



# Marion County

## Development Review Committee

### Meeting Minutes

412 SE 25th Ave  
Ocala, FL 34471  
Phone: 352-671-8686

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**Monday, July 29, 2024**

**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**

##### **MEMBERS PRESENT:**

Michael Savage Chairman (Building Safety Director)  
Ken McCann, Vice Chairman (Fire Marshal)  
Steven Cohoon (County Engineer)  
Cheryl Martin for Chuck Varadin (Growth Services Director)  
Jody Kirkman (Utilities Director)

##### **OTHERS PRESENT:**

Ken Weyrauch (Planning/Zoning)  
Alice Webber (Planning/Zoning)  
Ken Odom (Planning/Zoning)  
Susan Heyen (Landscape/Parks)  
Michelle Hirst (911 Management)  
Dana Olesky (Legal)  
Kevin Vickers (Office of the County Engineer)  
Heather Ringo (Office of the County Engineer)  
Don Watson (Office of the County Engineer)  
Kristen Savage (Office of the County Engineer)  
Brittney Murphy (Office of the County Engineer)

#### **2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE FOLLOWING MINUTES:**

3.1. July 22, 2024

**Motion by Jody Kirkman to approve the minutes, seconded by Steven Cohoon**

Motion carried 5-0

**4. PUBLIC COMMENT:** None

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL:** None

**6. SCHEDULED ITEMS:**

- 6.1. Marion Oaks Unit 9 Townhomes - Waiver Request to Minor Site Plan in Review  
Project #2024070047 #31785 Parcel #8009-1279-21  
Menadier Engineering**

This plan is still pending review by Land Use. Comments are due 7/31/24.

**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 make payment in lieu of constructing 339 linear feet of sidewalks along SW 63rd Avenue and SW 137th Place.

**Motion by Steven Cohoon to approve the waiver request subject to paying the fee in lieu of construction, seconded by Ken McCann**

Motion carried 5-0

- 6.2. Debonair Estates (fka: Golden Ocala North Golf Residential) - Waiver Request to Improvement Plan in Review  
7716 N US HWY 27 Ocala  
Project #2020090102 #29490 Parcel #12672-000-00, 12674-001-01,  
12673-000010, 13668-000-02, 12674-001-03, 12673-000008, 12673-000009  
Tillman & Associates Engineering**

**LDC 6.13.3.D(1) - Types of stormwater management facilities**

CODE states 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.

APPLICANT requests a waiver from berm width criteria for private DRAs. Requested minimum berm width of 5 feet.

**Motion by Steven Cohoon to approve the waiver request, seconded by Jody Kirkman**

Motion carried 5-0

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

**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.

APPLICANT requests waiver to provide building screening using the Type C buffer. The proposed landscaping in the densely planted Type C buffer will meet the intent of this code section.

**Motion by Michael Savage to approve the waiver request subject to working with staff to accomplish the building landscaping, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.12.12.A, B, C - 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.

APPLICANT requests waiver to construct the sidewalk route as shown on the submitted site plan. Sidewalk is shown along SE Sunset Harbor Road and S US HWY 441 with direct access to the front of the building from S US HWY 441. A waiver is also requested to defer construction of the sidewalk along Hwy 441 south to the limits of the proposed right turn lane as shown on the submittal plan.

**Motion by Steven Cohoon to approve the waiver request for the southern sidewalk extension with sidewalk being constructed into the site off of Sunset Harbor Road or pay the fee in lieu of construction as well as working with staff to reduce the buffer, seconded by Jody Kirkman**

Motion carried 4-0

**LDC 2.12.18. - Trees**

CODE states All trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species. APPLICANT requests waiver to survey a limited area, agreed upon due to the existing tree density on-site. The existing tree size and density will be use to provide tree removal and replacement calculations in the landscape plans.

**Motion by Jody Kirkman to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

- 6.4. Ocala Spec Building #2 (HFL2) - Waiver Request to Major Site Plan in Review  
4031 NW 35th St Ocala  
Project #2021010099 #31672 Parcel #13708-000-05  
Langan Engineering and Environmental Services**

**LDC 6.8.7.A, B, C, D, E, F, G, & H - Parking areas and vehicular use areas**

CODE states A. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

B. Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged. Landscaping at the end of parking stalls shall be offset away from the parking stall to allow for vehicle overhang. The area between the landscape screening and the end of the parking stall shall be mulched and contain no vertical irrigation components.

C. A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

D. Trees within parking areas. (1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section. (2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees. (3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island. (4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

E. Each row of parking spaces shall be terminated by a landscaped island.

F. Divider medians may be used to meet parking area landscape requirements. (1) The minimum width of a divider median shall be eight feet. (2) One shade tree shall be provided per 50 lineal feet of divider median.

G. To offset heat gain from paved surfaces, shade trees as required in Section 6.7.4 should be located to provide as much shade as possible on such surfaces.

H. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade trees as required in Section 6.7.4 may be

integrated into the parking area landscaping. APPLICANT states the code sections specify that landscape buffers and plantings are required for parking lots. The applicant intends to stripe the areas for car parking that were originally intended for truck loading at the southwest corner of the existing building. In the future, these areas could be converted back to loading. We will provide an equivalent number of plants required on the perimeter of the area but not within the parking lot.

**Motion by Ken McCann to approve the waiver request with the modification as discussed with staff, seconded by Michael Savage**

Motion carried 5-0

**6.5. Corta Commons - Waiver Request to Major Site Plan in Review**

**Project #2024020064 #31416**

**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, 3501-400-003 & 3501-400-004**

**MJ Stokes Consulting**

**LDC 2.21.4.E - Construction, completion and close out**

CODE states All improvements shall be constructed in accordance with approved plans.

APPLICANT requests a waiver to start Clearing and Grading early at risk to CORTA/Developer in order to begin site preparation prior to final Major Site Plan approval anticipated to be completed shortly after the August 20th BOCC follow up meeting/review regarding Landscape Buffering on perimeter of property. We are uploading and have uploaded full landscape plans addressing BOCC resolution/comments for buffering especially along 84th Ave Rd.

**Motion by Michael Savage to approve the waiver request at the owners own risk, seconded by Jody Kirkman**

Motion carried 5-0

**LDC 6.8.8.B - Building Landscape**

CODES 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.

APPLICANT requests a waiver as they would like to propose to relocate the required foundation plantings to the perimeter buffer along SR 200 to allow pedestrian spaces and areas for produce/merchandise displays. The proposed north facing building elevations also have several overhangs that will cause several areas to be heavily shaded which will significantly restrict the planting options. (This is specifically for the Sprouts and Retail Buildings).

**Motion by Ken McCann to approve the waiver request subject to the relocation of the building landscape as noted by staff, seconded by Michael Savage**

Motion carried 5-0

**6.6. River Creek RV Resort - Waiver Request to Major Site Plan in Review**  
**10485 NE Hwy 314 Silver Springs**  
**Project #2022070093 #28880 Parcel #31790-000-00**  
**Pigeon-Ardurra**

**LDC 6.8.6.J - Buffers - South**

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. (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 states a Type C buffer is required between commercial and ROW. Applicant requests waiver to be allowed to use existing vegetation for all tree and shrub plantings. There is enough existing trees and vegetation within the proposed 30-foot buffer that will be preserved to exceed the required planting in a Type C buffer. If buffer area does not provide plantings as defined by Type C definition, additional plantings to be provided as needed.

**Motion by Cheryl Martin to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.6.J - Buffers - West**

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. (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 states a Type C buffer is required between commercial and public use. Applicant requests waiver to be allowed to use existing vegetation for all tree and



shrub plantings. This project is adjacent to the Florida Greenway, which will not be developed. The majority of this buffer will be covered by Conservation Easements (which will be left undisturbed) and will provide greater depths than the buffer standards. Those areas not within the Conservation Easement will be left undisturbed for the entire buffer width.

**Motion by Steven Cohoon to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.6.J - Buffers - East**

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. (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 states a Type C buffer is required between commercial and public use. Applicant requests waiver to be allowed to use existing vegetation for all tree and shrub plantings. This project is adjacent to the Ocala National Forest, which will not be developed. Portions of this buffer will be covered by Conservation Easements (which will be left undisturbed) and will provide greater depths than the buffer standards. Those areas not within the Conservation Easements will be left undisturbed for the entire buffer width.

**Motion by Cheryl Martin to approve the waiver request, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.8.6.J - Buffers - North (portions adjacent to residential uses)**

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. (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 states a Type B buffer is required between commercial and single family uses. Applicant requests waiver to be allowed to use existing vegetation for all tree and shrub plantings. There is enough existing trees and vegetation within the proposed buffer, that will be preserved, to exceed the required buffer plantings in a Type 'B' buffer. If buffer area does not provide plantings as defined by Type 'B' definition, additional plantings to be provided as needed.

**Motion by Jody Kirkman to table the waiver for further research by staff, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.13.8.B(7) - Stormwater Conveyance Criteria**

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT states code requires 18 inches diameter pipes for commercial use. Requesting use of 15-inch diameter pipes as hydraulically shown to work and are within the property.

**Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage**

Motion carried 5-0

**LDC 6.13.7.B(2) - Geotechnical criteria**

CODE states Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them.

APPLICANT states code requires two tests for each drainage area. The soil borings taken at the site show a consistent highly impermeable clay soil horizon beneath the initial 6" to 12" of sand that acts to perch the water table. Because of the conformity of the borings, obtaining more soil borings would not result in any additional information of use in the design of the stormwater facilities. Requesting to not provide additional soil borings for project.

**Motion by Steven Cohoon to approve the waiver request, seconded by Jody Kirkman**

Motion carried 5-0

**LDC 6.11.5.C (1) - Driveway Access**

CODE states the minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.

APPLICANT states code requires driveway spacing of 440 for speed limit 36-45 mph. Request waiver to reduce spacing to proposed design. A new full access connection is designed with left turn lane widening from CR 314. Due to the limited



amount of frontage and the power poles, the location of the connection is limited. The design locates the proposed driveway as far north of the existing dirt drive access (NE 14th Street) which is proposed to be shifted south & reconstructed as a paved connection.

**This item is under the discretion of the County Engineer. No motion was made for this item.**

**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 states code requires topographic survey within 12-months. Request waiver to utilize topographic survey greater than 12-months old. Project was previously approved under AR #3836. No improvements have taken place on site since original survey. An updated boundary survey will be provided.

**Motion by Steven Cohoon to approve the waiver request, seconded by Michael Savage**  
Motion carried 5-0

- 6.7. Awning Over Existing Impervious - Waiver Request to Major Site Plan**  
**5029 SE 112th Street Rd Belleview**  
**Project #2020070029 #31786 Parcel #38498-000-00**  
**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 2.06 acres. There is currently over 9,000 square feet of impervious. The owner is requesting to install a 33-foot by 35-foot open carport on existing concrete. No new impervious area is being installed.

**Motion by Jody Kirkman to approve the waiver request conditionally subject to 1. The applicant providing controls for the additional run-off in excess of the 100-year 24hr storm 2. A permit inspection hold will be in effect until a sketch of the improvements is provided and approved by stormwater department 3. A final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, seconded by Cheryl Martin**

Motion failed 4-1, with Cheryl Martin, Steven Cohoon, Michael Savage, and Ken McCann voting in opposition

**Motion by Michael Savage to approve the waiver request providing any future increase in impervious usage will have to be brought into compliance with the Code, seconded by Ken McCann**

Motion carried 4-1 with Jody Kirkman voting in opposition

- 6.8. Channel Innovations Relocation - Waiver Request to Major Site Plan**  
**Project #2024070016 #31758**  
**Parcel #9023-0475-26 Permit #2024053360**  
**Fincher Services**

**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 a waiver to the major site plan for concrete slabs. The site will be over the allowed 35 percent (7,013 square feet) per Marion County LDC. Total proposed new impervious area - 780 square feet.

**Motion by Jody Kirkman to table the waiver request for a week to give the applicant time to be in attendance, seconded but Michael Savage**

Motion carried 5-0

- 6.9. DEG Group Inc - Rezoning to PUD With Concept Plan**  
**Project #2024070004 #31739 Parcel #35699-008-03**  
**Lowndes, Drosdick, Doster, Et Al**

Applicant is requesting a zone change from A-1 to PUD with concept plan to allow 74 SFR lots with stormwater pond and amenities to include playground, sidewalk, walking trails and open space.

**Motion by Jody Kirkman to table the waiver request until further information is provided by staff, seconded by Michael Savage**

Motion carried 5-0

- 6.10. Sunset Hills PUD Subdivision - Rezoning to PUD with Concept Plan**  
**10520 SE Sunset Harbor Rd Summerfield**  
**Project #2019120020 #31775 Parcel #48206-000-00**  
**Tillman and Associates Engineering**

Applicant is requesting a PUD rezoning from A-1 to amend the master plan for Sunset Hills Development to include 5 additional lots not to exceed 350 units total.

**Motion by Jody Kirkman to transmit to the Planning and Zoning Commission, seconded by Ken McCann**

Motion carried 5-0

- 6.11. Water Connection Waiver for SFR 9024-0542-11 - Waiver Request to Water Connection**  
**17 Laurel Pass Ln Ocala**  
**Project #2024070009 #31751**  
**Parcel #9024-0542-11 Permit # 2024052816**  
**Antar Unique Multi Service**

This item was tabled from 7/22/24 due to incorrect parcel ID which has now been corrected.

**LDC 6.14.2.B(1)(a) - Water connection**

CODE states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

APPLICANT requests a waiver as they feel water main extension (City of Belleview Utilities) is cost prohibitive to the project.

**Motion by Jody Kirkman to rehear, seconded by Ken McCann**

Motion carried 5-0

**Motion by Jody Kirkman to deny the waiver request, seconded by Michael Savage**

Motion carried 5-0

- 6.12. Carty Timothy A & Carty Maureen P - Waiver Request for Family Division**  
**8150 SE 21st Ave Ocala**  
**Project #2024070033 #31765 Parcel #36659-002-02**  
**Carty Timothy A**

**LDC 2.16.1.B(10) - Family Division**

CODE states Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one 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 allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the

waiver request process.

APPLICANT requests a waiver to LDC 2.16.1.B(10) - Family Division to give 2.2 acres to son, not sharing a driveway.

**Motion by Jody Kirkman to table until Legal is able to do research, seconded by Cheryl Martin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS:** None

**8. DISCUSSION ITEMS:**

**8.1. Planning & Zoning Commission Items for July 29, 2024  
Marion County Growth Services Department**

<https://marionfl.legistar.com/Calendar.aspx>

**9. OTHER ITEMS:**

Cheryl Martin discussed having Community Services attend a future DRC meeting to talk about the Live Local Act.

Ken McCann mentioned, this is not related to DRC but he sits on the Local Mitigation Strategy Steering Committee which is currently looking for projects eligible for State funding.

Dana Olesky with Legal stated she will be attending DRC meetings, either in person or via WebEx. She asked that if there is anything that needs to be brought to her attention, to please do so prior to the items being placed on an agenda so she may have time to research.

**Motion by Steven Cohoon to adjourn, seconded by Michael Savage**

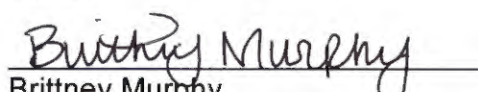
Motion carried 5-0

**10. ADJOURN:** 11:40 am



Michael Savage, Chairman

Attest:

  
Brittney Murphy  
OCE Customer Service Specialist