

March 22, 2024

PROJECT NAME: YAWN JAMES CLEVELAND

PROJECT NUMBER: 2016020009

APPLICATION: FAMILY DIVISION WAIVER REQUEST #31288

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 9.09-acre subject parcel (PID 01758-000-00) into two (2) to create a 6.09-acre parcel and a 3-acre parcel. Adjacent parcels range in size from 3.83 acres to 65 acres.

There appears to be approximately 8,422 sf existing impervious coverage on subject parcel. There is a FEMA Flood Zone (Zone AE) and a Flood Prone Area 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.

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: APPROVED

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED - MCU service area but outside connection distance to closest public utilities; shall connect within 365 days' notice of public utility availability. Defer to DOH for onsite water & wastewater management.



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: 3/13/24
INITIALS: (initials)

RECEIVED

MAR 11 2024

TENTATIVE MEETING DATES
DRC 3/25/24
PZP/PZPH

BCC/PZPZPH

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 01758-000-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Yawn Family Division 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): James Cleveland Yawn
Signature: _____
Mailing Address: 11457 NW 19 3rd St City: micampy
State: FL Zip Code: 32667 Phone # 352 262 7308
Email address: nelson.cassidy12@gmail.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): James Cleveland Yawn Contact Name: James Cleveland Yawn
Mailing Address: 11457 NW 19 3rd St City: micampy
State: FL Zip Code: 32667 Phone # 352 262 7308
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): Shevenne Nelson (granddaughter) for primary structure.

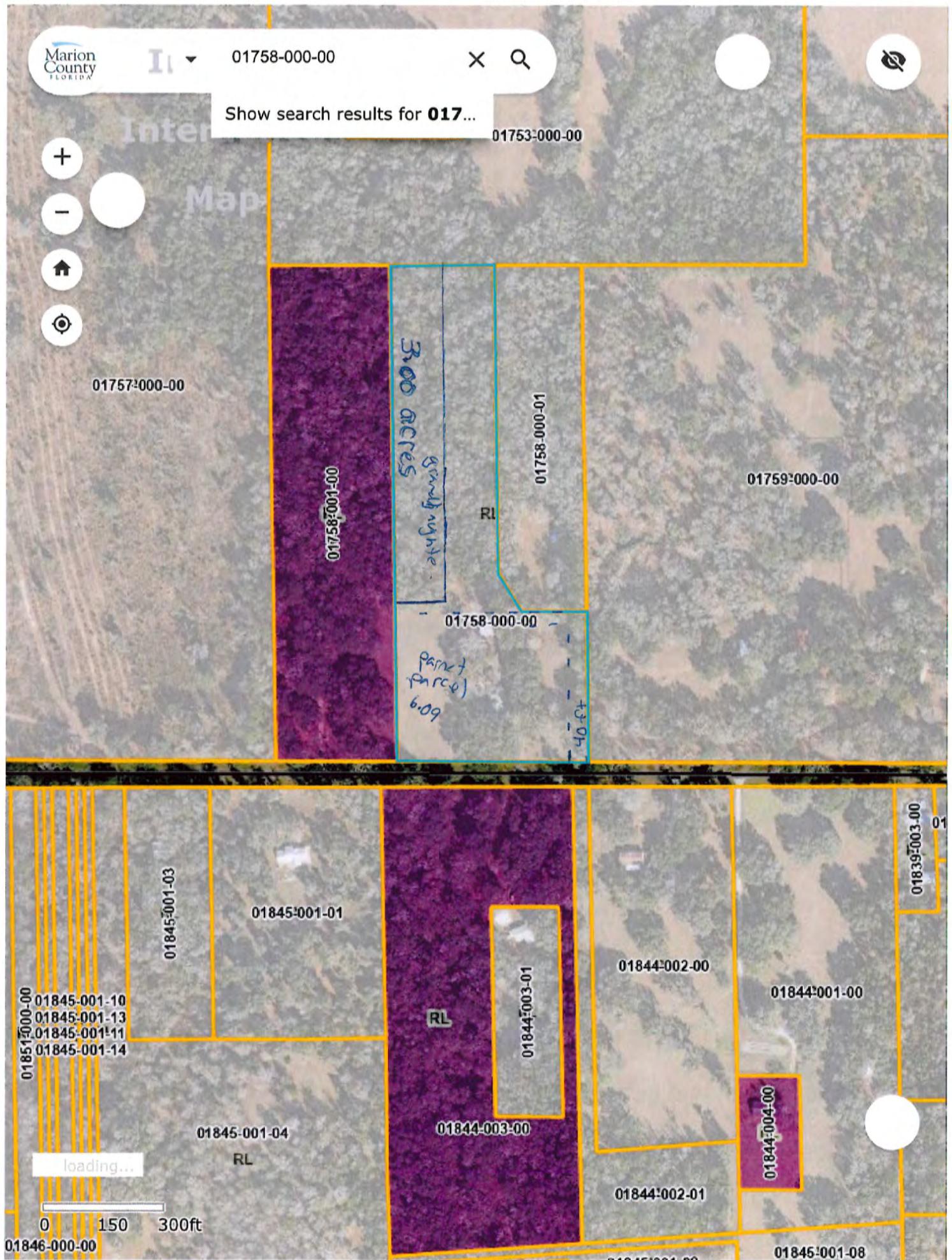
DEVELOPMENT REVIEW USE:

Received By: Owner Date Processed: 3/13/24 Project #: 2016020009 AR #: 31288

ZONING USE: Parcel of record: Yes No

Zoned: A-1 ESOZ: 1A P.O.M. 83 Land Use: Rural Plat Vacation Required: Yes No

Date Reviewed: 3-11-24 Verified by (print & initial): CDL LINDY GARR

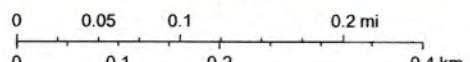


MCBCC Interactive Map - Internal



3/13/2024, 12:04:19 PM

1:5,733



Parcels Labels

Parcels

Address Points

Structure - Addressed

Structure - Confidential Address

No Address

Vacant with Address

Marion County

County Road Maintenance

OCE Maintained Paved

Not Maintained

Streets

Aerial2023

Red: Band_1

Green: Band_2

Blue: Band_3

Marion County IT GIS Team, Marion County Property Appraiser, OCE, Marion County BOCC, Esri Community Maps Contributors, County of Alachua, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

01758-000-00

[GOOGLE Street View](#)

Prime Key: 32018

[Beta MAP IT+](#)

Current as of 3/13/2024

Property Information

YAWN JAMES CLEVELAND
11457 NW 193RD ST
MICANOPY FL 32667-8016

M.S.T.U.PC 56

Acres: 9.09

Taxes / Assessments:

Map ID: 83

Millage: 9002 - UNINCORPORATED

Situs: 11457 NW 193RD ST MICANOPY

2023 Certified Value

Land Just Value	\$152,795						
Buildings	\$112,973						
Miscellaneous	\$9,617						
Total Just Value	\$275,385						
Total Assessed Value	\$148,880						
Exemptions	(\$25,000)						
Total Taxable	\$123,880						

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$152,795	\$112,973	\$9,617	\$275,385	\$148,880	\$25,000	\$123,880
2022	\$112,206	\$105,787	\$5,849	\$223,842	\$122,074	\$0	\$122,074
2021	\$90,489	\$83,175	\$5,849	\$179,513	\$111,115	\$0	\$111,115

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8242/1475	01/2024	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$100
7936/0092	12/2022	25 PER REP	7 PORTIONUND INT	U	I	\$100
7909/1296	10/2022	62 DISTR	0	U	I	\$100
7266/0427	08/2020	71 DTH CER	0	U	I	\$100
2808/0036	05/2000	71 DTH CER	0	U	I	\$100

Property Description

SEC 21 TWP 12 RGE 20
COM 28.26 CHS W OF SE COR ARREDONDO GRANT W 11.74 CHS
N 18. 75 CHS E 11.74 CHS S 18.75 CHS EX RD R/W OR 334/176

EX COM 35.46 CHS W OF SE COR OF SEC 21 IN ARREDONDA GRANT
 THENCE W 4.54 CHS N 18.75 CHS THENCE E 4.54 CHS THENCE
 S 18.75 CHS TO POB EX RD ROW

EXC COM 28.26 CH W OF THE SE COR OF ARRENDONDO GRANT TH N 00-17-10 E 394 FT
 TO THE POB TH N 89-43-21 W 149 FT TH N 31-30-47 W 108.63 FT TH N 00-17-10 E
 741.11 FT TH S 89-42-57 E 206.24 FT TH S 00-17-10 W 843.41 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		475.0	1,053.0	A1	4.00	AC							
5661		.0	.0	A1	5.09	AC							
9994		475.0	.0	A1	1.00	UT							

Neighborhood 0170 - AC N318 S320 W329

Mkt: 1 70

Traverse

Building 1 of 1

RES01=U39L42D39R42.

STP02=D4L42U4R42.D4

FCP03=R24U20L16U8L8D28.R24U20

FST04=L16U8R16D8.U8

FEP05=U15L24D15R24.

RES01	42	FEP06	24
		15	15
		24	
39	39	FCP08	16
		8	8
		16	16
		28	20
STP02	42		
4	42	4	24

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1962
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	5/3/2023 by 211	Architecture 0 - STANDARD SFR
		Base Perimeter 162

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	48 - CEDAR SIDING	1.00	1962	N	0 %	0 %	1,638	1,638
STP	0201	- NO EXTERIOR	1.00	1962	N	0 %	0 %	168	168
FCP	0301	- NO EXTERIOR	1.00	1962	N	0 %	0 %	544	544
FST	0448	- CEDAR SIDING	1.00	1962	N	0 %	0 %	128	128
FEP	0548	- CEDAR SIDING	1.00	1962	N	0 %	0 %	360	360

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 1	Extra Fixtures: 2	

Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH		1.00	UT	99	1971	2	0.0	0.0
190 SEPTIC 1-5 BTH		1.00	UT	99	1971	2	0.0	0.0
UDU UTILITY-UNFINS		324.00	SF	40	1971	1	18.0	18.0
159 PAV CONCRETE		258.00	SF	20	1981	3	0.0	0.0
045 LEAN TO		288.00	SF	15	1981	1	24.0	12.0
144 PAVING ASPHALT		2,430.00	SF	5	1971	1	0.0	0.0
063 GEN PUR BLDG		648.00	SF	15	1981	1	27.0	24.0
048 SHED OPEN		784.00	SF	15	1981	2	28.0	28.0
048 SHED OPEN		468.00	SF	15	1981	1	39.0	12.0
048 SHED OPEN		196.00	SF	15	1981	2	14.0	14.0
UDU UTILITY-UNFINS		196.00	SF	40	1981	2	14.0	14.0
UDU UTILITY-UNFINS		360.00	SF	40	2022	1	30.0	12.0
048 SHED OPEN		100.00	SF	15	1981	1	10.0	10.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Record: \$ 35.50
Stamps: .70



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/01/2024 10:40:02 AM
FILE #: 2024012594 OR BK 8242 PGS 1475-1478
REC FEES: \$35.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and return to:

Marty Smith, Esquire
SMITH CORBETT, P.A.
1309 SE 25th Loop
Ocala, Florida 34471
(352) 502-5811

SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of January, 2024, by and between WAYNE JEFFERSON YAWN, whose address is 11462 NW 193rd Street, Micanopy, FL 32667; WILLIAM LAMAR YAWN, whose address is 3416 Melanie Drive, Urbandale, IA 50322; and NANCY YAWN VETETO, whose address is 4935 Fayann Street, Orlando, FL 32812, hereinafter called "Grantors", and JAMES CLEVELAND YAWN, whose address is 11457 NW 193rd Street, Micanopy, FL 32667, hereinafter called "Grantee".

(Wherever used herein the terms "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 said Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid by Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, grants, bargains, and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, lying and being in Marion County, Florida, to wit:

Commencing 28.26 chains West of the SE corner of Section 21, in the Arredonda Grant, in Township 12 South, Range 20 East; thence West 11.74 chains, thence North 18.75 chains, thence East 11.74 chains, thence South 18.75 chains to the Point of Beginning.

Parcel Number: 01758-000-00

SUBJECT TO: Taxes for the year 2023 and all subsequent years.

SUBJECT TO: All easements, restrictions, conditions, reservations and covenants of record, if any, however, this shall not serve to establish or reimpose the same.

The preparer of this Special Warranty Deed has not examined title to the above-described property and makes no representation, warranty or certification whatsoever concerning the quality of the title to the above property, nor to the accuracy of the legal description of the above-described real property.

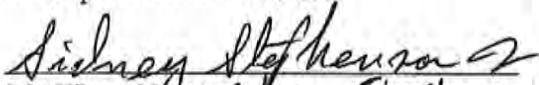
TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor, and none other.

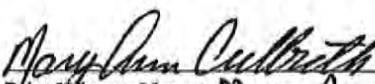
IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the date and year first above written.

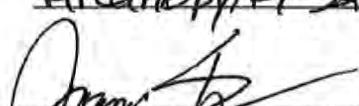
Signed, sealed and delivered
in our presence as witnesses:

Signed, sealed and delivered
in our presence as witnesses:

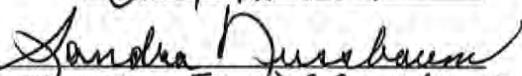

Print Witness Name: Sidney Stephenson Jr. 
Address: 18325 N Hwy 329
Reedick, IA 30686

WAYNE JEFFERSON YAWN


Print Witness Name: Mary Ann Cullinane
Address: 21195 NW 150th Ave. Road
Micanopy, FL 32667


Print Witness Name: Jeanie Tighe
Address: 1065 NW 10th St.
Clive, IA 50325


WILLIAM LAMAR YAWN


Print Witness Name: SANDRA NUSSBAUM
Address: 2327 62nd St.
DES MOINES, IA 50322

Annie C. Bush

Print Witness Name: ANNIE C. Bush
Address: 4951 FAYANN ST.
ORLANDO, FL 32812

E. Scott

Print Witness Name: Euphema Scott
Address: 211 Competition Dr
Kissimmee 34743

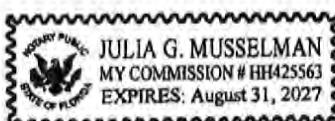
Nancy Yawn Vetro

NANCY YAWN VETETO

STATE OF FLORIDA
COUNTY OF Marion

online notarization, this 10th day of January, 2024, by **WAYNE JEFFERSON YAWN**, who is personally known to me or who has produced Y500.890.40-310.0 as identification.

My Commission Expires:



Julia G. Musselman
Notary Public
Print Notary Name: Julia G. Musselman
State of Florida at Large

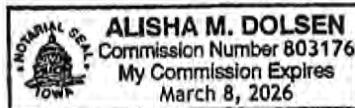
STATE OF IOWA
COUNTY OF POLK

online notarization, this 30th day of January, 2024, by **WILLIAM LAMAR YAWN**, who is personally known to me or who has produced IOWA DRIVERS LICENSE as identification.

My Commission Expires:

MARCH 8, 2026

Alisha Dolsen
Notary Public
Print Notary Name: ALISHA M. DOLSEN



STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence, or
 online notarization, this 16th day of January, 2024, by NANCY YAWN VETETO, who is
personally known to me or who has produced Florida Driver License as identification.

My Commission Expires:

7/10/2027

CJ Patel
Notary Public:

Print Notary Name: Chetana Janak Patel
State of Florida at Large

