



**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): 12479-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Bagwell Family Division 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): BRAD A. BAGWELL

Property Owner's Signature: _____

Property Owner's Mailing Address: 1800 S BANANA RIVER DR

City: MERRITT ISLAND State: FL Zip Code: 32952 Phone # (321) 243-4893

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Klein & Klein, PLLC Contact Name: Austin T. Dailey, Esq.

Mailing Address: 40 SE 11th Ave City: Ocala State: FL Zip Code: 34471

Phone # (352) 732-7750 Alternate Phone # _____

FAX Number or Email address: austin@kleinandkleinpa.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.16.1.(10)

Reason/Justification for Waiver Request: Family division creating ~5 acre tract for primary structure, for his daughter, Alana Bagwell.

_____ (Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

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

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____

Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

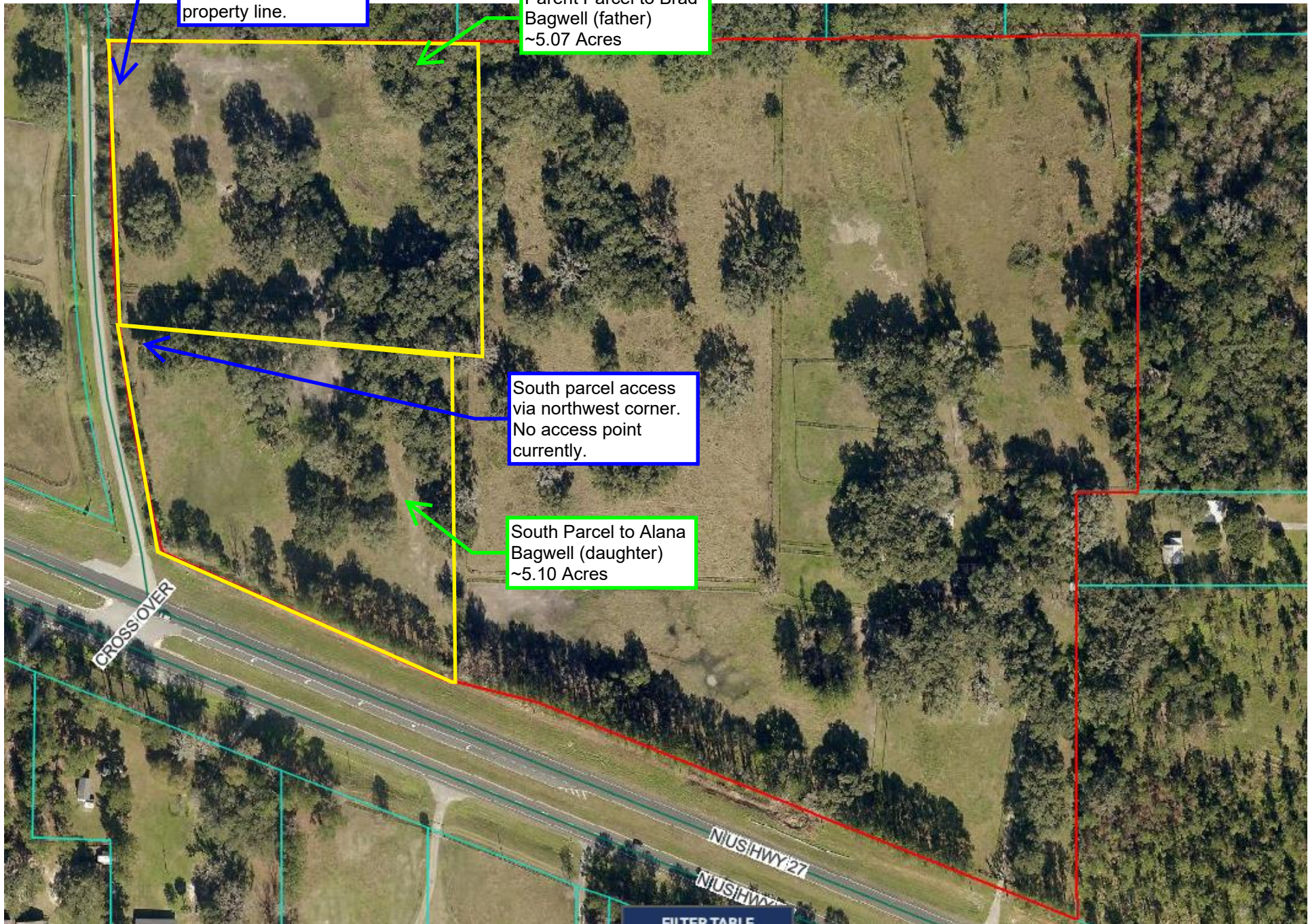
Bagwell Family Division Sketch

North parcel access
via northwest corner.
Current access point
50-75' south of north
property line.

Parent Parcel to Brad
Bagwell (father)
~5.07 Acres

South parcel access
via northwest corner.
No access point
currently.

South Parcel to Alana
Bagwell (daughter)
~5.10 Acres



Prepared By:
Austin T. Dailey, Esq.
Klein & Klein, PLLC
40 SE 11th Ave
Ocala, FL 34471

Recording \$ _____
D.S. \$ 0.70

PROPERTY APPRAISERS PARCEL ID NO.: a portion of parcel 12479-000-00

TRUSTEES DEED

THIS TRUSTEES DEED is made the 18 day of Oct, 2025, between **BRAD A. BAGWELL, Individually and as Trustee of the JEANNE T. ELLEDGE TRUST, dated December 14, 2018** (hereinafter collectively called "Grantor"), whose mailing address is 1800 S BANANA RIVER DR, MERRITT ISLAND, FL 32952, and **BRAD A. BAGWELL** (hereinafter called "Grantee"), whose mailing address is 11585 N US HWY 27, OCALA FL 34482,

WITNESSETH: That said Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.

Grantors warrant that at the time of this conveyance, the subject property is not the grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT to easements, restrictions and reservations of record, if any, which are not intended to be reimposed hereby, and taxes for the year 2025 and thereafter,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS INSTRUMENT WAS PREPARED BY KLEIN & KLEIN, PLLC (AUSTIN T. DAILEY, ESQUIRE). TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESSED OR IMPLIED) IS GIVEN BY KLEIN & KLEIN, PLLC (AUSTIN T. DAILEY, ESQUIRE) AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

To the extent Grantor, individually (including in any capacity as a current or contingent beneficiary of the Trust) holds or may claim any right, title, or interest in the Property described herein, Grantor hereby assigns, releases, and quitclaims the same to Grantee, it being the intent of this deed to convey all of Grantor's right, title, and interest, whether held as trustee or individually.

Signed, sealed and delivered in our presence.

Charles D Mann

Witness #1 Signature

CHARLES D. MANN

Witness #1 Printed Name

6156 SE GEORGETOWN PLACE HOBE SOUND FL 33455

Witness #1 Address

Gisela M. Alcalde

Witness #2 Signature

Gisela M. Alcalde

Witness #2 Printed Name

2972 Heritage Circle, Merritt Island, FL 32952

Witness #2 Address

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 18 day of October, 2025, by means of physical presence by **BRAD A. BAGWELL, Individually and as Trustee of the JEANNE T. ELLEDGE TRUST, dated December 14, 2018**, () who is personally known to me or (X) who produced FL DL B240-061-70-347-0, as identification.

Gisela M. Alcalde

Notary Public

My commission expires: 12/4/26



GISELA M. ALCALDE
Notary Public
State of Florida
Comm# HH321403
Expires 12/4/2026

EXHIBIT "A"

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 661.23 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 654 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, N.89°42'27"W., A DISTANCE OF 90.38 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 837 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°05'45"W., A DISTANCE OF 622.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N.67°34'36"W., A DISTANCE OF 55.32 FEET; THENCE N.67°59'01"W., A DISTANCE OF 796.28 FEET; THENCE N.76°06'49"W., A DISTANCE OF 141.42 FEET; THENCE N.65°31'47"W., A DISTANCE OF 484.34 FEET TO A POINT ON THE CENTERLINE OF N.W. 118TH COURT (BEING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, ALONG THE CENTERLINE OF N.W. 118TH COURT, N.14°50'55"W., A DISTANCE OF 47.56 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 1714.71 FEET, A CENTRAL ANGLE OF 13°18'20" AND A CHORD BEARING AND DISTANCE OF N.08°11'45"W., 397.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, A DISTANCE OF 396.20 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID CENTERLINE, N.01°17'56"W., A DISTANCE OF 285.65 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21; THENCE DEPARTING THE CENTERLINE OF N.W. 118TH COURT, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, N.89°51'19"E., A DISTANCE OF 1537.21 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 33.99 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 445.08 FEET; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.86°43'57"W., A DISTANCE OF 367.70 FEET; THENCE S.00°26'53"W., A DISTANCE OF 370.81 FEET; THENCE S.04°49'53"W., A DISTANCE OF 323.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.67°59'01"W., A DISTANCE OF 522.62 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.76°06'49"W., A DISTANCE OF 118.10 FEET; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, N.00°14'20"E., A DISTANCE OF 537.74 FEET, THENCE S.87°05'35"E., A DISTANCE OF 46.95 FEET; THENCE N.01°17'56"W., A DISTANCE OF 397.23 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG SAID NORTH BOUNDARY, N.89°51'19"E., A DISTANCE OF 958.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.37 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING NORTH OF NORTH U.S. HIGHWAY 27 (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 21; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, S.89°51'19"W., A DISTANCE OF 329.85 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 445.08 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°15'43"W., A DISTANCE OF 216.15 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 654 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, N.89°42'27"W., A DISTANCE OF 90.38 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 837 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG THE WEST BOUNDARY OF THE EAST 140 YARDS OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, S.00°05'45"W., A DISTANCE OF 622.09 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 140 YARDS OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 21, ALONG SAID NORTH RIGHT OF WAY LINE, N.67°34'36"W., A DISTANCE OF 55.32 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.67°59'01"W., A DISTANCE OF 273.66 FEET; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27, N.04°49'53"E., A DISTANCE OF 323.48 FEET; THENCE N.00°26'53"E., A DISTANCE OF 370.81 FEET; THENCE N.86°43'57"E., A DISTANCE OF 367.70 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 5.44 ACRES, MORE OR LESS.