 - Waiver Request to Minor Site Plan in Review**
Parcel #: 8002-0244-03 #WaiverPIR-001068-2026
Abshier Engineering

LDC Division 8, 6.8.2 Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes: All existing landscaping, indigenous open space, and natural features; B. Locations of existing protected trees, labeled and with sizes provided, groups of trees, landscaping and other vegetation to be preserved; C. Vegetation and tree protection barricades; D. All replacement trees as required per Section 6.7.8; E. All proposed landscape areas, labeled and with sizes provided; F. Construction details as applicable, including but not limited to: (1) Tree protection; (2) Tree, palm, and shrub installation; (3) Details for specialized installations; (4) Elevation drawings of walls proposed for buffers and/or screening; and (5) Cross section of proposed walls/berms/combination for buffers. G. Plant schedule: (1) A key matching the plants being specified (may be plant symbols or written) (2) Quantities of plants being specified (3) Common plant names (4) Scientific plant names (5) Plant specifications including height, spread, and spacing (6) Native status H. Calculations for required landscaping: (1) Tree preservation and replacement (2) Shade tree requirements (3) Buffers (4) Parking areas (5) Vehicle use areas I. Notes including installation instructions and special requirements related to licensing, tree protection, maintenance, fertilizer use, and watering. J. Notes regarding tree protection and inspections as outlined in Section 6.7.3 and 6.7.12 and shall also be provided on the site and grading plan sheets.

APPLICANT - The Church is requesting not to add any additional landscaping with the addition to the Church. Other than handicap parking the parking spaces are grass. The addition is to the rear and side of the church.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

- 8.1. Review of Planning & Zoning Case Items for June 27, 2026**
Marion County Growth Services Department

9. OTHER ITEMS:

10. ADJOURN: