



**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: 07/22/2026 Parcel Number(s): 49981-000-01 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Brancoccio family division Commercial ☐ or Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Joseph Brancoccio Maria Brancoccio
Property Owner's Signature: _____
Property Owner's Mailing Address: 6152 Sunset Isle Dr.
City: Winter Garden State: FL Zip Code: 34787 Phone # (407)209-8906

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

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

D. WAIVER INFORMATION:

Section & Title of Code: 2.16.1.B(10)
Reason/Justification for Waiver Request: We are doing a family division. Joseph Brancoccio III will be given parcel A which will be 2 acres, Kelsey Brancoccio will be given parcel B which will be 1.1 acres, Jocelyn Brancoccio will be given parcel C which will be 1.1 acres and Joseph & Maria Brancoccio will keep the parent parcel D which will be 5.97 acres.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

PARCEL "C"

OWNER OF RECORD:
BRANCOCCIO

LEGEND

— PROPERTY LINE

- - - EASEMENT

1013 PARCEL ID
(EXAMPLE)

EXISTING TREES /
VEGETATION

NOTES

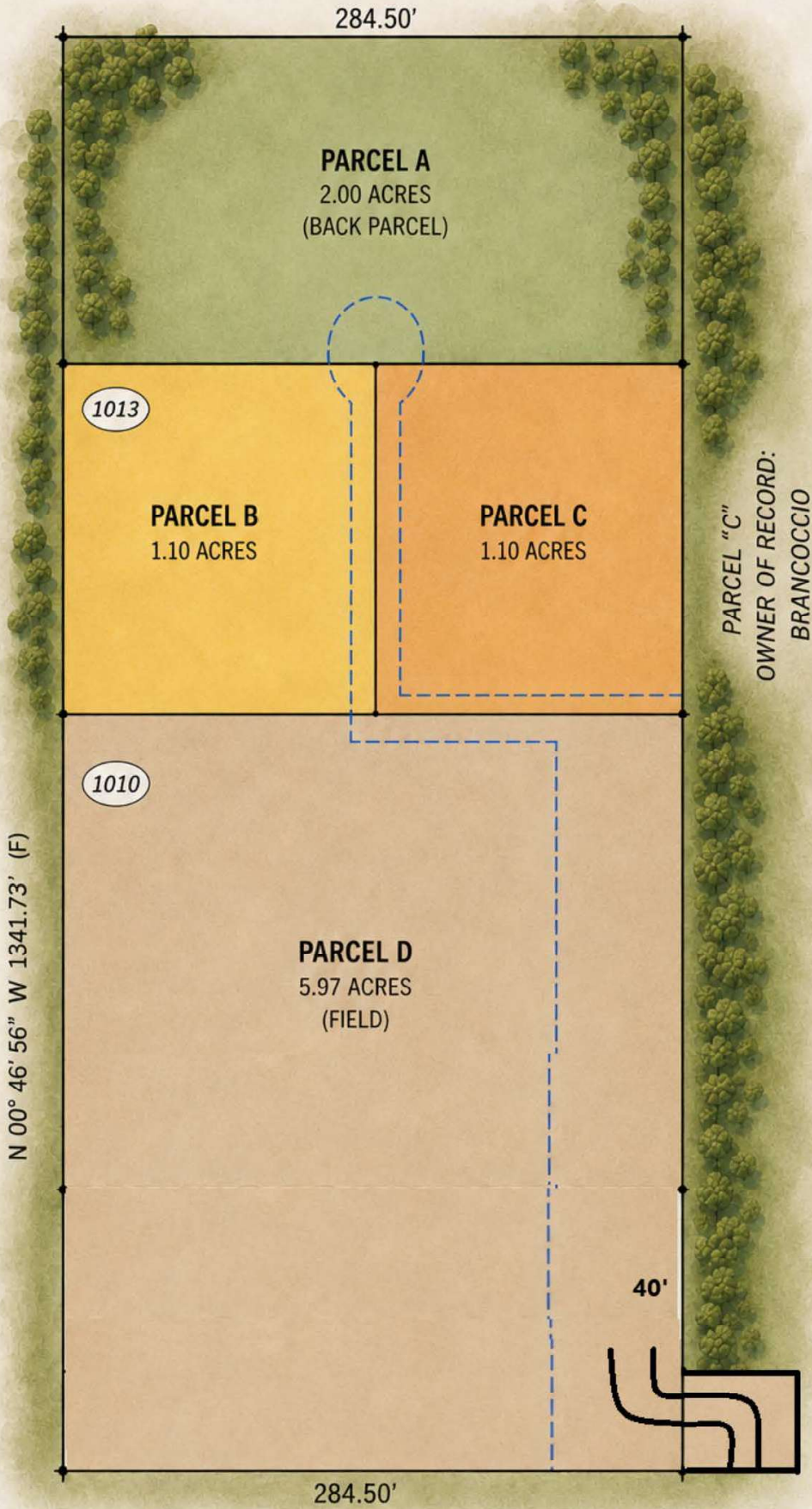
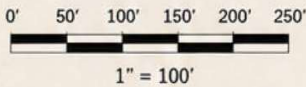
- THIS IS A CONCEPT PLAN FOR PLANNING PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- A SURVEY AND ENGINEERING ARE REQUIRED FOR FINAL PLAT.

PARCEL SUMMARY

- PARCEL A (BACK PARCEL)
2.00 ACRES
- PARCEL B
1.10 ACRES
- PARCEL C
1.10 ACRES
- PARCEL D
5.97 ACRES (FIELD)
- COW PASTURE
(PASTURE)

TOTAL AREA
10.17 ACRES ±

GRAPHIC SCALE



ACREAGE OVERVIEW	
PARCEL A (BACK PARCEL)	2.00 ACRES
PARCEL B	1.10 ACRES
PARCEL C	1.10 ACRES
PARCEL D (FIELD)	5.97 ACRES
COW PASTURE	(PASTURE)
TOTAL	10.17 ACRES ±

PLAN NOTES

- 40 FT ACCESS EASEMENT SHOWN IN BLUE
- PROPERTY LINES AND ACREAGES ARE APPROXIMATE
- PARCEL "C" OWNED BY BRANCOCCIO
- CONCEPT PLAN FOR PLANNING PURPOSES ONLY
- SURVEY AND ENGINEERING REQUIRED FOR FINAL PLAT

After Recording Return to:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

This Instrument Prepared by:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
49981-000-01
File No.: 2488070

WARRANTY DEED

This Warranty Deed, Made the **11th day of December, 2024**, by **Shannon D Marshall, a married woman**, whose post office address is: **12705 SE Highway 42, Weirsdale, FL 32195**, hereinafter called the "Grantor", to **Joseph Brancoccio and Maria Brancoccio, husband and wife**, whose post office address is: **6152 Sunset Isle Drive, Winter Garden, FL 34787**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Marion County, Florida**, to wit:

Parcel 1:

Commence at the North 1/4 corner of Section 30, Township 17 South, Range 24 East, Marion County, Florida; thence S.00°09'10"E., along the East boundary line of the NW 1/4 of Section 30 a distance of 33.00 feet to the South right of way line of Sunset Harbor Road (66 feet wide); thence S.89°59'08"W., along the South right of way line of Sunset Harbor Road a distance of 1325.99 feet to a concrete monument on the East side of a 20.00 foot graded road; thence S.00°00'54"W., along said East side of graded road a distance of 2592.63 feet to a concrete monument on the North right of way line of County Road No. 42; thence S.89°04'34"E., along said right of way line of County Road 42 a distance of 1584.98 feet to the point of intersection of said right of way; thence continue along said right of way line N.89°24'32"E., a distance of 329.01 feet to the Point of Beginning, said Point of Beginning also being the Southwest corner of Parcel 2 as contained in that certain Warranty Deed recorded in Official Records Book 3308, at Pages 462 through 464, of the Public Records of Marion County, Florida; thence departing said right of way line N.00°55'00"W., a distance of 1341.73 feet; thence S.89°10'10"E., a distance of 9.48 feet; thence N.00°09'10"W., a distance of 225.81 feet; thence N.89°59'34"E., a distance of 272.65 feet; thence S.00°56'12"E., a distance of 1564.51 feet to aforementioned North right of way line of County Road 42; thence along said North right of way line S.89°24'32"W., a distance of 284.50 feet to the Point of Beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Laurie Greiner
Witness 1 Signature

Shannon D Marshall
Shannon D Marshall

Witness 1 Printed Name and Post Office Address:

Laurie Greiner
1727 E Ft King St
Ocala, FL 34471

Sackelyn Torres
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Sackelyn Torres
1727 E Ft King St
Ocala, FL 34471

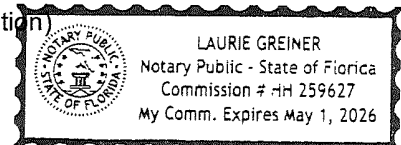
State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of **December, 2024** by **Shannon D Marshall**, who has produced Id as identification.

Laurie Greiner
Notary Public Signature
Printed Name: Laurie Greiner

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



[ATTACHED TO AFFIDAVIT FOR FAMILY DIVISION OF REAL PROPERTY]

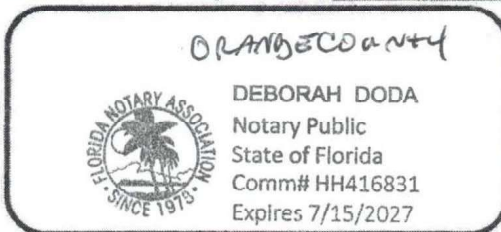
OWNER PHYSICALLY PRESENT

PHYSICALLY PRESENT

By: [Signature]

Print Name: Joseph Brancoccio Maria Brancoccio

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 3 day of JUNE, 2024, by JOSEPH MARIA BRANCOCCIO. He/She ☐ is personally known to me or ☒ produced DRIVERS LICENSE as identification.



Notary Stamp

[Signature]
Signature of Notary

DEBORAH DODA
Print Name of Notary

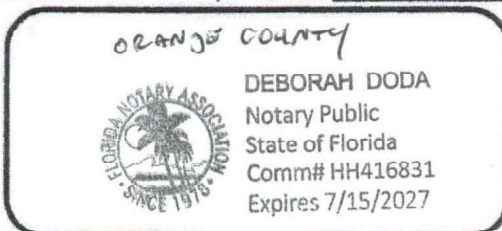
My Commission Expires: 7/15/2027

IMMEDIATE FAMILY MEMBER:

By: JOCELYN BRANCOCCIO PHYSICALLY PRESENT

Print Name: JOCELYN BRANCOCCIO

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 3 day of JUNE, 2024, by JOCELYN BRANCOCCIO. He/She ☐ is personally known to me or ☒ produced DRIVERS LICENSE as identification.



Notary Stamp

[Signature]
Signature of Notary

DEBORAH DODA
Print Name of Notary

My Commission Expires: 7/15/2027

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[EXHIBIT "A" COMMENCES ON FOLLOWING PAGE]

[ATTACHED TO AFFIDAVIT FOR FAMILY DIVISION OF REAL PROPERTY]

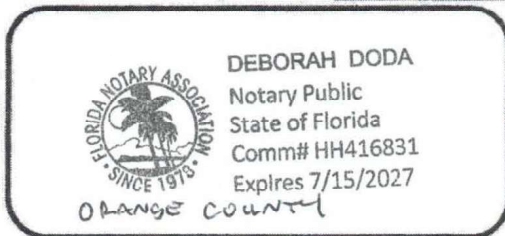
OWNER:

PHYSICALLY PRESENT PHYSICALLY PRESENT

By: Joseph Brancaccio

Print Name: Joseph Brancaccio Maria Brancaccio

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 3 day of JUNE, 2026, by JOSEPH MARIA BRANCACCIO He/She ☐ is personally known to me or ☒ produced DRIVERS LICENSE as identification.



Notary Stamp

Deborah Doda
Signature of Notary

DEBORAH DODA
Print Name of Notary

My Commission Expires: 7/15/2027

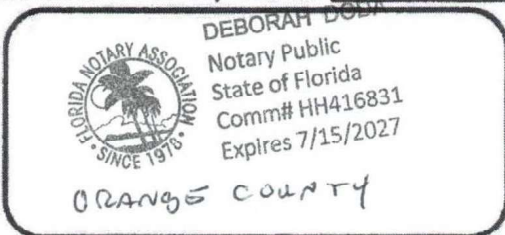
IMMEDIATE FAMILY MEMBER:

By: Joseph Brancaccio III

PHYSICALLY PRESENT

Print Name: Joseph Brancaccio III

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this 3 day of JUNE, 2026, by JOSEPH BRANCACCIO III He/She ☐ is personally known to me or ☒ produced DRIVERS LICENSE as identification.



Notary Stamp

Deborah Doda
Signature of Notary

DEBORAH DODA
Print Name of Notary

My Commission Expires: 7/15/2027

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