

August 28, 2025

PROJECT NAME: CLASSIC ACRES PHASE 1
PROJECT NUMBER: 2025040014
APPLICATION: DRC WAIVER REQUEST #32697

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE. Please note: this item will have to be heard in front of the Board of County Commissioners.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Zoning/land use information: (1) A-1 zoning, (2) RL FLU designation, (3) Secondary Springs Protection Zone, (4) FEMA Flood Zone X/A/AE

Reminder to indicate total length of easement on final recorded ag lot split plat. Defer to OCE.

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Parcel 12654-000-00 is within the Marion County Utilities service area; however, development is likely to be outside of connection distance. The easement descriptions and documentation provided are sufficient to accommodate future utility installation.

This parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU.
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 32696

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/05/2024 Parcel Number(s): 12654-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Classic Acres Phase 1 Commercial ☐ Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Allan P. Garcia
Signature: _____
Mailing Address: 3707 NW 110th Avenue City: Ocala
State: Florida Zip Code: 34482 Phone # 352-615-6173
Email address: jwhetzel@pwm spa.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 2.16.1.B(8) - Agricultural lot split
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 4/4/25 BM Project # 2025040014 AR # 32696 & 32697
4/2/25

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

CLEAR FORM



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 32697

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 2.16.1.B(8)(g) Establishment of County M.S.B.U.
Reason/Justification for Request (be specific): Provide an Easement Agreement for maintenance requirements and HOA documents.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

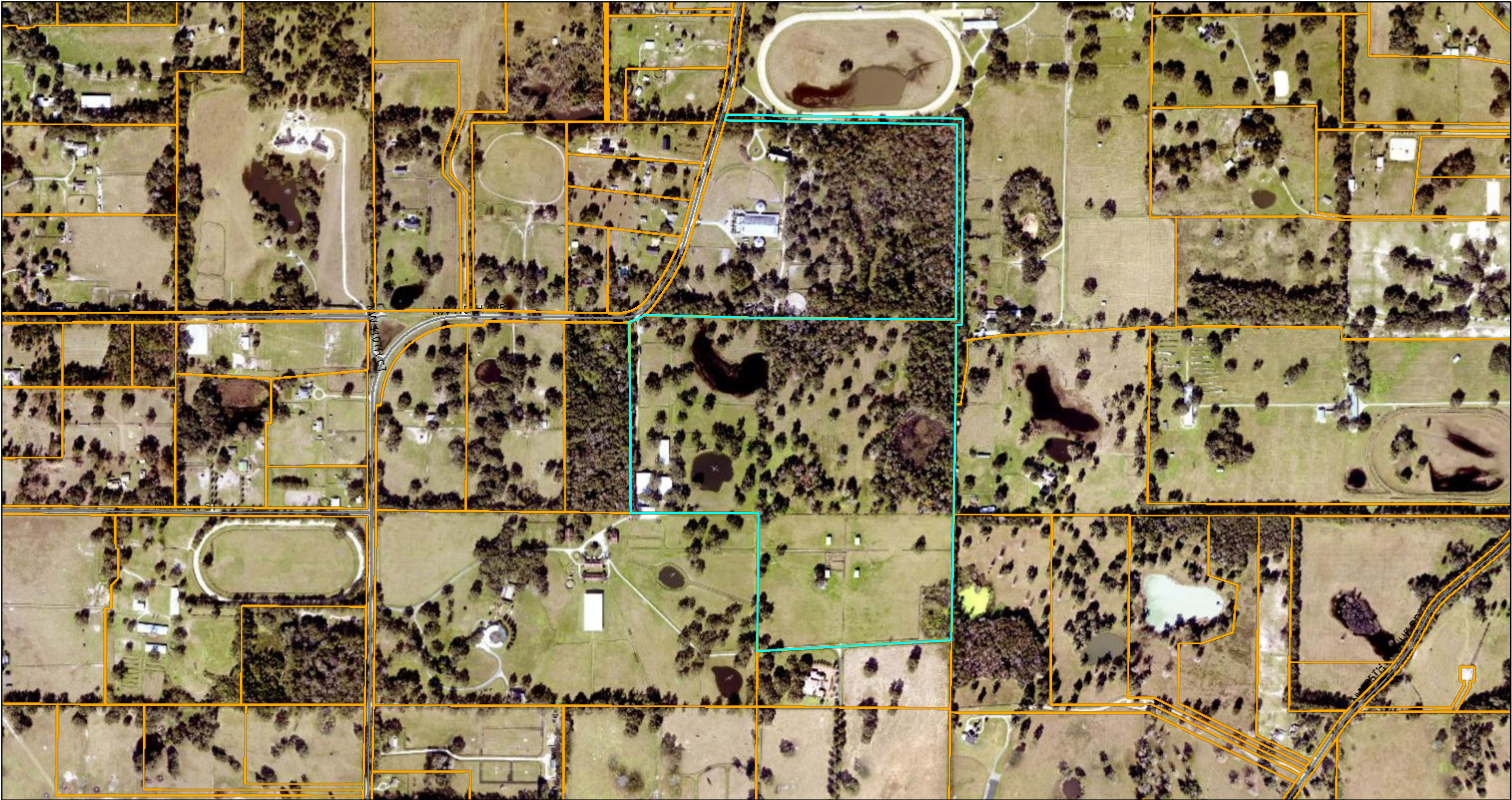
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Marion County Florida - Interactive Map



9/5/2025, 9:18:48 AM

Marion County

Parcels

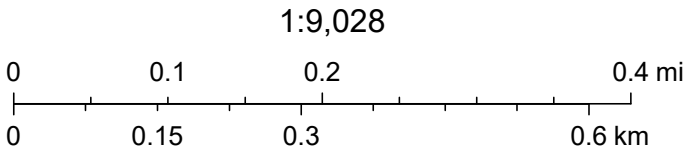
Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3



Marion County Property Appraiser, OCE, Marion County
BOCC

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____ PAGE _____

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, MARION COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ACROSS-SECTION CONCAVE CURVE COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1768 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUE N90°23'15"E ALONG SAID SOUTH LINE, 650.21 FEET TO THE INTERSECTIONS WITH THE EAST RIGHT-OF-WAY LINE AND THE NON-TANGENT CONCAVE CURVE COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE, PROCEED ALONG THE CONCAVE CURVE HAVING A RADIUS OF 562.46 FEET AND A CENTRAL ANGLE OF 29°52'00"; THENCE CONTINUE N89°10'25"E ALONG SAID SOUTH LINE, 114.52 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED ALONG A LINE NON-TANGENT TO SAID CURVE, SB87°50'56", 62.11 FEET, THENCE S00°50'56"N, 47.854 FEET TO THE POINT OF BEGINNING; OR, THE ACROSS-SECTION CONVEX CURVE COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE, PROCEED ALONG THE CONVEX CURVE HAVING A RADIUS OF 562.46 FEET AND A CENTRAL ANGLE OF 63°32'44"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 443.63 FEET (CHORD 443.63 FEET) TO THE POINT OF BEGINNING; OR, THE ACROSS-SECTION CONVEX CURVE COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE, PROCEED ALONG THE CONVEX CURVE HAVING A RADIUS OF 562.46 FEET AND A CENTRAL ANGLE OF 63°32'44"; THENCE ALTERNATELY, 358°15'37", 42.15 FEET; THENCE EAST, 345.74 FEET; THENCE SOUTH, 720.15 FEET TO THE POINT OF BEGINNING.

LOT 2

A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 158.91 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX SOUTH, HAVING A RADIUS OF 663.81 FEET; THENCE WEST, 317.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 25°50'31"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 112.76 FEET (CHORD BEARING AND DISTANCE OF S70°04'45", 111.80 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX NORTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 25°50'31"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 112.76 FEET (CHORD BEARING AND DISTANCE OF S70°04'45", 111.80 FEET) THENCE WEST, 157.65 FEET, THENCE N70°15' FEET, 720.15 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°28'37"E ALONG SAID NORTH LINE, 176.68 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°27'37"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 513.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 663.61 FEET; THENCE EAST, 808.94 FEET; THENCE N00°37'20"E, 656.40 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE N89°28'37"W ALONG SAID NORTH LINE, 816.16 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°28'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 100.00 FEET DEPARTING SAID NORTH LINE, PROCEED THE NORTH LINE 663.81 FEET TO THE POINT OF BEGINNING; THENCE E88.24 FEET, 109.23 FEET; THENCE S00°57'20"W, 67.50 FEET; THENCE N89°27°04"W, 750.16 FEET; THENCE N16°19'50"W, 188.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CONCAVE EAST, OF RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 17°09'04"; THENCE NORTHERLY ALONG THE ARC SAID CIRCLE 74.84 FEET (CHORD BEARING AND DISTANCE OF N07°45'18"W, 74.56 FEET); THENCE N00°49'14"E, 427.10 FEET TO THE POINT OF BEGINNING.

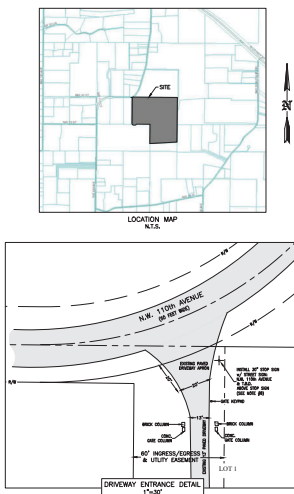
LOT 5
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S00°35'09"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1326.37 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°27'04"E, 578.12 FEET TO THE POINT OF BEGINNING; THENCE S01°32'35"W, 912.52 FEET; THENCE N88°49'45"E, 766.50 FEET; THENCE N00°37'20"E, 862.66 FEET; THENCE N89°27'04"W, 750.16 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S00°37'09"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1326.37 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°27'04"E, 578.12 FEET; THENCE S01°32'35"W, 912.52 FEET; THENCE S86°49'45"W, 563.53 FEET TO A POINT ON AFORESAID WEST LINE; THENCE N00°37'09"E ALONG SAID WEST LINE, 948.94 FEET TO THE POINT OF BEGINNING.

[illegible]

LOT 8
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE 5003.3709'W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1326.37 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED N89°02'W 187.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°02'W 60.00 FEET; THENCE PROCEED S89°02'W TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CORNER NORTHEAST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 63°32'47"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 43.64 FEET (CHORD BEARING AND DISTANCE OF 558°33'37", 421.25 FEET); THENCE EAST

262.42 FEET; THEREAFTER, 260.49 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION

[illegible]

GENERAL NOTES:

- [illegible]

SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS
SHEET 3 - MAP OF EASEMENTS

MEKELLE W. BOYER
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

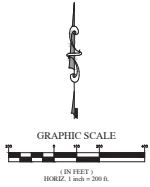
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CLASSIC ACRES PHASE 1

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

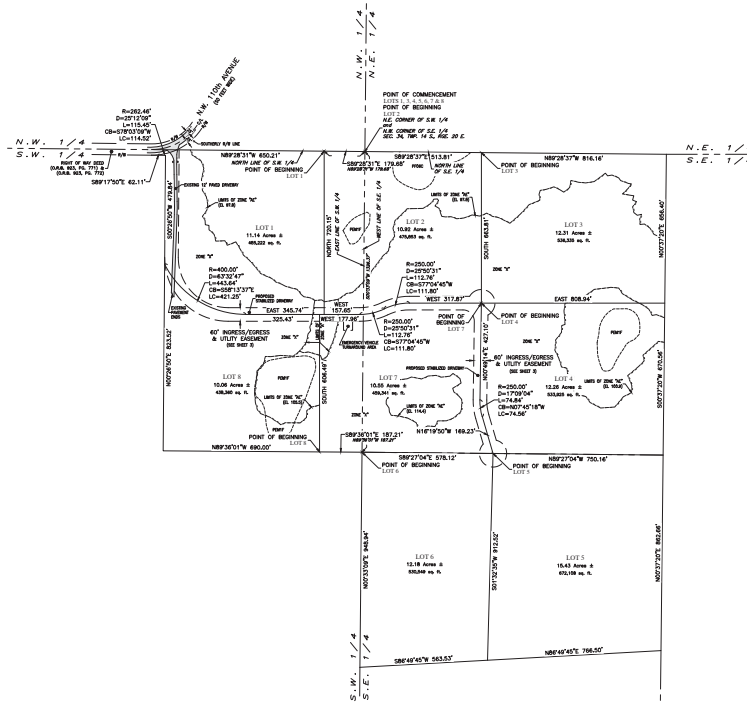
BCC EASEMENT BOOK _____ PAGE _____



LOT #	ACREAGE
LOT 1	4.66
LOT 2	4.47
LOT 3	8.12
LOT 4	8.58
LOT 5	8.94
LOT 6	7.96

LEGEND

R/W RIGHT OF WAY
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RSE. RANGE
R. RADIIUS
D or Δ CENTRAL ANGLE
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PAGE
CONCRETE
ASPHALT
STREET SIGN
INDICATES FLOOD ZONE AREA
INDICATES WETLANDS AREA



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS
SHEET 3 - MAP OF EASEMENTS

ROGERS ENGINEERING & Land Surveying

1105 S.E. 3rd Avenue • Cocoa, Florida 32923 • P: (321) 622-2313 • F: (321) 622-2314

CLASSIC ACRES PHASE 1

AGRICULTURAL LOT SPLIT PLAN

Map of Lots

JOB NO. 100-10000-0001 (P1) (A)

DATE 10/10/2009

SCALE 1" = 200'

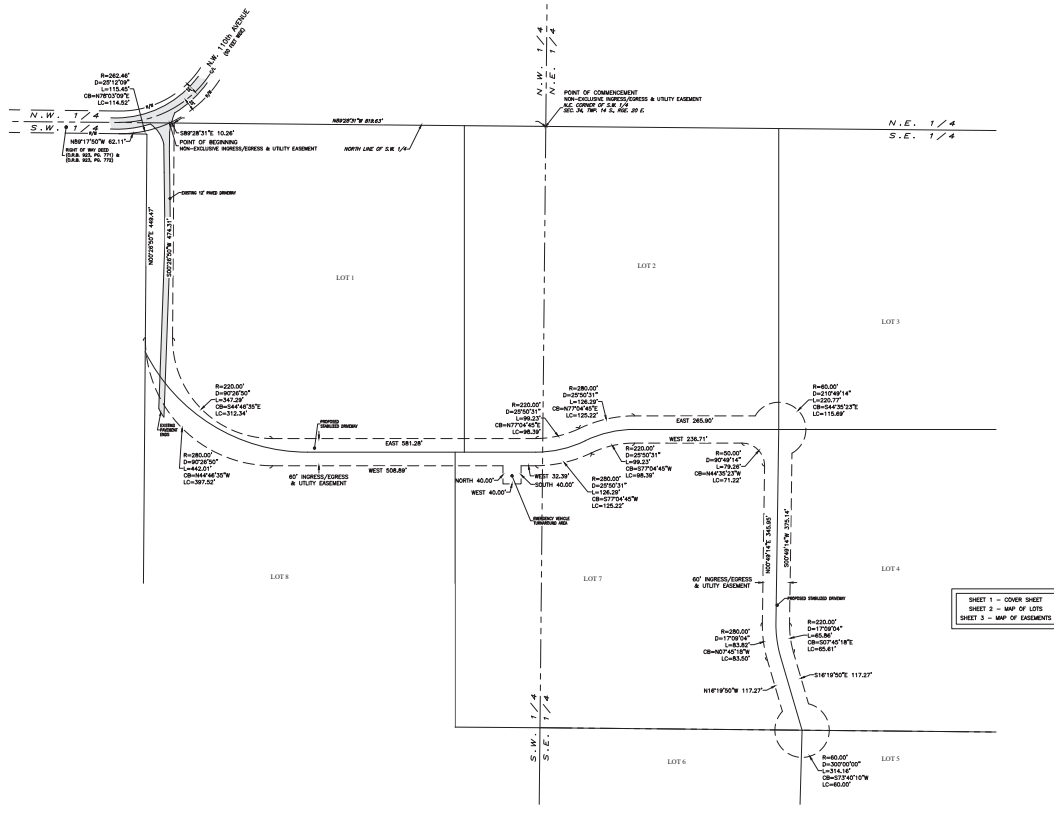
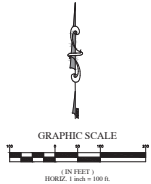
SHEET 1 OF 3

CLASSIC ACRES PHASE 1

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____ PAGE _____



- LEGEND
- R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RNG. RANGE
 - R. RADIUS
 - D or Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PAGE PAGE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - STREET SIGN
 - INDICATES FLOOD ZONE AREA
 - INDICATES WETLANDS AREA

DATE

REVISIONS

Robert L. Rogers, P.E.
Surveyor
Rogers Engineering & Land Surveying, Inc.
1105 S.E. 3rd Avenue
Marion County, FL 32010
Phone: 352.242.2518
Fax: 352.242.2519
www.rogers-engineering.com

DATE

CLASSIC ACRES PHASE 1
AGRICULTURAL LOT SPLIT PLAN
Map of Easements

JOB NO.
108-11-0000-0001-P11-A1

DATE
07/22/2008

SCALE
1" = 100'

SHEET
3 OF 3