

April 24, 2025

PROJECT NAME: WILLIAM & JUANA HERNANDEZ

PROJECT NUMBER: 2025040041 APPLICATION: FAMILY DIVISION WAIVER REQUEST #32729

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved. The applicant is requesting to divide the 3-acre subject parcel (PID 14432-000-16) into two to create a 1-acre parcel and a 2-acre parcel. Adjacent parcels range in size from 1 acre to 2,541.29 acres. There appears to be approximately 4,530 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 waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Parcel 14432-000-16 is within the Marion County Utility service area, but outside of connection distance to water and sewer.



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: 3/28/2025 Parcel Number(s): 14432-000-16 Permit Number: not yet

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Jose Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Mourning Dove Farms
Unit _____ Block _____ Lot _____ Tract 16

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): William - Juana Hernandez
Signature: William - Juana Hernandez
Mailing Address: 3770 N.E. 76th Lane City: Anthony
State: FL Zip Code: 32611 Phone # 352-427-6800
Email address: njr66@yahoo.com - Nilsa

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Nilsa Robles Contact Name: Nilsa Robles
Mailing Address: 3714 NE 86th Lane City: Anthony
State: FL Zip Code: 32611 Phone # 352-229-9371 (352) 817-4988
Email address: Jennifer permitting@yahoo.com
Applicant - Jennifer Privateer - 2995 SE 40 ST Ocala 34480

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): putting a mobile home to live in this property given to me by my Brother 2 ACRES

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 4/10/2025 Project # 2025 04 0041 AR # 32729

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A1 ESQZ: NO P.O.M. 210 Land Use: EL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 3/28/25 Verified by (print & initial): Lynda Smith

DESCRIPTION: (PARENT PARCEL)

TRACT 16, MOURNING DOVE FARMS, UNRECORDED SUBDIVISION IN SECTION 14 AND 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.
COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN N.89°35'43"E. ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, 30.00 FEET; THENCE RUN S.00°24'13"E. 25.00 FEET; THENCE RUN N.89°35'43"E. ALONG THE SOUTH RIGHT OF WAY LINE OF KINGSLAND AVENUE, 1313.19 FEET; THENCE RUN N.89°26'03"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 699.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN N.89°25'49"E. 188.10 FEET; THENCE RUN N.00°20'31"W. 694.86 FEET; THENCE RUN S.89°25'49"W. 188.10 FEET; THENCE RUN N.00°20'31"W. 694.86 FEET TO THE POINT OF BEGINNING. RESERVING AN EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTH 20.00 FEET THEREOF.

(NEW PARCEL 16-B AND EASEMENT)

A PORTION OF TRACT 16, MOURNING DOVE FARMS, UNRECORDED SUBDIVISION IN SECTION 14 AND 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, ALSO KNOWN AS TRACT 16-B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN N.89°35'43"E. ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, 30.00 FEET; THENCE RUN S.00°24'13"E. 25.00 FEET; THENCE RUN N.89°35'43"E. ALONG THE SOUTH RIGHT OF WAY LINE OF KINGSLAND AVENUE, 1313.19 FEET; THENCE RUN N.89°26'03"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 699.16 FEET; THENCE CONTINUE N.89°26'03"E. 188.10 FEET; THENCE RUN S.00°20'31"W. 256.43 FEET FOR THE POINT OF BEGINNING; THENCE RUN S.89°29'10"W. 188.02 FEET TO THE WEST BOUNDARY OF TRACT 16, MOURNING DOVE FARMS, UNRECORDED SUBDIVISION IN SECTIONS 14 AND 15, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.00°20'31"E. ALONG SAID WEST BOUNDARY, 256.26 FEET TO A 4"x4" CONCRETE MONUMENT (I.D. #3362) AT THE SOUTHWEST CORNER OF AFORESAID TRACT 16; THENCE N.89°25'49"E. 188.10 FEET TO A 4"x4" CONCRETE MONUMENT (I.D. #3362) AT THE SOUTHEAST CORNER OF AFORESAID TRACT 16; THENCE ALONG THE EAST BOUNDARY OF TRACT 16 N.00°20'31"E. 438.70 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ALONG THE EAST 40.00 FEET OF THE NORTH 256.43 FEET OF TRACT 16 (PARENT TRACT) RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20.00 FEET THEREOF.

SURVEY REPORT

LEGEND:

A/C	AIR CONDITIONER
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD 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.	RADIUS
R/W	RIGHT-OF-WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(P)	PLAT
PP	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"x4" CONCRETE MONUMENT
●	IRON ROD
▲	NAIL & DISK
+	BREAK IN LINE
⊕	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX

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.
- ALL FENCES ARE 4' WIRE FENCES; OFFSETS ARE SHOWN NEAR BOUNDARY CORNERS.

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.

BOUNDARY SURVEY
WILLIAM HERNANDEZ
JUANA HERNANDEZ
CERTIFIED TO:

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3611 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

SCALE: 1"=100'
F.B.: 487 PG.: 32
FILE: 1241288

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12083 C 0340D EFFECTIVE ON AUGUST 28, 2008.

LINE DATA:		
LINE:	BEARING:	DISTANCE:
L1(D)	N89°35'43"E	30.00'
L2(D)	S00°24'13"E	25.00'
L3(D)	N89°26'03"E	40.00'
L3(F)	N89°27'48"E	40.12'
L4(D)	N89°26'03"E	20.00'
L4(F)	N89°35'32"E	20.00'

1-STORY
FRAME
RESIDENCE
#3770

BUILDING DETAIL

SCALE: 1" = 50'

SURVEY CONDITIONS

FIELD CREW:
C.M.C.
J.C.L.



58'

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

REVISED CERTIFICATIONS: FEBRUARY 4, 2025
SURVEY DATE: DECEMBER 12, 2024