

October 31, 2025

PROJECT NAME: ANGEL DAVID LOPEZ ZAYAS

PROJECT NUMBER: 2025100067

APPLICATION: FAMILY DIVISION WAIVER REQUEST #33536

- 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 5-acre subject parcel (PID 44870-002-00) into two to create two 2.5-acre parcels. Adjacent parcels range in size from 3 acres to 16.18 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 a stormwater compliance 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: No issue with fire
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.16.1.B(10) - Family Division  
STATUS OF REVIEW: INFO  
REMARKS: Conditional Approval is granted pending the applicant's completion of the Family Division process. The Zoning Department has reviewed and confirmed eligibility to apply for a Family Division. Following DRC approval, the applicant must submit the following documents to the Zoning Department for final processing:
  - A recorded survey with updated legal descriptions
  - The newly recorded warranty deed
  - A signed and notarized affidavitAll required items must be returned to the Zoning Department to complete the process.

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

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8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED – Parcel 44870-002-00 is within the Marion County Utilities (MCU) service area but is currently outside of connection distance. The nearest water and sewer infrastructure is located more than six (6) miles away. MCU has no comment on the proposed family division. Future water and wastewater services can be provided to each parcel from the right-of-way of SW Highway 475.

This parcel is located outside both the Urban Growth Boundary and the Primary Springs Protection Zone.

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 10/23/25-Family Division - Defer to Growth: Please provide a boundary survey with the title work reflected upon the survey.



**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: 10/14/2025 Parcel Number(s): 44870-002-00 Permit Number: \_\_\_\_\_

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

Project Name: Lopez Family Division Commercial ☐ 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): Angel David Lopez Zayas

X Signature: \_\_\_\_\_  
Mailing Address: 1309 SW 145th St City: Ocala  
State: Florida Zip Code: 34473 Phone #: (352) 287-4497  
Email address: capatazh2@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): \_\_\_\_\_ Contact Name: Angel D Lopez  
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): I'm making the request of dividing my 5 acre piece of property into (2) 2.5 acre pieces of land. The reason being, I have been looking for the opportunity to have my mother and brother close to me. This way I could keep 2.5 acres to build my home and they could each build their homes in the other 2.5 acre piece. 2.5 acre to my brother Carlos Lopez for his residence

**DEVELOPMENT REVIEW USE:**

Received by: 10/25/25 Date Processed: 10/22/25 Project #: 2025 10 0067 AR #: 33536

**ZONING USE:** Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐  
Zoned: A-1 ESOZ: N P.O.M. 186 Land Use: RL Plat Vacation Required: Yes ☐ No ☒  
Date Reviewed: 10/21/25 Verified by (print & initial): Clint Barkley *CB*

*Clear 10-21-25*



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Signature: [Signature]  
Mailing Address: 1309 SW 145th St City: Ocala  
State: Florida Zip Code: 34473 Phone #: (352) 287-4497  
Email address: capatazh2@aol.com

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State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_  
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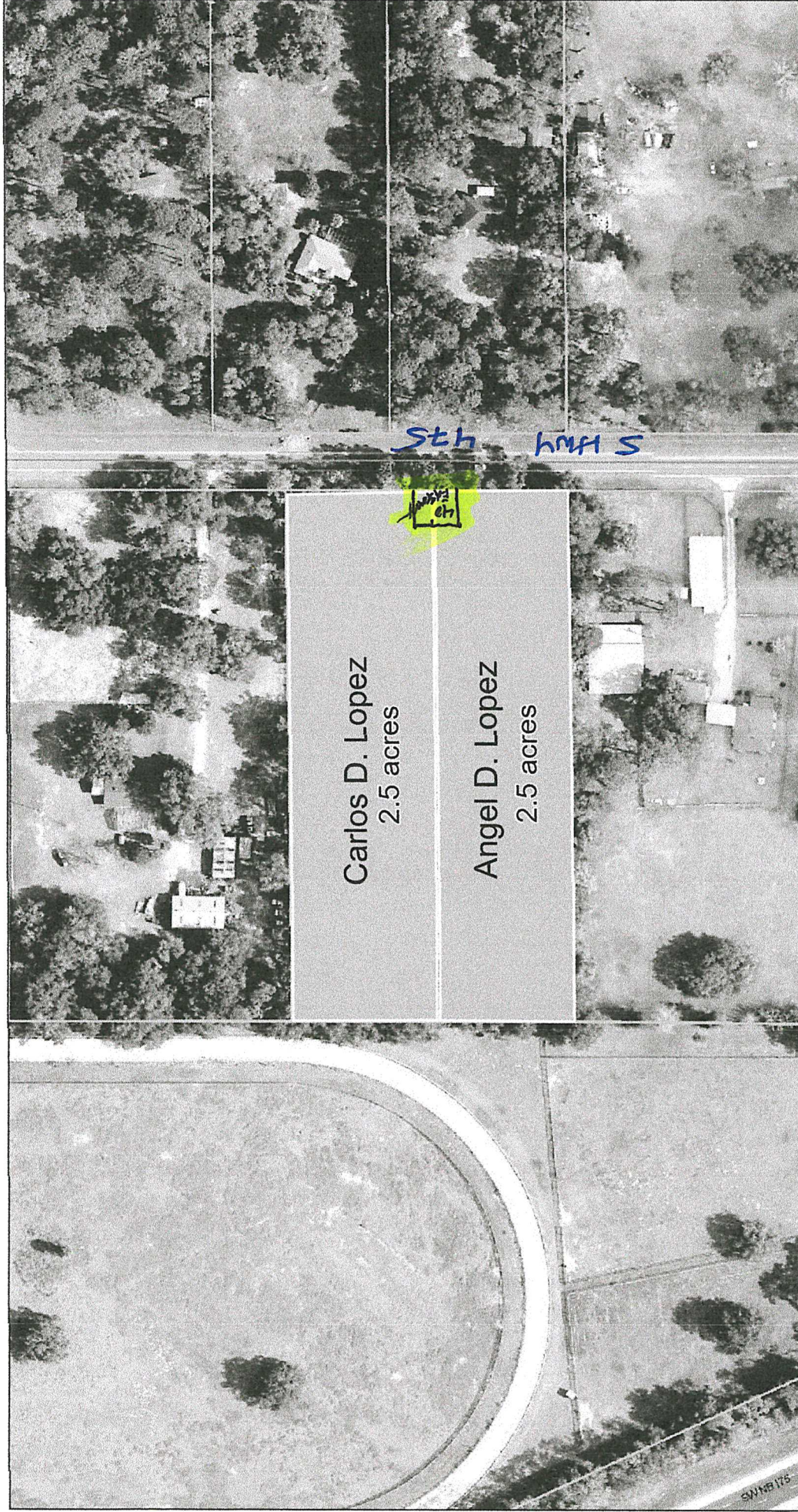
**DEVELOPMENT REVIEW USE:**

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Zoned: A-1 ESQZ: N P.O.M. 186 Land Use: RL Plat Vacation Required: Yes ☐ No ☒  
Date Reviewed: 10/21/25 Verified by (print & initial): CLINT BARKLEY [Signature]

Clear 10-21-25

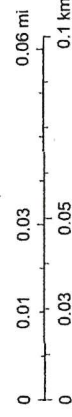
ArcGIS Web Map



10/15/2025, 1:10:59 PM

- Marion County
- Streets
- Aerial 2024
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

1:1,544



Marion County Property Appraiser, Marion County BOCC

Prepared by:  
Jackie Martinez  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: OL2509014S

## General Warranty Deed

Made this September 26, 2025 A.D. By **Quyen H. Nguyen and Kiet X. Nguyen, husband and wife** hereinafter called the grantor, to **Angel David Lopez Zayas**, whose post office address is: **1309 SW 145th Street, Ocala, FL 34471**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, viz:

All that certain land situate in Marion County, Florida, viz:

The North 1/2 of South 1/2 of East 1/2 of SE 1/4 of SE 1/4 of Section 32, Township 17 South, Range 22 East.

Parcel ID Number: **44870-002-00**

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

**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.

DEED Individual Warranty Deed - Legal on Face

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
CFN# 2025129502 BK 8722 Pgs 1097-1098 09/26/2025 04:24:41 PM  
REC FEE 18.50 INDEX DEED DOC 1,260.00

Jimmy H. Cowan, Jr., CFA

**Marion County Property Appraiser**

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

**2026 Property Record Card****44870-002-00**

Prime Key: 1084610

[MAP IT+](#)

Current as of 10/21/2025

Property Information

LOPEZ ZAYAS ANGEL DAVID  
1309 SW 145TH ST  
OCALA FL 34473-8640

Certified Taxes / Assessments:

Map ID: 186

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 99

Acres: 5.00

2025 Certified Value

|                      |           |                  |            |
|----------------------|-----------|------------------|------------|
| Land Just Value      | \$147,150 |                  |            |
| Buildings            | \$0       |                  |            |
| Miscellaneous        | \$0       |                  |            |
| Total Just Value     | \$147,150 |                  |            |
| Total Assessed Value | \$105,327 | Impact           | (\$41,823) |
| Exemptions           | \$0       | <u>Ex Codes:</u> |            |
| Total Taxable        | \$105,327 |                  |            |
| School Taxable       | \$147,150 |                  |            |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2025 | \$147,150 | \$0      | \$0        | \$147,150 | \$105,327    | \$0        | \$105,327   |
| 2024 | \$147,150 | \$0      | \$0        | \$147,150 | \$95,752     | \$0        | \$95,752    |
| 2023 | \$132,435 | \$0      | \$0        | \$132,435 | \$87,047     | \$0        | \$87,047    |

Property Transfer History

| Book/Page                 | Date    | Instrument    | Code                   | Q/U | V/I | Price     |
|---------------------------|---------|---------------|------------------------|-----|-----|-----------|
| <a href="#">8722/1097</a> | 09/2025 | 07 WARRANTY   | 4 V-APPRAISERS OPINION | Q   | V   | \$180,000 |
| <a href="#">3646/0979</a> | 02/2004 | 07 WARRANTY   | 2 V-SALES VERIFICATION | Q   | V   | \$60,000  |
| <a href="#">2389/1638</a> | 07/1997 | 08 CORRECTIVE | 0                      | U   | V   | \$100     |
| <a href="#">2333/1204</a> | 01/1997 | 07 WARRANTY   | 0                      | U   | V   | \$100     |
| <a href="#">1446/1259</a> | 07/1987 | 04 FEE SIMPLE | 0                      | U   | V   | \$100     |
| <a href="#">0580/0305</a> | 06/1973 | 02 DEED NC    | 0                      | U   | V   | \$9,500   |

Property Description

SEC 32 TWP 17 RGE 22  
N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4

Land Data - Warning: Verify Zoning

|                                            |      |             |       |        |                |       |      |             |     |        |             |            |
|--------------------------------------------|------|-------------|-------|--------|----------------|-------|------|-------------|-----|--------|-------------|------------|
| Use                                        | CUse | Front       | Depth | Zoning | Units          | Type  | Rate | Loc         | Shp | Phy    | Class Value | Just Value |
| 9902                                       |      | 330.0       | 660.0 | A1     | 5.00           | AC    |      |             |     |        |             |            |
| Neighborhood 9474                          |      |             |       |        |                |       |      |             |     |        |             |            |
| Mkt: 10 70                                 |      |             |       |        |                |       |      |             |     |        |             |            |
| <a href="#">Miscellaneous Improvements</a> |      |             |       |        |                |       |      |             |     |        |             |            |
| Type                                       |      | Nbr Units   | Type  | Life   | Year In        | Grade |      |             |     | Length |             | Width      |
| <a href="#">Appraiser Notes</a>            |      |             |       |        |                |       |      |             |     |        |             |            |
| <a href="#">Planning and Building</a>      |      |             |       |        |                |       |      |             |     |        |             |            |
| <a href="#">** Permit Search **</a>        |      |             |       |        |                |       |      |             |     |        |             |            |
| Permit Number                              |      | Date Issued |       |        | Date Completed |       |      | Description |     |        |             |            |
|                                            |      |             |       |        |                |       |      |             |     |        |             |            |
|                                            |      |             |       |        |                |       |      |             |     |        |             |            |