

August 22, 2025

PROJECT NAME: O'DELL FAMILY DIVISON

PROJECT NUMBER: 2025080013

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33176

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 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 5.68-acre subject parcel (PID 51147-001-00) into three to create two 1-acre parcels and a 3.68-acre parent parcel. Adjacent parcels range in size from 0.32 acres to 2.84 acres.
There appears to be approximately 4,139 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.
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 8/19/25 - Conditional Approval: Must use common existing driveway as proposed by applicant and an easement must be granted such that all parcels have legal access to the driveway.
- 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 51147-001-00 is located within the Central States Water Resources (CSWR) service area. CSWR is not part of the Development Review process and should be notified directly by the applicant so they can provide comments regarding utility access to the proposed parcels.

This parcel is located outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone.

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 8/14/25-Missing proper Survey



**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: 7/29/25 Parcel Number(s): 5147-001-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: O'Dell Family Division 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): Michael D. & Christine O'Dell
Signature: [Signature]
Mailing Address: 24900 SE HWY 42 City: Umatilla
State: FL Zip Code: 32784 Phone #: 845-249-8882
Email address: echo16395@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: Christine O'Dell
Mailing Address: 24900 SE HWY 42 City: Umatilla
State: FL Zip Code: 32784 Phone #: 845-249-8882
Email address: echo16395@gmail.com

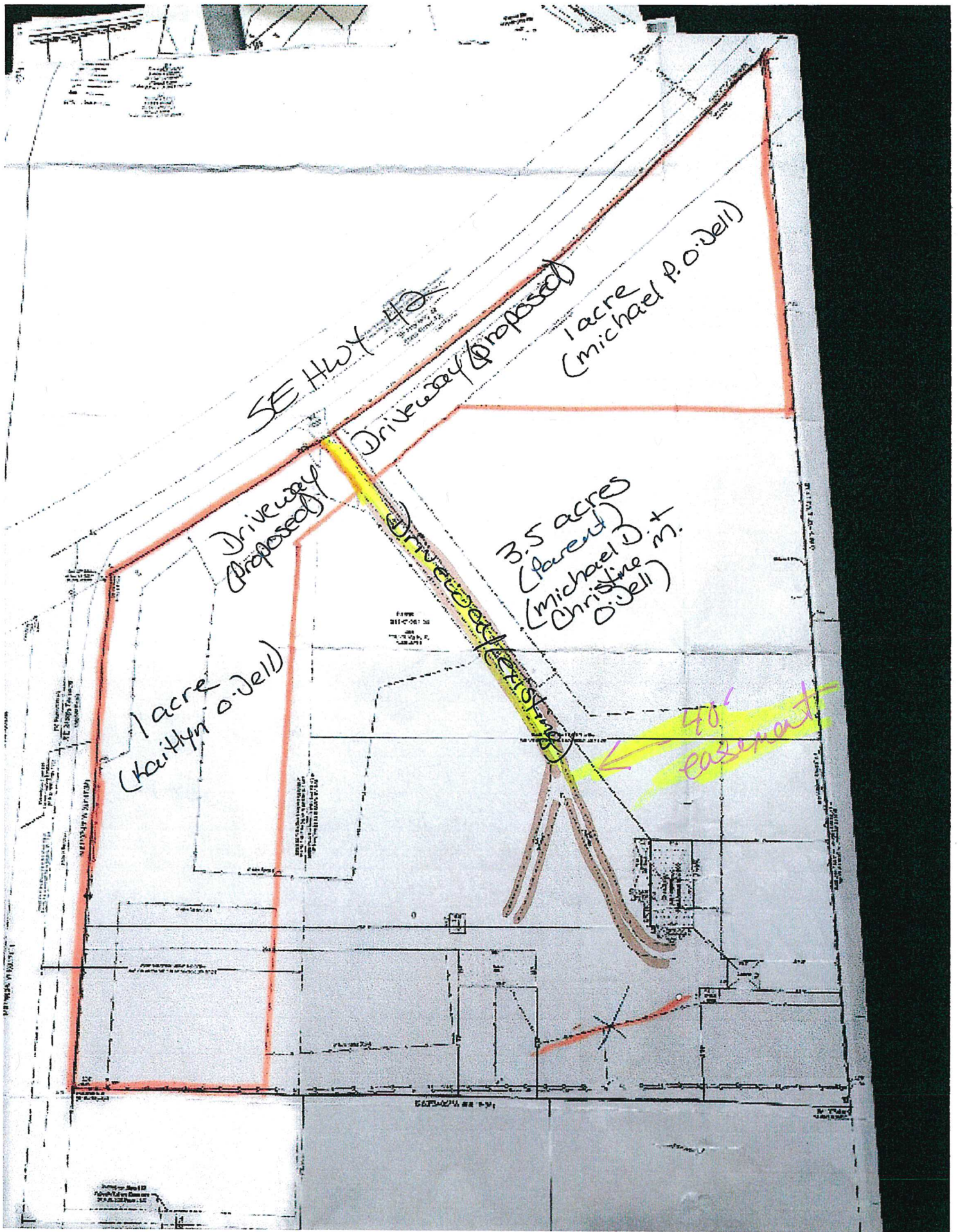
D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific):
1 acre to Haithyn M. O'Dell, daughter
1 acre to Michael P. O'Dell, son

DEVELOPMENT REVIEW USE:

Received By: BVI Date Processed: 8/12/2025 Project # 2025 680013 AR # 33176

8/16/25 awaiting pymt/rec'd 8/7/25
ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-3 ESOZ: NA P.O.M. 405 Land Use: Rural Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: C. Carr Verified by (print & initial): _____



This map site will be shut down on July 31, 2025 at 5:00 pm. Please click here to use our new GIS Online Mapping system. (<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

NO LONGER SUPPORTED - PLEASE USE OUR NEW MAPPING SYSTEM LINK AT THE TOP OF THE PAGE



200ft
2024-11-27A

[Click here for Legal Disclaimer](#)



Prepared by and Return to:
Veronica Harrison, an employee of
First International Title, LLC
2755 Bay Street, Suite A
Eustis, FL 32726

File No.: 251356-52

WARRANTY DEED

This indenture made on **February 03, 2025** by **John Blizzard, a single man**, whose address is: 721 Lake Avenue, Lake Luzerne, NY 12846 hereinafter called the "grantor", to **Michael O'Dell and Christine O'Dell, husband and wife**, whose address is: 24900 Southeast Hwy 42, Umatilla, FL 32784, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

The East 1/4 of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 30, Township 17 South, Range 26 East, lying South of SR 42, except the South 300 feet thereof.

AND

The West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of Section 30, Township 17 South, Range 26 East, lying South of SR 42, except the South 300 feet thereof, situate, lying and being in Marion County, Florida.

TOGETHER WITH that certain **2001 CLAS Doublewide Mobile Home identified as: VIN #JACFL22302A,, and VIN #JACFL22302B, located thereon, which by intentions of the parties as provided in Florida Statute 319.261, shall constitute a part of the realty and shall pass with it.**

Parcel Identification Number: 51147-001-00

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

John Blizzard
John Blizzard

Signed, sealed and delivered in our presence:

Veronica Harrison
1st Witness Signature

Print Name: Veronica Harrison
2755 S. Bay Street, Ste A
Address: Eustis, FL 32726

Christine Maldonado
2nd Witness Signature

Print Name: Christine Maldonado
Address: First International Title, LLC
2755 S. Bay Street, Ste. A.
Eustis, FL 32726

State of Florida
County of Lake

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online
notarization on January 29, 2025, by John Blizzard, who () is/are personally known to me
or who (☒) produced a valid Driver's License as identification.

Veronica Harrison
Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)

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

51147-001-00

[GOOGLE Street View](#)

Prime Key: 1209218

[MAP IT+](#)

Current as of 8/6/2025

[Property Information](#)

O'DELL MICHAEL
O'DELL CHRISTINE
24900 SE HIGHWAY 42
UMATILLA FL 32784-8737

[Taxes / Assessments:](#)

Map ID: 405

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 02

Acres: 5.68

Situs: 24900 SE HWY 42 UMATILLA

[2024 Certified Value](#)

Land Just Value	\$139,105		
Buildings	\$96,868		
Miscellaneous	\$9,866		
Total Just Value	\$245,839		
Total Assessed Value	\$171,182	Impact	
Exemptions	\$0	Ex Codes:	(\$74,657)
Total Taxable	\$171,182		
School Taxable	\$245,839		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$139,105	\$96,868	\$9,866	\$245,839	\$171,182	\$0	\$171,182
2023	\$106,755	\$89,689	\$6,499	\$202,943	\$155,620	\$0	\$155,620
2022	\$68,212	\$78,414	\$6,570	\$153,196	\$141,473	\$0	\$141,473

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8531/1468	01/2025	07 WARRANTY	9 UNVERIFIED	Q	I	\$335,000
4387/1040	03/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$185,000
2794/0265	02/2000	05 QUIT CLAIM	0	U	I	\$100
LESE/05YR	02/1997	LS LEASE	0	U	V	\$400
2260/1855	06/1996	25 PER REP	2 V-SALES VERIFICATION	Q	V	\$20,000
2260/1854	06/1996	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 30 TWP 17 RGE 26
W 1/2 OF E 1/2 OF NE 1/4 OF SE 1/4 S OF SR 42
EXC S 300 FT & E 1/4 OF W 1/2 OF NE 1/4 OF SE 1/4

LYING S OF SR 42 EXC THE S 300 FT THEREOF
E 25 FT SUB TO ROAD ROW

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		495.0	543.0	A3	4.50	AC						
9994		665.0	.0	A3	1.00	UT						
0200		.0	.0	A3	1.00	AC						
9430		25.0	319.0	R4	1.00	UT						

Neighborhood 8097C

Mkt: 10 70

[Traverse](#)

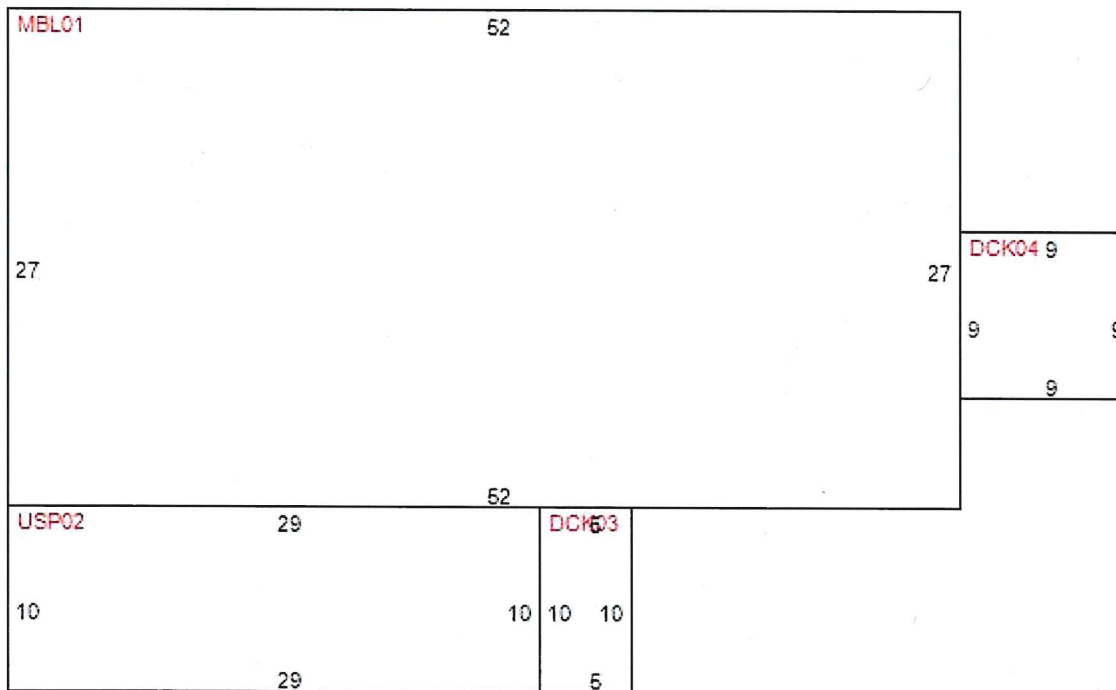
Building 1 of 1

MBL01=U27L52D27R52.L52

USP02=D10R29U10L29.R29

DCK03=R5D10L5U10.R23U6

DCK04=R9U9L9D9.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 4/10/2025 by 187

Year Built 2001
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 158

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2001	N	0 %	0 %	1,404	1,404
USP 0201	- NO EXTERIOR	1.00	2002	N	0 %	0 %	290	290
DCK 0301	- NO EXTERIOR	1.00	2002	N	0 %	0 %	50	50
DCK 0401	- NO EXTERIOR	1.00	2002	N	0 %	0 %	81	81

Section: 1

Roof Style: 10 GABLE	Floor Finish: 23 VINYL PLANK	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
009 BARN HORSE	1,152.00	SF	40	1997	3	48.0	24.0	
UDU UTILITY-UNFINS	220.00	SF	40	2001	3	20.0	11.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0	
UDC CARPORT-UNFIN	342.00	SF	40	2002	1	19.0	18.0	
159 PAV CONCRETE	120.00	SF	20	1997	3	12.0	10.0	
114 FENCE BOARD	480.00	LF	10	2006	4	8.0	60.0	

Appraiser Notes

SITE IS SERVICED BY CENTRAL WATER SYSTEM
 (TITLE RETIRED 4496/0252 07-06)

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M030566	3/1/2002	4/1/2002	DECK/SCREEN ROOM
0010188	1/1/2001	1/1/2001	MBL
1215011	12/1/1997	2/1/1998	ELECTRIC SERVICE

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 12, 2025

SUBJECT: O'DELL FAMILY DIVISON

PROJECT: 2025080013 #33176

Applicant is requesting a family division to deed 1 acre to their daughter, Kaitlyn O'Dell and another separate 1 acre deeded to their son, Michael O'Dell.

1. COMMENTS ARE DUE ON **August 19, 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**.