

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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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.



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 + VALDES YUNIA  
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 Ocala Contact Name: LE DLOWNY  
Mailing Address: PO Box 4201 Ocala City: Ocala  
State: FL Zip Code: 34678 Phone #: 352 266 2890  
Email address: ledlowny1@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

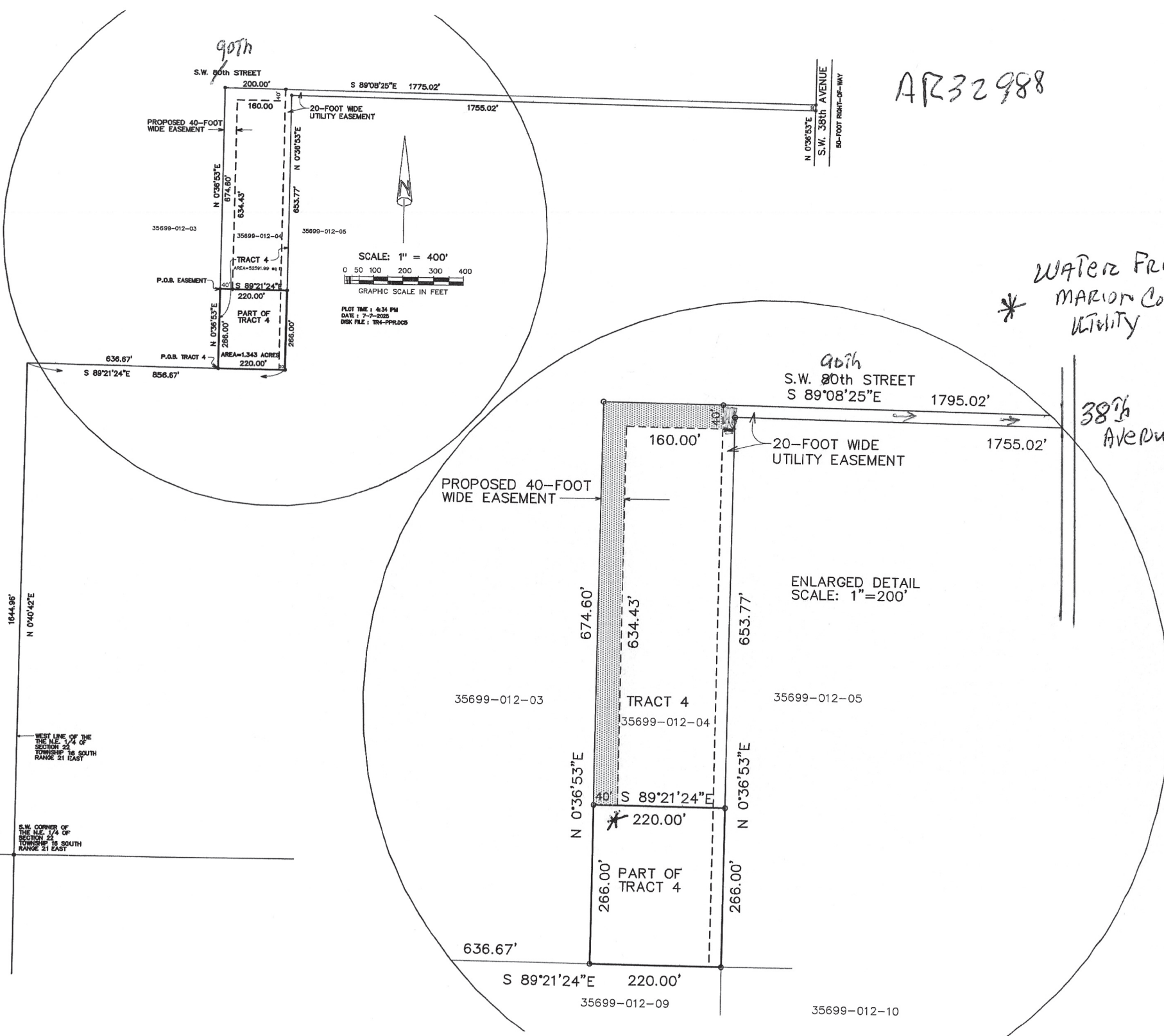
ZONING USE: Parcel of record: Yes ☒ No ☐  
Zoned: A-1 ESOZ: N/A P.O.M. 149 Land Use: HDR Eligible to apply for Family Division: Yes ☒ No ☐  
Date Reviewed: 6/19/25 Verified by (print & initial): Cynthia Barkley (MB) Plat Vacation Required: Yes ☐ No ☒



AR32988

Water From  
\* Marion County  
Utility

38th Avenue



90th  
S.W. 80th STREET  
S 89°08'25"E

1795.02'  
1755.02'

ENLARGED DETAIL  
SCALE: 1"=200'

PROPOSED 40-FOOT  
WIDE EASEMENT

674.60'  
634.43'  
653.77'  
N 0°36'53"E  
S 89°21'24"E  
220.00'

PART OF  
TRACT 4

S 89°21'24"E 220.00'

35699-012-09

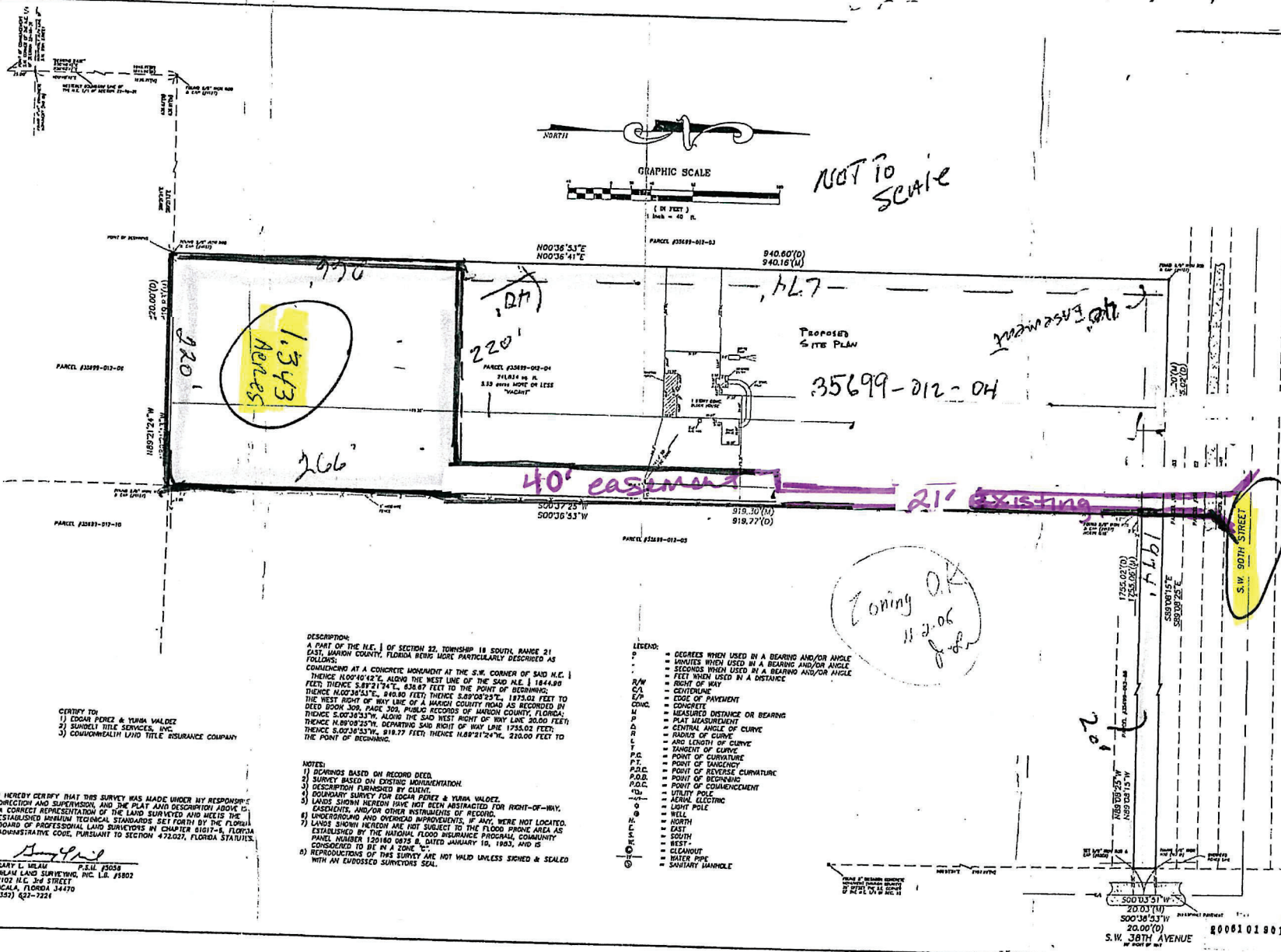
35699-012-10

1644.98'  
N 0°40'42"E

WEST LINE OF THE  
N.E. 1/4 OF  
SECTION 22,  
TOWNSHIP 18 SOUTH  
RANGE 21 EAST

S.W. CORNER OF  
THE N.E. 1/4 OF  
SECTION 22,  
TOWNSHIP 18 SOUTH  
RANGE 21 EAST





GARY L. MILAM  
MILAM LAND SURVEYING, INC. L.B. #1802  
2102 N.E. 3rd STREET  
OCALA, FLORIDA 34470  
(352) 623-7224

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBILITY  
DIRECTION AND SUPERVISION, AND THE PLAN AND DESCRIPTION ABOVE IS  
A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE  
ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 1001-4, FLORIDA  
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFY TO:  
1) EDGAR PEREZ & YUMA VALDEZ  
2) SURVEY TITLE SERVICES, INC.  
3) COMMUNITY LAND TITLE INSURANCE COMPANY

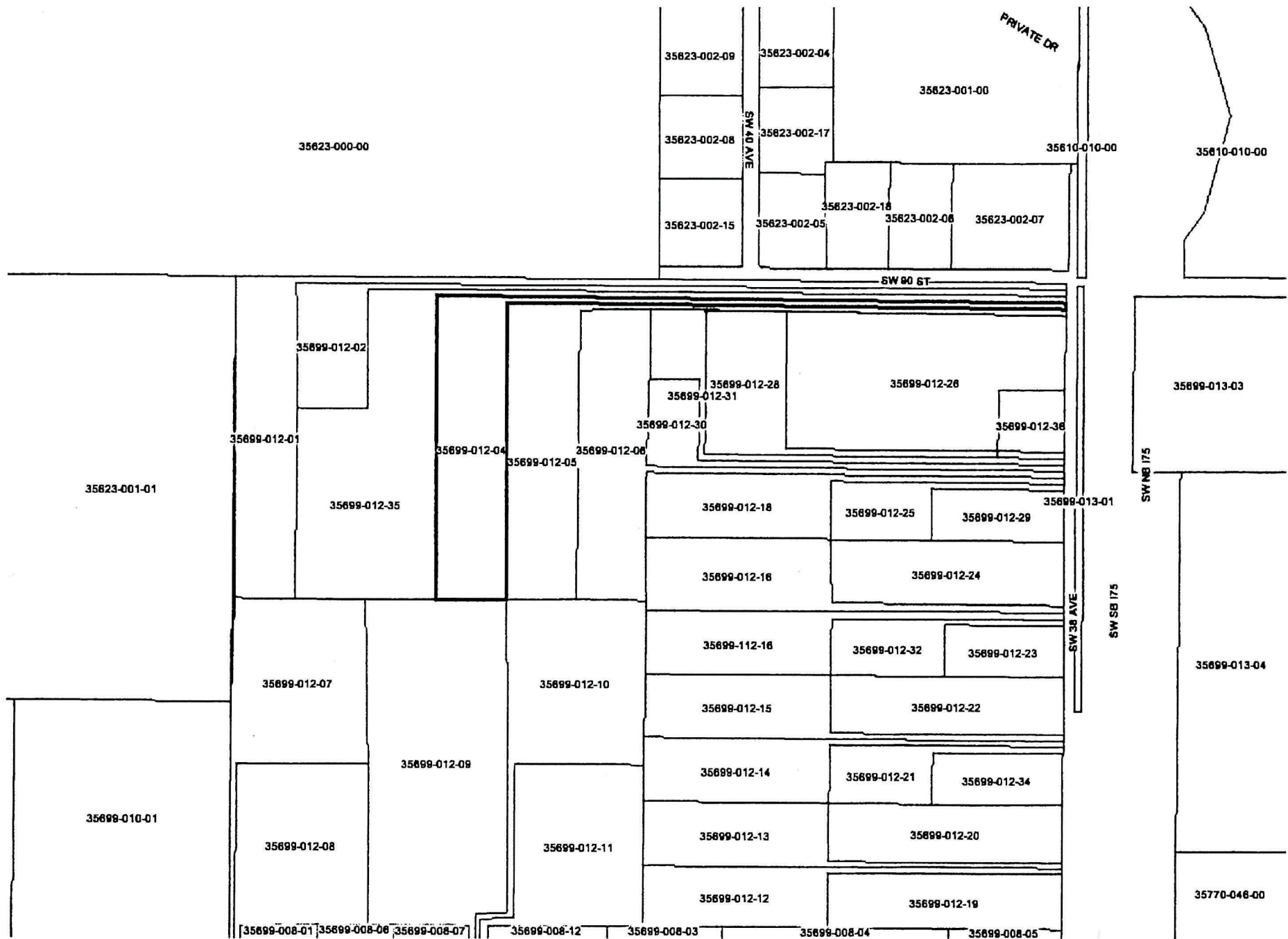
DESCRIPTION:  
A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21  
EAST, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
COMMENCING AT A CONCRETE MONUMENT AT THE S.W. CORNER OF SAID N.E. 1/4  
THENCE N00°40'42"E, ALONG THE WEST LINE OF THE SAID N.E. 1/4 1844.99  
FEET THENCE S89°21'24"E, 630.87 FEET TO THE POINT OF BEGINNING;  
THENCE N00°36'53"E, 840.60 FEET THENCE S89°00'25"E, 1875.01 FEET TO  
DEED BOOK 309, PAGE 300, PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;  
THENCE S00°36'53"W, ALONG THE SAID WEST RIGHT-OF-WAY LINE 20.00 FEET  
THENCE N89°00'25"W, DEPARTING SAID RIGHT-OF-WAY LINE 1755.02 FEET  
THENCE S00°36'53"W, 819.77 FEET THENCE N89°21'24"E, 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 & YUMA VALDEZ.  
5) UNDEVELOPED AND UNIMPROVED, IF ANY, WERE NOT LOCATED.  
6) LANDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PRONE AREA AS  
ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY  
PLAN NUMBER 150180 0078 & DATED JANUARY 15, 1983, AND IS  
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:
- DEGREES WHEN USED IN A BEARING AND/OR ANGLE
  - MINUTES WHEN USED IN A BEARING AND/OR ANGLE
  - SECONDS WHEN USED IN A BEARING AND/OR ANGLE
  - FEET WHEN USED IN A DISTANCE
  - RIGHT OF WAY
  - CEMENTLINE
  - EDGE OF PAVEMENT
  - CONCRETE
  - MEASURED DISTANCE OR BEARING
  - FLAT MEASUREMENT
  - CENTRAL ANGLE OF CURVE
  - RADIUS OF CURVE
  - ARC LENGTH OF CURVE
  - TANGENT OF CURVE
  - POINT OF BEGINNING
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - POINT OF ENDING
  - POINT OF COMMENCEMENT
  - UTILITY POLE
  - ACRUAL ELECTRIC
  - WELL
  - NORTH
  - EAST
  - SOUTH
  - WEST
  - CLEANOUT
  - WATER PIPE
  - SEWAGE MANHOLE

SHEET NO.		1 of 1	
DATE		NOV 27	
PROJECT NAME		BOUNDARY SURVEY FOR EDGAR PEREZ & YUMA VALDEZ	
DATE	7/22/08	BOOK NO.	144720
BY	GM	DATE	08-22-08
DECEDED BY	GM	DATE	08-22-08
DATE	08-22-08	DATE	08-22-08

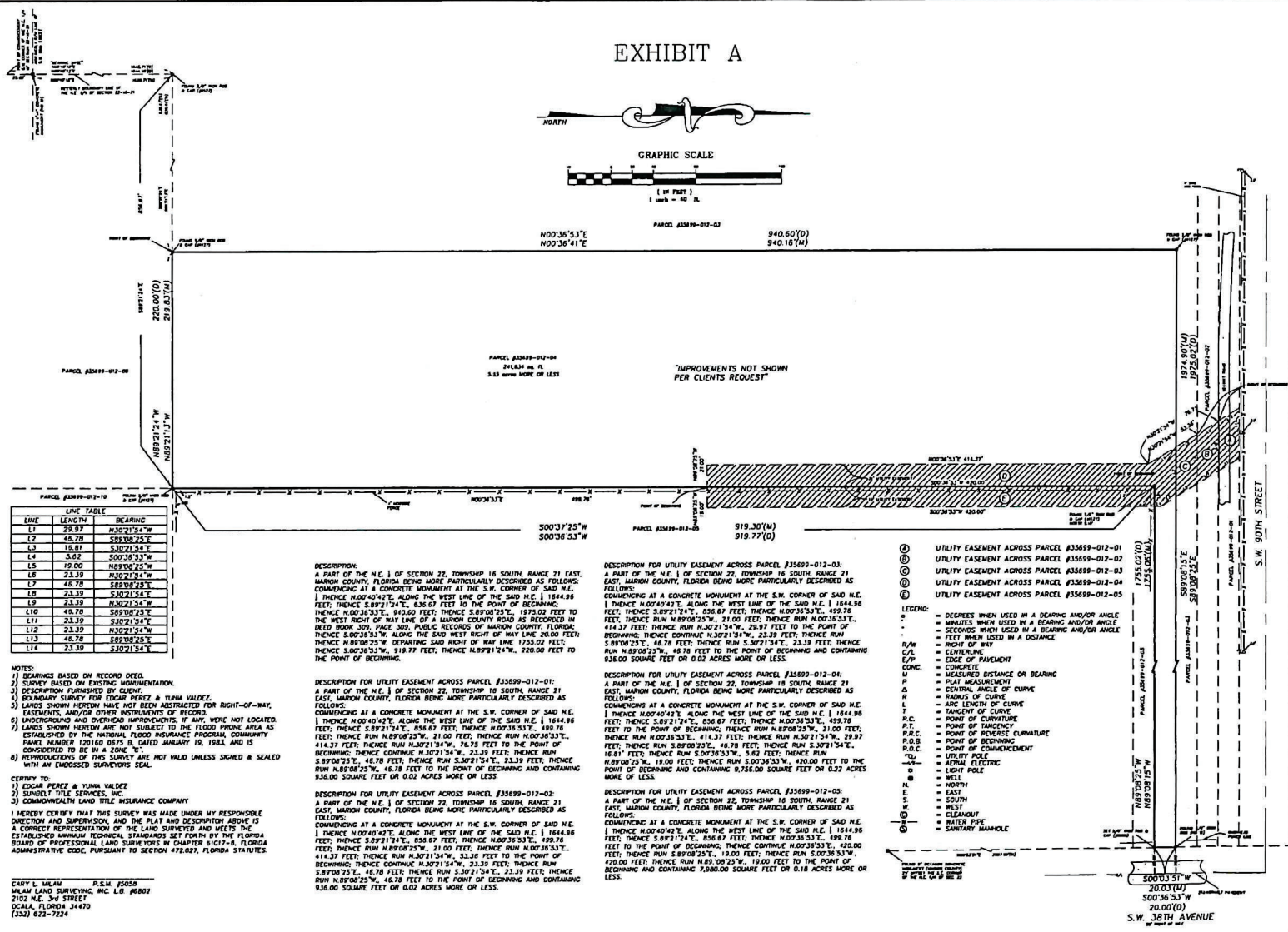
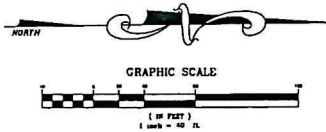




DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. No Warranties, expressed or implied, are provided with this information. Use at your own risk.



# EXHIBIT A



LINE	LENGTH	BEARING
L1	29.37	N30°21'54"W
L2	48.78	S89°08'25"E
L3	18.81	S30°21'54"W
L4	5.62	S00°36'33"W
L5	19.00	N89°08'25"W
L6	23.39	N30°21'54"W
L7	48.78	S89°08'25"E
L8	23.39	S30°21'54"W
L9	23.39	N30°21'54"W
L10	48.78	S89°08'25"E
L11	23.39	S30°21'54"W
L12	23.39	N30°21'54"W
L13	48.78	S89°08'25"E
L14	23.39	S30°21'54"W

NOTES:  
 1) BEARINGS BASED ON RECORD DEED.  
 2) SURVEY BASED ON EXISTING MONUMENTATION.  
 3) DESCRIPTION FURNISHED BY CLIENT.  
 4) BOUNDARY SURVEY FOR EDGAR PEREZ & YUNIA VALDEZ.  
 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.  
 6) UNDERGROUND AND OVERHEAD IMPROVEMENTS, IF ANY, WERE NOT LOCATED.  
 7) LANDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PRONE AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 120169, DATED JANUARY 16, 1981, AND IS CONSIDERED TO BE IN A "ZONE X".  
 8) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.  
 9) CERTIFY TO:  
 1) EDGAR PEREZ & YUNIA VALDEZ  
 2) SURETY TITLE SERVICES, INC.  
 3) COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION 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 FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CARY L. MILAM  
 MILAM LAND SURVEYING, INC. L.B. #002  
 2102 N.E. 34th STREET  
 OAKLA, FLORIDA 34470  
 (281) 472-7224

DESCRIPTION:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

DESCRIPTION FOR UTILITY EASEMENT ACROSS PARCEL #33589-012-01:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

DESCRIPTION FOR UTILITY EASEMENT ACROSS PARCEL #33589-012-02:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

DESCRIPTION FOR UTILITY EASEMENT ACROSS PARCEL #33589-012-03:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

DESCRIPTION FOR UTILITY EASEMENT ACROSS PARCEL #33589-012-04:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

DESCRIPTION FOR UTILITY EASEMENT ACROSS PARCEL #33589-012-05:  
 A PART OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, WARDON 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 N00°40'42"E, 636.67 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°21'24"E, 856.67 FEET; THENCE N00°36'33"E, 499.76 FEET; THENCE N89°08'25"W, 21.00 FEET; THENCE RUN N00°36'33"E, 414.37 FEET; THENCE RUN N30°21'54"W, 23.39 FEET; THENCE RUN S89°08'25"E, 48.78 FEET; THENCE RUN S30°21'54"W, 23.39 FEET; THENCE RUN N89°08'25"W, 48.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 936.00 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

- ① UTILITY EASEMENT ACROSS PARCEL #33589-012-01
  - ② UTILITY EASEMENT ACROSS PARCEL #33589-012-02
  - ③ UTILITY EASEMENT ACROSS PARCEL #33589-012-03
  - ④ UTILITY EASEMENT ACROSS PARCEL #33589-012-04
  - ⑤ UTILITY EASEMENT ACROSS PARCEL #33589-012-05
- LEGEND:  
 = DEGREES WHEN USED IN A BEARING AND/OR ANGLE  
 = MINUTES WHEN USED IN A BEARING AND/OR ANGLE  
 = SECONDS WHEN USED IN A BEARING AND/OR ANGLE  
 = FEET WHEN USED IN A DISTANCE  
 = POINT OF BEGINNING  
 = POINT OF ENDING  
 = POINT OF TANGENCY  
 = POINT OF REVERSE CURVATURE  
 = POINT OF COMMENCEMENT  
 = UTILITY POLE  
 = AERIAL ELECTRIC  
 = LIGHT POLE  
 = WELL  
 = NORTH  
 = EAST  
 = SOUTH  
 = WEST  
 = CLEANOUT  
 = BATTERY POST  
 = SANITARY MANHOLE

SHEET NO. 1 of 1	
DATE 7/22/08	BY RAB
DATE 10/13/08	BY CH
DATE 06-208	BY CH
PROJECT NAME BOUNDARY SURVEY FOR EDGAR PEREZ & YUNIA VALDEZ	
PROFESSIONAL SURVEYOR & MAPPER - L.B. #002 CARY L. MILAM MILAM LAND SURVEYING, INC. 2102 N.E. 34th STREET OAKLA, FLORIDA 34470 (281) 472-7224	