

February 29, 2024

PROJECT NAME: FAGUNDO DASIER

PROJECT NUMBER: 2024020017

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31126

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

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

STATUS OF REVIEW: INFO          REMARKS:

2 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 15840-000-03) into four (4) to create three 1.2-acre parcels and a 1.4-acre parcel. Adjacent parcels range in size from 0.5 acres to 6 acres.

There appears to be approximately 0 sf existing impervious coverage on subject parcel. There is a Flood Prone Area (BFE 64.4) on the northeastern portion of the property. The applicant should note that a Major Site Plan or waiver is required when one of parcels is proposed to exceed 9,000 sf impervious site coverage.

3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: Approved

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Marion County Utilities service area but at this time outside connection distance to closest MCU public water & sewer. As conditions may change with development improvements, it is recommended to check with MCU prior to development to ensure this condition has not changed to require connection. Connection will be determined by proposed development; each SFR = 400' connection requirement.



**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 2/05/24  
INITIALS [Signature]

**TENTATIVE MEETING DATES**

ORC 2/19/24  
R&Z PH 2/19/24  
BCC/R&Z PH 2/19/24

**RECEIVED**

FEB 02 2024

Marion County  
Growth Service

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: \_\_\_\_\_ Parcel Number(s): 15840-000-03 Permit Number: \_\_\_\_\_

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

Project Name: \_\_\_\_\_ Commercial ☐ or Residential ☒

Subdivision Name (if applicable): SOUTH PINE RANCHETTES

Unit n/a Block n/a Lot n/a

**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): Dasier Fagundo

Property Owner's Signature: [Signature] 1/31/2024

Property Owner's Mailing Address: 1403 NE 51st Loop

City: Ocala State: FL Zip Code: 34479 Phone # 352-895-5251

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): \_\_\_\_\_ Contact Name: Lacey Billington

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # 352-209-2604 Alternate Phone # \_\_\_\_\_

FAX Number or Email address: admin@transcendingcapital.com

**D. WAIVER INFORMATION:**

Section & Title of Code: 2.16.1.B(10) – Family Division

Reason/Justification for Waiver Request: Parcel was divided when purchased and was going to build homes for family to live together. Found out that parcel was illegally divided by previous owners so having to combine parcels and split again.

(Attach sheet 3 for additional waivers)

**FOR STAFF USE ONLY:**

Received By: [Signature] Date Processed: 2/05/24 Project # 2024020017 AR # 31126

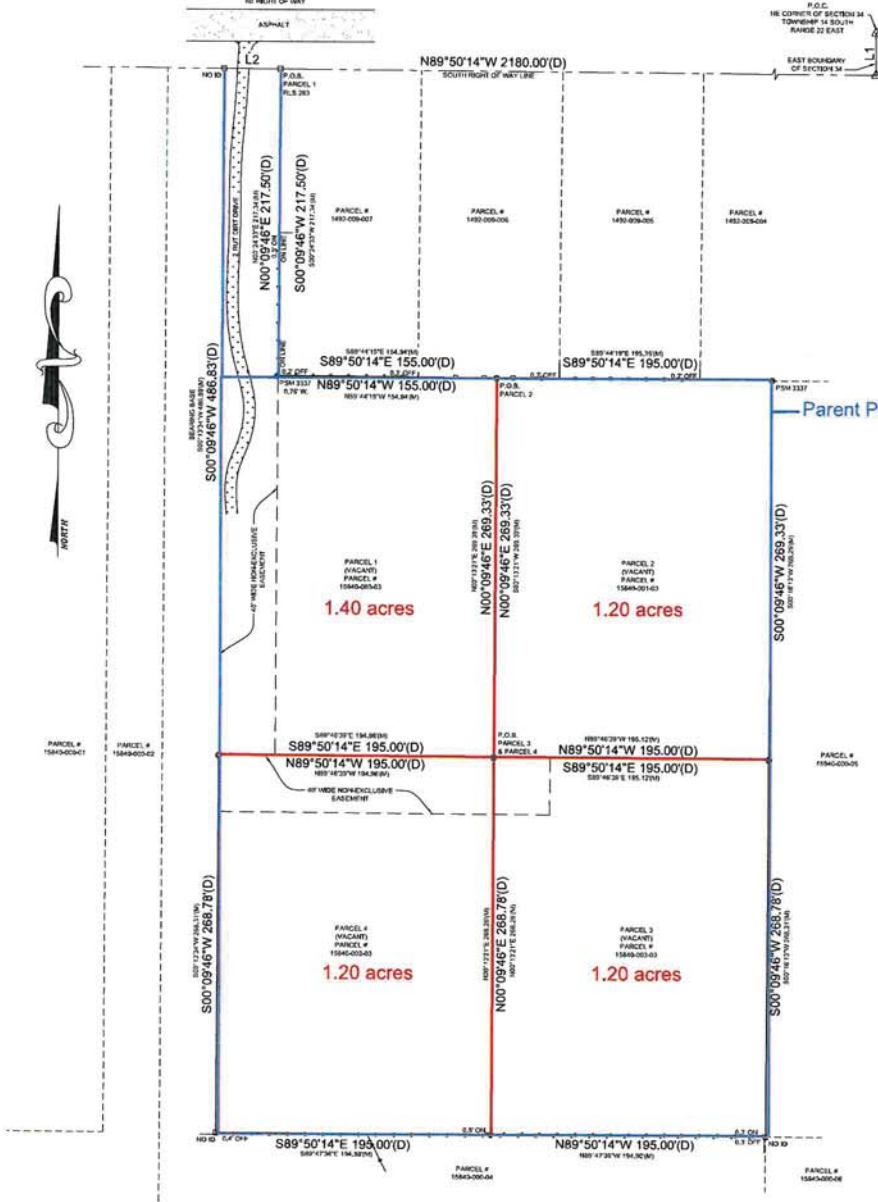
Zoning Use: Parcel of record: Yes ☒ No ☐ Eligible to apply for Family Division: Yes ☒ No ☐

Zoned: A-1 ESOZ: N/A Must Vacate Plat: Yes ☐ No ☒ Date: 2-2-24 Verified by: [Signature]

Land Use: LR Date: 2-2-24 Verified by: [Signature]

"Meeting Needs by Exceeding Expectations"

# N.E. 49TH STREET



## DESCRIPTION:

PARCEL NO. 1  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

PARCEL NO. 2  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

PARCEL NO. 3  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

PARCEL NO. 4  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT  
COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59\"/>

## NOTES:

- 1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY THE WEST LINE OF PARCEL 1 HAS A BEARING OF S00°17'34\"/>

## LEGEND AND ABBREVIATIONS

- (C) = CALCULATED DISTANCE OR BEARING
- (D) = DEED DISTANCE OR BEARING
- E.O.D. = EDGE OF DIRT
- ID = IDENTIFICATION
- ILLEG. = ILLEGIBLE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- (M) = MEASURED DISTANCE OR BEARING
- N = NORTH, E = EAST, S = SOUTH, W = WEST (OR ANY COMBINATION)
- OFF = OFF SUBJECT PARCEL
- ON = ON-LINE
- ON = ON SUBJECT PARCEL
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DISTANCE OR BEARING
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R.W. = RIGHT-OF-WAY
- ⊙ = FOUND NAIL & DISK (AS DESCRIBED)
- ⊙ = SET 1/2\"/>

- ASPHALT
- DIRT
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- EASEMENT LINE
- RIGHT OF WAY LINE

## GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
1(L)	30.30	S00°06'59\"/>

CERTIFY TO: TRANSCENDING CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BRICK CITY TITLE INSURANCE AGENCY INC.  
ALLIANT 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 MAPPERS IN CHAPTER SJ-17 F.A.C. PURSUANT TO SECTION 472-027 FLORIDA STATUTES.

Eugene F. Hart, Digitally signed by Eugene F. Hart  
EUGENE F. HART L.S. #2232  
12/15/23  
DATE

NOTE: WITH THE EXCEPTION OF AN ELECTRONIC SIGNATURE, SEAL AND PRINTED TO SCALE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	BY	REVISION:
1			
2			
3			

BOUNDARY SURVEY FOR: TRANSCENDING CAPITAL LLC

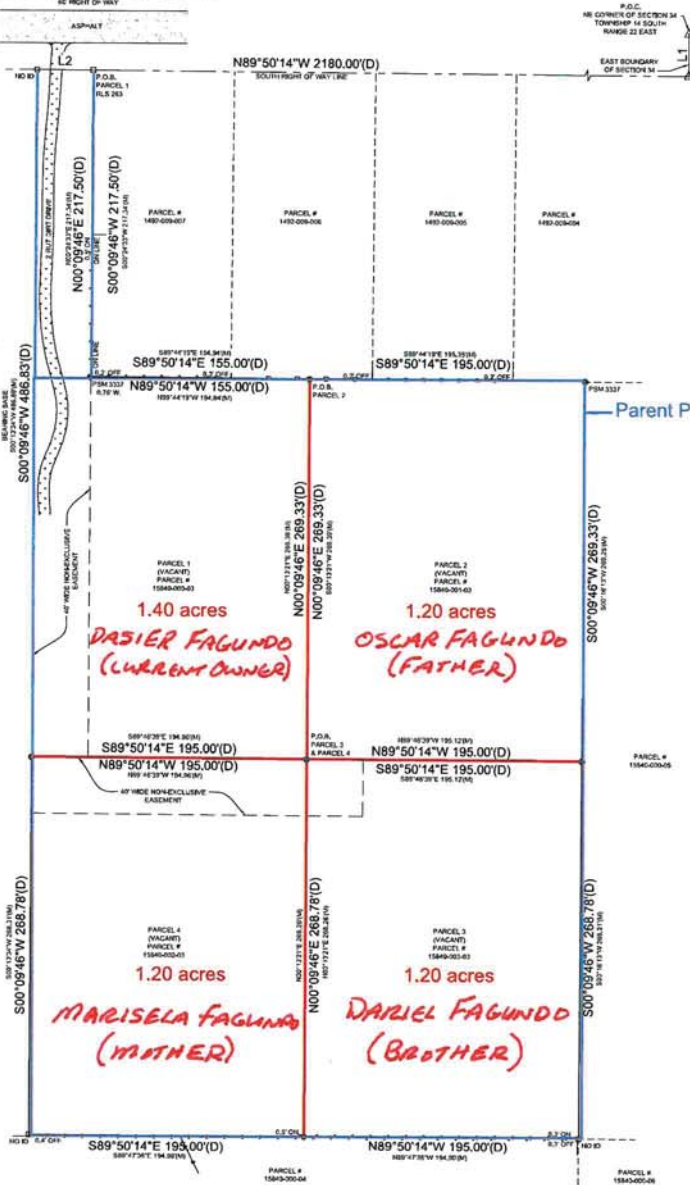
**CFL SURVEYING SOLUTIONS, LLC**  
LICENSED BUSINESS #8521  
4012 NE 17TH COURT, SILVER SPRINGS, FL 34488  
CFLSURVEYING@GMAIL.COM  
(352) 454-4844

ADDRESS: TBD N.E. 49TH STREET OCALA, FL 34479	JOB: 23-312	DATE: 12/15/23
	DRAWN: SG	BOOKPAGE: C23-72
	REVIEWED: EFH	SHEET: 1 OF 1





# N.E. 49TH STREET



## DESCRIPTION:

### PARCEL NO. 1

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT OF WAY LINE OF N.E. 49TH STREET, THENCE CONTINUE N89°50'14"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.00' THENCE S00°09'46"E A DISTANCE OF 486.83' THENCE S89°50'14"E A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 217.50' TO THE POINT OF BEGINNING, SUBJECT TO A 40' WIDE NON-EXCLUSIVE EASEMENT OVER THE WEST 40' THEREOF.

### PARCEL NO. 2

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' THENCE S00°09'46"E A DISTANCE OF 217.50' THENCE S89°50'14"E A DISTANCE OF 155.00' TO THE POINT OF BEGINNING, THENCE CONTINUE S89°50'14"E A DISTANCE OF 195.00' THENCE S00°09'46"E A DISTANCE OF 269.33' THENCE N89°50'14"W A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 269.33' TO THE POINT OF BEGINNING.

### TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT OF WAY LINE OF N.E. 49TH STREET, THENCE CONTINUE N89°50'14"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.00' THENCE S00°09'46"E A DISTANCE OF 526.83' THENCE S89°50'14"E A DISTANCE OF 235.00' THENCE N00°09'46"E A DISTANCE OF 40.00' THENCE S89°50'14"W A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 486.83' TO THE POINT OF BEGINNING.

### PARCEL NO. 3

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' THENCE S00°09'46"E A DISTANCE OF 217.50' THENCE S89°50'14"E A DISTANCE OF 155.00' THENCE S00°09'46"W A DISTANCE OF 269.33' TO THE POINT OF BEGINNING, THENCE S89°50'14"E A DISTANCE OF 195.00' THENCE S00°09'46"E A DISTANCE OF 268.78' THENCE N89°50'14"W A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 268.78' TO THE POINT OF BEGINNING, SUBJECT TO A 40' WIDE NON-EXCLUSIVE EASEMENT OVER THE NORTH 40' OF THE WEST 40' THEREOF, AND TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT OF WAY LINE OF N.E. 49TH STREET, THENCE CONTINUE N89°50'14"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.00' THENCE S00°09'46"E A DISTANCE OF 526.83' THENCE S89°50'14"E A DISTANCE OF 235.00' THENCE N00°09'46"E A DISTANCE OF 40.00' THENCE S89°50'14"W A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 486.83' TO THE POINT OF BEGINNING.

### PARCEL NO. 4

COMMENCE AT THE NE CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST, THENCE S00°06'59"E ALONG THE EAST BOUNDARY OF SAID SECTION 34, A DISTANCE OF 30.00' THENCE N89°50'14"W A DISTANCE OF 2180.00' THENCE S00°09'46"E A DISTANCE OF 217.50' THENCE S89°50'14"E A DISTANCE OF 155.00' THENCE S00°09'46"W A DISTANCE OF 269.33' TO THE POINT OF BEGINNING, THENCE N89°50'14"W A DISTANCE OF 195.00' THENCE S00°09'46"E A DISTANCE OF 268.78' THENCE S89°50'14"E A DISTANCE OF 195.00' THENCE N00°09'46"E A DISTANCE OF 268.78' TO THE POINT OF BEGINNING, SUBJECT TO A 40' WIDE NON-EXCLUSIVE EASEMENT OVER THE NORTH 40' THEREOF.

### TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT

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## NOTES:

- 1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY THE WEST LINE OF PARCEL 1 HAS A BEARING OF S00°13'34"W.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ENCUMBRANCES SUCH AS EASEMENTS ARE NOT SHOWN.
- 3) BOUNDARY SURVEY FOR TRANSCENDING CAPITAL, LLC.
- 4) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
- 5) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 6) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 7) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
- 8) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12083C-0530 E, DATED APRIL 19, 2017.
- 9) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM EUGENE F. HART & S. 2232.
- 10) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A SURVEY PERFORMED BY DOUGLAS M. WALKER PSJM NO. 3337 ON 02/02/2007. ALL LEGAL DESCRIPTIONS HEREON ARE TRANSCRIBED FROM SAID SURVEY.

## LEGEND AND ABBREVIATIONS

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- L.S. = LICENSED SURVEYOR
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- P.O.C. = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R.O.W. = RIGHT-OF-WAY
- ⊙ = FOUND NAIL & DISK (AS DESCRIBED)
- ⊗ = SET 1/2" IRON ROD & CAP L8 8521
- ⊕ = FOUND 5/8" IRON ROD & CAP (AS DESCRIBED)
- ⊖ = FOUND CONCRETE MONUMENT (AS DESCRIBED)
- = LINE NOT DRAWN TO SCALE
- = ASPHALT
- = DIRT
- = CHAIN LINK FENCE
- = WOOD FENCE
- = WIRE FENCE
- = EASEMENT LINE
- = RIGHT OF WAY LINE

## GRAPHIC SCALE



CERTIFY TO: TRANSCENDING CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BRICK CITY TITLE INSURANCE AGENCY INC.  
ALLIANT 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 MAPPERS IN CHAPTER SJ-17 F.A.C. PURSUANT TO SECTION 472.427 FLORIDA STATUTES.

Eugene F. Hart Digitally signed by Eugene F. Hart  
EUGENE F. HART LS #2232 Date: 2023.12.20 09:08:15 -05'00'

NOTE: WITH THE EXCEPTION OF AN ELECTRONIC SIGNATURE, SEAL AND PRINTED TO SCALE, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	BY	REVISION
1			
2			
3			

BOUNDARY SURVEY FOR: TRANSCENDING CAPITAL, LLC  
CFL SURVEYING SOLUTIONS, LLC  
LICENSED BUSINESS #8521  
4012 NE 174TH COURT, SILVER SPRINGS, FL 34488  
CFLSURVEYING@GMAIL.COM  
(352) 451-4844



ADDRESS: 180 N.E. 49TH STREET OCALA, FL 34479	JOB: 23-312	DATE: 12/15/23
	DRAWN: SG	BOOK/PAGE: C23-72
	REVIEWED: EFH	SHEET: 1 OF 1







**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

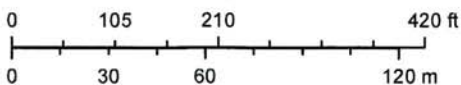
Updated every 24 hours



1:2,257

[Map Title]

1/25/2024



Marion County Property Appraiser  
Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.