



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, April 21, 2025**

**9:00 AM**

**Office of the County Engineer**

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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 14, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. **Cherrywood Preserve Phase 3 - Preliminary Plat**  
**Project #2024030029      #31333**  
**Radcliffe Engineering**
  - 5.2. **Elementary School 'W' (PID# 8008-0000-15) - Major Site Plan**  
**Project #2024080012      #31889**  
**School Board of Marion County**
6. **SCHEDULED ITEMS:**
  - 6.1. **Equine Gardens - Waiver Request to Establishment of County MSBU**  
**12205 NW HWY 464B    Ocala**  
**Project #2024040004    #31360    Parcel #12579-002-00**  
**Rogers Engineering**

**LDC 2.16.1.B(8)(G) - Establishment of County MSBU**

CODE states A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests a waiver to provide an easement agreement for maintenance requirements and HOA documents.

- 6.2. Stickney Dental & Aesthetics - Waiver Request to Major Site Plan in Review**  
**Project #2025010012 #32349 Parcel #35483-102-00**  
**Riddle - Newman Engineering**

**LDC 6.14.2.A(1, 2, 3, 4) - Water and Wastewater Connection requirements**

CODE states Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) 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 requests waiver to construct an OSTDS in lieu of connecting to county sewer. Please see the Proposed Septic and Drainfield attachment.

- 6.3. SSS Animal Hospital 2024 Expansion - Waiver Request to Major Site Plan in Review**  
**7121 SE Maricamp Rd Ocala**  
**Project #2024110018 #32192 Parcel #9007-0100-36**  
**Abshier Engineering**

**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.

- 6.4. Home and Hanger Construction - Waiver Request to Major Site Plan  
Project #2025040026 #32705 Parcel #37511-003-02  
Abshier 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 states the site is 1.69 acres. The owner will compensate for the increase of run-off from the future planned impervious area over 9,000 square feet. We will work with Marion County Stormwater staff on the required stormwater controls.

- 6.5. Calesa Township The Nest - Standalone Waiver Request  
Calesa Township - Lawn & Beer Garden  
5211 SW 80th Ave Ocala  
Project #2023070054 #32665  
Parcel #3546-0016002 & 35300-000-14  
JCH Consulting Group**

**LDC 2.17.1 - Preliminary Plat**

CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.

APPLICANT requests waiver for a preliminary plat for Calesa Township The Nest.

- 6.6. Heritage Oaks - Waiver Request to Improvement Plan in Review  
16209 SE 73rd Ave Summerfield  
Project #2023080054 #30516 Parcel #48347-000-00  
Tillman & Associates Engineering**

**LDC 6.9.2.A. - 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 plans to be submitted 90 days after Improvement Plan approval. Staff supports waiver.

- 6.7. Freedom Commons - Revision to AR# 27553 - Waiver Request to Master Plan in Review**  
**4390 SW 80th St Ocala**  
**Project #2021060029 #32506 Parcel #35623-000-00**  
**Tillman & Associates Engineering**

**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 omit sidewalk along 85th Street from the intersection of SW 82nd PL RD to SW 40th Ave.

- 6.8. Camila Estates Phase 2 Mass Grading - Waiver Request to Mass Grading Plan in Review**  
**Project #2022010022 #29190 Parcel #37506-000-00**  
**Tillman & Associates**

**LDC 2.15.4.C. Construction, completion, and close out.**

CODE states all work shall be in accordance with approved plans.

APPLICANT Waiver requested to commence site clearing and grading activities prior to plan approval at the developers' own risk.

- 6.9. Sandy Clay LLC - Rezoning to PUD With Concept Plan**  
**Project #2022110021 #32664 Parcel #37896-000-00**  
**Tillman & Associates Engineering**

Applicant is requesting to amend the PUD with Concept Plan for both parcels with maximum proposed 442 single-family residential units.

- 6.10. So Her: Odegard - Waiver Request to Major Site Plan**  
**9122 NW HWY 225A Ocala**  
**Project #2025020042 #32674**  
**Parcel #12699-012-00 Permit #2025031673**  
**Jennifer's Permitting Service**

**LDC 2.21.1.A(1) - Major Site Plan**

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APPLICANT requests waiver for proposed garage/dwelling. Ground floor shall be approximately 2,894 square feet on 18.89 acres with existing impervious square feet of 23,359. Property has 08 ag exemption; proposed will be 200 feet or more from property lines. Allowable coverage is 24,685 square feet. Requesting to work with stormwater to address the additional runoff of approximately 1,568 square feet.

- 6.11. Concrete Driveway/Porch - Waiver Request to Major Site Plan**  
**Rio Vista Estates Blk 4 Lot 8**  
**18870 SW 104th Pl Dunnellon**  
**Project #2022040010 #32714**  
**Parcel #3473-004-008 Permit #2025033221**  
**Michaud Jody K**

**LDC 2.21.1.A(1) - Major Site Plan**

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APPLICANT requests waiver due to exceeding impervious surface limit.

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