



**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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 08/20/2021 Parcel Number(s): 02970-001-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Sabal Ridge 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): MG Land Development LLC  
Signature: [Signature]  
Mailing Address: 1553 S.E. Fort King Street City: Ocala  
State: Florida Zip Code: 34471 Phone #: 352-401-3755  
Email address: ngarcia@mcbrideland.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: Florida 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 AR# 27287  
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

**DEVELOPMENT REVIEW USE:**

Received By: SS Date Processed: 8/26/21 Project #: 2021080148 AR# 27288

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): \_\_\_\_\_

RECEIVED

AUG 23 2021

Revised 6/2021

Empowering Marion for Success

DRC 9/13/21

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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) \_\_\_\_\_ Section 2.16.1B(8)(g) Establishment of County M.S.B.U.

Reason/Justification for Request (be specific): Allow an Easement Agreement that stipulates maintenance.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

September 9, 2021

PROJECT NAME: SABAL RIDGE FARMS - WAIVER REQUEST

PROJECT NUMBER: 2021080148      APPLICATION: #27288

**2.16.1.B(8)(g) - AGRICULTURAL LOT SPLIT: ESTABLISHMENT OF COUNTY MSBU**

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REMARKS: **APPROVED**
  
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REMARKS: Defer to OCE
  
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
  
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REMARKS: **N/A**
  
- 5 DEPARTMENT: 911 - 911 MANAGEMENT  
REMARKS: **APPROVED**
  
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REMARKS: **N/A**
  
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REMARKS: **N/A**
  
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REMARKS: **CONDITIONAL APPROVAL**. A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls).



**SABAL RIDGE FARMS - WAIVER REQUEST**  
**Project #2021080148 #27288 Parcel #02970-001-00**  
**ROGERS ENGINEERING**

LEGAL DESCRIPTIONS: BCC EASEMENT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**LOT 1**  
 A PORTION OF THE S.W. 1/4 OF SECTION 27, AND THE THOMAS CLARK GRANT, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°17'31"E, 659.62 FEET; THENCE N89°42'55"E, 560.01 FEET; THENCE S00°17'31"W, 660.50 FEET TO A POINT ON AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE S89°47'08"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

**LOT 2**  
 A PORTION OF THE S.W. 1/4 OF SECTION 27, AND THE THOMAS CLARK GRANT, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°17'31"E, 659.62 FEET TO THE POINT OF BEGINNING; THENCE S89°48'49"W, 53.60 FEET; THENCE NORTH, 614.23 FEET; THENCE EAST, 16.19 FEET; THENCE SOUTH, 3.33 FEET; THENCE EAST, 700.50 FEET; THENCE S00°17'31"W, 607.38 FEET; THENCE S89°42'35"W, 660.01 FEET TO THE POINT OF BEGINNING.

**LOT 3**  
 A PORTION OF THE S.E. 1/4 OF SECTION 28, AND THE S.W. 1/4 OF SECTION 27, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°17'31"E, 659.62 FEET; THENCE S89°48'49"W, 53.60 FEET TO THE POINT OF BEGINNING; THENCE S89°48'49"W, 716.04 FEET; THENCE N01°18'14"E, 616.72 FEET; THENCE EAST, 702.00 FEET; THENCE SOUTH, 614.23 FEET TO THE POINT OF BEGINNING.

**LOT 4**  
 A PORTION OF THE S.E. 1/4 OF SECTION 28, AND THE S.W. 1/4 OF SECTION 27, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°17'31"E, 659.62 FEET; THENCE S89°48'49"W, 53.60 FEET; THENCE NORTH, 614.23 FEET TO THE POINT OF BEGINNING; THENCE WEST, 702.00 FEET; THENCE SOUTH, 241.94 FEET; THENCE N00°18'09"E, 365.54 FEET; THENCE N89°27'48"E, 711.00 FEET; THENCE SOUTH, 614.07 FEET; THENCE WEST 16.19 FEET TO THE POINT OF BEGINNING.

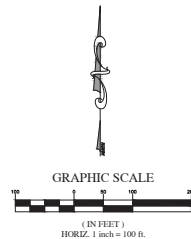
**LOT 5**  
 A PORTION OF THE S.W. 1/4 OF SECTION 27, AND THE THOMAS CLARK GRANT, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 723.03 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°17'31"E, 1267.88 FEET TO THE POINT OF BEGINNING; THENCE WEST, 700.50 FEET; THENCE NORTH, 617.40 FEET; THENCE N89°27'48"E, 703.71 FEET; THENCE S00°17'31"W, 624.00 FEET TO THE POINT OF BEGINNING.

**INGRESS/EGRESS & UTILITY EASEMENT**  
 AN EASEMENT WITHIN THE S.E. 1/4 OF SECTION 28, THE S.W. 1/4 OF SECTION 27 AND THE THOMAS CLARK GRANT, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 28; THENCE N00°20'57"E, ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (WIDTH VARIES); THENCE DEPARTING SAID EAST LINE, PROCEED N89°47'08"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING; THENCE N00°17'31"E, 1238.11 FEET; THENCE WEST, 588.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 300°00'00"; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE 314.18 FEET (CHORD BEARING AND DISTANCE OF NORTH, 60.00 FEET); THENCE EAST, 648.69 FEET; THENCE S00°17'31"W, 1297.88 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318; THENCE S89°47'08"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

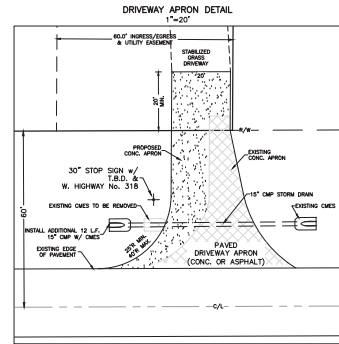
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
- LOTS 1 THROUGH 5 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
- PERTAINING TO LOT 1, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO WEST HIGHWAY No. 318 OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
- THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
- THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON, THIS INCLUDES THE EMERGENCY VEHICLE TURN-AROUND.
- THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2'x2' SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 INCHES DIA. IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS POSTED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0140, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- THE COUNTY FLOOD PRONE AREA SHOWN HEREON WAS INTERPOLATED FROM THE MARION COUNTY G.I.S. INTERACTIVE MAP.
- THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
- THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE INGRESS/EGRESS & UTILITY EASEMENT.
- AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPROVEMENT MATERIALS, IT SHALL BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
- THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SABAL RIDGE FARMS AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

ROONEY K. ROGERS DATE \_\_\_\_\_  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

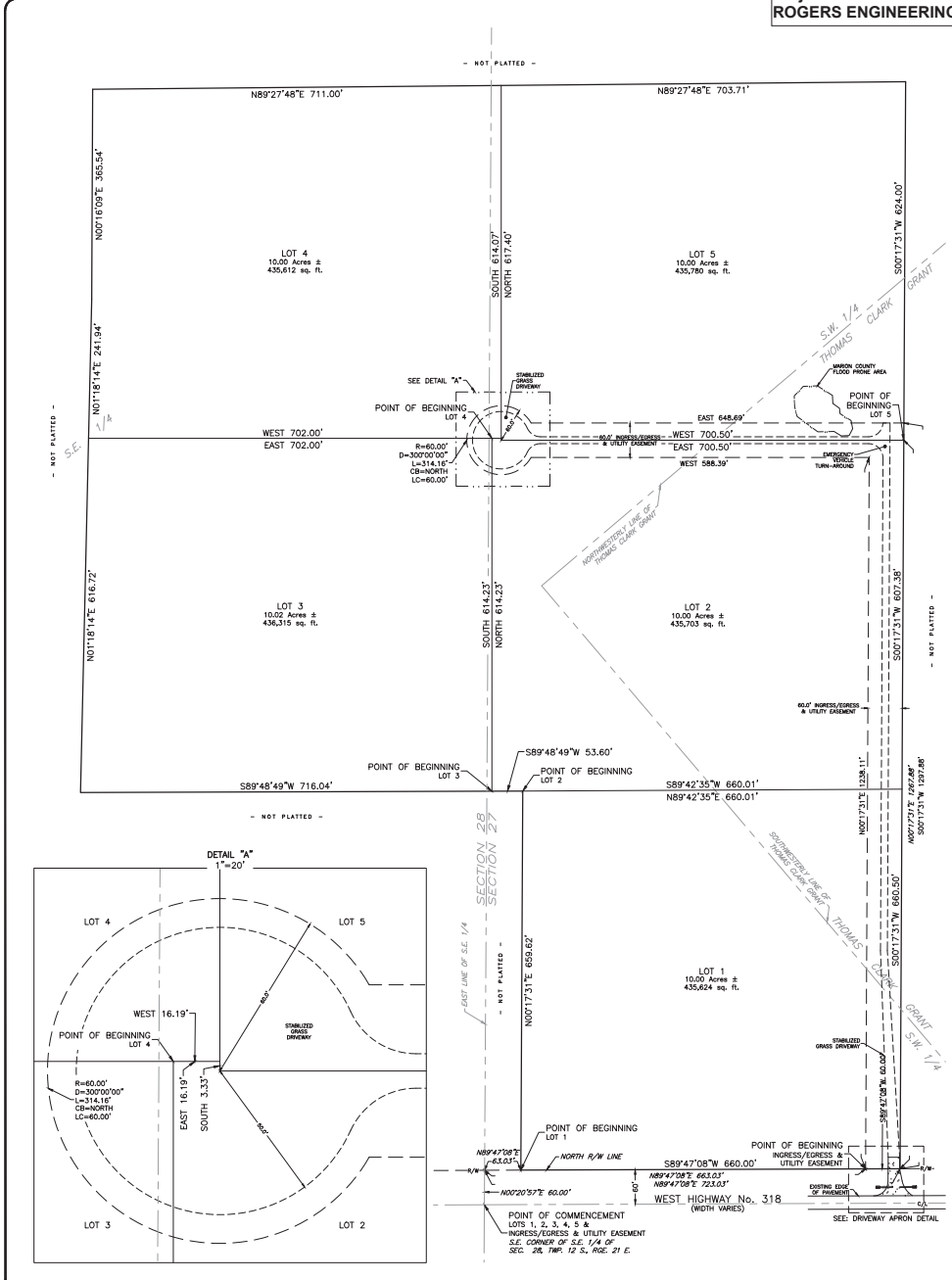


**LEGEND**

SEC.	SECTION
TWP.	TOWNSHIP
RANGE	RANGE
E/P	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
PROPERTY LINE	PROPERTY LINE
R	RADIUS
D or Δ	CENTRAL ANGLE
ARC LENGTH	ARC LENGTH
CB	CHORD BEARING
LC	CHORD LENGTH
CONC.	CONCRETE
CONCR.	CONCRETE
C.M.E.S.	CONCRETE MITERED END SECTION



- NOTES:**
- A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
  - DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE W/ 6#4 @ 18" MIN. ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.5" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LR 100 - 985 DENSITY), THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A STABILIZED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
  - IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
  - CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.



**ROGERS ENGINEERING, LLC**  
 Civil Engineering & Land Surveying  
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. #074

**SABAL RIDGE FARMS**  
 AGRICULTURAL LOT SPLIT PLAN

JOB No. 21-001-0001 (2025) (2025) (2025)  
 DATE 8-28-2024  
 SCALE 1" = 100'  
 SHEET 1 OF 1