

October 31, 2025

PROJECT NAME: JEAN AND PETER SALVAS

PROJECT NUMBER: 2024090078

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33523

- 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: 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 5.38-acre subject parcel (PID 44679-003-00) into two to create a 4.38-acre parcel and a 1-acre parcel. Adjacent parcels range in size from 1 acre to 25 acres.
There appears to be approximately 3,976 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 a stormwater compliance waiver is required when either parcel is proposed to exceed 9,000 sf impervious site coverage.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Fam Div
Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
 - A recorded survey with updated legal descriptions
 - The newly recorded warranty deed
 - A signed and notarized affidavitAll required items must be returned to the Zoning Department to complete the process.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Fam Div

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8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Conditionally Approved:

Parcel 44679-003-00 is within the Marion County Utilities (MCU) service area but is located outside of connection distance to existing water and wastewater infrastructure. The nearest MCU mains are more than three (3) miles away.

The 20-foot flag lot entrance from SE 150th Street must include a 20-foot utility access easement for future installation of water and sewer facilities.

This parcel is located outside both the Urban Growth Boundary (UGB) and the Primary Springs Protection Zone.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 10/17/25-Defer to Growth: Please provide title work(opinion) on 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: 9-29-25 Parcel Number(s): 44679-003-00 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): Jean L. Salvas PETER F. SALVAS
Signature: Jean L. Salvas Peter F. Salvas
Mailing Address: 1990 SE 150th City: Summerfield
State: FL Zip Code: 34491 Phone #: 401-829-7060
Email address: JSalvas60@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: Miranda Andrews
Mailing Address: 1990 SE 150th St. City: Summerfield
State: FL Zip Code: 34491 Phone #: 401-578-7018
Email address: MSalvas03@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): I am gifting 1 acre to my daughter to build a permanent residence in proximity to me for future caregiving.

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 10/16/25 Project # 2024090078 AR # 33523

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: A-1 ESOZ: MA P.O.M. 202 Land Use: Rural Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 10-15-25 Verified by (print & initial): C Barr

Interactive USE ONLY

Map

1963

44677-000-00

2126

2100

44681-004-01

1984

44679-003-01

1960

44681-004-00

Parent Property
4.38

1990

44679-003-00

44679-002-00

44679-001

44679-002-03

44679-002-01

DAUGHTER
Property
1 ACRE

1996

2012

2112

1937

N ↑

0 100 200ft

Prepared by and return to:
Bankers Title/Kathie Barnard
509 South Martin Luther King Jr. Ave., Suite A
Clearwater, Florida 33756
File Number: 08230143
Parcel ID Number: 44679-003-00
Consideration: \$470,000.00

WARRANTY DEED

THIS INDENTURE made this 14th day of September, 2023 BETWEEN GENA CHRISTINA DECAMELLA a/k/a GENA DECAMELLA, an unmarried woman, of the County of Marion, State of Florida, Grantor, and PETER F. SALVAS and JEAN L. SALVAS, husband and wife, of the County of Marion, State of Florida, Grantee, whose address is: 1990 SE 150th Street, Summerfield, FL 34491.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

The land hereinafter referred to is situated in the City of Summerfield, County of Marion, State of Florida, described as follows: The West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 17 South, Range 22 East, except the North 210 feet of the West 210 feet and also LESS AND EXCEPT the North 1/2 of the West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 17 South, Range 22 East, except the North 210 feet of the West 210 feet, as conveyed in Book 6944, Page 1791.

AND

The East 20 feet of the North 1/2 of the West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 17 South, Range 22 East, Marion County, Florida LESS AND EXCEPT any portion thereof, conveyed to Marion County in Official Records Book 594, Page 742, Public Records Marion County, Florida.

SUBJECT TO taxes for the year 2023 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record.

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.

IN WITNESS WHEREOF, Grantor has hereunto set Grantors hand and seal the day and year first above written.

Signed, sealed & delivered
in the presence of:

x Ramiro Guerrero
Witness

Print Name: Ramiro Guerrero
[Signature]
Witness
Print Name: Michael Pineiro

Genia Decamella
GENA CHRISTINA DECAMELLA
a/k/a GENA DECAMELLA
Address: 9 Nashua Way
Ocala, FL 34482

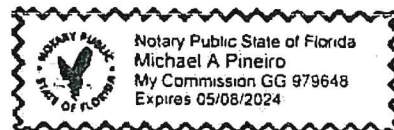
STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2023 before me, an officer duly qualified to take acknowledgements, appeared GENA CHRISTINA DECAMELLA, who is/are personally known by me; or who has/have produced identification attesting to Affiant's identity, to wit: _____; who executed the foregoing instrument and acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th Day of September, 2023.

[Signature]
Notary Public - Signature
Name: Michael Pineiro

My commission expires: 05/08/2024



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

44679-003-00

[GOOGLE Street View](#)

Prime Key: 1910871

[MAP IT+](#)

Current as of 9/29/2025

Property Information

SALVAS PETER F
SALVAS JEAN L
1990 SE 150TH ST
SUMMERFIELD FL 34491-3823

Taxes / Assessments:

Map ID: 202

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: 5.38

More Situs

Situs: 1990 SE 150TH ST
SUMMERFIELD

Current Value

Land Just Value	\$121,084		
Buildings	\$150,581		
Miscellaneous	\$5,292		
Total Just Value	\$276,957		
Total Assessed Value	\$270,187	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$6,770)
Total Taxable	\$219,465		
School Taxable	\$245,187		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$108,537	\$148,709	\$5,326	\$262,572	\$262,572	\$50,000	\$212,572
2023	\$108,537	\$146,034	\$5,377	\$259,948	\$259,948	\$0	\$259,948
2022	\$78,579	\$128,780	\$5,411	\$212,770	\$210,697	\$0	\$210,697

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8147/0051	09/2023	07 WARRANTY	9 UNVERIFIED	Q	I	\$470,000
7810/0942	06/2022	07 WARRANTY	9 UNVERIFIED	U	I	\$25,000
7512/1254	07/2021	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	\$192,000
7135/1222	01/2020	08 CORRECTIVE	0	U	I	\$100
7111/1297	01/2020	05 QUIT CLAIM	0	U	I	\$100
6911/1606	02/2019	31 CERT TL	0	U	I	\$100
3031/0003	10/2001	61 FJGMNT	0	U	V	\$100
2665/1660	06/1999	05 QUIT CLAIM	0	U	V	\$100
2665/1657	06/1999	77 AFFIDAVIT	0	U	V	\$100
2600/1116	09/1997	71 DTH CER	0	U	V	\$100
LESE/01YR	02/1989	LS LEASE	0	U	V	\$100

Property Description

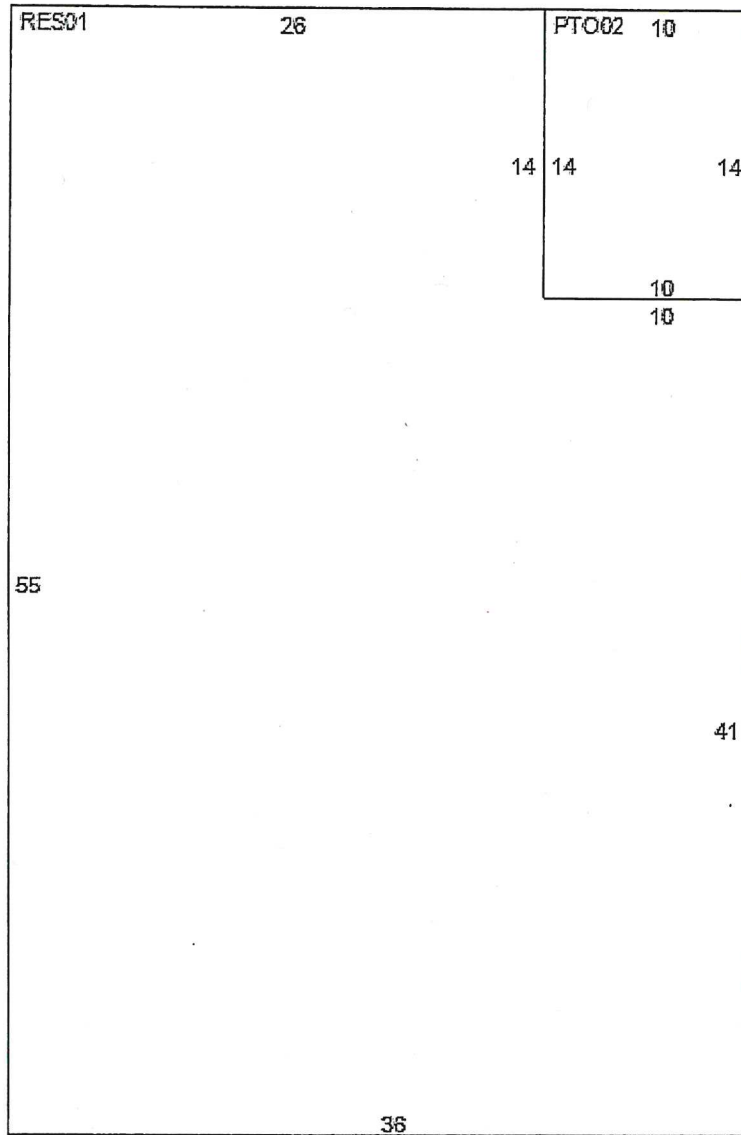
SEC 21 TWP 17 RGE 22
W 1/4 OF NW 1/4 OF NE 1/4
EXC N 210 FT OF W 210 FT
EXC N 1/2 &
E 20 FT OF N 1/2 OF W 1/4 OF NW 1/4 OF NE 1/4
EXC ANY PT THEREOF CONVEYED TO MARION COUNTY IN OR BK 594-742
Parent Parcel: 44679-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	A1	1.00	AC	19,300.0000	1.00	1.70	1.00	32,810	32,810
9430		20.0	637.0	A1	.29	AC	19,300.0000	1.00	1.08	0.50	3,022	3,022
9902		.0	.0	A1	4.09	AC	19,300.0000	1.00	1.08	1.00	85,252	85,252
Neighborhood 9470											Total Land - Class \$121,084	
Mkt: 10 70											Total Land - Just \$121,084	

Traverse

Building 1 of 1
RES01=L36U55R26D14R10D41.U41
PTO02=L10U14R10D14.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 4 - 15-19 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 1/1/2025 by 210

Year Built 1985
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 182

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	32 - CONC BLK-STUCCO	1.00	1985	N	0 %	0 %	1,840	1,840
PTO 0201	- NO EXTERIOR	1.00	1990	N	0 %	0 %	140	140

Section: 1

Roof Style: 10 GABLE
 Roof Cover: 08 FBRGLASS SHNGL
 Heat Meth 1: 20 HEAT PUMP
 Heat Meth 2: 00
 Foundation: 7 BLK PERIMETER
 A/C: Y

Floor Finish: 24 CARPET
 Wall Finish: 16 DRYWALL-PAINT
 Heat Fuel 1: 10 ELECTRIC
 Heat Fuel 2: 00
 Fireplaces: 1

Bedrooms: 3
 4 Fixture Baths: 0
 3 Fixture Baths: 2
 2 Fixture Baths: 0
 Extra Fixtures: 2

Blt-In Kitchen: Y
 Dishwasher: N
 Garbage Disposal: N
 Garbage Compactor: N
 Intercom: N
 Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1985	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1985	2	0.0	0.0
UDG GARAGE-UNFINSH	1,200.00	SF	40	1985	1	30.0	40.0
UCP CARPORT-UNFIN	464.00	SF	40	1985	1	29.0	16.0
159 PAV CONCRETE	120.00	SF	20	1985	3	12.0	10.0
UCP CARPORT-UNFIN	320.00	SF	40	2000	1	20.0	16.0
Total Value - \$5,292							

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024102670	10/26/2024	1/3/2025	INSTALL 12 X24 ABOVE GROUND POOL
2024010158	1/1/2024	2/2/2024	NEW 200 AMP SERVICE ATTACHED TO EXISTING GARAGE FOR GENERAL
2023063284	6/23/2023	7/11/2023	REMOVE AND REPLACE SHINGLES SFR. FL#18355.1 FL#18374.1
2023053872	5/31/2023	6/14/2023	C/O 3.5 TON RUNTRU SEER2 14.30. AHRI# 209472707
2022010036	1/1/2022	5/12/2022	ADDITION OF 2 BEDROOMS; BATHROOM; DINING ROOM; LAUNDRY & DE
MC03729	11/1/1983	12/1/1985	SFR

Cost Summary

Buildings R.C.N.	\$176,720	2/16/2024				
Total Depreciation	(\$53,016)					
Bldg - Just Value	\$123,704		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$5,292	2/19/2013	1	\$176,720	(\$53,016)	\$123,704
Land - Just Value	\$121,084	5/22/2025				
Total Just Value	\$250,080					