



Marion County

Development Review Committee

Meeting Agenda

Monday, August 18, 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. **August 11, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.2. **Stokes Electric-Major Site Plan - Major Site Plan**
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.
 - 5.3. **Corta Commons - Ocala West - Final Plat**
Project #2024020064 #31191 Parcel #3501-200-019
CHW, an NV5 Company
6. **SCHEDULED ITEMS:**

**6.1. Tractor Supply Major Site Plan - Waiver Request
115 Bahia Avenue Pl Ocala
Project #2025080006 #33165 Parcel #37491-003-00
Mastroserio Engineering**

LDC 2.21.4 - Construction, Completion, and Closeout

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As-Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer. (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion.

APPLICANT request - the owner requests a waiver to allow the commencement of Building Construction prior to the final plat approval. The final plat has been submitted and is currently under review. A final C.O. hold can be placed on the building permit until the final plat is approved/recorded. Furthermore, the overall parcel that exists now is a parcel of record. The final plat shows the proposed subdivision of the Tractor Supply lot from the existing parent parcel.

- 6.2. **Meridian Storage Group - Major Site Plan**
10579 SE Maricamp Rd Ocala
Project #2024100003 #32405
Parcel #3761-003-000 & 3761-004-000
Davis Dinkins Engineering, P.A.

LDC 6.13.8.B(7) STORMWATER CONVEYANCE CRITERIA

CODE states: Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests a waiver for private storm system to be less than 18 inches. Pipe calculations will be provided.

- 6.3. Pine Village Manufactured Home Park - Major Site Plan - Waiver Request to Major Site Plan in Review**
10195 SE 36th Ave Belleview
Project #1999005123 #32898 Parcel #3726-011-001
Clymer Farner Barley, Inc.

LDC 6.11.4.B(2) - Cross Access (Parallel Access)

CODE states 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 request - Per (2) of this code section, "cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads" Per Article 1, Division 2, "multi-family is any residential development project that consists of more than two dwelling units per building, or eight dwelling units or more per gross acre." P-MH zoning only allows for single or two-family

LDC 6.11.5 -Driveway Access

CODE states - Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT request - The proposed driveway for the MHP is at the same location the existing driveway has been for at least 30 years. The Belleview High School entrance also existed in its current location for at least the same duration. Belleview High starts at 8:30 AM & ends at 3:00 PM. Although we are proposing to triple the amount of units onsite, AM peak hour trips increased by only seven trips and PM peak hour trips increased by 13 trips, Due to the start & end times of Belleview High School, we believe the peak hour for the Pine Village Manufactured Home Park to be at a different time than the peak hour for Belleview High School.

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 - per email correspondence with Steven Cohoon on 4/14/25 and a separate meeting with Marion County staff members Dane Scott & Chris Zeigler on 7/15/25, a waiver for fee in lieu of construction would be granted.

LDC - 6.12.2 - Right of Way

CODE states A. 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. B. Along adjacent arterial and collector roadways to the proposed development, as established in the adopted Comprehensive Plan Functional Classifications Map, the existing pavement centerline of the adjacent road shall be the reference line used to determine the needed right-of-way on each side of said centerline. C. When right-of-way is provided and is not directly related to mitigating impacts caused by the proposed development, the developer may be compensated in a manner acceptable to both the developer and the County consistent with one or more of the following, subject to approval by the Board upon review and recommendation by the DRC: (1) The Board may enter into an impact fee credit agreement with the developer based upon the fair market value of the provided right-of-way, (2) The Board may enter into an agreement with the developer establishing that the project property remains eligible for the development of the equivalent densities or intensities calculated based upon the pre right-of-way dedication acreage, (3) The Board may enter into an agreement with the developer reducing the property's typically required right-of-way setback and/or buffer in relation to the provided right-of-way, (4) The Board may enter into an agreement with the developer allowing the provided right-of-way be accepted in lieu of off-site improvements caused by the development.

APPLICANT request - We would like to request providing a 10-foot ROW dedication, rather than the 20-foot code minimum, due to the precedent set by adjacent projects. Specifically, the Greek Orthodox Church located just north of the SE 100th Street and SE 36th Ave intersection, on the west side of SE 36th Ave. Also, the platted Woodridge Estates subdivision starting on the SE corner of the SE 110th St and SE 36th Ave intersection. This would allow the owner to keep his existing well. We would also like to request shortened front building setbacks to the 15-foot required Type C landscape buffer, rather than the 25-foot code minimum.

6.4. EON Consumer Welfare Mini-Warehouse - Major Site Plan - Request for a One Year Extension
5841 SW 25th St Ocala
Project #2022110065 #29416 Parcel #23819-001-03
Pigeon-Ardurra, LLC

On 7/16/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 11, 2025. The new expiration date would be September 11, 2026.

- 6.5. 16848 SW 29th Terrace Rd Ocala FL - Waiver Request to Major Site Plan in Review**
Marion Oaks
Project #2025070073 #33129 Parcel #8004-0460-18
Dala Developments

LDC 6.14.2.A(3) - Water Main Extension to Farthest Property Corner

CODE states When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements.

APPLICANT request - Water main exists at parcel's lot line but not across as is required by Code. CONDITIONAL WAIVER approved provided applicant (1) opens a water utility account with MCU; (2) pays all Connection charges; and (3) pays \$4996.62 (per Reso 24-R-260 7/16/24) capital connection fee as this is part of an in-house project to design and extend water main for all gaps in Marion Oaks Unit 4.

- 6.6. Reed Screen Room - Waiver Request to Major Site Plan**
Marion Oaks Lot 4
Project #2025080007 #33166 Parcel # 8010-0903-04
Wilmoth Reed

LDC 2.21.1.A - 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.(2)The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.(3)A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to build a 12 x 22 - 264 square feet screen room addition. The screen room would be over the allowed impervious for the lot allowance.

- 6.7. Johnathan Hernandez & Cira Franco Hernandez - Waiver Request for Family Division**
Project #2025070072 #33128 Parcel # 44676-200101
Johnathan Hernandez & Cira Franco Hernandez

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 is requesting a Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.

- 6.8. **Jason Henderson - Family Division Waiver Request**
fka: Kennedy Dianne
11955 SE 135th Ave
Project #2013070018 #33159 Parcel #39988-000-00
Jason Henderson

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 is requesting a Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Mattew Henderson. They are requesting to share a 40-foot easement for Olivia's new parcel, however, they want a separate driveway off SE 135th Ave for brother's new parcel.

**6.9. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley**

CODE states 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 is requesting a family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

7. **CONCEPTUAL REVIEW ITEMS:**
8. **DISCUSSION ITEMS:**
9. **OTHER ITEMS:**
10. **ADJOURN:**