

February 15, 2024

PROJECT NAME: ROMEO ACRES

PROJECT NUMBER: 2022120049

APPLICATION: AGRICULTURAL LOT SPLIT #29544

1 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.

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: n/a

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: 1) Waiver approved 3/20/2023: 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 show and label wetlands, FEMA Flood Zones, etc.

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. Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater. Stormwater controls will need to be implemented to address the impervious of the proposed shared driveway.

4 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:

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Sheet size 24" x 36"

STATUS OF REVIEW: INFO

REMARKS:

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.16.1.B(8)(f)3 - Connect to a publicly maintained road meeting driveway spacing requirements. The easement shall be paved a minimum of 20 feet beyond the public right of way.

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL - The applicant shall submit for a driveway permit with the Office of the County Engineer for construction of the driveway and traffic signs. The driveway and traffic signs must be installed prior to recording the easement.

- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Agricultural Lot Split  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Agricultural Lot Split  
STATUS OF REVIEW: INFO  
REMARKS: 10/3/23 - Approve. [BCC granted waiver to MSBU requirement on 4/18/23, Agenda Item 7.2.4.]  
8/4/13 - Approved as this ALS was in progress with the start of the year prior to recent "stop" on processing future ALS Applications. Creation of MSBU does remain to be address ed - see OCE Eng. Acquisition review remarks.  
4/18/23 - 60' access easements indicated. No further comments.  
PRIOR COMMENT: Show the 60' shared access easement(s).
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Agricultural Lot Split  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time for current parcel configuration. If parcel re-development causes a revised connection requirement, parcel/plat/development shall connect to respective service(s). If public water or sewer becomes available from the public utility provider, connection will be required to services within 365 days of notification. Silver Springs primary springs protection zone.
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Provide mylar and legal documents for recording prior to approval  
STATUS OF REVIEW: NO  
REMARKS: 10/26/23 - Mylars were received on 8/2/23 but do not match the last plan reviewed by staff in the drawings folder in ePlans. The mylars provided indicate notes were added on 7/13/23 and 8/5/23. The last plan reviewed in eplans indicates easements and notes were updated 3/6/23. A matching drawing must be uploaded to the drawings folder and re-routed for review. Applicant must resubmit.
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes  
STATUS OF REVIEW: NO  
REMARKS: Declaration of Easements, Covenants, Conditions and Restrictions has been submitted - 3/17/23 - AR - WILL NEED ORIGINAL EXECUTED DOCUMENT  
(2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes - need sketch and description of easement  
Survey needs to sign and stamp legal exhibits to Declaration of Covenants
- 12 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: NO  
REMARKS: 10/26/23 - Mylars were received on 8/2/23 but do not match the last plan reviewed by staff in the drawings folder in ePlans. Applicant must resubmit.  
Need Cover sheet to reflect name of Ag Lot Split, space for Bk and Page number at top left corner, needs to be professionally submitted. MYLAR NEEDS TO BE SUBMITTED



**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 29544

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

17369-011-00, 17369-011-01, 17369-011-02  
17369-011-04, 17369-011-05, 17369-011-08

Date: 02/14/2024 Parcel Number(s): 17369-011-09, 17369-012-00, 01736-012-00 Permit Number: 2023091609

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

Project Name: Romeo Acres 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): Joe Brown  
Signature: [Signature]  
Mailing Address: PO Box 2407 City: Bellevue  
State: FL Zip Code: 34421 Phone #: (352) 245-9023  
Email address: jbrown6165@yahoo.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): Michael W. Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.  
Mailing Address: 2611 SE Lake Weir Ave City: Ocala  
State: FL Zip Code: 34471 Phone #: (352) 629-5500  
Email address: info@radcliffeengineering.com

**D. WAIVER INFORMATION:**

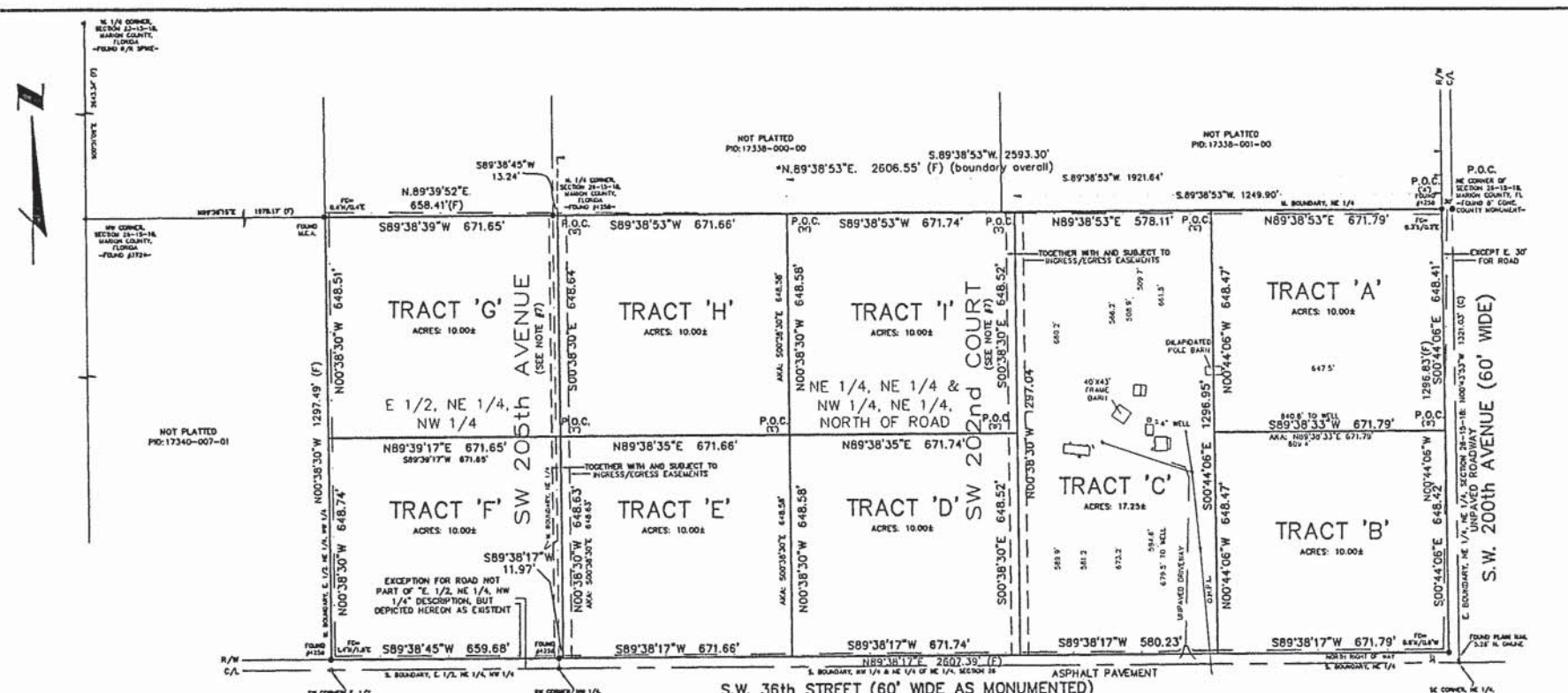
Section & Title of Code (be specific): 6.11.5.C(6) - Driveway Access  
Reason/Justification for Request (be specific): Request modified residential driveway in lieu of commercial driveway.  
Residential driveway sizing is more appropriate for this rural location serving a maximum of only 4 residential lots.  
Proposed 12' driveway width is an upgrade from minimum residential driveway requirements.

**DEVELOPMENT REVIEW USE:**

Received By: Email 2/14/24 Date Processed: 2/15/24 BM Project #: 2022120049 AR #: 29544

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





**SURVEY REPORT**

**LEGEND:**

- A/C AIR CONDITIONER
- B.F. BOARD FENCE
- C/L CENTER LINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- C.A. CENTRAL ANGLE
- F.C. FENCE CORNER
- M.E.A. MARION ENGINEERING & ASSOC.
- M.E.C. MORTON ENGINEERING CO.
- N.P. NOT PERMANENT
- O.R. OFFICIAL RECORDS (BOOK & PAGE)
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- PP. POWER POLE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY

**NOTES:**

- THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
- ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (\*).
- UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
- ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
- ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
- EASEMENTS SHOWN AS SW 205th AVENUE AND 202nd COURT ARE 60 FEET WIDE AND ARE PRIVATE, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, ALLOWING PUBLIC USE FOR EMERGENCY, UTILITY AND DRAINAGE. MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY, RESPONSIBILITY, OR LIABILITY WHATSOEVER REGARDING THE EASEMENT.

SCALE: 1"=150'  
F.B.: 444 PG.: 50  
FILE: 1221606

- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- (P) PLAT
- (R) POWER POLE
- (R) RADIAL
- CHPL. OVERHEAD POWER LINE
- V.F. VINY/PVC FENCE
- W.F. WIRE FENCE
- 4"X4" CONCRETE MONUMENT
- IRON ROD
- NAIL & DISK
- BREAK IN LINE
- FIRE HYDRANT
- TELEPHONE BOX
- WATER METER BOX
- UTILITY TRANSFORMER BOX

**FLOOD STATEMENT:**

THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12083 C 0485 D DATED AUGUST 28, 2008



**BUILDING DETAIL**

SCALE: 1"=40'

**DESCRIPTION: (PARENT PARCEL)**

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT THE EAST 30 FEET FOR ROAD, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, NORTH OF ROAD, ALL LYING IN SECTION 26, TOWNSHIP 15 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA.

**DESCRIPTIONS OF INDIVIDUAL TRACTS AND EASEMENTS ATTACHED.**

**DRIVEWAY APPROX CONSTRUCTION NOTES:**

- A DRIVEWAY PERMIT MUST BE OBTAINED AFTER APPROVAL AND THE DRIVEWAY INSTALLATION MUST BE COMPLETE PRIOR TO RECORDING THE EASEMENT.
- THE NEW ROADWAY CONNECTIONS SHALL BE PAVED A MINIMUM ON 20' BEYOND THE RIGHT-OF-WAY LINE AND MUST BE A MINIMUM OF 20 FEET WIDE.
- A STOP SIGN AND STREET NAME SIGNS SHALL BE INSTALLED AT THE DRIVEWAY CONNECTIONS TO THE PUBLIC ROADWAY IN ACCORDANCE WITH DETAILS TS 030, TS 031, AND TS 032 IN THE LAND DEVELOPMENT CODE.
- THE EXISTING DRIVEWAY FOR TRACT C WILL BE REMOVED WITH ACCESS TO COME FROM THE NEW EASEMENT.



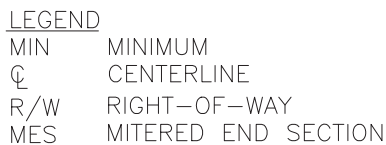
UPDATED EASEMENTS AND NOTES: MARCH 6, 2023  
ADDED INGRESS/EGRESS EASEMENTS: NOVEMBER 28, 2022  
SKETCH OF NEW LOTS: NOVEMBER 21, 2022  
SURVEY DATE: NOVEMBER 04, 2022

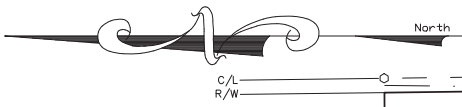
Digitally signed by Andrew W. Carbaugh, licensee number 6787  
BOARD CERTIFIED SURVEYOR AND MAPPER  
STATE OF FLORIDA

BCC EASEMENTS  
BK \_\_\_\_\_ PG \_\_\_\_\_

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

SKETCH OF  
DESCRIPTION  
CERTIFIED TO:  
ROMEO ACRES  
JOE C BROWN AND SUSAN F CANNON  
SUNSTATE TITLE LLC  
ALLIANT NATIONAL TITLE INSURANCE CO.  
C & A SURVEY, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB #7872  
3106 E. FORT KING STREET OCALA, FLORIDA 34470  
352.694.6566 CondAsurvey.com





SW 200TH AVENUE

C/L  
R/W

TRACT 'A'  
ACRES: 10.00±

TRACT 'B'  
ACRES: 10.00±

TRACT 'C'  
ACRES: 17.25±

TRACT 'I'  
ACRES: 10.00±

TRACT 'D'  
ACRES: 10.00±

TRACT 'H'  
ACRES: 10.00±

TRACT 'E'  
ACRES: 10.00±

TRACT 'G'  
ACRES: 10.00±

TRACT 'F'  
ACRES: 10.00±

Proposed Driveway  
(Access For 3 Tracts)

SW 36TH STREET

Proposed Driveway  
(Access For 4 Tracts)

Project Name: 2023-15 Romeo Acres Ag Lot Split

Sheet Name:

Romeo Acres D/W Locations

Drawn:

BHA

Scale:

1"=400'

Date:

2024-02-13



MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010  
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #65568

www.radcliffeengineering.com

COPYRIGHT © 2023 Michael W. Radcliffe Engineering, Inc. All Rights Reserved.