June 20, 2025

PROJECT NAME: DUNGARVEN RIDGE AG LOT SPLIT PROJECT NUMBER: 2024120012 APPLICATION: AGRICULTURAL LOT SPLIT #32272

- 1 DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: APPROVED
- 2 DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Required Signage Affidavit STATUS OF REVIEW: INFO REMARKS: 911 - CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split.
- 3 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: N/A
- 4 DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO

REMARKS: 1) Approved 2/18/2025: 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).

2) INFO: There are 4 flood prone areas near the center of the parcel that are not identified on the plans

3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.

- 5 DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Provide mylar and legal documents for recording prior to approval STATUS OF REVIEW: INFO REMARKS:
- DEPARTMENT: ENRAA ACQ AGENT ENG ROW
 REVIEW ITEM: 2.16.1.B(8) Agricultural lot splits outside of the Urban Growth Boundary:
 STATUS OF REVIEW: INFO
 REMARKS:
- DEPARTMENT: ENRAA ACQ AGENT ENG ROW
 REVIEW ITEM: 2.16.1.B(8)(f) If an easement is utilized the following requirements shall apply:
 STATUS OF REVIEW: INFO
 REMARKS:

- 8 DEPARTMENT: ENRAA ACQ AGENT ENG ROW REVIEW ITEM: 2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation STATUS OF REVIEW: INFO REMARKS:
- 9 DEPARTMENT: ENRAA ACQ AGENT ENG ROW REVIEW ITEM: 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2) STATUS OF REVIEW: INFO REMARKS:
- 10 DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: Additional Zoning comments STATUS OF REVIEW: INFO REMARKS: Please indicate current Parcel ID on cover sheet.
- 11 DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: Parcel 02691-000-00 is located within the Marion County Utility service area, currently outside of connection distance to water or sewer. There are no proposed flows at this time. Any future development requiring utility connections will be reviewed upon submission of a site plan or utility plan. No fee(s) for this review.



Marion County Board of County Commissioners

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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: 12/03/2024 Parcel Number(s): 02691-000-00	Permit Number:
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A. PROJECT INFORMATION: Fill in below as applicable:

Project N	ame: Dungarven	Residential			
Subdivisi	ion Name (if appl	licable):			
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 PROPERTIES & INVESTMENTS LLC ~ NATHAN GARCIA

Signature: \mathcal{N}	athan Garcie	Z		
Mailing Address:	1553 E. FØRT KING	STREET	City:	
State: FLORIDA	Zip Code: <u>34471</u>	Phone # (352) 401-3755		
Email address:	*			

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: Melinda Clemons
Mailing Address: 1105 S.E. 3rd Avenue	City: Ocala
State: Florida Zip Code: 34471 Phone # 352-622-92	14
Email address: mclemons@rogerseng.com	

D. WAIVER INFORMATION:

	split
Reason/Justification for Request (be specific): To allow division of land pursuant to code.	

DEVELOPMENT	REVIEWU	USE:			2024120012	
Received By: En		Pate Processed:	12/3/24 BIVI	_ Project #	2024120012	AR # 32272
	/3/24					
ZONING USE: P	Parcel of reco	ord: Yes 🗆 No 🛛	E	igible to app	oly for Family Division	n: Yes 🛛 No 🗖
Zoned:I	ESOZ:	P.O.M	Land Use:	P	lat Vacation Required	l: Yes 🛛 No 🗖
Date Reviewed:		_Verified by (pri	nt & initial):			

Revised 6/2021

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marionfl.org

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