



Marion County

Development Review Committee

Meeting Agenda

Monday, March 16, 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 9, 2026**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Homestead Villas - Master Plan**
Parcel #: 23204-002-00, 23303-002-00 and 23303-000-04 #33287
Kimley-Horn and Associates
 - 5.2. **West Maintenance Building - Major Site Plan**
Parcel #: 8001-0000-19 #33229
Tillman & Associates Engineering, LLC
6. **SCHEDULED ITEMS:**

6.1. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #000409
Bowman Consulting

This item was tabled at the 3/2/26 meeting for two weeks. A motion to rehear will be needed.

The applicant has not provided any new documents. The applicant will need to request more time, or the waiver will be denied.

LDC 6.7.4. Shade Trees

CODE states shade trees are required for all developments excluding residential developments. A. 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. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees.

In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming. Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

- 6.2. **FL Brazilian Wax - Waiver to Major Site Plan**
Parcel #: 48503-001-01 #000399
Gislaine Freitas

LDC 6.14.2.A(4) Connection requirements

CODE states When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

APPLICANT - FL Brazilian Wax respectfully submits this request for a Stand-Alone Waiver from the mandatory sewer connection requirement pursuant to Marion County Land Development Code (LDC) Section 6.14.2.A(4) in connection with the opening of a small personal service business at a leased commercial unit in Marion County, Florida.

- 6.3. **Road Close - Abrogation of Portions of SW 96th Place, SW 97th Place, and SW 98th Lane, Dunnellon, Marion County, FL**
Parcel #: 34979-000-00 #000461
Gooding & Batsel, PLLC

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