



Marion County

Development Review Committee

Meeting Agenda

Monday, September 15, 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. September 8, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. Champion Vision Ocala - Major Site Plan**
Project #2025030025 #32597 Parcel #21521-001-02
Menadier Engineering, LLC
 - 5.2. Westwood Trails PUD Master Plan (fka Villa Verde PUD)**
7875 SW 75th Ave Ocala
Project #2023050058 #30991 Parcel #35461-000-00
Paolo Mastroserio
- 6. SCHEDULED ITEMS:**

- 6.1. Stokes Electric-Major Site Plan - Waiver Request to Major Site Plan in Review**
2464 NW 56th St Ocala
Project #2024120001 #32260 Parcel #13338-000-01
Mastroserio Engineering, Inc.

This item was heard at the 8/18/25 DRC meeting and is being brought for reconsideration.

LDC 6.12.12.A, B, C & D - 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 waiver to not install sidewalks as no sidewalks are in this area.

6.2. On Top Of The World - Skye at Candler Hills West - Waiver Request to Improvement Plan in Review
Project #2025070026 #33058 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks

CODE states 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.

APPLICANT A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path and pedestrian facilities outside of the residential pods.

LDC 2.22.4 Tree Removal

CODE states: Assessment Methodology for Existing Trees: Trees shall be evaluated by survey, and/or aerial imagery, site inspection (drive-by), and through the use of other data (e.g. soils, topography, etc.) to assess the general type, size, and quality of existing trees. Also, a tree survey of a one-acre may be used to assess larger areas that have a similar and comparable tree type and distribution. Site, roadway, grading and drainage, and other design requirements shall be assessed to determine if the existing tree area has the potential for preservation. Preliminary design will prioritize the preservation of existing tree areas where possible, and will assess all wooded areas, even those with small diameter trees. 1. If analysis shows that there are areas with the potential to be preserved, site design will work to minimize disturbance and implement construction protection measures as outlined in section 6.7.3 Tree Protection. 2. If analysis shows that trees will not likely be able to remain, a determination will be made as to the following: a. If the area likely has more than 100" per acre pre-development, the landscape shall be designed to replace a minimum of 100" per acre post-development (no survey provided). b. If the area may have more or less than 100" per acre pre-development, the landscape shall be designed to have a minimum 100" per acre post-development (no survey provided). c. If the area likely has much less than 100" per acre pre-development, the landscape shall be designed to replace to the lesser amount. In this case, a survey shall be provided to confirm pre-development inches per acre. 3. Following construction, the actual remaining protected areas shall be documented on final as-built plans provided to the county.

APPLICANT request to allow alternative assessment of existing trees in order to include tree preservation early in the design process and to expedite tree assessment and protection within large tracts as outlined in the attached.

LDC 6.7.4 & 6.7.8 Shade Trees & Tree Replacement

CODE states: Required and Provided Trees: 1. The use of 2-inch shade

trees and #7 (5-6' ht) pine shade trees shall be acceptable where shade trees are required, including as replacement trees, in buffers, and within non-residential accessory uses such as recreational and operational sites. 2. As allowable by code exemptions, single family residential (SFR) lots shall be excluded from tree preservation. 3. Shade trees provided on SFR lots as required by property covenants shall credit towards tree requirements. 4. In order to allow the preservation of large contiguous tree-save areas across the development, the balancing of tree quantities from one neighborhood to another shall be allowed. The client shall maintain and regularly update a record of the tree balance based on existing and proposed planted and preserved trees and updated as needed according to the as-built plans. APPLICANT requests to allow 2-inch shade trees and #7 (5-6' ht) size pine shade trees to meet requirements and receive credit. Owner typically plants additional trees to increase overall shade tree coverage and would like to achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference.

LDC 6.8.2 and 6.9.2A Submittal Requirements

CODE states Landscape, Irrigation, and Marion Friendly Landscape Areas (MFLA): Overall planting and MFLA plans shall be provided to the county within ninety (90) days following final improvement plan approval. These plans shall generally designate areas of tree preservation, code required buffers, and MFLA areas. Overall requirements shall be provided, but the plans may or may not include any specific planting design. The client typically installs landscape planting above the minimum required by code. They use an internal design and review process where they designate "upgrade" planting areas along with enhanced required buffers. This design typically includes the use of drought tolerant and native plants, and point source irrigation as required by the Bay Laurel Community Center Development District (BLCCDD). BLCCDD also reviews irrigation plans on commercial sites and along the right-of-way. Final as-built construction plans shall be provided to the county along with final clearance request. APPLICANT requests to allow landscape submittals to be 90 days following improvement plan approval.

- 6.3. On Top Of The World - Skye at Candler Hills West - Waiver Request to Preliminary Plat in Review**
Project #2025070027 #33059 Parcel #35300-000-00
Tillman & Associates Engineering, LLC

LDC 6.12.12.A - Sidewalks

CODE states 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.

APPLICANT request: A sidewalk is not required per the master OTOW cross section. In lieu of sidewalks, On Top of the World Communities provides multi-modal path and pedestrian facilities outside of the residential pods.

- 6.4. Commerce North - PUD Master Plan**
McGinley Family Limited Partnership; McGinley Mine North; McGinley Property, Richard
5077 SW Hwy 484 Ocala
Project #2018070064 #27373 Parcel #41200-056-00
Tillman & Associates Engineering

- 6.5. West Mini Farms - Waiver Request to Major Site Plan**
Project #2025050077 #33267 Parcel #34979-000-00
Tillman & Associates Engineering, LLC

This item was tabled at the 9/8/25 meeting.

LDC 2.18.4.C Construction, completion, and close out

CODE states All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT - Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

**6.6. His House For Her - Waiver Request to Major Site Plan in Review
1469 Pine Rd Ocala
Project #2025040018 #32698 Parcel #9009-0000-05
Clymer Farner Barley, Inc**

The waiver for sidewalks was heard at the 8/4/25 DRC meeting.

LDC 6.13.2.B.(6) - Minimum Requirements

CODE states a minimum freeboard of six inches shall be provided for all retention/detention areas.

APPLICANT requests per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the flood plain is entirely contained on site. The updated plans and drainage report show that our pond top of bank below the lowest elevation at the property line, and that the flood plain is entirely contained on site within the pond in the post development condition.

LDC 6.8.6.J - Buffers

CODE states 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 requests a waiver to modify Type C landscape buffer along Pine Avenue due to the existing tree and natural character of this residential frontage. Native plants are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking area and structures. Existing, expansive open areas are preserved as is with no screening proposed.

6.7. McGinnis Builders Office and Warehouse - Waiver Request to Major Site Plan in Review
Project #2025070053 #33082 Parcel #41503-001-00
Moorhead Engineering Co.

LDC 6.8.6 K(2) & (4) - Buffers

CODE states: K. 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. (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. (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.

APPLICANT request - One of the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would block the natural flow of water.

LDC 6.13.8(7) - Minimum Pipe Size

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT request - We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meet all county flow requirements.

LDC 6.12.12 - 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 requests to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. The owner requests to pay the required \$4000.00 fee prior to the final inspection of the project.

LDC 6.4.3 (H) - Topographic survey

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data.

APPLICANT requests to waive the requirement to extend the topographic survey 100 feet beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100-foot limit. We used county topographic information to establish the watershed boundaries.

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

LDC 2.12.24 - Landscape Requirements, Buffering

CODE states Show location and dimensions of required land use buffering.
(Ord. No. 13-20, § 2, 7-11-2013)

APPLICANT waiver is requested for the modified Type C buffer as previously discussed and supported by staff.

LDC 6.8.8 - Building Landscaping

CODE states A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. C. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants. D. Large trees shall not be located within 20 feet of a building.

Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

APPLICANT waiver is requested for the building and landscaping requirements for this existing site. The majority of the front of the building will include a wooden ramp for ADA access. Shrubs/hedges are proposed in the buffer between building and public ROW.

LDC 6.9.2 - Irrigation Plan Requirements

CODE states C. An irrigation plan which includes the following items shall be submitted: (1) Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex; (2) Limits of areas to be irrigated; (3) Table or chart which includes all components used within the system: (a) Symbol legend (b) Type of component, including brand and model (c) Application rate of each emitter type (d) Precipitation rate of each emitter type (4) System performance table: (a) Design pressure (b) Operating pressures (c) GPM of each zone (5) Location of rain sensor and/or soil moisture sensor; (6) Location of controller; (7) Location of point-of-connection or well; (8) Location of backflow prevention device; (9) Location of all valves, mainlines, lateral lines, and emitters; (10) Construction details as applicable to the design; (11) Notes including installation instructions and County's contractor licensing requirements when a contractor is used; (12) Notes regarding the close out and completion requirements; and (13) Notes regarding maintenance, post-construction adjustments, and watering restriction.

APPLICANT A waiver is requested to provide the flexibility of a design build

irrigation system for this project. Per discussion with this can be supported.

- 6.9. Plat Vacation West End Ocala - Plat Vacation**
3610 NW 1st Loop All Units Ocala
Project #2025090010 #33341 Parcel #22817-000-00
Saving Mercy Corporation

The request is to vacate for redevelopment of the Saving Mercy site for affordable housing units.

- 6.10. Zorn Inc. / Alterations - Waiver Request to Major Site Plan**
6410 NW Gainesville Rd Ocala
Project #2025080010 #33168 Parcel #13230-000-00
Michael White Architect

LDC 2.21.1.A(1) Major Site Plan

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.

APPLICANT requests waiver for impervious overage due to improvements to existing structures on site.

6.11. O'Dell Family Division - Family Division Waiver Request
24900 SE Hwy 42 Umatilla
Project #2025080013 #33176 Parcel #51147-001-00
O'Dell Family

This item was heard at the 8/25/25 meeting. Staff recommended rehearing for 9/15/25.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.

APPLICANT is requesting a family division to deed one acre to their daughter, Kaitlyn O'Dell and another separate one acre deeded to their son, Michael O'Dell.

**6.12. Grow Garage - Waiver Request to Major Site Plan
Project #2025090009 #33337 Parcel # 1611-003-013
IPC Services**

LDC 2.21.1.A - Major Site Plan

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 request - The reason for the wavier is on 3/23/2001 (permit number 1514717446) the existing residence was COED with an impervious area of 2,904 square feet plus the driveway which is 4,178 square feet totaling 7,082 sq. feet. On 4/20/2001 (permit number 2001040583) a permit for detached garage was issued but never COED and expired for a detached garage with an impervious area of 2,949 square feet. At this point the total impervious area total is now 10,031 square feet. without taking into the account the concrete drive leading to the garage, which is over the allowable amount. On 9/19/2013 (permit number 2006040164) another permit was COED for an in-ground swimming pool with an impervious area of 1,030 square feet. bringing the property to a total impervious area of 12,901 square feet. which was all approved by the Marion County. Mr. Grow has now purchased the property and has made numerous efforts to remove as much area as possible to help with the impervious square feet. We do not believe Mr. Grow should be responsible for correcting what was already permitted and approved.

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