



Marion County

Development Review Committee

Meeting Agenda

Monday, August 17, 2026

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. IF YOU WISH TO APPEAL A DRC DECISION, REQUEST IT IN WRITING TO DEVELOPMENTREVIEW@MARIONFL.ORG.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT THE FOLLOWING MINUTES:**
 - 3.1. August 10, 2026**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. Westwood Trails PUD (FKA Villa Verde PUD) - Final Plat**
Parcel # 35461-000-00 #FinalPlat-000518-2026
Rogers Engineering & Land Surveying, LLC
 - 5.2. Walmart Neighborhood Market Store #3009-1000 - Major Site Plan - Plan Revisions**
Parcel #: 6722-200-003, 6722-200-002 #33138
CPH, LLC
 - 5.3. Melody Preserve - Final Plat**
Parcel #: 35300-000-15 #32624
JCH Consulting Group
 - 5.4. Silver Springs Shores Medical Office Building - Major Site Plan - Plan Revisions**
Parcel #: 37491-003-10 # 32542
Klima Weeks Civil Engineering, Inc.
 - 5.5. Weybourne Phase 4/ImprovePln-00052-2026 - Preliminary Plat**
Parcel #: 35300-000-17 #PrelimPlat-000567-2026
Kimley-Horn and Associates

- 5.6. **Pioneer Ranch Phase 3 & 4 Amenity - Major Site Plan**
Parcel #: 35700-000-04 #32576
Tillman & Associates Engineering, LLC

6. **SCHEDULED ITEMS:**

- 6.1. **Cardinal Acres - Waiver Request to Preliminary Plat Submittal**
Parcel #: 9019-0000-05 #WaiverSTA-001120-2026
JCH Consulting Group

LDC 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 to allow the Final Plat application to proceed without a separate Preliminary Plat submittal. Reference FinalPlat-000507-2026.

- 6.2. **Martel Paved Training Course - Major Site Plan - Plan Extension Request**
Parcel #: 23306-001-00 #30313
Kimley-Horn and Associates

On August 11, 2026, Applicant, after speaking with the Land Development Manager, requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 14, 2026. The new expiration date would be August 14, 2027. There has been one previous extension granted.

The Applicant is requesting a plan approval extension to the Martel Paved Training Course project to permit the construction of a new modular training building for the Marion County Sheriff's Office. The original Martel Paved Training Course was constructed and closed out earlier this year. We just received approval for a revision to the Major Site Plan for this minor addition to the Major Site Plan on 8/10/2026. Due to implications of the original approval of the Major Site Plan, this revision to this Major Site Plan is set to expire on 8/14/2026. An original permit extension to the Major Site Plan was originally applied for and approved to finish construction of the main project. We are requesting a second extension to now start and finish construction of the modular training building and fire line.

- 6.3. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial - Major Site Plan - Plan Extension Request**
Parcel #: 21068-001-02 #28214
Tillman & Associates Engineering, LLC

On August 10, 2026, Applicant, requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

- 6.4. Labby Residence - Ocala Waterway Estates - Waiver Request to Water Line Connection**
Parcel #: 3579-001-291 #WaiverSTA-001112-2026
Florida Prime Construction

LDC 6.14.2.B(1)(A) Water main connection

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 from the water main connection as it is extremely cost prohibitive (about \$40,000). A well is requested and in line with what all other residents on the street have.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: