



SUBMITTAL SUMMARY REPORT Fam Div -000766-2026

PLAN NAME:	LOCATION: Weirsdale, FL 32195
APPLICATION DATE: 05/14/2026	PARCEL: 50099-009-00
DESCRIPTION: One family division into two lots. Lot 1 for myself, and lot 2 for my sister.	

CONTACTS	NAME	COMPANY
Applicant	Felippe Almeida	
Owner	Felippe Almeida	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/19/2026	06/03/2026	06/04/2026	Requires Re-submit
GS Development Review Depts Reviews v.2				Not Received

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/03/2026	05/19/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/03/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/03/2026	05/19/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/03/2026	06/03/2026	Deny

Corrections 2.16.1.B(10) - Family Division (**Resolved**) - **Corrective Action:** INFO/DENIAL RECOMMENDED: GROWTH SERVICES STAFF DOES NOT SUPPORT THE REQUEST AND RECOMMENDS DENIAL – Applicant may then seek appeal to the Board of County Commissioners.

The site is a single 3.1-acre tract of 15 tracts in an unrecorded unregistered, metes and bounds "flag-lot" subdivision that was originally an overall +/-45.5-acre site. Currently, "Subdivisions of Record" which are platted and recorded subdivisions or unrecorded subdivisions registered with the Clerk of Courts during a specific time period in the past are not prohibited from pursuing family divisions, that serves to maintain a "consistent and compatible" development form consistent with that subdivision's originally intended form at the time it was created. Eligible properties in unrecorded subdivisions are NOT prohibited from requesting family division approval. HOWEVER, while technically eligible for family division, NO OTHER TRACTS in this subdivision have been divided under the family division provisions. Additionally, records do NOT indicate that easements exist to allow shared flag-lot access and aerial images indicate that each individual flag access is typically developed independently with its own separate individual driveway. Further, SE 180th Street is an unpaved roadway that is not county maintained (and may be subject to maintenance by Sumter County – OCE's input requested/desired).

If this family division is approved, a second family division could be pursued, resulting in three total tracts with each being 1+ acres, all of which would be eligible for a primary residence and an accessory single-family cottage/apartment for a total six potential dwelling units on the single tract as it exists today. Further, other tracts within the subdivision may then pursue similar divisions, resulting in up to 45 tracts with each eligible for a primary residence and accessory single-family cottage/apartment for a total of 90 potential dwelling units. This results in a general density of 45 tracts on 45 acres for a density of 1 dwelling per acre, and with accessory residences it would be a functional density of 2 dwellings per acre that is ordinarily a density equivalent to Marion County's Medium Residential future land use designation. - 2.16.1.B(10) - Family Division : If the parcel is located in the rural land, show the division is for use of immediate family members for primary residence. Verify the parcel is not located in a recognized subdivision or an Ag Lot Split. If the parcel is within the Farmland Preservation area show that the new tract and remaining parent tract Area at least 3 acres in size. If the tract is within the rural land but outside of the Farmland Preservation area, show that each new tract and remaining parent tract are at least one acre in size. If the parcel is in the urban area, verify that it is a Low Residential property exceeding two acres in size, and the division does not exceed the maximum density of one dwelling unit per gross acre. Verify that a parcel has not been divided more than three times as a family division. Verify the shared access onto a road shall be at least 40 feet in width and is provided by recorded deed or by recorded non-exclusive easement. Verify the parcel has not been subdivided to the same family member more than once in five years.

Comments Denial recommended, wherein applicant may appeal to the BCC.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/03/2026	05/19/2026	Informational
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Comments no comments

OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/03/2026	06/03/2026	Informational
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SUBMITTAL SUMMARY REPORT (Fam Div -000766-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/03/2026	05/19/2026	Informational
<p><i>Comments</i> Approved. The applicant is requesting to divide the 3.1-acre subject parcel (PID 50099-009-00) into two to create two 1.55-acre parcels. Adjacent parcels range in size from 3 acres to 5.07 acres. There appears to be approximately 1,487 sf existing impervious coverage on subject parcel. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/03/2026	05/28/2026	Informational
<p><i>Comments</i> D.Family divisions.(2)The Family Division Affidavit, boundary survey including location of interior improvements, the vesting deed for the parent tract, and a copy of the proposed deed transferring ownership of the new tract to the immediate family member shall be provided to the Growth Services Department. The Family Division will expire two years after DRC approval unless execution and recording of the Family Division Affidavit and deed has occurred.</p>				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/03/2026	05/19/2026	Informational
<p><i>Comments</i> Conditional Approval - subject to providing an ingress/egress easement across lot 2 from SE 180th Street to lot 1 to provide access to lot 1 from a common driveway.</p>				
Utilities (Plans) (Utilities)	Heather Proctor	06/03/2026	05/27/2026	Requires Re-submit
<p><i>Comments</i> Parcel 50099-009-00 is within the Marion County Utilities service area but is currently outside of the connection distance requirements to public utilities. Marion County Utilities is requesting a utility easement over the flag lot entrance for the future installation and maintenance of water and sewer infrastructure to serve both parcels.</p>				



**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: _____ Parcel Number(s): 50099-009-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ALMEIDA FAMILY DIVISION Commercial or 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): FELIPPE ALMEIDA
Signature: [Signature]
Mailing Address: 7636 BAY PORT RD City: ORLANDO
State: FL Zip Code: 32819 Phone #: 407-666-1316
Email address: ALMEIDA_FELIPPE@hotmail.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): FELIPPE ALMEIDA Contact Name: FELIPPE ALMEIDA
Mailing Address: 7636 BAY PORT RD City: ORLANDO
State: FL Zip Code: 32819 Phone #: 407-666-1316
Email address: ALMEIDA_FELIPPE@hotmail.com

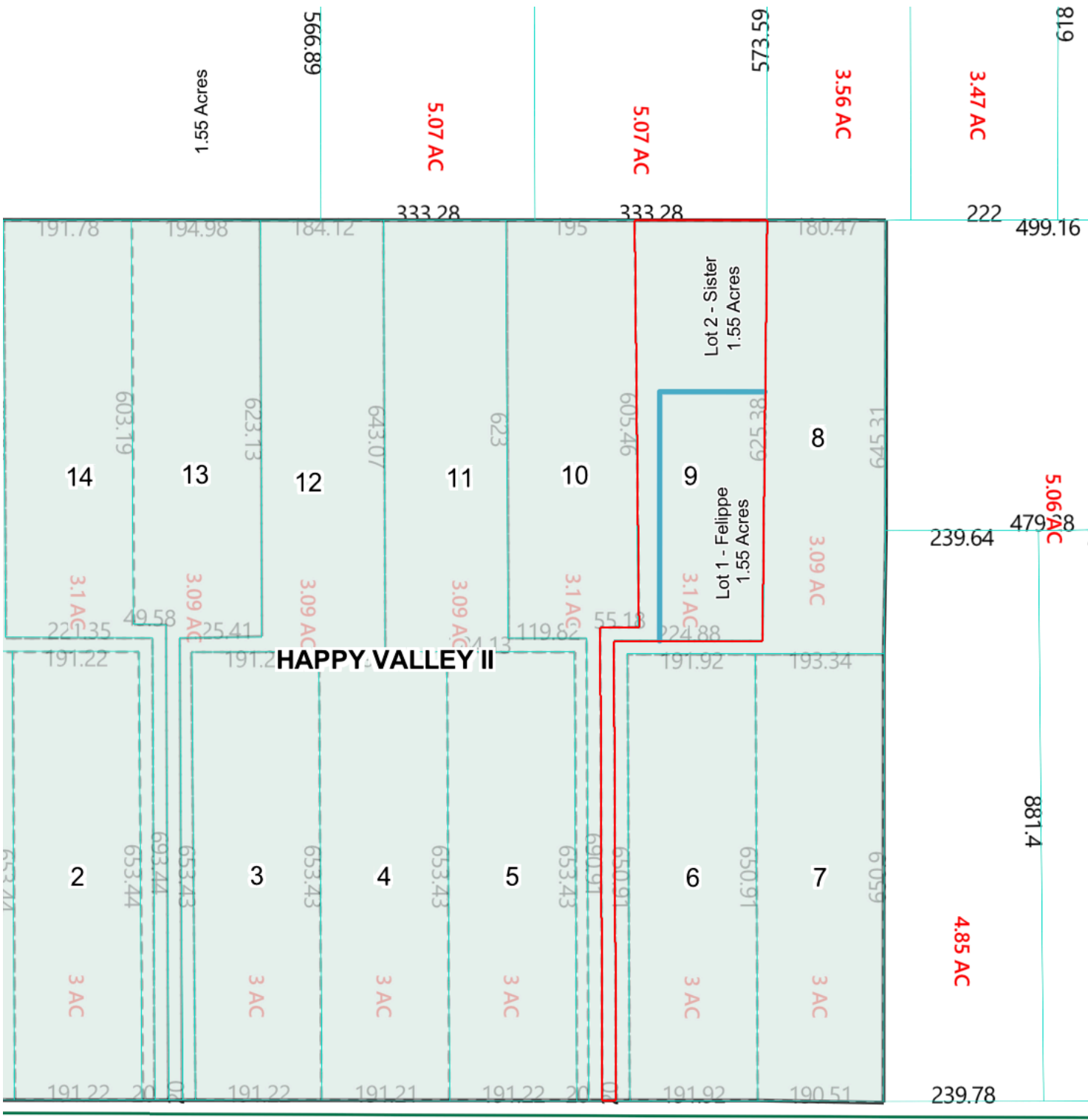
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division 1.55 ACRES TO SISTER
Reason/Justification for Request (be specific): REQUESTING A WAIVER FOR THE ROAD FRONTAGE REQUIREMENT TO ALLOW A FAMILY DIVISION OF PARCEL 50099-009-00. THE PROPERTY CURRENTLY POSSESSES 20 FEET OF FRONTAGE ON SE 180TH ST. WE PROMISE TO SATISFY SAFETY AND ACCESS REQUIREMENTS BY RECORDING A 40 FOOT SHARED ACCESS EASEMENT AS SHOWN IN THE ATTACHED AERIAL SKETCH, PROVIDING SUFFICIENT ACCESS FOR EMERGENCY VEHICLES AND RESIDENTS FOR BOTH RESIDENTIAL LOTS.

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: A-1 ESOZ: _____ P.O.M. 315 Land Use: RL Plat Vacation Required: Yes No
Date Reviewed: 5/19/20 Verified by (print & initial): Rachel Kruger RLK



Prepared by and return to:
Derreck Quarles, Esq.
Acosta, Moore, & Shrader, PLLC
225 E. Robinson St. Suite 215
Orlando, Florida 32801
407-644-2531
Doc Prep Only – NO Title Insurance Issued

Parcel ID: 50099-009-00

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QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 21st day of April, 2026, between **RODRIGO SILVA**, a married man, whose post office address is 12624 Iris Lake Drive, Orlando, FL 32824, "Grantor", and **FELIPPE ALMEIDA**, a single person, whose post office address is 7636 Bay Port Road Orlando, FL 32819, "Grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, the successors and assigns of corporation, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Marion County, Florida**, and more fully described as follows:

Commence at the Southwest Corner of Section 34, Township 17 South, Range 24 East, Marion County, Florida; Thence S.89°58'12"E. along the South Boundary of said Section 34 a Distance of 1076.08 Feet to the Point of Beginning; Thence Continue S.89°58'12"E. along said South Boundary of Section 34 a Distance of 20.00 Feet; Thence N.00°23'53"W. a Distance of 700.91 Feet; Thence S.89°58'12"E. a Distance of 224.88 Feet; Thence N.00°09'34"W. a Distance of 625.38 Feet; Thence N.89°57'00"W., a Distance of 192.31 Feet; Thence S.00°23'53"W. a Distance of 605.46 Feet; Thence S.89°58'12"W. a Distance of 55.18 Feet; Thence S.00°23'53"E. a Distance of 720.91 Feet to the Point of Beginning. Reserving the Southerly 30 Feet thereof for Ingress and Egress.

Together with an Easement for a 30-Foot-wide Roadway lying North of the following described Line; Commence at the Southwest Corner of Section 34, Township 17 South, Range 24 East, Marion County, Florida for the Point of Beginning; Thence South 89°58'12"East along the South Boundary Line of said Section 34 a Distance of 2664.20 Feet to the South 1/4 Corner of said Section and the Point of Terminus of said line. Less that Part of existing Right of Way at Point of Terminus

Grantor warrants that this property is not the homestead of Grantor and Grantor does not reside on the property. The property is not adjacent or contiguous to the Grantor's homestead. No member of the Grantor's family, dependent on him or her for support, resides on the property.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] (seal) By: [Signature]
Witness Name: Elizabeth Flanagan Print Name: **RODRIGO SILVA**
Address: 131 Kelly Cir
Sanford FL 32773

[Signature] (seal)
Witness Name: Derreck Quarles
Address: 205 E. Robinson Street suit 215
Orlando, FL 32801

State of Florida
County of Orange

I HEREBY CERTIFY that on this day before me, an officer duly qualified to make acknowledgements, personally appeared, in physical presence or online notarization [], **RODRIGO SILVA**, known to me (YES__ or NO) to be the person in and who executed the foregoing instrument, OR who has produced Driver's License as identification and acknowledged before me that he/she executed the same for the purpose expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, 2026.

[Notary Seal] 

[Signature]
Notary Public
Printed Name: Sarah A Hicks
My Commission Expires: _____

