

MAY 11, 2021

SUBJECT: **INITIAL COMMENTS LETTER**

PROJECT NAME: TERRA BELLO

PROJECT #2020100089

APPLICATION: AGRICULTURAL LOT SPLIT #26621

Did not meet with staff. DRC 5/17/21.

1. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Required Signage Affidavit
STATUS OF REVIEW: INFO
REMARKS: 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: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Provide mylar and legal documents for recording prior to approval
STATUS OF REVIEW: INFO
REMARKS:
4. 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: INFO
REMARKS: The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes.
5. 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: A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.
6. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Subject property has Low Residential land use. This Ag Lot Split will divide the parent parcel as an exception to plat law. Future divisions, to meet density, will be required to plat and connect to central services.

7. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: WAIVER REQUESTED WITH COMMENT #15
REMARKS: DISCUSSION REQUIRED: LDC Section 2.16.1(8) requires Ag Lot Splits to be located outside the Urban Growth Boundary (UGB); the basis for concern is to not contribute to creating additional "donut holes" inside the UGB where utilities and resources have to "go around" the extremely low density development that results; comparable to Comp Plan FLUE Policy 2.1.16.3 that prohibits hamlets (that allow even higher low densities) in the UGB. A LDC Waiver is required for this to proceed; this area SE of Bellevue has in place a unique development pattern, including a historically established hamlet, and input from the City of Bellevue should be obtained to ensure this project as presented is acceptable to the City which is currently the area's identified utility provider.
8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED Will require a letter from the City of Bellevue for availability and capacity prior to any resulting permit approval.
9. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: NO
REMARKS: New road has been named SE 40TH COURT. Be sure to add the new road name to any future submittals.
10. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: NO
REMARKS: Please provide the Easement Agreement document.
11. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.16.1.B(8)(g) - Copy of approved MSBU ordinance
STATUS OF REVIEW: NO
REMARKS: 5/11/21 - DRC has approved, pending BCC approval. Awaiting outcome of Urban Growth Boundary waiver.
12. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Executed HOA Documents if MSBU waiver approved for recording with ag lot split
STATUS OF REVIEW: NO
REMARKS: 5/11/21 - Pending outcome of waiver request. If waiver approved, provide executed original for review, approval, and recording
13. 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: NO
REMARKS: legal description / sketch doesn't match for Ingress/Egress Utility Easement

14. DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.4.C(2) - Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval
STATUS OF REVIEW: NO
REMARKS: Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.
15. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary
STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS
REMARKS: Subject parcel within Urban Growth Boundary. Zoning supports Waiver to develop within the UGB.
- LDC 2.16.1.B(8) - Agricultural Lot Split Outside the Urban Growth Boundary**
CODE states all divisions of land shall be platted in accordance with applicable provisions unless otherwise identified as an exception in this section of code.
APPLICANT requests waiver to allow an Agricultural Lot Split inside the Urban Growth Boundary due to this project being just inside it and all surrounding properties are large tracts.
16. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(8)(c) - Verify that property is outside the urban growth boundary and has rural agriculture zoning
STATUS OF REVIEW: WAIVER REQUESTED WITH COMMENT #15
REMARKS: LR land use and within UGB. Zoning supports Waiver for development.



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05132021 Parcel Number(s): 37388-000-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Ag Lot Split Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. 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): William Bello
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 Contact Name: Rodney Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email address: rkrogers@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code: Sect 2.16.1.B - Agricultural Lot Splits Outside the Urban Growth Boundary
Reason/Justification for Waiver Request: Allow Ag Lot Split inside the Urban Growth Boundary due to this project being just inside it and all surrounding properties are large tracts.

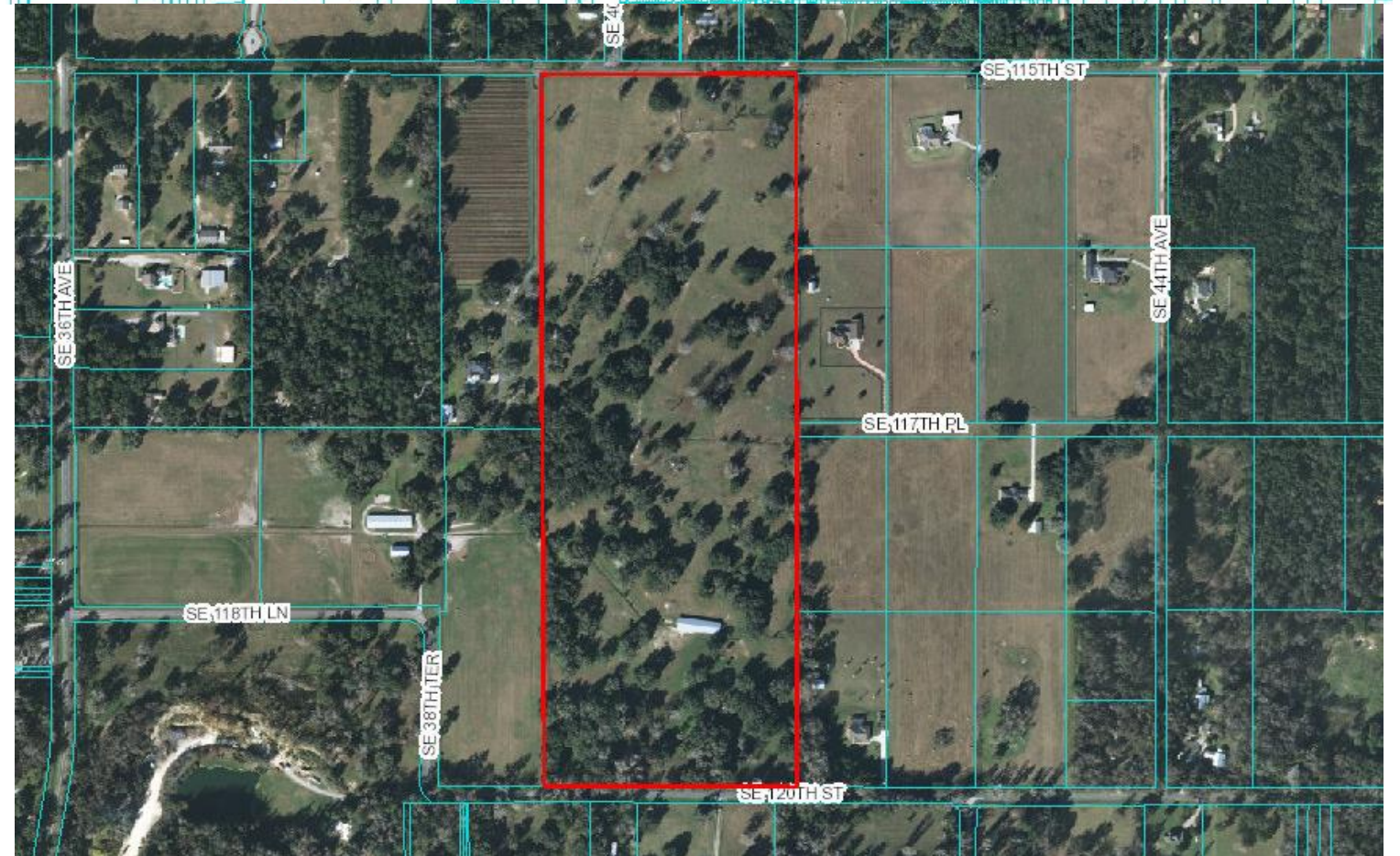
DEVELOPMENT REVIEW USE:

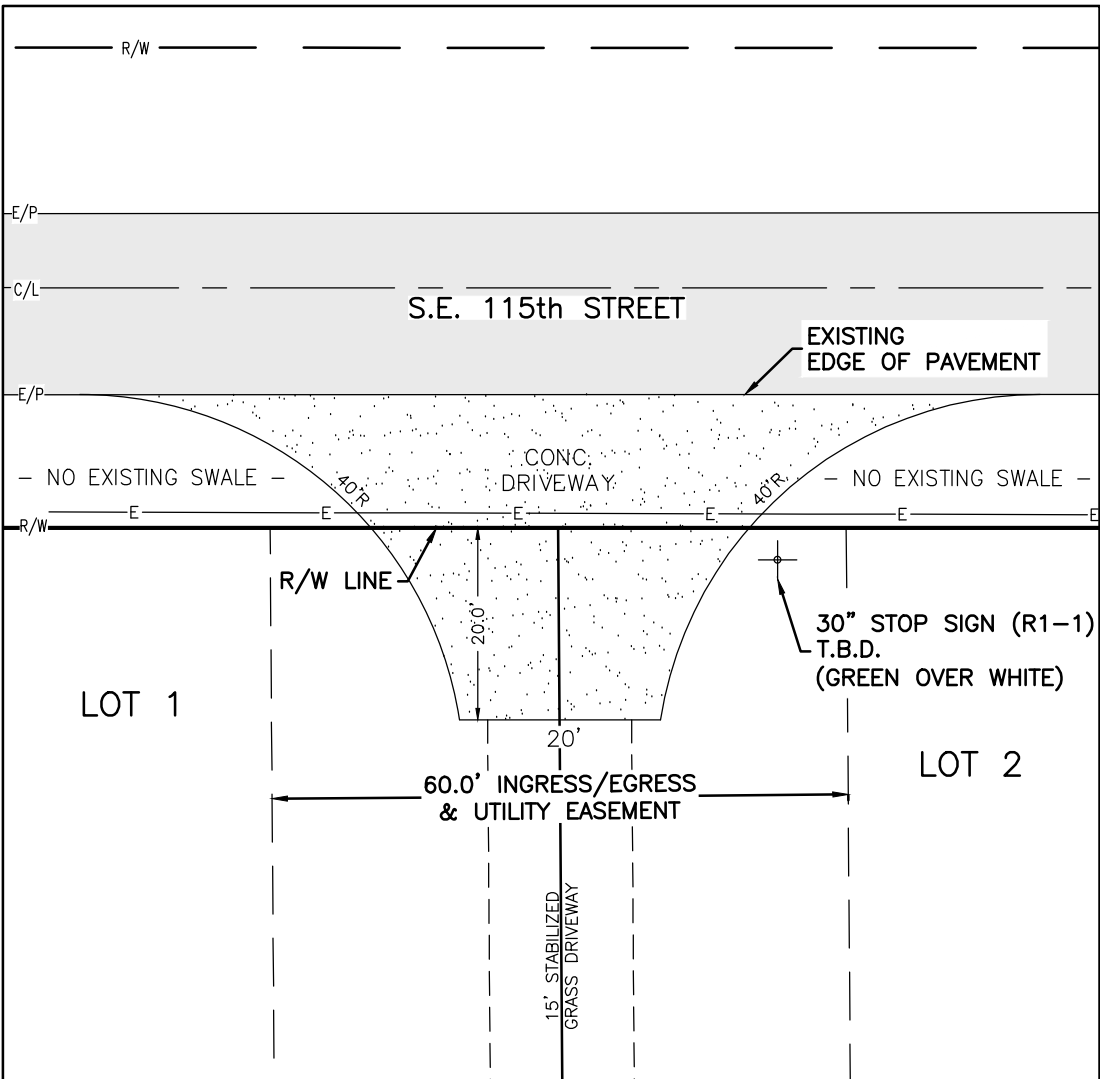
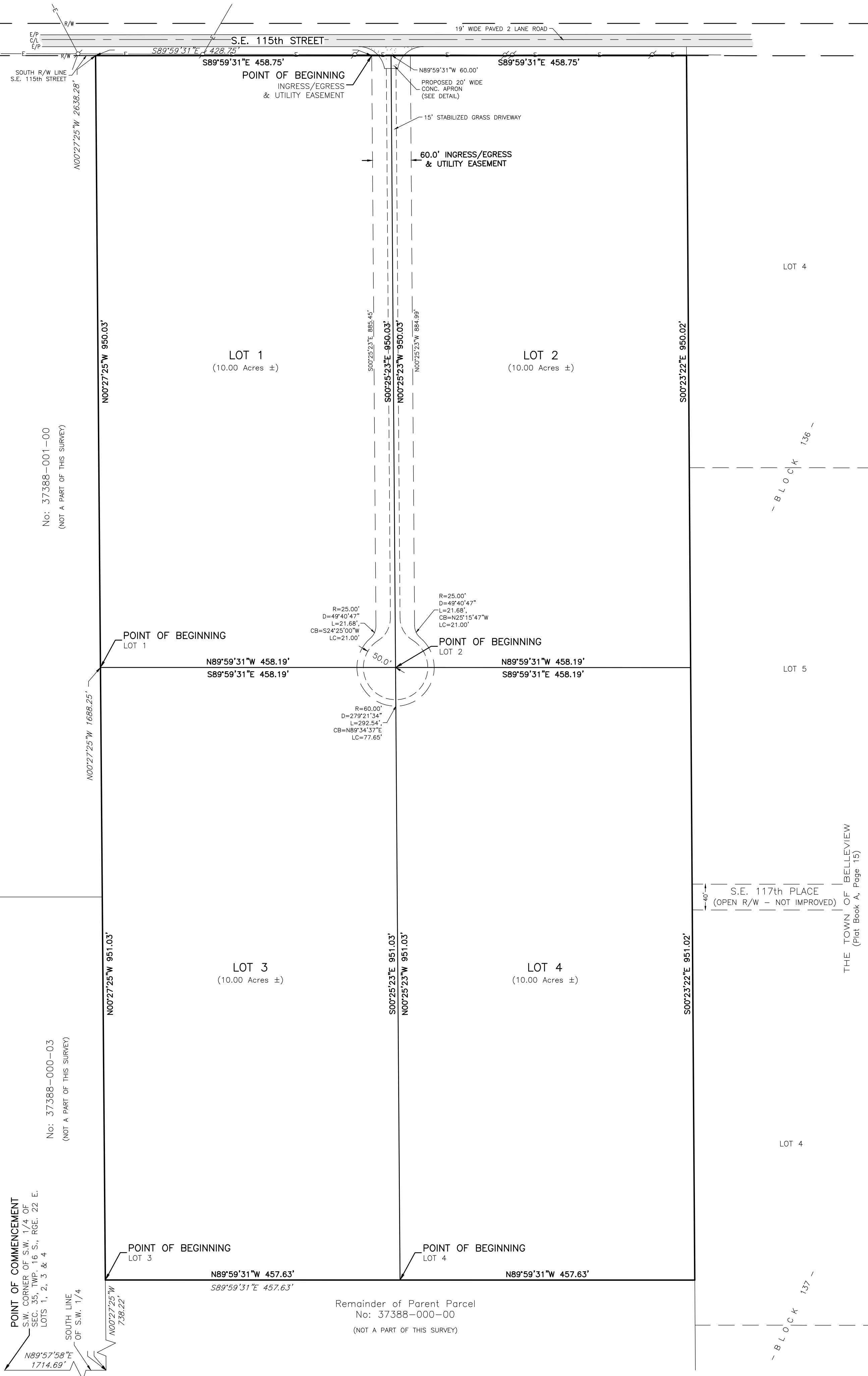
Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING 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: _____

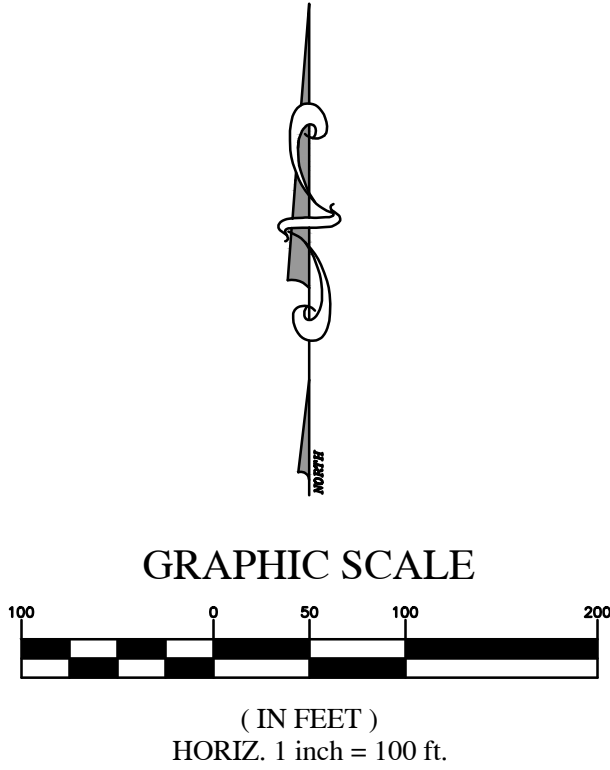
Revised 5/2017

ROGERS ENGINEERING





- 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.



- GENERAL NOTES:**
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 MARION COUNTY CODE.
 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 T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
 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 TO CONSTRUCTION.
 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

BCC EASEMENT BOOK _____, PAGE _____

