

October 16, 2025

PROJECT NAME: CYNTHIA MAYS & CHRISTINA HUDSON

PROJECT NUMBER: 2025090089

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33473

- 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 19-acre subject parcel (PID 35770-045-00) into two to create a 9-acre parcel and a 10-acre parcel. Adjacent parcels range in size from 1 acre to 384.55 acres.
There appears to be approximately 3,901 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.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: CONDITONAL APPROVAL - Subject to the two lots sharing one driveway with a 40' wide easement. SW 27th Avenue is a paved County maintained collector roadway. It is desired to control access to this collector roadway and minimize driveways to maintain safe and efficient operations.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
 - A recorded survey with updated legal descriptions
 - The newly recorded warranty deed
 - A signed and notarized affidavit

All required items must be returned to the Zoning Department to complete the process.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:

- A recorded survey with updated legal descriptions
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8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Parcel 35770-045-00 is located within the Marion County Utilities (MCU) service area. With the proposed division, both resulting parcels will have access to public water and sewer infrastructure located within the SW 27th Avenue right-of-way. MCU currently has a sewer force main adjacent to the parcel. Should any use other than a single-family residence be developed on either parcel, connection to the existing sewer force main will be required.

This parcel is located outside of the Urban Growth Boundary and outside of the Primary Springs Protection Zone.

\$311.50



**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: 9/13/25 Parcel Number(s): 35770-045-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ 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): CHRISTINA L HUDSON; CYNTHIA J. MAYS
Signature: Christina L Hudson
Mailing Address: 5395 SE 146th LN City: SUMMERFIELD
State: FL Zip Code: 34491 Phone # 352-598-6098
Email address: chudson74@outlook.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): _____ Contact Name: Christine Hudson
Mailing Address: 5395 SE 146th LN City: SUMMERFIELD
State: FL Zip Code: 34491 Phone # 352-598-6098
Email address: chudson74@outlook.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division

Reason/Justification for Request (be specific): Inherited property, beneficiaries wish to have the 19 acres property split into two separate homesteads. Cynthia Mays wishes to have a nine acre parcel on the north portion, with Christina Hudson having a ten acre parcel on the south portion. This will be used as primary residences. No easement requested; there are existing driveways. Waive the shared 40' easement C.Gerr.

DEVELOPMENT REVIEW USE:

Received By: Em Date Processed: 9/30/25 Project # 2025090089 AR # 33473

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A1 ESOZ: NO P.O.M. 1466 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 9/15/25 Verified by (print & initial): Lynda Sm. th / @ C.Gerr 9-22-25





**Marion County
Board of County Commissioners**

County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

LRM OUTCOME MEMORANDUM

TO: Cindy Garr
FROM: Dana E. Olesky
DATE: 9/8/2025
SUBJECT: LRM 2025-729

You have asked whether the Parcel 35770-045-00 may be subdivided in equal shares based on a probate order. In short, the answer is no. However, the parcel may qualify for a Family Division for other reasons.

The probate order establishes the heirs' ownership interests in the property, confirming that Ms. Mays and Ms. Hudson each hold a 50% interest. This means they now equally own the parcel; however, the order itself does not authorize a legal division of the property. Because Ms. Mays and Ms. Hudson appear to be siblings, the parcel may qualify for a Family Division. In such a case, both owners could potentially deed the property to themselves or to other qualifying family members. For example, Ms. Mays and Ms. Hudson could deed jointly to Ms. Mays, or jointly to Ms. Hudson.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Garr Cindy (Dept) Planning - 1700 ☒
(Title) Zoning Supervisor (Phone) 352-438-2675
Signature [Signature] Date 9/10/25

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ Draft Document ☐ Approve as to Form ☐ RESUBMIT LRM No. _____
☒ Legal Opinion ☐ Other

Description of Request

Parcel 35770-045-00 was done by probate. The probate stated that the two family members who are nieces of the decedent split the parcel 50 percent. The property is 19.00 acres, and each would get 9.5 acres. Would we be allowed to accept this as a judgment? Or would this even be allowed to be done as a family division because nieces are not an immediate family member?

For more information or discussion, contact: ☒ Same as above
(Name) _____ (Title) _____ (Phone) _____
Last First

Agenda Item? ☐ Yes ☒ No Agenda Date: _____
Agenda Deadline Date for Legal: _____ Agenda Deadline Date for Admin: _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-929

Assigned to: ☐ Matthew Guy Minter, County Attorney ☒ Dana E. Olesky, Chief Asst. County Attorney ☐ Linda Blackburn, Asst. County Attorney ☐ Thomas Schwartz, Asst. County Attorney ☐ Valdoston Shealey, Asst. County Attorney

Outcome:

☐ Approved as to form and legal sufficiency
☐ Approved with revisions: ☐ Suggested ☐ Completed
☒ Other:

see attached memo

verbally okayed By Dana Olesky

Date Received:

RECEIVED

By Marion County Attorney-HF at 3:37 pm, Sep 10, 2025

Attorney Signature: [Signature] Date 9/12/2025

Staff Signature: [Signature] Date: 9/12/25 Returned: ☒ Department ☐ Admin ☐
Completed

**IN THE CIRCUIT COURT FOR MARION COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF**

SUSAN HARMAN ABEND

File No. 2025-CP-195

Division Probate

Deceased.

**ORDER DETERMINING PROTECTED HOMESTEAD STATUS
OF REAL PROPERTY
(Intestate - heirs, no spouse or lineal descendant - exempt from claims)**

On the petition of CYNTHIA J. MAYS for an order determining protected homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Marion County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by a descendant;
4. The decedent was survived by the following heirs at law: nieces, CYNTHIA J. MAYS and CHRISTINA L. HUDSON;
5. At the time of death, the decedent owned the Property described in the petition;
6. The Property was the domicile of the decedent;
7. The Property is located outside a municipality and is less than 160 acres of contiguous land, and protected homestead status is sought for the decedent's nieces, CYNTHIA J. MAYS and CHRISITINA L. HUDSON; it is

ADJUDGED that the following-described Property:

Parcel 1:

The NE 1/4 of SE 1/4 of NE 1/4 of Section 26, Township 16 South, Range 21 East, Marion County, Florida, EXCEPT 1 acre square in the Southeast corner thereof and SUBJECT TO the right-of-way of State Road 475-A,

Parcel 2:

SE 1/4 of NE 1/4 of NE 1/4 of Section 26, Township 16 South, Range 21 East.

Parcel ID: 35770-045-00

Electronically Filed Marion County Case # 25CP000195AX 08/27/2025 09:20:21 AM

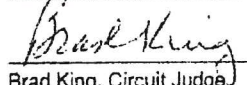
limited to the decedent's nieces, CYNTHIA J. MAYS and CHRISITINA L. HUDSON, constituted the protected homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of decedent's creditors inured to the following heirs of the decedent:

NAME	ADDRESS	RELATIONSHIP	SHARE
CYNTHIA J. MAYS	3101 SW 34th Avenue, #905-259 Ocala, FL 34474	Niece	Fifty (50%) percent
CHRISTINA HUDSON	L...5395 SE 146th Lane Summerfield, FL 34491	Niece	Fifty (50%) percent

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to said heirs, and the personal representative shall have no further responsibility with respect to it.

DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday, August 26, 2025.

000195-CPAM 08/26/2025

Brad King, Circuit Judge
42-2025-CP-000195-CPAM 08/26/2025 07:58:08 PM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with corresponding addresses listed therein on Wednesday, August 27, 2025.

COLLEEN M DURIS
service@ocalaelderlaw.com
angie@ocalaelderlaw.com

Krystol L Fanning
court@probaterecovery.com

Yashira Marie Montanez
court@probaterecovery.com

42-2025-CP-000195-CPAM 08/27/2025 09:20:08 AM

Kim Marsh

Kim Marsh, Judicial Assistant
42-2025-CP-000195-CPAM 08/27/2025 09:20:08 AM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Property Record Card

35770-045-00

GOOGLE Street View

Prime Key: 888761

MAP IT+

Current as of 9/10/2025

Property Information

MAYS CYNTHIA J
HUDSON CHRISTINA L
3101 SW 34TH AVE 905-259
OCALA FL 34474-7447

Taxes / Assessments:

Map ID: 166

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 58

Acre: 19.00

Situs: 10150 SW 27TH AVE OCALA

Current Value

Land Just Value	\$486,920		
Buildings	\$19,042		
Miscellaneous	\$7,431		
Total Just Value	\$513,393	Impact	(\$440,599)
Total Assessed Value	\$72,794	Land Class Value	\$46,321
Exemptions	(\$46,701)	Total Class Value	\$72,794
Total Taxable	\$26,093	<u>Ex Codes:</u> 08 01 02 38	
School Taxable	\$42,794		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$486,920	\$18,375	\$7,613	\$512,908	\$72,309	\$46,034	\$26,275
2023	\$486,920	\$17,397	\$7,885	\$512,202	\$71,664	\$45,117	\$26,547
2022	\$392,920	\$16,679	\$8,157	\$417,756	\$43,818	\$25,500	\$18,318

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8697/0079</u>	08/2025	62 DISTR	0	U	I	\$100
<u>8533/1036</u>	02/2025	21 ADMNSTR	0	U	I	\$100
<u>8521/1088</u>	01/2025	71 DTH CER	0	U	I	\$100
<u>7783/1582</u>	04/2022	71 DTH CER	0	U	I	\$100
<u>3619/0918</u>	01/2004	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<u>1797/0688</u>	12/1991	71 DTH CER	0	U	I	\$100

Property Description

SEC 26 TWP 16 RGE 21
NE 1/4 OF SE 1/4 OF NE 1/4
EXC 1 SQ ACRE IN SE COR THEREOF
EXC HWY ROW

SE 1/4 OF NE 1/4 OF NE 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		910.0	909.0	A1	1.00	AC	25,900.0000	1.00	1.70	1.00	44,030	44,030
5302		.0	.0	A1	3.00	AC	25,900.0000	1.00	0.95	1.00	816	73,815
5871		.0	.0	A1	10.00	AC	25,900.0000	1.00	0.95	1.00	1,140	246,050
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
6502		.0	.0	A1	5.00	AC	25,900.0000	1.00	0.95	1.00	335	123,025
Neighborhood 8607											Total Land - Class \$46,321	
Mkt: 10 70											Total Land - Just \$486,920	

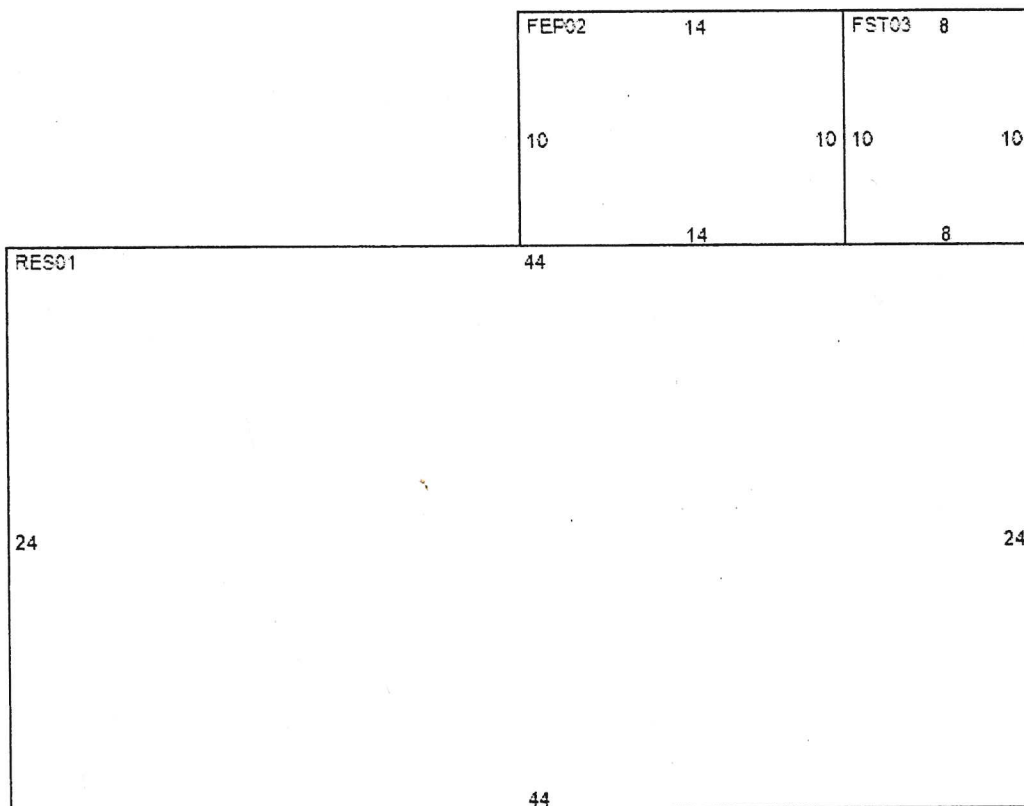
Traverse

Building 1 of 1

RES01=R44D24L44U24.R22

FEP02=U10R14D10L14.R14

FST03=U10R8D10L8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 4/13/2023 by 210

Year Built 1948
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 136

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0110	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	1,056	1,056
FEP	0238	- WD SIDING-SHTG	1.00	1948	N	0 %	0 %	140	140
FST	0310	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	80	80

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1963	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1963	1	0.0	0.0	
045 LEAN TO	276.00	SF	15	1999	1	12.0	23.0	
UDU UTILITY-UNFINS	360.00	SF	40	1977	1	15.0	24.0	
048 SHED OPEN	805.00	SF	15	1985	1	35.0	23.0	
FDU UTILITY-FINISH	864.00	SF	40	2009	1	36.0	24.0	
048 SHED OPEN	320.00	SF	15	2011	1	0.0	0.0	
Total Value - \$7,431								

Appraiser Notes

ADDED FDU: OLD PORTABLE NO POWER OR ELECTRIC, USED FOR STORING FARM SUPPLIES
ADU N/A

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$71,167	4/19/2023				
Total Depreciation	(\$53,375)					
Bldg - Just Value	\$17,792		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$7,431	4/20/2023	1	\$71,167	(\$53,375)	\$17,792
Land - Just Value	\$486,920	4/20/2023				
Total Just Value	\$512,143					