



**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

RECEIVED

JUL 09 2021

Marion County  
Office of County Engineer

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 06/29/2021 Parcel Number(s): 08458-002-00 Permit Number: \_\_\_\_\_

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

Project Name: Larsen Susser 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): Mette Larsen  
Signature: \_\_\_\_\_  
Mailing Address: 12191 N. Magnolia Avenue City: Ocala  
State: Florida Zip Code: 34475 Phone # 516-695-1731  
Email address: metteplarsen@gmail.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# 26999  
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

**DEVELOPMENT REVIEW USE:**

Received By: SS Date Processed: 7/12/21 Project # 202106 0076 AR # 27051

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



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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

*2.16.1.B(8)(g) - Establishment of County MSBU*

Section & Title of Code (be specific) Section 2.16.1.B(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) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
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Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

July 22, 2021

PROJECT NAME: LARSEN SUSSER FARMS - WAIVER REQUEST

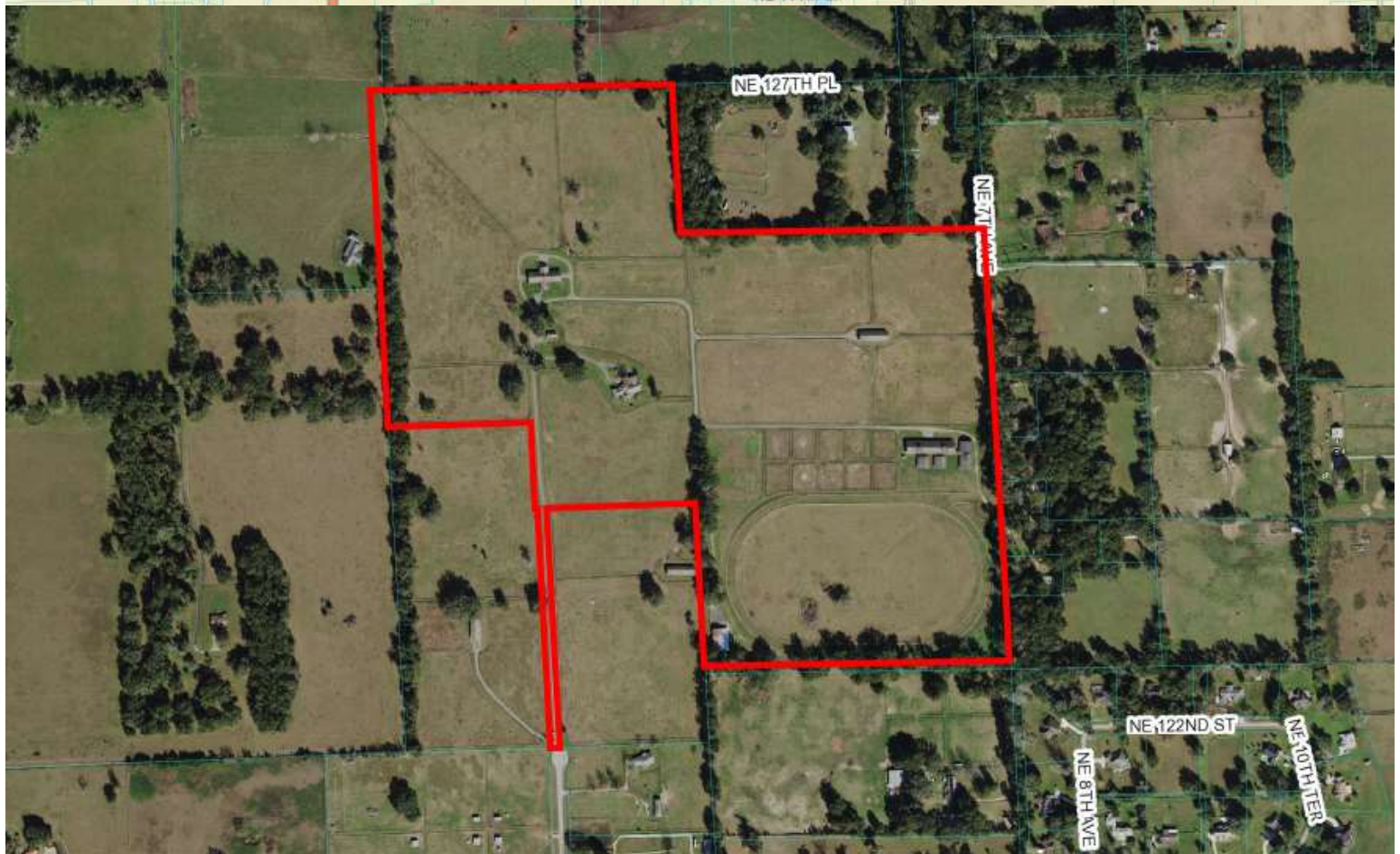
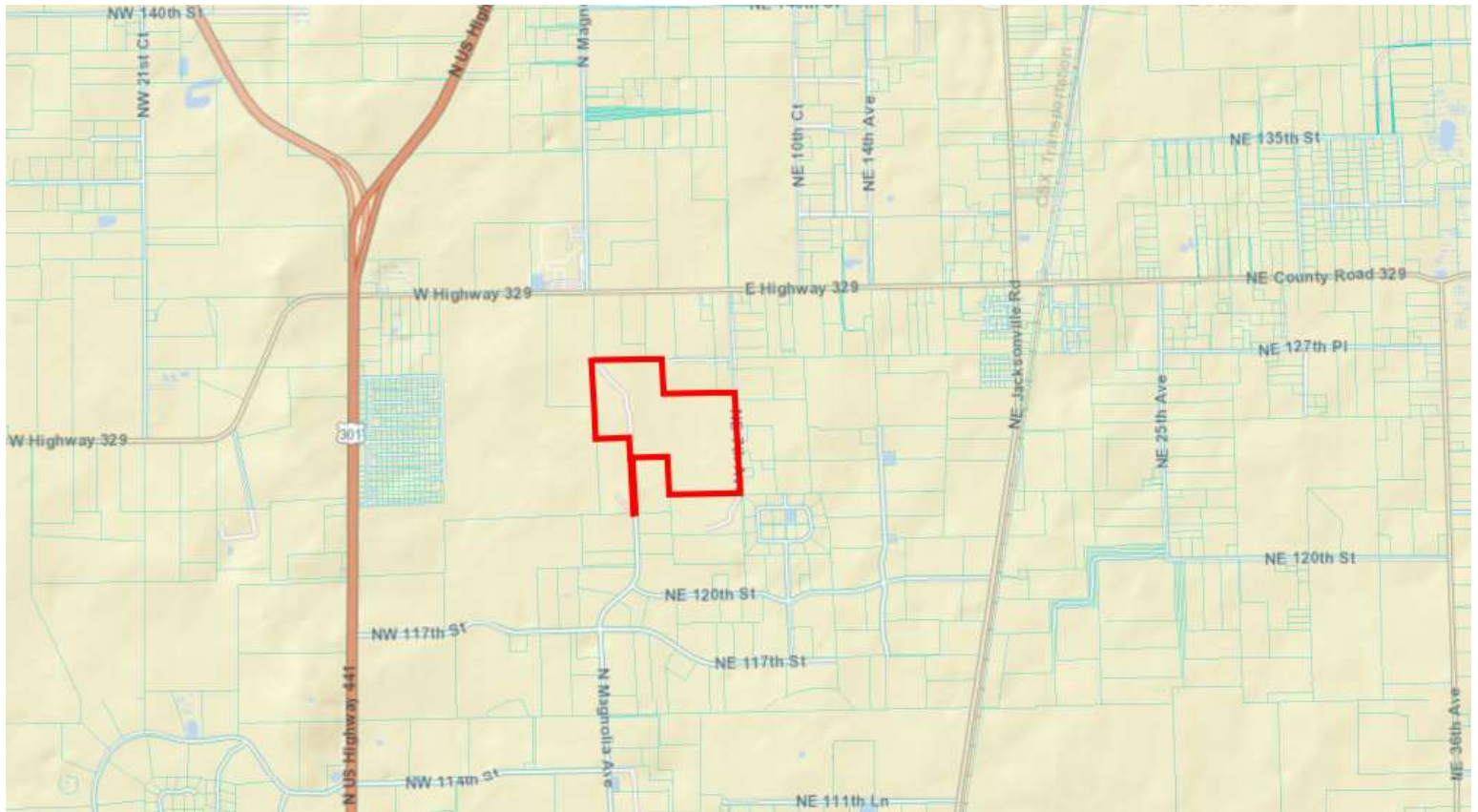
PROJECT NUMBER: 2021060076 APPLICATION: #27051

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

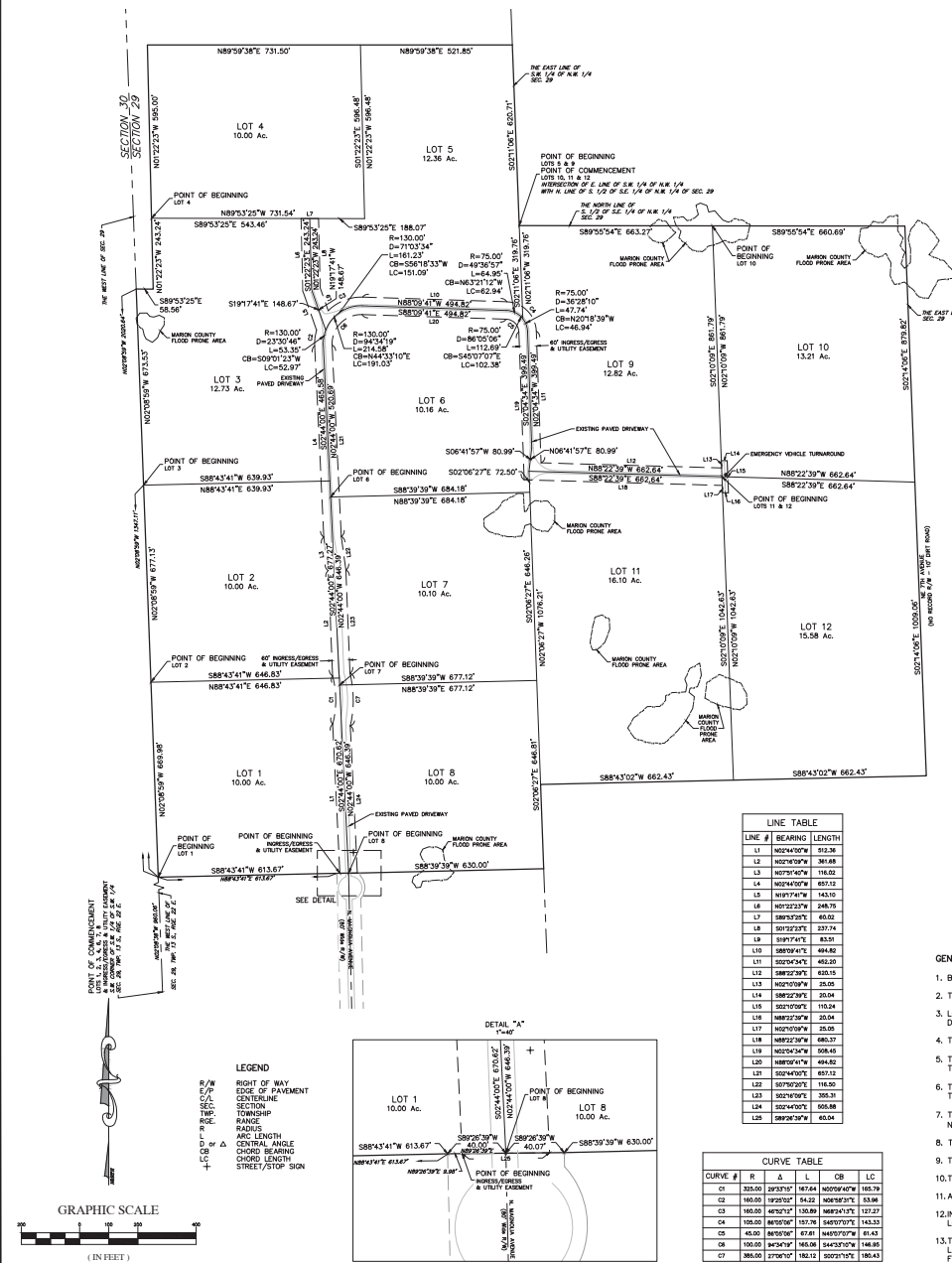
- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REMARKS: Defer to OCE.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but for the number of lots proposed remains 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, development shall connect to respective service(s) within 365 days of notification. Shall provide onsite water & wastewater services to serve per LDC 6.14.2. Within Silver Springs 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: ENGDRN - STORMWATER REVIEW  
REMARKS: **CONDITIONAL APPROVAL**. An 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).
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REMARKS: N/A



**LARSEN SUSSEY FARMS - WAIVER REQUEST**  
**12191 N MAGNOLIA AVE OCALA**  
**Project #2021060076 #27051 Parcel #08458-002-00**  
**ROGERS ENGINEERING**







**LEGAL DESCRIPTION:**

**LOT 1**  
A PORTION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE N02°08'38"W, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 960.06 FEET; THENCE CONTINUE ALONG SAID WEST LINE, N02°08'38"W, 669.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N02°08'38"W, 67.13 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED N88°43'41"E, 646.83 FEET; THENCE S02°04'00"E, 670.62 FEET; THENCE S89°26'39"W, 40.07 FEET; THENCE S88°43'41"W, 613.67 FEET TO THE POINT OF BEGINNING.

**LOT 2**  
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**GENERAL NOTES:**

- BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE WEST BOUNDARY OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 22 EAST, AS BEING N02°08'38"W.
- THIS AGRICULTURAL LOT SPLIT PLAN IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL, PREPARED BY MARK W. EVANS, MARCH 2020.
- LOTS 1 THROUGH 12 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.
- 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 TURNAROUNDS.
- THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2'x2' SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 lbs/FT, IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0310, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- THE COUNTY FLOOD PROOF AREAS SHOWN HEREON WERE 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 EASEMENT.
- ALL PARCELS SHALL BE SUBJECT TO THE GUIDELINES FOR STORMWATER MANAGEMENT ESTABLISHED BY MARION COUNTY LAND DEVELOPMENT CODE.
- IN ADDITION TO THE NON-EXCLUSIVE INGRESS, EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WAS NOT SHOWN FOR CLARITY PURPOSES.
- THE EASEMENT SHOWN AND DESCRIBED HEREON IS DECLARED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LARSEN SUSSER FARMS AGRICULTURAL LOT SPLIT AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph: (352) 622-9214 • Lic. Bls. #4074

**LARSEN SUSSER FARMS**  
AGRICULTURAL LOT SPLIT PLAN

JOB No. 21-LARSEN SUSSER FARMS  
DATE: 7-12-2021  
SCALE: 1" = 200'  
SHEET: 1 OF 1

RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA