

June 6, 2025

PROJECT NAME: BROOKER FAMILY LIVING TRUST

PROJECT NUMBER: 2025050073

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32903

- 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: Conditional Approval. The applicant is requesting to divide the 15.06-acre subject parcel (PID 04631-002-00) into two to create a 3.68-acre parcel and a 11.38-acre parcel. Adjacent parcels range in size from 2.95 acres to 500.74 acres.
There appears to be approximately 0 sf existing impervious coverage on subject parcel. There are is a FEMA Flood Zones and Flood Prone Areas on the property. The applicant should note that a Stormwater Compliance waiver will be required whenever either parcel proposes to add impervious area or add fill to the FEMA flood zone or flood prone areas on the property in order to address the additional runoff going towards the flood zone.
- 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: CONDITIONAL APPROVAL - Subject to creating a 40' wide easement along the southern property line to provide shared access to CR 318.
CR 318 is a high speed rural collector roadway. An easement should be provided to allow shared use of a driveway to limit the number of driveways to maintain safe and efficient operations along this rural roadway. It appears the intent is to provide access for the parent parcel along the northern property line. However, this places any driveway closer to a curve in the roadway. For safety, it is better for the shared driveway to be located along the southern property line.
- 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, an 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, an 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: Parcel 04631-002-00 is located within the Marion County Utilities service area but is outside of the required connection distance. The closest Marion County Utilities infrastructure is approximately 10+ miles away. Both parcel, after division will have access to the county ROW for future utility connections. Please note that this parcel is located outside the Urban Growth Boundary and within the Secondary Springs Protection Zone.



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: 5/5/25 Parcel Number(s): 04631-002-00

Permit Number: TBD

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: GEORGE MICHAEL BROOKER
Subdivision Name (if applicable): N/A Commercial ☐ or Residential ☒
Unit N/A Block N/A Lot N/A Tract N/A

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): BROOKER FAMILY LIVING TRUST - LOUISE BROOKER, TRUSTEE
Signature: [Signature]
Mailing Address: P.O. Box 371
State: FL Zip Code: 32113 Phone #: 352-216-7384 City: CITRA
Email address: darcy@ad.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): Southern Community Home Center, Inc.
Mailing Address: 2810 NW 10th St Contact Name: DAVID SHASHY, PRESIDENT
State: FL Zip Code: 34475 Phone #: 352-351-1999 City: OCALA
Email address: scmhinc@aol.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.18.1.B(10) - Family Division

Reason/Justification for Request (be specific): FAMILY DIVISION OF PARCEL #04631-002-00 WITH 3.68 ACRES TO BE DEEDED FEE SIMPLE TO GEORGE MICHAEL BROOKER THE SON OF LOUISE E. BROOKER. THE REMAINING 11.5 ACRES OF PARCEL #04631-002-00 TO BE REMAINING.

DEVELOPMENT REVIEW USE:

Received By: DM Date Processed: 5/28/25 Project #: 2025 05 0073 ARE: 32903

ZONING USE: Parcel of record: Yes ☒ No ☐
Zoned: A1 BEOZ: 223 Land Use: RL Eligible to apply for Family Division: Yes ☐ No ☒
Date Reviewed: C. Hall Verified by (print & initial): Clint B. Plat Vacation Required: Yes ☐ No ☒

Revised 6/2021

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