



Marion County

Development Review Committee

Meeting Minutes

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

Monday, April 7, 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

MEMBERS PRESENT:

Michael Savage Chairman (Building Safety Director)
Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:

Ken Weyra (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Sanders (911)
Linda Blackburn (Legal)
Don Watson (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Alex Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)
Debbie Lovell (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 31st, 2025

Motion by Michael Savage to adopt the minutes subject to the date being changed from March 24, 2025 to March 31, 2025, seconded by Ken McCann

Motion carried 5-0

4. PUBLIC COMMENT: None

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Pioneer Ranch Phase 5 - Final Plat

Project #2023080013 #31007

JCH Consulting Group

5.2. Jumbolair Hangar Phase 2 Complex - Major Site Plan

Project #2024050073 #32136

Rogers Engineering

5.3. Tire Service Center - SR 200 & SW 100th St - Major Site Plan

Project #2024110006 #32170

Bohler Engineering FL

5.4. Hillpointe SR 200 Timberridge SR 200 Multi-Family - Major Site Plan Revision

Project #2022010070 #32462

Kimley-Horn & Associates

5.5. Hoover Raymond P - Waiver Request for Family Division

17343 SE 260th Avenue Rd Umatilla

Project #2025030041 #32645 Parcel #51202-001-09

Hoover Raymond P

LDC 2.16.1.B(10) - Family Division

CODE state 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 to split out one acre as a family division for their daughter and to not share the existing driveway.

- 5.6. Piedra - Waiver Request to Major Site Plan**
8692 SW 45TH Ct Ocala
Project #2025030001 #32552
Parcel #35623-04-053 Permit #2024120884
Sauer and Sons Construction

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 because the parcel is over allowed impervious coverage with proposed structure. Enclosure is a 24-foot x 12-foot sun-room with gutter and downspouts. Requesting option for swale or French drain. Homeowner is using to warm and cool off all year round.

Motion by Chuck Varadin to approve items 5.2 – 5.6 on the consent agenda pulling item 5.1 for discussion, seconded by Ken McCann

Motion carried 5-0

Motion by Steven Cohoon to approve item 5.1 contingent on no discrepancies on the mylars, seconded by Chuck Varadin

Motion carried 5-0

6. SCHEDULED ITEMS:**6.1. DHRUV Mass Grading (Phase 2) - Waiver Request to Mass Grading Plan in Review****Ocala 484 Investment LLC****2392 SW HWY 484 Ocala****Project #2023010042 #32511 Parcel #41200-064-09****Tillman & Associates Engineering****LDC 2.12.8 - Topographical Contours**

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 requests waiver to use a survey more than 12 months old. The site topography has not changed since the previous survey was completed on 10/20/2022. Phase 1 Mass Grading is currently in progress.

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 requests waiver to utilize nearby DRA-3 borings for the purpose of the mass grading plan. Additional borings will be obtained with the future Major Site Plan or Improvement Plan. Based on the modeling provided with this permit, there is more than 4.3 feet of freeboard during the 100Y-24H storm, which is a considerable safety factor.

Motion by Steven Cohoon to deny the waiver request, seconded by Tony Cunningham

Motion carried 5-0

LDC 2.15.4.C - Commence Construction Prior to Mass Grading Plan Approval

CODE states all work shall be in accordance with approved plans.

APPLICANT requests waiver to commence site clearing and grading activities prior to plan approval at the developer's risk. A 100% gopher tortoise survey will be conducted prior to any construction activities.

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

Motion carried 5-0

6.2. Track and Card Pickleball Courts - Waiver Request to Major Site Plan in Review

Project #2024100015 #32084
Parcel #48476-001-00 & 48476-000-01
Tillman & Associates Engineering

LDC 2.12.8 - Topographic Contours

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 requests waiver to accept location survey without contours since the improvements are already constructed. Existing grades were minimally changed. Existing drainage patterns are maintained.

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

Motion carried 5-0

LDC 6.13.2.B(5) - Hydraulic Analysis

CODE states calculations shall minimally include: (5) Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

APPLICANT requests waiver to accept stormwater report submitted showing that the existing DRA has adequate capacity to accept the new impervious areas. The existing DRA was designed with a large amount of future impervious areas that were never built. The submitted report verifies this information.

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

Motion carried 5-0

LDC 6.13.2.A(11)(a)(b) - Construction Entrance & Erosion Control

CODE states plan sheets shall minimally show: (11) Erosion control measures, including: (a) The construction entrance location and controls; (b) Limits of silt fence, turbidity barrier, and other perimeter or intermediate controls.

APPLICANT requests waiver to not submit an erosion control plan since the improvements in question have already been constructed. This site plan submission is to take care of some unpermitted improvements.

Motion by Steven Cohoon to approve the waiver request, seconded by Tony Cunningham

Motion carried 5-0

- 6.3. Baseline Road Industrial - Waiver Request to Major Site Plan in Review**
6259 SE 78th St Ocala
Project #2024050052 #32452 Parcel #37490-000-00
Kimley Horn and Associates

LDC 6.13.6.A(3)(c) - Stormwater Quality Criteria

CODE states Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.

APPLICANT requests waiver to allow a stormwater pond depth of 7.5 feet. Similar pond depths have been approved on like-use projects in the County. Geotechnical borings do not indicate karst features area present in the pond excavation.

Motion by Steven Cohoon to table for one week, seconded by Michael Savage

Motion carried 5-0

- 6.4. Elementary School 'W' (PID# 8008-0000-15) - Waiver Request to Major Site Plan in Review**
14320 SW 70th Avenue Rd Ocala
Project #2024080012 #31889 Parcel #8008-0000-15
School Board of Marion County/ Kimley-Horn & Associates

LDC 6.10.2.A - Karst Topography and High Recharge Areas

CODE states an application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site.

APPLICANT requests waiver to the Karst Analysis requirement. A review checklist for MCPS projects is in process with Marion County administrative staff and is expected to be limited to issues of health, safety, and those that impact County facilities or rights-of-way.

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

Motion carried 5-0

LDC 7.1.3.J(1)(b) - Construction specifications

CODE states pipe size and materials. The use of reinforced concrete pipe shall conform to FDOT Standard Specifications. Other pipe material may be allowed if on the FDOT Qualified Products List (QPL), and with the approval of the County Engineer. For projects that are to be maintained by the County, justification for use of material other than reinforced concrete pipe shall include but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. For County projects, a value engineering proposal shall be provided with the justifications for the use of other than reinforced concrete pipe.

APPLICANT requests waiver from pipe material requirement. A review checklist is in

process with Marion County administrative staff and is expected to be limited to issues of health, safety, and those that impact County facilities or rights-of-way.

Applicant withdrew the waiver request

- 6.5. Lindale Office/Multipurpose Room Renovation with Covered Porch
Addition - Waiver Request to Major Site Plan in Review
5431 NE 35th St Unit 300 Silver Springs
Project #2023080122 #32359 Parcel #15897-000-00
Davis Dinkins Engineering**

LDC 6.13.2.C - Geotechnical Investigation Report

CODE states Geotechnical investigation report shall minimally include: (1) A summary of all subsurface exploration data and subsurface soil profiles. (2) Exploration logs, laboratory or in situ test results, groundwater information, the interpretation and analysis of the subsurface data. (3) Recommendations for design, discussion of conditions for solution of anticipated problems, and recommended geotechnical special provisions.

LDC 6.13.7.A - Geotechnical Criteria

CODE states Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.

LDC 6.13.2A(1)(2) - Contributing Basins/Tc

CODE states plan sheets shall minimally show: (1) All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. (2) The time of concentration, and travel path, for each watershed.

LDC 6.13.2.B(1)(2) Runoff Analysis / Tc

CODE states calculations shall minimally include: (1) Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. (2) Time of concentration and travel time analysis for hydrology and hydraulic systems.

LDC 6.13.2.A(4) - Stormwater Features

CODE states plan sheets shall minimally show: (4) all stormwater features, or connective elements located and identified that may have an impact on the existing or proposed system, including but not limited to cross-drains, natural weirs, water line of lakes, wetlands, rivers, springs, streams, canals and other manmade or natural features.

LDC 6.13.2.A(3) - Retention Design Parameters

CODE states plan sheets shall minimally show: (3) 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.

LDC 6.13.3.A(1)(2)(3) - Type of Stormwater Facility

CODE states 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 retention/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.

LDC 6.13.4.A - Stormwater Quantity Criteria

CODE states Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods.

LDC 6.13.2.B(4) - Hydrologic Analysis

CODE states calculations shall minimally include: (4) Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

LDC 6.13.4.C(1) - Discharge Conditions

CODE states Discharge conditions (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1.

LDC 6.13.2.B(6) - Freeboard

CODE states calculations shall minimally include: (6) A minimum freeboard of six inches shall be provided for all retention/detention areas.

LDC 6.13.4.D(1&2) - Recovery Analysis

CODE states Recovery. (1) All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. (2) For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre-difference in runoff for the 25-year 24-hour design storm when in an open basin or for the post minus pre-difference in runoff for the 100-year 24-hour design storm when in a closed basin. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.

LDC 6.13.5.A - Flood Plain & Protection

CODE states this section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by the Federal Emergency Management Agency (FEMA). The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone.

LDC 6.13.2.A(8) - Finish Floor Elevation Criteria

CODE states plan sheets shall minimally show: (8) Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.

LDC 6.13.6.A - Stormwater Quality Criteria

CODE states Methodology. Stormwater management systems may be designed using a combination of design techniques ranging from traditional to low impact. The method(s) utilized shall focus on enhancing the quality of stormwater discharge and recharge through shallow systems, the processes of adsorption, filtration, denitrification, ion exchange, nutrient uptake, microbial activity, and decomposition.

LDC 6.12.6.A&B - Roadway Flooding Level of Service

CODE states A. Subdivision Local and Minor Local Roads. Flooding due to the 25-year storm design high water level shall be below one-half of the travel lane. For internal flood evacuation routes, flooding due to the 100-year storm design high water level shall be below one-half of the travel lane. Further restrictions may be imposed by the County Engineer or his designee, for flood prone areas. B. Arterial, Collector, and Major Local Roads. All roads shall be designed to be above the 100-year storm design high water level for that basin. Flooding due to this event shall not encroach into the travel lane.

LDC 6.13.6.C(2)(3)(4) - Best Management Practices

CODE states Best Management Practices (BMPs) are characterized as runoff prevention, retention, detention, and pollution prevention. The following BMPs are required and shall be incorporated as part of the project's stormwater management system and demonstrated by a permit from another agency if applicable. (2) A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility. Excavation and backfill of suitable material may be made to meet this criterion. (3) Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds. (4) Other best management practices are encouraged, such as but not limited to routine street sweeping, and fertilizer free zones. When practices such as these are proposed and documented in a manner that is enforceable, the County Engineer may accept these as an additional treatment technique.

LDC 6.13.8.A - Stormwater Conveyance Criteria

CODE states Methodology. Calculations for stormwater collection and transmission systems shall be designed using the Rational Method based on FDOT Zone 7 Intensity - Duration Curves. Ditch and storm drain flow capacity shall be determined from Manning's Formula with coefficients of roughness based on an assumption of conditions of ultimate development.

LDC 6.13.2.B(5) - Hydraulic Analysis

CODE states calculations shall minimally include Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

LDC 6.13.8.B(3) - Lane Spread Calculations

CODE states (3) Lane spread. Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results: (a) Subdivision Local and Minor Local Roads. The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement. (b) Arterial, Collector, and Major Local Roads. The allowable lane spread shall leave 8 feet of travel lane dry in each direction.

LDC 6.13.2.A(11)(a) - Construction Entrance

CODE states plan sheets shall minimally show: (11) Erosion control measures, including: (a) The construction entrance location and controls. LDC

6.13.2.A(12) - Stormwater Details, Cross Sections, References CODE states plan sheets shall minimally show: (12) Details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.

APPLICANT requests waiver of the stormwater management requirement for the addition of approximately 2,800 square feet of impervious surface that is associated with the renovation of an existing structure to become a private clubhouse and pool to serve the existing Lindale Mobile Home Park. Together with the future addition of three additional mobile homes. As illustrated on the exhibits and the previously submitted site plan, the existing impervious associated with the storage yard will be removed, a pool and two parking spaces (1 handicap accessible), will be added. The total additional impervious area is internal to the mobile home park and is de minimis in relation to the overall watershed area. St. John's River Water Management District has issued a "no permit required" for this revision. Stormwater is proposed to be directed as it has historically traveled, the ownership of the adjacent mobile homes is the same as the applicant, and the existing building will be connected to central water and sewer that currently serve the development.

Motion by Steven Cohoon to approve subject to all related stormwater sections of the code for this major site plan submittal be resolved through stormwater compliance with stormwater staff, seconded by Tony Cunningham

Motion carried 5-0

- 6.6. Nancy Renyhart Center for Dementia-Building Renovations - Waiver Request to Major Site Plan**
2891 SE 62nd St All Units Ocala
Project #2025030075 #32668 Parcel #3582-315-001
Permit #2025011011
Ardurra Group

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 previously permitted with Marion Co. Project includes renovations to existing building. Footprint of building does not change however, screen room on north side of the building will become air-conditioned space (about 115 square feet). Parking for additional square feet and new use can be accommodated on site. Sidewalk (west side) will be widened (360 square feet). Small additional impervious will not impact the existing drainage.

Motion by Steven Cohoon to approve the waiver request subject to there being no unknown impervious that was not previously permitted as well as submitting a letter

with the total number of parking spots along with the total square footage, seconded by Chuck Varadin

Motion carried 5-0

6.7. SSS Animal Hospital 2024 Expansion - Waiver Request to Major Site Plan in Review

7121 SE Maricamp Rd Ocala

Project #2024110018 #32192 Parcel #9007-0100-36

Abshier Engineering

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 we have 2 borings on site with similar results on site. 2 borings per DRA is not needed.

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

Motion carried 5-0

LDC 6.13.2.A(3) - 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 states DRA's are really close to existing grades. Berm is not needed.

Motion by Steven Cohoon to approve the waiver request with the understanding that the berm width does not go below three feet, seconded by Ken McCann

Motion carried 5-0

LDC 6.7.4. - Shade trees

CODE states Shade trees are required for all developments excluding residential developments. A. 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. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.

APPLICANT states power lines prevent shade trees to be planted in buffers.
Request ornamentals in buffers count towards shade tree requirements.

Motion by Michael Savage to approve the waiver request with a one-to-one basis replacement of shade tree submitted, seconded Chuck Varadin

Motion carried 5-0

- 6.8. Detached Garage - Waiver Request to Major Site Plan**
700 SE 48th Ave Ocala
Project #2025030057 #32639 Parcel #2747-002-008
JSC Contracting

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 a 25-foot by 40-foot storage/detached garage.

Need to know what we would need to do for drainage once built.

Motion by Michael Savage to table this item for one week, seconded by Tony Cunningham

Motion carried 5-0

- 6.9. Sykes Eddie Sykes Sherry - Family Division Waiver Request**
Project #2025030032 #32605 Parcel # 40139-006-24
Eddie Sykes

LDC 2.16.1.B(10) - Family Division

CODE state 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 to split out one and a half acres to daughter, Nancy Day, for a family division and to not share the existing driveway currently off the prescriptive road but rather her access will be on SE 183rd Avenue Rd.

Motion by Chuck Varadin to approve the Family Division, seconded by Steven Cohoon

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

Michael savage mentioned he recently send out a list of DRC Staff meeting coverage. If can serve on a day coordinate with Directors (Committee members and alternates) to provide coverage.

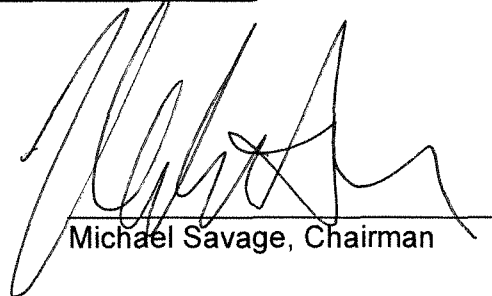
9. OTHER ITEMS:

Steven Cohoon mentioned the County was awarded a grant for improvements on Hwy 464 (SE Maricamp Road) from SE 58th Avenue/State Road 35 south to SE 108th Terrace, an approximately 9-mile rural segment. Grant discussions to start within the next month or so and improvements may include pedestrian improvements, a trail or sidewalk in an out of the power lines. As staff works through details of the grant there is opportunity for landscaping in and around those areas. Also, for people who come in for requests for the site plan process I'm not sure what the easement language is but there may be restrictions for landscaping in documents relating to the power lines. When reviewing applications, it may be worthwhile for staff to look at the easement language in those areas.

Motion by Tony Cunningham to adjourn, seconded by Steven Cohoon

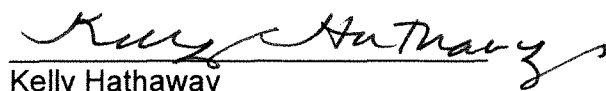
Motion carried 5-0

10. ADJOURN: 10:07 AM



Michael Savage, Chairman

Attest:



Kelly Hathaway
Development Review Coordinator