



# Marion County

## Development Review Committee

### Meeting Agenda

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**Monday, July 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. July 14, 2025**

**4. PUBLIC COMMENT**

**5. CONSENT AGENDA: NONE**

**6. SCHEDULED ITEMS:**

**6.1. Multi-Family - 37 Laurel Pass - Waiver Request to Minor Site Plan in Review**

**37 Laurel Pass Ocala**

**Project #2025030061 #32644 Parcel #9024-0541-01**

**Linn Engineering & Design**

**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 a waiver for fee in lieu of construction.

**6.2. Estate of Michael Couture - Rezoning to PUD With Concept Plan**

**Project #2019100517 #32746 Parcel # 47667-000-00**

**Tillman & Associates Engineering**

- 6.3. Kim Triani Pool Spa Deck Enclosure - Waiver Request to Major Site Plan**  
**16049 SE 100th Ln Ocklawaha**  
**Project #2025070024 #33057**  
**Parcel #90411-002-01 Permit #2025060769**  
**Costas Oasis**

**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 two lots combined to one address.

Stormwater should not be an issue. Large parcels all sand and absorbed.

Possible swale. Two large lots. No surrounding development. Soil is all sand and permeable space is more than ample. Possible swale if necessary.

Applicant requests a waiver to the major site plan for swimming pool construction. The site will be over the allowed 9,000 square feet per Marion County LDC - 2,961 square feet of deck area. The pool is permeable at 790 square feet.

- 6.4. White Pool Addition - Waiver Request to a Major Site Plan**  
**6095 SW 93rd Loop Ocala**  
**Project #2025070015 #33042 Parcel #35700-02-055**  
**White James Robert**

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

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APPLICANT request project be allowed over impervious allowance of 3340 square feet

- 6.5. Fortin - Waiver Request to Major Site Plan**  
**13966 SE 156th Ln Weirsdale**  
**Project #2025070036 #33063 Parcel #49362-009-00**  
**Pierre Fortin**

**LDC 2.21.1.A - Major Site Plan**

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APPLICANT requests a waiver to the major site plan for new home. The site will be over the allowed 9,000 sq ft per Marion County LDC. The total amount of impervious surface is 12,241 sq ft.

- 6.6. New Pavilion - Waiver Request to Major Site Plan**  
**10369 SE 118th Ln Belleview**  
**Project #2025070008 #33035**  
**Parcel #39393-000-08 Permit #2025041518**  
**Miguelena Manuel**

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

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APPLICANT requests waiver because the total property is 6.3 acres and I'm adding a pool, pavilion and garage. Due to the size of the property and general layout, the new addition will not affect the neighbors or community.

- 6.7. Dieguez Eladio J & Myrian - Family Division Waiver Request**  
**Project #2016030044 #33043 Parcel #05794-004-00**  
**Christine Quimby**
- 6.8. Jonathan & Melissa Lee, Alice Santos - Family Division Waiver Request**  
**fka: Duryea Frederick**  
**Project #2008040032 #33046 Parcel #40134-000-04**  
**Melissa Lee**

- 6.9.      **Road Closing-SE 59th Ave - Road Closing / Abrogation  
Portion of 3752-002-002 & 3752-008-02  
8862 SE 59th Ave   Ocala  
Project #2025070003   #33023   Parcel #3752-002-002  
Iglesia Pentecostal Poder Desd**
- 6.10.     **Stanton Weirsdale Drainage Retention Area - Waiver Request to a Major  
Site Plan  
Project #2025070039   #33066   Parcel #49794-000-00  
NV5, Inc.**

**LDC 6.13.3(C)(5) Types of stormwater management facilities**

CODE states 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 request due to the size of the site and the size of the required drainage retention area, it will be difficult to provide the required landscaping. This DRA is being constructed within an existing neighborhood as a retrofit to reduce existing flooding issues and space utilized for landscaping will reduce the area/volume available for the DRA. Existing utility access will also make establishment and maintenance very difficult.

**LDC 6.13.3(C)(1) Types of stormwater management facilities**

CODE states 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. APPLICANT requests that due to the size of the required DRA the maintenance path around the DRA needs to be reduced to 10 feet from 12 feet. This is a residential location.

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