

July 11, 2025

PROJECT NAME: EDGAR PEREZ & YUNIA VALDES

PROJECT NUMBER: 2025060054

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32988

- 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 5.55-acre subject parcel (PID 35699-012-04) into two to create a 1.32-acre parcel and a 4.23-acre parcel. Adjacent parcels range in size from 1.02 acres to 64.14 acres.
There appears to be approximately 4,586 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 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: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 6/27/25 DENIED - Applicant does not have legal access onto SW 90th St as proposed. The easement at that location grants only Sumter Electric Cooperative, Inc. ingress / egress easement onto the applicant's property. Adjoining property owners have similarly granted access to the utility operator but not to each other.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and 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: Planning and Zoning approves the family division as it meets all the requirements from Marion

County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, and 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: Approved: Parcel 35699-012-04 is located within the Marion County Utility Service Area and is within connection distance to MCU water. An easement from the proposed parcel split to SW 38th Avenue for utility service will be required prior to family division approval. When the 1.343-acre parcel is developed, it will trigger a mandatory connection to MCU water. MCU will install a water meter at the parcel's legal access point on SW 38th Avenue.

This parcel is located within the Marion County Urban Growth Boundary and the Secondary Springs Protection Zone.

Parcel 35699-012-04 is located within the Marion County Utility Service Area and is within connection distance to MCU water.

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This parcel is located within the Marion County Urban Growth Boundary and the Secondary Springs Protection Zone.

RECEIVED

JUN 19 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

Marion County Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 6/19/25 Parcel Number(s): 35699-01204 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Paddock Park Tract 4 Commercial or Residential Subdivision Name (if applicable): _____ Unit _____ Block _____ Lot _____ Tract 4

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): Edgar Perez + VANDESYUNIA Signature: [Signature] Mailing Address: PO Box 770662 City: Ocala State: FL Zip Code: 34477 Phone #: 352 620 4208 Email address: YUNIA P 21 @ 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): Newco Homes of Central Contact Name: LE Downy Mailing Address: PO Box 4201 Ocala City: Ocala State: FL Zip Code: 34478 Phone #: 352 266 2890 Email address: ledowny1@outlook.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division Reason/Justification for Request (be specific): 1.342 ACRES TO SOW EDGAR RAUL PEREZ TO BUILD HIS RESIDENCE

DEVELOPMENT REVIEW USE:

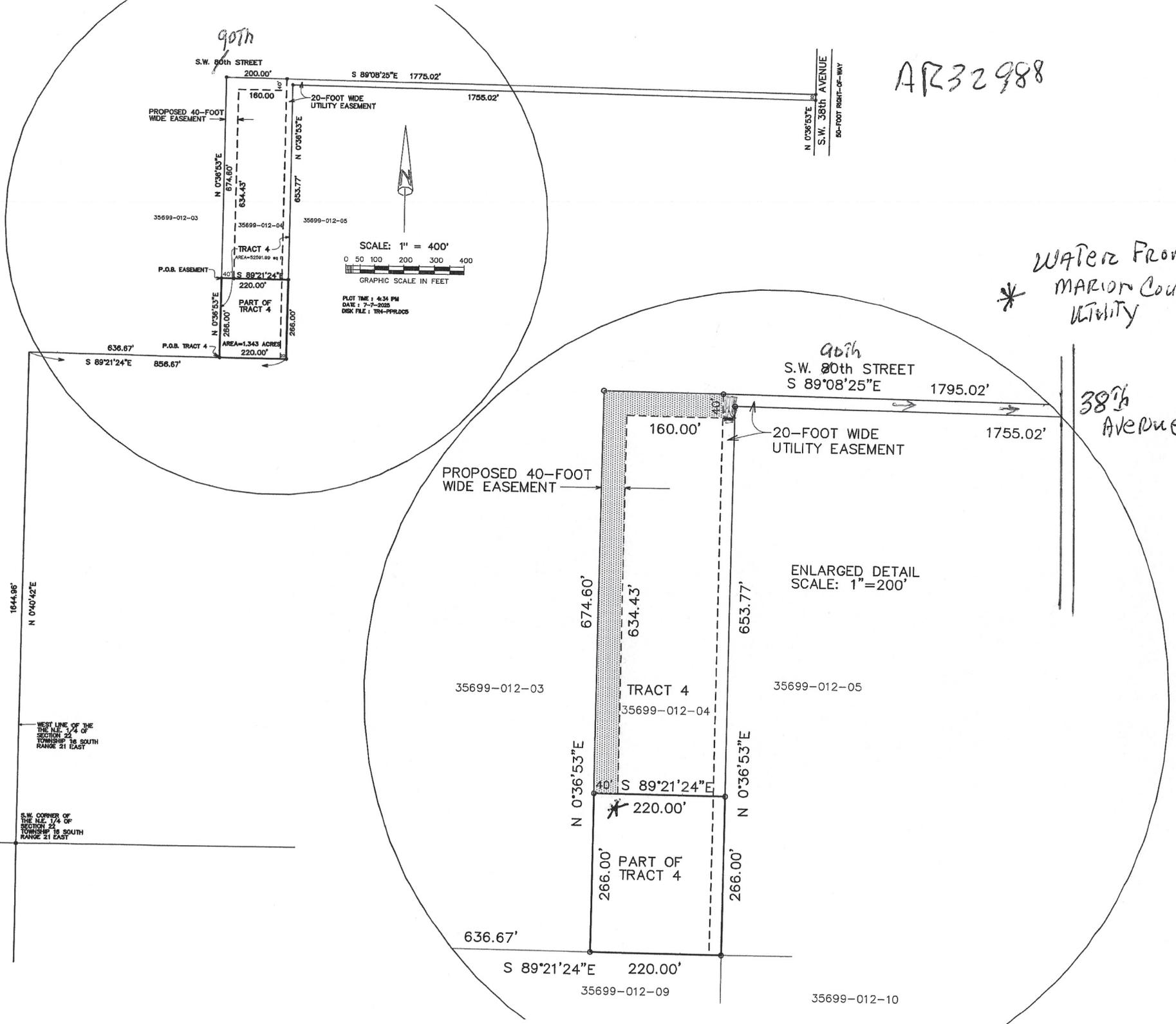
Received By: EM Date Processed: 6/20/25 Project #: 202506054 AR # 32988

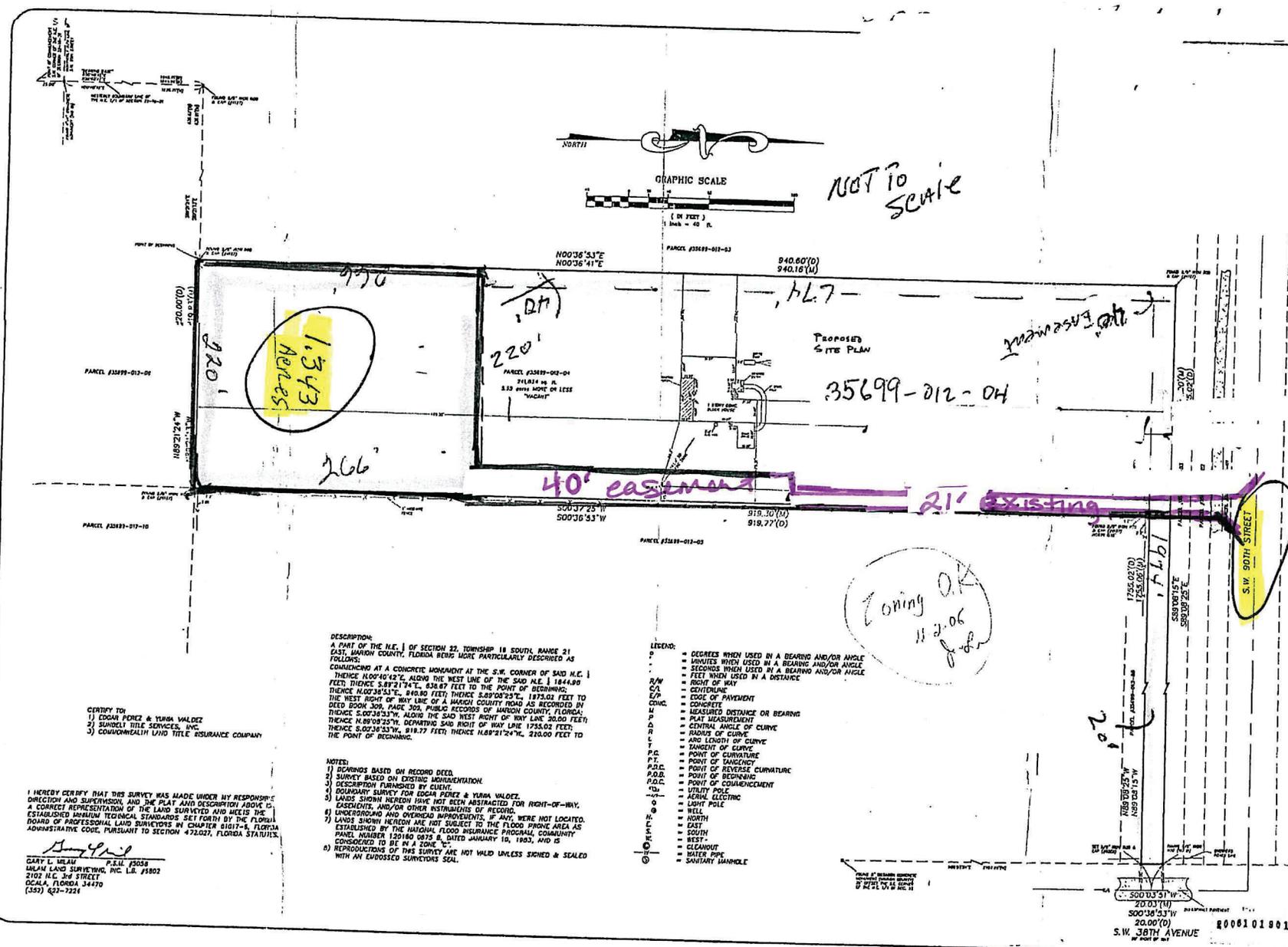
ZONING USE: Parcel of record: Yes No Zoned: A-1 ESOZ: N/A P.O.M. 149 Land Use: HDR Eligible to apply for Family Division: Yes No Date Reviewed: 6/19/25 Verified by (print & initial): Clint Barkley (MB) Plat Vacation Required: Yes No

AR32988

* Water From
MARION County
Utility

38th
Avenue





NOT TO SCALE

1.343
ACRES

Zoning OK
11/2/06
G.L.

DESCRIPTION:
A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, HARRISON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT AT THE S.W. CORNER OF SAID N.E. 1/4;
THENCE $100^{\circ}40'42''$ E, ALONG THE S.W. LINE OF THE SAID N.E. 1/4 1844.99 FEET; THENCE $S.82^{\circ}21'34''$ E, 636.87 FEET TO THE POINT OF BEGINNING;
THENCE $N.02^{\circ}38'51''$ E, 840.00 FEET; THENCE $S.89^{\circ}00'25''$ E, 1875.03 FEET TO DEED BOOK 309, PAGE 309, PUBLIC RECORDS OF HARRISON COUNTY, FLORIDA;
THENCE $S.07^{\circ}38'53''$ W, ALONG THE SAID WEST RIGHT-OF-WAY LINE 1755.02 FEET; THENCE $N.89^{\circ}08'25''$ W, DEPARTING SAID RIGHT-OF-WAY LINE 1755.02 FEET; THENCE $S.02^{\circ}38'53''$ W, 819.77 FEET; THENCE $N.89^{\circ}21'24''$ W, 210.00 FEET TO THE POINT OF BEGINNING.

NOTES:
1) DRAWINGS BASED ON RECORD DEED.
2) SURVEY BASED ON EXISTING MONUMENTATION.
3) DESCRIPTION FURNISHED BY CLIENT.
4) BOUNDARY SURVEY FOR EDGAR PEREZ & YURIA VALDEZ, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
5) UNDEVELOPED AND OVERGROWN IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) LANDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PROHIBITION AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY CONSIDERED TO BE IN A "ZONE C".
7) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

- LEGEND:**
- D = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 - M = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 - S = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - F = FEET WHEN USED IN A DISTANCE
 - R = RIGHT OF WAY
 - CL = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - C/NG = CONCRETE
 - M = MEASURED DISTANCE OR BEARING
 - P = PLAT MEASUREMENT
 - C/A = CENTRAL ANGLE OF CURVE
 - R = RADIUS OF CURVE
 - L = ARC LENGTH OF CURVE
 - T = TANGENT OF CURVE
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - U = UTILITY POLE
 - AC = AERIAL ELECTRIC
 - L.P. = LIGHT POLE
 - W = WELL
 - N = NORTH
 - E = EAST
 - S = SOUTH
 - W = WEST
 - C = CLEANOUT
 - P = WATER PIPE
 - S.M. = SANITARY MANHOLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBILITY AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 10197-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM
MILAM LAND SURVEYING, INC. L.B. #1802
2102 N.E. 3rd STREET
OCALA, FLORIDA 34470
(352) 621-7224

2003 (M)
50038537W
20.00 (F)
S.W. 38TH AVENUE
8006101801

SHEET NO.		1 of 1	
DATE		11/2/06	
BY		G.L.	
CHECKED BY		G.L.	
PROJECT NAME		BOUNDARY SURVEY FOR EDGAR PEREZ & YURIA VALDEZ	
DATE		7/22/06	
JOB NO.		144720	
JOB FILE		08-226	

MILAM LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR & APPRAISER - L.B. #1802
GARY L. MILAM, P.L.S., 2102 N.E. 3RD STREET, OCALA, FLORIDA 34470
PHONE: 352-621-7224 FAX: 352-621-7224

