



Marion County
Board of County Commissioners

Growth Services ♦ Planning and Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

FAMILY DIVISION INFORMATION SHEET

Section 2.16.1.(10) Family Division. A parcel of record as of January 1, 1992 that is located in the Rural Land may be subdivided for use of immediate family members for their primary residences, provided that the tract divided and the remaining parent tract are at least one acre in size if the parcels are outside of the Farmland Preservation Area. Parcels within the Farmland Preservation Area must be at least three acres. In the Urban Area only parcels of record as of January 1, 1992 which are low density residential property exceeding two acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be allowed to be divided more than three times as a family division. Minimum access onto a road or street shall be 40 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision to the same family member more than once every five years shall be permitted. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process.

Effective April 3, 2007 the following steps are required in order to complete a subdivision of land to a family member. Initially, the owner must apply for a waiver with the Marion County Transportation Department located at:

412 SE 25th Avenue
Ocala, FL 34471
Phone: (352) 671-8686

There is a non-refundable \$300.00 application review fee. Applicant must supply a site plan and aerial photo at time of application submittal. Provided waiver is approved, the following shall then occur:

1. Acquire the legal description for the portion of land being transferred. If you do not know how to go about doing this, you will need to contact a professional land surveyor.
2. Complete the deed you will be using for the conveyance of land. Completed forms should include Grantor's notarized signature and the full legal description of the property being transferred.
3. Take the completed form(s) to the Clerk of Court's Office to be filed for recording. (Be certain to obtain a copy of the document(s) which you are recording. You will need this in order to complete steps 4 and 5.)
4. Take your copy of the filed document (including the legal description) to the Marion County Property Appraiser's Office in order to have the Marion County Tax Roll reflect change of ownership. A new parcel number may be created for the subdivided land. If you have questions regarding the property assessment contact the Marion County Property Appraiser at (352) 368-8300.
5. Complete a Family Division Affidavit(s). This form is available for pick-up at the Marion County Zoning Department or on our website (www.marioncountyfl.org). The affidavit(s) must be signed by all family member involved in the property transference and affirmed before a notary public.
6. Return the original Family Division Affidavit(s) and a copy of the recorded deed to the Zoning Department in order to qualify the subdivided land as a legal property division. These documents will remain on file with Marion County so that building permits may be obtained at a future date.

For more information please call us:
Marion County Zoning Department: (352) 438-2675

"Meeting Needs by Exceeding Expectations"



**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: 5/24/20 Parcel Number(s): 07774-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial or Residential
Subdivision Name (if applicable): _____
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): Nicole Mitford
Signature: Nicole Mitford
Mailing Address: 14050 North Magnolia Avenue City: Citra
State: Florida Zip Code: 32113 Phone # (352) 940-3804
Email address: nicole19992001@gmail.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): Hannah Nicole Weeks Contact Name: Hannah Nicole Weeks
Mailing Address: 201 NE 50 51st Street City: Ocala
State: FL Zip Code: 34479 Phone # (352) 445-7157
Email address: hannahnweeks@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Transfer ownership of 3 acres to my daughter (Hannah Weeks) to be used for construction of her permanent residence. To include separate driveway access.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: A-1 ESOZ: NO P.O.M. 173 Land Use: RL Plat Vacation Required: Yes No
Date Reviewed: 5/27/20 Verified by (print & initial): Clint Barkley (CB)

07773-000-00

Hannah's
3 acres

driveway
↓

EBD05
07774-000-00

A-1

07774-001-00

14050

OLIA AVE

R-4

14053

07785-103-00

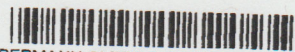
07785-003-00

07785-002-00

14003

14051

21834
25170100



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 03/08/2018 09:06:38 AM
FILE #: 2018021672 OR BK 6727 PGS 1090-1091
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$1701.00 MDS: \$0 INT: \$0

This Instrument Prepared by & return to:

Name: **Gina Preston, an employee of
Brick City Title Insurance Agency, Inc.**

Address: **521 NE 25th Avenue
Ocala, FL 34470
18-1144**

Parcel I.D. #: **07774-000-00**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **6th** day of **March**, A.D. 2018, by **JOHN B .
ETHERIDGE, IV, a single man**, hereinafter called the grantor, to **NICOLE MILFORD**,
whose post office address is **2575 SE 50th Terrace, Ocala, FL 34480**, hereinafter called the
grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this
instrument, singular and plural, the heirs, legal representatives and assigns of individuals,
and the successors and assigns of corporations, wherever the context so admits or requires.)*

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain,
sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate
in **Marion County, State of Florida**, viz:

**The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 18,
Township 13 South, Range 22 East, except road right of way of the Public
Records of Marion County, Florida**

**SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS,
RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD,
IF ANY.**

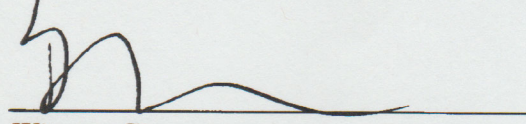
*Together with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.*

To Have and to Hold the same in fee simple forever.

*And the grantor hereby covenants with said grantee that he is lawfully seized of said
land in fee simple; that he has good right and lawful authority to sell and convey said land,
and 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, 2017.*

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

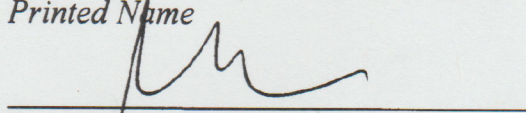
Signed, sealed and delivered in the presence of:



Witness Signature

Brandie P. Bennett

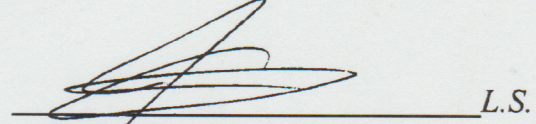
Printed Name



Witness Signature

Gina M. Preston

Printed Name

 L.S.

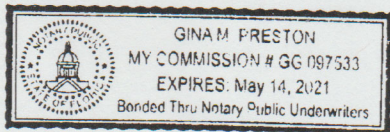
John B. Etheridge, IV

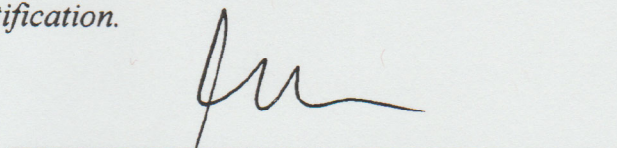
Address:

14050 N. Magnolia Avenue, Citra, FL
32113

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 6th day of March, 2018, by John B. Etheridge, IV, who is known to me or who has produced HDL as identification.




Signature of Notary
My commission expires 5/14/21