



# **Marion County**

## **Development Review Committee**

### **Meeting Minutes**

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

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**Monday, June 10, 2024**

**9:00 AM**

**Office of the County Engineer**

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MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

#### **1. ROLL CALL**

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

Michelle Fanelli for 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)  
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)  
Kristen Savage (Office of the County Engineer)

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

**3. ADOPT THE FOLLOWING MINUTES:**

**3.1. June 3, 2024**

**Motion by Jody Kirkman to approve the minutes, seconded by Chuck Varadin**

Motion carried 4-0

**4. PUBLIC COMMENT: None**

**5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL**

- 5.1. Woolley - Waiver Request to Major Site Plan**  
**17126 SE 117th Cir Summerfield**  
**Project #2024050099 #31622**  
**Parcel #6264-001-014 Permit #2024041446**  
**Jennifer's Permitting Services**

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

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1)

Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver to install a bird cage on the rear of the house. This project does not increase the existing impervious square feet but it is homeowner will eventually pavers underneath; Requesting to work with Stormwater HOA has approved; submitted with this application. Currently 4,229 square feet; 40.45 percent.

- 5.2. JF145 - Waiver Request to Major Site Plan**  
**7143 SW 179th Court Rd Dunnellon**  
**Project #2024050083 #31607**  
**Parcel #34546-145-00 Permit #2023122591**  
**Adams Homes of Northwest Florida**

**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 this subdivision only allows for 2,500 square feet of impervious. Proposed SFR is 4,082 square feet. Request for allowance of additional 1,582 square feet.

- 5.3. JF146 - Waiver Request to Major Site Plan**  
**7173 SW 179th Court Rd Dunnellon**  
**Project #2024050084 #31608**  
**Parcel #34546-146-00 Permit #2023122598**  
**Adams Homes of Northwest Florida**

**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 this subdivision only allows for 2,500 square feet of impervious. Proposed SFR is 4,531 square feet. Request for allowance of additional 2,031 square feet.

- 5.4. JF205 - Waiver Request to Major Site Plan**  
**7096 SW 179th Court Rd Dunnellon**  
**Project #2024050082 #31606**  
**Parcel #34546-205-00 Permit #2023122595**  
**Adams Homes of Northwest Florida**

**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 this subdivision only allows for 2,500 square feet of impervious. Proposed SFR is 3,689 square feet. Request for allowance of additional 1,189 square feet.

- 5.5. Fullerton - Waiver Request to Major Site Plan**  
**3630 SW 52nd Ter Ocala**  
**Project #2024050039 #31551**  
**Parcel #2385-011-010 Permit #2024032444**  
**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 waiver because the lot currently has 10,316 square feet impervious coverage and the proposed project will add 528 square feet impervious coverage. POA accepts the additional storm water runoff.

**Motion by Jody Kirkman to approve items 5.1 through 5.5 on the consent agenda, seconded by Michelle Fanelli**

Motion carried 5-0

**6. SCHEDULED ITEMS:**

- 6.1. Yousaf Marion Oaks - Waiver Request to Minor Site Plan in Review  
Project #2024040113      #31491      Parcel #8003-0334-01  
Mastroserio 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 requests waiver to pay the sidewalk fee in lieu of construction. Owner requests to pay the required fee prior to the final inspection of the site.

**Motion by Steven Cohoon to deny the waiver request and to install sidewalks making sure to have the correct landing on the opposite side of the crosswalk, seconded by Jody Kirkman**

Motion carried 5-0

- 6.2. Florida Elks, Youth Camp - Kitchen Addition - Waiver Request to Major Site Plan  
24157 SE HWY 450      Umatilla  
Project #2024050093      #31615      Parcel #51170-004-01  
Davis Dinkins Engineering**

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

CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.

APPLICANT requests waiver because minor addition & kitchen renovation is planned to coincide with gap in camp schedule between summer and fall. Removal of existing impervious to compensate & have no increase in impervious until such time as additional approval(s) are obtained.

**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 Jody Kirkman**

Motion carried 5-0

- 6.3. Hudson Development - Waiver Request to Major Site Plan in Review  
Silver Springs Shores Subdivision Unit 22  
Project #1999001492      #30968      Parcel #9022-0469-03 & 9022-0469-04  
MCA Consulting Engineers**

**LDC 6.13.3.D(2)(b) - Types of stormwater management facilities**

CODE states Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1.

APPLICANT states access to DRA #2 due to side slopes being greater than 3:1 in design, we shall install a stair case for weed whacking the sodded DRA bottom and embankments.

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

Motion carried 5-0

- 6.4. West to West - Mass Grading Plan  
Project #2022070090      #30254  
Tillman & Associates Engineering**

Additional permits (NPDES or NOI and District Permit) and an environmental assessment are required prior to commencement of construction/excavation.

The environmental assessment was provided on 6/6/24.

**Motion by Steven Cohoon to approve, seconded by Ken McCann**

Motion carried 5-0

- 6.5. CC - Limestone Access Road - Waiver Request to Improvement Plan in Review  
Project #2024010011      #31018      Parcel #06914-000-00  
Tillman & Associates Engineering**

**LDC 2.18.4.C - Commence Construction Prior to Improvement Plan Approval**

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 waiver to commence site grading prior to improvement plan approval, at the developer's risk.

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

Motion carried 5-0

- 6.6. Debonair Estates (fka: Golden Ocala North Residential) - Waiver Request to Preliminary Plat in Review**  
**7716 N US HWY 27 Ocala**  
**Project #2020090102 #29491 Parcel #12672-000-00**  
**Tillman & Associates Engineering**

**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 waiver to omit the sidewalk requirement on one side of the subdivision street. The Golden Ocala development does not have sidewalks and would like to design this subdivision to match the existing subdivisions. These are all private roads. This waiver has already been approved for the Improvement Plans.

**Wavier withdrawn as this request was already approved in the Improvement Plan**

- 6.7. Golden Ocala - WEC Retail & Event Center @ South Commercial (aka: Retail at WEC South Commercial) - Waiver Request to Major Site Plan in Review**  
**1612 NW 81ST Terrace RD Ocala**  
**Project #2022030247 #28214 Parcel #21068-000-02**  
**Tillman & Associates Engineering**

**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 thresholds.

APPLICANT requests waiver to the order of plan approval to allow site disturbance prior to Major Site Plan approval, subject to the owner moving forward at their own risk.

**Motion by Steven Cohoon to approve subject to applicant moving forward at their own risk, seconded by Ken McCann**

Motion carried 5-0

**LDC 6.13.8.B(7) - Minimum Stormwater Pipe Size**

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

APPLICANT requests waiver to request approval for major storm system to include 15-inch RCP provided a hydraulic calculation concludes there is no adverse effects and calc. is included in the stormwater report.

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

Motion carried 5-0

**LDC 2.21.3.C - Commence Improvements Prior to Plan Approval**

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 waiver to release building permit(s) holds for Parking Deck, Bldg. C, and Bldg. D prior to approval of the Major Site Plan. Subject to the applicant proceeding at their own risk.

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

Motion carried 5-0

**LDC 6.4.7.E - Line and curve tables must be shown on the sheet to which they apply**

CODE states line and curve tables can be used but must be shown on the sheet to which they apply.

APPLICANT requests waiver for line & curve data for the project boundary to be provided with a sketch & description prior to the request for final inspection.

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

Motion carried 5-0

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests waiver to utilize existing special purpose topographic survey which is older than twelve months. Prior waiver granted for Event Center project.

This project utilizes the same survey as Event Center. Subject to proceeding at owner's own risk.

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

Motion carried 5-0

**LDC 6.19.3 - Photometric Plan**

CODE states A. Exterior lighting systems shall be designed by a licensed professional as authorized by the State of Florida. B. An exterior lighting plan which indicates the following is required for all development except single-family homes and duplexes: (1) Signature and seal of the professional who prepared the plan; (2) Locations of all proposed exterior lighting fixtures; (3) Photometric data which covers the project site; (4) Data table including: (a) Mounting heights (b) Fixture type (c) Lamp technical specifications (d) Description of lenses and optical systems.

APPLICANT requests waiver because the Photometric Plan for this area was previously submitted and approved under AR #29389. An updated plan is needed for building layout change, however, waiver requested to provide photometric plan for review and approval prior to request for final inspection for the site.

**Motion by Michelle Fanelli to approve the waiver request subject to the applicant**

**coming back with the Photometric Plan as staff has indicated. Seconded by Chuck Varadin**

Motion carried 5-0

**LDC 6.8.2 - Landscape Plan Requirements**

CODE states a landscape plan which indicates the following is required for all development except for individual single-family homes and duplexes.

**LDC 6.9.2.A - Submittal Requirements**

CODE states an irrigation plan shall be provided prior to issuance of a development order or building permit.

APPLICANT requests waiver because Landscape and Irrigation Plans for this area was previously submitted and approved under AR #29389. An updated plan is needed for building layout change, however, waiver requested to provide Landscape and Irrigation Plans for review and approval prior to request for final inspection for the site.

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

Motion carried 5-0

**LDC 6.8.11 - Landscape Installation**

CODE states A. Any person providing landscape installation services for hire shall meet the licensing and certification requirements under Section 6.8.15. B. All plantings shall be installed according to current best management practices. C. Trees and palms shall be properly planted and guyed or staked. D. All plantings shall be properly watered during installation and through the establishment period for healthy growth as recommended by UF/IFAS. E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or dying plant material shall be replaced by the owner within 30 days of notification by the County.

**LDC 6.9.5 - Irrigation System Installation**

CODE states A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex. B. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

APPLICANT requests waiver to defer installation of DRA Landscaping and Irrigation adjacent to north parcel line of 21625-002-30. County has future plans to extend storm piping through northern pond berm from future NW 80th Avenue widening to future County pond on parcel 21625-005-01. Landscaping and Irrigation along northern pond berm will only be removed in the near future construction. Defer install along north pond parcel line until request for C.O. of last retail bldg.

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

Motion carried 5-0

**Motion by Ken McCann to acknowledge remaining comments and resubmittal within two weeks, seconded by Jody Kirkman**

Motion carried 5-0



**6.8. Adena Phase 1A Condominiums - Waiver Request to Improvement Plan in Review**

**562 NW 78th Lane Rd Ocala  
Project #2024040117 #31495 Parcel #14699-000-07  
Tillman & Associates Engineering**

**LDC 2.12.8. - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. APPLICANT requests waiver to use survey that is older than one year. Site topography is consistent with the survey submitted.

**Motion by Steven Cohoon to deny the waiver request as a survey was not submitted, seconded by Michelle Fanelli**

Motion carried 5-0

**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 waiver to commence construction prior to plan approval and approve early site work permit at the Developer's risk.

**Motion by Steven Cohoon to deny the waiver request as a survey was not submitted, seconded by Michelle Fanelli**

Motion carried 5-0

**6.9. Emerson Pointe Phase 2 - Waiver Request to Preliminary Plat in Review**

**Project #2024020065 #31172 Parcel #24286-000-00  
Tillman & Associates Engineering**

**LDC 2.12.8 - Current boundary and topographic survey**

CODE states current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests a waiver for survey more than 1 year old and using LIDAR for areas. Site topography is consistent with the survey provided by JCH on 6/28/21.

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

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 for curve that does not meet the 30mph design speed requirement. Staff indicated support of waiver subject to providing the appropriate warning signage per MUTCD.

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

Motion carried 5-0

**6.10. Emerson Pointe Phase 2 - Waiver Request to Improvement Plan in Review  
Project #2024020065      #31173      Parcel #24286-000-00  
Tillman & Associates Engineering**

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

CODE states Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee.

APPLICANT requests waiver to reduce berm width from 12' to 5'. The ponds will be privately owned and maintained by a HOA.

**Motion by Steven Cohoon to approve the waiver request subject to final execution of the agreement between Marion County and Emerson Pointe, seconded by Jody Kirkman**

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 waiver for curve that does not meet the 30-mph design speed requirement. Staff indicated support of waiver subject to providing the appropriate warning signage per MUTCD.

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

Motion carried 4-0

**LDC 2.12.8. - Current boundary and topographic survey**

CODE states Current boundary and topographic survey (one-foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests waiver for survey more than 1 year old and using LIDAR for areas. Site topography is consistent with the survey provided by JCH on 6/28/21.

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

Motion carried 4-0

**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 waiver to commence construction and utility infrastructure prior to improvement plan approval at the developer's risk.

**Motion by Jody Kirkman to approve subject to applicant providing a letter that the City is okay with Utility construction to commence, seconded by Michelle Fanelli**

Motion carried 4-0

**Motion by Ken McCann to acknowledge remaining comments and resubmittal within 14 business days, seconded by Jody Kirkman**

Motion carried 4-0

6.11. 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

Denied 6/3/24, 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 pour a 57-foot by 28-foot concreted pad to be used as an athletic court.

**Motion by Jody Kirkman to rehear, seconded by Michelle Fanelli**

Motion carried 4-0

**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 Jody Kirkman**

Motion carried 5-0

**6.12. Brian Casey - Waiver Request to Major Site Plan**

9390 S Magnolia Ave Ocala

Project #2024050066 #31588

Parcel #36788-001-07 Permit #2024050491

A Quality 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 there is currently 5,871 square feet of impervious surface not including a driveway of 2,358 square feet. The addition of a pool and pool house of 6,109 square feet and additional driveway of 2,000 square feet would bring the total square footage to 16,338 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, seconded by Jody Kirkman**

Motion carried 5-0

**6.13. Prefab Shed - Waiver Request to Major Site Plan**

2804 SE 163rd Street Rd Summerfield

Project #2024050067 #31589

Parcel #44683-001-04 Permit #2024052828

Robert Clarke

**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 install a 12-foot x 32-foot prefab shed. Also request verification if this improvement would have been included in the larger plan of the subdivision.

**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 Jody Kirkman**

Motion carried 5-0

**6.14. Water Connection Waiver for SFR - Waiver Request to Water Connection  
Project #2024050094      #31616      Parcel #15395-001-00  
White Wagoner Joan**

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

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

APPLICANT requests a waiver, PA#15396-000-02 to its north was granted a water connection waiver by the Board 12/7/21 #15.1.2. As a result, this parcel's extension obligation is now 560 feet instead of its 170-foot frontage putting applicants estimated obligation to connect to closest water at approximately, \$56,000 which is cost prohibitive to building a SFR on this parcel. Applicant requests to install a well onsite.

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

Motion carried 5-0

**6.15. ENR Septic Upgrade Waiver - Waiver Request to Wastewater System  
16930 SE 115th AVE      Weirsdale  
Project #2024040091      #31577  
Parcel #48187-011-00      Permit #2024041824  
Hall James**

**LDC 6.14.2.B(2)(a)2. b.2 - Wastewater (sewer) system**

CODE states alternatively for only one single family residential structure, by installation of a state-approved septic system that meets current nitrogen reduction standards.

APPLICANT requests a waiver as code requires connection to the public sewer system when available, or alternatively for one SFR, to install an Enhanced Nitrogen Reduction ("ENR") system. The mobile home permitted under this permit is a replacement of a previous mobile home with an existing conventional septic system that has been reviewed/approved by DOH as adequate under this permit. Owner requests to keep standard system and not have to upgrade the conventional system to ENR due to (1) excessive cost & (2) because DOH says existing system is sufficient.

**Motion by Jody Kirkman to deny for anything but connection to MCU or installing the**

**Nitrogen reducing septic system, seconded by Chuck Varadin**

Motion carried 5-0

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

**Tabled on 6/3/24 pending applicant's notification to surrounding homeowners of potential address changes and connection with staff.**

**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 Berez. The left parcel will be Jonathan's and the right parcel will be Illona and Roberts. Equally +/- 1.57 acres each.

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

Motion carried 5-0

**Motion by Jody Kirkman to approve waiver request, seconded by Chuck Varadin**

Motion carried 5-0

**7. CONCEPTUAL REVIEW ITEMS: None**

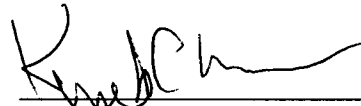
**8. DISCUSSION ITEMS: None**

**9. OTHER ITEMS: None**


**Motion by Ken McCann to adjourn, seconded by Chuck Varadin**

Motion carried 5-0

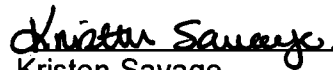
**10. ADJOURN: 10:39am**



Michael Savage, Chairman



Attest:



Kristen Savage  
OCE Customer Service Specialist