

April 25, 2025

PROJECT NAME: LAURA PIERCE

PROJECT NUMBER: 2025040037

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32722

- 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: Conditional Approval. The applicant is requesting to divide the 10.77-acre subject parcel (PID 12691-000-00) into two to create a 5.38-acre parcel and a 5.39-acre parcel. Adjacent parcels range in size from 1.58 acres to 30.19 acres.
There appears to be approximately 1,549 sf existing impervious coverage on subject parcel. There are FEMA Flood Zones and Flood Prone Areas on the property. The applicant will need to apply for a stormwater compliance waiver when either parcel develops to construct stormwater controls to ensure that there is not a negative impact on the FEMA flood zone.
- 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: 4/21/25 - CONDITIONAL APPROVAL contingent upon cross-access being available and being provided as indicated on drawing.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed has been corrected and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed has been corrected and applicant must complete all the remaining

requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 12691-000-00 is located within the Marion County Utilities service area but is currently outside of connection distance. Current Utilities expand north of HWY 326 and I75 interchange.

There are future plans to extend Marion County Utilities infrastructure northward toward this area. If the property connects to Marion County Utilities in the future during the building process, a legal easement to the northern property will be required to accommodate utility service lines and meters.



**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

RECEIVED

APR 01 2025

MARION COUNTY
GROWTH SERVICES

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/30/25 Parcel Number(s): 12691-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Family Split 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): Laura Pierce
Signature: *Laura Pierce*
Mailing Address: 5185 NW 100th St City: Ocala
State: FL Zip Code: 34482 Phone # 352-229-0200
Email address: Missharley1998@yahoo.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): N/A Contact Name: Chris Pierce
Mailing Address: 5185 NW 100th St City: Ocala
State: FL Zip Code: 34482 Phone # 352-804-0014
Email address: Chris.pierce@ocala@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Northern piece of parcel will be 5.38 acres (Mothers), southern piece of parcel will be 5.38 acres (sons). We will be splitting it right down the middle equally. Sons parcel will give whatever easement is necessary for mothers parcel. Added suggested easement with dotted lines in aerial map.

DEVELOPMENT REVIEW USE:

Received By: AM Date Processed: 4/10/2025 Project # 2025 04 0037 AR # 32722

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESQZ: N/A P.O.M. 142 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 4/1/25 Verified by (print & initial): Cristina Franco Cfranco

