



Marion County

Development Review Committee

Meeting Agenda

Monday, December 22, 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. December 15, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. The Guest House Phase 2D (Revision to AR#29935) - Major Site Plan
3250 NE 54th Cir Unit 9 Silver Springs
Project #2025090014 #33345 Parcel #24105-000-00
Tillman & Associates Engineering**
- 6. SCHEDULED ITEMS:**

- 6.1. **Neighborhood Storage Center Expansion - Maricamp - Major Site Plan - Waiver to Major Site Plan in Review**
4701 SE Maricamp Rd
Project #2004120051 #33194 Parcel #31394-000-00
Kimley-Horn & Associates

LDC 2.12.8 - Topographic 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 request - Per conversations with staff, this is a wavier request to allow for one-foot contours 50 ft beyond the project boundary instead of 100 feet beyond.

LDC 2.12.24 Landscape requirements & 6.8.6. Buffers

CODE states Show location and dimensions of required land use buffering.
J. Required buffer types between land uses.(1)Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.
(2)Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations:
(a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b)When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c)The development of an individual single family residence or duplex is exempt from providing the required buffer(3)In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4)Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT request - Per conversations with staff, we request a wavier to allow no additional improvements along SE Maricamp Road and WRA parcel as existing landscape and buffer meet all requirements.

6.2. SW Hwy 484 Super Center - Major Site Plan - Waiver to Major Site Plan in Review
Project #2024110040 #33171 Parcel #41200-056-03
Kimley-Horn and Associates

LDC 6.8.6 - Buffers

CODE states Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (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. (4) D-Type buffer shall consist of a 15-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 25 percent of the required buffer. (5) E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT request - Per conversations with staff, we are requesting a wavier for a consolidated buffer on a single piece of property in lieu of multiple buffers along the northern property line.

- 6.3. 80th Street Tower Storage-Major Site Plan - Major Site Plan - Waiver to Major Site Plan in Review**
6145 SW 80th St Ocala
Project #2024070078 #31825 Parcel #35505-000-00
Mastroserio Engineering, Inc.

LDC 6.12.12 - 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 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. D. 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 not construct sidewalks along SW 80th St. This road is not proposed to be widened or maintained by the county and for public use. There are no sidewalks in the area, and the sidewalk will serve no purpose.

- 6.4. Fawn Lake PUD**
Parcel #9027-0000-02 #33487
Tillman & Associates Engineering

Review the item to consider the conditions and vote to transmit to Planning & Zoning.

- 6.5. Guest Services - Rainbow Springs - Build 5 Decks - Major Site Plan - Waiver to Major Site Plan in Review**
18101 SW 94th St Dunnellon
Project #2025080066 #33319 Parcel #34575-001-00
Lee Smith Engineering Services Group, LLC

LDC Section 2.21.1.D Applicability

CODE states Large parcels of property such as, but not limited to, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows: (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff.

Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit.

Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems.

(2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property. (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date.

Upon review and approval, one approved sketch shall be returned to the applicant.

APPLICANT requests waiver of the submission of The Major Site Plan The work is minor and located within the approx. 1500 acre Rainbow Springs State Park, a large wooded parcel. Work is limited to the construction of 20" high free standing wooden decks on the existing impervious surfaces of the park campground. No new stormwater runoff is created nor any impact to adjacent areas. See attached for details.

**6.6. Hiltbrand - Waiver to Major Site Plan
Parcel #3555-003-001 STA000006-2025
Radcliffe Engineering**

LDC 2.21.1 Applicability

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 waiver of Major Site Plan to construct a 36' x 48' garage building on 1.84 acres. Stormwater Control Plan to be provided for improvements exceeding allowable impervious area. Approximately 1,183 sf of impervious area is over the 9,000 sf limit.

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

8.1. April 26th Staff Meeting will need to be moved or cancelled due to Citizens Academy

8.2. Review of P&Z Case Conditions

9. OTHER ITEMS:

10. ADJOURN: