



Marion County

Development Review Committee

Meeting Agenda

Monday, April 20, 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.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPT THE FOLLOWING MINUTES:**
 - 3.1. **April 13, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Stone Creek Del Webb Golf Course - Final Plat**
Parcel #: 34899-018-03 #32845
JCH Consulting Group, Inc.
 - 5.2. **Arden of Ocala - Master Plan**
Parcel #: 9018-0000-06, 37471-000-00, 37471-010-00, 37471-013-00,
9018-0327-26 #33326
Dave Schmitt Engineering, Inc.
 - 5.3. **SW Hwy 484 Super Center - Major Site Plan**
Parcel #: 41200-056-03 #33171
Kimley-Horn and Associates
6. **SCHEDULED ITEMS:**

- 6.1. **Bay Laurel Operations Facility - Major Site Plan 000431 - Waiver to Major Site Plan in Review**
Parcel #35300-400001 #WaiverPIR-000625-2026
Kimley-Horn and Associates, Inc.

LDC 6.7.4.A - Shade Trees

CODE states The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

APPLICANT requests waiving the code as there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

LDC 6.8.7.A. - Parking Areas 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 - as there is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area (northwestern parking area) is located directly behind (east) the existing tank; we are proposing a waiver to this code.

LDC 6.2.1.C Requirements

CODE states Standardized sheet size shall be 24" x 36". Any exceptions must be pre-authorized by the County Engineer.

APPLICANT request - A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.

- 6.2. **Zorn Construction Stormwater Control Plan - Waiver to Major Site Plan**
Parcel #: 13230-000-00 #WaiverSTA-000529-2026
Michael W. Radcliffe Engineering, Inc.

LDC 2.21.1.A - Applicability

CODE states (1) - Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - We request a waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2-acre site.

- 6.3. Bahia Terrace Fourplex - Waiver to Major Site Plan**
Parcel #: 9007-0088-15 #WaiverSTA-000580-2026
A3MS Corp

LDC 2.21.1.A - Applicability

CODE states (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT - Waiver request from Marion County Land Development Code Section 2.21.1 for the proposed fourplex residential infill project (Bahia Terrace). The project includes approximately 8,600 square feet of impervious area (29.34%), which does not exceed the thresholds requiring a Major Site Plan. The project is small in scale, consistent with surrounding residential development, and similar projects in the area have been approved without requiring a Major Site Plan review.

- 6.4. Saddle Oak Club - Major Site Plan - Extension Request**
Parcel #: 35369-027-00 #29897
Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it by one year from the current expiration date of July 15, 2026. The new expiration date would be July 15, 2027.

- 6.5. Fairfield Village Expansion - Improvement Plan - Extension Request**
Parcel #: 35369-027-03 #31061
Atwell, LLC

On 4/7/26, Applicant requested a one-year extension for this Improvement Plan. The request is to extend it to one year from the current expiration date of May 6, 2026. The new expiration date would be May 6, 2027.

- 6.6. Oxford Downs Track and Card Room Facility - GS PUD Zoning Change with Master Plan**
Parcel #: 48476-001-00 #PL PUD -000392-2026 (0)
Tillman & Associates Engineering, LLC

Need a recommendation to transmit to the Planning and Zoning Commission (with or without new conditions) from the Development Review Committee to move forward to the 4/27/2026 P&Z.

- 6.7. Road Closing - SW 44th Terrace**
Parcel #: 2387-003-001 #RoadClose-000485-2026
Lester H. Smith

This item was heard at the 3/23/26 DRC meeting and was tabled for one month.

7. **CONCEPTUAL REVIEW ITEMS:**

8. **DISCUSSION ITEMS:**

8.1. **Review of Planning & Zoning Items for April 27, 2026**

9. **OTHER ITEMS:**

10. **ADJOURN:**