

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:
- 6 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:
- 7 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**

Office of the County Engineer

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

AR 32272

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 12/03/2024 Parcel Number(s): 02691-000-00 Permit Number: \_\_\_\_\_

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

Project Name: Dungarven Ridge Ag Lot Split 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 PROPERTIES & INVESTMENTS LLC ~ NATHAN GARCIA  
Signature: Nathan Garcia  
Mailing Address: 1553 E. FORT KING STREET City: \_\_\_\_\_  
State: FLORIDA Zip Code: 34471 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 #: 352-622-9214  
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:**

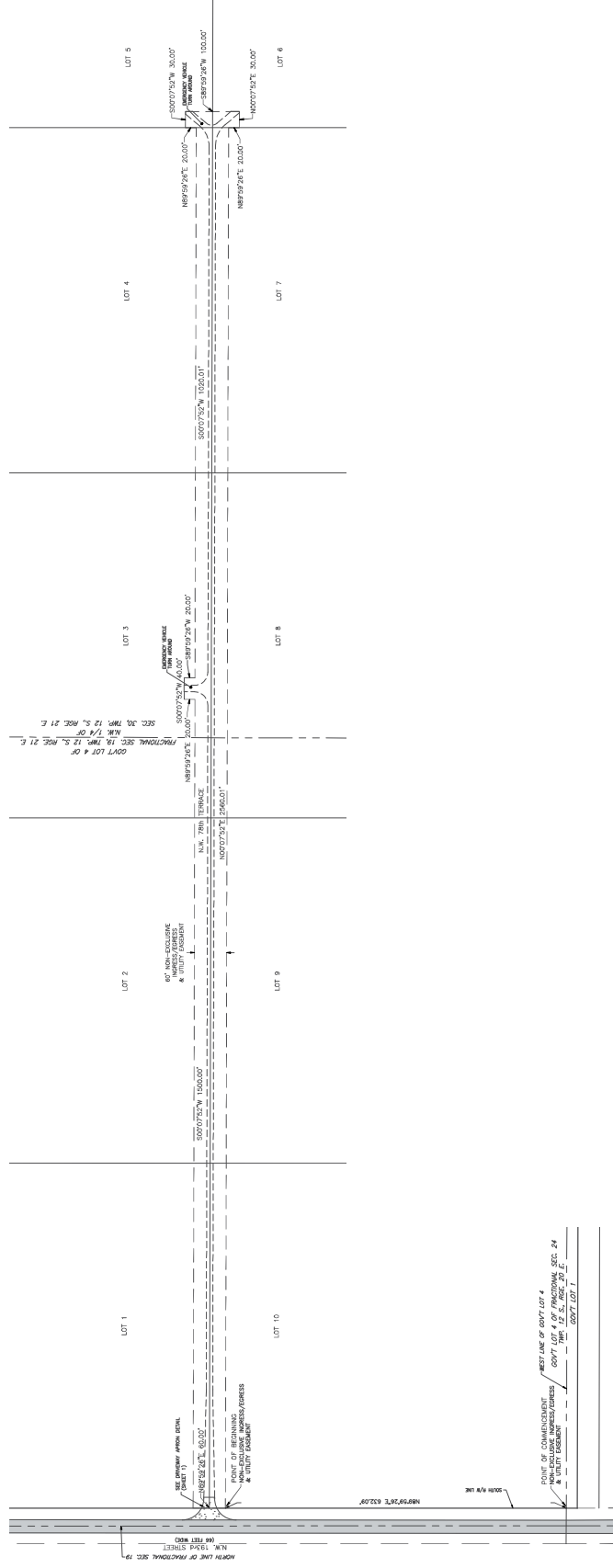
Received By: Email Date Processed: 12/5/24 BM Project # 2024120012 AR # 32272  
12/3/24

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





BCC EASEMENT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



- |                             |                             |
|-----------------------------|-----------------------------|
| R/W                         | RIGHT OF WAY                |
| E/P                         | EDGE OF PAVEMENT            |
| C/L                         | CENTERLINE                  |
| W/P                         | WATERWAY                    |
| TWP.                        | TOWNSHIP                    |
| RGE.                        | RANGE                       |
| R                           | RADIUS                      |
| $R$ or $\Delta$             | RADIUS, RADIUS ANGLE        |
| CB                          | CURB                        |
| LC                          | ARCH LENGTH                 |
| LB                          | CHORD BEARING               |
| PC                          | LENGTH OF CHORD             |
| LC                          | SPACING                     |
| PC                          | SPECIAL RECORDS BOOK        |
| CONC.                       | CONCRETE                    |
| CONC.                       | CONCRETE                    |
| STREET SIGN                 | STREET SIGN                 |
| UTILITY POLE AND GUY ANCHOR | UTILITY POLE AND GUY ANCHOR |

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

DUNGARVEN RIDGE  
AGRICULTURAL LOT SPLIT PLAN  
*Map of Easements*

JOB No.  
B DUNGARVEN RIDGE AL

DATE  
1/6/2025

SCALE  
1" = 100'

Robert L. Rogers, PE  
FL Reg. No. 10027  
rlrogers@rogerseng.com

Rodney K. Rogers, PSM  
FL Reg. No. 5274  
nrkrogers@rogerseng.com

Mekelle M. Boyer, PSM  
FL Reg. No. 7398  
kboyer@rogerseng.com

	2010

REVISION	DATE

Robert L. Rogers, P.E.  
R. Rogers, Inc.  
1105 S.E. 3rd Avenue  
Ocala, Florida 34471  
Ph: (352) 622-9214 • L.L.C. Bus. #4074

# ROGERS ENGINEERING, LLC

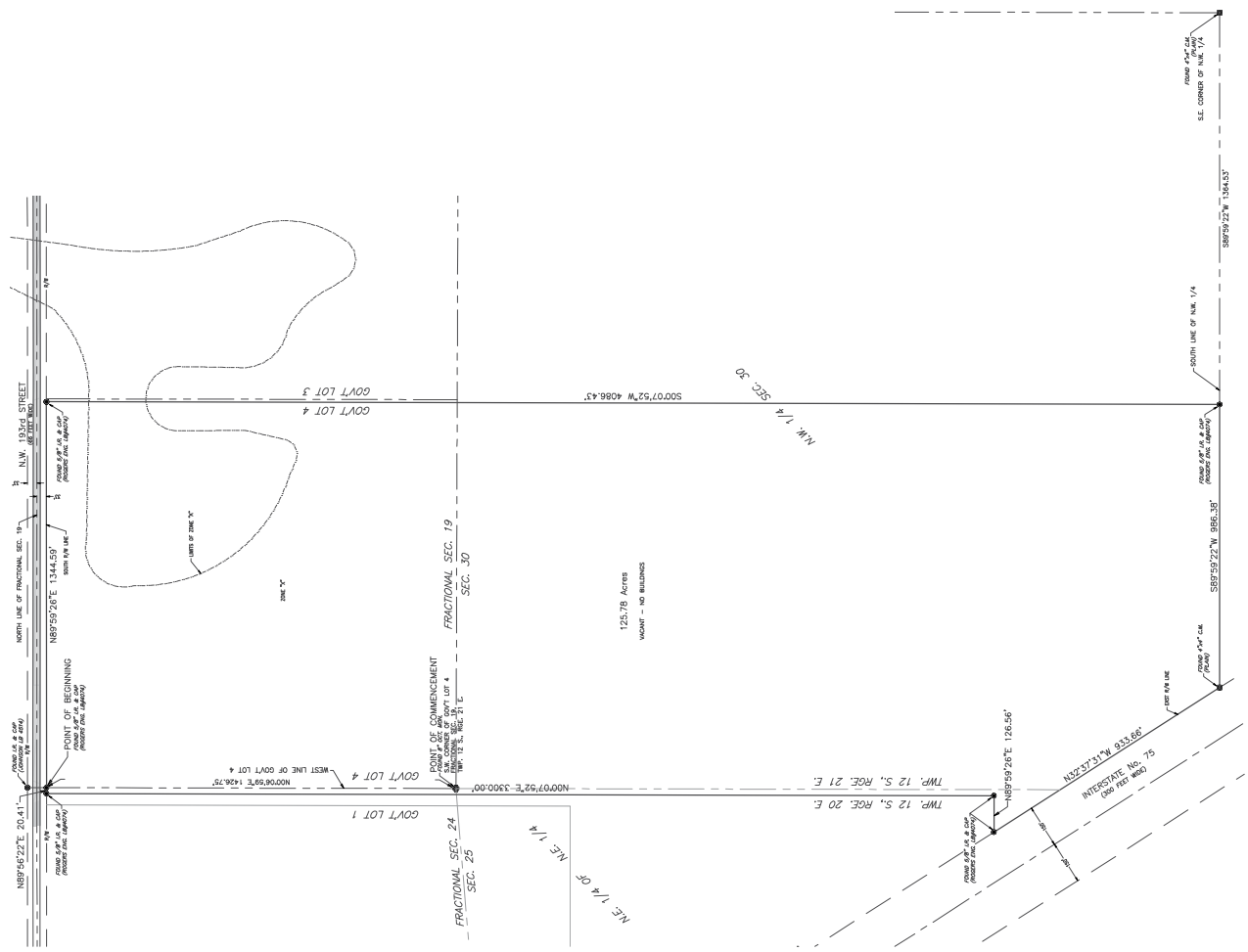
Civil Engineering & Land Surveying

A BOUNDARY SURVEY  
FOR  
MG PROPERTIES & INVESTMENTS, LLC

JOB No. MR 2024-001	DATE 01/29/2025
SCALE 1" = 200'	SHEET 1 OF 1



MELENE M. BOKER, SURVEYOR & MAPPER  
REGISTRATION NO. 7298  
STATE OF FLORIDA



### LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEGINNING AT THE POINT OF BEGINNING, THENCE S89°52'22\"/>

### SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE: 10/31/2024.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP AND INTERESTS OF THE PROPERTY WERE OBTAINED FROM THE DEEDS AND ENCUMBRANCE REPORT PREPARED BY INVESTORS TITLE INSURANCE COMPANY, FILE NO.: 02691-000-00, SEARCH PERIOD: 08/22/2024 THROUGH 12/03/2024.
4. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0117, SUFFIX D, WITH AN EFFECTIVE DATE OF 08/01/2015. THE PROPERTY IS LOCATED WITHIN ZONE "X" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
5. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5A-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE FLOOD INSURANCE RATE MAP (FIRM) AND THE STANDARDS OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
6. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE SURVEYOR, THIS MAP IS NOT VALID.

