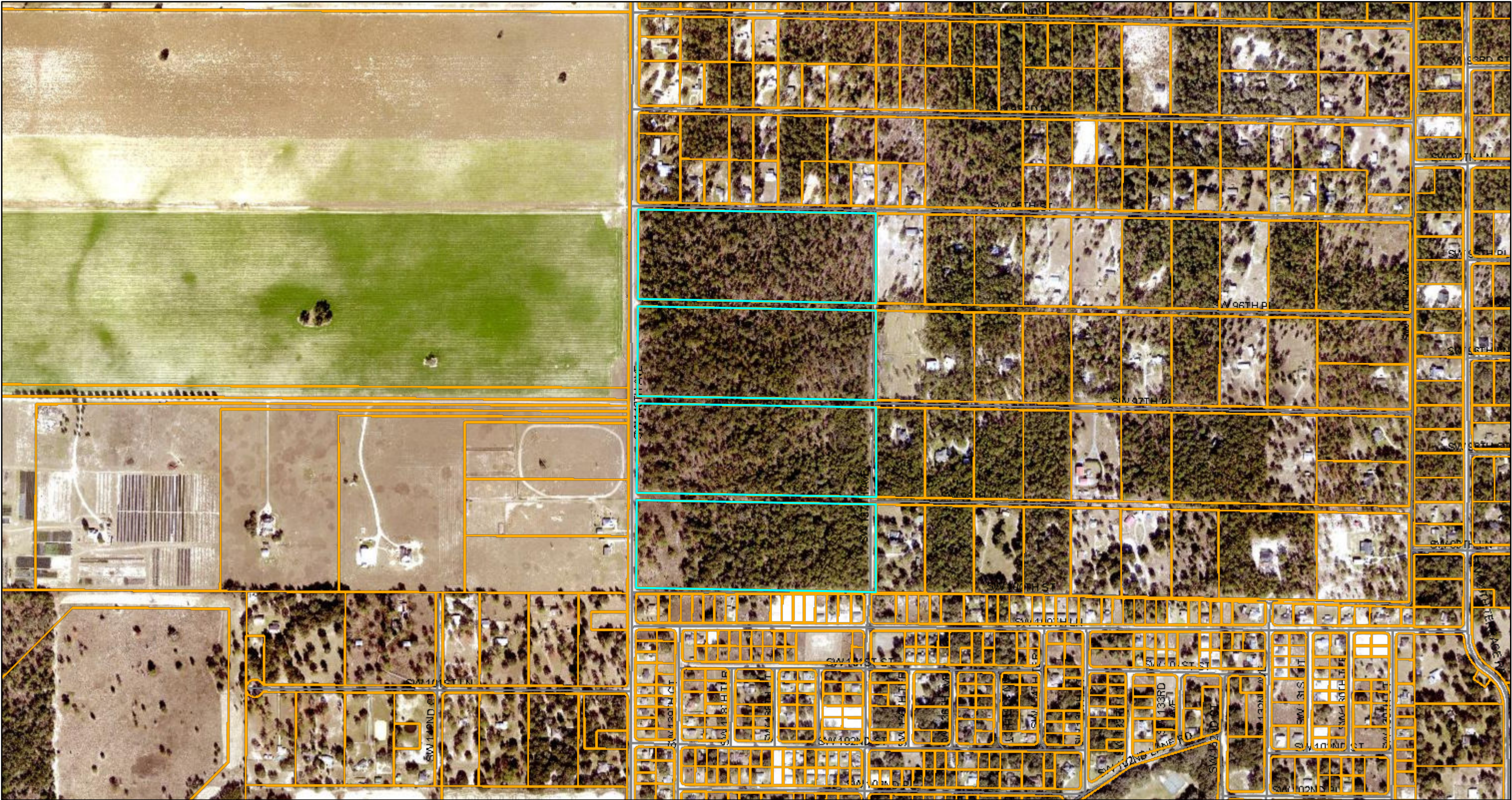


September 4, 2025

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: DISCUSSION: Three applications related to the site are "under review" - a Preliminary Plat (AR# 33240), Improvement Plan (AR# 33241), and Ag Lot Split (AR# 32905).
- Clarification as to which AR this Waiver request is affiliated to is needed.
The overall site includes property conveyed by deed to Marion County for right-of-way purposes. The companion grading plan indicates proposed work that would include the right-of-way properties.
* System records do not indicate if the process to abrogate/close the road rights-of-way has been initiated. Prior to conducting any work, this process at least needs to be initiated.
Additionally, discussions regarding the abrogation/closing of the rights-of-ways have noted that it will be accompanied by the conveyance of a new right-of-way extending north to south along the site's east boundary to "restore/reconnect" the existing rights-of-way to the east so they do not become "dead-end" roadways.
* How will that conveyance be coordinated/provided?
Current LDC provisions require rights-of-way to the public/County be "developed" consistent with the LDC in effect at the time of creation and conveyance.
*To "not build" the replacement right-of-way requires obtaining an additional waiver. A recent issue of concern is that should such a "not to construct" waiver be granted, properties with an "ag exemption" as determined by MCPA are not exempt from assessments for improvements such as roadways and such costs cannot be imposed on other assessment recipients, which then requires the County fund the cost for the exempt properties - this area features a number of such potentially exempted properties which is a concern. Some of these concerns may be more effectively addressed by pursuing "platting" for the site after all - as that may allow for the addressing the overall issue for the public rights-of-way as the County would "sign off and participate" in the platting - "surrendering" the old rights-of-way to be developed while receiving the new public right-of-way along the east boundary. This waiver could then be considered and potentially issued in conjunction with the Preliminary Plat and Improvement Plans.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Recommended denial, at this time there have not been other plans submitted for this project
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Parcel 34979-000-00 is within the Marion County Utility Service area, currently outside of connection distance based on the previously submitted concept plans. MCU has no comment on waiver. MCU reserves the right to make comments on future site plans, plats, etc.
Parcel is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Property is heavily wooded, tree mitigation plan required - staff does not support

- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: No objections
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.18.4.C Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: 8/21/25 - Waiver was denied during the DRC meeting on 8/4/25 due to the right-of-way abrogation having not occurred. Right-of-way abrogation has not been heard by the DRC, otherwise, Traffic has no concerns with this request provided an appropriate construction entrance has been approved, constructed, and will be utilized to avoid tracking sediment onto the public roadway.

Marion County Florida - Interactive Map



8/21/2025, 10:56:35 AM

Marion County

Parcels

Streets

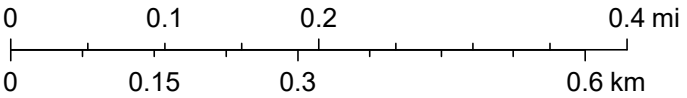
Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028



Marion County Property Appraiser, Marion County BOCC



**Marion County
Board of County Commissioners**

33267

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8/20/25 Parcel Number(s): 34979-000-00 Permit Number: 33241

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: West Mini Farms 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): Carl West, Manager
Signature: _____
Mailing Address: 9140 SW 52ND TERR City: Ocala
State: FL Zip Code: 34476 Phone # 352-208-1489
Email address: carl@west2westconst.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): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.18.4.C - Commence Construction Prior to Improvement Plan Approval
Reason/Justification for Request (be specific): Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

DEVELOPMENT REVIEW USE:

Received By: email 8/20/25 Date Processed: 8/21/25 kah Project # 2025050077 AR # 33267

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): _____