

August 22, 2025

PROJECT NAME: SHERMAN PROPERTY, CYNTHIA

PROJECT NUMBER: 2012010030

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33193

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 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 6.23-acre subject parcel (PID 07770-000-00) into two to create one 3-acre parcel and a 3.23-acre parent parcel. Adjacent parcels range in size from 2.62 acres to 72.53 acres.
There appears to be approximately 2,972 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 any of the parcel proposes to exceed 9,000 sf impervious site coverage.
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 8/20/25 - DENIED: No ingress / egress easement on applicant property or adjacent property could be located. Easement proposed would be entirely on adjacent property and would require an easement having been pre-established by the adjacent property owner prior to approval of this proposal. Alternative is to establish easement on subject property and recommendation is to declare easement consistent with what appears to be an active ingress / egress route. Survey with title work needed to verify legal access to NW 16th Ave - recommend establishing appropriate easement in conjunction with this process.
- 5 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 must show all parcels are at least 3 acres in size per the LDC in the Farmland Presv. Area, with new legal descriptions and deeds, states that all three parcels will share the existing 40' easement. The new recorded warranty deed along with the affidavit signed and notarized (all items stated above must be 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: 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 must show all parcels are at least 3 acres in size per the LDC in the Farmland Presv. Area, with new legal descriptions and deeds, states that all three parcels will share the existing 40' easement. The new recorded warranty deed along with the affidavit signed and notarized (all items stated above must be 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 07770-000-00 is within the Marion County Utilities service area but is currently outside of connection distance. The proposed 40-foot easement is acceptable to MCU, provided it grants utilities access in the event that utilities become available for connection.

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

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 8/19/25-Defer to Growth: Please provide title work(opinion)with survey

WAIVER REVIEW

TO: 911
HEALTH
STORMWATER
DEVELOPMENT REVIEW
TRAFFIC
FIRE
LANDSCAPE (except family divisions)
ROW ACQUISITION (select waivers)
PLANNING
UTILITIES
ZONING

FROM: DEVELOPMENT REVIEW

DATE: August 13, 2025

SUBJECT: SHERMAN PROPERTY, CYNTHIA

PROJECT: 2012010030 #33193

Applicant is requesting a 2nd family division to deed daughter, Myashi Wilson 3 acres. All three parcels agree to share the already existing 40' easement.

1. COMMENTS ARE DUE ON August 21, 2025.

2. MARK YOUR COMMENTS AS "INFORMATIONAL" AND ENTER YOUR COMMENTS WITH ONE OF THE FOLLOWING OPTIONS FOR **EACH** WAIVER ON YOUR CHECKLIST:

N/A

APPROVED

CONDITIONAL APPROVAL (EXPLAIN CONDITION)

DISCUSSION REQUIRED (EXPLAIN)

DENIED (GIVE REASON FOR DENIAL)

3. CHANGE YOUR REVIEW STATUS FROM "PENDING" TO "COMPLETE"

4. SCHEDULED FOR DRC ON August 25, 2025.



**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: 8/8/25 Parcel Number(s): 07770-000-00 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): Cynthia Sherman
Signature: Cynthia Sherman
Mailing Address: 14791 NW 16th Ave City: Citra
State: FL Zip Code: 32113 Phone # 352-299-7500
Email address: cynthiasherman79@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): _____ Contact Name: Myoshi Wilson
Mailing Address: 14791 NW 16th Ave City: Citra
State: FL Zip Code: 32113 Phone # 352-425-6841
Email address: m.wilson2094@aol.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): giving 3 acres to granddaughter
Myoshi Wilson for her residents

DEVELOPMENT REVIEW USE:

Received By: BM 8/12/25 Date Processed: 8/14/25 Project # 2012 01 0030 AR # 33193

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: N/A P.O.M. 173 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 8/8/25 Verified by (print & initial): Clint Barclay

double checking SP 8/13/25

Garr, Cindy

From: Mimi2094 <mimi2094@aol.com>
Sent: Wednesday, August 13, 2025 2:06 PM
To: Garr, Cindy
Subject: Cynthia Sherman family division

You don't often get email from mimi2094@aol.com. [Learn why this is important](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Everybody agrees to share the 40 foot easement for the family division

40' ft easement

3.23 acres
Parnet 14795

03100
A-1

07770-000-00

14791

3.00 acres
Myoshi, Wilson
granddaughter

07770-001-00

14815

14811



REC. _____
D.S. _____

THIS INSTRUMENT WAS PREPARED BY:
THIS INSTRUMENT WAS PREPARED BY:
JAMES M. SMITH, JR., Attorney at Law
8 N.E. 1st AVENUE, OCALA, FLORIDA 32670

Quitclaim Deed

60.00%
2.00%
C
Made the 28th day of February A.D. 19 89
CLAUDINE KINSLER, RUBY MANNS, and EARLENE KINSLER

hereinafter called the grantor*, and CYNTHIA SHERMAN (SS [REDACTED])

whose mailing address is P. O. Box 349, Reddick, FL 32686

hereinafter called the grantee*.

That said grantor, for and in consideration of the sum of Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to the said grantee, and grantee's heirs and assigne forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Commencing 13.31 chains South of the Northwest corner of Section 18, Township 13 South, Range 22 East, thence running East 13.31 chains, thence South 6.65 chains, thence West 13.31 chains, and thence North 6.65 chains to the Point of Beginning, containing 9 acres more or less.

Parcel Number 07770-000-00

The grantors together with the grantee, Cynthia Sherman, are all of the heirs of Ruby Kinsler who died in the year 1957 in Marion County, Florida.

BY *Francis E. Shippen* D.C.
D. Dick
89-012235

RECORDED AND INDEXED
VERIFIED
MARION COUNTY, FL

1989 FEB 28 PM 4: 32

*"Grantor" and "grantee" are used for singular or plural as context requires.

Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence.

James M. Smith, Jr.
WITNESS NO. 1

Brenda Peters
WITNESS NO. 2

Claudine Kinsler (SEAL)
CLAUDINE KINSLER

Ruby Manns (Seal)
RUBY MANNS

Earlene Kinsler (Seal)
EARLENE KINSLER

STATE OF FLORIDA, COUNTY OF MARION

The foregoing instrument was acknowledged before me this 28th day of February, 1989
by CLAUDINE KINSLER, RUBY MANNS and EARLENE KINSLER.

NOTARY SEAL

Brenda Peters
Notary Public - State of Florida at Large

Notary Public, State of Florida

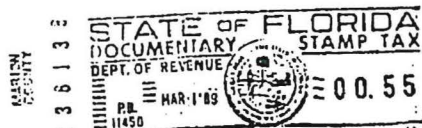
MY COMMISSION EXPIRES: My Commission Expires Jan. 7, 1993

Bonded thru Terry Town Insurance Inc.

This Space for State Documentary Stamp Tax

FOR RECORDERS USE

This Space for Documentary Sur Tax



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

07770-000-00

[GOOGLE Street View](#)

Prime Key: 139394

[MAP IT+](#)

Current as of 8/8/2025

[Property Information](#)

SHERMAN CYNTHIA
14791 NW 16TH AVE
CITRA FL 32113-3600

[Taxes / Assessments:](#)

Map ID: 173

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 62

Acres: 6.23

[More Situs](#)

Situs: 14791 NW 16TH AVE CITRA

[2024 Certified Value](#)

Land Just Value	\$101,413		
Buildings	\$75,839		
Miscellaneous	\$935		
Total Just Value	\$178,187	Impact	
Total Assessed Value	\$48,649	Land Class Value	(\$129,538)
Exemptions	(\$25,000)	Total Class Value	\$24,773
Total Taxable	\$23,649	Ex Codes: 01 38 08	\$101,547

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$101,413	\$75,839	\$935	\$178,187	\$48,649	\$25,000	\$23,649
2023	\$94,169	\$61,915	\$850	\$156,934	\$47,233	\$25,000	\$22,233
2022	\$94,169	\$50,731	\$850	\$145,750	\$45,773	\$25,000	\$20,773

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5735/0042	08/2012	09 EASEMNT	0	U	I	\$100
1561/1543	02/1989	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 18 TWP 13 RGE 22
S 6.65 CHS OF N 19.96 CHS OF W 13.31
CHS OF NW 1/4 OF NW 1/4
LESS & EXCEPT THE FOLLOWING:
COM AT NW COR OF SEC 18 TH S 00-20-45 W 880.82 FT TO POB TH
N 89-11-17 E 872.93 FT TH S 00-36-00 E 442.70 FT TH S 89-11-17 W
196.80 FT TH N 00-36-00 W 402.70 FT TH S 89-11-17 W 675.98 FT TH
N 00-20-45 E 40 FT TO POB.

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		.0	.0	A1	.50	AC						
0200		.0	.0	A1	.50	AC						
6202		.0	.0	A1	5.23	AC						

Neighborhood 1474

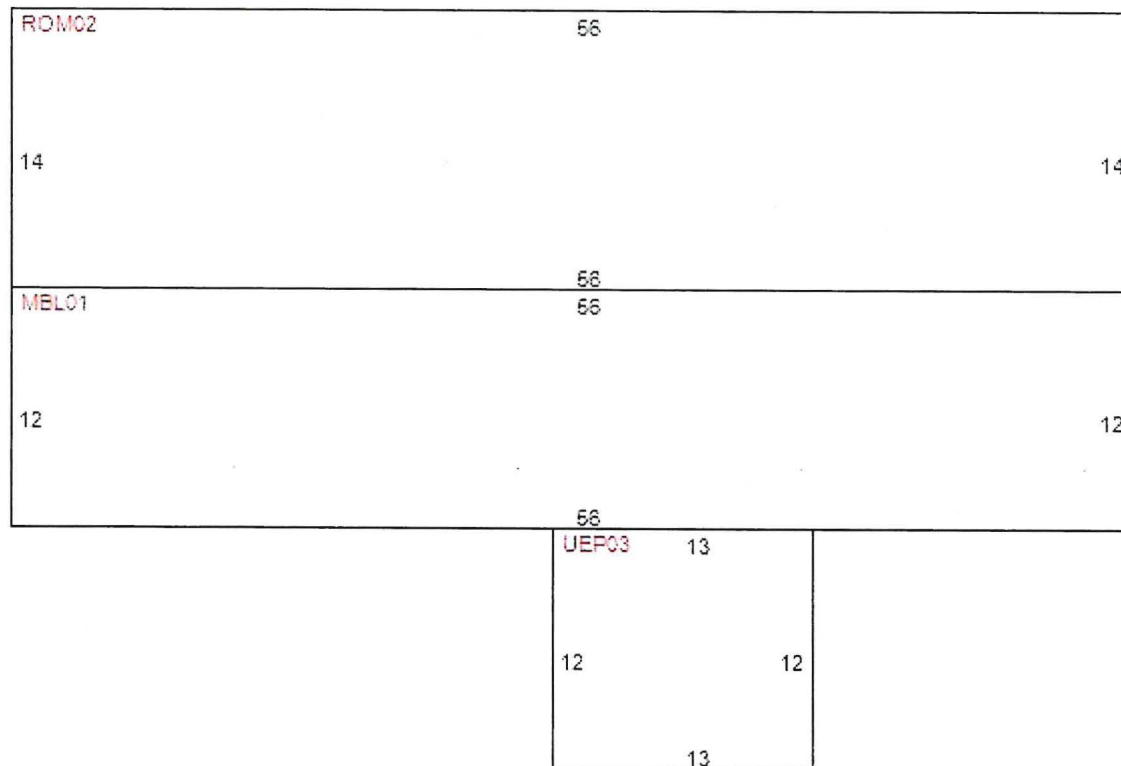
Mkt: 8 70

TraverseBuilding 1 of 2

MBL01=U12L56D12R56.U12

ROM02=U14L56D14R56.U14L20R4D26

UEP03=D12L13U12R13.

Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
 Effective Age 9 - 40-99 YRS
 Condition 0

Year Built 1975
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%

Quality Grade 400 - FAIR
Inspected on 7/25/2023 by 233

Architecture 2 - MBL HOME
Base Perimeter 276

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	1975	N	0 %	0 %	672	672
ROM 0221	- MH VINYL SIDING	1.00	1990	N	0 %	0 %	784	784
UEP 0321	- MH VINYL SIDING	1.00	2010	N	0 %	0 %	156	156

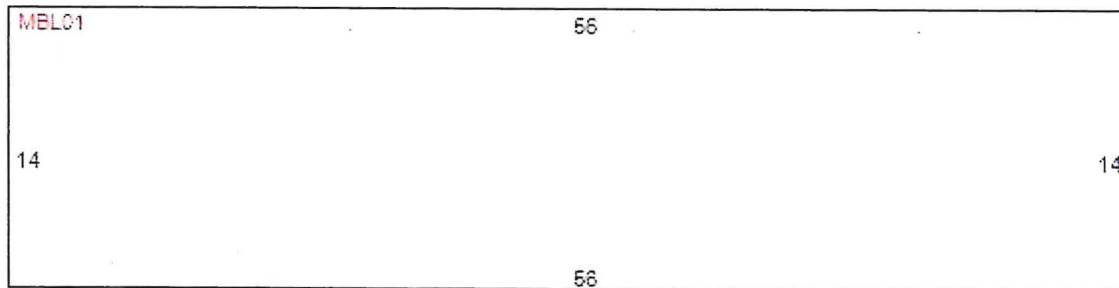
Section: 1

Roof Style: 10 GABLE	Floor Finish: 20 SHEET VINYL	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	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: Y			Vacuum: N

[Traverse](#)

Building 2 of 2

MBL01=L56D14R56U14.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 8 - 35-39 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 7/25/2023 by 233

Year Built 1990
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 140

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 20	- MH ALUM SIDING	1.00	1990	N	0 %	0 %	784	784

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 12 PLYWD PANELING	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: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1978	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1978	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
048 SHED OPEN	240.00	SF	15	1978	1	16.0	15.0
UDU UTILITY-UNFINS	192.00	SF	40	1978	1	16.0	12.0
048 SHED OPEN	144.00	SF	15	2010	1	12.0	12.0

Appraiser Notes

ALL OK FOR CURTILAGE
 UDC ON DIRT
 SOS-3

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MA47732	12/1/1991	-	RGAR