

June 20, 2025

PROJECT NAME: DUNGARVEN OAKS AG LOT SPLIT

PROJECT NUMBER: 2024120017

APPLICATION: AGRICULTURAL LOT SPLIT #32277

- 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) Waiver approved 2/4/2025: 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: Please identify the location of the Marion County flood prone areas on the property
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: 2.16.4.C(3) - Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer
STATUS OF REVIEW: INFO
REMARKS: 1/6/25-Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Provide mylar and legal documents for recording prior to approval
STATUS OF REVIEW: INFO
REMARKS: 1/6/25-Provide mylar and legal documents for recording prior to approval

- 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: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements.
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: Approved
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: 1/14/2025—Important note: prospective buyers should be informed of the wetlands, as they will have to first get with DEP before pulling building permits if they plan on building in the wetlands.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance for water & parcel sizing permits septic tanks.



**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 32277

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 12/03/2024 Parcel Number(s): 03154-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Dungarven Oaks 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: 12/6/24 BM Project # 2024120017 AR # 32277
12/6/24

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): _____

DUNGARVEN OAKS

AGRICULTURAL LOT SPLIT PLAN

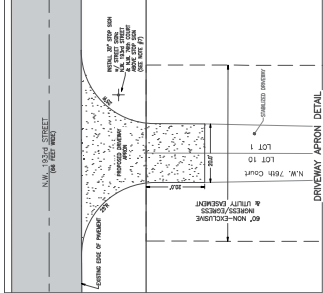
MARION COUNTY, FLORIDA



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENT

MARION COUNTY LOC APPROVED WARRIORS

SEC. 2(16.1)(b)(g) - ESTABLISHMENT OF MSRI
BCC APPROVAL: 2/14/2025



- NOTES:
1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
 2. THICKNESS CONCRETE $\geq 6"$ ≥ 10 WMM ELEVATED $\geq 1"$ ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS OVER 6" THICK IMEROCK BASE (LBR 100 - 98% DENSITY). OVER 6" THICK IMEROCK BASE (LBR 100 - 98% DENSITY). THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
 3. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE.
 4. CONCRETE APPROXS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

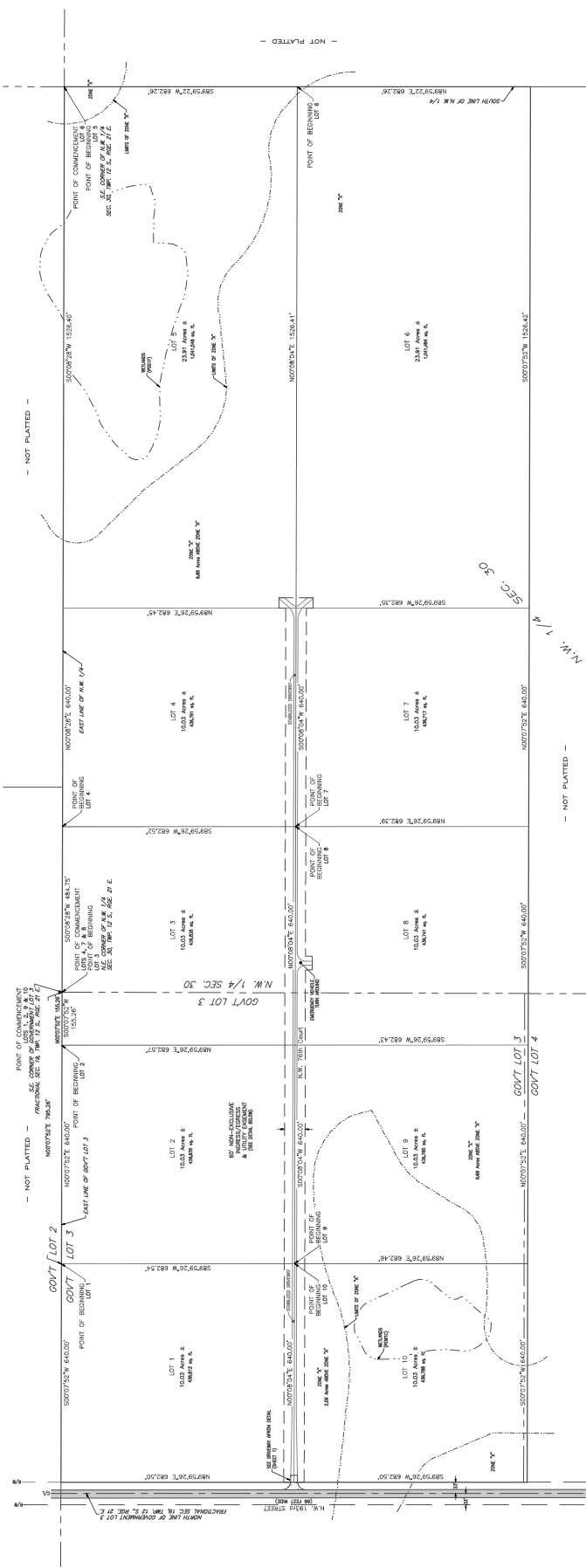
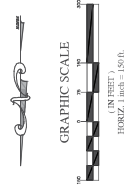
1. REARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK, BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL, PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 10 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONSIDERING TO IT SHALL MEET THE RESIDENTIAL UTILITY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. RETAINING TO LOTS 1 & 10, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO I.N.W. 1934 STREET OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60' FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. 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.
6. IN ADDITION TO THE 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO SAID EASEMENT AND A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
7. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT. WITHIN THE 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT. THE SIGN MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
8. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF ANNUAL FLOOD HAZARD) AND A ZONE "X" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANELS 0117 HEREON WERE INTERPOLATED FROM THE FIRM.
9. THE WETLANDS SHOWN HEREON WERE INTERPOLATED FROM THE NATIONAL WETLANDS INVENTORY MAP.
10. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
11. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE RECORDING OF THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, INTERESTS, LIENS, OR OTHER INTERESTS, MATERIALS, IF ANY, MAY BE NECESSARY TO PROVIDE DRAINAGE FACILITIES 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.
13. WITHIN EACH ADJACENT LOT SPLIT, THE LOT SPLIT MUST BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
14. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WATER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
15. THE 60' FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS' RESOLUTIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
16. THIS PROPERTY IS SUBJECT TO THE MORTGAGE IN FAVOR OF MAINSTREET COMMUNITY BANK OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS HAS REVIEWED AND APPROVED THE RECORDING OF THIS AGRICULTURAL LOT SPLIT PLAN, AND THE RECORDING OF THIS AGRICULTURAL LOT SPLIT PLAN IS SUBJECT TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MEKELLE M. RYDER
REGISTERED SURVEYOR & MAPPER
STATE OF FLORIDA

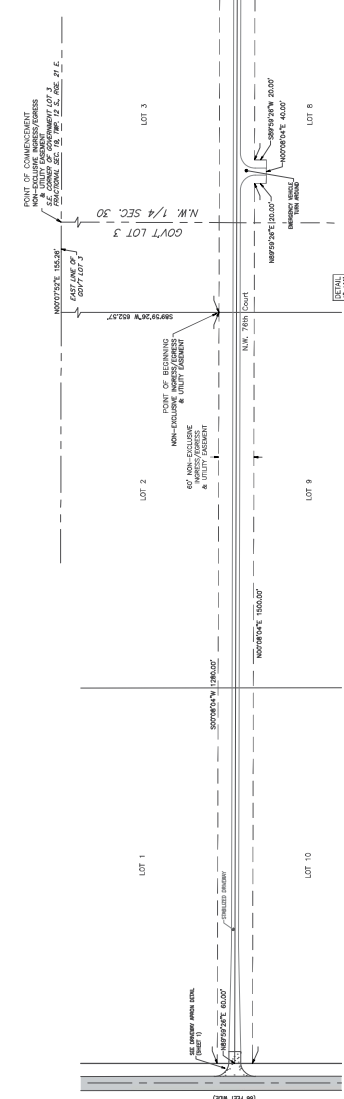
DUNGARVEN OAKS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



- LEGEND**
- R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - TWP. TOWNSHIP
 - D.S.B. DISTRICT SURVEY BOOK
 - P.C. POINT OF CURVATURE
 - P.M. POINT OF MILEAGE
 - CONCRETE
 - STREET SIGN



Robert L. Rogers, P.E.
P. Reg. No. 10027
rlrogers@rogersaeng.com

Rodney K. Rogers, PSM
P. Reg. No. 5274
nrkrogers@rogersaeng.com

Makelle M. Boyer, PSM
P. Reg. No. 7398
kboyer@rogersaeng.com

A BOUNDARY SURVEY
FOR
MG PROPERTIES & INVESTMENTS, LLC

MEKELLE M. BOYER
DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 7398
STATE OF FLORIDA

The seal is circular with a serrated outer edge. The text "MEKELLE BOYER" is written along the top inner curve, and "12/31/2009" is at the bottom. The center contains the text "PROFESSIONAL SURVEYOR & MAPPER", "STATE OF FLORIDA", and "REGISTRATION NO. 7398".



MEKELLE M. BOYER DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

[illegible]

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: 10/31/2014
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, ENCUMBRANCES, OR EASEMENTS OF RECORD, WERE OBTAINED FROM THE OWNERSHIP AND ENCUMBRANCE RECORD PREPARED BY THE FLORIDA DEPARTMENT OF REVENUE (FIDR) ON 09/09/2015. SEARCH PERIOD: 08/22/2014 THROUGH 12/02/2014.
4. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) WITH EFFECTIVE DATE OF 08/28/2008. THE UNITS OF ZONE "X" SHOWN WERE INTERPOLATED FROM THE FIRM.
5. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 55-17600 THROUGH 55-17608, FLORIDA ADMINISTRATIVE CODE AND MEETS THE STANDARDS OF PRACTICE FOR THE FLORIDA SURVEYING CLOSED CIRCULAR ERROR. NO ERRORS WERE FOUND TO EXCEED THE MINIMUM RELATIVE STATE ACCURACY FOR RURAL UTM USE.
6. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.