



Marion County

Development Review Committee

Meeting Agenda

Monday, July 14, 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. **July 7 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Corta - Ocala West - Parcels 24 and 25 - Preliminary Plat**
Project #2024020037 #31849
CHW, an NV5 Company
 - 5.2. **Corta Commons - Ocala West - Preliminary Plat**
Project #2024020064 #31766 Parcel #3501-200-018, 3501-200-019,
3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034,
3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039,
3501-200-040, 3501-400-003, & 3501-400-004
MJ Stokes Consulting
 - 5.3. **McGinley Phase 1 Amenity - Major Site Plan**
Project #2024100023 #32093
Tillman & Associates Engineering
6. **SCHEDULED ITEMS:**

- 6.1. **Headsprings, LLC - Waiver Request to a Major Site Plan**
5495 NE 25TH ST Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.

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 request - The topography is shown to the center line of the adjacent streets on the east and south, and approximately 100 feet off site to the north and west and is sufficient for design and construction. The survey was completed in 2022 with the property transaction and no development has occurred. A replat is in process which will include an updated boundary certification so a waiver of the 12-month requirement is requested.

LDC 6.13.8B(7) Minimum Pipe Size

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 - A waiver is requested for utilizing privately maintained pipes smaller than 18-inch diameter.

LDC 6.11.3.A (3). Traffic Impact Analysis

CODE states A Traffic Study is required for projects generating 100 or more peak hour trips. For projects where all impacted roadways are below 0.50 v/c a Traffic Assessment is all that is required with the exception of those projects increasing the v/c ratio on an impacted roadway by 20 percent or more.

APPLICANT request - The site is not anticipated to generate more than 100 PM peak hour trips, so a full TIA is not required. The Traffic Assessment was provided in connection with the SUP 240102SU approved by the BoCC in February 2024 and should be sufficient to satisfy this comment.

LDC 6.11.5. - Driveway access

CODE states Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

APPLICANT request - The driveway placement is consistent with the plan submitted with SUP24010SU approved by the BoCC in February 2024.

LDC 6.8.6.A - Buffers

CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

LDC 2.12.4. - Landscape requirements

CODE states - Show location and dimensions of required land use buffering.
APPLICANT request - The buffers proposed are consistent with adjacent and connected development for uniformity, and consistent with the plan presented in SUP 24101SE approved by the BoCC in February 2024

LDC 6.8.7.A - Parking and vehicular use areas

CODE states A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas

to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

APPLICANT request - A waiver is needed to use ornamental trees in islands where shown due to conflicts with existing or proposed utilities.

LDC 6.9.2.A - Irrigation plan

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

APPLICANT request - A waiver is requested to utilize the irrigation performance standards as the basis for the installation contractor as has been historically done.

LDC 2.12.9. - Show adjacent streets serving development

CODE states - Provide location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project.

APPLICANT request - The short extension of the existing access driveway is consistent with adjacent and connected development, and consistent with the plan present in SUP 24010SE approved by the BoCC in February 2024.

LDC Division 5 - Modified Assessment for Listed Species

CODE states - The Environmental Assessment for Listed Species is a supporting document for various applications, wherein submittal of the EALS accompanies or precedes the submission of the application. Marion County features a variety of habitat types which may include species identified and listed as endangered, threatened, or of special concern by the US Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. Additionally, Marion County includes significant natural areas which are relatively undisturbed and include flora or fauna that reflect the conditions of the area at the time colonial settlement occurred in Florida and Marion County as identified by the Florida Department of Environmental Protection and the Florida Natural Areas Inventory. The identification and preservation

of these habitats, species, and areas is critical to balance development and quality of life in Marion County.

APPLICANT request - An ESA was completed at the time of the property transaction in 2022 and did not reveal listed species. That ESA has also been provided. The owner is aware of their responsibility and will perform another one if needed within the 90 days prior to construction.

LDC 6.11.8B(1) - Parking requirements

CODE states - Parking spaces for residential and non-residential developments shall be provided consistent with Tables 6.11-4 and 6.11-5.

APPLICANT request - The parking count is based on rooms only, the ancillary space in the hotel is for use by the hotel guests not the general public. The parking count meets both the County and Brand standards.

LDC 4.4.4B(1) - On-site signs

CODE states - Temporary signs. (1) Except as indicated above, no temporary signs shall be erected without obtaining a permit. Signs failing to comply with the requirements of this section are illegal and subject to immediate removal.

APPLICANT requests a waiver since the signage will be by separate permit and also is being addressed by the ongoing and concurrent re-plat to address shared infrastructure (such as the sign) and future development.

LDC 6.13.7B(2) - Geotechnical criteria

CODE states - Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them.

APPLICANT request - The multiple borings across the site are reasonably consistent and similar to the borings previously reported for the Holiday Inn site. As such they were utilized for the small water quality DRA.

LDC 6.7.8. Protected tree replacement requirements

CODE states - All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below. A. Replacement is not required where the property owner retains existing trees on the site which total an average of 100 inches DBH per acre. If replacement is necessary, a minimum of 100 inches DBH per acre on average shall be achieved. B. If the pre-development number of inches is less than 100 DBH per acre on average, the property owner shall replace trees to equal the pre-development number of DBH inches. C. Replacement of trees less than 30 inches DBH and permitted for removal shall be as described below: (1) Existing trees measuring 10 inches DBH to 19 inches DBH shall be replaced with a ratio of

one-inch replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. (2) Existing trees measuring 20 inches DBH to 29 inches DBH shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. D. Replacement of trees 30 inches DBH or greater and permitted for removal shall be as described below: (1) All trees which receive a favorable assessment may be approved for removal by the County's Landscape Architect or his designee under the following circumstances: (a)

The tree materially interferes with the proposed location, service or function of the utility lines or services, or rights-of-way, and (b) The tree cannot be preserved through re-design of the infrastructure. (2) All trees which receive a favorable assessment shall be replaced inch-for-inch and the minimum replacement tree size is 4.0-inch caliper. (3) All trees which receive an unfavorable assessment shall be replaced with a ratio of 1.5 inches replacement per two inches removed and the minimum replacement tree size is 3.5-inch caliper. E. Trees removed pursuant to a permit for construction in rights-of-way, approved by the County, State or Federal authority, shall not be required to replace the DBH of trees removed if such authority demonstrates that such trees conflict with proposed utilities, drainage, or roadway construction.

APPLICANT request - The site was reviewed by a certified arborist and the majority of the hardwood oaks are Water Oaks which have a shorter life expectancy than other heritage oaks species such as the Live Oak which can create a safety concern for the property owner after construction disturbances. The proposed landscape plan includes a variety of species including Live Oaks and is planted the highest reasonable density and spacing that will allow the trees to thrive with the layout that was previously approved with the special use permit.

LDC 6.7.10.B - Tree mitigation fund (if needed)

CODE states - An application to pay in lieu of installing any required replacement trees is made through the County's Landscape Architect. The "pay in lieu" option shall only be used for replacement trees and for no other landscape or tree planting requirement as stated in this Code.

APPLICANT request - If the waiver for Section 6.7.8. is waived, this will not apply. If the section is not waived, then a waiver of the fee is requested as an additional payment over the heavily proposed landscape is excessive when the existing trees being removed are not heritage-type species.

6.2. Farm Credit Building Addition - Waiver Request to a Previously Approved Major Site Plan
Project #2023080063 #31389
Davis Dinkins Engineering

Fee in lieu of will be based on DRC's decision.

LDC 6.12.12. A, B, C

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.

APPLICANT Requesting a fee in lieu of for a small portion on the west and eastern property lines to allow for future design flexibility and extension at the time additional sidewalks are installed.

6.3. Emerald Village - Final Plat
96 Cypress Rd Ocala
Project #2024080015 #32614 Parcel #9029-0723-00
JCH Consulting Group, Inc.

This item was tabled by DRC on 6/30/25.

LDC 2.18.1. - Applicability.

CODE states Improvement Plans shall be submitted for construction, including but not limited to public or private roads, road modifications, traffic signal installations/modifications, offsite road improvements, and other offsite linear type construction such as utility and stormwater installations. All public or private road improvements shall comply with this Code. Offsite improvements and traffic signal installations/modifications shall be submitted as a separate application.

APPLICANT requests a waiver for an Improvement Plan for Emerald Village AR 32614.

- 6.4. Green Turf Acres Replat 3564-037-001 & 03564-037-002 - Waiver Request to Final Plat
Project #2025050070 #32897 Parcel #3564-037-002
JCH Consulting Group, Inc.**

This item was denied by DRC on 6/30/25. The applicant is requesting to be reheard.

LDC Sec. 2.17.1. - Applicability

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests for a waiver for a preliminary plat for Green Turf Acres Replat.

**6.5. Dunnellon Plaza - Waiver Request to a Major Site Plan in Review
Project #2023120015 #30925 Parcel #32909-011-01
Harris Civil Engineers, LLC**

LDC 6.13.8B(7) - Minimum Pipe Size

CODE states 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 request - Harris Civil Engineers, LLC (HCE) is submitting this letter request for the pipe size use of fifteen (15) Inches for gravity flow storm drainage on the above-mentioned project. Pursuant to Marion County Land development code section 6.13.8.b.(7), the project seeks to be permitted to construct the Stormwater conveyance system with a minimum pipe size of fifteen (15) inches, in lieu of the stated Eighteen (18) inches. Further, the design plans show eight (8) inch pipes for the roof drainage connections only. Per code, Roof drains prior to connection with the overall stormwater system as exempt from minimum diameter Requirements. There are two (2) locations on plan for yard drains, which have a twelve (12) inch Connection. It is our understanding that this size is acceptable for yard drain applications only. All infrastructure in the development will be privately owned and maintained. HCE created a hydraulic Capacity computer model for the stormwater collection system to confirm that the pipes have been sized sufficiently. With the fifteen (15) inch pipes included in the model, the hydraulic grade line does Not exceed the rim elevation set for the inlet structures during a 25-year/24-hour rainfall event. Please refer to the stormwater collection design report and calculation report for the analysis.

LDC 6.12.22 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 - owner requests to pay \$49,625.00 construction waiver fee in lieu of constructing a sidewalk along us Hwy 41.

**6.6. Azaleas Skilled Azaleas Skilled Nursing Facility - Major Site Plan
Project #2025010041 #32388 Parcel #35695-019-03
Clymer Farner Barley, Inc.**

LDC 6.13.7.B Geotechnical Criteria

CODE states Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified.

APPLICANT requests a waiver for the minimum number of borings and infiltration/permeability tests for two (2) of our stormwater ponds: B-03 and B-04. These retention areas are so small that there is not enough area to conduct two separate soil borings and/or infiltration/permeability tests with independent results, resulting in unnecessary drilling and cost.

LDC 6.13.8.B(7) Minimum Pipe Size

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 approval for the use of 12 inch and 15-inch yard drains within our stormwater management system. All stormwater conveyance pipes are at least 18" in diameter. Hydraulic calculations are provided to ensure that sizing is sufficient.

- 6.7. Ocala Preserve Satellite Amenity - Waiver to Major Site Plan in Review
Project #2024040096 #31464 Parcel #1367-0802013
Atwell, LLC**

LDC 6.9.2. Submittal requirements

CODE states A. An irrigation plan shall be provided prior to issuance of a development order or building permit. B. All irrigation systems, including temporary shall comply with the design standards included herein and shall be monitored for leaks and the adequate delivery of water. C. An irrigation plan which includes the following items shall be submitted:(1)Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex;(2)Limits of areas to be irrigated;(3)Table or chart which includes all components used within the system:(a)Symbol legend(b)Type of component, including brand and model(c)Application rate of each emitter type(d)Precipitation rate of each emitter type(4)System performance table:(a)Design pressure(b)Operating pressures(c)GPM of each zone(5)Location of rain sensor and/or soil moisture sensor;(6)Location of controller;(7)Location of point-of-connection or well;(8)Location of backflow prevention device;(9)Location of all valves, mainlines, lateral lines, and emitters;(10)Construction details as applicable to the design;(11)Notes including installation instructions and County's contractor licensing requirements when a contractor is used;(12)Notes regarding the close out and completion requirements; and(13)Notes regarding maintenance, post-construction adjustments, and watering restriction.

APPLICANT request - Consistent with other approval for irrigation on this project, we are asking for a waiver to provide a full irrigation plan at this stage of approvals. We have been doing irrigation design as design build, creating a fully automated system consistent with the criteria in Division 9, Section 6.9. The final plan will be submitted for approval prior to issuing a Certificate of Occupancy.

- 6.8. World Equestrian Estates Ph 1-Plat Vacation - Plat Vacation
450 NW 92nd Avenue Rd Ocala
Project #2025060075 #33013 Parcel #21081-048-00
Golden Ocala Equestrian, LLC**
- 6.9. Bay Laurel PUD Master Plan Amendment - Master Plan
Project #2024120048 #32318 Parcel #35300-000-17
Kimley-Horn & Associates**

- 6.10. **Hebron Evangelical Church - Waiver Request to a Major Site Plan**
2675 SW 177 PI Rd Ocala
Project #2025070007 #33034 Parcel #8007-0000-21
Hebron Church

LDC 2.21.1.A - Major Site Plan

CODE states A.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 request moving a mobile unit (modular classroom) onto the property to be used for VBS, after-school tutoring. This was a gift from another church.

**6.11. Edgar Perez & Yunia Valdes - Waiver Request for Family Division
Project #2025060054 #32988 Parcel # 35699-012-04
Newco Homes Of Ocala**

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 asking for a family division to deed 1.34 acres to his son, Edgar Raul Perez. They will be sharing the already existing legal access of 20' (see attached recorded 21' wide, 414' in length documented and recorded easement) they will then continue back with the 40' easement to the new cut out.

**6.12. Freedom Commons - Revision to AR# 27553 - Master Plan
Project #2021060029 #32506 Parcel #35623-000-00
Tillman & Associates Engineering, LLC**

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

10. ADJOURN: