PROJECT NAME: JACQUELYNE & SCOTT MCMILLEN

PROJECT NUMBER: 2014120060

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33463

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 24.69-acre subject parcel (PID 35770-049-00) into two to create a 5-acre parcel and a 19.69-acre parcel. Adjacent parcels range in size from 1.46 acres to 160 acres.

There appears to be approximately 0 sf existing impervious coverage on subject parcel. There is a FEMA Flood Zone and a Flood Prone Area on the proposed parcel for the daughter. 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: No issue with fire

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: NEEDS DISCUSSION - SW 27th Avenue and SW 107th Place are non-County maintained unpaved prescriptive use roadways. There are no clear easements dedicating rights for the adjacent parcels to use these roadways for access. These roadways have been the subject of access disputes in the past. Allowing further subdivisions of land may reopen these disputes.

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).

7 DEPARTMENT: ZONE - ZONING DEPARTMENT REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval based on applicant completing the Family Division Process. Zoning Dept has reviewed for eligibility to apply for a Family Division. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 35770-049-00 is within the Marion County Utilities service area but is outside the connection distance to existing water or sewer infrastructure for the proposed single-family residence. In the event Marion County Utilities infrastructure is extended in the future, both the parent parcel and the proposed split have access to the right-of-way and can be served from SW 27th Avenue.

The closest Marion County Utilities sewer force main is approximately 1,500 feet away, and public water is not available at this time.

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



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: 9-24-25 Parcel Number(s): 35770-049-00 Permit Number:
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name:Commercial
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): Jacquelyne MMILEN Signature: X Gacquelyne MMILEN Mailing Address: V 1504 SE 7220 Avenue City: Ocalcu State: For Zip Code: 34471 Phone # 7725193(10)2 Email address: Vackie: mcmiller 7729gmail-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): Meleah Meleah Contact Name: Meleah Mailing Address: 24 16 Fiounds Creek Rd City: Mim 5 State: PL Zip Code: 32754 Phone # 352-238-5043 Email address: drmatamvet 2 gmail com
D.	WAIVER INFORMATION: Section & Title of Code (be specific): Reason/Justification for Request (be specific): Of her primary residence Control residence
Rec ZO: Zon	VELOPMENT REVIEW USE: eived By: Date Processed: 9 80 2 Project # 261412.0060 AR # 33463 NING USE: Parcel of record: Yes \(\text{No} \) Eligible to apply for Family Division: Yes \(\text{No} \) No \(\text{Ded: A- ESOZ: X P.O.M. 100 Land Use: RL Plat Vacation Required: Yes \(\text{No} \) No \(\text{Ded: A- Plat Vacation Required: Yes \(\text{Ded: No} \) Reviewed: \(\text{Q 25 25} \) Verified by (print & initial): \(\text{Danielle Nabbie} \)

Revised 6/2021



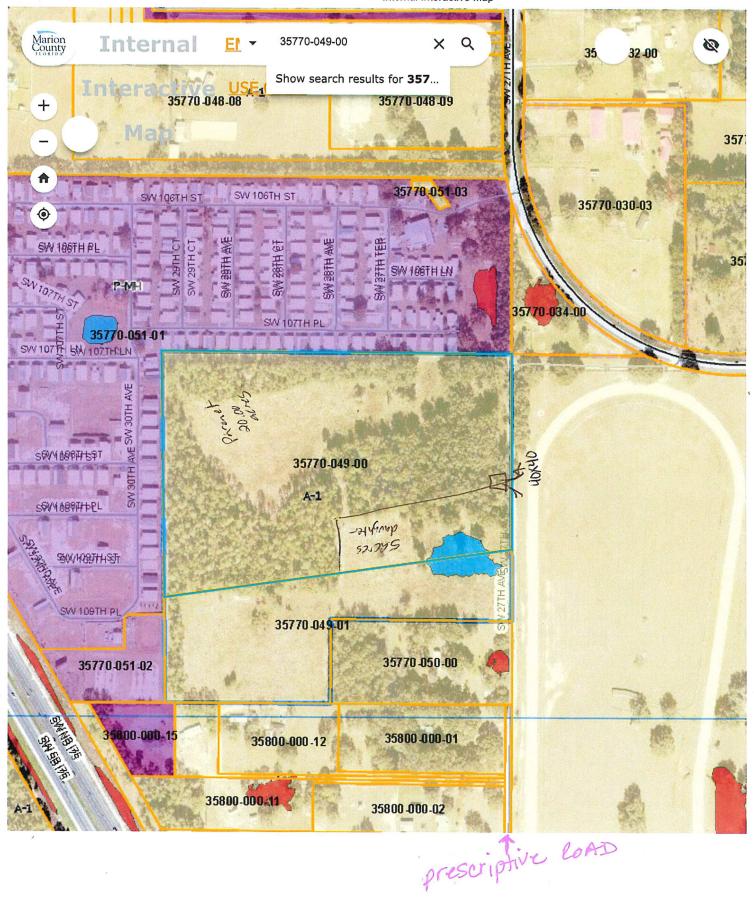
Marion County Board of County Commissioners

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: 9-24-25 Parcel Number(s): 35770 - 049-00 Permit Number:
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name:Commercial Subdivision Name (if applicable): UnitBlockLotTract
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): - Scott P McMiller Signature: A FRANCIER Mailing Address: City: Ca C State: Zip Code: 3447 Phone # 772-577-0327 Email address:
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:
	Firm Name (if applicable): Contact Name: Mailing Address: City: State: Zip Code: Phone #
	State: Zip Code: Phone # Email address:
D.	WAIVER INFORMATION: Section & Title of Code (be specific): Reason/Justification for Request (be specific):
DE	VELOPMENT REVIEW USE:
Re	ceived By: Date Processed: Project # AR #
ZO Zoi Da	NING USE: Parcel of record: Yes \(\Delta \) No \(\Delta \) ned: \(\beta - \) ESOZ: \(\times \) P.O.M. \(\left \left \left \) Land Use: \(\beta \) Plat Vacation Required: Yes \(\Delta \) No \(\Delta \) te Reviewed: \(\times \) Verified by (print & initial): \(\times \)



-82.072557 29.374450 Degrees

0 150 300ft

Rec. <u>\$18.50</u> DS <u>\$3,456.60</u>

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Austin T. Dailey, Esq.
Klein & Klein, LLC.
40 SE 11th Avc.
Ocala, Florida 34471
Our File No.: A2022033
Property Appraisers Parcel Identification (Folio) Number: 35770-049-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made the _______ day of July, 2022 4C Family Trust, LLC, a Florida limited liability company, whose post office address is PO Box 4368, Ocala, FL 34478, herein called the Grantor, to SCOTT MCMILLEN and JACQUELYNE MCMILLEN, husband and wife, whose post office address is 1504 SE 22nd Avenue, Ocala, FL 34471, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 16 South, Range 21 East, less and except the East 25 feet thereof, also less and except the South 315 feet of the East 691.43 feet thereof, lying and being in the County of Marion County, Florida, better described as follows:

Parcel 2 Commence at an 8" concrete octagon monument (Sec. Cor) marking the Southeast corner of said Section 26; Thence, North 89 degrees 40' 33" West, along the South line of said Section 26, a distance of 691.67 Feet to a 4" X 4" concrete monument (PLS 1918); Thence, continue North 89 degrees 40' 33" West, a distance of 634.34 Feet to a 4" X 4" concrete monument (no identification) marking the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 26; Thence, North 00 degrees 14' 54" East, along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 26, a distance of 402.81 Feet to a ½" rebar & cap (LB 7996) marking the Point of Beginning; Thence, continue North 00 degrees 14' 54" Eats, a distance of 920.10 Feet to a ½" rebar & cap (LB 7996) marking the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 26; Thence, South 89 degrees 40' 33" East, along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 26, a distance of 1300.85 Feet to a 4" X 4" concrete monument (no identification); Thence, leaving said North line, South 00 degrees 15' 05" West, a distance of 733.44 Feet to a ½" rebar & cap (LB 7996); Thence, South 82 degrees 09' 25" West, a distance of 1313.88 Feet to the Point of Beginning.

SUBJECT to taxes for the year 2022 and all subsequent years, and subject to easements, restrictions, reservations, covenants, agreements or matters of record, if any, which are not intended to be reimposed hereby.

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.

AND THE GRANTOR, DOES HEREBY COVENANT that, at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

File No.: A2022033

IN WITNESS WHEREOF, the said Grantor has signed and sealed the	ese presents the day and year first above written.
Witness #1 Signature com MELAN FLAC Witness #1 Printed Name (PAMILY TRUST, LLC, a Florida limited liability pany Chomas C. Conrad, Manager
	is .
STATE OF FLORIDA COUNTY OF MARION	
The foregoing instrument was acknowledged before me by means 15 day of July, 2022, by Thomas C. Conrad, Manager of 4C I who is personally known to me or has produced	of physical presence or online notarization, this family Trust, LLC, a Florida limited liability company as identification.
«{NOTARY_SEAL}» LINDA L. DAVIS Commission # HH 181108 Expires October 4, 2025 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Public Printed Notary Name My Commission Expires:

File No.: A2022033

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

35770-049-00

GOOGLE Street View

Prime Key: 888826

MAP IT+

Current as of 9/23/2025

Property Information

MCMILLEN SCOTT MCMILLEN JACQUELYNE 1504 SE 22ND AVE OCALA FL 34471-2656

Taxes / Assessments:

Map ID: 166 Millage: 9001 - UNINCORPORATED M.S.T.U.

PC: 99 Acres: 24.69

(\$31,457)

Situs: 10920 SW 27TH AVE OCALA

~		* * *	
Cu	rrent	Va	ue

Land Just Value	\$443,161			
Buildings	\$0			
Miscellaneous	\$0			
Total Just Value	\$443,161	7	Impact	
Total Assessed Value	\$411,704		Ex Codes:	
Exemptions	\$0			
Total Taxable	\$411,704			
School Taxable	\$443,161			

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$374,276	\$0	\$0	\$374,276	\$374,276	\$0	\$374,276
2023	\$374,276	\$0	\$0	\$374,276	\$374,276	\$0	\$374,276
2022	\$276,355	\$0	\$0	\$276,355	\$3,628	\$0	\$3,628

Property Transfer History

Date	Instrument	Code	Q/U	V/I	Price
07/2022	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$493,800
01/2021	07 WARRANTY	8 ALLOCATED	Q	V	\$350,000
09/2016	08 CORRECTIVE	0	U	V	\$100
09/2016	10 FORECLS	2 V-SALES VERIFICATION	U	V	\$215,000
11/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$314,000
12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$494,700
12/2005	05 QUIT CLAIM	0	U	V	\$100
10/2003	05 QUIT CLAIM	0	U	I	\$100
10/1994	EIEI	0	U	V	\$122,360
10/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$150,000
12/1986	07 WARRANTY	0	U	V	\$100
01/1986	07 WARRANTY	0	U	I	\$217,500
	07/2022 01/2021 09/2016 09/2016 11/2014 12/2005 12/2005 10/2003 10/1994 10/1993 12/1986	07/2022 06 SPECIAL WARRANTY 01/2021 07 WARRANTY 09/2016 08 CORRECTIVE 09/2016 10 FORECLS 11/2014 07 WARRANTY 12/2005 07 WARRANTY 12/2005 05 QUIT CLAIM 10/2003 05 QUIT CLAIM 10/1994 EI E I 10/1993 07 WARRANTY 12/1986 07 WARRANTY	07/2022 06 SPECIAL WARRANTY 9 UNVERIFIED 01/2021 07 WARRANTY 8 ALLOCATED 09/2016 08 CORRECTIVE 0 09/2016 10 FORECLS 2 V-SALES VERIFICATION 11/2014 07 WARRANTY 4 V-APPRAISERS OPINION 12/2005 07 WARRANTY 2 V-SALES VERIFICATION 12/2005 05 QUIT CLAIM 0 10/1994 EI E I 0 10/1993 07 WARRANTY 2 V-SALES VERIFICATION 12/1986 07 WARRANTY 0	07/2022 06 SPECIAL WARRANTY 9 UNVERIFIED Q 01/2021 07 WARRANTY 8 ALLOCATED Q 09/2016 08 CORRECTIVE 0 U 09/2016 10 FORECLS 2 V-SALES VERIFICATION U 11/2014 07 WARRANTY 4 V-APPRAISERS OPINION Q 12/2005 07 WARRANTY 2 V-SALES VERIFICATION Q 12/2005 05 QUIT CLAIM 0 U 10/1994 EI E I 0 U 10/1993 07 WARRANTY 2 V-SALES VERIFICATION Q 12/1986 07 WARRANTY 0 U	07/2022 06 SPECIAL WARRANTY 9 UNVERIFIED Q V 01/2021 07 WARRANTY 8 ALLOCATED Q V 09/2016 08 CORRECTIVE 0 U V 09/2016 10 FORECLS 2 V-SALES VERIFICATION U V 11/2014 07 WARRANTY 4 V-APPRAISERS OPINION Q V 12/2005 07 WARRANTY 2 V-SALES VERIFICATION Q V 10/2003 05 QUIT CLAIM 0 U V 10/1994 EI E I 0 U V 10/1993 07 WARRANTY 2 V-SALES VERIFICATION Q V 12/1986 07 WARRANTY 0 U V

Property Description

SEC 26 TWP 16 RGE 21

COM AT THE SE COR OF SEC 26 TH N 89-40-33 W 691.67 FT TH CONT N 89-40-33 W 634.34 FT TH N 00-14-54 E 402.81 FT TO THE POB TH CONT N 00-14-54 E 920.10 FT TH S 89-40-33 E 1300.85 FT TH S 00-15-05 W 733.44 FT TH S 82-09-25 W 1313.88 FT TO THE POB

Land	Data -	Warning:	Verify	Zoning

												1
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		1,235.0	1,234.0	A1	10.69	AC	19,300.0000	1.00	0.93	1.00	2,908	191,875
5871		.0	.0	A1	14.00	AC	19,300.0000	1.00	0.93	1.00	1,596	251,286
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neigh	borhood 86	11									Total Land -	Class \$4,504
Mkt: 1	10 70						*				Total Land - J	ust \$443,161

Miscellaneous Improvements

Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
						Tota	1 Value - \$0

Appraiser Notes

35 AC

Permit Number

Planning and Building ** Permit Search **

Date Completed

Description

Date Issued

		Cost	<u>Summary</u>			
Buildings R.C.N. Total Depreciation Bldg - Just Value Misc - Just Value Land - Just Value Total Just Value	\$0 \$0 \$0 \$0 \$0 \$443,161 \$443,161	11/15/1991 3/11/2011 2/4/2025	Bldg Nbr	RCN	Depreciation	Depreciated