



Marion County

Development Review Committee

Meeting Agenda

Monday, April 13, 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 6, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Freedom Crossings Mass Grading Plan - Mass Grading Plan**
Parcel #: 35623-025-04 #30395
Mastroserio Engineering, Inc.
6. **SCHEDULED ITEMS:**

**6.1. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review
Parcel #21087-001-02 #WaiverPIR-000251-2026
Tillman and Associates Engineering, LLC**

The following requests were tabled for two weeks at the 3/23/26 DRC Meeting. It was brought to the 4/6/26 meeting for an extension to be heard at the 4/13/26 meeting. The extension was granted. A motion to rehear will be needed.

LDC 6.13.6 A(3), C(3) - Stormwater quality criteria

CODE states A (3) The following systems shall be considered as meeting the County's stormwater quality criteria:(a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms; or(d)Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility. 1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 inches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2.The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom

for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.

APPLICANT requests waiver to exceed 6-ft pond depth in DRA-16 and DRA-17. Additional storage is available within these DRAs for back to back storm events by increasing the depth to 9-ft and 7-ft, respectively.

LDC 6.8.10.(1) - General planting requirements

CODE states (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

APPLICANT requests waiver to requirements for native species and biodiversity. Live Oaks are the predominant tree for the facility. Also, a waiver from native shrub and groundcover criteria. A plant palette for this site is being followed to match existing World Equestrian Center.

LDC 6.7.7 Tree removal procedure

CODE states A. During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1) Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other outstanding quality. (2) Proposed grading or clearing activities do not follow the requirements of this division. (3) Proposed habitat destruction which conflicts with the requirements in Division 6.6. B. The applicant will be asked to revise and update the tree preservation information according to review comments. C. After approval, the County's Landscape Architect or his designee shall issue a tree removal permit if such tree removal is in accordance with all provisions of this Code. The approved development plans shall serve as the Tree Removal Permit.

APPLICANT request - Due to the sheer number of trees, landscape architect reviewed the quality and health of existing trees. There is a blend of individual, poor health with average health existing trees. There are 1-2 excellent size trees - these are saved. But for county personal convenience- we have calculated all trees as salvageable. There are no historic trees on site.

LDC 6.8.7D - Shade tree requirement - Islands

CODE states Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where

double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

APPLICANT requests a waiver from internal parking islands, therefore also requesting a waiver from shade trees in internal parking islands. Project is for sports venue with very large open areas and green areas. Trees we specify are large -up to 9" caliper- 1 tree per island allows for better root growth. Additional trees will be added to perimeter to match interior island calculations.

LDC 6.7.4.D and 6.8.10.C - General planting requirements

CODE states Required shade trees shall meet the minimum size requirements in Section 6.8.10.C. which states Planting specifications are listed as follows: (1) Native plant requirements: (a) Within the UGB, a minimum of 25 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (b) Outside of the UGB a minimum of 35 percent of all proposed plant quantities, excluding turfgrass, shall be Florida native species suitable for use in Marion County. (c) A minimum of 50 percent of the required shade trees shall be Florida native species suitable for use in Marion County. (d) To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species. (2) The use of invasive plant species is based on the UF/IFAS Assessment of Non-native Plants (Central Zone) as updated. (a) Plant species listed as "Prohibited" are not permitted for use in any proposed development. (b) Plant species listed as "Invasive - Not Recommended" are not permitted for use in any development outside of the UGB. This group of plants may be used within the UGB with subject to approval by the County Landscape Architect. (c) Plant species listed as "Caution" may be used provided specific management strategies and monitoring are included in the project's BMP manual. (3) Trees. (a) Shade trees shall have a minimum caliper of 3.5 inches. (b) Accent or ornamental (understory) trees shall have a minimum overall height of six feet and a minimum spread of 42 inches upon installation. (4) Palms. (a) Not more than 25 percent of all required trees shall be palm trees unless a higher percentage is authorized as stated in Section 6.7.9. (b) Additional palms may be provided in excess of the 25 percent threshold when three palms are used to substitute one required tree. Where specimen palms are specified, substitution may be a one-to-one ratio. (c) Palm trees shall not be substituted for required shade trees. (d) Palms shall have a clear trunk height of 10 feet minimum. (5) Shrubs shall be a minimum height of 18 inches spaced appropriately for the species and the required screening and maintenance height. (6) Groundcovers shall be those species of plants with a mature growing height of 24 inches maximum and spaced up to 2' - 3' on-center. (7) Vining groundcovers shall have a minimum of three runners per plant. Vines may be spaced accordingly for the proposed use. (8) Turfgrass may be of

any variety which is adapted and suitable for use in Marion County. The use of rolled turf is prohibited on property with public access unless the supportive netting is removed and the integrity of the turf is not jeopardized during installation.

APPLICANT request - Requirements are for the 3.5" caliper shade trees. Request waiver to install larger caliper trees but fewer quantities, based upon equivalent inch per inch of the caliper of the tree planted.

LDC 6.7.4 - Shade tree requirements

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 a waiver from one shade tree per 3,000 square feet criteria; Project requires 1416 trees per code- We have saved 297 trees with a combined caliper of 7900 plus inches. We are installing another 530 trees all over twice the size-caliper required. The sports area requires large open areas to be in scale we need the larger trees. This should compensate for the shortfall in numbers.

LDC 6.8.7 C, D, E. Parking and Vehicle use areas

CODE states C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited. D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage. E. Each row of parking spaces shall be terminated by a landscaped island.

APPLICANT requests waiver for parking lot islands - Landscape requirements will be calculated and shifted to perimeter and linear islands. Request required for conflicts with underground drainage and large vehicle/RV/bus travel, maneuvering, and parking.

LDC 6.8.9 Service and Equipment areas

CODE states A. Utility areas and loading/unloading areas shall be screened as follows: (1) A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2) Buffer fencing with a minimum height of three feet. B. Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. C. Trees and

shrubs shall remain eight feet from any fire service connection. D. Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.

APPLICANT request - Service, Storage, and Maintenance areas are located internal to the site, positioned away from any adjacent public roads and/or private property. Requesting a waiver from screening service and equipment areas since these areas are not visible from neighboring property.

LDC 6.8.8B 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 requests waiver to allow plantings adjacent to the building to be shifted to perimeter of area. This is a sports complex with larger gatherings-food court, bathroom areas, etc. Plantings will be calculated and shifted to suitable areas - out of crowd areas.

6.2. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review

Parcel #: 21087-001-02 # WaiverPIR-000568-2026

Tillman & Associates Engineering, LLC

LDC 2.21.3.C - Review and Approval Procedures

CODE states Upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests waiver to allow release of the building permits prior to the approval of the Major Site Plan. Requested building permits include BLDC-26-03-00833 (maintenance), BLDC-26-03-00834 Covered Seating), BLDC-26-03-00842 (Restroom), BLDC-26-03-00843 (Storage), and BLDC-26-03-00844 (Restaurant). Request is at Owner's own risk, subject to hold on final inspection, until MSP appr.

- 6.3. Golden Ocala - WEC Multi-Use Field Phase1 - Major Site Plan 32969 - Waiver to Major Site Plan in Review
Parcel #: 21087-001-02 # WaiverPIR-000593-2026
Tillman & Associates Engineering, LLC**

LDC 6.13.6 - Stormwater Quality Criteria

CODE states Methodology. Stormwater management systems may be designed using a combination of design techniques ranging from traditional to low impact. The method(s) utilized shall focus on enhancing the quality of stormwater discharge and recharge through shallow systems, the processes of adsorption, filtration, denitrification, ion exchange, nutrient uptake, microbial activity, and decomposition.

APPLICANT request waiver from Marion County LDC Water Quality criteria, to instead provide water quality in accordance with new Statewide Stormwater Rule (62-330 F.A.C.) including required reductions in Total Nitrogen (TN) and Total Phosphorus (TP).

- 6.4. **Calesa Equine Amenity - Major Site Plan 000106 - Waiver to Major Site Plan in Review**
Parcel #: 35300-000-45 #WaiverPIR-000590-2026
Kimley-Horn and Associates

LDC 6.13.3.C Types of stormwater management facilities

CODE states Proposed public. (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater. (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details. (4) The bottom of all dry water retention areas shall have appropriate vegetative cover. (5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

APPLICANT - Waiver request to allow for the depth of DRA1 to be 7.5 feet due to the DRA accommodating offsite public roadway drainage from SW 38th Street and SW 60th Avenue.

**6.5. 3950 NE 15th Court Rd - Waiver to Major Site Plan
Parcel #: 15810-000-17 #WaiverSTA-000457-2026
Fred Bennett**

This item was tabled for two weeks at the 3/30/26 DRC meeting due to the applicant not being present.

LDC 6.14.2(B)(a) Connection requirements

CODE states (a)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 reconnecting to the public water available.

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