



Marion County

Development Review Committee

Meeting Agenda

Monday, August 25, 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. **August 18, 2025**
4. **PUBLIC COMMENT**
5. **CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**
 - 5.1. **Corta Commons - Ocala West - Final Plat**
Project #2024020064 #31191 Parcel #3501-200-019
CHW, an NV5 Company

This item was pulled from the Consent agenda on 8/18/25.

6. **SCHEDULED ITEMS:**
 - 6.1. **Whisper Woods - Revision to AR# 28900 - Waiver Request to an Improvement Plan**
Project #2022070114 #32302 Parcel #9007-0000-12
Tillman & Associates Engineering, LLC

LDC 2.18.4C - Construction, completion, and closeout

CODE states all subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.

APPLICANT requests a waiver to commence construction prior to improvement plan approval at the developer's risk. SJRWMD ERP has been approved.

6.2. Firestone Ocala Freedom - Major Site Plan
Project #2024090064 #32039 Parcel #35699-006-06, 35699-006-04
Common Oak Engineering, LLC

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 start clearing and grubbing the property and building the earth pad.

- 6.3. Dixon Job - Waiver Request to Major Site Plan
Marion Oaks Subdivision Unit 5
602 Marion Oaks Blvd Ocala
Project #1999001653 #33180 Parcel #8005-0780-12
Fiesta Pools**

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

CODE states 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 to build an inground concrete pool and deck.

- 6.4. Commercial Lot New Office - Waiver Request to Minor Site Plan in Review
Project #2024080065 #31909 Parcel #8001-0248-06
DRC24, LLC**

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 to authorize fee-in-lieu of construction for sidewalks on Marion Oaks Blvd.

- 6.5. Irvine Acres - Agricultural Lot Split**
Irvine Acres
Project #2025030076 #32669 Parcel #03150-000-00
Rogers Engineering, LLC

LDC 2.16.1.B(8) - Agricultural lot split

CODE states Agricultural lot splits outside of the Urban Growth Boundary: (a) Number of lots created under this sub-paragraph is limited to ten. (b) Each proposed lot shall be a minimum of 10 acres with at least one acre of contiguous land wholly above the one percent (100-year) flood plain or wetland. (c) Each proposed lot shall have an agricultural zoning. (d) Any lot abutting a publicly maintained and/or dedicated road that does not conform to the right-of-way width necessary to meet the minimum design standards shall dedicate necessary right-of-way or easement based upon criteria set forth in Article 6. (e) Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing requirements established in this Code. (f) If an easement is utilized the following requirements shall apply: 1. Easements created under this subsection shall not exceed 2,640 feet in total length. 2. The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes. 3. Connect to a publicly maintained road meeting driveway spacing requirements. The easement shall be paved a minimum of 20 feet beyond the public right-of-way. 4. Have a minimum width of 60 feet. 5. Not obligate the County to maintain the easement. 6. Have road name and other traffic signs installed in accordance with applicable County regulations. 7. Flag lots are prohibited. 8. Stabilized turnarounds shall be provided at a maximum spacing of 1,500 feet and at any termination.

APPLICANT requests a waiver to allow division of land pursuant to code.

- 6.6. Accessory Structure 18x25 WHH Concrete - Waiver Request to Major Site Plan**
Project #2025080014 #33172 Parcel #3126-005-107
Moncada Francisco

LDC 2.21.1.A - Applicability

CODE states A. 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 wavier due to new shed going over allowable impervious.

**6.7. Johnathan Hernandez & Cira Franco Hernandez - Family Division
Waiver Request
Project #2025070072 #33128 Parcel # 44676-200101
Johnathan Hernandez & Cira Franco Hernandez**

This item was heard on 8/18/25. Incorrect information was provided. DRC will need to vote to reopen item 6.7. from 8/18/25 and re-hear based on proper information received.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code. APPLICANT is requesting a Family Division of 2 acres to deed to their sister, Elizabeth Izquierdo, and they wish not to share the driveway.

**6.8. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #32007-000-00
Kenneth & Arnene Stanley**

This item was heard at the 7/28/25 meeting. The applicant withdrew based on incorrect information. This item was requested by staff to be placed on the 8/18/25 agenda. DRC will need to vote to reopen item 6.9. from 8/18/25 and re-hear based on the proper information.

LDC 2.16.1.B(10) - Family Division

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APPLICANT is requesting a family division of 1 acre to their daughter, Breeana Lynn Stanley Usher. They do not want to share a 40' easement.

- 6.9. Sherman Property, Cynthia - Family Division Waiver Request**
Cynthia Sherman Property
14795 NW 16th Ave Citra
Project #2012010030 #33193 Parcel #07770-000-00
Myashi Wilson

LDC 2.16.1.B(10) - Family Division

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APPLICANT Is requesting a 2nd family division to deed daughter, Myashi Wilson 3 acres. All three parcels agree to share the already existing 40 foot easement.

6.10. O'Dell Family Division - Family Division Waiver Request
24900 SE Hwy 42 Umatilla
Project #2025080013 #33176 Parcel #51147-001-00
O'Dell Family

LDC 2.16.1.B(10) - Family Division

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APPLICANT is requesting a family division to deed 1 acre to their daughter, Kaitlyn O'Dell and another separate 1 acre deeded to their son, Michael O'Dell.

- 6.11. **Joseph & Maria Brancoccio - Family Division Waiver Request**
fka: Stepp Shannon D
12701 SE Hwy 42 Weirsdale
Project #2018100042 #33164 Parcel #49981-000-01
Jonathan Flowers

LDC 2.16.1.B(10) - Family Division

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APPLICANT is requesting a family division for the maximum allowed (3) splits for their children. 1.04 acres to Kelsey (daughter), 1 acre to Joseph (son) and 1 acre to Jocelyn (daughter).

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

- 8.1. **Planning & Zoning Commission Items for (8/25/25)**
Marion County Growth Services Department

[<https://marionfl.legistar.com/Calendar.aspx>](https://marionfl.legistar.com/Calendar.aspx)

8.2. DRC scheduling in consideration of the Labor Day holiday

9. OTHER ITEMS:

10. ADJOURN: