

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 (CDE)

TENTATIVE MEETING DATES

DRC 3/25/24
P&Z PH

BCC/P&Z PH

RECEIVED

MAR 11 2024

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: 11451 NW 193rd St City: Micanopy
State: FL Zip Code: 32667 Phone #: 352 242 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: 11451 NW 193rd St City: Micanopy
State: FL Zip Code: 32667 Phone #: 352 242 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): Family division of 3 acres
Shelienne Nelson (granddaughter) for primary
structure.

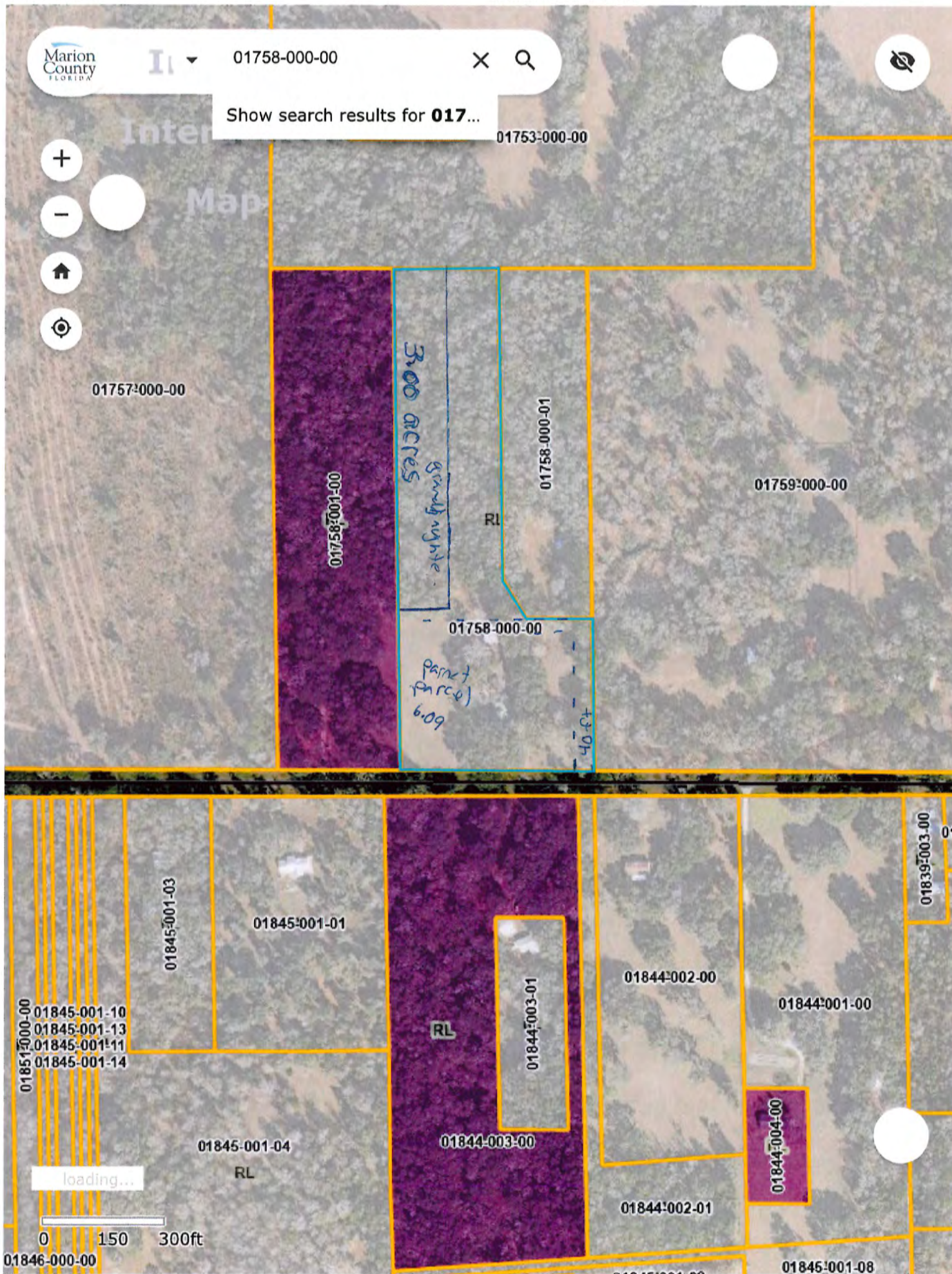
DEVELOPMENT REVIEW USE:

Received By: (CDE) 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 Eligible to apply for Family Division: Yes ☒ No ☐

Date Reviewed: 3-11-24 Verified by (print & initial): CDE LINDY GARR Plat Vacation Required: Yes ☐ No ☒



MCBCC Interactive Map - Internal

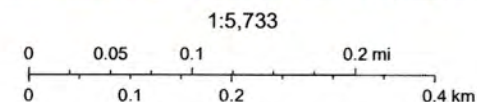


3/13/2024, 12:04:19 PM

- | | |
|-----------------------|----------------------------------|
| Parcels Labels | Structure - Confidential Address |
| Parcels | No Address |
| Address Points | Vacant with Address |
| Structure - Addressed | 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

[Taxes / Assessments:](#)

Map ID: 83

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 56

Acres: 9.09

Situs: 11457 NW 193RD ST MICANOPY

[2023 Certified Value](#)

Land Just Value	\$152,795		
Buildings	\$112,973		
Miscellaneous	\$9,617	Impact	(\$126,505)
Total Just Value	\$275,385	Land Class Value	\$60,176
Total Assessed Value	\$148,880	Total Class Value	\$182,766
Exemptions	(\$25,000)	Ex Codes: 01 38 08	
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

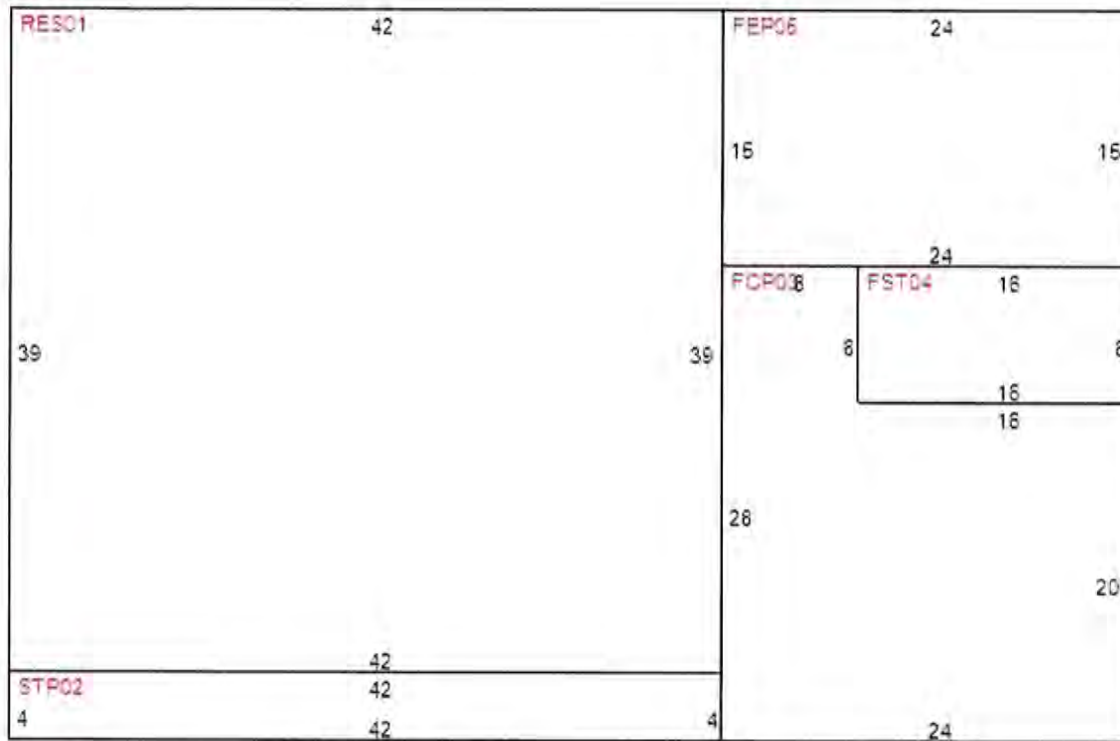
RES01=U39L42D39R42.

STP02=D4L42U4R42.D4

FCP03=R24U20L16U8L8D28.R24U20

FST04=L16U8R16D8.U8

FEP05=U15L24D15R24.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 5/3/2023 by 211

Year Built 1962
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
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 0148	- 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
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Record: \$ 35.50
Stamps: .70

Prepared by and return to:

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


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

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.

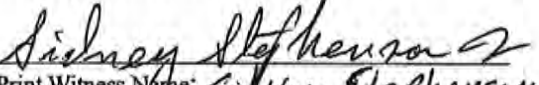
TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, forever.

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.

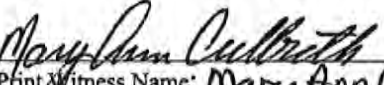
IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the date and year first above written.

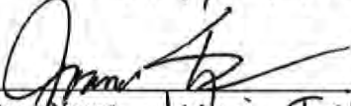
Signed, sealed and delivered
in our presence as witnesses:

Signed, sealed and delivered
in our presence as witnesses:

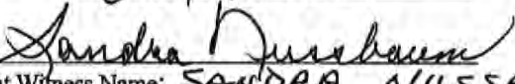

Print Witness Name: Sidney Stephenson Jr.
Address: 18325 N. Hwy 329
Reddick, FL 32686


WAYNE JEFFERSON YAWN


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


Print Witness Name: Jeanie Tighe
Address: 10065 NW 10th Pl.
Clive, IA 53225


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
Kiss. FL 34743

Nancy Yawn Veteto
NANCY YAWN VETETO

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence, or
(X) online notarization, this 10th day of January, 2024, by **WAYNE JEFFERSON YAWN**,
who is personally known to me or who has produced 500.890.40.310.0 as identification.

My Commission Expires:

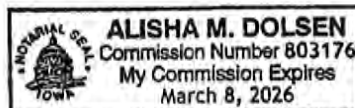


Julia G. Musselman
Notary Public:
Print Notary Name: Julia G. Musselman
State of Florida at Large

STATE OF IOWA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or
() online notarization, this 30th day of January, 2024, by **WILLIAM LAMAR YAWN**, who
is personally known to me or who has produced IOWA DRIVER'S LICENSE as identification.

My Commission Expires:
MARCH 8, 2026



Alisha M. 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

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

