

March 29, 2024

PROJECT NAME: FAMBROUGH TODD WINTHROP

PROJECT NUMBER: 2024030055

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31316

- 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 10.76-acre subject parcel (PID 37778-002-00) into two (2) to create a 3-acre parcel and a 7.76-acre parcel. Adjacent parcels range in size from 0.23 acres to 40.62 acres.
There appears to be approximately 5,216 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 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: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but public water is not available at this time; public sewer is >400' from the property; connection is not required. Defer to DOH for onsite well & septic allowances 352-629-0137 x6.



**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 3/20/24
INITIALS OW

TENTATIVE MEETING DATES

DPC 4/01/24
P&Z PH

BGG/P&Z PH

RECEIVED

MAR 20 2024

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3-20-24 Parcel Number(s): 37778-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: FAMBROUGH SPLIT Commercial ☐ or Residential ☒
Subdivision Name (if applicable): SILVER SPRINGS SHORES / meters and bounds
Unit 13 Block 151 Lot 8 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): TODD W FAMBROUGH
Signature: [Signature]
Mailing Address: 17 SPRUCE PASS City: OCALA
State: FL Zip Code: 34472 Phone # 352-425-5303
Email address: todd.fambrough@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): N/A Contact Name: TODD FAMBROUGH
Mailing Address: 17 SPRUCE PASS City: OCALA
State: FL Zip Code: 34472 Phone # 352-425-5303
Email address: todd.fambrough@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): TO GIVE MY SON A PIECE OF PROPERTY TAKEN FROM A LARGER PIECE I OWN. APPROXIMATELY 3 ACRES +/- TO MY SON TITUS FAMBROUGH FROM 10.76 ACRES OWNED BY TODD FAMBROUGH.

DEVELOPMENT REVIEW USE:

Received By: OW Date Processed: 3/20/24 Project # 2024030055 AR # 31316

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐
Zoned: A-1 ESOZ: N/A P.O.M. 255 Land Use: RL Plat Vacation Required: Yes ☐ No ☒
Date Reviewed: 3/20/24 Verified by (print & initial): Cristina Franco

N ↑

WOULD LIKE TO CUT THE Paddock, POLE BARN AND MH
OUT OF THE 10.76 AC ALONG THE FENCELINE JUST
WEST OF SAID STRUCTURES.

OAK CIRCLE

37778-001-00

40' EASEMENT

HERE

37778-002-00
10.76 AC

7.76 +/- ACRES REMAINING
AFTER THE SPLIT

Paddock

POLE BARN

↑

PROPOSED
FAMILY
DIVISION

← 3 ACRES +/-

MH

↑

HERE

WOOD FENCE

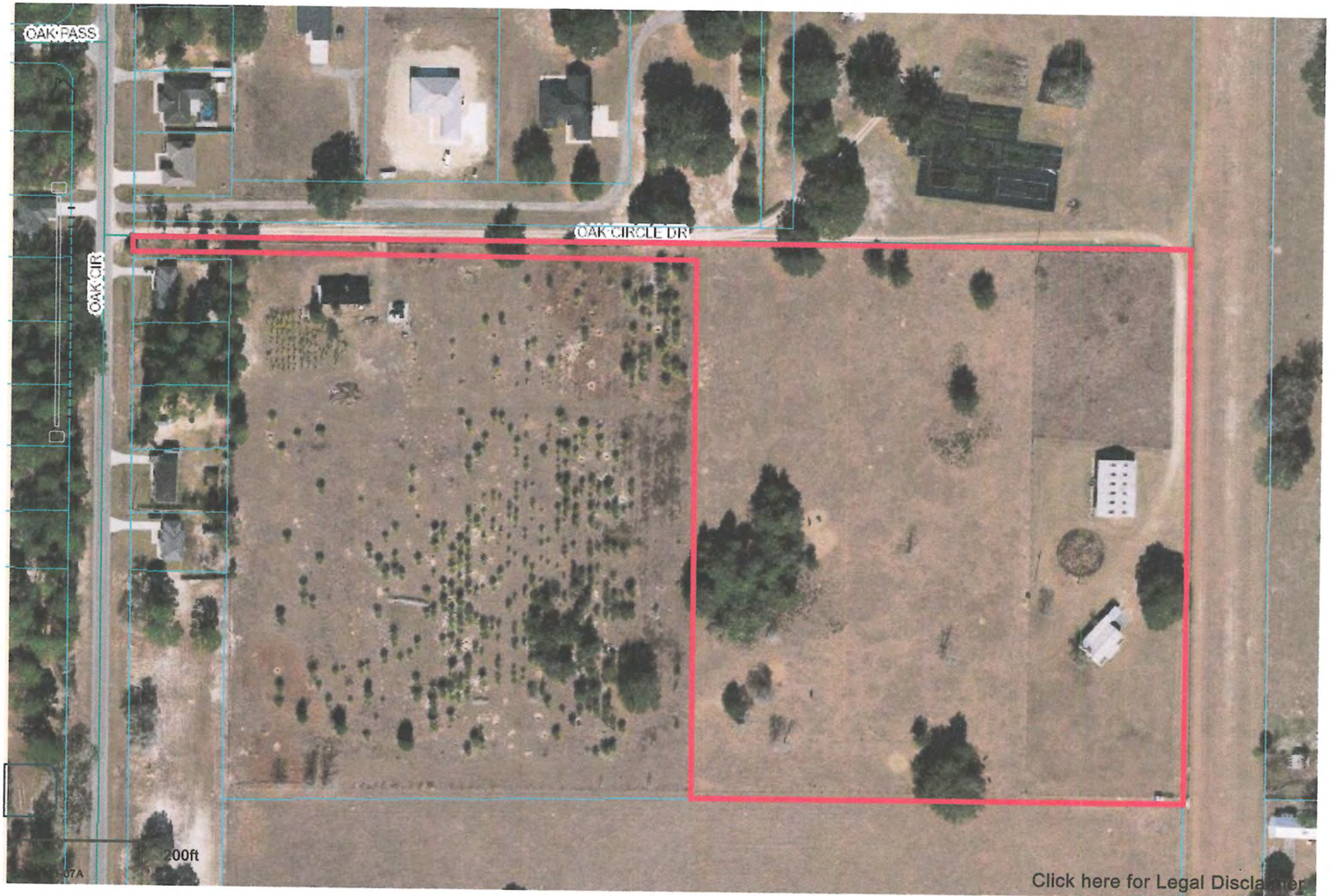
X X X X

BARBED WIRE



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

Updated every 24 hrs

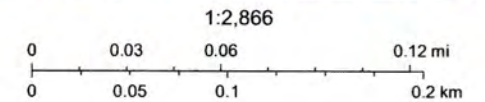


MCBCC Interactive Map - Internal



3/20/2024, 1:22:32 PM

- | | | | |
|----------------------------------|-----------------------|---|---------------|
| Parcels Labels | ★ No Address | Environmentally Sensitive Overlay Zones | Aerial2023 |
| Parcels | ★ Vacant with Address | County Road Maintenance | Red: Band_1 |
| Address Points | ★ WRA/DRA | OCE Maintained Paved | Green: Band_2 |
| Structure - Addressed | ★ Marion County | Not Maintained | Blue: Band_3 |
| Structure - Confidential Address | | Streets | |



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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

37778-002-00

[GOOGLE Street View](#)

Prime Key: 1849462

[Beta MAP IT+](#)

Current as of 3/20/2024

[Property Information](#)

FAMBROUGH TODD WINTHROP
415 BAYVIEW PKWY
NOKOMIS FL 34275-3951

[Taxes / Assessments:](#)

Map ID: 255

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

Acres: 10.76

Situs: Situs: 9224 OAK CIRCLE DR
OCALA

[2023 Certified Value](#)

Land Just Value	\$144,468		
Buildings	\$24,377		
Miscellaneous	\$2,613		
Total Just Value	\$171,458	Impact	
Total Assessed Value	\$43,766	Land Class Value	(\$127,692)
Exemptions	\$0	Total Class Value	\$25,753
Total Taxable	\$43,766	Ex Codes:	\$52,743
School Taxable	\$52,743		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$144,468	\$24,377	\$2,613	\$171,458	\$43,766	\$0	\$43,766
2022	\$144,468	\$17,531	\$2,613	\$164,612	\$39,547	\$0	\$39,547
2021	\$110,870	\$13,692	\$2,613	\$127,175	\$36,025	\$0	\$36,025

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8210/1852	10/2023	08 CORRECTIVE	0	U	I	\$100
8193/1245	10/2023	05 QUIT CLAIM	0	U	I	\$100
4128/0170	08/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
LESE/10YR	01/1994	LS LEASE	0	U	I	\$8,400
1972/1738	10/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$39,200
1955/1993	08/1993	31 CERT TL	0	U	V	\$1,100
1690/0038	03/1990	07 WARRANTY	9 UNVERIFIED	U	V	\$95,000
1236/0325	08/1984	07 WARRANTY	0	U	V	\$40,000

[Property Description](#)

SEC 27 TWP 16 RGE 23

COM AT NW COR TH ALG N BDRY OF SAID SEC 27 N 89-49-20 E
 1226.22 FT MORE OR LESS TO NW COR OF E 100 FT OF NW 1/4 OF
 NW 1/4 TH S 00-21-00 E 604.14 FT TO POB TH S 00-21-00 E
 718.04 FT TO A PT ON S BDRY OF NW 1/4 OF NW 1/4 OF SAID SEC
 27 AT THE SW COR OF SAID E 100 FT TH ALG SAID S BDRY S
 S 89-54-10 W 631.54 FT TO A PT N 89-54-10 E 598.64 FT FROM
 THE SW COR OF NW 1/4 OF NW 1/4 TH N 00-10-41 W 697.15 FT
 TH S 89-49-19 W 723.64 FT TO A PT IN THE E R/W OF OAK CIR
 (80 FOOT R/W) TH ALG SAID R/W N 00-10-41 W 20 FT 1353.02 FT
 TO POB SAID DESCRIPTION BEING A PORTION OF NW 1/4 OF NW 1/4
 OF SEC 27 TWP 16 RGE 23 AND THE N 20 FT OF S 40 FT OF LOT 8
 BLK 151 SILVER SPRINGS SHORES UNIT 13

Parent Parcel: 37778-000-00

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	9.43 AC							
0245		.0	.0	A1	1.00 AC							
9430		20.0	724.0	A1	.33 AC							

Neighborhood 8500 - 16/22-16/23 - SOUTH OF 80TH ST
 Mkt: 10 70

[Traverse](#)**Building 1 of 1**

MBL01=L44U24R44D24.
 UOP02=D8L44U8R44.L44U24
 DCK03=U8R12D8L12.R12
 UOP04=U8R21D8L21.R21
 DCK05=U8R11D8L11.

DCK03	12	UOP04	21	DCK05	11
8	8	8	8	8	8
12	21	11			
MBL01	44				
24	24				
	44				
UOP02	44				
8	8				
	44				

Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 2/25/2014 by 216

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 20	- MH ALUM SIDING	1.00	1984	N	0 %	0 %	1,056	1,056
UOP 02 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	352	352
DCK 03 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	96	96
UOP 04 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	168	168
DCK 05 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	88	88

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

Foundation: 3 PIER
A/C: N

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1985	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1985	2	0.0	0.0
048 SHED OPEN	3,456.00	SF	15	1989	2	72.0	48.0

Appraiser Notes

DOR STUDY 1985
MAKE=RAM
TAG =RP-418807
TAG =RP-418806
LEGAL ACCESS TO THIS PROPERTY IS 9013-0151208

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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THIS INSTRUMENT PREPARED BY
& RETURN TO:
GREGORY S. FLANAGAN, ATTORNEY AT LAW
2701 Southeast Maricamp Road, Suite 104
Ocala, Florida 34471
(352) 732-2773
Florida Bar #371599
Recording: \$ _____
Doc. Stamps: \$ 0.70

CORRECTIVE QUIT-CLAIM DEED
(To Correct Grantee Status in OR BK 8193, Page 1245)

THIS CORRECTIVE QUIT CLAIM DEED is executed this 8th day of December 2023, by THOMAS W. FAMBROUGH, an unmarried man, individually and as TRUSTEE OF THE THOMAS W. FAMBROUGH REVOCABLE LIVING TRUST DATED April 22, 2004, whose address is 9215 SE 110th Street Road, Belleview, FL 34420 as Grantor, to TODD WINTHROP FAMBROUGH, whose address is 17 Spruce Pass, Ocala, Florida 34472-3181, as Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of **\$10.00**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee under the terms herein provided, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Marion**, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

PARCEL ID # 37778-002-00

SUBJECT TO Covenants, restrictions, easements of record (none of which are reimposed by this reference) and taxes for the current year.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, whether in law or equity, to the proper use, benefit and behoof of the said Grantee under the terms and conditions herein.

This Corrective Quit Claim Deed is made to correct the grantee status in that certain Quit Claim Deed recorded on OR Bk 8193, page 1245, of the public records of Marion County, FL, said deed being made between the same Grantor and Grantee as herein, and to remove the erroneous words "as joint tenants with rights of survivorship, and not as tenants in common, collectively..." which were inadvertently included after the Grantee's name in said prior deed.

THIS INSTRUMENT WAS PREPARED BY GREGORY S. FLANAGAN, USING A LEGAL DESCRIPTION SUPPLIED BY THE GRANTOR. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESSED OR IMPLIED) IS GIVEN BY GREGORY S. FLANAGAN, AS TO THE ACCURACY OF THE DESCRIPTION, THE MARKETABILITY OR CONDITION OF THE TITLE THEREOF, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES. GRANTEE, BY RECORDATION OF THIS DOCUMENT RELEASES GREGORY S. FLANAGAN, P. A. AND GREGORY S. FLANAGAN OF ANY LIABILITY REGARDING THE ABOVE STATED MATTERS.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in the presence of:


Witness #1/Signature

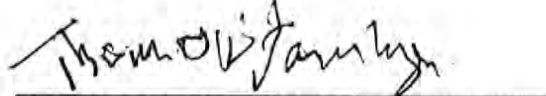
GREGORY S. FLANAGAN

Witness #1/Printed Name


Witness #2/Signature

ASHBY SNARE

Witness #2/Printed Name



THOMAS W. FAMBROUGH, individually
and as TRUSTEE OF THE THOMAS W.
FAMBROUGH REVOCABLE LIVING
TRUST DATED April 22, 2004


Address: 9215 SE 110th Street Road
Bellevue, FL 34420

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of December, 2023, by THOMAS W. FAMBROUGH, individually and as TRUSTEE OF THE THOMAS W. FAMBROUGH REVOCABLE LIVING TRUST DATED April 22, 2004, who is personally known to me or who has provided _____ as identification.



NOTARY PUBLIC

Sign Name: 
Print Name: GREGORY S. FLANAGAN
Notary Public

Z:\Forms\Deeds\QCD\Fambrough QCD.doc

EXHIBIT "A"

PID# 37778-002-00

FOR A POINT OF REFERENCE, COMMENCE AT THE NW CORNER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 23 EAST, THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 27 NORTH 89 DEGREES 49' 20" EAST 1226.22 FEET, MORE OR LESS, TO NW CORNER OF THE EAST 100 FEET OF THE NW ¼ OF THE NW ¼, THENCE SOUTH 00 DEGREES 21' 00" EAST 604.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 21' 00" EAST 718.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NW ¼ OF ¼ OF SAID SECTION 27, AT THE SW CORNER OF SAID EAST 100 FEET, THENCE ALONG SAID SOUTH BOUNDARY SOUTH 89 DEGREES, 54' 10" WEST 631.54 FEET TO A POINT NORTH 89 DEGREES 54' 10" EAST 598.64 FEET FROM THE SW CORNER OF NW ¼ OF NW ¼, THENCE NORTH 00 DEGREES 10' 41" WEST 697.15 FEET, THENCE SOUTH 89 DEGREES 49' 19" WEST 723.64 FEET TO A POINT ON THE EAST RIGHT OF WAY OF OAK CIRCLE (80 FEET RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY NORTH 00 DEGREES 10' 41" WEST 20.00 FEET, 1353.02 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION BEING A PORTION OF NW ¼ OF NW ¼ OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 23 EAST AND THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOT 8, BLOCK 151, SILVER SPRINGS SHORES, UNIT 13, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 78, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.