



Marion County

Development Review Committee

Meeting Minutes

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

Monday, September 9, 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:

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

OTHERS PRESENT:

Alice Webber (Planning/Zoning)
Ken Odom (Planning/Zoning)
Chris Rison (Planning/Zoning)
Ken Weyrauch (Planning/Zoning)
Susan Heyen (Landscape/Parks)
Michelle Hirst (911 Management)
Dana Olesky (Legal)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Cheryl Weaver (Office of the County Engineer)
Brittney Murphy (Office of the County Engineer)
Kristen Savage (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. August 26, 2024

Motion by Ken McCann to approve the minutes, seconded by Jody Kirkman

Motion carried 5-0

4. PUBLIC COMMENT:

Jacques Raphael discussed a change in the easement for his family division, item 5.11. This item was pulled for discussion.

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Convenience Store @ US Hwy 441 & SE 147th PL - Major Site Plan
Project #2023060042 #30312
Native Engineering

5.2. Emerson Pointe Phase 2 - Preliminary Plat
Project #2024020065 #31172
Tillman & Associates Engineering

5.3. YMOR CR484 - Mass Grading Plan
Project #2024010032 #31038
Tillman & Associates Engineering

5.4. Camila Estates Phase 1 - Major Site Plan
Project #2022010022 #28653
Tillman & Associates Engineering

5.5. Southwind Maintenance Building - Major Site Plan
Project #2024020038 #31151
Michael W. Radcliffe Engineering

5.6. RD Plaza Warehouses - Major Site Plan
Project #2024010064 #31078
Menadier Engineering

5.7. Daybreak Ocala - Major Site Plan
Project #2021060065 #27299
Kimley-Horn & Associates

- 5.8. Labrecque Residence - Waiver Request to Major Site Plan**
6658 SW 109th Ln Ocala
Project #2024080055 #31897 Parcel #35695-036-16
Yandle's 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 the lots allows 3213 square feet coverage and currently has 3375 square feet. adding the pool area will add 384 square feet making the total 3759 square feet. The HOA has approved the additional runoff.

- 5.9. Walto Job - Waiver Request to Major Site Plan**
19490 SW 79th St Dunnellon
Project #2024080092 #31947
Parcel #33172-154-00 Permit #2024081298
Outback 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 to the major site plan for adding a pool deck. The site will be over the allowed 4,205 square feet. The above referenced lot currently has 4,120 square feet of impervious coverage and the proposed project will add 592 square feet of impervious coverage.

- 5.10. Morrison Jack Y - Waiver Request for Family Division**
8800 SW 9th Street Rd Ocala
Project #2024080080 #31930 Parcel #21226-001-00
Brea Dodge

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 request a waiver to give 3 acres to granddaughter (Brea Dodge).

Motion by Jody Kirkman to approve items 5.1 through 5.10 on the consent agenda pulling items 5.11 and 5.12 for discussion, seconded by Ken McCann

Motion carried 5-0

5.11. Raphael Jacques E - Waiver Request for Family Division

3690 SE 115th St Belleview

Project #2024080069

#31919

Parcel #37389-006-00

Raphael Jacques E

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 request a waiver to give 1.33 acres to son, Xavier, with a 40' shared easement

Motion by Jody Kirkman to approve based on the understanding that an acceptable easement document needs to be supplied to Growth Services, seconded by Ken McCann

Motion carried 5-0

**5.12. Optimum RV - Rezoning to PUD with Concept Plan
Project #2024080001 #31847
Klein & Klein**

Motion by Chuck Varadin to table this item until the applicant is ready to bring it back with the changes as discussed and not to exceed 30 days, seconded by Ken McCann

Motion carried 5-0

6. SCHEDULED ITEMS:

**6.1. City of Belleview Utilities Water and Sewer Connection Waiver – Waiver Request to Water and Wastewater Connection
9830 SE 36th Ave Belleview
Project #2024030076 #31346 Parcel #3682-009-001
Freytes Erick R**

This item was tabled on 8/26/24 allowing time for Marion County Utilities (MCU) to review new documentation provided from applicant. This item is now ready to be reheard.

Applicant requests to be reheard. This item was previously approved by DRC on 4/8/24. The motion for the water connection was approved to use existing well on site. The motion for the sewer connection was approved using a nitrogen reducing septic system in lieu of connecting to the City.

LDC 6.14.2.B(1)(A) - Connection Requirements & 6.14.2.B(2)(A)1 - Connection Requirements

CODE states new single family residential 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.

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an on-site pumping station.

APPLICANT requests a waiver as permittee has a Mobile Home on site mid 1980s that burned in the early 2000s and is now permitting for a new SFR. The new home will be able to use the existing well and septic that are on site. Estimate cost to run

on site water and sewer lines are approximately \$20k plus City of Belleview utilities connection fees. The site plan was approved with a well and septic. the owner did not know connection was required until the finals were ready to be called in.

Motion by Jody Kirkman to rehear, seconded by Steven Cohoon

Motion carried 5-0

Motion by Jody Kirkman to reaffirm his previous motion that the applicant needs to connect to City of Belleview Utilities or in lieu of connection to install a nitrogen reducing septic system, seconded by Steven Cohoon

Motion carried 5-0

- 6.2. **Estela Living-Sabana Farms - Waiver Request to Preliminary Plat in Review**
3718 NW 44th Ave Ocala
Project #2024060071 #31715 Parcel #13709-001-00
Tillman & Associates Engineering

LDC 6.12.9.K - Subdivision roads and related infrastructure

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests a waiver to reduce design speeds to a minimum of 10mph. Proposed curves warranting this design speed will have proper signage per MUTCD.

Motion by Steven Cohoon to approve the waiver request subject to meeting all MUTCD requirements, seconded by Jody Kirkman

Motion carried 5-0

- 6.3. **Estela Living-Sabana Farms - Waiver Request to Improvement Plan in Review**
3718 NW 44th Ave Ocala
Project #2024060071 #31716 Parcel #13709-001-00
Tillman & Associates Engineering

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 roadways will remain private & ROW width will be 40 feet wide with a 10 feet drainage and utility easement for a total width of 60 feet.

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

Motion carried 5-0

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 to reduce berm width from 12 feet to 5 feet. The ponds will be privately owned and maintained by a HOA.

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

Motion carried 5-0

This item is under the authority of the County Engineer; a deviation request will be reviewed.

LDC 6.11.5.B(3) - Driveway Access

CODE states driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis.

APPLICANT requests a waiver for a driveway spacing for a secondary entrance required by Marion County LDC 6.11.4 Access Management. N.W. 44th Ave has a posted speed limit of 45 MPH, driveway spacing required is 440 feet due to limited roadway frontage. Our spacing is 350 feet for the secondary access.

LDC 2.18.4.C - Construction, completion, and close out

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

APPLICANT requests a waiver to commence construction prior to plan approval and approve early site work permit at the Developers risk.

Motion by Jody Kirkman to deny the waiver request, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.12.9.K - Subdivision roads and related infrastructure

CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests a waiver to reduce design speeds to a minimum of 10mph. Proposed curves warranting this design speed will have proper signage per MUTCD

Motion by Steven Cohoon to approve the waiver request subject to working with staff and meeting all MUTCD requirements, seconded by Jody Kirkman

Motion carried 5-0

6.4. Neighborhood Business Park at Palm Cay - Waiver Request to Major Site Plan in Review

**Project #2022070089 #31579 Parcel #35770-055-21
Kimley-Horn & Associates**

This item was tabled for two weeks on 8/26/24.

Motion by Jody Kirkman to rehear, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.8.B - Building landscaping

CODE states B. 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 allow less than 60 percent minimum screening of building due to proposed use and bay doors on each unit.

Motion by Chuck Varadin to approve the waiver request subject to the condition that they put the additional plantings in the north buffer, seconded by Michael Savage

Motion carried 5-0

LDC 6.8.6.K(2) - Buffers

CODE states B-Type buffer shall consist of a 20-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 50 percent of the required buffer.

APPLICANT requests waiver from buffer wall requirement and to allow existing trees and natural vegetation to be used towards the buffer plant material requirements. Buffer trees were noted to be saved during mass grading of the site.

Motion by Chuck Varadin to deny the waiver request, seconded by Jody Kirkman

Motion carried 5-0

LDC 6.8.7.A. - 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.

APPLICANT requests waiver from hedge planting requirements along the southern edge of the parking as it is interior to the site and will be adequately screened by the southern buffer.

Motion by Chuck Varadin to deny the waiver request and to have the applicant adhere to the code, seconded by Jody Kirkman

Motion carried 5-0

6.5. 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 2.1.3 - Order of Plan Approval

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

APPLICANT requests a waiver to allow for the approval of the Improvement Plan prior to the submittal of a Preliminary Plat. There is no proposed subdivision or plat of the subject property at this time.

Motion by Steven Cohoon to approve the waiver request contingent on Land Use review of the Improvement Plan, seconded by Chuck Varadin

Motion carried 5-0

6.6. Futch Residence - Waiver Request to Major Site Plan

**5280 SW 7th Avenue Rd Ocala
Project #2007030049 #31907 Parcel #36243-000-00
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 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 Ken McCann 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

6.7. Southern Heritage - Riddle - Waiver Request to Major Site Plan
Project #2024080067 #31915
Parcel #07198-009-00 Permit #2024062301
Jennifer's Permitting Service

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 proposed 3,823 square feet main house; Extra square footage is approximately 18,379 on 20 acres. The site impervious coverage will be approximately 2.54%; Requesting to work with Stormwater to address the additional runoff.

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 Ken McCann

Motion carried 5-0

6.8. Mario Licciardello - Waiver Request to Major Site Plan
16370 SE 21st Ave Summerfield
Project #2021080078 #31916
Parcel #44784-022-00 Permit #2024073003
Licciardello 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 a waiver to the major site plan for a second residence. The site will be over the allowed 9,000 square feet per Marion County LDC. The proposed amount to be added is 14,732 square feet.

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 and review of the ownership of the DRA on site, seconded by Chuck Varadin

Motion carried 5-0

- 6.9. Reddy Pool Construction - Waiver Request to Major Site Plan**
275 NW 113th Cir Ocala
Project #2024080081 #31929
Parcel #2130-003-011 Permit #2024081844
Paragon Pools of NCF

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 the site is 1.03 acres. The owner will compensate for the increase of runoff from the future planned impervious area over 9,000 sf. We will work with Marion County Stormwater staff on the required stormwater controls.

Motion by Steven Cohoon to approve the waiver request conditionally subject to providing the corrected acceptance letter from the HOA or 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 supplying an updated letter from the HOA accepting the additional runoff, seconded by Chuck Varadin

Motion carried 5-0

- 6.10. Milford Nicole - Waiver Request for Family Division**
14050 N Magnolia Ave Citra
Project #2024080072 #31921 Parcel #07774-000-00
Cristen Cox

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 request a waiver to give 3.02 acres to Cristen Cox, stepdaughter. They would like to use its own 200ft of frontage and not a 40ft easement. The parcel is located in the Urban Growth Boundary.

Motion by Steven Cohoon to approve the waiver request so long as they only have one functional driveway, seconded by Jody Kirkman

Motion carried 5-0

**6.11. Portion of Sunset Avenue aka SE 174th Place in Belleview Hills Manor
Road Closing / Abrogation
Project #2024020057 #31166
Joseph True**

This item was tabled on 2/26/24 allowing the Applicant to get a survey and to work out the separation and shared easement for both properties. Applicant requests to be reheard.

The Petitioner is requesting to abrogate that certain portion of Sunset Avenue lying between and adjacent to Lot 18, Block H, and Lot 17, Block G, Belleview Hills Manor, Plat Book Unr, Page 115. Additionally, Petitioners agree to grant a utility easement to Marion County Utilities for future connections to the west.

Motion by Steven Cohoon to rehear, seconded by Jody Kirkman

Motion carried 5-0

Motion by Steven Cohoon to approve the road abrogation, seconded by Jody Kirkman

Motion carried 3-2 with Chuck Varadin and Michael Savage voting in opposition

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS:

Steven Cohoon brought up that the committee had heard 64 waivers in the month of August.

9. OTHER ITEMS:

Chuck Varadin reminded the committee of the importance of making clear motions for items.

Motion by Chuck Varadin to adjourn ,seconded by Steven Cohoon

Motion carried 5-0

10. ADJOURN: 10:39 am



Michael Savage, Chairman

Attest:



Kristen Savage
OCE Customer Service Specialist