

July 31, 2025

PROJECT NAME: WEST MINI FARMS - AGRICULTURAL LOT SPLIT

PROJECT NUMBER: 2025050076

APPLICATION: DRC WAIVER REQUEST #33131

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: Defer to MSBU
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: Defer to ROW
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: SW 140th Ave. is a collector roadway and a major north/south connector between SR 40 and CR 484. A sidewalk along SW 140th Ave. would support a safe alternative for pedestrian and bicycle movements as the surrounding area has a number of established historic subdivisions.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO

REMARKS: Defer to OCE

- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities does not object to the commencement of construction prior to improvement plan approval, provided the developer understands that all work is completed at their own risk. If water and sewer connections are required, additional work such as grading, utility adjustments, or reconstruction may be necessary.
Please note that Utilities also conducts a separate close-out process for the Bill of Sale and FDEP permits, which must be completed independently of Development Review's final approval.
- 12 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 14 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 15 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 16 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: INFO
REMARKS: N/A
- 18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: N/A

- 19 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A
- 20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A
- 21 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A
- 22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: INFO
REMARKS: DENIED - This section of the code does not apply to Agricultural Lot Splits. Agricultural Lot Splits are an established exception to the standard subdivision requirements. Under section 2.16.1.B(8)(e) and (F), the lots can be on a paved private road or access easement. The total width must be 60 feet. This requirement can be met with the existing 50 feet of right-of-way and 5' easements on each side.
- 23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.12.A - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A - Sidewalks are not required for Agricultural Lot Splits
- 24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.3. - Typical sections
STATUS OF REVIEW: INFO
REMARKS: N/A - Typical sections are not required for Agricultural Lot Splits
- 25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.18.4.C - Construction, completion, and close out
STATUS OF REVIEW: INFO
REMARKS: N/A - This section of the code does not apply to Agricultural Lot Splits
- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)
STATUS OF REVIEW: NO
REMARKS: Please provide clarification regarding utility connections. Identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater)
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(g) - County MSBU
STATUS OF REVIEW: NO
REMARKS: An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) need to be provided if a POA is desired instead of the MSBU.



**Marion County
Board of County Commissioners**

33131

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: 7/8/25 Parcel Number(s): 34979-000-00 Permit Number: 32905

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: West Mini Farms-Agricultural 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): Carl West, Manager
Signature: _____
Mailing Address: 9140 SW 52ND TERR City: Ocala
State: FL Zip Code: 34476 Phone # 352-208-1489
Email address: carl@west2westconst.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): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(8)(g) - County MSBU
Reason/Justification for Request (be specific): Request a waiver to allow a Property Owner's Association be created for the maintenance of roads and drainage in lieu of the MSBU.

DEVELOPMENT REVIEW USE:

Received By: email 7/8/25 Date Processed: 7/23/25 kah Project # 2025050076 AR # 33131

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

Section & Title of Code (be specific) Sec. 6.12.2 Right-of-way (Table 6.12-1 Minimum right-of-way widths)

Reason/Justification for Request (be specific): Waiver request to use the existing/platted 50' right-of-way for the construction of road and roadside swales on SW 97th Pl. LDC requires 60' right-of-way for new public subdivision local roads. SW 97th Pl is a publically dedicated 50' right-of-way with no constructed roads. Other roads in the Samardak S Cloud 9 Ranchette, UNR subdivision are publically dedicated, but not County-maintained.

Section & Title of Code (be specific) Sec. 12.16.1.B(8)(d) Lots abutting publically dedicated right-of-ways +

Reason/Justification for Request (be specific): Waiver requested to not dedicate additional right-of-way. Existing right-of-ways abutting the project are 50' width. The abutting right-of-ways are publically dedicated, but not County maintained.

Section & Title of Code (be specific) Sidewalks - 6.12.12

Reason/Justification for Request (be specific): Waiver to not provide sidewalk along side of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Section & Title of Code (be specific) 6.12.3 - Typical Sections

Reason/Justification for Request (be specific): Waiver to use a 2-lane rural subdivision local typical section with no sidewalk. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Section & Title of Code (be specific) 2.18.4.C - Commence Construction Prior to Improvement Plan Approval

Reason/Justification for Request (be specific): Waiver requested to commence site grading activities only prior to plan approval at Developer's own risk. SWFWMD, NPDES and FWC permit (as applicable) will be obtained prior to site disturbance. The erosion and sediment control plan will be installed and maintained through grading activities.

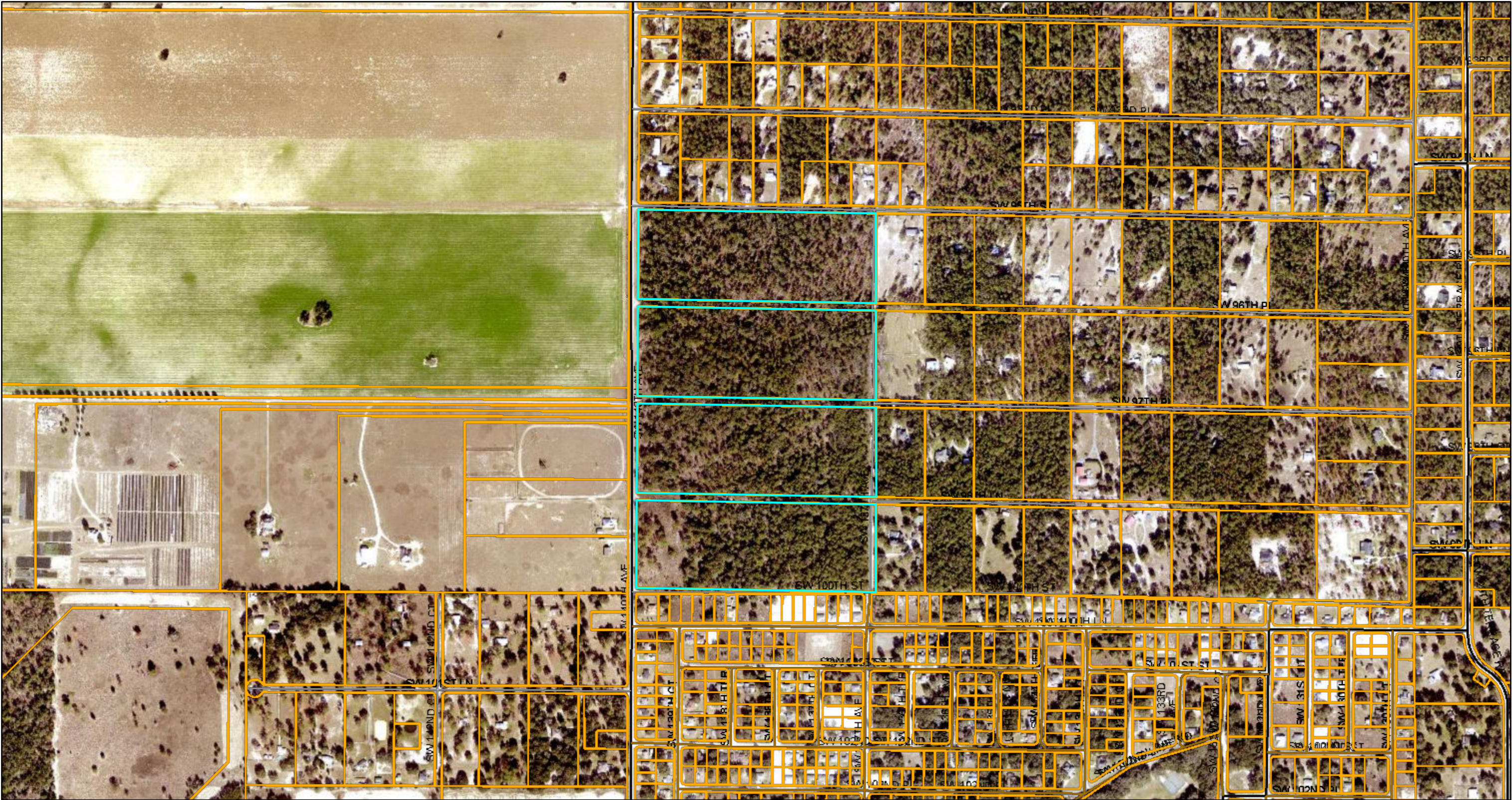
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Marion County Florida - Interactive Map



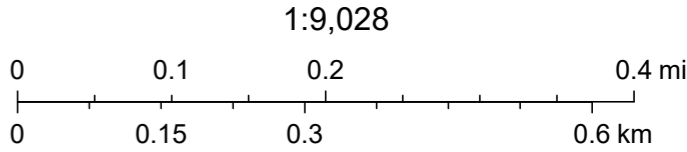
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- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved

- OCE Maintained Unpaved
- Not Maintained
- Not Maintained

- Streets
- Aerial 2024
- Red: Band_1
- Green: Band_2

Blue: Band_3



Marion County Property Appraiser, OCE, Marion County BOCC