

### 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

APR 1 6 2021

Marion County
Office of County Engineer

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 04/16/202 Parcel Number(s): 37388-000-00 Permit Number:
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name: Ag Lot Split TERRA BELLO  Subdivision Name (if applicable):  UnitBlockLot
В.	PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:
	Property Owner's Name (print): WBNTP & JOSHUA INVESTMENTS LLC Property Owner's Signature: Property Owner's Mailing Address: 1212 NE 1st Street
	City: Ocala State: FL Zip Code: 34470 Phone # 352-502-1885
C.	APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.  Firm Name (if applicable): Rogers Engineering, LLC
D.	WAIVER INFORMATION: Section & Title of Code:  Reason/Justification for Waiver Request:  To allow division of land pursuant to code.
	reason/Justification for warver request. To allow division of land pursuant to code.
-	
DE	Received By: CG Date Processed: 4/20/21 Project # 2020100089 AR # 26622
ZC	NING USE:       Parcel of record: Yes □ No □       Eligible to apply for Family Division: Yes □ No □         Zoned:       ESOZ:       P.O.M.       Must Vacate Plat: Yes □ No □         Land Use:       Date:       Verified by:
	rised 5/2017

Empowering Marion for Success



Revised 7/2017

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### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: Section 2.16.1B(8)(g) Establishment of County M.S.B.U
Reason/Justification for Waiver Request: Allow an Easement Agreement that stipulates maintenance.
Section & Title of Code:
Reason/Justification for Waiver Request:
Section & Title of Code:
Section & Title of Code:
reason sustineation for warver request.
Cardian & Title of Carley
Section & Title of Code:  Respond (Justification for Weiver Request)
Reason/Justification for Waiver Request:
Section & Title of Code:
Reason/Justification for Waiver Request:
Section & Title of Code:
Reason/Justification for Waiver Request:

Empowering Marion for Success

April 29, 2021

PROJECT NAME: TERRA BELLO - WAIVER REQUEST PROJECT NUMBER: 2020100089 APPLICATION: #26622

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

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REMARKS: N/A

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REMARKS: Defer to OCE.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REMARKS: **APPROVED**.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REMARKS: **APPROVED** - Parcel lies within City of Belleview Utilities service area and not within any primary springs protection zone. Development on this parcel will require a map and letter of availability and capacity from the provider for public water and sewer connection per Land Development Code 6.14.2. To prevent delay of any related building permit, the utility's Availability Letter and supporting map must be presented to the County's Utilities desk prior to approval of any permit for which it is a sign-off. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REMARKS: N/A

6 DEPARTMENT: 911 - 911 MANAGEMENT

REMARKS: APPROVED

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REMARKS: APPROVED

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

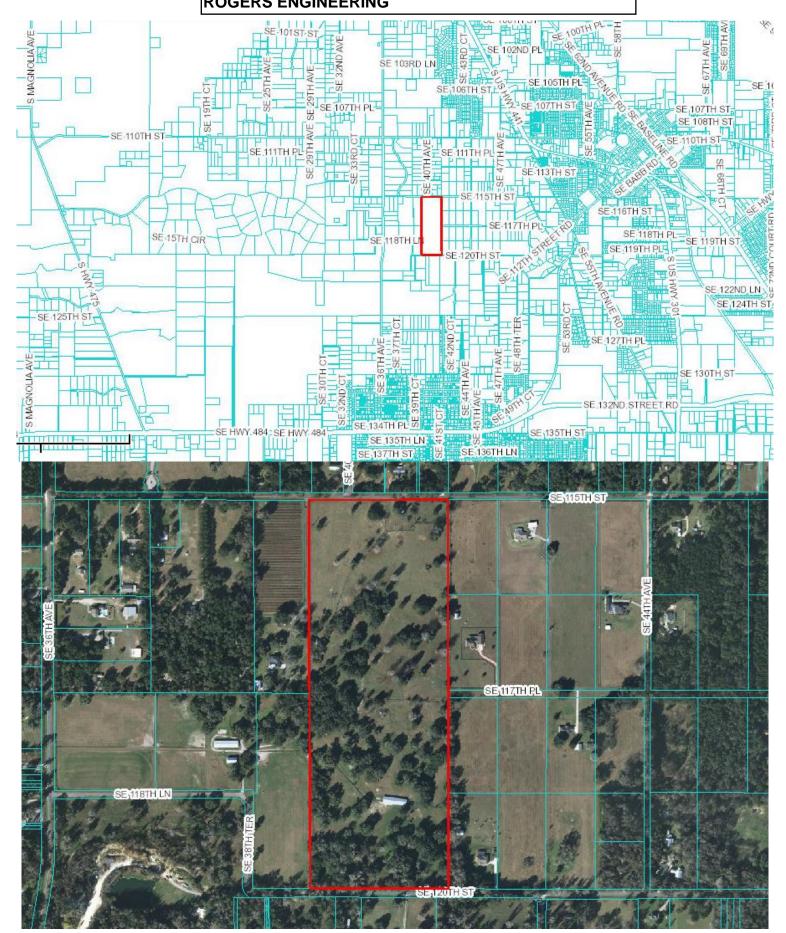
REMARKS: N/A

9 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).

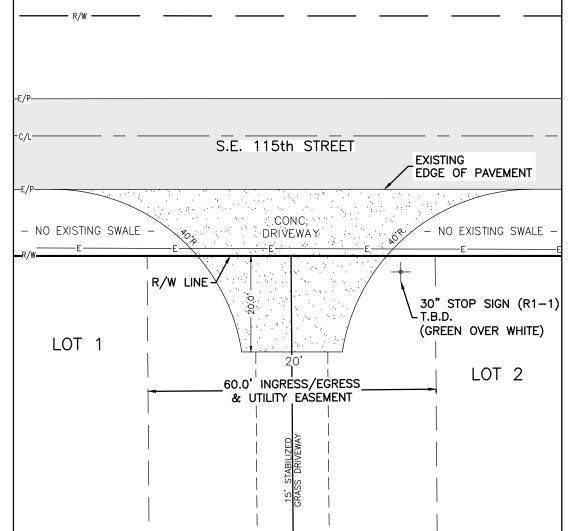
### TERRA BELLO - AGRICULTURAL LOT SPLIT 4151 SE 120TH ST BELLEVIEW

Project #2020100089 #26622 Parcel #37388-000-00 ROGERS ENGINEERING



# **TERRA BELLO - WAIVER REQUEST** 4151 SE 120TH ST BELLEVIEW

Project #2020100089 #26622 Parcel #37388-000-00



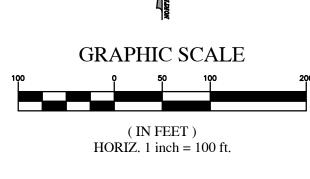
**DRIVEWAY DETAIL:** 

- 1. CONCRETE SHALL BE 6" MINIMUM THICKNESS WITH FIBERMESH OVER 8"
- STABILIZED SUBGRADE (LBR 40 09% DENSITY). 2. A SEPARATE DRIVEWAY PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE DRIVEWAY.
- 3. SEE GENERAL NOTE #6 BELOW.



### LOCATION MAP





### **LEGEND**

TOWNSHIP EDGE OF PAVEMENT RIGHT OF WAY CENTER LINE

- 1. BEARINGS ARE BASED ON AN ASSUMED DATUM, MORE PARTICULARLY THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AS BEING S00°23'22"E; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
- 2. LOTS 1 THROUGH 4 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY
- 3. PERTAINING TO LOTS 1 & 2, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO S.E. 115th 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-AROUNDS.
- 6. 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 TO30 THROUGH TO32 AS STATED IN THE MARION COUNTY
- 7. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0737, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- 8. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY
- 9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE INGRESS/EGRESS & UTILITY EASEMENT.
- 10. AT THE TIME THE SUBDIVISION ROAD IS IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT SHALL BE NECESSARY TO PROVIDE A PLAN TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR
- 11. THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERRA BELLO AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

# RODNEY K. ROGERS DATE PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 5274

STATE OF FLORIDA

JOB No. 21\_37288-000-00 4-7-2021 1" = 100'

**\**& -