



# **Marion County**

## **Development Review Committee**

### **Meeting Agenda**

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**Monday, August 11, 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. August 4, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
  - 5.1. Liquor Lane LLC - Major Site Plan Revision**  
**Project #2023070013 #33036 Parcel #41200-071-01**  
**EDA Consultants, Inc.**
  - 5.2. Andrew Clark New Construction - Underground Pool - Waiver Request**  
**to a Major Site Plan**  
**Silver Hammock Preserve Lot 15**  
**Project #2025080002 #33157 Parcel # 16132-015-00**  
**Premier Pools of Central Florida**
  - 5.3. NSC Hwy 27 W - Major Site Plan**  
**Project #2024100001 #32055 Parcel #21602-000-00**  
**Davis Dinkins Engineering, P.A.**
  - 5.4. Orange Blossom Replat #2 - Preliminary Plat**  
**Orange Blossom Replat #2**  
**Project #2025050014 #32813 Parcel #48288-000-00**  
**Clymer Farner Barley, Inc**
- 6. SCHEDULED ITEMS:**

**6.1. Orange Blossom Replat #1 - Preliminary Plat - Waiver Request to a Preliminary Plat in Review**  
**Project #2025050013 #32811 Parcel #47695-000-01**  
**Clymer Farner Barley, Inc**

**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 request per previous discussion with Marion County, it is our understanding that they would support a fee in lieu of waiver for sidewalks considering none of the roadways in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design fits in with what currently exists around it.

**LDC 6.11.4 - Access Management**

CODE states A. 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. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details. C. Access to adjacent lands. (1) Access to adjacent unplatted land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary. (2) Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary. (3) Gated subdivisions or internal residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet

above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

APPLICANT request - "Connection to SE 158th PI is challenging from an engineering standpoint for several reasons: 1. It is one of the lowest areas of the property, at approximately 83 feet in elevation. The highest tie in grade on the east side of the property is elevation of 97 feet. Trying to make up 14 feet of grade change within the subdivision considering the property width causes steep yard slopes, stem walls and retaining walls. 2. Connection to SE 158th PI causes significant stormwater issues. The topography is generally falling from east to west, and per the LDC there is a minimum requirement for soil boring quantity and spacing. Once you size a pond in the depressional area that holds the pre/post for the subdivision and recovers in 14 days, the required amount of borings forces a few of the borings to be at higher elevations, resulting in a heavy cut condition. This generates more fill, which makes the grading from reason #1 more difficult, but also results in higher seasonal high water level readings on the higher borings. This causes the pond bottom elevation to rise, which also pushes up the pond top of bank. The drainage design for the pond resulted in a pond bottom elevation of 84, and a pond top of 88 to hold the pre/post and recover in 14 days. The connection to SE 158th PI is at an elevation of 83, rendering it impossible to capture and treat a significant amount of impervious area.

**6.2. MSP PID 8009-1274-19 - Minor Site Plan - Waiver Request to Minor Site Plan in Review**

**Project #2025060058 #32991 Parcel #8009-1274-19**  
**MCA Consulting Engineers, Inc**

**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 due to no sidewalks existing in this region. Requesting approval to pay fee in lieu of sidewalk construction, sidewalks are warranted.

- 6.3. Chitolie Enterprises LLC - Minor Site Plan - Waiver Request to Minor Site Plan in Review**  
**2101 Ne 97th Street Rd Anthony**  
**Project #2025060060 #32992 Parcel #14260-000-00**  
**MCA Consulting Engineers, Inc.**

**LDC 6.8.6 Buffers**

CODE states A. It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT requests waiver for Buffer B on the west boundary as client owns the adjoining parcel. The parcel exceeds the buffer width of the buffer and currently has mature trees and vegetation that buffers the parcel and site.

**LDC 6.12.12(D) Sidewalk**

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 approval to pay fee in lieu of sidewalk construction along NE 19th Street and requests a waiver not to build a sidewalk on NE 98th Street.

**6.4. Scrubs - Minor Site Plan (Waiver to Approved AR32133) - Standalone Waiver Request**

**16714 S US Hwy 441 Summerfield**

**Project #2024100054 #33136 Parcel #4716-006-009**

**Mastroserio Engineering, Inc.**

**LDC 6.8.6.K (2) Buffers**

CODE states (2) B-Type buffer shall consist of a 20-foot wide landscape strip with 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.

APPLICANT request - The Minor Site Plan was approved with a Type "B" buffer with a wall. A waiver is requested to install a 6-foot-high vinyl opaque fence in lieu of the buffer wall. Discussions with the Landscape reviewer prior to the plan being approved indicated that a fence could be used in lieu of a wall, but due to construction deadlines, the plan was moved forward with a wall to get approval. There is an existing heavily vegetated buffer screen in place. The intent is to remove existing invasive trees & vegetation and fill in any gaps with the required type "B" buffer plantings as shown on the approved plan. See provided photos and Landscape Plan included in waive packet.

- 6.5. Westwood Trails (fka Villa Verde PUD) Improvement Plan - Waiver Request to Improvement Plan in Review**  
**Villa Verde**  
**7875 SW 75th Ave Ocala**  
**Project #2023050058 #32544 Parcel #35461-000-00**  
**Mastroserio Engineering, Inc.**

**LDC 6.13.3 - Type Of Stormwater Management Facilities**

CODE states A. Existing public. (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient. (2) A Stormwater Connection Application is required for any connection to or expansion of a County detention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements. (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility. B. Natural. (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient. (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided. (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest. C. 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. D. Proposed private. (1) Residential subdivisions. 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) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes: (a) No steeper than 4:1 (horizontal: vertical); or (b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1; or (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, an access path provided to the bottom of the facility at a slope of no steeper than 3:1, and an appropriate barrier provided when adjacent to vehicular paths and parking areas (3) The bottom of all dry water retention areas shall have appropriate vegetative cover. (4) 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 requests a waiver to reduce DRA 2 berm width from 12 feet wide to 8 feet wide with a 6% cross slope. This allows us to provide a 6 feet depth in the pond. DRA 1 will be constructed with a 12 feet berm with a 6% cross slope. Both DRAs are privately owned and maintained.

#### **LDC 2.12.8 - Current Boundary and Topographic Survey**

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT request to reaffirm the waiver approved with the preliminary plat on June 3, 2025, to use the survey submitted. No changes have been made to the site.

#### **LDC 2.21.4 - Construction, Completion, and Close Out**

CODE states A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC. B. If connection to any stormwater facility which is public or will become public is proposed, the applicant is required to provide for the inspection of the surface water management system by a appropriately licensed design professional to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports

required by the governing Water Management District permit for operation and maintenance. C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans. F. As-Built Submittal. (1) Two sets of As Built/Record Survey signed and sealed by a Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey. G. Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. H. Execute utility easement agreements prior to certification of final completion. APPLICANT requests to allow the commencement of construction prior to improvement plan approval and approve early site work permit. Only earthwork is requested with this waiver and this construction is at the developer's risk.

**6.6. Firestone Ocala Freedom - Major Site Plan - Waiver Request to a Major Site Plan in Review**

**Project #2024090064    #32039    Parcel #35699-006-06**  
**Common Oak Engineering, LLC**

**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 request - we are seeking this waiver to allow the two pond bottoms to either be sodded or seeded.



- 6.7. 8009-1279-19 Fourplex WM Ext (Oak Villas III - Minor Site Plan) - Waiver Request to Minor Site Plan in Review**  
**Project #2025050021 #32971 Parcel #8009-1279-19**  
**Cycorp Engineering, Inc.**

**LDC 6.12.12 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 a waiver for the requirement to install a sidewalk along the front of the property. Given the limited scope of the project and the existing character of the street, which lacks sidewalks, we believe at this location it would be inconsistent and unnecessary.

- 6.8. Stanton Weirsdale Drainage Retention Area - Waiver Request to Major Site Plan**  
**Project #2025080017 #33178 Parcel #49794-000-00**  
**NV5, Inc.**

**LDC 6.8.6.(J) Buffers**

CODE states Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.

APPLICANT - County is requesting total relief from buffer requirements for this site. The proposed drainage retention area is a retrofit within an existing neighborhood with no stormwater management system. The site is remote and has no water available for irrigation. Additionally, the required buffers unnecessarily increase the construction costs and long-term maintenance costs of the project.

- 6.9. West Mini Farms - Agricultural Lot Split - Waiver Request to a Major Site Plan**  
**Project #2025050076 #33131 Parcel #34979-000-00**  
**Tillman & Associates Engineering, LLC**

Per the Office of the County Attorney and Office of the County Engineer, the prior motion and order approving the waiver of MSBU is illegal and must be reheard and redetermined.

**LDC 2.16.1.B(8)(g) - 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 allow a Property Owner's Association be created for the maintenance of roads and drainage in lieu of the MSBU.

- 6.10. Tribble Family Pool - Waiver Request to Major Site Plan  
Deer Path Estates Phase 2  
Project #2025070093 #33147 Parcel # 3188-039-000  
Terry H. Tribble**

**LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to a Major Site Plan for a pool and deck. The site will be over the allowed 3,600 square feet per the Deer Path Estates Phase 2 Improvement Plan. The proposed amount of impervious being added to the site is 639 square feet.

- 6.11. 9961 SW 39th Terrace Ocala FL - Waiver Request to Major Site Plan  
9961 SW 39th Ter Ocala  
Project #2025060040 #32968  
Parcel #3507-009-022 Permit #2025060048  
Edwin Tejada**

This item was heard on July 7, 2025. There was a motion to not reconsider. The applicant has worked with the necessary departments and is requesting to be reheard.

**LDC 2.21.1.A 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT request - I would like to extend my existing driveway to the start of my vinyl fence.

**6.12. Carriage Trail - Unit 1 - Tract F - Application to Release Easement  
Across 1' Strip  
Plat Book I, Page 139  
Seth McBride and Karly McBride**

This is a request for the release of an easement across a 1' strip of land (a portion of Parcel ID 36659-001-00). The legal description for this parcel includes Tract F of Carriage Trail - Unit 1, Plat Book I, Page 139. The release is for Tract F which is adjacent to the Applicant's parcel (Parcel ID 36659-001-00).

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