



Marion County

Development Review Committee

Meeting Agenda

Monday, March 10, 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. **March 3, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **SMA Marion Oaks Basketball Court - Waiver Request to Major Site Plan
5664 SW 60th Ave All Units Ocala
Project #2025020064 #32532 Parcel #35460-004-00
Davis Dinkins Engineering**

LDC 2.21.1.A(1) - Major Site Plan

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.

APPLICANT requests waiver because this is a minor addition to a previously approved site plan for a grant funded basketball court. The minor addition has a negligible impact on the watershed or existing high functioning drainage retention area. A stormwater compliance plan has been prepared and illustrates sufficient capacity exists in the current condition.

- 5.2. **OTOW and Calesa Township Master Roadway Corridor Map - Standalone Waiver Request**
8445 SW 80th St Ocala
Project #1999007193 #32474 Parcel #3530-001-003
Stearns Weaver Miller

LDC 6.12.2.A - Right-of-way

CODE states right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests a waiver as the previously approved AR 29425 in order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway corridor map.

LDC 6.11.4.A - Access Management

CODE states all developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points.

APPLICANT requests a waiver as the previously approved AR 29425 in order to amend the original master waiver plan, a waiver must be obtained for changes to the master roadway corridor map.

6. SCHEDULED ITEMS:

- 6.1. YPSG Project - Waiver Request to Minor Site Plan in Review
13414 E HWY 25 Ocklawaha
Project #2024080051 #32396 Parcel #4879-003-001
Menadier Engineering**

LDC 2.20.1.B(1,2,3 & 4) - Minor Site Plan

CODE states a Minor 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 are in compliance with all of the following thresholds: (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. (2) The combined driveway trip generation is less than 50 peak hour vehicle trips. (3) The project is not in the ESOZ or FPOZ and subject to the site plan requirements of Article 5. (4) The site improvement does not increase flooding of adjacent property, or the concentration of stormwater discharge onto adjacent property.

APPLICANT requests waiver to proceed with Minor Site Plan. The site is less than 9,000 square feet imp area, qualifies for stormwater exemption, trip generation is less than 50 peak hour trips, and the site will not increase flooding of adjacent property. Site is located in ESOZ. Requesting waiver to allow this low impact development, less than 1 Peak Hour Trip, stormwater not required, to proceed within ESOZ as a Minor Site Plan.

- 6.2. MSP 9025-0636-17 - Waiver Request to Minor Site Plan in Review
31 Juniper Pass All Units Ocala
Project #2024080059 #31903 Parcel #9025-0636-17
MCA Consulting Engineers**

LDC 6.8.6 - Buffers

CODE states 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.

APPLICANT requests waiver due to power overhead lines, shade trees are being requested to be located outside of the 15-foot Type C buffer, or substitute ornamental trees - tree per tree.

LDC 6.12.12.D - 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 waiver to pay fee in lieu of sidewalk construction.

- 6.3. Lake Louise Apartment Development SW 7th Avenue - Rezoning to PUD
With Master Plan
Project #2022090011 #32481 Parcel #3060-002-004
Kimley-Horn & Associates**
- 6.4. McGinley Landing Phase 1 - Final Plat
Project #2024110026 #32205
JCH Consulting Group**

Requesting reaffirmation of the approval for this Final Plat.

This item was previously approved by DRC on 2/24/25, however, the applicant has since modified the rear setbacks from 20' to 10' (on page 2) which is consistent with the approved PUD, Preliminary Plat and Improvement Plan.

- 6.5. Calesa Township - Chestnut Grove - Waiver Request to Preliminary Plat in Review**
5575 SW 67th Avenue Rd Ocala
Project #2025010020 #32356 Parcel #35300-000-14
Tillman & Associates Engineering

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT is requesting a waiver for the use of 30' R/W's within the subdivision.

- 6.6. Calesa Township - Chestnut Grove - Waiver Request to Improvement Plan in Review**
5575 SW 67th Avenue Rd Ocala
Project #2025010020 #32357 Parcel #35300-000-14
Tillman & Associates Engineering

LDC 6.13.2.A(3) - Stormwater Management Minimum Requirements

CODE states the location and design parameters for all retention/detention areas including: (a) Dimensions or coordinates for constructability. (b) Cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations. (c) Soil boring location with labels.

APPLICANT is requesting a waiver to reduce the minimum berm width from 12' to 8'. All DRA's will be privately owned and maintained.

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT is requesting a waiver for the use of 30' R/W's within the subdivision.

LDC 6.8.2. - Landscape plan requirements

CODE states A landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

LDC 6.9.2. - Submittal requirements

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests to allow landscape submittals to be 90 days following improvement plan approval, as outlined in the attached. Please see "Landscape Submittals" attachment.

LDC 6.7.4. - Shade trees

CODE states Shade trees are required for all developments excluding residential developments.

LDC 6.7.8. - Protected tree replacement requirements

CODE states All trees not permitted for removal must be protected and maintained. For those protected trees permitted for removal, trees shall be replaced in accordance with the minimum standards set forth below.

APPLICANT requests to allow 2" 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 achieve this by installing smaller trees that are easier to establish, and over time will perform with little long-term difference. Please see attachment.

LDC 2.22.4. - Tree removal

CODE states Purpose and intent. (1) The purpose of this division is to regulate the protection, removal, replacement, and maintenance of trees from or in public and private property. Tree protection and replacement shall work cooperatively with landscaping requirements to preserve and enhance the aesthetic quality of Marion County, complementing the natural and built environments, while providing shade and habitat through: (a) Preservation of existing trees and native plant communities; (b) Replacement of trees that are removed; (c) Maintenance of trees and (d) Prevention of tree abuse; and (e) Enforcement.

APPLICANT requests 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. Please see "Landscape Submittals" attachment.

**6.7. Publix Diamond "A" Shopping Center Pre-Plat - Waiver Request to Preliminary Plat in Review
Project #2024080096 #31953 Parcel #41200-056-04
Tillman & Associates Engineering**

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

- 6.8. Publix Diamond “A” Shopping Center Improvement Plan - Waiver Request to Improvement Plan in Review
Project #2024080096 #31954 Parcel #41200-056-04
Tillman & Associates Engineering**

LDC 6.8.8.B - Building landscaping

CODE states 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.

APPLICANT request waiver to not provide building landscape adjacent to the buildings. Architectural features including decorative parapets with breaks in elevation and store front canopies to be more visually appealing and not obstruct the views of the retail businesses. Landscape screening has been provided on the project boundaries and internal landscaping is provided within the parking and opened areas.

LDC 6.12.2.A - Right-of-way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT is requesting public Right of Way easement instead of public Right of Way dedication for the 8' sidewalk adjacent to the proposed turn lanes. A 6' right of way dedication is proposed along the right turn lanes to keep all roadway improvements within the Right of Way and the 8' sidewalk will run adjacent to the 20' wide 475A buffer easement that has provisions to allow that required walkway within the 475A buffer easement.

- 6.9. Maro Subdivision SR 200 - Rezoning to PUD With Concept Plan
Project #2007080004 #32489 Parcel #35770-055-05
Tillman & Associates Engineering**

- 6.10. **Crenshaw Pool House - Waiver Request to Major Site Plan**
3921 SE 110th St Belleview
Project #2025020060 #32531
Parcel #37202-006-02 Permit #2025012080
Maverick Enterprise

LDC 2.21.1.A(1) - Major Site Plan

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.

APPLICANT requests waiver for proposed guesthouse. Structure is 912-square feet total which is 2,910 square feet over the allowed impervious coverage according to Marion County LDC requiring 2,668-cubic feet runoff storage.

- 6.11. **JF183 - Waiver Request to Major Site Plan**
7744 SW 180th Cir Dunnellon
Project #2025020075 #32549 Parcel #34546-183-00
Adams Homes of Northwest Florida

LDC 2.21.1.A(1) Major Site Plan

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.

APPLICANT requests a waiver as this subdivision only allows for 2,500 square feet of impervious. The proposed SFR is 3,242 square feet.

- 7. **CONCEPTUAL REVIEW ITEMS:**
- 8. **DISCUSSION ITEMS:**
 - 8.1. **Staffing of the Thursday DRC Staff Meetings**
Michael Savage, Chairman
- 9. **OTHER ITEMS:**
- 10. **ADJOURN:**