



Marion County

Development Review Committee

Meeting Agenda

Monday, March 9, 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. **March 2, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Oak Trace Villas RPUD Phase 2 [Bldgs 20-27 & 29-32] - Preliminary Plat
Parcel #: 3501-100-015 #32503
Rogers Engineering**
 - 5.2. **Dunnellon Community Church - Major Site Plan (Plan Revisions)
Parcel #: 32909-020-02 #31743
Michael W. Radcliffe Engineering, Inc.**
 - 5.3. **Emerson Pointe Phase 2 - Final Plat
Parcel #24286-000-00 #33364
JCH Consulting Group, Inc.**
 - 5.4. **Baseline Road Industrial - Major Site Plan (Plan Revisions)
Parcel #: 37490-000-00 #32452
Kimley-Horn and Associates**
 - 5.5. **New High School CCC - Major Site Plan
Parcel #: 44849-000-00 #32003
Kimley-Horn and Associates**
6. **SCHEDULED ITEMS:**

- 6.1. **Cactus Jacks Trail Rides - Waiver to Major Site Plan**
Parcel #: 35800-007-00 #000391
Patriot Contracting of CF, LLC

LDC 2.21.1. - Major Site Plan (Applicability)

CODE states A. 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 - This waiver is required because of the criteria of Sec. 2.20.1. - Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet have been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.

- 6.2. **Alleged “Concepcion” Family Division - Waiver to Family Division**
Parcel #: 446534-002-01 #000365
Gilligan, Anderson, Williams & Green

Waiver requires approval by Board of County Commissioners.

LDC 2.16.4 D(4) Completion and close out - Family Divisions

CODE states An owner may apply for a waiver of the five-year holding period based on an unreasonable hardship not created by the owner and beyond the reasonable control of the owner. Such waiver shall be heard by the County Commissioners.

APPLICANT - Property was sold to Mr. Nieves within the five-year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attempting to obtain permits for structures on the property, and he is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5-year rule.

**6.3. Sunset Hills Phase 4 - Improvement Plan - 31420 - Waiver to Improvement Plan in Review
Parcel #: 4820-0000003 #000426
Tillman & Associates Engineering, LLC**

LDC 6.12.9. - Subdivision roads and related infrastructure

CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J. Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.

APPLICANT Request to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards as outlined in IFC and NFPA criteria. An easement will be

provided and recorded to ensure the turnaround remains unobstructed by fencing, structures, or other encroachments, preserving permanent access and functionality.

- 6.4. SW Hwy 484 Super Center - Major Site Plan - 33206 - Waiver to Major Site Plan in Review**
Parcel #: 41200-056-03 #000447
CPH Consulting, LLC

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 - Requesting a waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373.

7. **CONCEPTUAL REVIEW ITEMS:**
8. **DISCUSSION ITEMS:**
9. **OTHER ITEMS:**
10. **ADJOURN:**