



Marion County

Development Review Committee

Meeting Agenda

Monday, February 3, 2025

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. January 27, 2025**
- 4. PUBLIC COMMENT**
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. Weirsdale Containment Facility (Revision to AR#30919) - Major Site Plan Revision**
Project #2023120010 #32297
Kimley-Horn & Associates
 - 5.2. Pioneer Ranch Ph 1 Amenity - Major Site Plan**
Project #2024090007 #31966
Tillman & Associates Engineering
 - 5.3. McGinley Landing (Phase 2) - Preliminary Plat**
Project #2024040044 #31417
Tillman & Associates Engineering

**5.4. Harmony Estates - Final Plat
Project #2023120043 #32085
Rogers Engineering**

This item was previously denied by DRC on 1/27/25 due to confirmation of title work. The title work has been reviewed by the County Land Surveyor and is now complete.

The preliminary plat was DRC approved on 9/30/24. There are no improvements associated with this plat. The lots are all adjacent to SE 80th Avenue. There are three ingress/egress easements that lots in pairs of two will share for driveway access.

6. SCHEDULED ITEMS:

**6.1. Two Pond Farms - Agricultural Lot Split
Project #2024090043 #32018
Rogers Engineering**

A waiver to the establishment of a County MSBU was DRC approved on 10/21/24 and BCC approved on 11/19/24.

This item was previously approved by DRC on 1/27/25 pending satisfying the County Land Surveyor's comments. However, 911 Management had proposed a conditional approval pending satisfactory sign installation. This is a request to reaffirm or amend the previous motion.

**6.2. RaceTrac Summerfield - Waiver Request to Major Site Plan in Review
Parcel #45976-000-00 & 46008-001-00
Project #2008020043 #31043 Parcel #45976-000-00
Mastroserio Engineering**

LDC 6.7.4 - Shade Trees

CODE states shade trees are required for all developments excluding residential developments. 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 to reduce the number of trees due to allocated land for future development

LDC 6.8.8.B - 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. Waiver already approved to work with staff. In result, an additional (15) Muhly Grass Shrubs were added to the plan sheet to the S US HWY 441 buffer.

- 6.3. Corta Commons - Ocala West - Major Site Plan Revision - Waiver Request to Major Site Plan Revision in Review**
Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-002
MJ Stokes Consulting

The Major Site Plan was recently resubmitted and is currently under review. Staff comments are not available at this time but are due 02/04/2025.

LDC 2.1.3 Order of Plan Approval

CODE states plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

APPLICANT requests a waiver to permit the two active building permits that have been fully and rightfully approved via AR #31416 CORTA Commons Major Site Plan approval without delay as the staff works through revision submittal to AR #31416 which has been labeled as #32368. The revision solely modifies a portion of the property for access and stormwater and does not impact the buildings in question.

- 6.4. John Sims - Waiver Request to Major Site Plan**
420 SW Shorewood DR Dunnellon
Project #2025010054 #32399
Parcel #1813-002-187 Permit #2024022853
Sims John W

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 to add a new garage to the property. Existing and proposed improvements will be 11,186 square feet, which is 2,186 square feet over allowed impervious amount.

- 6.5. **Mark Krull - Waiver Request to Major Site Plan**
10076 SW 71st Ct Ocala
Project #2025010045 #32391
Parcel #35682-002-02 Permit #2024112920
Krull Mark R

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 to install pre-manufactured 12 x 24 shed. Note the property is basically sand.

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