

May 29, 2025

PROJECT NAME: TED AND NANCY COSTELLO

PROJECT NUMBER: 2025050034

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32840

- 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 14.76-acre subject parcel (PID 36658-001-00) into two to create a 6-acre parcel and an 8.76-acre parcel. Adjacent parcels range in size from 0.56 acres to 30 acres.  
There appears to be approximately 0 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. 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 downhill flood prone areas along SE 80th Street.
- 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: 5/19/25 - CONDITIONAL APPROVAL: Applicant must obtain and / or update cross-access easement to include all parcels proposed, using driveway shown on east-adjointing property or update design proposal to include driveway proposal along SE 80th St that can be approved by OCE.
- 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 by legal dept. 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).

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 by legal dept. 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).

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Parcel 36658-001-00 is located within the Marion County Utilities (MCU) service area, but is currently outside the connection availability for both MCU water and sewer services. The nearest utility connections are located over 5,000 feet away. If future development extends utilities into this area, future development on this parcel may be required to connect to Marion County Utilities. The parcel lies within the Primary Springs Protection Zone, which may affect septic tank regulations for future development. It is also located outside of the Urban Growth Boundary, which may impact allowable uses and infrastructure requirements.



**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: 1/30/25 Parcel Number(s): 36658-001-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Costello Family Division Commercial ☐ Residential ☒  
Subdivision Name (if applicable): NA  
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): Ted Costello and Nancy Costello as Trustees of the Costello Family Trust, dated July 1st, 2015  
Signature: Ted Costello Nancy Costello  
Mailing Address: 1333 SE 43rd Road City: Ocala  
State: FL Zip Code: 34480 Phone #: (352) 266-7030  
Email address: ocalanjc@aol.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): Gooding & Batsel, PLLC Contact Name: James Hartley  
Mailing Address: 1531 SE 36th Avenue City: Ocala  
State: FL Zip Code: 34471 Phone #: 352-579-1290  
Email address: jhartley@lawyersocala.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Family Division; Sec. 2.16.1(10)  
Reason/Justification for Request (be specific): Applicant would like to divide the parent parcel so that can convey the newly created parcel, approximately 5 acres, to their son and daughter-in-law, so that they can build a primary residence thereon.

**DEVELOPMENT REVIEW USE:**

Received By: EM Date Processed: 5/12/25 Project #: 2025 05 0034 AR #: 32840

**ZONING USE:** Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐  
Zoned: A1 ESOZ: NO P.O.M.: 199 Land Use: RL Plat Vacation Required: Yes ☐ No ☒  
Date Reviewed: 5/12/25 Verified by (print & initial): E. Madalon

*\*sent pymt link for 911 charge of \$ 11.50*

NOTES:  
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR.  
THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.  
PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.  
NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED.  
PROPERTY REFLECTED OF LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS PROVIDED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 24-2254, DATED 12-19-2014.  
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC & IF SHOWN.  
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR  
USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.  
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT  
BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.  
5. BEARINGS ARE BASED ON MEASURED STATE PLANE COORDINATE DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).  
6. BUILDING LINES SHOWN REPRESENT BUILDING WALLS, GAVES, IF ANY, NOT LOCATED OR SHOWN.  
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.  
FLOOD ZONE REFERENCE:  
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER FURJAM MAP PANEL NO. 12033C 0730 D DATED 8-23-03.

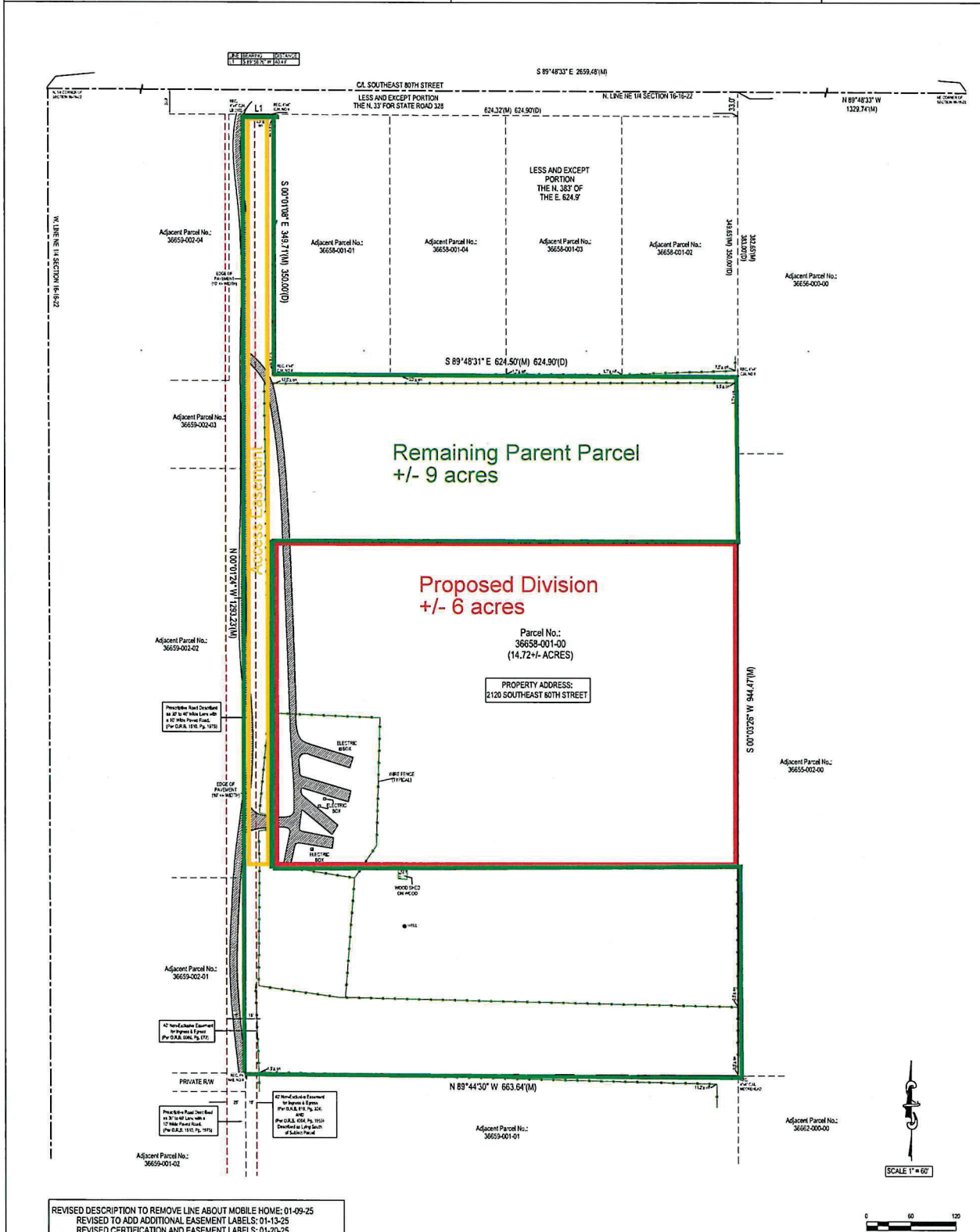
DESCRIPTION: (AS FURNISHED)

THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST,  
MARION COUNTY, FLORIDA;

LESS AND EXCEPT ROAD RIGHT OF WAY FOR COUNTY ROAD/ STATE ROAD 328;

LESS AND EXCEPT THE NORTH 383.0 FEET OF THE EAST 624.9 FEET OF THE EAST 1/2 OF THE NW 1/4 OF  
THE NE 1/4 SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT  
THE NORTH 33 FEET FOR STATE ROAD 328.

Boundary  
And  
Mapping  
Associates, Inc.  
160 INTERNATIONAL PARKWAY  
SUITE 170  
HEATHROW, FL 32746  
PH: (407) 696-1155



REVISED DESCRIPTION TO REMOVE LINE ABOUT MOBILE HOME: 01-09-25  
REVISED TO ADD ADDITIONAL EASEMENT LABELS: 01-13-25  
REVISED CERTIFICATION AND EASEMENT LABELS: 01-20-25

JOB NO.: 25-023  
DATE: 01-03-25  
SIGNED: 01-06-25  
DRAWN BY: JBD  
P.C.: CT  
CHECKED BY: RWJ

LEGEND  
REC. - RECORDED  
EX. - EXISTING  
CON. - CONCRETE MONUMENT  
B.B. - BASE BEARING  
N.B. - NORTH BEARING  
N.D. - NORTH DEGREE  
P. - POINT  
P.L. - PLAT  
P.C. - POINT OF CURVATURE  
P.O.C. - POINT OF BEGINNING  
P.O.B. - POINT OF BEGINNING  
P.L. - PLAT  
C.O. - COUNCIL OF OWNERS  
M.B. - MAP BOOK

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CERTIFIED TO:

Ted Patrick Costello and Nancy Jo Costello, Trustees of The Costello  
Family Trust dated July 1, 2015; and Fidelity National Title Insurance Company.

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 55-17 F.A.C. pursuant to section 475.027 Florida Statutes.  
RODNEY W. JACKSON, PLSA 6281