

April 24, 2025

PROJECT NAME: ALLAN & JOSEPHINE CHITOLIE

PROJECT NUMBER: 2025040044

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32732

- 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 57.3-acre subject parcel (PID 15990-000-00) into four to create three 2.4-acre parcels and a 50.1-acre parcel. Adjacent parcels range in size from 3.14 acres to 5,953.68 acres.
There appears to be approximately 0 sf existing impervious coverage on subject parcel. There are Flood Prone Areas on the property. The applicant will need to apply for a stormwater compliance waiver when any of the parcel develops to construct stormwater controls to ensure that there is not a negative impact on the flood prone areas.
- 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 non-exclusive ingress / egress easement being recorded at the designated 40' width and satisfactory fire-rescue turnaround locations being recorded with easement.
- 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/title have been checked 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). NOTE: LDC states they are allowed (3) family division, therefore this is their final allowed family division splits.

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/title have been checked 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). NOTE: LDC states they are allowed (3) family division, therefore this is their final allowed family division splits.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 15990-000-00 is within the Marion County Utility Service Area, but outside of connection distance to water and sewer, Closest Marion County utilities is over 7 miles. Parcel is located within a Primary Springs Protection Zone. Not located within the Urban Growth Boundary.

311.50



**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: 04/01/25 Parcel Number(s): 15990-000-00 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): Allan G. Chitole Josephine Chitole
Signature: Allan G. Chitole Josephine Chitole
Mailing Address: PO Box 276 City: Silver Springs
State: FL Zip Code: 34489 Phone #: 340 332 1555
Email address: _____

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: Lenisha Chitole
Mailing Address: P.O. Box 276 City: Silver Springs
State: FL Zip Code: 34489 Phone #: 973-477-6489
Email address: chitolelenisha333@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Divide 2.4 Acres to Kay & Stephen Chitole, daughter/son, Divide 2.4 Acres to Sarah & Elisha Chitole daughter/son, Divide 2.4 Acres to Uriah & Joshua Chitole sons.

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 4/15/25 Project #: 2025 040044 AR #: 32732

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESQZ: NO P.O.M. 247 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 4/14/25 Verified by (print & initial): Glenn Cristina Franco

NE 90th St RD

EXISTING

COUNTY ROAD

40' WIDE EASEMENT

AGRICULTURE ACRE

PARCEL REM
50.10 Ac

KAY
CHITOLIE
(DAUGHTER)

STEPHEN
CHITOLIE
(SON)

2.4 acres
total

SARAH
CHITOLIE
(DAUGHTER)

ELISHA
CHITOLIE
(SON)

2.4 acres total

URIAH
CHITOLIE
(SON)

JOSHUA
CHITOLIE
(SON)

2.4 acres

JAN
CHITOLIE

ALLAN & JOSEPHINE
CHITOLIE