

August 22, 2025

PROJECT NAME: JOSEPH & MARIA BRANCOCCIO

PROJECT NUMBER: 2018100042

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33164

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Please be aware the address of 12701 SE HWY 42 will change when development begins on this parcel.
- 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: The applicant is requesting to divide the 10.17-acre subject parcel (PID 49981-000-01) into four parcels to create two 1.0-acre parcels, a 1.04-acre parcel, and a 7.16-acre parcel with a 40-foot access easement to serve all four parcels. Adjacent parcels range in size from 3 acres to 10.17 acres. There appears to be approximately 187 sf existing impervious coverage on subject parcel. The property is not in a FEMA Flood Zone, but there is a significant amount of Flood Prone area along the SE HWY 42 road frontage and along the proposed access easement. 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: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: 8/21/25 - DENIED: Existing guardrail does not support proposed access. A controlled release return design of the guardrail or other construction alternatives would be needed to enable site access from SE HWY 42. Applicant must engage an engineering firm to design and gain appropriate County approvals of an offsite improvement plan conducive to access. An approved offsite improvement plan should be submitted in conjunction with the family division request to enable a complete review. An alternative to the offsite improvement plan would be to obtain the required easement from an adjoining property.
- 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 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).

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 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: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 49981-000-01 is within the Marion County Utilities service area and has immediate access to Marion County water. The proposed access will need to include a dedicated and reserved easement for utilities to accommodate future water and sewer infrastructure. With legal access documented at SW Hwy 42, all four parcels will be required to connect to MCU water. For additional information regarding connections, please contact Marion County Utilities at 352-307-6000, Ext. 4.

Parcel is outside of 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: 8/15/25-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: STEPP SHANNON D

PROJECT: 2018100042 #33164

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Applicant is requesting a family division for the maximum allowed (3) splits to their children. 1.04 acres to Kelsey (daughter), 1 acre to Joseph (son) and 1 acre to Jocelyn (daughter).

**1. COMMENTS ARE DUE ON August 20, 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 September 1, 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

AR 33164

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7-31-25 Parcel Number(s): 49981-000-01 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: (879) J. BRANCOCCIO SPLIT Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): N/A  
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): Joseph Brancoccio Maria Brancoccio  
Signature: \_\_\_\_\_  
Mailing Address: 6152 Sunset Isle Drive City: Winter Garden  
State: FL Zip Code: 34787 Phone #: 407-209-8906  
Email address: JoeNascar24@CFL-RR.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): RESET SURVEY LLC Contact Name: JONATHAN FLOWERS  
Mailing Address: 13125 SW 16TH ST RD City: OCALA  
State: FL Zip Code: 34481 Phone #: (352) 875-4318  
Email address: J. FLOWERS@RESETSURVEY.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division  
Reason/Justification for Request (be specific): OWNER OF PARCEL 49981-000-01 (JOSEPH BRANCOCCIO JR) IS REQUESTING TO DIVIDE THIS PARCEL FOR FAMILY MEMBERS KELSEY BRANCOCCIO (DAUGHTER), JOSEPH BRANCOCCIO III (SON), JOCELYN BRANCOCCIO (DAUGHTER), AND JOSE SEE ATTACHED EXHIBIT FOR SPLIT PROPOSAL

**DEVELOPMENT REVIEW USE:**

Received By: DM Date Processed: 8/13/25 Project # 2018 100042 AR # 33164

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

Zoned: A1 ESOZ: YES P.O.M. 296 Land Use: RL Plat Vacation Required: Yes ☐ No ☒

Date Reviewed: 8/14/25 Verified by (print & initial): Lynda Smith / LMS Lynda Smith

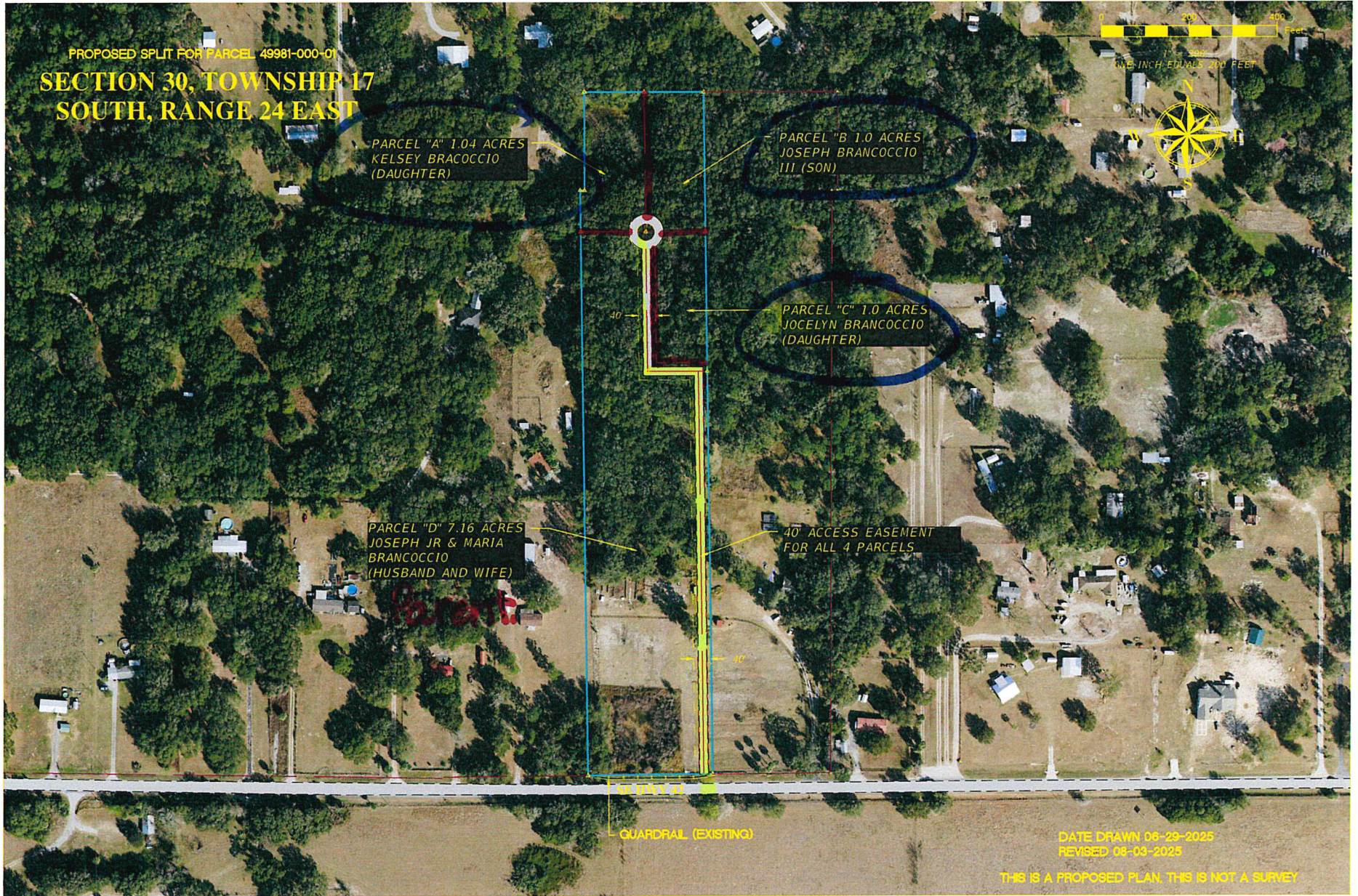
\* NOTE ADDITIONALLY RESIDENCE IS CURRENTLY BLOCKED BY COUNTY GUARDRAIL ALONG THE NORTH RIGHT OF WAY OF SE HWY 42.

Revised 6/2021

Empowering Marion for Success

marionfl.org







After Recording Return to:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471

This Instrument Prepared by:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
49981-000-01  
File No.: 2488070

## WARRANTY DEED

**This Warranty Deed, Made the 11th day of December, 2024, by Shannon D Marshall, a married woman, whose post office address is: 12705 SE Highway 42, Weirsdale, FL 32195, hereinafter called the "Grantor", to Joseph Brancoccio and Maria Brancoccio, husband and wife, whose post office address is: 6152 Sunset Isle Drive, Winter Garden, FL 34787, hereinafter called the "Grantee".**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)** 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, Florida**, to wit:

**Parcel 1:**

**Commence at the North 1/4 corner of Section 30, Township 17 South, Range 24 East, Marion County, Florida; thence S.00°09'10"E., along the East boundary line of the NW 1/4 of Section 30 a distance of 33.00 feet to the South right of way line of Sunset Harbor Road (66 feet wide); thence S.89°59'08"W., along the South right of way line of Sunset Harbor Road a distance of 1325.99 feet to a concrete monument on the East side of a 20.00 foot graded road; thence S.00°00'54"W., along said East side of graded road a distance of 2592.63 feet to a concrete monument on the North right of way line of County Road No. 42; thence S.89°04'34"E., along said right of way line of County Road 42 a distance of 1584.98 feet to the point of intersection of said right of way; thence continue along said right of way line N.89°24'32"E., a distance of 329.01 feet to the Point of Beginning, said Point of Beginning also being the Southwest corner of Parcel 2 as contained in that certain Warranty Deed recorded in Official Records Book 3308, at Pages 462 through 464, of the Public Records of Marion County, Florida; thence departing said right of way line N.00°55'00"W., a distance of 1341.73 feet; thence S.89°10'10"E., a distance of 9.48 feet; thence N.00°09'10"W., a distance of 225.81 feet; thence N.89°59'34"E., a distance of 272.65 feet; thence S.00°56'12"E., a distance of 1564.51 feet to aforementioned North right of way line of County Road 42; thence along said North right of way line S.89°24'32"W., a distance of 284.50 feet to the Point of Beginning.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Laurie Greiner  
Witness 1 Signature

Shannon D Marshall  
Shannon D Marshall

Witness 1 Printed Name and Post Office Address:

Laurie Greiner  
1727 E Ft King St  
Ocala, FL 34471

Sachelyn Torres  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Sachelyn Torres  
1727 E Ft King St  
Ocala, FL 34471

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of **December, 2024** by **Shannon D Marshall**, who has produced DL as identification.

Laurie Greiner  
Notary Public Signature  
Printed Name: Laurie Greiner

My Commission Expires: \_\_\_\_\_  
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



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

49981-000-01

[GOOGLE Street View](#)

Prime Key: 1181437

[MAP IT+](#)

Current as of 8/4/2025

### Property Information

BRANCOCCIO JOSEPH  
BRANCOCCIO MARIA  
6152 SUNSET ISLE DR  
WINTER GARDEN FL 34787-6390

### Taxes / Assessments:

Map ID: 296

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 99

Acres: 10.17

Situs: 12701 SE HWY 42 WEIRSDALE

### 2024 Certified Value

Land Just Value	\$142,290		
Buildings	\$0		
Miscellaneous	\$5,007	Impact	
Total Just Value	\$147,297	Land Class Value	(\$61,882)
Total Assessed Value	\$85,415	Total Class Value	\$80,408
Exemptions	\$0	<u>Ex Codes:</u>	\$85,415
Total Taxable	\$85,415		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$142,290	\$0	\$5,007	\$147,297	\$85,415	\$0	\$85,415
2023	\$142,290	\$0	\$5,154	\$147,444	\$83,798	\$0	\$83,798
2022	\$142,290	\$0	\$5,282	\$147,572	\$76,151	\$0	\$76,151

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8491/0993</a>	12/2024	07 WARRANTY	9 UNVERIFIED	Q	V	\$240,000
<a href="#">6999/0175</a>	06/2019	03 LIFE EST	1 LIFE ESTATE	U	V	\$100
<a href="#">6698/1416</a>	01/2018	07 WARRANTY	8 ALLOCATED	Q	V	\$258,000
<a href="#">3308/0462</a>	12/2002	07 WARRANTY	8 ALLOCATED	U	V	\$260,000
<a href="#">2088/0676</a>	11/1994	05 QUIT CLAIM	0	U	V	\$100
<a href="#">0920/0339</a>	10/1978	05 QUIT CLAIM	0	U	V	\$100
<a href="#">0695/0277</a>	06/1975	02 DEED NC	0	U	V	\$1,900

### Property Description

SEC 30 TWP 17 RGE 24  
COM AT THE N 1/4 COR OF SEC 30 TH S 00-09-10 E 33 FT  
TH S 89-59-08 W 1325.99 FT TH S 00-00-54 W 2592.63 FT  
TH S 89-04-34 E 1584.98 FT TH N 89-24-32 E 329.01 FT



TO THE POB TH N 00-55-00 W 1341.73 FT TH S 89-10-10 E 9.48 FT  
 TH N 00-09-10 W 225.81 FT TH N 89-59-34 E 272.65 FT  
 TH S 00-56-12 E 1564.51 FT TH S 89-24-32 W 284.50 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	5.29	AC						
9600		.0	.0	A1	.75	AC						
9902		.0	.0	A1	1.90	AC						
9902		.0	.0	A1	2.23	AC						
Neighborhood 8198												
Mkt: 10 70												

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1988	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1988	2	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	1988	2	0.0	0.0
105 FENCE CHAIN LK	549.00		LF	20	2005	3	0.0	0.0
114 FENCE BOARD	280.00		LF	10	2020	3	0.0	0.0
UDU UTILITY-UNFINS	187.00		SF	40	2018	1	11.0	17.0

[Appraiser Notes](#)

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description