

May 29, 2025

PROJECT NAME: MILLER, ROBERT & DAWNIAIAN S.

PROJECT NUMBER: 2003050014

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32812

- 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-acre subject parcel (PID 09865-000-14) into two to create a 7-acre parcel and a 3-acre parcel. Adjacent parcels range in size from 0.23 acres to 616.92 acres.
There appears to be approximately 6,036 sf existing impervious coverage on subject parcel. There is a FEMA Flood Zone and Flood Prone Areas on the property. The applicant should note that a Stormwater Compliance waiver will be required whenever either parcel proposes to add impervious area or add fill to the FEMA flood zone or flood prone areas on the property in order to address the additional runoff going towards the 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: 5/23/25 - CONDITIONAL APPROVAL - Driveway locations not formally approved.
Applicant must seek any necessary driveway permits independent of land division approval and demonstrate legal access to NE 160th St. If legal access to NE 160th St is not demonstrated, access for both properties would be restricted to NE 132nd Ct and must be established through easement or independent property frontage along NE 132nd Ct.
- 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). P&Z are okay with the two separate driveways, however, we defer waiving the non-exclusive easement to OCE.

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). P&Z are okay with the two separate driveways, however, we defer waiving the non-exclusive easement to OCE.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 09865-000-14 is located within the Marion County Utility service area; however, it is currently outside the connection distance for both water and sewer. The nearest Marion County utility infrastructure is more than 12 miles away. Marion County Utilities requests access to both proposed parcel frontages. Alternatively, if access is being granted to serve both parcels from a single point, MCU requests that an easement or formal access agreement be provided to ensure the ability to serve future development on these parcels.

Within a Secondary Springs Protection Zone. Outside the Urban Growth Boundary.



**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: 5/5/25 Parcel Number(s): 09865-000-14 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): ROBERT MILLER - MARY MILLER
Signature: [Handwritten Signature]
Mailing Address: 13200 NE 1100th City: FL-Mary
State: FL Zip Code: 32134 Phone #: 352-843-3825
Email address: Robert.Miller1@marion.k12.fl.us

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): SAME Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone #: _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): _____
GOING BACK TO SON - Requests SEPARATE DRIVEWAYS

DEVELOPMENT REVIEW USE:

Received By: em Date Processed: 5/15/25 Project # 2003 05 0014 AR # 32812

ZONING USE: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐

Zoned: A-1 ESOZ: N/A P.O.M. 282 Land Use: RL Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: 5/5/25 Verified by (print & initial): Cindy Gaugh CHS

Proj. 2003 05 0014

AR 32812

PARENT
7 ACRES



Parcel #09865-000-14

SON
3 ACRES



SON
3+ ACRES

DLW



Parcels ID Search

09865-000-14

09864-116-03

09864-116-02

09864-116-04

09863-000-01

09864-000-19

09864-000-12

09864-000-06

09864-000-09

09864-116-01

09864-000-10

09864-003-00

09864-003-02

NE 160TH ST

09865-006-00

0195D

09865-000-01

NE 159°

098

F 15R

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09866-20-4

RF 55
00000

R-4

12 098

246

09866-20-240

09866-20

11486

09865-015-00

09865-000-16

09865-014-00

09865-008-00

09865-003-11

09866-20-312 098

00066 20 246

866-20-241
09866 20

000-20
0986