

October 8, 2025

PROJECT NAME: JACQUELYNE & SCOTT MCMILLEN

PROJECT NUMBER: 2014120060

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33463

- 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 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 ☐ 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): Jacquelyne McMillen
Signature: X Jacquelyne McMillen
Mailing Address: 1504 SE 22nd Avenue City: Ocala
State: FL Zip Code: 34471 Phone #: 772-519-3062
Email address: Jackie.mcmillen772@gmail.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 McMillen Contact Name: Meleah
Mailing Address: 2416 Pioneer Creek Rd. City: Mims
State: FL Zip Code: 32754 Phone #: 352-238-5043
Email address: drmacfarmvet@gmail.com
Payment

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): giving daughter ~5 acres
for her primary residence

DEVELOPMENT REVIEW USE:

Received By: SM Date Processed: 9/30/25 Project # 2014120060 AR # 33463

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐

Zoned: A-1 ESOZ: X P.O.M. 1166 Land Use: RL Plat Vacation Required: Yes ☐ No ☒

Date Reviewed: 9/25/25 Verified by (print & initial): Danielle Nabbie DR

C 9-25-25



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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): Scott P. McMillen
Signature: [Signature]
Mailing Address: _____ City: Ocala
State: FL Zip Code: 34471 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: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

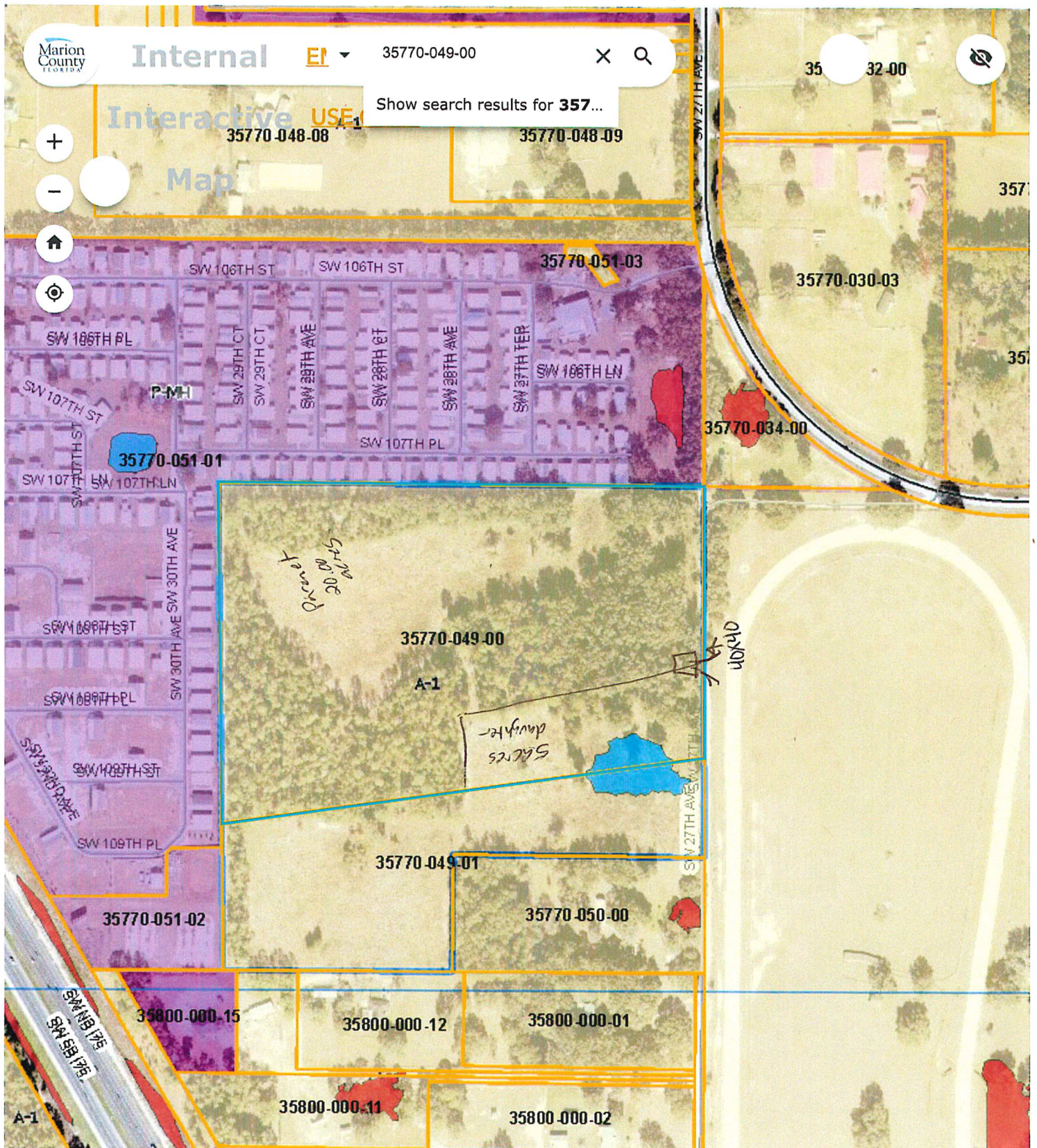
D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): _____

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: X P.O.M. 1106 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: _____ Verified by (print & initial): _____



prescriptive load

-82.072557 29.374450 Degrees

0 150 300ft

Rec. \$18.50
DS \$3,456.60

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Austin T. Dailcy, Esq.
Klein & Klein, LLC.

40 SE 11th Ave.

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 15 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)

W I T N E S S E T H: 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 1/2" rebar & cap (LB 7996) marking the Point of Beginning; Thence, continue North 00 degrees 14' 54" East, a distance of 920.10 Feet to a 1/2" 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 1/2" 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

MEGAN HALL
Witness #1 Printed Name

Linda L. Davis
Witness #2 Signature

LINDA L. DAVIS
Witness #2 Printed Name

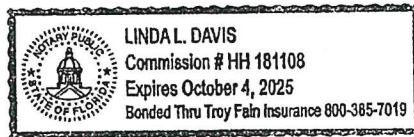
4C FAMILY TRUST, LLC, a Florida limited liability company

By: [Signature]
Thomas C. Conrad, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2022, by Thomas C. Conrad, Manager of 4C Family Trust, LLC, a Florida limited liability company who is personally known to me or has produced FL D.L. as identification.

«{NOTARY_SEAL}»



Linda L. Davis
Notary Public

Printed Notary Name
My Commission Expires:



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 - UNINCORPORATEDM.S.T.U.PC: 99

Acres: 24.69

Situs: 10920 SW 27TH AVE OCALA

Current Value

Land Just Value	\$443,161		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$443,161	Impact	
Total Assessed Value	\$411,704	<u>Ex Codes:</u>	(\$31,457)
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

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7834/0153	07/2022	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$493,800
7361/1092	01/2021	07 WARRANTY	8 ALLOCATED	Q	V	\$350,000
6500/1146	09/2016	08 CORRECTIVE	0	U	V	\$100
6454/0375	09/2016	10 FORECLS	2 V-SALES VERIFICATION	U	V	\$215,000
6129/0814	11/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$314,000
4337/1078	12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$494,700
4337/1075	12/2005	05 QUIT CLAIM	0	U	V	\$100
3542/1379	10/2003	05 QUIT CLAIM	0	U	I	\$100
NA94/0142	10/1994	EI E I	0	U	V	\$122,360
1990/0133	10/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$150,000
1400/0019	12/1986	07 WARRANTY	0	U	V	\$100
1324/0573	01/1986	07 WARRANTY	0	U	I	\$217,500

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

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		
Neighborhood 8611											Total Land - Class \$4,504	
Mkt: 10 70											Total Land - Just \$443,161	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

35 AC

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N. \$0 11/15/1991

Total Depreciation \$0

Bldg - Just Value \$0

Misc - Just Value \$0 3/11/2011

Land - Just Value \$443,161 2/4/2025

Total Just Value \$443,161 .

Bldg Nbr	RCN	Depreciation	Depreciated
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