



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, July 7, 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. **June 30, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. **Corta Commons - Ocala West - Major Site Plan Revision**  
**KCE Unit 1 Part of Tract B Saldarriaga Whitehall**  
**Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-002**  
**MJ Stokes Consulting, LLC**
  - 5.2. **Lindale Office/Multipurpose Room Renovation with Covered Porch Addition - Major Site Plan**  
**5431 NE 35th St - Unit 300 Silver Springs**  
**Project #2023080122 #32359 Parcel #15897-000-00**  
**Davis Dinkins Engineering, P.A.**
6. **SCHEDULED ITEMS:**

- 6.1. Pool And Deck Addition - Waiver to Major Site Plan  
Meadowbrook Ranches Lot 302  
14261 NE 42nd Ter Anthony  
Project #2025060026 #32961 Parcel #0800-302-003  
Abshier Engineering, Inc.**

**LDC 2.21.1.A**

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 request the site is 2.23 acres. The owner will compensate for the increase of the runoff from the existing and future planned impervious area over 9,000 sf. Marion County Stormwater staff on the required stormwater controls.

- 6.2. Sunshine Love On Place - Waiver Request to Final Plat in Review  
2710 SE 45th Ave Ocala  
Project #2007050035 #32980 Parcel #21629-001-01  
Michael W. Radcliffe Engineering**

**The Final Plat is still under initial review.**

**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. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required

**6.3. Prestige Home Centers Minor Site Plan - Minor Site Plan in Review**  
**4020 S Pine Ave Ocala**  
**Project #2024120060 #32632 Parcel #3111-014-000**  
**Kimley-Horn and Associates, Inc.**

**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 A waiver is requested for the sidewalk requirement along SE 40th Loop as supported by staff. A waiver is requested for the "fee in lieu of construction" for sidewalk along S Pine Avenue as we have been in coordination with FDOT and they are designing sidewalks along this corridor.

**LDC 6.11.5C(4)(5)(6) Driveway access**

CODE states (4) All commercial driveway access shall meet FDOT sight distance requirements. A note is required on Improvement Plans and Major Site Plans stating that "sight distance at driveways complies with FDOT requirements." (5) The length of commercial driveways shall be designed to provide for an uninterrupted traffic flow on the public street. The driveway length shall be subject to the anticipated required stacking length of entering and exiting vehicles during the peak period in accordance with FDOT. (6) Commercial driveways shall be at minimum 24 feet wide within the right-of-way and have a 25-foot radius. The Office of the County Engineer may require wider driveway and radius for commercial properties with heavy truck traffic. Equivalent flare will be allowed if the projected traffic volume for the driveway is less than 600 trips per day and curb and gutter exist. (7) The maximum allowed commercial driveway grade is 10 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT A waiver is requested for the driveway requirements as this is an established commercial property with existing driveway connections to a State owned and maintained roadway. FDOT has confirmed no permitting or revisions are required. Eleven years of crash data review has shown no incidents at this location because of the driveways, and based on customer data recorded by the client, their facilities average three customers per day. A paved driveway apron has been added to SE 40th Loop for delivery truck access for the model homes and the existing driveways on US 441 will be for customers only.

- 6.4. **Arden of Ocala - Rezoning to PUD with Master Plan**  
**6650 SE Maricamp Rd Ocala**  
**Project #2007120013 #32799 Parcel #, 37471-010-00 and**  
**37471-013-00; 9018-0000-06, 9018-0327-26**  
**Dave Schmitt Engineering**
- 6.5. **Juniper Loop Development - Rezoning to PUD with Concept Plan**  
**GPK Ocala One, LLC**  
**8490 Juniper Rd Ocala**  
**Project #2024040016 #32940 Parcel #36640-004-00**  
**Tillman & Associates Engineers**
- 6.6. **Piccadilly Square - Rezoning to PUD with Concept Plan**  
**Project #2025010062 #32937 Parcel #47667-004-00**  
**Tillman & Associates Engineering**
- 6.7. **Single Wilmarie - Waiver Request to Major Site Plan**  
**7519 SW 79th St Ocala**  
**Project #2025060036 #32964**  
**Parcel #3544-005-002 Permit # 2025043899**  
**HES Contractors, Inc.**

**LDC 2.21.1.A Major Site Plan**

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APPLICANT request per the site plan provided, the elevation of the proposed house will be 12 inches over the road height and the swell will be 3 feet lower than the house with an area of 3,203.87 sq. ft.

- 6.8. Single Wilmarie - Waiver Request to Major Site Plan**  
**Hibiscus Park Unit 1**  
**Project #2025060031 #32963**  
**Parcel # 3544-005-00 Permit # 2025043888**  
**HES Contractors, Inc.**

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APPLICANT request per the site plan provided, the elevation of the proposed house will be 12 inches over the road height and the swell will be 3 feet lower than the house with an area of 3,203.87 sq. ft.

- 6.9. Homestead Villas - Rezoning to PUD with Concept Plan**  
**Project #2025050088 #32957 Parcel #23303-002-00, 23303-000-04**  
**and 23204-002-00**  
**Klein & Klein, PLLC**
- 6.10. 9961 SW 39th Terrace Ocala FL - Waiver Request to a Major Site Plan**  
**9961 SW 39th Ter Ocala**  
**Project #2025060040 #32968**  
**Parcel #3507-009-022 Permit #2025060048**  
**Edwin Tejada**

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APPLICANT request -I would like to extend my existing driveway to the start of my vinyl fence.

- 7. CONCEPTUAL REVIEW ITEMS: NONE**
- 8. DISCUSSION ITEMS:**
- 9. OTHER ITEMS:**

**10. ADJOURN:**