



Marion County

Development Review Committee

Meeting Agenda

Monday, October 20, 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. October 13, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. Liberty Crossings - Dollar Tree - Major Site Plan**
Project #2025020070 #32541 Parcel #35699-010-00
Mastroserio Engineering, Inc.
 - 5.2. Headsprings, LLC - Major Site Plan**
5495 NE 25th St Ocala
Project #2022070125 #32134 Parcel #24141-000-00
Davis Dinkins Engineering, P.A.
- 6. SCHEDULED ITEMS:**

**6.1. SW Hwy 484 Super Center - Waiver to Major Site Plan
Project #2024110040 #33171 Parcel #41200-056-03
Kimley-Horn and Associates, LLC**

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 a waiver to utilize 12" storm drain in lieu of the code minimum 18". Conveyance calculations will be provided to support pipe sizing.

LDC 6.8.8.B Building landscaping

CODE states B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

APPLICANT requests wavier to defer landscaping requirements for all out parcels to future major site plan submissions.

LDC 2.1.3. Order of plan approval

CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan.B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan.

APPLICANT requests wavier to allow final plat review without preliminary plat and improvement plan approval.

6.2. The Guest House Phase 2D (Revision to AR#29935) - Waiver to Major Site Plan in Review
3250 NE 54th Cir Unit 9 Silver Springs
Project #2025090014 #33345 Parcel #24105-000-00
Tillman & Associates Engineering, LLC

LDC 6.5.4. - Submittal requirements

CODE states A. An EALS/EALS-ER shall be submitted to the Office of the County Engineer concurrent with a corresponding development review application as provided in Article 2. In the event an EALS/EALS-ER is submitted prior to a development review application, the EALS shall be submitted directly to Zoning. B. The appropriate number of copies of the EALS and supporting documentation shall be submitted to the Office of the County Engineer. C. A fee in the amount established by resolution of the Board of County Commissioners shall accompany the application. The fee schedule is available at the Growth Services Department. D. Provide a narrative of the project's site data including the following: (1) Name of the property owner(s), (2) Name of the project applicant, if different from the property owner, (3) Title of the corresponding project for which the EALS has been submitted, (4) Current Marion County Property Appraiser Office parcel identification number(s), (5) Acreage of the proposed project area, and (6) Acreage of the gross lands held under common ownership including and/or adjoining the project area. E. Provide the results and findings of a field assessment including the following: (1) Date(s) and time(s) of the field assessment, (2) Name of the individual(s) and organization(s) conducting the field assessment with their qualifications, (3) A statement of the methodology used to conduct the investigation of the site, (4) A summary of the published information used to determine the probability of occurrence of listed species on the proposed development or land clearing site, including identifying the agency or organization providing the data. The use of data, as made available by the reviewing agencies, is encouraged. A copy of cited materials, upon request, may be required to support and evaluate the EALS. (5) A map of land use and land cover classifications on the site, and directly abutting the site, using the Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation (FLUCCS), January 1999, as amended. (6) A general map or map series that identifies the following: (a) The project area limits, (b) The adjoining lands under common ownership, if any, (c) The location of current on-site improvements, (d) The location of transects of the interior and perimeter of the site, (e) The location of the habitat types identified by the field assessment, and (f) The approximate placement and location of adjacent off-site wildlife and plant communities in relation to the site. The map(s) may be provided as an overlay on the most recent color aerial photograph which shows the project site. However, the aerial must be at a resolution and scale sufficient to identify the location of current on-site improvements in relation to other data provided in the EALS, and ensure that the information required can be readily identified on the map and verified in the field. (7) An inventory of the wildlife and plant communities as found on the site and observed on

adjacent property surrounding the site including: (a) An inventory of the listed species populations within the proposed development site, (b) Size and distribution of native habitat and native vegetation types as specified in Table 6.5-1: Marion County Upland Plant Communities, (c) Character and type of species, such as native or invasive, endangered and threatened, and species of special concern. F. Provide the feasibility and viability of on-site protection and management of native habitats and listed species. G. Provide the location of the site in relation to any existing or proposed conservation areas and wildlife corridors within the project area and the feasibility of maintaining the corridor or conservation area post-development. H. In the event that on-site protection is shown to be ineffective, evaluate other mitigation options, such as relocation of the listed species to an approved location. APPLICANT requests a waiver to allow for a site inspection and letter from a wildlife professional in lieu of a full EALS. The EALS expired a few days before the initial submittal. Per discussion with Zoning staff, the site inspection will verify if any gopher tortoises have moved into the project area. No other listed species have been documented at the site in previous inspections

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 is requested for survey more than 12 months old. The project area remains consistent with the site topographic survey, dated August 2022, and as-built survey, dated July 2023.

**6.3. Panagia Vlahernon Greek Orthodox Monastery - Major Site Plan - Extension Request
12600 W Hwy 318 Bldg 8 Williston
Project #2022090094 #29195 Parcel #01974-000-00
LIS Engineering, LLC**

On 10/9/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of October 16, 2025. The new expiration date would be October 16, 2026.

- 6.4. Alien Engineered Products Shop Expansion - Waiver to Major Site Plan in Review**
9655 NE 21st Ave Anthony
Project #2025050081 #32920
Parcel #14221-000-00 & 14138-000-00
Guerra Development Corp.

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 a waiver to the construction of the sidewalk is being requested and payment to be made into the general sidewalk fund.

LDC 6.13.2.B(6) - Freeboard

CODE states A minimum freeboard of six inches shall be provided for all retention/detention areas.

APPLICANT requests a waiver for the 6" of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in 2000. Proposed design increases capacity such that freeboard is increased from 0" to 5.6" (86% of today's code) to the top of DRA. Existing conditions create additional burden for full compliance and design will greatly improve system capacity.

LDC 6.8.6.K(2)(3) - Buffering

CODE states - (2) B-Type buffer shall consist of a 20-foot wide landscape strip with 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. (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 requests waiver to buffer requirements for the south boundary and most of the east boundary. (1) South boundary (Type B) requesting to be postponed and evaluated with future phase improvements (building, parking), and waiver for DRA side area to remain vacant/DRA, the expansion is on far north side with no line of sight to south properties; (2) East boundary (Type C) requesting reduction as this side has access to railroad for business operations which needs line of sight for access, safety, and security.

- 6.5. Plat Vacation 37896+000-01 - Plat Vacation
Project #2025100031 #33495 Parcel #37896+000-01
W. James Gooding, III**

Applicant is in the process of developing and replatting the property.

- 6.6. Enclosure - Waiver Request to Major Site Plan
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling**

This item was tabled at the September 22, 2025, DRC Meeting.

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. APPLCANT requests a waiver for 24 feet by 44 feet patio extension with enclosure.

- 6.7. Water Main Connection (Well Request) - Waiver Request to Major Site Plan
Project #2025100007 #33479 Parcel #05662-007-15
Donald R. Laturell**

LDC 6.14.2.B(1)(a) Connection requirements

CODE states (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver to connect for the following reasons:

Canvassed 10 residents of Buckskin Lake Manor. They are completely dissatisfied with the water quality. Many residents are even concerned about bathing in the MCU supplied water. None will drink the water. I have tasted the water from a well in the area - it is significantly better. For my health and the health of my wife I respectfully request a waiver to better manage my potable water.

- 6.8. Water Main Connection For 2nd Structure - Waiver Request to Major Site Plan**
Project #2025090086 #33464 Parcel #3582-166-001
James E. Rutherford

LDC 6.14.2.B(1)(A) Connection Requirements

CODE states: New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver stating the cost of the connection would be greater than the value of the home. The whole neighborhood has wells. Also, I cannot afford the extra cost of the services needed.

**6.9. Cynthia Mays & Christina Hudson - Family Division Waiver Request
Project #2025090089 #33473 Parcel # Permit #35770-045-00
Cynthia Mays & Christina Hudson**

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

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 requests a family division of the property, which has already been through probate. The Marion County Legal Department has confirmed that the applicants are eligible to proceed with the family division process to divide the parcel between the two sisters. They also would like to waive the shared 40' easement and have two separate driveways off SW 27th Ave.

**6.10. Rafael Octavio Rivera - Family Division Waiver Request
Project #2025100034 #33498 Parcel #41408-002-01
Rafael Octavio Rivera**

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

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 requesting a family division to deed 5 acres to his son. He is also requesting a waiver of the shared 40-foot easement, as they intend to establish separate driveways.

7. CONCEPTUAL REVIEW ITEMS:

**7.1. Champion Homes - Conceptual Review
Project #2025090034 #33378 Parcel # 36943-001-00
Clymer Farnier Barley, Inc.**

8. DISCUSSION ITEMS:

8.1. Review of October P&Z Case Conditions

9. OTHER ITEMS:

10. ADJOURN: