



SUBMITTAL SUMMARY REPORT

Fam Div -000753-2026

PLAN NAME:	LOCATION:	10835 SE HWY 464C OCKLAWAHA,
APPLICATION DATE: 05/10/2026	PARCEL:	40134-009-06
DESCRIPTION:	One family division	

CONTACTS	NAME	COMPANY
Applicant	Daniel Gubitz	
Owner	Daniel Gubitz	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	07/08/2026	07/22/2026	07/22/2026	Approved
GS Development Review Depts Reviews v.1	06/19/2026	07/01/2026	06/30/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/22/2026	07/16/2026	Not Required
Comments	ROW is not a Reviewer on this type of Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/22/2026	07/16/2026	Approved
Utilities (Plans) (Utilities)	Heather Proctor	07/22/2026	07/13/2026	Informational
Comments	Project is within the Marion County Utilities service area; however, it is not currently within connection distance to public water or sewer.			
	Marion County Utilities (MCU) has requested a 40-foot-wide access and utility easement to allow for the future installation, operation, and maintenance of public water and sewer infrastructure. The easement shown on the GS Site Sketch over Aerial Photo shall be recorded with Marion County through the appropriate department to ensure it is documented for future reference.			

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/22/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	07/01/2026	06/19/2026	Approved
Comments	Fire review has been conditionally approved. Based on the site plan provided please make sure the easement continues towards the shared access that leads towards SE Hwy 464C to ensure the parcel has access to a public roadway.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/22/2026	Approved
Corrections	2.16.1.B(10) - Family Division (Resolved) - Corrective Action: Request is eligible. - 2.16.1.B(10) - Family Division : If the parcel is located in the rural land, show the division is for use of immediate family members for primary residence. Verify the parcel is not located in a recognized subdivision or an Ag Lot Split. If the parcel is within the Farmland Preservation area show that the new tract and remaining parent tract Area at least 3 acres in size. If the tract is within the rural land but outside of the Farmland Preservation area, show that each new tract and remaining parent tract are at least one acre in size. If the parcel is in the urban area, verify that it is a Low Residential property exceeding two acres in size, and the division does not exceed the maximum density of one dwelling unit per gross acre. Verify that a parcel has not been divided more than three times as a family division. Verify the shared access onto a road shall be at least 40 feet in width and is provided by recorded deed or by recorded non-exclusive easement. Verify the parcel has not been subdivided to the same family member more than once in five years.			
Comments	Division requested will be the second of 3 allowed by family division provided an acre is kept and resulting parcel at least an acre in size with a minimum 40' wide non-exclusive easement for access.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/22/2026	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		07/01/2026	06/30/2026	Requires Re-submit
Comments	zoning needs to send back to revise site plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/01/2026	06/19/2026	Informational
Comments	Approved. The applicant is requesting to divide the 5.53-acre subject parcel (PID 40134-009-06) into two to create a 1-acre parcel and a 4.53-acre parcel. Adjacent parcels range in size from 2.25 acres to 21.03 acres. There are no FEMA Flood Zones or Flood Prone Areas on the property. The applicant should note that a Major Site Plan or a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.			

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OCE Survey (Plans) (Office of the County Engineer)		07/01/2026	06/30/2026	Requires Re-submit
Comments	zoning needs to send back to revise site plan			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/01/2026	06/19/2026	Informational
Comments	Conditional approval subject to providing a 40' wide easement across the parent parcel from CR 464C to the newly created lot to allow for shared use of the existing driveway.			
Utilities (Plans) (Utilities)	Heather Proctor	07/01/2026	06/25/2026	Requires Re-submit
Comments	The parcel is within the Marion County Utilities service area. It is currently outside of the connection distance for public water and wastewater.			
	A utility easement is required along the entire 40-foot entrance to the new proposed parcel to accommodate potential future water and/or sewer connections. The easement must include utility access with the right of ingress and egress for installation, maintenance, and repair of utilities.			



- LOT LINE
- PROPOSED 14975F HOME
- UTILITIES LINE
- 40' ACCESS



**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: 5-14-2016 Parcel Number(s): 40134-009-06 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: DJ PARCEL Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract F

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): DANIEL GUBITZ
Signature: [Signature]
Mailing Address: 10835 SE HWY 464C City: OCLAWA HA
State: FLORIDA Zip Code: 32179 Phone #: 808-283-2754
Email address: DLTAL@MAUIGATEWAY.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): GUBITZ JOINT TRUST Contact Name: DANIEL GUBITZ
Mailing Address: 10835 SE HWY 464C City: OCLAWA HA
State: FLORIDA Zip Code: 32179 Phone #: 808-283-2754
Email address: DLTAL@MAUIGATEWAY.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): OUR 30 YEARS OLD GRANDSON IS MOVING DOWN TO HELP US TAKE CARE OF THE 5.53 ACRES LOCATED AT 10835 SE HWY 464C OCLAWA AND HE WILL NEED A PLACE TO LIVE. WE ARE ASKING IF A 1 ACRE BE SPLIT TO HIM SO HE CAN BUILD HIS HOME

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: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

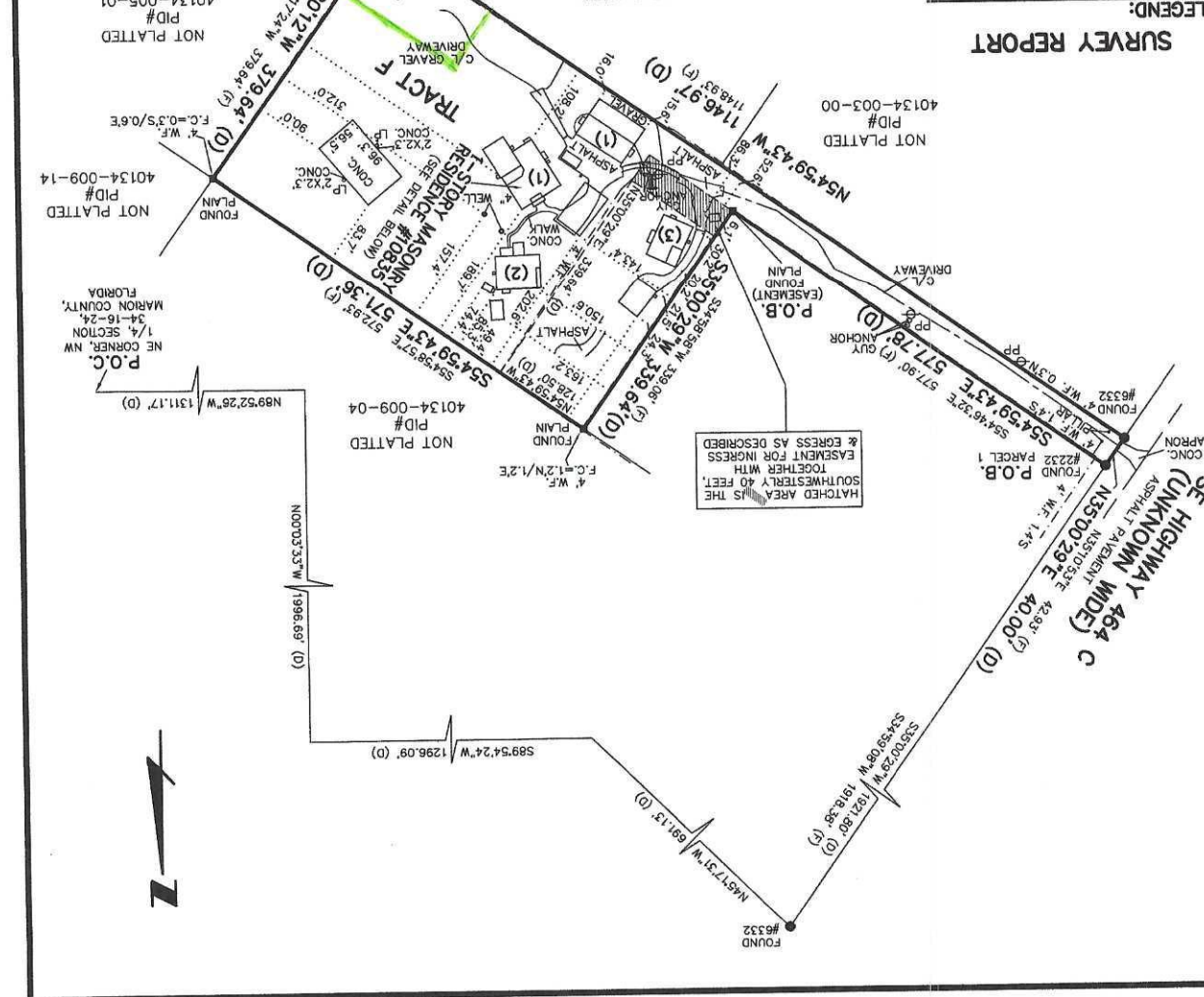
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

- NOTES:**
1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
 2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
 3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
 4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
 5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
 6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

- LEGEND:**
- A/C AIR CONDITIONER
 - B.F. BOARD FENCE
 - C/L CENTER LINE
 - C.L.F. CHAIN LINK FENCE
 - CONC. CONCRETE
 - D. DRAINAGE
 - F.C. FENCE CORNER
 - M.E.A. MARION ENGINEERING & ASSOC.
 - M.O.E. MOORHEAD ENGINEERING CO.
 - N.P. NOT PERMANENT
 - O.R. OFFICIAL RECORDS (BOOK & PAGE)
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.B. POINT-OF-BEGINNING
 - P.O.C. POINT-OF-COMMENCEMENT
 - P.P. POWER POLE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R. RADIUS
 - R/W RIGHT-OF-WAY
 - SAT. SATELLITE
 - (D) DESCRIPTION
 - (F) FIELD MEASURED
 - (P) PLAT
 - (R) RADIAL
 - OH.P. OVERHEAD POWER LINE
 - V.F. VINYL/PVC FENCE
 - W.F. WIRE FENCE
 - 4"x4" CONCRETE MONUMENT
 - IRON ROD
 - NAIL & DISK
 - BREAK IN LINE
 - FIRE HYDRANT
 - TELEPHONE BOX
 - WM WATER METER BOX
 - UTM UTILITY TRANSFORMER BOX

REFERENCES:

SEE BUILDING DETAIL, DESCRIPTION, SEAL AND CERTIFICATION ON SHEET TWO OF TWO



Record \$27.00
DS \$3.70
Index \$3.00

This instrument prepared by:
Robert D. Wilson
Wilson & Williams PA
934 E Silver Springs Blvd
Ocala, FL 34470

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/16/2026 12:33:45 PM
FILE #: 2026077583 OR BK 8936 PGS 1631-1633
REC FEES: \$27.00 INDEX FEES: \$3.00
DDS: \$0.70 MDS: \$0 INT: \$0

QUIT CLAIM DEED

This indenture made on the 2nd day of June, 2026, **Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife and as Trustees of the Gubitz Joint Trust dated the 18th day of September, 2023,** whose address is 10835 SE Hwy 464C, Ocklawaha, FL 32179, "Grantor" to **Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife,** whose address 10835 SE Hwy 464C, Ocklawaha, FL 32179, "Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest (if any), claim and demand which the said Grantor has in and to, all that certain land, situate, lying and being in MARION County, Florida, and described as follows:

See Exhibit "A" Attached

Subject to taxes for the current year and subsequent years, easements and agreements of record, if any.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances (This instrument was prepared and based solely upon information provided by grantor.)

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of said grantee forever.

THIS TRANSFER IS SUBJECT TO MINIMUM DOCUMENTARY STAMP TAX BECAUSE IT IS A DEED TO A TRUSTEE FROM A GRANTOR WHO HAS A POWER TO REVOKE THE TRUST INSTRUMENT (FAC12B-4.013)(33)(i)

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed in our presence as witnesses:
(Witnesses must sign, print and provide their address)

Witness#1: Brandi Separkli
Print Name: Brandi Separkli
Address: 954 E SS Blvd Ocala FL 34470

Daniel L. Gubitz
Daniel L. Gubitz, individually and as Trustee of the
Gubitz Joint Trust dated the 18th day of September, 2023

Witness#2: Star J. Murphy
Print Name: Star J. Murphy
Address: PO Box 908, Ocala, FL 34478

Witness#1: Brandi Separkli
Print Name: Brandi Separkli
Address: 954 E SS Blvd Ocala FL 34470

LaDonna K. Gubitz
LaDonna K. Gubitz, individually and as Trustee of the
Gubitz Joint Trust dated the 18th day of September, 2023

Witness#2: Star J. Murphy
Print Name: Star J. Murphy
Address: PO Box 908, Ocala, FL 34478

STATE OF FLORIDA

COUNTY OF MARION

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of June, 2026 by Daniel L. Gubitz and LaDonna K. Gubitz, husband and wife and as Trustees of the Gubitz Joint Trust dated the 18th day of September, 2023, who is (a) ____ personally known to me or (b) ☒ produced a driver's license as identification.

Notary stamp or seal

Star J. Murphy
Notary Public

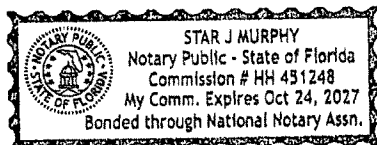


EXHIBIT A

PARCEL 1:

For a point of reference commence at the Northeast corner of Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way South 35 degrees 00 minutes 29 seconds West 1921.80 feet to the Point of Beginning; thence departing from said right of way South 54 degrees 59 minutes 43 seconds East 577.78 feet; thence North 35 degrees 00 minutes 29 seconds East 339.64 feet; thence South 54 degrees 59 minutes 43 seconds East 571.36 feet; thence South 35 degrees 20 minutes 12 seconds West 379.64 feet, thence North 54 degrees 59 minutes 43 seconds West 1146.97 feet to a point on the Easterly right of way of State Road 464; thence along said right of way North 35 degrees 00 minutes 29 seconds East 40.00 feet to the Point of Beginning.

TOGETHER with a 40 foot Easement for Ingress and Egress over the Southwesterly 40 feet of the following described lands: Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet, thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet to the Point of Beginning; thence continue South 54 degrees 59 minutes 43 seconds East, a distance 128.50 feet; thence North 35 degrees 00 minutes 29 seconds East, a distance of 339.64 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 128.50 feet, thence South 35 degrees 00 minutes 29 seconds West, a distance of 339.64 feet to the Point of Beginning.

PARCEL 2:

Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet; thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet to the point of beginning; thence continue South 54 degrees 59 minutes 43 seconds East, a distance of 128.50 feet; thence North 35 degrees 00 minutes 29 seconds East, a distance of 339.64 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 128.50 feet; thence South 35 degrees 00 minutes 29 seconds West, a distance of 339.64 feet to the point of beginning.

Together with and subject to a 40 foot easement for ingress and egress being more particularly described as follows: Commencing at the Northeast corner of the Northwest 1/4 of Section 34, Township 16 South, Range 24 East, Marion County, Florida; thence North 89 degrees 52 minutes 26 seconds West, a distance of 1311.17 feet; thence North 00 degrees 03 minutes 33 seconds West, a distance of 1996.69 feet; thence South 89 degrees 54 minutes 24 seconds West, a distance of 1296.09 feet; thence North 45 degrees 17 minutes 31 seconds West, a distance of 691.13 feet to a point on the Easterly right of way of State Road 464; thence along said right of way, South 35 degrees 00 minutes 29 seconds West, a distance of 1921.80 feet to the point of beginning; thence departing from said right of way, South 54 degrees 59 minutes 43 seconds East, a distance of 577.78 feet; thence continue South 54 degrees 59 minutes 43 seconds East, a distance 128.50 feet; thence South 35 degrees 00 minutes 29 seconds West, a distance of 40.00 feet; thence North 54 degrees 59 minutes 43 seconds West, a distance of 706.28 feet to the Easterly right of way of State Road 464; thence along said right of way, North 35 degrees 00 minutes 29 seconds East, a distance of 40.00 feet to the point of beginning.