

March 22, 2024

PROJECT NAME: SMALLRIDGE GARY W & SMALLRIDGE JAMES G

PROJECT NUMBER: 2019100400

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31280

- 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 28.54-acre subject parcel (PID 41520-000-00) into two (2) to create a 10-acre parcel and an 18.54-acre parcel. Adjacent parcels range in size from 1.14 acres to 30.21 acres.
There appears to be approximately 0 sf existing impervious coverage on subject parcel. There is a Flood Prone Area (BFE 73.4) on the northern side of the property. The applicant should note that a Major Site Plan or 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: NEEDS DISCUSSION - The applicant proposes to have access to CR 484 along the western property line of the parcel. However, all four parcels in this area are all owned by the Smallridges and several of the parcels provide access to SE 140th Place. Since these parcels are currently in common ownership, access easements should be created to allow all parcels to access SE 140th Place. If access is granted to CR 484 it should be provided at the lot line separating parcels 41520-000-00 and 41520-001-04 and provide access to all four lots.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside 400' connection distance for a single-family residence. Shall connect when public utilities become available.



**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

APPLICATION COMPLETE
DATE COMPLETED 3/12/24
INITIALS [Signature]
TENTATIVE MEETING DATES
PRE 3/25/24
BGG/P&Z PH

RECEIVED

MAR 08 2024

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2-16-24 Parcel Number(s): 41520-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SMALLRIDGE FAMILY DIVISION 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): James Gregory Smallridge Gary Smallridge
Signature: [Signature] [Signature]
Mailing Address: 2785 SE County Hwy 484 City: Belleview
State: FL Zip Code: 34420 Phone #: 352-598-8662
Email address: Jsmallridge.L@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): _____ Contact Name: Gary Smallridge
Mailing Address: 2797 SE County Highway 484 City: Belleview
State: Florida Zip Code: 34420 Phone #: 352-598-7801
Email address: Garys1970@icloud.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Approximately ten (10) acres to brother, Delbert Smallridge.

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 3/12/24 Project # 2019100400 AR # 31280

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: N/A P.O.M. 201 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 2-16-24 Verified by (print & initial): Cindy Gaughf [Signature]



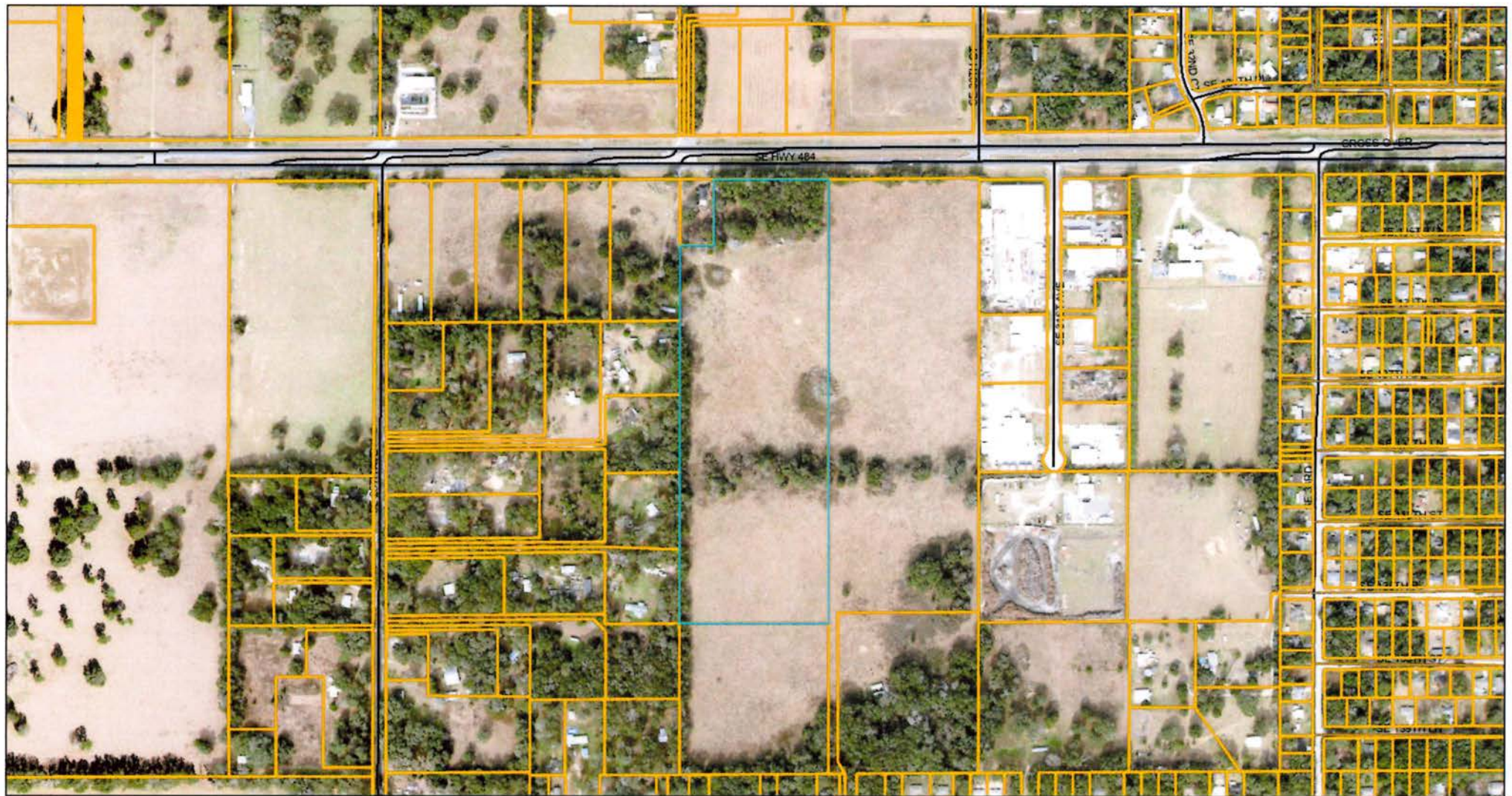
Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Beta Map It+

Updated every 24 hrs

Family Division 41520-000-00



MCBCC Interactive Map - Internal



3/12/2024, 9:19:53 AM

1:5,733

Parcels Labels

Parcels

Address Points

Structure - Addressed

Structure - Confidential Address

No Address

SIGN

Tower

Vacant with Address

WRA/DRA

Marion County

County Road Maintenance

OCE Maintained Paved

OCE Maintained Unpaved

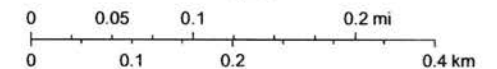
Streets

Aerial2023

Red: Band_1

Green: Band_2

Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card

Real Estate

41520-000-00

Prime Key: 1030498

[Beta MAP IT+](#)

Current as of 3/12/2024

[Property Information](#)[Less Names](#)

SMALLRIDGE DELBERT C
 SMALLRIDGE GARY W
 SMALLRIDGE JAMES G
 2775 SE CNTY HIGHWAY 484
 BELLEVIEW FL 34420-8622

[Taxes / Assessments:](#)

Map ID: 201

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 28.54

[2023 Certified Value](#)

Land Just Value	\$451,217		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$451,217	Impact	
Total Assessed Value	\$5,194	Land Class Value	(\$446,023)
Exemptions	\$0	Total Class Value	\$5,194
Total Taxable	\$5,194	Ex Codes: 08	\$5,194

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$451,217	\$0	\$0	\$451,217	\$5,194	\$0	\$5,194
2022	\$451,217	\$0	\$0	\$451,217	\$3,996	\$0	\$3,996
2021	\$345,049	\$0	\$0	\$345,049	\$3,853	\$0	\$3,853

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6305/0693	11/2015	09 EASEMNT	0	U	V	\$100
6305/0690	11/2015	25 PER REP	0	U	V	\$100
6180/1050	01/2015	74 PROBATE	0	U	V	\$100
6163/1342	01/2015	70 OTHER	0	U	V	\$100
1977/1498	06/1993	71 DTH CER	0	U	I	\$100
1977/1497	01/1985	71 DTH CER	0	U	I	\$100
1029/0881	08/1980	03 LIFE EST	0	U	I	\$100
0476/0770	08/1971	03 LIFE EST	0	U	I	\$100
0056/0465	12/1960	07 WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 10 TWP 17 RGE 22

COM AT THE SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 660.02 FT TH N 00-02-28 E 660.02 FT
TO THE POB TH S 89-33-05 W 659.50 FT TH N 00-03-50 E 1661.33 FT TH N 89-34-06 E 150.01 FT
TH N 00-03-50 E 290.59 FT TH N 89-29-40 E 508.72 FT TH S 00-02-28 W 1952.37 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	28.54	AC							
9994		510.0	.0	A1	1.00	UT							
Neighborhood 9956 - COMM CR 484 - CR 475 / US 441													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
------	-----	-------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/07/2024 01:56:32 PM
FILE #: 2024028807 OR BK 8268 PGS 1047-1051
REC FEES: \$44.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By:

Delbert C. Smallridge

2775 SE HWY 484

BELLEVIEW, FL 34420

After Recording Return To:

Delbert C. Smallridge

2775 SE HWY 484

BELLEVIEW, FL 34420

Tax Parcel ID Number:

41520-000-00

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Marion

COUNTY

THIS DEED, executed this 6th day of March, 20 24,

between first party, as Grantor,

Delbert C. Smallridge and Lisa Marie Smallridge,

a married couple

whose mailing address is

2775 SE HWY 484 BELLEVIEW, FL 34420,

and second party, as Grantee,

Beneficiaries are identified on Page 5, 'EXHIBIT B',

whose mailing address is

WITNESSETH, that Grantor, and in consideration of (\$ 10.⁰⁰), and
other good and valuable consideration paid by the Grantee, the receipt of which is
hereby acknowledged, does hereby remise, release and forever quitclaim unto the
Grantee, all the rights, title, interest, and claim in or to the following described parcel of land,
and improvements and appurtenances thereto, in Marion County,
Florida, to-wit:

**A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.**

Page 1

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Delbert C Smallridge

Grantor's Signature

Delbert C. Smallridge

Grantor's Name

2775 SE HWY 484

Address

BELLEVUE, FL 34420

City, State, and Zip

Lisa Marie Smallridge

Spouse's Signature (if married)

Lisa Marie Smallridge

Spouse's Name

2775 SE HWY 484

Address

Belleview, FL 34420

City, State, and Zip

Samantha Watford

Witness's Signature

Samantha Watford

Witness's Name

16125 SE 90th Ct

Summerfield, FL 34491

Witness's Address

Laura Matheny

Witness's Signature

Tanya Matheney

Witness's Name

15820 SE 103rd Terrace

Summerfield, FL 34491

Witness's Address

STATE OF FLORIDA)

COUNTY OF Marion)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of March, 2024, by Delbert C. Smallridge who is personally known to me or who has produced and Lisa Marie Smallridge as identification.

David R. Watford
Notary Public

(SEAL)

My Commission Expires: 7-27-2027

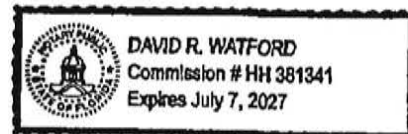


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF BELLEVIEW HEIGHTS ESTATES UNIT 17, AS RECORDED IN PLAT BOOK G, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.89°33'05"W., A DISTANCE OF 660.02 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF SAID BELLEVIEW HEIGHTS ESTATES UNIT 17, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°02'28"E., A DISTANCE OF 660.02 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE DEPARTING SAID EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.89°33'05"W., A DISTANCE OF 659.50 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, ALONG THE WEST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°03'50"E., A DISTANCE OF 1661.33 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2674, PAGE 118 AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 10, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°34'06"E., A DISTANCE OF 150.01 FEET TO THE S.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY OF SAID LANDS, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°03'50"E., A DISTANCE OF 290.59 FEET TO THE N.E. CORNER OF SAID LANDS AND THE SOUTH RIGHT OF WAY LINE OF S.E. HIGHWAY 484; THENCE DEPARTING SAID EAST BOUNDARY OF SAID LANDS, ALONG SAID SOUTH RIGHT OF WAY LINE, N.89°29'40"E., A DISTANCE OF 508.72 FEET TO THE N.W. CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 4958, PAGE 927 AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 10 AND THE WEST BOUNDARY OF SAID LANDS, S.00°02'28"W., A DISTANCE OF 1952.37 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 28.54 ACRES, MORE OR LESS.

EXHIBIT B

Grantees

Grantee

Gary W. Smallridge

A married man

2797 SE HWY 484 BELLEVIEW, FL 34420

Grantee

James G. Smallridge

A married man

2785 SE HWY 484 BELLEVIEW, FL 34420



Certified A True Copy
of 5 page document
this 7 day of Mar 2024
GREGORY C. HARRELL
Clerk of Court and Comptroller
By SGC D.C.

Page 5