



Marion County Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: May 04, 2026

To: Christopher Howson
JCH Consulting

Subject: Status Letter - Approved - Conditional Approval
Case Type: Waiver Request (to County MSBU)
Case Name: Watching Park Farms
Case #: WaiverPIR-000325-2026

Dear Chris,

The above referenced Waiver Request (Plan in Review) was heard by the Development Review Committee on 5/4/26, and the decision was as follows:

LDC 2.16.1.B(8)(g) - Agricultural lot splits outside of the Urban Growth Boundary

CODE A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requesting waiver to the County MSBU for an Agricultural Lot Split consisting of six (6) parcels divided from the parent parcels. Parcel No. 20909-028-00 and Parcel No.20909-031-00. There is already an HOA in place.

Motion by Steven Cohoon to approve under two conditions, 1) Legal agrees that parent parcel can be separate, 2) Documentation exists negating the apparent flag lot, seconded by Chuck Varadin

Motion carried 5-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration.

Further, expiration dates do not apply to cases requiring drawings to be recorded.

Log into the online portal anytime at https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer