

August 2, 2024

PROJECT NAME: BARBARA D SWOAP

PROJECT NUMBER: 2024030054

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31812

- 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: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: 8/1/24-Defer to Zoning
- 4 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 12.56-acre subject parcel (PID 39396-001-01) into two to create a 9.56-acre parcel and a 3-acre parcel. Adjacent parcels range in size from 1.97 acres to 27.12 acres.  
There appears to be approximately 10,720 sf existing impervious coverage on subject parcel. There is a FEMA Flood Zone (Zone A) and a Flood Prone Area (BFE 58.1) covering most of 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. In addition, any fill that is brought into the FEMA flood zone or the flood prone area, the applicant will need to remove at least an equal amount of fill from the flood zone/flood prone area.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: PROPOSED CONDITION - there is MCU public-available water main along SE 108th Terrace Rd. LDC 6.14.2.B(1)(a) will require a public water connection if the family division is approved, and there is a structure permitted for the new parcel. IMPORTANT NOTE: if additional structures requiring water/wastewater needs are permitted on parcel 39396-001-01, the public water connection will be required of ALL structures onsite; the well can remain for irrigation only. There is no public sewer available at this

time; defer all wastewater issues to FL Dept of Health (DOH) - this parcel is within the State's BMAP & requires improved septic tankage and conventional septic tanks will not be allowed by FL law effective 7/1/23 - DOH 352-629-0137x6.



**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

COMPLETED 7/24/24  
INITIALS *[Signature]*

TENTATIVE MEETING DATES

DRC 8/05/24  
P&Z PH

BCC/P&Z PH

**RECEIVED**

JUL 24 2024

Marion County  
Growth Service

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7-24-24 Parcel Number(s): 39396-001-01 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Swoap 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): Barbara Swoap Chris Swoap  
Signature: [Signature]  
Mailing Address: 4375 SE 108th Terrace Rd City: Belleview  
State: FL Zip Code: 34420 Phone # 352-598-4480  
Email address: Wouho29@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: Jason Swoap (son)  
Jodi Swoap (daughter in law)  
Mailing Address: 9394 SE 108th PL City: Belleview  
State: FL Zip Code: 34420 Phone # 352-537-9095  
Email address: jswoap@embarqmail.com

**D. WAIVER INFORMATION:**

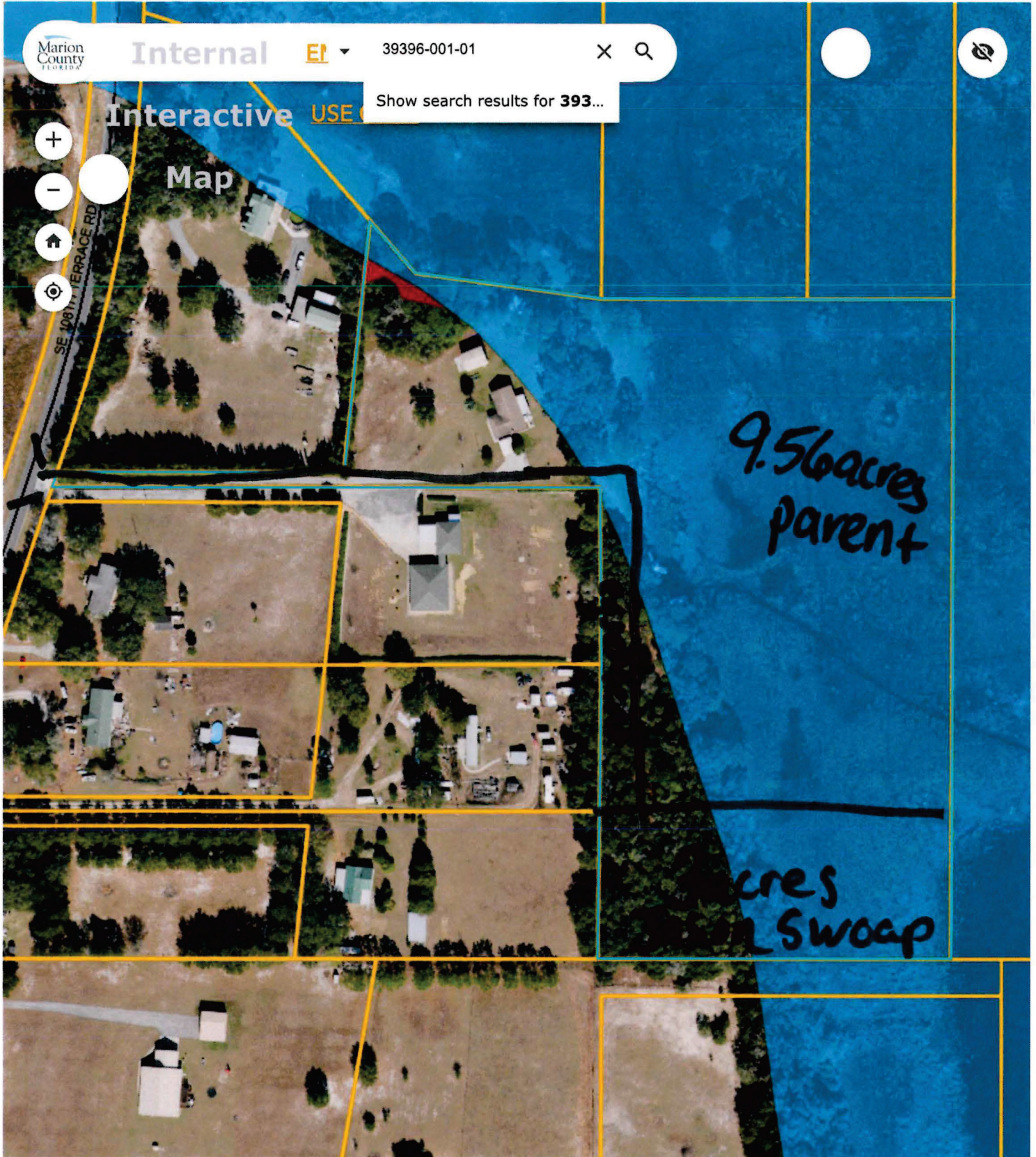
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division for Jason Swoap primary residence (Jason Swoap)  
Reason/Justification for Request (be specific): Previously heard & approved under AR # 31315 however this new waiver is to request 3 acres instead of the approved 1 acre. Also code sec 6.14.2B(1)(a) water connection - because of the distance from the roadway where the water main is to the new house is proposed to be 1,350 ft which will not provide adequate pressure for water to the house. I have also attached an estimate.

**DEVELOPMENT REVIEW USE:**

Received By: [Signature] Date Processed: 7/24/24 Project # 2024030054 AR # 31812

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: A-1 ESOZ: yes P.O.M. 274 Land Use: Rural Plat Vacation Required: Yes  No   
Date Reviewed: 7/24/24 Verified by (print & initial): [Signature] Cristina Franco





Marion County  
FLORIDA

Internal

ET

39396-001-01

X Q

Interactive Map

Show search results for 393...

+

-

Home

Location

9.56 acres  
parent

9.56 acres  
Swoap

loading...

0 100 200ft





**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

April 1, 2024

SWOAP BARBARA D  
SWOAP CHRIS  
11375 SE 108TH TERRACE RD  
BELLEVIEW, FL 344203684

SUBJECT: **WAIVER STATUS LETTER**  
PROJECT NAME: BARBARA D SWOAP  
PROJECT #2024030054 APPLICATION #31315 PARCEL #39396-001-01

Dear SWOAP BARBARA D :

The following waiver for the above referenced project was reviewed by the Development Review Committee on April 1, 2024 and the decision was as follows:

**LDC 2.16.1.B(10) - Division of Land**

CODE states 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. Within the Farmland Preservation area, each new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Land outside of the Farmland Preservation area each new tract and the remaining parent tract must be at least one acre in size. 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. APPLICANT requests family division to deed 1 acre to son for primary residence.

**APPROVED with understanding that this is an ESOS area adjacent to flood plains, the new parcel with be required to have its own well and septic, water connection will be required, nitrogen reducing system will need to be installed, and a shared easement will need to be identified**

Please contact the Zoning Division of the Growth Services Department at (352) 438-2675 to complete the family division process. This waiver will expire two years after DRC approval unless execution of the family division affidavit and property transfer has occurred.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,  
*Your Development Review Team*  
**Office of the County Engineer**



# PRO PLUMBERS INC.

# PROPOSAL

THREE GENERATIONS OF PLUMBING EXPERIENCE  
LICENCED AND INSURED CERTIFIED PLUMBING CONTRACTOR  
LIC# CFC1427444

**SOLD TO**

Jodi swoap  
Family parcel off of.  
11375 se 108th terrace rd  
Bellevue fl 34420

PROPOSAL NUMBER

PROPOSAL DATE

June 21, 2024

OUR ORDER NO

YOUR ORDER NO

TERMS

SALES REP

SHIPPED VIA

F O B

PREPAID or COLLECT

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Proposed to run 1350 feet of 2 inch pvc pipe for water service at \$20 per foot total cost of labor and material \$27,000.00		
		TOTAL	27,000.00





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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

APPROVED BY COMPLETED QW  
INITIALS 3/20/24

TENTATIVE MEETING DATES

DRC  
P&Z PH 4/01/24

BCC/P&Z PH \_\_\_\_\_

RECEIVED

MAR 19 2024

MC GROWTH SERVICES

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: \_\_\_\_\_ Parcel Number(s): 39396-001-01 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Barbara Swoap/Chris Swoap 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): Barbara Swoap Chris Swoap  
Signature: Barbara Swoap Chris Swoap  
Mailing Address: 11375 SE 105th Terrace Rd City: Belleview  
State: FL Zip Code: 34420 Phone #: 352-598-4480  
Email address: Wawho29@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): same as above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

**D. WAIVER INFORMATION:**

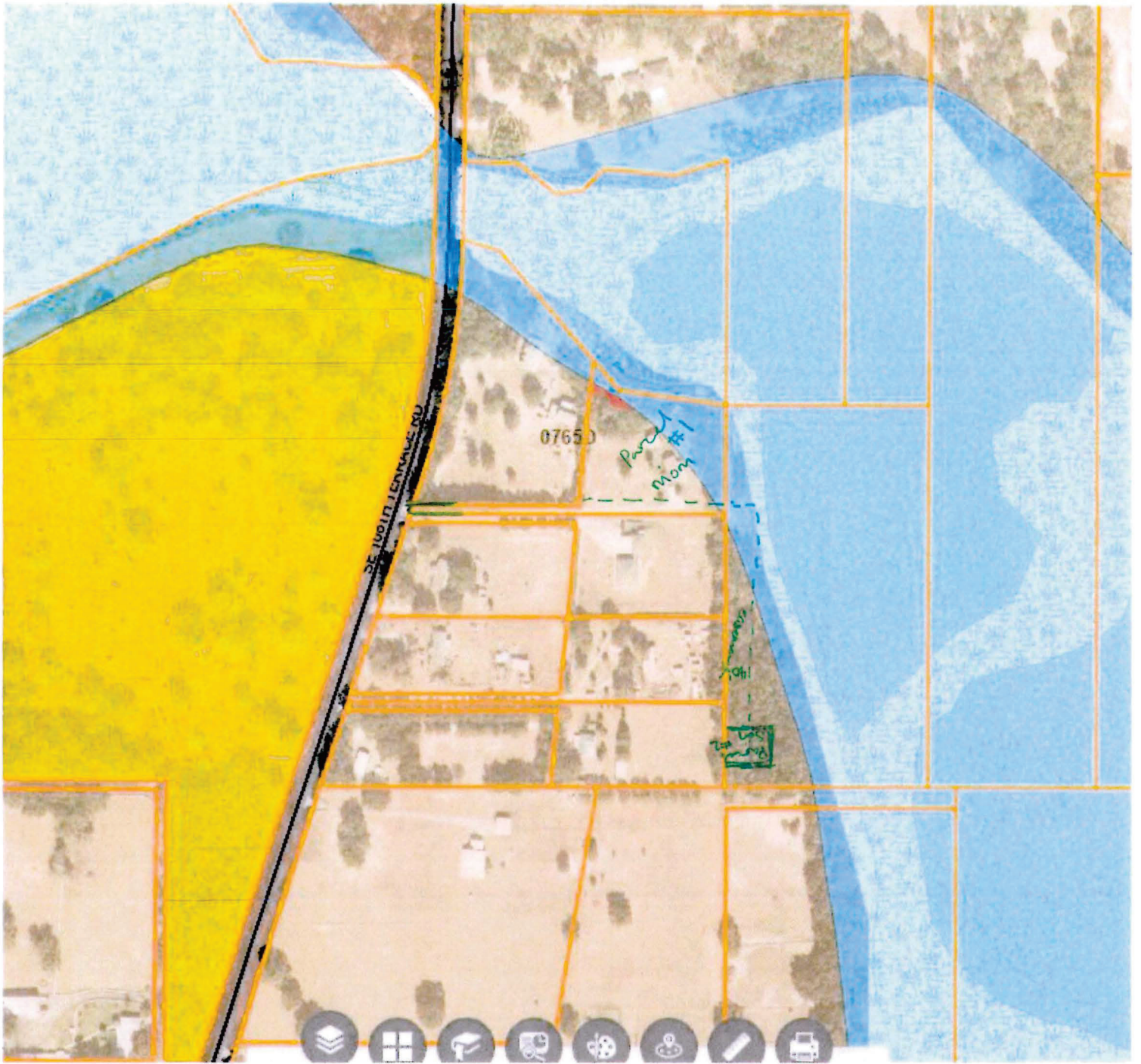
Section & Title of Code (be specific): \_\_\_\_\_ 2.16.1.B(10) - Family Division  
Reason/Justification for Request (be specific): Deed Transfer to son for primary residence

**DEVELOPMENT REVIEW USE:**

Received By: QW Date Processed: 3/20/24 Project #: 2024030054 AR #: 31315

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: A-1 ESOZ: NA P.O.M.: 274 Land Use: Rural Plat Vacation Required: Yes  No   
Date Reviewed: 3/19/24 Verified by (print & initial): Cynthia Gurr







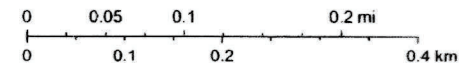
# MCBCC Interactive Map - Internal



3/20/2024, 12:32:02 PM

1:5,733

- |                                  |                     |                         |               |
|----------------------------------|---------------------|-------------------------|---------------|
| Parcels Labels                   | No Address          | WELL                    | Streets       |
| Parcels                          | Tower               | Marion County           | Aerial2023    |
| Address Points                   | Vacant with Address | County Road Maintenance | Red: Band_1   |
| Structure - Addressed            | WRA/DRA             | OCE Maintained Paved    | Green: Band_2 |
| Structure - Confidential Address |                     | Not Maintained          | Blue: Band_3  |



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