

August 13, 2025

PROJECT NAME: JASON HENDERSON

PROJECT NUMBER: 2013070018

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33159

- 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 4.32-acre subject parcel (PID 39988-000-00) into three to create a 1.4 -acre parcel, a 1.3- acre parcel, and a 1.62-acre parcel. Adjacent parcels range in size from 0.06 acres to 2.97 acres.  
There appears to be approximately 5,915 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.
- 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: 8/8/25 - CONDITIONAL APPROVAL: SE 135th Ave is a collector road with too many access points. Only one driveway should be authorized, and any secondary driveways must be removed. Family division authorization should explicitly state that a single common driveway must be utilized and any other direct access to SE 135th Ave is prohibited.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: Conditional Approval based on the 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).  
Another condition, survey must show that all the existing structures will meet the required 25' setbacks to all new property lines.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Conditional Approval based on the 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).

Another condition, survey must show that all the existing structures will meet the required 25' setbacks to all new property lines.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 39988-000-00 is located within the Marion County Utility Service Area but is currently outside of connection distance for both water and sewer. Closest MCU infrastructure is approximately 4 miles away.

The proposed shared easement for the 1.4-acre parcel to Olivia Henderson, originating from the parent parcel, is sufficient for future utility connections and services. This easement must be recorded with the Clerk of the Court to be considered valid.

The parcel is also located outside the Urban Growth Boundary and outside the Primary Springs Protection Zone. Central States Water Resources service area expands to the parcel directly south of this project, 48900-000-00

# 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 1, 2025

SUBJECT: JASON HENDERSON

PROJECT: 2013070018 #33159

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Applicant is requesting a Family Division to deed 1.4 acres to daughter, Olivia Henderson, and 1.3 acres to brother, Matthew Henderson.

**1. COMMENTS ARE DUE ON August 8, 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)

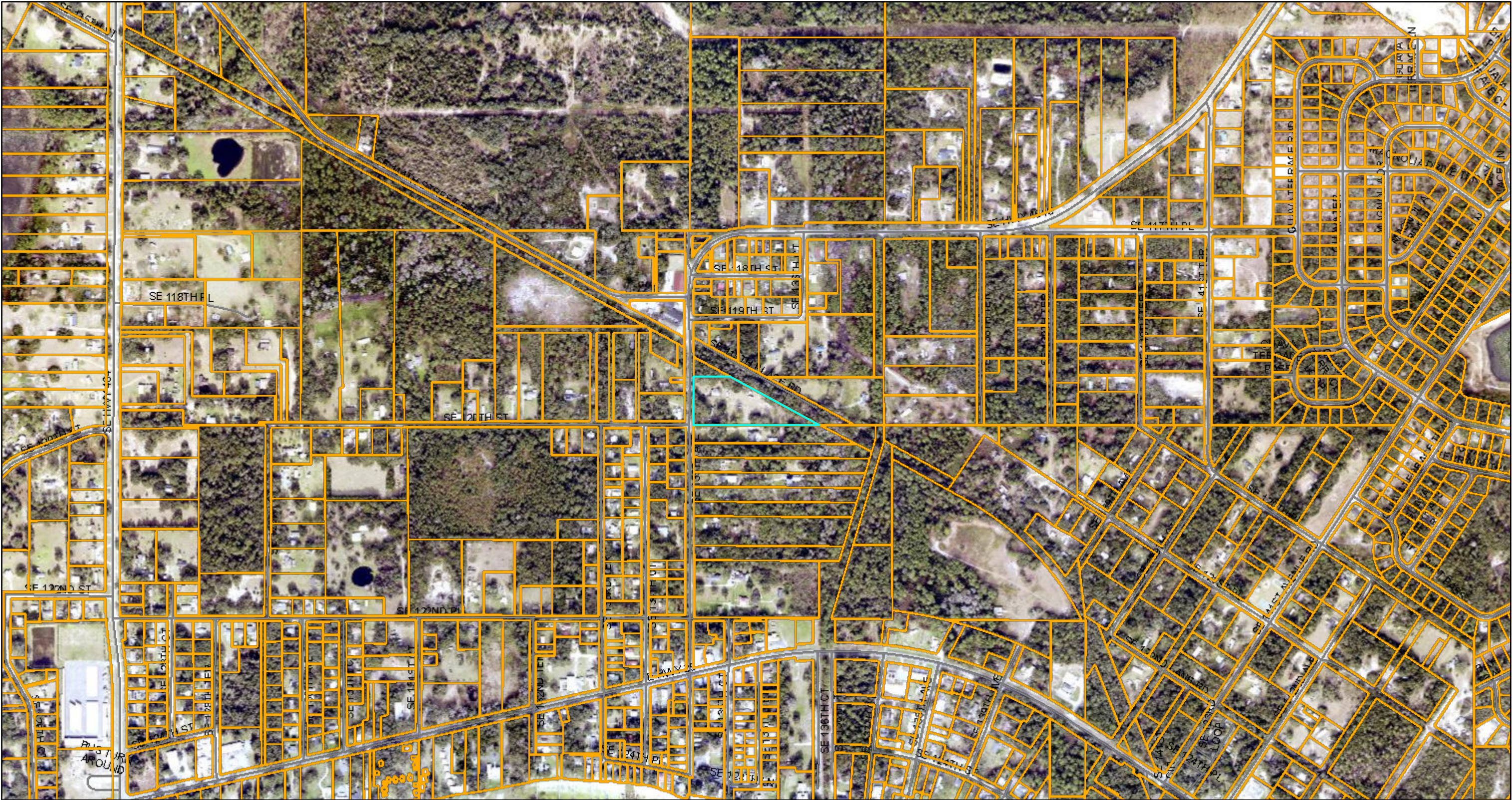
DENIED (GIVE REASON FOR DENIAL)

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

**4. SCHEDULED FOR DRC ON August 18, 2025.**



# Marion County Florida - Interactive Map



8/15/2025, 2:43:21 PM

Marion County

Streets

Aerial 2024

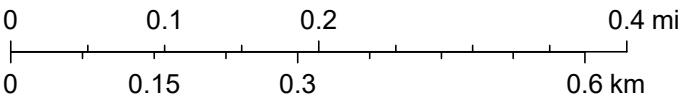
Red: Band\_1

Parcels

Green: Band\_2

Blue: Band\_3

1:9,028



Marion County Property Appraiser, OCE, Marion County BOCC