

April 19, 2024

PROJECT NAME: BERENYI KEVIN S

PROJECT NUMBER: 2021080156

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31412

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: n/a

- 2 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 5.21-acre subject parcel (PID 32035-000-00) into two to create a 4.21-acre parcel and a 1-acre parcel. Adjacent parcels range in size from 1.18 acres to 10 acres.
There appears to be approximately 2,956 sf existing impervious coverage on subject parcel. There are two FEMA Flood Zones (both zone A) and a Flood Prone Area 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.

- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved

- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED

- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance to closest public water or sewer; defer to DOH for onsite water & wastewater.



**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

APPLICATION COMPLETE
DATE COMPLETED 4/10/24
INITIALS [Signature]
TENTATIVE MEETING DATES
DRC 4/22/24
P&Z PH
BCC/P&Z PH

RECEIVED

APR 10 2024

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/18/2024 Parcel Number(s): 32035-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 14755 NE 10th Pl; Silver Springs FL 34488 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): Kevin S. Berenyi
Signature: [Signature]
Mailing Address: 14755 NE 10th Place City: Silver Springs
State: FL Zip Code: 34488 Phone # 754-304-0179
Email address: KSBERENYI@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): _____ Contact Name: Judith Berenyi
Mailing Address: 801 S Federal Hwy Penthouse 5 City: Pompano Beach
State: FL Zip Code: 33062 Phone # 954-471-3114
Email address: 13JGB13@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific):
My parent (mother) would like to move her permanent residency to this proposed 1 acre division so that our family could stay together and help each other

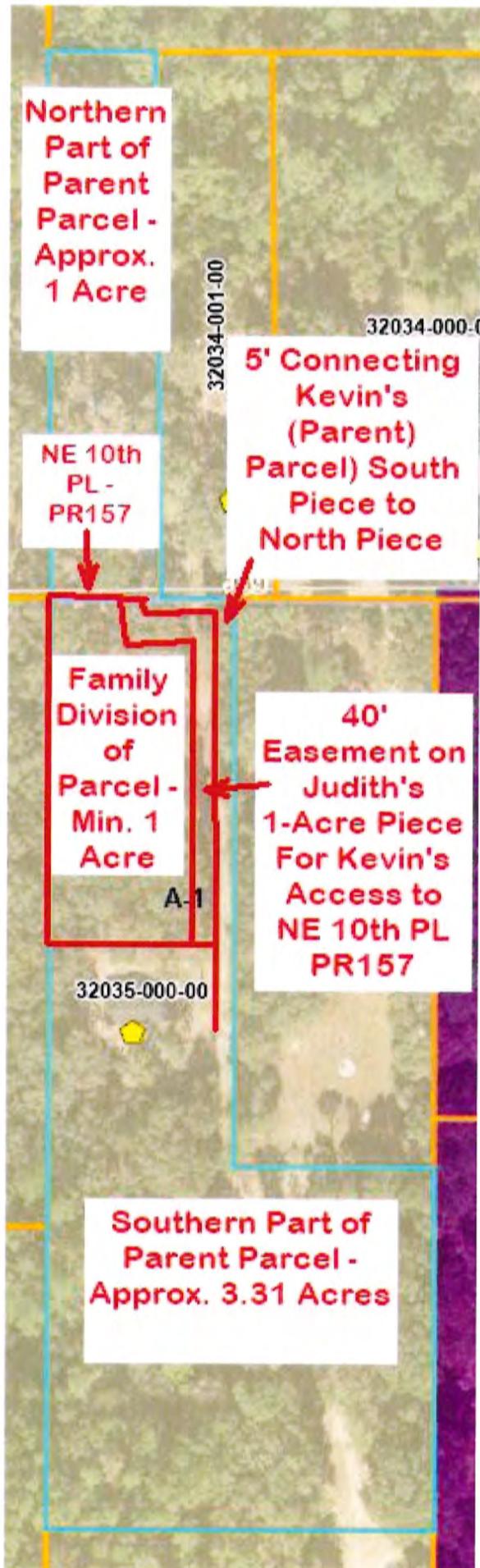
DEVELOPMENT-REVIEW USE:

Received By: [Signature] Date Processed: 4/10/24 Project # 2021080156 AR # 31412

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

Zoned: A-1 ESOZ: N/A P.O.M. 307 Land Use: RL Plat Vacation Required: Yes No

Date Reviewed: 3-18-24 Verified by (print & initial): Cindy Gaugh CPB



Northern Part of Parent Parcel - Approx. 1 Acre

NE 10th PL - PR157

Family Division of Parcel - Min. 1 Acre

A-1

32035-000-00

Southern Part of Parent Parcel - Approx. 3.31 Acres

32034-001-00

5' Connecting Kevin's (Parent Parcel) South Piece to North Piece

40' Easement on Judith's 1-Acre Piece For Kevin's Access to NE 10th PL PR157

32034-000-00

I WE HEREBY CERTIFY I WE HAVE RECEIVED THE BOUNDARY SURVEY. I WE UNDERSTAND THE EASEMENTS AND/OR ENCROACHMENTS THAT WILL BE AN EXCEPTION ON THE TITLE INSURANCE POLICY.

NOTE: FAMILY MEMBERS STATE THAT WELL TO THE FAR SOUTH NEAR THE LAND SERVICED CEDAR SEED RESIDUE #14755 NORTH OF NE 10TH PLACE. SEPTIC & DRAIN FIELD SERVICING #14755 WAS NOT FOUND.

LEGAL DESCRIPTION: BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID NE 1/4 OF SE 1/4, 466.69 FEET; THENCE EAST PARALLEL WITH THE SOUTH BOUNDARY OF THE SAID NE 1/4 OF SE 1/4, 93 FEET; THENCE SOUTH 466.69 FEET TO THE SOUTH BOUNDARY OF SAID NE 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH BOUNDARY 93 FEET TO THE POINT OF BEGINNING.

THE WEST 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 498 FEET OF THE EAST 175 FEET; AND LESS THE SOUTH 528 FEET THEREOF.

TOGETHER WITH A 2021 JACOBSEN MODEL 60X28 MANUFACTURED HOME BEARING SERIAL NO.'S JACFL001454A AND JACFL001454B.

NOTES

- 1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY THE WEST LINE OF SUBJECT PARCEL HAS A BEARING OF N00°30'50"W.
- 2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY BRICK CITY TITLE INSURANCE AGENCY, INC. WITH A FILE REFERENCE OF 24-2543 EFFECTIVE JANUARY 1, 2024 @ 8:00 AM.
- 3) BOUNDARY SURVEY FOR KEVIN S. BERENYI.
- 4) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
- 5) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 6) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 7) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
- 8) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AND ZONE "A" AREAS DETERMINED TO BE INSIDE & OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12830-0569D, DATED AUGUST 28, 2008.
- 9) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM EUGENE F. HART RLS 2232.

LEGEND AND ABBREVIATIONS

- AC = AIR CONDITIONER
 - ANC = ANCHOR WIRE
 - CL.M.E.S. = CONCRETE MITERED END STRUCTURE
 - C.M.P. = CORRUGATED METAL PIPE
 - C.N.A. = CORNER NOT ACCESSIBLE
 - CONC. = CONCRETE
 - ID = USED DISTANCE OR BEARING
 - E.M. = ELECTRIC METER
 - ID = IDENTIFICATION
 - ILEC. = ILLUMINATE
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - (M) = MEASURED DISTANCE OR BEARING
 - N,NORTH, E,EAST, S,SOUTH, W,WEST (OR ANY COMBINATION)
 - OFF = OFF SUBJECT PARCEL
 - OL = ON-LINE
 - ON = ON SUBJECT PARCEL
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P. = PLAT DISTANCE OR BEARING
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - U.E. = UTILITY EASEMENT
 - WS = WOOD STEPS
- ⊙ = CALCULATED POINT
 - ⊙ = SET 1/2" IRON ROD & CAP LB 8321
 - ⊙ = FOUND 5/8" IRON ROD & CAP (AS DESCRIBED)
 - ⊙ = FOUND CONCRETE MONUMENT (AS DESCRIBED)
 - = LINE NOT DRAWN TO SCALE
 - ⊙ = FIRE HYDRANT
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = POWER POLE
 - ⊙ = LIGHT POLE
 - ⊙ = CATV RISER
 - ⊙ = PHONE RISER
 - ⊙ = WATER METER
 - ⊙ = ELECTRIC BOX
 - ⊙ = AC
 - ⊙ = 4" WELL
 - = CONCRETE
 - = DIRT
 - = OVERHEAD WIRE
 - = EASEMENT LINE
 - = WIRE FENCE

RESIDENCE # 14755	40 FT
WELL TO RESIDENCE	78 FT
WELL TO SEPTIC	78 FT
WELL TO DRAIN-FIELD	10 FT
SEPTIC TO RESIDENCE	10 FT

CERTIFY TO: KEVIN S. BERENYI
BY: JAX MORTGAGE
BRICK CITY TITLE INSURANCE AGENCY, INC.
WESTCOAST LAND TITLE INSURANCE COMPANY

THIS IS A DIGITALLY SIGNED AND SEALED DRAWING OF A BOUNDARY SURVEY PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED. SURVEY IS AUTHORIZED ON OR ABOUT THE DATE OF THE SURVEY SHOWN HEREON AND CERTIFIED ONLY TO THOSE PERSONS AND/OR ENTITIES LISTED HEREON. THE BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17 F.A.C. PURSUANT TO SECTION 473-027 FLORIDA STATUTES.

Eugene F. Hart
EUGENE F. HART
LICENSED SURVEYOR #2232

1/18/24
DATE

NOTE: WITH THE EXCEPTION OF AN ELECTRONIC SIGNATURE, SEAL, AND PRINTED TO SCALE, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDRESS: 14755 & 14768 NE 10TH PLACE, SILVER SPRINGS, FL., 34488

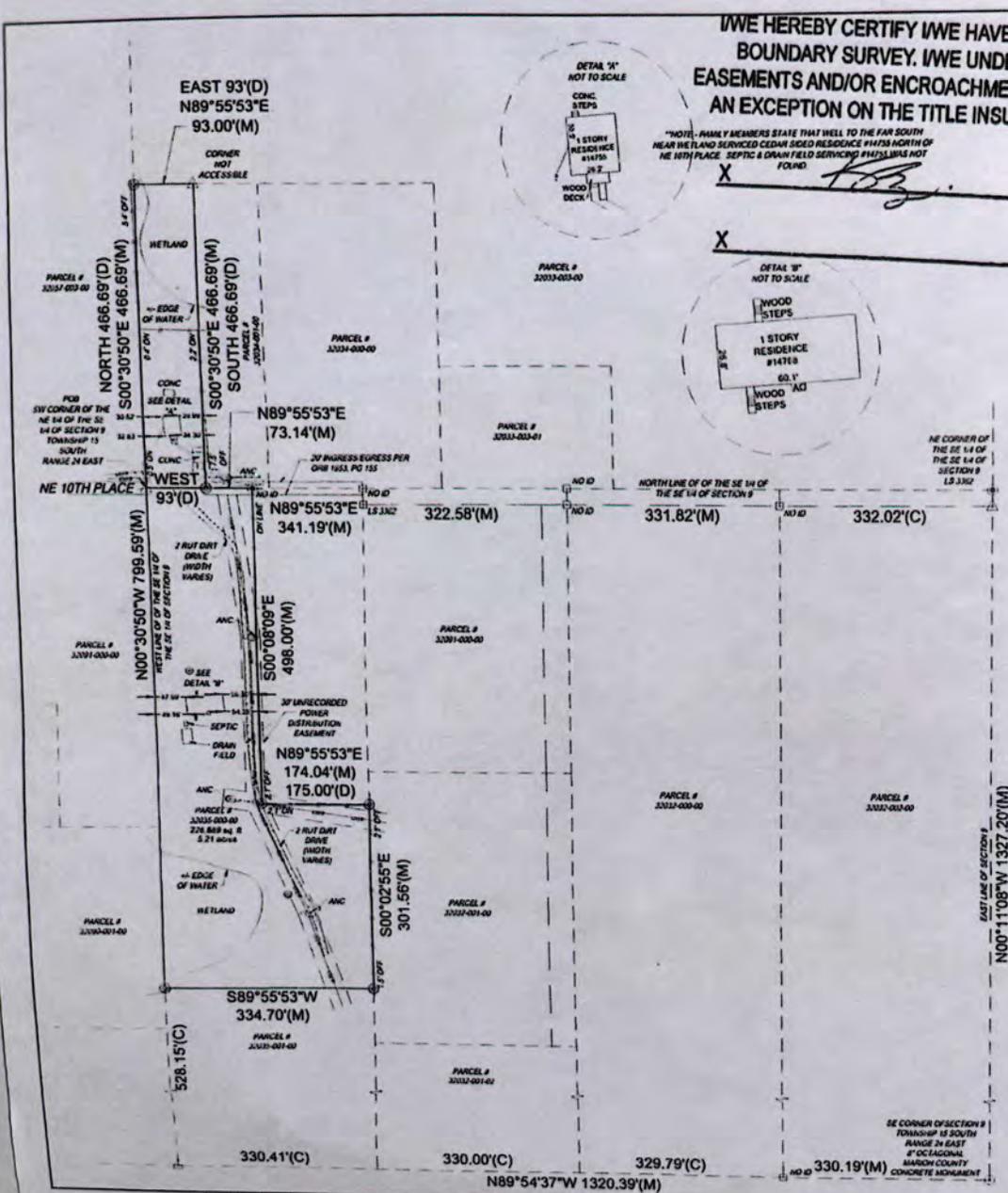
BOUNDARY SURVEY FOR KEVIN S. BERENYI

CFL SURVEYING SOLUTIONS, LLC
LICENSED BUSINESS #5321
4012 NE 174TH COURT
SILVER SPRINGS, FL. 34488
CFLSURVEYING@GMAIL.COM
(352) 454-4844



E. F. Hart

BOOK/PAGE: A24-10	DATE
DRAWN BY: SG	DATE: 1/18/24
REVISIONS	



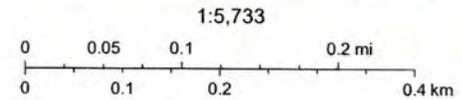
MCBCC Interactive Map - Internal



3/18/2024, 7:44:09 AM

- Parcels Labels
- Parcels
- Address Points
 - Structure - Addressed
 - Structure - Confidential Address
 - No Address
 - School
 - SIGN
 - Unverified Point
 - Vacant with Address

- Marion County
- County Road Maintenance
 - OCE Maintained Paved
 - Not Maintained
 - Not Maintained
- Streets
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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