

February 28, 2025

PROJECT NAME: COWAN ROY E

PROJECT NUMBER: 2020010069

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32502

- 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: 1acre in BMAP will require an Enhanced Nutrient Reducing Septic System if sewer is not available if a building is constructed in the future.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: The applicant is requesting to divide the 5.02-acre subject parcel (PID 07666-006-00) into two to create a 4.02-acre parcel and a 1-acre parcel. Adjacent parcels range in size from 0.5 acres to 130.2 acres. There appears to be approximately 4,179 sf existing impervious coverage on subject parcel. There is FEMA Flood Zone A on the property. The applicant should note that a Major Site Plan or 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: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning verified and approved the one-acre family division (this is their second family division).
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning verified and approved the one-acre family division (this is their second family division).
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 2.19.25 - Marion County Service area. Outside connection distance to water and sewer. Additional utility review will be required in the future depending on parcel development. Parcel is located within Marion County, secondary springs protection zone.

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 2/26/25 - Minimum access onto a road or street shall be 40 feet in width. Obtain and record a qualifying, non-exclusive easement or recorded deed providing such access from the newly created parcels and extending all of the way to E HWY 316. All property owners must be involved in the easement agreement(s), a template for which may be obtained by contacting the Right-of-Way Office within the Office of the County Engineer. The appropriate easement must be recorded in conjunction with final approval of the proposed family division.



**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: 2/19/2025 Parcel Number(s): 07666-006-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Cowan Family Div. Commercial or Residential
Subdivision Name (if applicable): mites & Bands 5.02 AC
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): ROY EDWARD COWAN
Signature: [Signature]
Mailing Address: 3785 EAST HWY 316 City: CITRA
State: FL Zip Code: 32113 Phone #: 407-595-8400
Email address: ez_ed21@yahoo.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: ROY "ED" COWAN
Mailing Address: 3785 EAST HWY 316 City: CITRA
State: FL Zip Code: 32113 Phone #: 407-595-8400
Email address: ez_ed21@yahoo.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): TRANSFERRING 1 ACRE TO MY SISTER, PATRICIA S. BALLENTINE

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 2/19/25 Project # 2020 01 0069 AR # 32502

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: A-1 ESOZ: n/a P.O.M. 201 Land Use: RL Plat Vacation Required: Yes No
Date Reviewed: 2/19/25 Verified by (print & initial): Rachel Kruger RK



Internal

EMPLO

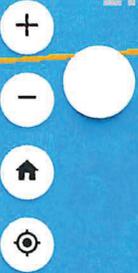
3785 E HWY 316



Interactive

USE ONLY

Show search results for 378...



Map

3755

1 acre

190

235

proposed family division

3795

3785

3765

3825

3749

3901

E HWY 316

