



Marion County

Development Review Committee

Meeting Minutes

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

Monday, June 3, 2024

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:

Michelle Fanelli for Michael Savage Chairman (Building Safety Director)
Michelle Hirst for Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Josh Kramer for Jody Kirkman (Utilities Director)

OTHERS PRESENT:

Ken Weyrauch (Planning/Zoning)
Marcus Lloyd (Planning/Zoning)
Ken Odom (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Riley Jones (Office of the County Engineer)
Heather Ringo (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Chelsea Figueroa (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. May 20, 2024

Motion by Michelle Fanelli 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

- 5.1. Ocala Crossings South Phase Three - Final Plat**
Project #2023010074 #31013
A.M. Gaudet & Associates

The associated improvement plan (AR 30292) for this subdivision was satisfactorily complete on 5/23/24.

- 5.2. Copperleaf - Final Plat**
Project #2006060037 #30812
Halff

This plat along with an improvement agreement with bond is in queue for the BCC agenda on 6/18/24.

- 5.3. SW 100th Street East PUD - Preliminary Plat**
Project #2021080035 #28951
Radcliffe Engineering

- 5.4. SW 100th Street West PUD - Preliminary Plat**
Project #2022070105 #29089
Radcliffe Engineering

- 5.5. Bob's Coin & Jewelry - Major Site Plan**
Project #2023080079 #30542
Infinite Engineering

- 5.6. Advance Auto Parts - Major Site Plan**
Project #2023030035 #30435
Davis Dinkins Engineering

Motion by Michelle Fanelli to approve items 5.1 through 5.6 on the consent agenda, seconded by Michelle Hirst

Motion carried 5-0

6. SCHEDULED ITEMS:

- 6.1. Romeo Acres - Agricultural Lot Split**
Project #2022120049 #29544
Radcliffe Engineering

A waiver to the establishment of a MSTU (#29867) was DRC approved on 3/20/23 and BCC approved on 4/18/23.

Motion by Michelle Hirst to approve, seconded by Michelle Fanelli

Motion carried 5-0

- 6.2. SW 100th Street PUD - East - Waiver Request to Improvement Plan in Review**
Project #2021080035 #30222 Parcel #35695-033-00
Radcliffe Engineering

LDC 2.18.3.E - Review and approval procedures

CODE states A construction permit shall be issued by the Office of the County Engineer at the time of plan approval or prior to commencing construction in the case of offsite improvements.

APPLICANT requests a waiver to commence construction prior to Improvement Plan approval to begin clearing and earthwork at the Developer's own risk. Improvement Plans are close to approval. All departments are approved except traffic, subject to approval of SW 100th Street off-site improvements, currently under review and minor note corrections for Utilities which have been internally reviewed subject to resubmittal.

Motion by Steven Cohoon to approve the waiver request, seconded by Chuck Varadin

Motion carried 5-0

- 6.3. SW 100th Street PUD - West - Waiver Request to Improvement Plan in Review**
Project #2022070105 #29965 Parcel #35695-033-00
Radcliffe Engineering

LDC 2.18.3.E - Review and approval procedures

CODE states A construction permit shall be issued by the Office of the County Engineer at the time of plan approval or prior to commencing construction in the case of offsite improvements.

APPLICANT requests a waiver to commence construction prior to Improvement Plan approval to begin clearing and earthwork at the Developer's own risk. Improvement Plans are close to approval. All departments are approved except traffic, subject to approval of SW 100th Street off-site improvements, currently under review.

Motion by Michelle Hirst to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

6.4. Cherry Ridge Farms - Agricultural Lot Split
Project #2024010047 #31055
Rogers Engineering

A waiver to the establishment of a MSTU (#31054) was DRC approved on 4/22/24 and BCC approved on 5/21/24.

Motion by Steven Cohoon to approve subject to the Office of the County Engineer holding on to the mylars for recording until such time as an email is sent by the applicant to the Office of the County Engineer stating that comments have been cleared from 911 and the driveway component, seconded by Michelle Hirst

Motion carried 5-0

6.5. Gomez-Allard Estates - Agricultural Lot Split
Project #2022070124 #28904
Rogers Engineering

A waiver to the establishment of a MSTU (#28903) was DRC approved on 11/14/22 and BCC approved on 12/6/22.

Motion by Steven Cohoon to approve subject to the Office of the County Engineer holding on to the mylars for recording until such time as an email is sent by the applicant to the Office of the County Engineer stating that comments have been cleared from 911 and the driveway component, seconded by Michelle Hirst

Motion carried 5-0

6.6. Calcutta Farms - Waiver Request to Establishment of County MSBU
Project #2024040080 #31451 Parcel #00108-005-00
Rogers Engineering

LDC 2.16.1.B(8)(G) - Establishment of 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 provide an easement agreement that stipulates maintenance.

Motion by Steven Cohoon to table until Legal is able to review the legal agreement, seconded by Chuck Varadin

Motion carried 5-0

6.7. Aldana Duplexes - Waiver Request to Minor Site Plan in Review
Project #2024040090 #31457 Parcel #8009-1275-08
Rogers Engineering

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 wishes to pay fee \$2,525.00 in lieu of sidewalk construction.

Motion by Michelle Hirst to approve the waiver request subject to notating the waiver approval on the plan submittal, seconded by Michelle Fanelli

Motion carried 5-0

6.8. Douglas M Dawson Subdivision - Waiver Request to Final Plat in Review
3540 SE 22nd AVE Ocala
Project #2023080121 #30586 Parcel #29860-011-00
R.M. Barrineau and Associates

LDC 6.12.2.A - Right of way

CODE states Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

APPLICANT requests a waiver as ROW shall be platted or dedicated according to standards set out in 6.12.1. ROW can be by easement if approved by DRC.

Developer requests waiver because this is 3 lot sub that has an existing driveway that will be in an easement for ingress/egress.

Motion by Michelle Fanelli to approve the waiver request, seconded by Steven Cohoon

Motion carried 5-0

LDC 6.12.12.A - Sidewalks

CODE states 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. APPLICANT requests a waiver as code states that sidewalks shall be provided along streets that front the project and internal roadways. There is no internal roadway. There are no sidewalks on the west side of SE 22nd Avenue, a minor road from SE 31st Street to SE 38th Street. All parcels are developed.

Motion by Chuck Varadin to approve the waiver request, seconded by Michelle Fanelli

Motion carried 5-0

- 6.9. Dollar Tree International Expansion (Revision to 25768) - Waiver Request to Major Site Plan Revision in Review**
Project #2020100110 #30924 Parcel #41205-002-00
H+M Architects/Engineers

LDC 2.21.3.C - Review and approval procedures

CODE states upon approval by DRC, a Building Permit may be issued and such approval is authority for applicant to proceed with the site improvements shown on the approved Major Site Plan.

APPLICANT requests a waiver for issuance of building permit prior to Major Site Plan approval.

Motion by Josh Kramer to table giving staff time to review, seconded by Michelle Hirst
Motion carried 5-0

- 6.10. Major Site Plan for Marion Soccer Academy - Waiver Request to Major Site Plan in Review**
11638 S US HWY 301 Belleview
Project #2024020094 #31215 Parcel #39151-000-00
Abshier Engineering

LDC 6.12.12(A,B,C,D) - 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 as there would be no sidewalks attached to the proposed "246 feet of sidewalk" along the front end of the property (east end of property). It would be a completely remote and secluded sidewalk in this unincorporated sector of Marion County. In our estimate, a possible misuse of our modest capital that would be better spent elsewhere on the project for the enjoyment of our kids and athletes.

Motion by Michelle Hirst to approve the waiver request for fee in lieu of sidewalk, seconded by Steven Cohoon
Motion carried 5-0

6.11. Polo Lane - Waiver Request to Major Site Plan

Project #2024050054 #31575 Parcel #23935-002-00
JCH Consulting 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 requests a waiver to a major site plan for new construction of a residential residence that will exceed 9,000 square feet of impervious. Onsite stormwater controls will be constructed to prevent runoff on adjacent parcels.

Motion by Michelle Fanelli 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 Steven Cohoon

Motion carried 5-0

6.12. Optimum RV Service Center - Waiver Request to Major Site Plan in Review

7288 S Pine AVE Ocala

Project #2021050067 #27366 Parcel #36474-000-00 & 36475-000-00
Kimley-Horn & Associates

LDC 6.8.6.K.(4) - Buffers

CODE states D-Type buffer shall consist of a 15-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 25 percent of the required buffer.

APPLICANT requests a waiver for shrubs and groundcover requirement in western buffer. Due to existing vegetation on adjacent property, groundcovers and shrubs in this area would not receive adequate sunlight. Staff supports the waiver.

After discussion the applicant withdrew this waiver.

LDC 6.8.7.C - Parking areas and vehicular use areas

CODE states 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.

APPLICANT requests a waiver to exclude parking islands from RV parking areas. Code required parking will be provided outside the fence of the service center and will meet island spacing requirements.

Motion by Michelle Fanelli to approve the waiver request, seconded by Michelle Hirst

Motion carried 5-0

6.13. Trailhead North Mass Grading Plan - Waiver Request to Improvement Plan in Review

**Project #2024040063 #31432 Parcel #8007-1099-02, 8007-1124-00, 41200-004-00, 41200-006-00, 41200-011-01, 41200-034-00, 41200-035-00, 41200-036-00, 41200-037-00
Kimley-Horn & 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 for a pond depth of 8 feet to provide stormwater quantity volume in ponds TW-01, TW-03 and TV-04. Boring logs show consistent conditions with deep layers of sandy soils and low ESHWT depths.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst

Motion carried 5-0

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.

APPLICANT requests waiver to waive the requirement for a sidewalk on the west side of SW 20th Avenue Road. Sidewalk is provided only on the east side of the existing portion of SW 20th Avenue Road directly south of the project.

Motion by Steven Cohoon to approve the waiver request, seconded by Michelle Hirst

Motion carried 5-0

- 6.14. Farrior Investments LTD - Rezoning to PUD with Concept Plan**
Project #2011100012 #31344
Tillman & Associates Engineering

This item was previously denied by P&Z.

Motion by Michelle Fanelli to transmit to Board of County Commissioners with staff comments, seconded by Steven Cohoon

Motion carried 5-0

- 6.15. Highland Homes/SW 95th ST - Rezoning to PUD with Concept Plan**
Project #2024010044 #31268
Halff

This item was moved to the end of the meeting for discussion as a Conceptual Plan without the rezoning component.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

- 6.16. Acristo Investments LLC - Rezoning to PUD with Concept Plan**
Project #2024030073 #31342
Adan Ordonez

This item was previously approved by P&Z.

Motion by Michelle Fanelli to transmit to Board of County Commissioners, seconded by Michelle Hirst

Motion carried 5-0

- 6.17. Saldarriaga Camilo - Rezoning to PUD With Concept Plan**
Project #2023120068 #31123
Corta Ocala

This item was already approved by P&Z and the BCC but with major changes not reflected in this plan set.

Motion by Michelle Hirst to table until applicant comes back with changes to the plan set, seconded by Michelle Fanelli

Motion carried 5-0

- 6.18. 1027 SE 50th Terrace- Waiver Request to Major Site Plan**
Project #2019010040 #31536 Parcel #29693-000-00
Kevin Christensen

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.

APPLICANT requests a waiver to obtain a building permit to build the addition on our property.

Motion by Steven Cohoon 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 Josh Kramer

Motion carried 5-0

6.19. James Aucamp - Waiver Request to Major Site Plan

3405 SW 52nd Ter Ocala

Project #2024050036 #31547 Parcel #2385-012-018

Aucamp James

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 as they are going over impervious area due to pool and patio paver area 30'x50'.

Motion by Steven Cohoon 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 or subject to the applicant supplying the HOA letter, seconded by Michelle Hirst

Motion carried 5-0

6.20. Pittman Residential Pool - Waiver Request to Major Site Plan

16070 SE 115th Ave Weirsdale
Project #2024050037 #31550
Parcel #48160-000-00 Permit #2024043049
Yandles Splash Time Pools

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 as impervious calculation on ESOZ are correct, the driveway is gravel, not concrete. Current impervious coverage is 8498 square feet, the pool area will add 1023 square feet making the total 9521 square feet. DRA is being constructed on rear of property as shown on ESOZ.

Motion by Michelle Fanelli 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 Steven Cohoon

Motion carried 5-0

6.21. James Marshall - Waiver Request to Major Site Plan

19600 SW 77th Loop Dunnellon
Project #2024050042 #31555
Parcel #33172-166-00 Permit #2024033316
Sauer & 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 property is over impervious coverage for construction of patio cover on new concrete slab by 266 square feet. Homeowners will use patio cover to enjoy outside but out of direct heat. Proposed structure doesn't cross rear or side setbacks. Homeowner/contractor proposing install of swale to allow for stormwater runoff. Homeowner provided HOA approval from development.

Motion by Steven Cohoon 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 or subject to the applicant supplying the approved HOA letter, seconded by Josh Kramer

Motion carried 4-0

- 6.22. Goodman / Stormwater Containment - Waiver Request to Major Site Plan
8881 SW 205th Cir Dunnellon
Project #2024050041 #31554
Parcel #3292-066-082 Permit #2024041986
Jerome Goodman

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 pour a 57-foot by 28-foot concreted pad to be used as an athletic court.

Motion by Steven Cohoon to deny the waiver request due to the applicant not being in attendance, seconded by Chuck Varadin

Motion carried 5-0

- 6.23. 12301 SE 176th Loop Stonecrest - Waiver Request to Major Site Plan
Project #2024050043 #31558 Parcel #6270-202-011
Travis William

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 for a 208 square foot concrete pad. Removing 6x12 square foot existing concrete to be replaced with new concrete.

Motion by Steven Cohoon 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 Chuck Varadin

Motion carried 5-0

6.24. Ramdane-Raju - Waiver Request to Major Site Plan

7685 SE 23rd Ter Ocala

Project #2024050027 #31534

Parcel #3651-009-005 Permit #2024042767

Hyperion Pools D/B/A Pools & More

Denied 5/20/24, Applicant was not in attendance. Applicant requests to be reheard.

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 the major site plan for the pool and deck. The site will be over the allowed 4,600 square feet per Legendary Trails Improvement Plan.

The total amount of impervious coverage for the deck is 1,246 square feet.

Motion by Steven Cohoon to rehear, seconded by Michelle Hirst

Motion carried 5-0

Motion by Steven Cohoon 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 Chuck Varadin

Motion carried 5-0

6.25. Gillean Cariolyn D - Waiver Request for Family Division

7137 S Magnolia Ave Ocala

Project # 2024050033 #31542 Parcel # 36342-006-03, 36342-006-01

Gillean Cariolyn D

LDC 2.16.1.B(10) - Division of Land

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 as the parties' desire to modify the previously approved Family Division project #2004060021 to expand parcel # 36342-006-03, owned by Peter M Jensen and Cynthia Jensen as depicted on Exhibit A attached here to and incorporated herein.

After discussion agent for applicant withdrew the application.

- 6.26. Berecz Illona - Waiver Request for Family Division**
Project #2024050035 #31545 Parcel #31789-000-00
Berecz Illona

LDC 2.16.1.B(10) - Division of Land

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 states splitting property with my son so he can build a house. Property will be divided evenly with my son, Jonathan Berecz. The left parcel will be Jonathan's and the right parcel will be Illona and Roberts. Equally +/- 1.57 acres each.

Motion by Steven Cohoon to deny, seconded by Michelle Hirst

Motion withdrawn by Steven Cohoon, seconded by Michelle Hirst

Motion by Chuck Varadin to table pending applicant's notification to surrounding homeowners of potential address change and connection with staff, seconded by Michelle Hirst

Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

Discussed item 6.15. Highland Homes/SW 95th ST - Rezoning to PUD with Concept Plan, Project #2024010044, Application Request #31268.

Motion was to deny as listed above.


8. DISCUSSION ITEMS: None

9. OTHER ITEMS: None

Motion by Josh Kramer to adjourn, seconded by Steven Cohoon

Motion carried 5-0

10. ADJOURN: 11:29 am


Michael Savage, Chairman
Ken McGinnis, Vice Chair

Attest:


Brittney Murphy
OCE Customer Service Specialist